

WAYZATA CITY COUNCIL MEETING AGENDA
Wayzata City Hall Community Room, 600 Rice Street
Tuesday, December 19, 2017

WORKSHOP TOPIC FOR DISCUSSION:

1. Discussion of Muni Operations (6:00 p.m.)

7:00 PM - CITY COUNCIL MEETING

ITEM	DESCRIPTION	PRESENTER	DK	ST	KW	JM	AP	VOTE	PAGE #
1	Call to Order								
2	Pledge of Allegiance								
3	Roll Call								
4	Approve Agenda								
5	Public Forum - 15 Minutes (3 min/person)								
a.	Presentation of the Wayzata Chamber of Commerce Exceptional Service Award to Sun & Slope	Pierson							
6	New Agenda Items (3 min/councilmember) - 1. Councilmember suggest item to add; 2. Must be seconded by another Councilmember; 3. Determine staff resources, scheduling & timeframe; 4. Discuss & vote to add to future agenda								
a.									
7	Consent Agenda								3
a.	Approval of City Council Workshop Meeting Minutes of December 5, 2017 and City Council Regular Meeting Minutes of December 5, 2017								
b.	Approval of Check Register								
c.	Approval of Municipal Licenses								
d.	Police Activity Report								
e.	Building Activity Report								
f.	Approval of Resolution No. 70-2017, Approving a PUD Extension for Meyer Place at 105 Lake Street E								
g.	Approval of Resolution No. 69-2017, Approving Preliminary and Final Plat Subdivision at 227 Walker Ave N, 529 Park St E, and 521 Park St E								
h.	Approval of 2018 Fire Protection Agreement with the City of Woodland								
i.	Approval to Purchase Table Top Kiosk for Mill Street Parking Ramp								
j.	Approval of 2018 Liability Insurance Coverage Waiver Form								
8	Public Hearing								
a.	PUBLIC HEARING AND CONSIDER APPROVAL of Resolution No. 72-2017, Establishing TIF District No. 6 - Downtown West and Adopting a TIF Plan and Resolution 73-2017, Authorizing Interfund Loan for TIF District No. 6	Dahl							99
9	New Business								
a.	Consider Approval Resolution No. 71-2017, Awarding the Sale of \$2,805,000 General Obligation (G.O.) Water Revenue Refunding Bonds, Series 2017A	Dahl							316
b.	Consider Approval of Resolution No. 68-2017 Approving Rezoning and PUD Concept Plan and Denying Variance and Conditional Use Permit / Shoreland Impact Plan for 253 Condos at 253 Lake Street E	Thomson							344
10	City Manager's Report and Discussion Items								
11	Public Forum (as necessary)								
12	Adjournment								

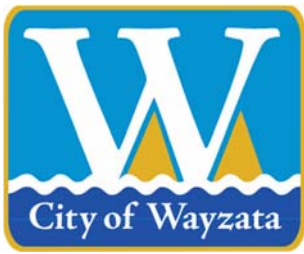
Meeting Rules of Conduct:

Turn in white card for public forum and blue card for agenda item
Give name and address
Indicate if representing a group
Limit remarks to 3 minutes

Upcoming Meetings:

City Council - January 2 & 16, 2018
Planning Commission - TUESDAY January 9, 2018 & Monday January 22, 2018

Members of the City Council and some staff members may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7a
TITLE: Approval of City Council Workshop Meeting Minutes of December 5, 2017 and City Council Regular Meeting Minutes of December 5, 2017	
PROPOSED MOTION: To Approve the City Council Workshop Meeting Minutes of December 5, 2017, and City Council Regular Meeting Minutes of December 5, 2017	
PREPARED BY: Becky Malone, City Clerk	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of the attached draft minutes.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. Draft City Council Workshop Meeting Minutes of December 5, 2017
2. Draft City Council Meeting Minutes of December 5, 2017

WAYZATA CITY COUNCIL
DRAFT - WORKSHOP MEETING MINUTES
December 5, 2017

5:00 p.m. Interviews for Boards & Commissions

Mayor Willcox called the workshop meeting to order at 5:00 pm in the Community Room at Wayzata City Hall. Council Members present: McCarthy, and Tyacke. Also present: City Manager Dahl, and Director of Planning & Building Thomson. Absent and Excused: Koch and Tyacke.

The Council conducted interviews for the following finalists:

Time	Applicant	Commission/Board
5:00 PM	David Bergerson	Charter Commission
5:10 PM	Dan Day	Charter Commission
5:20 PM	Kent Howe	Charter Commission
5:30 PM	Mary Bader	1) Parks & Trails Board; 2) Charter Commission
5:40 PM	Nate Leding	HPB
5:50 PM	James McWethy	Parks & Trails Board
6:00 PM	Gerald Osband	Parks & Trails Board
6:10 PM	Sarah Showalter	Parks & Trails Board
6:20 PM	Dan Baasen	LMCD Board of Directors; Parks & Trails Board

The workshop meeting was adjourned at 6:55 pm.

Respectfully submitted,

Becky Malone
City Clerk

**WAYZATA CITY COUNCIL
DRAFT - MEETING MINUTES
December 5, 2017**

AGENDA ITEM 1. Call to Order.

Mayor Willcox called the meeting to order at 7:00 p.m.

AGENDA ITEM 2. Pledge of Allegiance.

AGENDA ITEM 3. Roll Call.

Council Members present: Koch, McCarthy and Tyacke. Absent and Excused: Plechash. Also present: City Manager Dahl, Director of Planning and Building Thomson, Director of Public Services Dudinsky, City Attorney Schelzel, and the City's Contracted Finance Director McDonald.

AGENDA ITEM 4. Approve Agenda.

Mrs. McCarthy made a motion, seconded by Mr. Tyacke to approve the agenda. There was no further discussion. The motion carried 4/0.

AGENDA ITEM 5. Public Forum.

None.

AGENDA ITEM 6. New Agenda Items.

Mr. Tyacke suggested the Council discuss adding one or two additional members to the Parks and Trails Board, given the depth and quality of candidates.

The Council agreed this would be a good discussion to have at a future meeting.

AGENDA ITEM 7. Consent Agenda.

Mr. Tyacke requested staff provide Council with a redlined copy of the 7(g), Massage Services ordinance so the Council can better track changes.

City Attorney Schelzel noted this was an amended and restated ordinance and a redlined copy would be of limited use, but staff would keep this in mind in the future.

Mr. Tyacke asked about item 7(l), specifically the status of the other three carriers moving their antennas off the water tower.

Director of Public Services Dudinsky reported the City has been negotiating with the four tenants in earnest. The Verizon negotiations were just completed. AT&T has two approval processes, and the first one has been completed. It is expected that AT&T's and Verizon's leases will be in place in the next couple of months. Discussions with T-Mobile are still in progress.

Mrs. McCarthy asked about the agreement with the school about no work being done on the tower while school is in session.

Director of Public Services Dudinsky reported that nothing has changed. The agreement provides 24-hour, 7-day-a-week access to the site. However, there is an agreement with the school district. During bus loading and unloading, contractors may not drive through the area. That request has been honored. Otherwise, whenever the contractor wants to do work on the water tower, the City receives 48-hour notice, and then the school district is notified. With all the major work each tenant will do, their plans must meet the security needs of the school district. This agreement has worked well so far. He noted the site has to be secured and monitored when there is activity.

Mr. Koch asked about elevations on the monopole.

Director of Public Services Dudinsky noted the elevations are the same as on the water tower.

Major Willcox noted the land use issues on the consent agenda are not controversial, and the Planning Commission did a thorough job vetting them.

Mr. Tyacke made a motion, seconded by Mr. Koch, to approve the consent agenda:

- a. Approval of City Council Special Workshop Meeting Minutes of November 15, 2017, City Council Workshop Meeting Minutes of November 21, 2017, and City Council Regular Meeting Minutes of November 21, 2017
 - b. Approval of Check Register
 - c. Approval of Municipal Licenses
 - d. Approval of Resolution No. 65-2017, Approving Preliminary and Final Plat Subdivision and Variances at 309 and 349 Ramsey Road
 - e. Approval of Resolution No. 63-2017, Approving Conditional Use Permit at 392 Ferndale Road South
 - f. Approval of Resolution No. 64-2017, Approving Conditional Use Permit at 372 Ferndale Road South
 - g. Approval of Second Reading of Ordinance 777, Amending Chapter 523 of Wayzata City Code (Massage Services)
 - h. Approval of Resolution No. 62-2017, Amending the City of Wayzata 2018 Fee Schedule for Massage Services
 - i. Approval of Second Reading of Ordinance No. 776, Authorizing the Issuance and Sale of \$2,905,000 G.O. Water Revenue Refunding Bonds, Series 2017A
 - j. Approval of Resolution No. 58-2017, Designating Precinct and Polling Place for the 2018 Election
 - k. Approval of Addendum to Recording Secretary Service Agreement with TimeSaver Off Site Secretarial, Inc., extending the agreement to December 31, 2018
 - l. Approval of Spring Antenna Monopole Agreement
- There was no further discussion. The motion carried 4/0.

AGENDA ITEM 8. Public Hearing.

a. Public Hearing and Consider Approval of Resolution No. 67-2017, Consenting to and Approving the Issuance by the City of Hopkins of its Revenue Obligations and Taking Other Actions with Respect Thereto

City Manager Dahl reported staff has reviewed the request and approval of the resolution creates no impact on the City's debt capacity or bond rating. This is a refinancing request for The Blake School, for past and future improvements to the campuses, of which one is located in Wayzata. He noted The Blake School and Kennedy & Graven have representatives present.

Dan Kelly, CFO of The Blake School, thanked the City for its 2005 bond issuance for the Wayzata campus.

Mrs. McCarthy asked for clarification on what "host approval" means, given the number of campuses existing in The Blake School and what protection mechanisms are in place.

Gina Fiorini, Kennedy & Graven, explained the conduit revenue obligations, which means the City of Hopkins is acting as a conduit for the borrower. All of the debt service payments and liability lie with the borrower. The Blake School's refinance of their debt in Wayzata is the reason for host approval, which is required by state and federal law.

Mayor Willcox opened the public hearing at 7:23 p.m.

There being no input, Mayor Willcox closed the public hearing at 7:23 p.m.

Mr. Tyacke made a motion, seconded by Mrs. McCarthy to adopt Resolution No. 67-2017 Consenting to and Approving the Issuance by the City of Hopkins of its revenue obligations and taking other actions with respect thereto. There was no further discussion. Motion carried 4/0.

AGENDA ITEM 9. New Business.

a. Consider Resolution No. 57-2017, Certifying the County Auditor The Final Property Tax Levy Payable for 2018 and the Final General Fund Budget for Taxes Payable 2018

City Manager Dahl recalled the timeline of the Council's previous considerations of the proposed 2018 tax levy.

Financial Consultant McDonald provided an overview of the proposed tax levy. Council approval is required by December 30, 2017. He noted the levy represents an increase of 1.55% in the total City levy. He detailed the City's revenues and expenditures.

Mr. Tyacke asked for clarifications on projected cost-of-living increases. Financial Consultant McDonald responded the numbers are tied to what other communities are doing.

The Council discussed that future research should also be tied to a government index. It was noted that union contracts and non-union contracts are also a factor in projecting ahead.

Mayor Willcox noted that page 213, about three-quarters down the page, noting a typo about charges to other "fun" rather than "fund."

Mrs. McCarthy made a motion, seconded by Mr. Tyacke to adopt Resolution No. 57-2017 Certifying to the County Auditor the final property tax levy payable for 2018 and the final general fund budget for the taxes payable for 2018. There was no further discussion. Motion carried 4/0.

b. Consider Approval of Resolution 66-2017, Denying PUD Amendment for Walgreens at 1055 Wayzata Boulevard East

Director of Planning and Building Thomson reported that Walgreens has requested an amendment to the PUD conditions, to expand store hours until midnight from Thanksgiving to Christmas, and to allow deliveries beginning at 5 a.m. at least one day per week. No changes would be made to the physical development or site itself. He reported that the Planning Commission reviewed this issue, including a public hearing. The proposed PUD amendment was denied, with the denial based on the close proximity to the single-family homes.

Mrs. McCarthy asked about the open and close times for adjacent businesses.

Director of Planning and Building Thomson pointed out the chart included in the packet, illustrating the self-imposed hours of operations on adjacent businesses.

Mrs. McCarthy asked about the original development agreement requiring Walgreens to place historical images in their windows.

Director of Planning and Building Thomson noted that has been brought to staff's attention, and staff has followed up with the business on many, many occasions to gain compliance with that condition. The response generally received is that the property ownership has changed and the developer is no longer involved. Formal action can be taken against the application, through the City Attorney's office. The applicant has noted that the delivery truck arrival during peak customer hours inhibits employees' ability to tend to the business and stock shelves. Walgreens has stated it is a corporate policy to be open until midnight during the month of December.

Mr. Tyacke asked if a separate resolution should be issued to compel enforcement of the historical images in the windows.

Director of Planning and Building Thomson responded that formal resolution is not required, but staff will proceed with the City Attorney.

Mayor Willcox noted the Code requires the protection for homeowners adjacent to commercial areas. The non-compliance with the windows overshadows this issue.

Mrs. McCarthy made a motion, seconded by Mr. Tyacke to adopt Resolution No. 66-2017 Denying PUD Amendment for Walgreens at 1055 Wayzata Boulevard East. There was no further discussion. Motion carried 4/0.

c. Consider Approval of Resolution 61-2017, Appointing Parks and Trails Board Members

City Manager Dahl reported that additional interviews with a variety of excellent candidates were conducted prior to the Council meeting.

Mr. Koch made a motion, seconded by Mrs. McCarthy to adopt Resolution No. 61-2017, Appointing Mary Bader for a 3-year-term, Jim McWethy for a 3-year-term, Sarah Schowalter for a 3-year-term, Dan Bassen as Executive Board Chair for a 1-year term as Parks and Trails Board Members.

Mr. Tyacke noted that the Council will be considering expanding the number of members on the Parks and Trails Board.

There was no further discussion. Motion carried 4/0.

d. Consider Approval of Resolution No. 59-2017, Suggesting Charter Commission Nominees to Fourth Judicial District Court of the State of Minnesota

Mr. Koch made a motion, seconded by Mr. Tyacke to adopt Resolution No. 59-2017, Appointing Elaine Ambrose for a 4-year-term, David Bergerson for a 4-year-term, Dan Day for a 4-year term, Kent Howe for a 4-year term, and Mary Bader for a 4-year term, as Charter Commission Nominees to Fourth Judicial District Court of the State of Minnesota. There was no further discussion. Motion carried 4/0.

e. Consider Approval of Resolution No. 60-2017, Appointing Heritage Board Preservation Board (HPB) Members

Mr. Koch made a motion, seconded by Mr. Tyacke to adopt Resolution No. 60-2017, Appointing Nate Leding for a 2-year-term and Dan Gustafson for a 2-year term, as Heritage Board Preservation Members.

Mrs. McCarthy asked about the third Board opening and what would the process be if someone watching the Council meeting decided to apply for the opening.

City Manager Dahl responded the applicant would have a brief interview and the Council could consider an appointment at a future meeting.

There was no further discussion. Motion carried 4/0.

AGENDA ITEM 10. City Manager's Report and Discussion Items.

a. Upcoming Events/Announcements

- City Manager Dahl thanked the community members and organizations for the recent Light up the Lake event.
- The City is hosting a Visioning session on December 12, 2017, for all the stakeholders in the community to weigh in on what they want Wayzata to be and review the engagement process as Wayzata 2040 wraps up. It is not too late for residents and business owners to take the survey on the City website.
- On December 13, 2017, there will be a Think Tank Reconvene, followed by a draft report.
- The December 19th Council workshop will include a discussion with staff members Jeff Pietrini (Wayzata Bar & Grill Manager) and Kevin Castellano (Wayzata Wine & Spirits Manager) to discuss plans for 2018 and review what did and did not work for 2017.
- Congratulations to Police Officer Anders Seeland, who had his first day today in the police department.
- The Wayzata Fire Department recruitment video, about 90 seconds long, is now available on the city website.
- The Mayor passed along an email about Bellecour and appearing in a major article in the review section of the *New York Times*. Additionally, the Travel Channel will be showcasing 6Smith as an outdoor lakeside dining area.

- The Mill Street parking ramp won an honors award through the American Institute of Architects. Almost 100 applicants were received, and Mill Street was one of 13 selected. The award ceremony is this Friday.
- Director of Planning and Building Thomson reported that the Park District had a kickoff meeting today regarding future trail corridors. The extension of the Dakota Rail Trail is from Minnetonka to the City Hall. Significant feedback was given to the Park District during the meeting.

b. Council Member Updates/Announcements

Mayor Willcox reported two successful fundraisers have been completed for Officer Matthews. The Light up the Lake was also very successful.

Mrs. McCarthy commented that the choice of candidates for Boards and Commissions was outstanding. She thanked every person who reapplied and chose to continue the work, as well as those new people who applied.

AGENDA ITEM 11. Public Forum Continued (if necessary).

There were no comments.

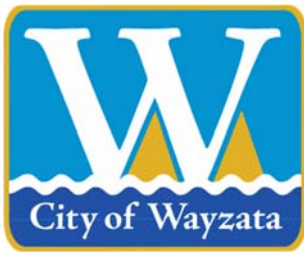
AGENDA ITEM 12. Adjournment.

Mrs. McCarthy made a motion, seconded by Mr. Tyacke to adjourn. There being no further business, Mr. Willcox adjourned the meeting at 8:10 p.m.

Respectfully submitted,

Becky Malone
City Clerk

Drafted by Allison Burr
TimeSaver Off Site Secretarial, Inc.



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7b
TITLE: Approval of Check Register	
PROPOSED MOTION: To Approve the Payment of Checks for October & November 2017	
PREPARED BY: Kathy Ovshak, Senior Accountant	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of the attached check register for November of 2017.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. Check Detail Register - November 2017

***Check Detail Register©**

November 2017 to December 2017

		Check Amt	Invoice	Comment
10100 Anchor Bank				
Paid Chk#	107943	12/4/2017	ADVANCED IMAGING SOLUTIONS	
E 640-47000-404	Repairs/Maint - Machin/Equip	\$77.50	INV150961	COPIER MAINT.
E 640-48000-404	Repairs/Maint - Machin/Equip	\$77.50	INV150961	COPIER MAINT.
Total	ADVANCED IMAGING SOLUTIONS	\$155.00		
Paid Chk#	107944	12/4/2017	BAGY JO, INC.	
E 640-48000-217	Uniforms	\$484.22	17202	UNIFORMS
E 640-48500-217	Uniforms	\$484.22	17202	UNIFORMS
E 640-48500-217	Uniforms	\$177.40	17203	UNIFORMS
Total	BAGY JO, INC.	\$1,145.84		
Paid Chk#	107945	12/4/2017	BREAKTHRU BEVERAGE	
E 640-48000-252	Wine For Resale	\$244.27	1080725203	WINE & LIQUOR
E 640-48000-251	Liquor For Resale	\$216.00	1080725203	WINE & LIQUOR
Total	BREAKTHRU BEVERAGE	\$460.27		
Paid Chk#	107946	12/4/2017	BREAKTHRY BEVERAGE BEER	
E 640-47000-253	Beer For Resale	\$522.00	1090791755	BEER
Total	BREAKTHRY BEVERAGE BEER	\$522.00		
Paid Chk#	107947	12/4/2017	CAPITOL BEVERAGE SALES	
E 640-48000-253	Beer For Resale	\$731.00	2035020	BEER
Total	CAPITOL BEVERAGE SALES	\$731.00		
Paid Chk#	107948	12/4/2017	CINTAS CORPORATION	
E 640-48500-210	Operating Supplies (GENERAL)	\$116.69	5009428192	FIRST AID SUPPLIES
Total	CINTAS CORPORATION	\$116.69		
Paid Chk#	107949	12/4/2017	CITY VIEW PLUMBING & HEATING	
E 640-48000-401	Repairs/Maint Buildings	\$346.64	46927	REPAIRS
Total	CITY VIEW PLUMBING & HEATING	\$346.64		
Paid Chk#	107950	12/4/2017	DAHLHEIMER DISTRIBUTING CO.	
E 640-48000-253	Beer For Resale	\$453.00	1317297	BEER
Total	DAHLHEIMER DISTRIBUTING CO.	\$453.00		
Paid Chk#	107951	12/4/2017	DENNYS 5TH AVENUE BAKERY	
E 640-48500-255	FOODIngredients For Resale	\$139.17	685907	FOOD
E 640-48500-255	FOODIngredients For Resale	\$130.95	686424	FOOD
Total	DENNYS 5TH AVENUE BAKERY	\$270.12		
Paid Chk#	107952	12/4/2017	G & K SERVICES	
E 640-48500-217	Uniforms	\$145.28	6013794857	KITCHEN UNIFORMS
E 640-48500-210	Operating Supplies (GENERAL)	\$60.15	6013794857	KITCHEN SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)	\$43.94	6013794857	BAR SUPPLIES
Total	G & K SERVICES	\$249.37		
Paid Chk#	107953	12/4/2017	HI-TECH REFRIGERATION	
E 640-48500-404	Repairs/Maint - Machin/Equip	\$146.25	4508	BROILER REPAIRS
Total	HI-TECH REFRIGERATION	\$146.25		
Paid Chk#	107954	12/4/2017	JJ TAYLOR DISTRIBUTING OF MN	
E 640-48000-253	Beer For Resale	\$723.00	2777758	BEER
Total	JJ TAYLOR DISTRIBUTING OF MN	\$723.00		
Paid Chk#	107955	12/4/2017	NORTHWESTERN FRUIT COMPANY	
E 640-48500-255	FOODIngredients For Resale	\$386.75	874467	FOOD
E 640-48500-255	FOODIngredients For Resale	\$447.80	874568	FOOD

***Check Detail Register©**

November 2017 to December 2017

			Check Amt	Invoice	Comment
E 640-48500-255	FOODIngredients For Resale		\$489.70	874715	FOOD
Total	NORTHWESTERN FRUIT COMPANY		\$1,324.25		
Paid Chk# 107956	12/4/2017	SECURITY PRODUCTS COMPANY			
E 640-47000-401	Repairs/Maint Buildings		\$430.10	200084	ALARM MONITORING
E 640-48000-401	Repairs/Maint Buildings		\$430.10	200084	ALARM MONITORING
Total	SECURITY PRODUCTS COMPANY		\$860.20		
Paid Chk# 107957	12/4/2017	STRATEGIC EQUIPMENT AND			
E 640-48500-210	Operating Supplies (GENERAL)		\$431.28	2990988	KITCHEN SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)		\$243.44	2990988	BAR SUPPLIES
Total	STRATEGIC EQUIPMENT AND		\$674.72		
Paid Chk# 107958	12/4/2017	US FOODS			
E 640-48500-255	FOODIngredients For Resale		\$4,709.28	3033631	FOOD
E 640-48500-210	Operating Supplies (GENERAL)		\$57.70	3033631	KITCHEN SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)		\$86.20	3033631	BAR SUPPLIES
E 640-48000-254	Soft Drinks/Mix For Resale		\$99.00	3033631	MISC.BEV
E 640-48000-342	Promotions - Food/Drinks		\$62.58	3033631	PROMO FOOD
E 640-48000-251	Liquor For Resale		\$77.08	3033631	LIQUOR
E 640-48500-255	FOODIngredients For Resale		\$3,618.35	5853176	FOOD
E 640-48000-254	Soft Drinks/Mix For Resale		\$243.72	5853176	MISC.BEV
E 640-48000-342	Promotions - Food/Drinks		\$62.58	5853176	PROMO FOOD
E 640-48000-251	Liquor For Resale		\$69.12	5853176	LIQUOR
E 640-48000-210	Operating Supplies (GENERAL)		\$37.00	5853176	BAR SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$28.40	5853176	KITCHEN SUPPLIES
E 640-48500-255	FOODIngredients For Resale		\$3,389.69	5890682	FOOD
E 640-48000-254	Soft Drinks/Mix For Resale		\$150.59	5890682	MISC.BEV
E 640-48500-210	Operating Supplies (GENERAL)		\$202.80	5890682	KITCHEN SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)		\$107.28	5890682	BAR SUPPLIES
E 640-48000-342	Promotions - Food/Drinks		\$62.58	5890682	PROMO FOOD
E 640-48000-251	Liquor For Resale		\$16.78	5890682	LIQUOR
Total	US FOODS		\$13,080.73		
Paid Chk# 107959	12/4/2017	WINE MERCHANT			
E 640-47000-252	Wine For Resale		\$180.00	7158362	WINE
E 640-48000-252	Wine For Resale		\$820.20	7158362	WINE
Total	WINE MERCHANT		\$1,000.20		
Paid Chk# 107960	12/12/2017	AEM FINANCIAL SOLUTIONS			
E 640-47000-301	Auditing and Acct g Services		\$1,710.50	391821	FINANCE DIR.SERVICES
E 640-48000-301	Auditing and Acct g Services		\$2,968.50	391821	FINANCE DIR.SERVICES
Total	AEM FINANCIAL SOLUTIONS		\$4,679.00		
Paid Chk# 107961	12/12/2017	BELLBOY BAR SUPPLY CORP.			
E 640-47000-251	Liquor For Resale		\$84.00	61821300	LIQ RESALE
E 640-47000-259	Freight		\$2.55	61821300	FREIGHT
E 640-47000-254	Soft Drinks/Mix For Resale		\$21.65	96820800	MISC.MDSE
E 640-47000-259	Freight		\$4.11	96820800	FREIGHT
Total	BELLBOY BAR SUPPLY CORP.		\$112.31		
Paid Chk# 107962	12/12/2017	BERNICK'S WINE			
E 640-47000-254	Soft Drinks/Mix For Resale		\$67.60	395193	MISC BEV
E 640-47000-253	Beer For Resale		\$218.00	395194	BEER
Total	BERNICK'S WINE		\$285.60		
Paid Chk# 107963	12/12/2017	BOURGET IMPORTS			
E 640-47000-252	Wine For Resale		\$391.78	146473	WINE

***Check Detail Register©**

November 2017 to December 2017

			Check Amt	Invoice	Comment
E 640-47000-252	Wine For Resale		(\$672.00)	146474	WINE
E 640-47000-252	Wine For Resale		\$592.00	146794	WINE
E 640-47000-259	Freight		\$6.00	146794	FREIGHT
E 640-47000-252	Wine For Resale		\$96.00	146872	WINE
E 640-47000-259	Freight		\$1.50	146872	FREIGHT
Total BOURGET IMPORTS			\$415.28		
Paid Chk# 107964	12/12/2017	BREAKTHRU BEVERAGE			
E 640-47000-251	Liquor For Resale		\$98.32	1080725178	LIQUOR
E 640-47000-259	Freight		\$0.48	1080725178	FREIGHT
E 640-47000-252	Wine For Resale		\$850.00	1080725179	WINE
E 640-47000-259	Freight		\$13.05	1080725179	FREIGHT
E 640-47000-251	Liquor For Resale		\$1,278.52	1080725180	LIQUOR
E 640-47000-259	Freight		\$10.74	1080725180	FREIGHT
E 640-47000-252	Wine For Resale		\$2,592.00	1080725181	WINE
E 640-47000-259	Freight		\$14.50	1080725181	FREIGHT
E 640-47000-252	Wine For Resale		\$2,484.00	1080725182	WINE
E 640-47000-259	Freight		\$23.20	1080725182	FREIGHT
E 640-47000-252	Wine For Resale		\$144.00	1080725183	WINE
E 640-47000-259	Freight		\$2.90	1080725183	FREIGHT
E 640-47000-251	Liquor For Resale		\$1,623.00	1080725204	LIQUOR
E 640-47000-259	Freight		\$14.50	1080725204	FREIGHT
E 640-47000-252	Wine For Resale		\$120.00	1080725473	WINE
E 640-47000-259	Freight		\$1.45	1080725473	FREIGHT
E 640-47000-252	Wine For Resale		\$800.00	1080727037	WINE
E 640-47000-259	Freight		\$6.52	1080727037	FREIGHT
E 640-48000-252	Wine For Resale		\$283.15	1080728760	WINE
Total BREAKTHRU BEVERAGE			\$10,360.33		
Paid Chk# 107965	12/12/2017	BREAKTHRY BEVERAGE BEER			
E 640-47000-253	Beer For Resale		\$4,125.80	1090791792	BEER
E 640-47000-253	Beer For Resale		\$105.80	1090791793	BEER
E 640-47000-253	Beer For Resale		\$56.25	1090791794	BEER
E 640-48000-253	Beer For Resale		\$397.00	1090794620	BEER
E 640-47000-253	Beer For Resale		(\$113.60)	2090245696	BEER
E 640-47000-253	Beer For Resale		(\$30.75)	2090249525	BEER
E 640-47000-253	Beer For Resale		(\$57.60)	2090250659	BEER
E 640-47000-253	Beer For Resale		(\$34.56)	2090250660	BEER
E 640-47000-253	Beer For Resale		(\$23.20)	2090250722	BEER
E 640-47000-253	Beer For Resale		(\$68.60)	2090256688	BEER
E 640-47000-253	Beer For Resale		(\$26.50)	2090262272	BEER
E 640-47000-253	Beer For Resale		(\$12.76)	2090265397	BEER
E 640-47000-253	Beer For Resale		(\$52.80)	2090277720	BEER
E 640-47000-253	Beer For Resale		(\$58.50)	2090287103	BEER
E 640-47000-253	Beer For Resale		(\$93.35)	2090289679	BEER
E 640-47000-253	Beer For Resale		(\$72.42)	2090290203	BEER
E 640-47000-253	Beer For Resale		(\$30.75)	2090290762	BEER
E 640-47000-253	Beer For Resale		(\$74.56)	2090291481	BEER
Total BREAKTHRY BEVERAGE BEER			\$3,934.90		
Paid Chk# 107966	12/12/2017	CAPITOL BEVERAGE SALES			
E 640-47000-253	Beer For Resale		\$2,515.65	2034569	BEER
E 640-47000-253	Beer For Resale		\$595.00	2038100	BEER
Total CAPITOL BEVERAGE SALES			\$3,110.65		
Paid Chk# 107967	12/12/2017	CASH - ANCHOR BANK			
G 640-10150	ATM		\$9,000.00	ATM FILL	ATM FILL 12/12/17

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Total CASH - ANCHOR BANK			\$9,000.00		
Paid Chk# 107968	12/12/2017	COZZINI BROS., INC.			
E 640-48500-415	Other Equipment Rentals	\$55.91	C4462433	knife exchange	
Total COZZINI BROS., INC.		\$55.91			
Paid Chk# 107969	12/12/2017	DAHLHEIMER DISTRIBUTING CO.			
E 640-47000-253	Beer For Resale	\$263.20	1317296	BEER	
E 640-48000-253	Beer For Resale	\$483.00	1317361	BEER	
Total DAHLHEIMER DISTRIBUTING CO.		\$746.20			
Paid Chk# 107970	12/12/2017	DENNYS 5TH AVENUE BAKERY			
E 640-48500-255	FOODIngredients For Resale	\$103.05	686946	FOOD	
Total DENNYS 5TH AVENUE BAKERY		\$103.05			
Paid Chk# 107971	12/12/2017	G & K SERVICES			
E 640-48500-217	Uniforms	\$92.53	6013806024	KITCHEN UNIFORMS	
E 640-48500-210	Operating Supplies (GENERAL)	\$60.15	6013806024	KITCHEN SUPPLIES	
E 640-48000-210	Operating Supplies (GENERAL)	\$41.48	6013806024	BAR SUPPLIES	
Total G & K SERVICES		\$194.16			
Paid Chk# 107972	12/12/2017	GRAPE BEGINNINGS, INC.			
E 640-47000-259	Freight	\$6.75	31266	FREIGHT	
E 640-47000-259	Freight	\$4.50	31494	FREIGHT	
E 640-47000-252	Wine For Resale	\$465.96	MN00031266	WINE RESALE	
E 640-47000-252	Wine For Resale	\$215.80	MN00031494	WINE RESALE	
Total GRAPE BEGINNINGS, INC.		\$693.01			
Paid Chk# 107973	12/12/2017	HI-TECH REFRIGERATION			
E 640-48500-404	Repairs/Maint - Machin/Equip	\$446.94	4476	SALAD DRAWER	
E 640-48500-404	Repairs/Maint - Machin/Equip	\$1,362.18	4570	KITCHEN SOUP POT	
Total HI-TECH REFRIGERATION		\$1,809.12			
Paid Chk# 107974	12/12/2017	HOHENSTEINS INC.			
E 640-47000-253	Beer For Resale	\$402.00	932699	BEER RESALE	
Total HOHENSTEINS INC.		\$402.00			
Paid Chk# 107975	12/12/2017	JJ TAYLOR DISTRIBUTING OF MN			
E 640-48000-253	Beer For Resale	\$477.00	2787625	BEER	
Total JJ TAYLOR DISTRIBUTING OF MN		\$477.00			
Paid Chk# 107976	12/12/2017	JOHNSON BROS.-ST.PAUL			
E 640-47000-251	Liquor For Resale	\$1,270.25	5880889	LIQUOR	
E 640-47000-259	Freight	\$17.64	5880889	FREIGHT	
E 640-47000-252	Wine For Resale	\$7,173.65	5880890	WINE	
E 640-47000-259	Freight	\$99.54	5880890	FREIGHT	
E 640-47000-251	Liquor For Resale	\$2,343.28	5882310	LIQUOR	
E 640-47000-259	Freight	\$14.16	5882310	FREIGHT	
E 640-47000-252	Wine For Resale	\$301.60	5882311	WINE	
E 640-47000-259	Freight	\$3.88	5882311	FREIGHT	
Total JOHNSON BROS.-ST.PAUL		\$11,224.00			
Paid Chk# 107977	12/12/2017	KARLSBURGER FOODS, INC.			
E 640-48500-255	FOODIngredients For Resale	\$373.45	000454454	FOOD	
Total KARLSBURGER FOODS, INC.		\$373.45			
Paid Chk# 107978	12/12/2017	LIBATION PROJECT			
E 640-47000-252	Wine For Resale	\$316.00	11751	WINE RESALE	
E 640-47000-259	Freight	\$4.50	11751	FREIGHT	

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Total LIBATION PROJECT			\$320.50		
Paid Chk# 107979	12/12/2017	M.AMUNDSON LLP			
E 640-47000-256	MISC.MDSE.RESALE		\$850.88	249088	CIGARETTES
Total M.AMUNDSON LLP			\$850.88		
Paid Chk# 107980	12/12/2017	MARGRON SKOGLUND WINE IMPORTS			
E 640-47000-252	Wine For Resale		\$216.00	20022025	WINE
E 640-47000-259	Freight		\$5.00	20022025	FREIGHT
tal MARGRON SKOGLUND WINE IMPORTS			\$221.00		
Paid Chk# 107981	12/12/2017	NEGOCE, LLC			
E 640-47000-251	Liquor For Resale		\$33.60	163916	LIQUOR
E 640-47000-252	Wine For Resale		\$103.92	164827	WINE
E 640-47000-259	Freight		\$1.50	164827	FREIGHT
Total NEGOCE, LLC			\$139.02		
Paid Chk# 107982	12/12/2017	NEW FRANCE WINE COMPANY			
E 640-47000-252	Wine For Resale		\$337.70	126408	WINE RESALE
E 640-47000-259	Freight		\$3.00	126408	FREIGHT
E 640-47000-252	Wine For Resale		\$64.00	126448	WINE RESALE
E 640-47000-259	Freight		\$1.50	126448	FREIGHT
Total NEW FRANCE WINE COMPANY			\$406.20		
Paid Chk# 107983	12/12/2017	NORTHWESTERN FRUIT COMPANY			
E 640-48500-255	FOODIngredients For Resale		\$349.70	874888	FOOD
E 640-48500-255	FOODIngredients For Resale		\$346.45	875035	FOOD
E 640-48500-255	FOODIngredients For Resale		\$455.60	875170	FOOD
Total NORTHWESTERN FRUIT COMPANY			\$1,151.75		
Paid Chk# 107984	12/12/2017	PAUSTIS & SONS			
E 640-47000-252	Wine For Resale		\$453.00	8612560	WINE RESALE
E 640-47000-259	Freight		\$7.00	8612560	FREIGHT
Total PAUSTIS & SONS			\$460.00		
Paid Chk# 107985	12/12/2017	PERA			
E 640-48000-306	Personnel Expense		\$2,293.54	115555	OMITTED CONTRIBUTIONS
E 640-48000-306	Personnel Expense		\$2,910.37	115649	OMITTED CONTRIBUTIONS
Total PERA			\$5,203.91		
Paid Chk# 107986	12/12/2017	PHILLIPS WINES & SPIRITS			
E 640-47000-251	Liquor For Resale		\$137.36	2270257	LIQUOR
E 640-47000-259	Freight		\$1.05	2270257	FREIGHT
E 640-47000-252	Wine For Resale		\$513.75	2270258	WINE RESALE
E 640-47000-259	Freight		\$7.56	2270258	FREIGHT
E 640-47000-252	Wine For Resale		\$112.00	2271864	WINE
E 640-47000-259	Freight		\$1.26	2271864	FREIGHT
E 640-48000-251	Liquor For Resale		\$621.89	2275677	LIQUOR
Total PHILLIPS WINES & SPIRITS			\$1,394.87		
Paid Chk# 107987	12/12/2017	ROOTSTOCK WINE COMPANY			
E 640-47000-252	Wine For Resale		\$96.00	17-18218	WINE RESALE
E 640-47000-259	Freight		\$1.50	17-18218	FREIGHT
Total ROOTSTOCK WINE COMPANY			\$97.50		
Paid Chk# 107988	12/12/2017	SANDBERG, PAUL			
E 640-48000-499	Miscellaneous		\$120.00	11/22/17	SECURITY
Total SANDBERG, PAUL			\$120.00		

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Paid Chk# 107989	12/12/2017	SCHWAAB, INC.			
E 640-48500-210	Operating Supplies (GENERAL)		\$43.00	2484974	SUPPLIES
	Total SCHWAAB, INC.		\$43.00		
Paid Chk# 107990	12/12/2017	SOUTHERN GLAZER'S OF MN			
E 640-47000-252	Wine For Resale		\$840.00	1619948	WINE RESALE
E 640-47000-259	Freight		\$1.90	1619948	FREIGHT
E 640-47000-251	Liquor For Resale		\$3,442.01	1619962	LIQUOR
E 640-47000-259	Freight		\$21.76	1619962	FREIGHT
E 640-47000-251	Liquor For Resale		\$27.53	1619963	LIQUOR
E 640-47000-259	Freight		\$0.21	1619963	FREIGHT
E 640-47000-252	Wine For Resale		\$5,651.28	1619964	WINE RESALE
E 640-47000-259	Freight		\$66.67	1619964	FREIGHT
E 640-47000-252	Wine For Resale		\$423.86	1619965	WINE RESALE
E 640-47000-259	Freight		\$2.77	1619965	FREIGHT
	Total SOUTHERN GLAZER'S OF MN		\$10,477.99		
Paid Chk# 107991	12/12/2017	SPENCER JANITORIAL			
E 640-48000-409	Maint services & Improv		\$2,485.98	10671	MONTHLY CLEANING
	Total SPENCER JANITORIAL		\$2,485.98		
Paid Chk# 107992	12/12/2017	STRATEGIC EQUIPMENT AND			
E 640-48500-210	Operating Supplies (GENERAL)		\$18.88	2994397	KITCHEN SUPPLIES
E 640-48000-210	Operating Supplies (GENERAL)		\$159.79	2994398	BAR SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$210.28	2994398	KITCHEN SUPPLIES
	Total STRATEGIC EQUIPMENT AND		\$388.95		
Paid Chk# 107993	12/12/2017	SUNBURST CHEMICALS, INC.			
E 640-48500-210	Operating Supplies (GENERAL)		\$1,786.64	0398884	KITCHEN SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$84.20	0399145	KITCHEN SUPPLIES
	Total SUNBURST CHEMICALS, INC.		\$1,870.84		
Paid Chk# 107994	12/12/2017	T.D. ANDERSON INC.			
E 640-48000-409	Maint services & Improv		\$100.00	112102	BEER LINE SERVICE
	Total T.D. ANDERSON INC.		\$100.00		
Paid Chk# 107995	12/12/2017	TOLL GAS & WELDING SUPPLY			
E 640-48000-210	Operating Supplies (GENERAL)		\$47.34	40073997	SUPPLIES
	Total TOLL GAS & WELDING SUPPLY		\$47.34		
Paid Chk# 107996	12/12/2017	TRUE BRANDS			
E 640-47000-210	Operating Supplies (GENERAL)		\$32.40	283269	SUPPLIES
	Total TRUE BRANDS		\$32.40		
Paid Chk# 107997	12/12/2017	US FOODS			
E 640-48500-255	FOODIngredients For Resale		\$3,537.43	3082075	FOOD
E 640-48000-210	Operating Supplies (GENERAL)		\$139.81	3082075	BAR SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$80.96	3082075	KITCHEN SUPPLIES
E 640-48000-342	Promotions - Food/Drinks		\$62.58	3082075	PROMO FOOD
E 640-48000-254	Soft Drinks/Mix For Resale		\$129.96	3082075	MISC.BEV
E 640-48000-251	Liquor For Resale		\$106.22	3082075	LIQUOR
E 640-48500-255	FOODIngredients For Resale		\$2,814.20	3118310	FOOD
E 640-48000-210	Operating Supplies (GENERAL)		\$53.64	3118310	BAR SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$87.37	3118310	KITCHEN SUPPLIES
E 640-48000-254	Soft Drinks/Mix For Resale		\$393.55	3118310	MISC.BEV
E 640-48000-342	Promotions - Food/Drinks		\$63.01	3118310	PROMO FOOD
E 640-48000-251	Liquor For Resale		\$126.27	3118310	LIQUOR
E 640-48500-255	FOODIngredients For Resale		\$39.54	3153625	FOOD

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E 640-48500-255	FOODIngredients For Resale		\$4,607.82	3174417	FOOD
E 640-48000-254	Soft Drinks/Mix For Resale		\$143.34	3174417	MISC.BEV
E 640-48000-251	Liquor For Resale		\$119.26	3174417	LIQUOR
E 640-48000-210	Operating Supplies (GENERAL)		\$26.01	3174417	BAR SUPPLIES
E 640-48500-210	Operating Supplies (GENERAL)		\$61.29	3174417	KITCHEN SUPPLIES
E 640-48500-255	FOODIngredients For Resale		(\$2,942.04)	ON ACCOUNT	FOOD
	Total US FOODS		\$9,650.22		
Paid Chk# 107998	12/12/2017	VINOCOPIA			
E 640-47000-252	Wine For Resale		\$112.00	0195052	WINE RESALE
E 640-47000-259	Freight		\$5.00	0195052	FREIGHT
E 640-47000-251	Liquor For Resale		\$60.08	0195052	LIQUOR
	Total VINOCOPIA		\$177.08		
Paid Chk# 107999	12/12/2017	WAYZATA BREW WORKS LLC			
E 640-48000-253	Beer For Resale		\$139.00	MU019	BEER
	Total WAYZATA BREW WORKS LLC		\$139.00		
Paid Chk# 108000	12/12/2017	WINE COMPANY			
E 640-47000-252	Wine For Resale		\$2,681.33	55778	WINE RESALE
E 640-47000-259	Freight		\$31.35	55778	FREIGHT
	Total WINE COMPANY		\$2,712.68		
Paid Chk# 108001	12/12/2017	WINE MERCHANT			
E 640-47000-252	Wine For Resale		\$3,356.00	7160681	WINE
E 640-47000-259	Freight		\$21.41	7160681	FREIGHT
E 640-48000-252	Wine For Resale		\$1,003.20	7160867	WINE
E 640-47000-252	Wine For Resale		\$180.00	7160868	WINE
E 640-47000-259	Freight		\$1.22	7160868	FREIGHT
E 640-48000-252	Wine For Resale		\$168.44	7162012	WINE
	Total WINE MERCHANT		\$4,730.27		
Paid Chk# 108002	12/13/2017	106 GROUP			
E 233-40000-302	Consultants		\$3,070.50	2319-2050-4	LAKE EFFECT
	Total 106 GROUP		\$3,070.50		
Paid Chk# 108003	12/13/2017	ACME TOOLS			
E 101-45200-240	Small Tools and Minor Equip		\$649.00	5408765	TOOLS
	Total ACME TOOLS		\$649.00		
Paid Chk# 108004	12/13/2017	AERO MATERIAL HANDLING			
E 101-41940-401	Repairs/Maint Buildings		\$425.00	2170586	CRANE/HOIST ANNUAL INSPECTION
	Total AERO MATERIAL HANDLING		\$425.00		
Paid Chk# 108005	12/13/2017	BATTERIES PLUS			
E 610-40000-242	Well & F.P. Equipment		\$134.95	021-104726-01	SUPPLIES
E 610-40000-210	Operating Supplies (GENERAL)		\$14.95	021-383586	SUPPLIES
E 610-40000-242	Well & F.P. Equipment		\$53.98	021-384117	SUPPLIES
	Total BATTERIES PLUS		\$203.88		
Paid Chk# 108006	12/13/2017	BERRY COFFEE COMPANY			
E 101-42200-499	Miscellaneous		\$90.32	515407	FD SUPPLIES
	Total BERRY COFFEE COMPANY		\$90.32		
Paid Chk# 108007	12/13/2017	BEST & FLANAGAN			
E 101-41500-304	Legal Fees		\$701.25	468516	PLANNING COMM.MTG.
E 101-41500-304	Legal Fees		\$2,145.00	468517	CITY COUNCIL
E 101-41500-304	Legal Fees		\$783.75	468518	ORDINANCES
E 101-41500-304	Legal Fees		\$123.75	468519	LIQUOR LICENSES

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G 802-20349	Wayzata Blu Condominium projec	\$71.00	468520	WAYZ.BLU ESCROW PROJECT
G 802-20303	BREW WORKS	\$111.25	468521	BREW WORKS ESCROW PROJECT
E 101-41500-304	Legal Fees	\$495.00	468522	GENERAL LEGAL
E 101-41500-304	Legal Fees	\$288.75	468523	DATA PRACTICES
E 101-41500-304	Legal Fees	\$41.25	468524	HORNING
G 802-20366	1055 WAYZATA BLVD-WALGREENS	\$82.50	468524	WALGREENS ESCROW PROJECT
E 101-41500-304	Legal Fees	\$932.25	468526	CROWN CASTLE
E 101-41500-304	Legal Fees	\$206.25	468527	HEMSLEY
G 802-20349	Wayzata Blu Condominium projec	\$1,101.25	468530	WAYZ.BLU ESCROW PROJECT
E 101-41500-304	Legal Fees	\$1,221.00	468531	PUNCH PIZZA TREE INCIDENT
G 802-20370	309 & 342 RAMSEY RD	\$948.75	468533	309 RAMSEY RD ESCROW PROJECT
G 802-20365	253 LAKE STREET-HOYT	\$1,155.00	468534	253 LAKE ST ESCROW PROJECT
G 802-20369	392 FERNDAL RD SO-MACMILLAN	\$536.25	468537	392 FERNDAL ESCROW PROJECT
G 802-20372	126 CIRCLE A DRIVE	\$247.50	468539	126 CIRCLE A ESCROW PROJECT
G 802-20366	1055 WAYZATA BLVD-WALGREENS	\$577.50	468640	WALGREENS ESCROW PROJECT
E 101-41500-304	Legal Fees	\$247.50	468680	BLAKE SCHOOL BONDS
G 802-20368	372 FERNDAL RD S-SCHMIDT	\$536.25	468741	372 FERNDAL RD ESCROW PROJECT
Total BEST & FLANAGAN		\$12,553.00		
Paid Chk#	108008	12/13/2017	CENTERPOINT ENERGY	
E 101-41940-383	Fuel, oil and natural gas	\$1,991.24		SERVICE
E 610-40000-383	Fuel, oil and natural gas	\$108.75		SERVICE
E 640-47000-383	Fuel, oil and natural gas	\$224.73		SERVICE
E 640-48000-383	Fuel, oil and natural gas	\$898.94		SERVICE
E 101-41940-383	Fuel, oil and natural gas	\$31.18		SERVICE
E 101-42200-383	Fuel, oil and natural gas	\$554.84		SERVICE
Total CENTERPOINT ENERGY		\$3,809.68		
Paid Chk#	108009	12/13/2017	CLASSIC CLEANING COMPANY	
E 101-41940-409	Maint services & Improv	\$1,408.00	26002	MONTHLY CLEANING
E 101-41940-409	Maint services & Improv	\$360.00	26003	MONTHLY CLEANING
Total CLASSIC CLEANING COMPANY		\$1,768.00		
Paid Chk#	108010	12/13/2017	CROWN MARKING, INC.	
E 630-40000-200	Office Supplies (GENERAL)	\$117.85	OE-53346	MV SUPPLIES
Total CROWN MARKING, INC.		\$117.85		
Paid Chk#	108011	12/13/2017	CULLIGAN-BOTTLED WATER	
E 101-41940-499	Miscellaneous	\$147.73	2185446	SUPPLIES
Total CULLIGAN-BOTTLED WATER		\$147.73		
Paid Chk#	108012	12/13/2017	CUMMINS NPOWER, LLC	
E 610-40000-242	Well & F.P. Equipment	\$115.52	100-13531	PARTS
Total CUMMINS NPOWER, LLC		\$115.52		
Paid Chk#	108013	12/13/2017	CUSTOMIZED FIRE RESCUE TRAININ	
E 101-42200-434	Training and schools	\$1,350.00	1161	FD TRAINING
Total CUSTOMIZED FIRE RESCUE TRAININ		\$1,350.00		
Paid Chk#	108014	12/13/2017	DANNER, SUZANNE	
R 610-00000-37110	W/S/Storm Sales	\$82.32	REFUND	OVERPAYMENT ON FINAL UTILITY BILL
Total DANNER, SUZANNE		\$82.32		
Paid Chk#	108015	12/13/2017	DORSEY & WHITNEY LLP	
E 401-40000-304	Legal Fees	\$308.25	3391593	PARKING DISTRICT
Total DORSEY & WHITNEY LLP		\$308.25		
Paid Chk#	108016	12/13/2017	EIBENSTEINER, JIM	
E 610-40000-217	Uniforms	\$32.50	REIMB.	UNIFORMS

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E 620-40000-217	Uniforms	\$33.27	REIMB.	UNIFORMS
Total EIBENSTEINER, JIM		\$65.77		
Paid Chk# 108017	12/13/2017	ELAN-CARDMEMBER SERVICES		
E 101-41500-331	Mileage & Expense Account	\$150.17		MTG.MEALS
E 610-40000-404	Repairs/Maint - Machin/Equip	\$7.53		VEHICLE MAINT.
E 620-40000-404	Repairs/Maint - Machin/Equip	\$7.53		VEHICLE MAINT.
E 101-43100-212	Motor Fuels	\$122.77		STREETS - FUEL
E 610-40000-331	Mileage & Expense Account	\$32.33		MTG.MEALS
E 620-40000-331	Mileage & Expense Account	\$32.32		MTG.MEALS
E 101-45203-220	Repair/Maint Supply (GENERAL)	\$214.00		BLVD.MAINT.
E 640-47000-497	Credit Card Fees	\$306.51		CC PROCESSING FEE
E 630-40000-433	Dues, Licensing & Seminars	\$59.90		MV DUES
E 101-41500-306	Personnel Expense	\$94.01		EMPLOYMENT ADS
E 101-41500-499	Miscellaneous	\$118.76		RYE FUNERAL FLOWERS
E 640-47000-340	Advertising	\$59.95		STORE AD
E 101-42400-433	Dues, Licensing & Seminars	\$535.00		BLDG.INSPEC.SEMINAR
E 101-41100-493	Volunteer program	\$210.00		VOLUNTEER DINNER
E 640-48000-210	Operating Supplies (GENERAL)	\$469.99		BAR SUPPLIES
E 101-41500-200	Office Supplies (GENERAL)	\$17.27		SUPPLIES
Total ELAN-CARDMEMBER SERVICES		\$2,438.04		
Paid Chk# 108018	12/13/2017	EMBEDDED SYSTEMS, INC.		
E 101-45200-409	Maint services & Improv	\$553.50	343623	EMERGENCY SIREN MAINT.
Total EMBEDDED SYSTEMS, INC.		\$553.50		
Paid Chk# 108019	12/13/2017	FERGUSON ENTERPRISES, INC.		
E 610-40000-242	Well & F.P. Equipment	\$55.59	5289017	PARTS
Total FERGUSON ENTERPRISES, INC.		\$55.59		
Paid Chk# 108020	12/13/2017	GALLS		
E 101-42100-217	Uniforms	\$438.80	008751115	PD UNIFORMS
Total GALLS		\$438.80		
Paid Chk# 108021	12/13/2017	GAS TANK RENU MN & RADIATOR		
E 101-45200-404	Repairs/Maint - Machin/Equip	\$425.00	69904	FUEL TANK REPAIRS
Total GAS TANK RENU MN & RADIATOR		\$425.00		
Paid Chk# 108022	12/13/2017	GOPHER STATE ONE CALL		
E 610-40000-313	Permit Fees/Gopher State	\$67.50	7110808	MONTHLY LOCATES
E 620-40000-313	Permit Fees/Gopher State	\$67.50	7110808	MONTHLY LOCATES
Total GOPHER STATE ONE CALL		\$135.00		
Paid Chk# 108023	12/13/2017	GRAINGER, INC.		
E 101-42200-210	Operating Supplies (GENERAL)	\$75.86	9623571297	SUPPLIES
E 620-40000-225	Repair & Maint - System	\$59.86	9630433721	SUPPLIES
E 620-40000-210	Operating Supplies (GENERAL)	\$13.42	9633409991	SUPPLIES
Total GRAINGER, INC.		\$149.14		
Paid Chk# 108024	12/13/2017	HENN.CNTY.INFO.TECH.DEPT.		
E 101-42200-323	Radio Units	\$1,081.06	1000101626	RADIO CONNECTION
E 101-43100-323	Radio Units	\$252.74	1000101683	RADIO CONNECTION
E 101-45200-323	Radio Units	\$300.00	1000101683	RADIO CONNECTION
Total HENN.CNTY.INFO.TECH.DEPT.		\$1,633.80		
Paid Chk# 108025	12/13/2017	HENNEPIN COUNTY TREASURER		
G 650-20818	Garbage Sales Tax	\$1,414.10	9% TAX-NOV	9% REFUSE TAX - NOV 2017
Total HENNEPIN COUNTY TREASURER		\$1,414.10		

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			Check Amt	Invoice	Comment
Paid Chk#	108026	12/13/2017	HENNEPIN COUNTY TREASURER		
	E 101-41500-350	Printing & Publishing	\$571.45	TNT MAILING	2018 TNT MAILINGS
	Total	HENNEPIN COUNTY TREASURER	\$571.45		
Paid Chk#	108027	12/13/2017	HERITAGE SHADE TREE CONSULTANT		
	E 404-40000-302	Consultants	\$3,248.75	5646	FORESTRY CONSULTING
	Total	HERITAGE SHADE TREE CONSULTANT	\$3,248.75		
Paid Chk#	108028	12/13/2017	HOLIDAY		
	E 640-47000-212	Motor Fuels	\$69.52		FUEL
	Total	HOLIDAY	\$69.52		
Paid Chk#	108029	12/13/2017	HYDRO KLEAN		
	E 670-40000-409	Maint services & Improv	\$962.50	59237	STORM SEWER TELEVISIONING
	Total	HYDRO KLEAN	\$962.50		
Paid Chk#	108030	12/13/2017	INDEPENDENT SCHOOL DIST. #284		
	E 407-40000-411	Rent	\$13,000.00	2017 CELL TO	2017 CELL TOWER LEASE
	Total	INDEPENDENT SCHOOL DIST. #284	\$13,000.00		
Paid Chk#	108031	12/13/2017	INDOOR BOAT STORAGE, INC.		
	E 101-42200-404	Repairs/Maint - Machin/Equip	\$211.30	49079	FD BOAT STORAGE
	Total	INDOOR BOAT STORAGE, INC.	\$211.30		
Paid Chk#	108032	12/13/2017	INGERSOLL RAND INDUSTRIAL TECH		
	E 610-40000-242	Well & F.P. Equipment	\$625.00	30641815	PARTS
	Total	INGERSOLL RAND INDUSTRIAL TECH	\$625.00		
Paid Chk#	108033	12/13/2017	ISC COMPANIES INC.		
	E 101-43100-210	Operating Supplies (GENERAL)	\$23.32	1426115	SUPPLIES
	Total	ISC COMPANIES INC.	\$23.32		
Paid Chk#	108034	12/13/2017	JIMMY'S JOHNNYS		
	E 101-45200-415	Other Equipment Rentals	\$230.00	126367	PARKS SERVICE
	Total	JIMMY'S JOHNNYS	\$230.00		
Paid Chk#	108035	12/13/2017	KELLY, MICHAEL JR.		
	E 101-43300-433	Dues, Licensing & Seminars	\$365.00	REIMB.	ENGINEERING CONF.EXP.
	Total	KELLY, MICHAEL JR.	\$365.00		
Paid Chk#	108036	12/13/2017	KLAPPRICH, KURT		
	E 101-45200-331	Mileage & Expense Account	\$36.92	REIMB.	MTG.MEAL
	Total	KLAPPRICH, KURT	\$36.92		
Paid Chk#	108037	12/13/2017	LEAGUE OF MN.CITIES		
	E 101-41100-331	Mileage & Expense Account	\$30.00	265667	REGIONAL MEETINGS
	Total	LEAGUE OF MN.CITIES	\$30.00		
Paid Chk#	108038	12/13/2017	LHB, INC.		
	E 401-40000-309	Contractual Services	\$20,197.58	170560.00-1	NEW TIF ANALYSIS
	Total	LHB, INC.	\$20,197.58		
Paid Chk#	108039	12/13/2017	LOFFLER COMPANIES, INC.		
	E 409-40000-540	Equipment	(\$152.00)	197920	RETURN
	E 409-40000-540	Equipment	\$120.00	2673157	SOFTWARE CERTIFICATE
	E 101-41500-311	Data Processing	\$4,625.00	2681508	NETWORK SUPPORT
	E 401-40000-499	Miscellaneous	\$870.00	CW75411	MILL ST.RAMP
	E 409-40000-540	Equipment	\$6,293.75	CW75637	12 NEW COMPUTERS

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			Check Amt	Invoice	Comment
Total LOFFLER COMPANIES, INC.			\$11,756.75		
Paid Chk# 108040	12/13/2017	LOU'S GLOVES			
E 101-43100-241	Safety equip/testings		\$43.50	020773	SUPPLIES
E 620-40000-241	Safety equip/testings		\$43.50	020773	SUPPLIES
Total LOU'S GLOVES			\$87.00		
Paid Chk# 108041	12/13/2017	MANSFIELD OIL COMPANY			
E 101-49200-212	Motor Fuels		\$1,634.34	20537153	FUEL
E 101-49200-212	Motor Fuels		\$1,089.12	20537158	FUEL
Total MANSFIELD OIL COMPANY			\$2,723.46		
Paid Chk# 108042	12/13/2017	MARCO			
E 101-41500-404	Repairs/Maint - Machin/Equip		\$3,042.58	INV4781758	COPIER MAINT.CONTRACTS
E 630-40000-404	Repairs/Maint - Machin/Equip		\$87.98	INV4794460	COPIER MAINT.CONTRACTS
Total MARCO			\$3,130.56		
Paid Chk# 108043	12/13/2017	MAXWELL, JEFFREY			
R 610-00000-37110	W/S/Storm Sales		\$163.03	REFUND	OVERPAYMENT ON FINAL UTILITY BILL
Total MAXWELL, JEFFREY			\$163.03		
Paid Chk# 108044	12/13/2017	MCCARTHY, TIMOTHY			
E 101-42100-331	Mileage & Expense Account		\$44.26	REIMB.	MILEAGE & MEALS
Total MCCARTHY, TIMOTHY			\$44.26		
Paid Chk# 108045	12/13/2017	MEDIACOM			
E 610-49100-309	Contractual Services		\$1,620.00		WTP#2 SERVICE
Total MEDIACOM			\$1,620.00		
Paid Chk# 108046	12/13/2017	MENARD S			
E 101-45203-220	Repair/Maint Supply (GENERAL)		\$271.34		BLVD.SUPPLIES
Total MENARD S			\$271.34		
Paid Chk# 108047	12/13/2017	METRO SALES INC.			
E 101-42100-200	Office Supplies (GENERAL)		\$448.50	INV938642	PD COPIER SUPPLIES
Total METRO SALES INC.			\$448.50		
Paid Chk# 108048	12/13/2017	METROPOLITAN COUNCIL			
G 101-20831	MWCC (SAC)		\$4,970.00	NOV17 SAC F	SAC FEES - NOV 2017
R 101-00000-34190	Charges for Services/Gen Gov		(\$49.70)	NOV17 SAC F	SAC FEES - NOV 2017
Total METROPOLITAN COUNCIL			\$4,920.30		
Paid Chk# 108049	12/13/2017	MINNESOTA EQUIPMENT			
E 101-45200-221	Equipment Parts		\$57.71	P63589	SUPPLIES
Total MINNESOTA EQUIPMENT			\$57.71		
Paid Chk# 108050	12/13/2017	MN BATTERY LLC			
E 610-40000-242	Well & F.P. Equipment		\$99.50	18926	SUPPLIES
Total MN BATTERY LLC			\$99.50		
Paid Chk# 108051	12/13/2017	MN DEPT.OF AGRICULTURE			
E 101-45200-433	Dues, Licensing & Seminars		\$25.00	20110245	LICENSE RENEWAL
Total MN DEPT.OF AGRICULTURE			\$25.00		
Paid Chk# 108052	12/13/2017	MORRIE S MINNETONKA FORD			
E 101-45200-222	Repair & Maint - Equip		\$126.98	554079	PARTS
Total MORRIE S MINNETONKA FORD			\$126.98		
Paid Chk# 108053	12/13/2017	MURPHY, MICHAEL			

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			Check Amt	Invoice	Comment
E 101-42100-499	Miscellaneous		\$100.00	REIMB.	AMMO DISPOSAL
	Total MURPHY, MICHAEL		\$100.00		
Paid Chk# 108054	12/13/2017	NAPA AUTO PARTS-WATERTOWN			
E 101-45200-221	Equipment Parts		\$181.98	489409	PARTS
E 101-42100-210	Operating Supplies (GENERAL)		\$7.04	489489	PARTS
E 101-43100-210	Operating Supplies (GENERAL)		\$61.89	489803	PARTS
	Total NAPA AUTO PARTS-WATERTOWN		\$250.91		
Paid Chk# 108055	12/13/2017	NORTH MEMORIAL			
E 101-42200-434	Training and schools		\$400.00	8885034	FD TRAINING
	Total NORTH MEMORIAL		\$400.00		
Paid Chk# 108056	12/13/2017	OATH INC.			
E 101-42100-350	Printing & Publishing		\$40.00	SP-PDT-17394	PD SUPPLIES
	Total OATH INC.		\$40.00		
Paid Chk# 108057	12/13/2017	OFFICE DEPOT			
E 640-48000-200	Office Supplies (GENERAL)		\$69.57	985136112001	SUPPLIES
E 101-42100-200	Office Supplies (GENERAL)		\$50.37	985136112001	SUPPLIES
E 101-41500-200	Office Supplies (GENERAL)		\$351.75	985136112001	SUPPLIES
E 640-48000-200	Office Supplies (GENERAL)		\$56.42	985138190001	SUPPLIES
E 101-41500-200	Office Supplies (GENERAL)		\$5.39	985138191001	SUPPLIES
	Total OFFICE DEPOT		\$533.50		
Paid Chk# 108058	12/13/2017	OTTEN BROTHERS			
E 101-45200-216	Chemicals and Chem Products		\$24.99	1-1512042	CHEMICALS
E 101-45200-227	Plantings		\$35.95	1-1512862	PLANTS
	Total OTTEN BROTHERS		\$60.94		
Paid Chk# 108059	12/13/2017	SCHANKE, SUZIE			
E 101-42200-409	Maint services & Improv		\$145.00	NOV2017	FD MONTHLY CLEANING
	Total SCHANKE, SUZIE		\$145.00		
Paid Chk# 108060	12/13/2017	SECURITY PRODUCTS COMPANY			
E 401-40000-309	Contractual Services		\$21,935.65	200128	PARKING RAMP SECURITY CAMERAS
	Total SECURITY PRODUCTS COMPANY		\$21,935.65		
Paid Chk# 108061	12/13/2017	SPRINT			
E 101-42100-323	Radio Units		\$350.94	134573312-19	PD SERVICE
	Total SPRINT		\$350.94		
Paid Chk# 108062	12/13/2017	SPRINT			
E 101-42200-323	Radio Units		\$339.26	523093316-19	FD SERVICE
	Total SPRINT		\$339.26		
Paid Chk# 108063	12/13/2017	STANDARD SPRING-TRUCK SUSPENS			
E 101-45200-222	Repair & Maint - Equip		\$70.03	369285	PARTS
E 101-45200-222	Repair & Maint - Equip		\$18.88	369335	PARTS
	Total STANDARD SPRING-TRUCK SUSPENS		\$88.91		
Paid Chk# 108064	12/13/2017	STREICHER S			
E 101-42100-434	Training and schools		\$195.90	I1287873	PD TRAINING SUPPLIES
E 101-42100-217	Uniforms		\$879.90	I1288608	PD UNIFORMS
E 101-42100-217	Uniforms		\$227.97	I1290176	PD UNIFORMS
	Total STREICHER S		\$1,303.77		
Paid Chk# 108065	12/13/2017	SW NEWS MEDIA			
G 802-20349	Wayzata Blu Condominium projec		\$95.00	1976321	WAYZ.BLU ESCROW PROJECT

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			Check Amt	Invoice	Comment
G 802-20367	1000 SUPERIOR BLVD-VERIZON		\$42.75	1976322	1000 SUPERIOR ESCROW PROJECT
G 802-20368	372 FERNDAL RD S-SCHMIDT		\$42.75	1976323	372 FERNDAL ESCROW PROJECT
G 802-20369	392 FERNDAL RD SO-MACMILLAN		\$38.00	1976324	392 FERNDAL ESCROW PROJECT
G 802-20372	126 CIRCLE A DRIVE		\$42.75	1976325	126 CIRCLE A ESCROW PROJECT
G 802-20333	350 GARDNER STREET		\$42.75	1978050	350 GARDNER ESCROW PROJECT
E 101-41500-350	Printing & Publishing		\$42.75	1978051	227 WALKER
G 802-20371	908 SHADY LANE - OTTEN		\$42.75	1978052	908 SHADY LANE ESCROW PROJECT
E 101-41500-350	Printing & Publishing		\$213.75	1979049	TIF NOTICE
Total SW NEWS MEDIA			\$603.25		
Paid Chk# 108066	12/13/2017	TESSMAN SEED CO.			
E 101-45200-216	Chemicals and Chem Products		\$517.50	S264400	CHEMICALS
Total TESSMAN SEED CO.			\$517.50		
Paid Chk# 108067	12/13/2017	THERMA-STOR			
E 610-40000-242	Well & F.P. Equipment		\$3,555.75	2928948	DEHUMIDIFYER WTP#3
Total THERMA-STOR			\$3,555.75		
Paid Chk# 108068	12/13/2017	TIME SAVER			
E 101-41100-302	Consultants		\$139.00	M23399	MTG.MINUTES
Total TIME SAVER			\$139.00		
Paid Chk# 108069	12/13/2017	TITAN MACHINERY			
E 101-43100-220	Repair/Maint Supply (GENERAL)		\$90.61	10267025	SUPPLIES
Total TITAN MACHINERY			\$90.61		
Paid Chk# 108070	12/13/2017	TRI-CITY			
E 610-40000-309	Contractual Services		\$52.50	1700217	WATER ANALYSIS
Total TRI-CITY			\$52.50		
Paid Chk# 108071	12/13/2017	TRUAX PATIENT SERVICES			
E 101-42100-499	Miscellaneous		\$450.00	112017WPD	PD SUPPLIES
Total TRUAX PATIENT SERVICES			\$450.00		
Paid Chk# 108072	12/13/2017	UNIVERSITY OF MINNESOTA			
E 101-45200-499	Miscellaneous		\$75.00	0230027646	OAK DISEASE ANALYSIS
Total UNIVERSITY OF MINNESOTA			\$75.00		
Paid Chk# 108073	12/13/2017	UPS STORE			
E 101-42100-499	Miscellaneous		\$71.46	8549	PD SHIPPING
Total UPS STORE			\$71.46		
Paid Chk# 108074	12/13/2017	US HEALTH WORKS MEDICAL GROUP			
E 101-42100-306	Personnel Expense		\$308.00	0077430-MN	EMPLOYMENT PHYSICAL
otal US HEALTH WORKS MEDICAL GROUP			\$308.00		
Paid Chk# 108075	12/13/2017	VERIZON WIRELESS			
E 101-42100-323	Radio Units		\$200.05	9796157973	PD SERVICE
Total VERIZON WIRELESS			\$200.05		
Paid Chk# 108076	12/13/2017	VERIZON WIRELESS			
E 101-42200-323	Radio Units		\$12.75	9796620464	FD SERVICE
Total VERIZON WIRELESS			\$12.75		
Paid Chk# 108077	12/13/2017	VIKING AWARDS & RECOGNITION			
E 101-42200-210	Operating Supplies (GENERAL)		\$27.00	132390	FD SUPPLIES
Total VIKING AWARDS & RECOGNITION			\$27.00		
Paid Chk# 108078	12/13/2017	WARNING LITES			

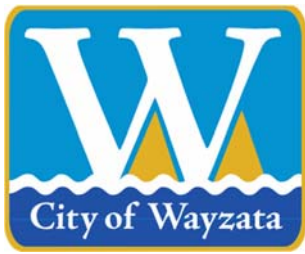
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			Check Amt	Invoice	Comment
E 404-40000-309	Contractual Services		\$160.00	171476	GATEWAY PLANTINGS
	Total WARNING LITES		\$160.00		
Paid Chk# 108079	12/13/2017	WILSON, DAVID			
E 101-42100-499	Miscellaneous		\$46.21	REIMB.	SUPPLIES
	Total WILSON, DAVID		\$46.21		
Paid Chk# 108080	12/13/2017	WINSTED CUSTOM WOOD INC.			
E 101-41500-499	Miscellaneous		\$175.00	K31943	DESK REPAIRS
	Total WINSTED CUSTOM WOOD INC.		\$175.00		
Paid Chk# 108081	12/13/2017	WSB & ASSOCIATES			
E 430-40000-303	Engineering Fees		\$2,213.00	0-001204-530-	2017 STREETS
E 430-40000-303	Engineering Fees		\$10,089.50	R-010640-000-	WAYZ.BLVD/SUPERIOR
	Total WSB & ASSOCIATES		\$12,302.50		
Paid Chk# 108082	12/13/2017	XCEL ENERGY			
E 101-45203-381	Electric Utilities		\$4,893.14		SERVICE
E 101-41940-381	Electric Utilities		\$4,271.61		SERVICE
E 101-42200-381	Electric Utilities		\$516.02		SERVICE
E 610-40000-381	Electric Utilities		\$4,653.03		SERVICE
E 620-40000-381	Electric Utilities		\$1,425.80		SERVICE
E 101-41940-381	Electric Utilities		\$13.35		SERVICE
	Total XCEL ENERGY		\$15,772.95		
Paid Chk# 108083	12/13/2017	ZAHL-PMC			
E 101-41940-404	Repairs/Maint - Machin/Equip		\$470.36	0231523	FUEL PUMP REPAIRS
	Total ZAHL-PMC		\$470.36		
	10100 Anchor Bank		\$271,080.92		

Fund Summary

10100 Anchor Bank	
101 GENERAL FUND	\$52,599.42
233 LAKFRONT IMPROVE	\$3,070.50
401 PERM IMPROVEMENT	\$43,311.48
404 PARK AND TRAIL CIP	\$3,408.75
407 CELL TOWER	\$13,000.00
409 EQUIP REVOLVING	\$6,261.75
430 STREET CIP	\$12,302.50
610 WATER FUND	\$11,474.73
620 SEWER FUND	\$1,683.20
630 MOTOR VEHICLE	\$265.73
640 LIQUOR	\$115,612.26
650 SOLID WASTE	\$1,414.10
670 STORMWATER	\$962.50
802 ESCROW PROJECTS	\$5,714.00
	\$271,080.92



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7c
TITLE: Approval of Municipal Licenses	
PROPOSED MOTION: To Approve the Municipal Licenses as Attached	
PREPARED BY: Lori Krismer, Office Assistant	
REVIEWED BY: Becky Malone, City Clerk	

ACTION REQUESTED:

Staff recommends approval of the Municipal Licenses.

FINANCIAL OR BUDGET CONSIDERATION:

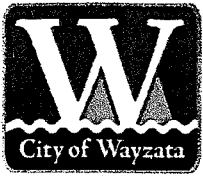
N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. One (1) day Temporary Consumption and Display Permit Application for the Performing Arts Concert – the Lux String Quartet at the Unitarian Universalist Church of Minnetonka
2. Wallack Kennel License Memo
3. List of Municipal Licenses Which Received Administrative Approval (informational only) and Municipal Licenses for City Council Approval



#120

APPLICATION FOR A 1 DAY TEMPORARY CONSUMPTION AND DISPLAY PERMIT

NAME OF ORGANIZATION: Unitarian Universalist Church of MinnetonkaDATE(S) OF EVENT: Saturday, Jan 27th 2018 START TIME: 7:30PM STOP TIME: 10:30PMNAME OF EVENT: Performing Arts Concert - The Lux String QuartetDESCRIPTION OF EVENT: Concert - QuartetNAME OF LOCATION WHERE EVENT WILL BE HELD: Unitarian Universalist ChurchADDRESS WHERE EVENT WILL BE HELD: 2030 Wayzata Blvd East, WayzataNAME OF PERSON IN CHARGE AT EVENT: William TregaskisTELEPHONE NUMBER OF PERSON IN CHARGE AT EVENT: [REDACTED]WHAT DO YOU PLAN TO CONSUME: Beer & wine
(BEER, WINE, OR INTOXICATING LIQUOR)DO YOU PLAN TO PROVIDE THE LIQUOR? ☒ NO, GUESTS WILL PROVIDE THEIR OWN LIQUOR
☐ YESA CERTIFICATE OF LIQUOR LIABILITY INSURANCE COVERAGE MUST BE ATTACHED. COVERAGE FOR THE ACTUAL EVENT LOCATION AND EXACT DATES OF THE EVENT MUST BE SHOWN. IS IT ATTACHED? ☒ YESLOCATION LICENSE/PERMIT WILL BE USED. IF AN OUTDOOR AREA, DESCRIBE:
Inside building @ 2030 Wayzata Blvd East

PLEASE ATTACH A MAP AND/OR DRAWINGS WHICH ILLUSTRATE YOUR LOCATION AT THE EVENT INCLUDING LOCATION OF TABLES, LOCATION OR BAR, ILLUSTRATION OF CONTROL MEASURES, ETC.

ARE MAP/DRAWINGS ATTACHED? ☐ YES

Notice Regarding Proposed City Ordinances: The City of Wayzata distributes general city information and notices electronically through an electronic notification system. As an applicant for a new business license or for a renewal of an existing business license, you can sign up to receive notices through the city's electronic notification system at the city's website at www.wayzata.org, and click on the Notify Me link. This would include getting notifications of any proposed ordinances at least ten days before the city council of Wayzata conducts a final vote on the proposed ordinance.

I, the undersigned, agree to indemnify and hold the City of Wayzata harmless from all losses, liabilities, damages, legal liabilities, costs or expenses (including but not limited to reasonable attorneys' fees and other litigation costs and expenses) that may arise in association with the above event.

SIGNATURE OF LICENSEE: Michael D. Elliott DATE: 9 Nov 17PRINT NAME: Michael D. ElliottCITY FEE AMOUNT: \$25.00 DATE FEE PAID: 12/4/17 RECEIPT # 38562POLICE CHIEF SIGNATURE: [Signature] DATE SIGNED: 12/4/17

APPROVED BY WAYZATA CITY COUNCIL ON: _____

CITY CLERK SIGNATURE: _____ DATE SIGNED: _____

COMMERCIAL LIABILITY CERTIFICATE OF INSURANCE

**THIS CERTIFICATE IS USED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER.
THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.**

NAME AND ADDRESS OF AGENCY Helland Agency, Inc. 18202 Minnetonka Blvd. Deephaven, MN. 55391	
NAME AND ADDRESS OF FIRST NAMED INSURED Unitarian Universalist Church 2030 Wayzata Blvd. East Wayzata, MN. 55391	This Certificate of Insurance neither affirmatively nor negatively amends, extends or alters the coverage or any provision of Policy No. <u>1296-430</u> issued by <u>GuideOne Specialty Ins. Co.</u>

This is to certify that policies of insurance listed below have been issued to the insured named above and are in force at this time.

TYPE OF INSURANCE	COMPANY AFFORDING COVERAGE AND POLICY NUMBER	POLICY EXPIRATION DATE	Limits of Liability	
			OCCURRENCE/AGGREGATE	OCCURRENCE/AGGREGATE
☒ COMMERCIAL GENERAL LIABILITY (OCCURRENCE FORM) ☐ _____ ☐ _____	☐ GuideOne Mutual ☐ GuideOne Elite ☒ GuideOne Specialty Mutual ☐ GuideOne America ☐ GuideOne Lloyds Policy # _____	4/1/2018	☐ \$ 300,000/\$ 600,000 ☐ 500,000/ 1,000,000 ☐ 1,000,000/ 2,000,000 ☐ _____/_____	☐ \$ 300,000/\$1,000,000 ☐ 500,000/ 1,500,000 ☒ 1,000,000/ 3,000,000
AUTOMOBILE LIABILITY SYMBOL ☐ ANY AUTO 1 ☐ ALL OWNED AUTOS 2 ☐ SCHEDULED AUTOS 7 ☒ HIRED AUTOS 8 ☒ NON-OWNED AUTOS 9	☒ GuideOne Mutual ☒ GuideOne Specialty Mutual Policy # <u>Same</u>		BODILY INJURY AND PROPERTY DAMAGE COMBINED	\$1,000,000
EXCESS LIABILITY ☒ UMBRELLA FORM	☒ GuideOne Mutual ☐ GuideOne Elite ☐ GuideOne Specialty Mutual ☐ GuideOne America ☐ GuideOne Lloyds Policy # _____	4/1/2018	OCCURRENCE/AGGREGATE	\$1,000,000 \$1,000,000
WORKERS' COMPENSATION and EMPLOYERS' LIABILITY	☒ GuideOne Mutual ☐ GuideOne Elite ☐ GuideOne Specialty Mutual ☐ GuideOne America ☐ GuideOne Lloyds Policy # _____	4/1/2018	STATUTORY	Included
			EACH ACCIDENT DISEASE —	\$100,000
			POLICY LIMITS DISEASE —	\$500,000
			EACH EMPLOYEE	\$100,000
Property Insurance OTHER	GuideOne Spec.	4/1/2018	Special Replacement	Per Schedule On File

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES

Church And Related Activities, Including Musical Concerts In The City Of Wayzata.

CANCELLATION: Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days* (unless otherwise indicated below) written notice to the below-named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company.

*Optional number of days written notice applicable in lieu of above only if indicated: N/A

NAME AND ADDRESS OF CERTIFICATE HOLDER:

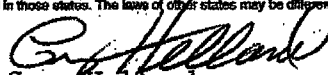
City Of Wayzata
 600 Rice Street
 Wayzata, MN. 55391

(FIRM AND ADDRESS)

THIS CERTIFICATE IS FOR INFORMATION ONLY; IT IS NOT A CONTRACT OF INSURANCE BUT ATTESTS THAT A POLICY AS NUMBERED HEREIN, AND AS IT STANDS AT THE DATE OF THIS CERTIFICATE, HAS BEEN ISSUED BY THE INSURER.

DATE ISSUED: 8/4/2017

Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance containing any materially false information, or conceals for the purpose of misleading, information concerning any material fact thereto, commits a fraudulent insurance act which is a crime. (This statement is required by the laws of New York and Ohio when this application is used in those states. The laws of other states may be different.)


 Greg Helland

AUTHORIZED REPRESENTATIVE



WAYZATA POLICE DEPARTMENT

600 Rice Street
Wayzata, MN 55391-1734
(952) 404-5340
Fax: (952) 404-5359

TO: Jeff Dahl, Wayzata City Manager

FROM: Officer Timothy McCarthy, Wayzata Police Department

DATE: December 13, 2017

Re: Kennel License at 215 Gleason Lake Rd

I inspected the residence at 215 Gleason Lake Rd on 12/13/17, after dog owner Andrea Wallack applied for a 2018 Wayzata Residential Kennel License. Ms Wallack's three small/medium size dogs each have a large kennel in the basement, which is well lit, clean, and warm.

The three dogs are all ten years old and they appear to be healthy and well cared for. They are indoor dogs and share the living space upstairs with their chosen human. The basement kennels are used when family members are absent from the residence. Two of the dogs are Jack Russell Terriers and the third is an Australian Shepherd. None show signs of viciousness.

Wayzata Police Department have not had any contacts concerning the dogs since 2009.

Based on my observations during the kennel inspection, I recommend re-approval of the kennel license for 215 Gleason Lake Rd and Andrea Wallack for 2018.

12/19/2017

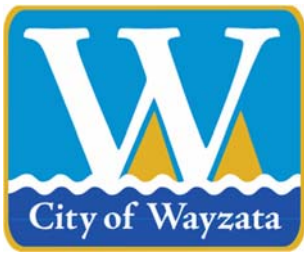
**THE FOLLOWING MUNICIPAL LICENSES
WERE APPROVED ADMINISTRATIVELY**

2018 Tree Removal and Treatment License	
Arbor Tech Tree & Landscape, Inc.	Sauk Rapids, MN
Emery's Tree Service, Inc.	Delano, MN
The Davey Tree Expert Company	Kent, OH
2018 Gas Fitter's License	
Forced Air Inc. dba Wenzel Heating & Air Conditioning	Egan, MN

LIST OF MUNICIPAL LICENSES FOR CITY COUNCIL APPROVAL

Recommended for approval, pending staff review for completeness of application materials

2018 Kennel License	
Andrea Wallack	Wayzata, MN
2018 Therapeutic Massage Personal License	
Shelley Harris - Wayzata Salon & Day Spa on the Bay	Wayzata, MN
Yolanda Muniz - Läka Spa	Wayzata, MN
Frances Diaz - Wayzata Salon and Day Spa on the Bay	Wayzata, MN
Koren Dolsen Walsh	Wayzata, MN
2018 Off-Sale 3.2 Percent Malt Liquor License	
Holiday Stationstores LLC DBA "Holiday Stationstore #129" (new owner)	Wayzata, MN
Holiday Stationstores Inc DBA "Holiday Stationstore #129" (current owner)	Wayzata, MN
2018 1 Day Temporary Consumption and Display Permit for a Quartet Concert at the Unitarian Universalist Church of Minnetonka on 1/27/2018	
Unitarian Universalist Church of Minnetonka	2030 Wayzata Blvd E, Wayzata, MN



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7d
TITLE: Police Activity Report	
PROPOSED MOTION: N/A	
PREPARED BY: Heather McKown, Administrative Records Specialist	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

The attached November 2017 Police Activity Report is for informational purposes only.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. November 2017 Police Activity Report

**WAYZATA POLICE DEPARTMENT
ACTIVITY REPORT – NOVEMBER, 2017**

DWI

Reported: 11-29-2017 2216

50 year old female from Eagan was arrested for driving under the influence of alcohol. Tested .10

Addresses Involved

1200 block of Wayzata Blvd E, Wayzata, MN 55391

Names Involved

(Arrested) Jonas, Katherine Ann (Age:50)

Theft

Reported: 11-29-2017 1605

Theft of mail. Loss \$10.00 or less.

Addresses Involved

100 block of Birch Lane W, Wayzata, MN 55391

Disturbance

Reported: 11-28-2017 2124

Report of a possible domestic. Officer located parties who were intoxicated and were advised of the complaint.

Addresses Involved

100 block of Peavey Lane, Wayzata, MN 55391

Assault

Reported: 11-28-2017 1919

Report of an assault. The victim did not want to pursue charges at this time.

Addresses Involved

100 block of Wayzata Blvd E, Wayzata, MN 55391

Theft

Reported: 11-28-2017 1340

Report of an identity theft. Loss \$1104.

Addresses Involved

100 block of Ferndale Rd S, Wayzata, MN 55391

Theft of Vehicle

Reported: 11-28-2017 0838

Theft of a vehicle and medical device. Loss \$103,000.

Addresses Involved

100 block of Ridgeview Dr., Wayzata, MN 55391

DWI

Reported: 11-25-2017 2248

69 year old male from Wayzata arrested for driving under the influence of alcohol. Tested .08

Addresses Involved

Rice St E & Barry Ave S, Wayzata, MN 55391

Names Involved

(Arrested) Otto, Mark Allan (Age:68)

Theft

Reported: 11-24-2017 2255

Report of a theft of a purse. The purse was recovered. This case is under investigation.

Addresses Involved

200 block of Grove Lane E, Wayzata, MN 55391

Damage to Property - Criminal

Reported: 11-23-2017 0857

Report of a vehicle being keyed. Unknown loss at this time.

Addresses Involved

100 block of Inglewood St, Long Lake, MN 55356

Domestic Assault

Reported: 11-22-2017 1928

Report of a domestic assault. Charges pending.

Addresses Involved

0 block of Westwood Dr, Long Lake, MN 55356

Utility/Public Works Issue

Reported: 11-20-2017 1522

Report of the smell of natural gas outside apartment complex. Wayzata Fire Department handled the call.

Addresses Involved

100 block of Wayzata Blvd E, Wayzata, MN 55391

DWI**Reported: 11-20-2017 0015**

24 year old female from Golden Valley arrested for driving while under the influence of alcohol. Tested .12

Addresses Involved

Hwy 12 & Carlson Pkwy, Minnetonka, MN

Names Involved

(Arrested) Wagenheim, Charlotte Rose (Age: 24)

Fire**Reported: 11-18-2017 0958**

Report of smoke alarms in neighboring apartment. The source of smoke was from burnt food. Wayzata Fire Department helped ventilate the apartment.

Addresses Involved

500 block of Wayzata Blvd E, Wayzata, MN 55391

DWI**Reported: 11-18-2017**

48 year old female from Wayzata arrested for driving while under the influence. Refused to test.

Addresses Involved

Hwy 12 W & Gleason Lake Rd, Wayzata, MN 55391

Names Involved

(Arrested) Faber, Stacy Amber (Age: 47)

Domestic Assault**Reported: 11-17-2017 1754**

Report of a physical domestic. No apparent signs of injury. Parties agreed to separate for the evening.

Addresses Involved

400 block of Wayzata Blvd E, Wayzata, MN 55391

Utility Check/Public Works Issue**Reported: 11-17-2017 1716**

Report of a water main break at the park. Long Lake Public Works was advised.

Addresses Involved

300 block of Harrington Dr., Long Lake, MN 55356

Domestic**Reported: 11-16-2017 0025**

Verbal argument between married couple. The couple agreed to separate for the evening.

Addresses Involved

200 block of Central Ave N, Wayzata, MN 55391

Domestic**Reported: 11-14-2017 1816**

Report of two males arguing. Males were separated for the night.

Addresses Involved

100 block of Broadway Ave N, Wayzata, MN 55391

Animal**Reported: 11-14-2017 0746**

Report of a dog biting a person.

Addresses Involved

1700 block of Watertown Rd, Long Lake, MN 55356

Damage to Property**Reported: 11-13-2017 1210**

Report of tires that were slashed overnight. Unknown loss. Victim did not wish to pursue charges.

Addresses Involved

100 block of Peavey Lane, Wayzata, MN 55391

Theft of Vehicle**Reported: 11-13-2017 0847**

Report of a theft of a vehicle. Loss \$8995.

Addresses Involved

1800 block of Wayzata Blvd E, Wayzata, MN 55391

Domestic Assault**Reported: 11-12-2017 1758**

Report of a domestic assault. Charges pending.

Addresses Involved

100 block of Broadway Ave N, Wayzata, MN 55391

Tampering with MV**Reported: 11-12-2017 0829**

Report of unknown suspect(s) that had gone through two vehicles overnight. No loss reported.

Addresses Involved100 block of Hunters Glen Rd, Wayzata, MN 55391

Domestic Assault**Reported: 11-12-2017 0053**

49 year old female from Medina arrested for domestic assault.

Addresses Involved

900 block of Lake St E, Wayzata, MN 55391

Names Involved(Arrested) Steine, Jill Marie (Age:49)

Suspicious**Reported: 11-11-2017 1922**

Report of a suspicious occupied vehicle, with parties using a drone. Officer made contact and advised parties of the complaint.

Addresses Involved1000 block of Wayzata Blvd E, Wayzata, MN 55391

Unwanted Person**Reported: 11-11-2017 0348**

Report of multiple unwanted people at a house party refusing to leave. Wayzata officer and surrounding agencies helped dismiss partygoers from the residence.

Addresses Involved200 block of Wayzata Blvd E, Wayzata, MN 55391

Disturbance**Reported: 11-10-2017 2312**

Report of a loud party. Upon arrival, officers noted a large number of people leaving the residence. Resident advised.

Addresses Involved200 block of Wayzata Blvd E, Wayzata, MN 55391

Alcohol**Reported: 11-10-2017 1224**

Report of an intoxicated male who was unconscious. Male was transported to a detox facility.

Addresses Involved700 block of Mill St E, Wayzata, MN 55391

Disturbance**Reported: 11-10-2017 1223**

Report of a possible fight in the parking lot. Officer was unable to locate parties involved.

Addresses Involved1000 block of Wayzata Blvd E, Wayzata, MN 55391

Theft of Vehicle**Reported: 11-10-2017 0906**

Report of a theft of a vehicle. Loss \$9995.

Addresses Involved1800 block of Wayzata Blvd E, Wayzata, MN 55391

Domestic**Reported: 11-09-2017 2212**

Report of a verbal domestic. Officers helped mediate the situation.

Addresses Involved100 block of Circle A Dr S, Wayzata, MN 55391

Damage to Property - Criminal**Reported: 11-09-2017 1428**

Report of a vehicle being keyed. Loss \$1108.

Addresses Involved1300 block of Wayzata Blvd E, Wayzata, MN 55391

Fraud**Reported: 11-09-2017 1038**

Report of an attempted scam. Officer advised of identity protection resources.

Addresses Involved300 block of Pondridge Circle, Wayzata, MN 55391

Disturbance **Reported: 11-07-2017 1958**

Report of a possible homeless person causing a disturbance. Officer located the person and transported them to a bus station.

Addresses Involved

1100 block of Wayzata Blvd E, Wayzata, MN 55391

Fraud **Reported: 11-07-2017 1610**

Report of a craigslist scam. No loss reported.

Addresses Involved

200 block of Lake St E, Wayzata, MN 55391

Customer Trouble **Reported: 11-07-2017 1217**

Report of a customer causing a disturbance in the lobby. Officer advised the customer of the complaint who then left the business.

Addresses Involved

100 block of Central Ave N, Wayzata, MN 55391

Damage to Property - Criminal **Reported: 11-06-2017 1736**

Report of damage to an outdoor power cord. Loss \$250.

Addresses Involved

200 block of Grove Lane E, Wayzata, MN 55391

Suspicious **Reported: 11-06-2017 0738**

Report of a vehicle that had been egged overnight. Information only, no loss reported.

Addresses Involved

700 block of Lake St E, Wayzata, MN 55391

Theft **Reported: 11-06-2017 0348**

Theft of cigarettes. Loss \$185.

Addresses Involved

1300 block of Wayzata Blvd E, Wayzata, MN 55391

DWI **Reported: 11-05-2017 2307**

28 year old female from Fridley arrested for driving while under the influence. Refused to test.

Addresses Involved

Hillside Dr W & Shoreline Dr, Wayzata, MN 55391

Names Involved

(Arrested) Kasal, Jamie Diane (Age:28)

Fire **Reported: 11-05-2017 2109**

Report of a dumpster on fire. Fire was put out by the Wayzata Fire Department.

Addresses Involved

800 block of Lake St E, Wayzata, MN 55391

DWI **Reported: 11-05-2017 0055**

43 year old female from Minnetrista arrested for driving while under the influence of alcohol. Tested .09

Addresses Involved

100 block of Central Ave N, Wayzata, MN 55391

Names Involved

(Arrested) Peterson, Christine Mary (Age:43)

Theft **Reported: 11-04-2017 1051**

Report of an identity theft. No loss at this time.

Addresses Involved

100 block of Gleason Lake Rd, Wayzata, MN 55391

Utility/Public Works Issue **Reported: 11-02-2017 1206**

Report of a gas line struck by a contractor. Long Lake Fire Department handled call.

Addresses Involved

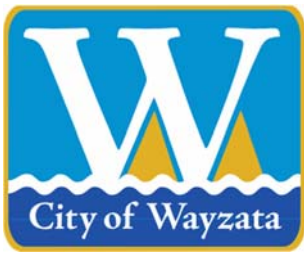
0 block of Apple Glen Rd, Long Lake, MN 55356

TRAFFIC – NOVEMBER, 2017

CITATIONS	77
WRITTEN WARNINGS	7
VERBAL WARNINGS	60

Description	Nov 2017
MISSING ANIMAL	2
FOUND ANIMAL	1
FOUND PROPERTY	4
ABANDONED VEHICLE	2
PIMV	1
PDMV	9
H & R PDMV	4
PDMV & DEER	1
ANIMAL BITE	1
Other Fire/Smoke	2
Structure/Object Fire	1
FIRE ALARM	6
GAS LEAK/SMELL	4
HAZ ROAD CONDITION	6
RR Crossing Hazard	1
SUDDEN DEATH	1
OTHER MEDICAL	45
Medical Alarm	1
DETOX PATIENT	1
72 Hour Hold/Emergency Admission	2
WELFARE CHECK - ADULT	15
WELFARE CHECK - JUV	1
INFO REC'D	14
VERBAL DOMESTIC	4
CIVIL MATTER	7
DISTURBANCE/FIGHT/LOUD PARTY/HARASSMENT	8
RECEIVE COURT ORDER/OFP	1
SUSPICION	25
OPEN DOOR/WINDOW	1
CONFIDENTIAL INFO	1
SCAM/FRAUD ATTEMPT	2
MISC. JUVENILE PROBLEM	1
DRIVING/TRAFFIC COMPLAINT	30
PARKING COMPL	7
HOUSE/BUSINESS CHECKS	4
RECORD CHECKS	9
OTHER PERMITS	11

FIREARM PERMIT	2
HC SHERIFFS PERMIT TO CARRY	2
LIQUOR LICENSE CHECKS/PERMIT	1
PARKING PERMIT	3
ANIMAL COMPLAINT/CHECK	10
DISPATCH ANIMAL	2
DOG LICENSE ISSUED	3
KENNEL APP/LICENSE	5
PATROL REQUEST	2
ADULT PROTECTION ASSIST	2
FINGERPRINTS	1
ASSIST CHILD PROTECTION	1
MOTORIST ASSIST/STALL	14
UTILITY PROBLEM	4
PUBLIC ASSIST	17
LOCKOUT	9
BUSINESS ALARM	19
HOME ALARM	16
911 HANG-UP	7
Park Violation - Verbal Warning	1
ASSIST OTHER DEPT	13
TRAFFIC CONTROL / DIRECT ENFORCEMENT	6
CASE FOLLOW UP	2
ASLT 5-MS-INFLICT BD HRM-HANDS-ASLT-AC	1
DOM ASLT-MS-INFLT BODILY HARM-HANDS-AD-FAM	2
ASLT-DOMESTIC-MS-INFLT BODLY HRM-HNDS-ADLT-AC	2
DRUGS-SM AMT IN MOT VEH-POSS-MARIJ-UNK	1
DRUGS-DRUG PARAPH-POSSESS-UNK-UNK	1
TRAF-AC-GM-3RD DEG DWI-REFUSAL TO TEST-MV	2
TRAF-ACC-M-4TH DEG DWI-UI ALCOHOL-MV	4
LIQUOR-UNDERAGE CONSUMPTION 18-21	1
DISTURB PEACE-MS-HARRASSING COMMUNICATIONS	1
PROP DAMAGE-UNK LVL-PRIVATE-UNK INTENT	2
PROP DAMAGE-FE-PRIVATE-UNK INTENT	1
PROP DAMAGE-MS-PRIVATE-OTHER INTENT	1
THEFT-UNK LVL VAL-FRM BUILDING-OTH PROP	1
THEFT-OVER 5000 DLRS FE-MTR VEH-OTH PROP	1
THEFT-500 OR LESS MS-UNKNOWN-MONEY	1
THEFT-500 OR LESS MS-BLDG-OTH PROP	1
THEFT-500 OR LESS MS-MAIL-OTHER PROPERTY	1
THEFT-UNK LVL-IDENTITY THEFT-UNK LOSS	1
THEFT-FE-IDENTITY THEFT-501-2500	1
THEFT-FE-AUTO-MORE THAN 2500	3
VEH-250 OR LESS-MS-TAMPER WITH-AUTO	1



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7e
TITLE: Building Activity Report	
PROPOSED MOTION: N/A	
PREPARED BY: Jason Wagner, Building Inspector	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

The attached November 2017 Building Activity Report is for informational purposes only.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. November Building Activity Report

YTD - Oct 2016	2017 May	2017 June	2017 July	Aug-17	Sep-17	Oct-17	Nov-17
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BUILDING CONSTRUCTION

NUMBER OF BLDG. PERMITS	171	17	23	20	21	17	20	18
PROJECT VALUE	\$60,109,492.61	\$1,989,166.00	\$3,325,192.00	\$1,719,188.00	\$2,640,434.00	\$3,056,050.00	\$2,674,533.00	\$5,364,745.00
BUILDING PERMIT FEE	\$319,996.25	\$14,280.00	\$25,848.50	\$14,884.90	\$21,323.50	\$19,669.25	\$20,682.25	\$35,271.96
PLAN CHECK FEE	\$188,253.89	\$8,141.08	\$12,177.18	\$8,347.12	\$7,268.04	\$11,432.77	\$11,621.97	\$21,661.24

EXTERIOR REPAIR

NUMBER OF PERMITS	101	27	16	6	10	7	8	4
PROJECT VALUE	\$2,580,578.49	\$443,360.00	\$119,963.48	\$48,105.00	\$230,718.54	\$149,047.47	\$124,845.00	\$81,970.64
PERMIT FEE	\$ 38,750.75	\$ 7,511.00	\$ 2,743.48	\$ 1,017.75	\$3,285.50	\$ 2,193.75	\$ 2,187.25	\$1,305.25

MECHANICAL

NUMBER OF PERMITS	149	17	17	14	11	14	18	18
PROJECT VALUE	3,797,185.83	\$717,717.00	164,792.00	56,521.12	98,463.00	314,383.00	104,203.00	177,384.50
PERMIT FEE	64,436.33	\$11,515.26	3,315.59	1,211.69	1,977.25	5,666.96	2,084.06	3,366.71

PLUMBING

NUMBER OF PERMITS	140	17	19	11	18	21	25	8
PROJECT VALUE	\$2,611,571.19	\$374,225.00	\$149,444.70	\$129,210.00	\$149,945.55	\$123,955.00	\$213,561.00	\$87,550.00
PERMIT FEE	\$45,397.11	\$6,528.50	\$2,877.96	\$2,636.11	\$2,966.83	\$2,572.40	\$4,333.40	\$1,775.00

TOTAL # OF PERMITS	561	78	75	51	60	59	71	48
TOTAL INCOME	\$656,834.33	\$47,975.84	\$46,962.71	\$28,097.57	\$53,172.85	\$41,535.13	\$40,908.93	\$63,380.16

NUMBER OF INSPECTIONS

BUILDING	645	54	61	55	62	50	47	52
EXTERIOR	118	12	32	16	4	14	2	11
HVAC	308	29	25	18	18	22	35	14
PLUMBING	287	34	26	20	17	21	29	20
OTHER								
TOTAL # OF INSPECTIONS	1358	129	144	109	101	107	113	97

RENTAL HOUSING INSPECTIONS

INSPECTIONS		3	2		0	0	0	1
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YTD-Nov-17

BUILDING CONSTRUCTION

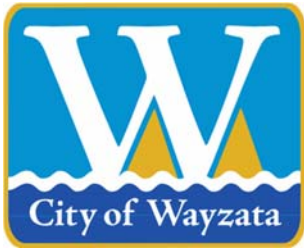
NUMBER OF BLDG. PERMITS	200
PROJECT VALUE	\$24,800,617.33
BUILDING PERMIT FEE	\$198,138.61
PLAN CHECK FEE	\$100,235.70
EXTERIOR REPAIR	
NUMBER OF PERMITS	95
PROJECT VALUE	\$1,536,376.13
PERMIT FEE	\$ 25,323.48
MECHANICAL	
NUMBER OF PERMITS	162
PROJECT VALUE	\$2,139,059.62
PERMIT FEE	\$39,037.94
PLUMBING	
NUMBER OF PERMITS	175
PROJECT VALUE	\$1,611,521.25
PERMIT FEE	\$31,610.10
TOTAL # OF PERMITS	632
TOTAL INCOME	\$410,697.56

NUMBER OF INSPECTIONS

BUILDING	591
EXTERIOR	112
HVAC	324
PLUMBING	274
OTHER	
TOTAL # OF INSPECTIONS	1301

RENTAL HOUSING INSPECTION

INSPECTIONS	75
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City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7f
TITLE: Approval of Resolution No. 70-2017, Approving A PUD extension for Meyer Place at 105 Lake St E	
PROPOSED MOTION: To Approve Resolution 70-2017, Approving A PUD extension for Meyer Place at 105 Lake St E	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends approval of a one-year extension of the PUD.

FINANCIAL OR BUDGET CONSIDERATION:

The extension of the PUD does not have any impact on the City budget.

BACKGROUND:

On December 20, 2016, the City Council approved the development application for Meyer Place at 105 Lake St E. The development application includes demolition of the Meyer Brothers Dairy buildings, and construction of a three story residential condominium building with one level of underground parking. The Council approval included the following:

- Rezoning from C-4A to PUD/Planned Unit Development
- PUD concept and general plans of development
- Project design

The City's zoning ordinance states that construction of a PUD project must begin within 12 months of City Council approval. The City Council may approve an extension to the PUD prior to the expiration of the 12-month period. An applicant must state the facts of the request, showing a good faith attempt to utilize the permit, and the additional time being requested to begin the proposed construction.

The PUD will expire on December 20, 2017. Tom Bakritges with Meyer Place at Ferndale has submitted an application requesting that the City Council approve an extension of the zoning approvals, until December 19, 2018. The application notes that the applicant is not able to begin construction because of complexities with winter construction.

In reviewing the extension request, staff has reviewed whether or not there have been any changes to the City Code that would impact the original project approval. Since the 2016 approval, there have not been any amendments to the City's zoning ordinance that impact the project.

ATTACHMENTS:

1. Applicant's extension request
2. City Council Draft Resolution No. 70-2017
3. City Council Resolution No. 58-2016



November 15 2017

Jeff Thomson, Director of Planning and Building
Wayzata City Council
City of Wayzata
600 Rice Street E
Wayzata, MN 55487-0241

RE: Meyer Place Project Extension to Planned Unit Development (PUD) Approvals for 105 Lake Street East, Wayzata

Dear Mr. Thomson and City Council Members,

We are requesting an extension of time for the Meyer Place at Ferndale approved Planned Unit Development (PUD) a residential condo project.

The City Council approved the PUD in Resolution 58-2016 on December 20, 2016. The City's PUD ordinance requires that construction begin within 12 months of Council approval.

Due to the project complexities and winter construction upon us, it is best for all parties to move the construction start to early spring of 2018.

We are very excited as we prepare Meyer Place at Ferndale for next spring. We appreciate your consideration and look forward for your support of our extension of time request.

Thank you,

A blue ink signature of Tom Bakritges, written in a cursive style.

Tom Bakritges
Director of Land Development

CC: Meyer Family
Tim Whitten, Architect
Mike Swanson, VP of Construction JMS
Gary Eidson, Fabyanske, Westra, Hart & Thomson, P.A.

CITY OF WAYZATA

DRAFT RESOLUTION NO. 70-2017

**RESOLUTION APPROVING A PUD EXTENSION FOR MEYER PLACE
AT 105 LAKE ST E**

WHEREAS, the City Council adopted Resolution No. 58-2016 on December 20, 2016, which included the following zoning approvals at 105 Lake St E:

- Rezoning from C-4A to PUD/Planned Unit Development;
- Concurrent PUD Concept and General Plan of Development; and
- Project Design

WHEREAS, City Code Section 801.33 Subd. 10.D states that physical implementation of any approved PUD project must begin within twelve (12) months following City Council approval of the PUD permit for that project; and

WHEREAS, City Code Section 801.33 Subd. 10.D states that failure to initiate project implementation within the appropriate time period automatically shall cancel the PUD permit for a project unless an extension of said permit is approved by the Council prior to the date of cancellation; and

WHEREAS, City Code Section 801.33 Subd. 10.D states that an application for extension of a PUD permit shall be administered in the same manner as outlined in Section 801.04.6.B of the City Code; and

WHEREAS, City Code Section 801.04 Subd. 6.B states that an application to extend the approval of a conditional use permit shall state the facts of the request, showing a good faith attempt to utilize the permit, and it shall state the additional time being requested to begin the proposed construction; and

WHEREAS, City Code Section 801.04 Subd. 6.C states that in making its determination on whether an applicant has made a good faith attempt to utilize the permit, the City Council shall consider such factors as the type, design, and size of the proposed construction, any applicable restrictions on financing, or special and/or unique circumstances beyond the control of the applicant which have caused the delay; and

WHEREAS, Meyer Place at Ferndale has submitted an application stating that they are not able to begin construction because of complexities with winter construction, and therefore is requesting a one year extension of the PUD;

THEREFORE, BE IT RESOLVED, that the Wayzata City Council finds that the applicant has made a good faith attempt to utilize the PUD permit, and approves

a one year extension of the PUD permit approved by City Council Resolution 58-2016, attached as Exhibit A, until December 19, 2018.

Adopted by the Wayzata City Council this 19th day of December, 2017.

Mayor Kenneth Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution:

I hereby certify that the foregoing is a true and correct copy of Resolution No. 70-2017 adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on December 19, 2017.

Becky Malone, Deputy City Clerk

SEAL

EXHIBIT A

City Council Resolution 58-2016

DRAFT

RESOLUTION NO. 58-2016

RESOLUTION APPROVING PUD CONCEPT AND GENERAL PLANS, PUD REZONING, AND PROJECT DESIGN FOR NEW THREE STORY RESIDENTIAL DEVELOPMENT AT 105 LAKE STREET EAST

WHEREAS, Homestead Partners, and the property owner, Meyer Properties, (together, the "Applicant") have submitted a development application (the "Application") to redevelop the Meyer Brothers Dairy site at 105 Lake Street East into a new residential planned unit development, involving demolition of the existing vacant commercial buildings and construction of a new three story residential building with up to 21 residential condominium units and 52 underground enclosed parking spaces (the "Project"); and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, has held a public hearing on the Application, made findings of fact on each of the land use requests in the Application, and delivered a Report and Recommendation to the City Council, attached to this Resolution as Attachment A;

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

A. Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, the standards of the Wayzata Zoning Ordinance, and the Planning Commission Report and Recommendation of Approval of the Application, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby confirms and memorializes that the Application meets the applicable requirements of Wayzata's Zoning Ordinance, including that the proposed PUD project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area, and that the Project does conform with the overall intent and purpose of Section 33 (Planned Unit Development).

B. Based on the foregoing, the following requests in the Application (as defined in the Planning Commission Report and Recommendation) are **HEREBY APPROVED**, subject to the conditions listed in Section C of this Resolution:

1. Rezoning from C-4A to PUD/Planned Unit District for new residential condominium development
2. Concurrent PUD Concept and General Plan of Development for new residential condominium development
3. Project Design, including the Deviations

C. The approvals listed in Section B of this Resolution are conditioned upon satisfaction and continuing compliance with all of the following:

1. The Applicant must enter into a stormwater maintenance agreement with the City that meets with the approval of the City Engineer, covering the design, installation, maintenance, and inspection of all stormwater management systems approved as part of the Application, which must be recorded against the Property.
2. The Applicant must revise the PUD Concept and General Plans to extend the sidewalk along Ferndale Rd S further to the north to connect to Edgewood Court. The design of the sidewalk must be the same as the Ferndale Rd S sidewalk shown on the PUD Concept and General Plans, and must be located within the City's right of way. The final sidewalk design must be reviewed and approved by the City Engineer.
3. The Applicant and future homeowners association must enter into an agreement with the City regarding the public feature shown on the southwest corner of the Property, as depicted on the Site Plan. The agreement must include 1) process for the applicant to work with the City's public art committee and City staff regarding the public feature, 2) the public feature must be consistent with the City's public art policy, 3) the applicant provide a defined budget to be paid by the applicant, 4) the applicant dedicate an easement to the City for the public feature, and 5) the maintenance and cost to maintain the public feature must be paid by the homeowners association.
4. The Applicant must secure all necessary building permits for construction, and comply with all laws and regulations applicable to the Project.
5. All expenses of the City of Wayzata related to processing the Application, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.
6. The Applicant must enter into a Development Agreement with the City for the Project, that addresses the conditions of approval and the requirements of the Zoning Ordinance, in a form acceptable to the City Attorney.

Adopted by the Wayzata City Council this 20th day of December, 2016.



Mayor Ken Willcox

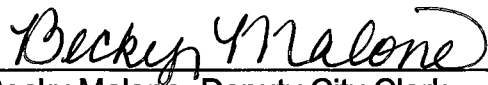
ATTEST:



City Manager Jeffrey Dahl**ACTION ON THIS RESOLUTION:**

Motion for adoption: Tyacke
Seconded by: Anderson
Voted in favor of: Anderson, Mullin, Tyacke, Willcox
Voted against: McCarthy
Abstained: None
Absent: None
Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on December 20, 2016.



Becky Malone, Deputy City Clerk
SEAL**Attachment A**

Planning Commission Report and Recommendation, dated December 5, 2016



WAYZATA PLANNING COMMISSION

December 5, 2016

REPORT AND RECOMMENDATION OF APPROVAL OF PUD REZONING, CONCURRENT PUD CONCEPT AND GENERAL PLAN OF DEVELOPMENT, AND PROJECT DESIGN FOR NEW THREE STORY RESIDENTIAL DEVELOPMENT AT 105 LAKE STREET EAST

SUMMARY OF RECOMMENDATION

1. **Approval** of Rezoning from C-4A to PUD/Planned Unit District for new residential condominium development
2. **Approval** of Concurrent PUD Concept and General Plan of Development for new residential condominium development
3. **Approval** of Project Design

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Project.** Homestead Partners, and the property owner, Meyer Properties, (together, the "Applicant") have submitted a development application (the "Application") to redevelop the Meyer Brothers Dairy site at 105 Lake Street E into a new residential planned unit development, involving demolition of the existing vacant commercial building and construction of a new three story residential building with up to 21 residential condominium units and 52 underground enclosed parking spaces (the "Project").
- 1.2 **Application Requests.** As part of the Application, the Applicant is requesting approval of the following land use requests:
 - A. **Rezoning from C-4A to PUD/Planned Unit Development:** The property is currently zoned C-4A, and the Applicant is requesting a rezoning to PUD (the "Rezoning" or "Zoning Amendment").
 - B. **Concurrent PUD Concept and General Plan of Development:** A rezoning to

PUD requires both concept and general plan of development review. The applicant is requesting concurrent review of both the concept plan and general plan, as shown on Attachment B. (the "PUD Concept and General Plan").

- B. Design: Construction of a new building requires design review and approval of the design ("Project Design") under the standards of Section 801.09.1.5 of the Zoning Ordinance ("Design Standards"). The Applicant is requesting approval of the design elements of the building, as well as certain deviations from the Design Standards, further detailed in the Design Critique and Staff Report, that pertain to (i) building recession; (ii) Ferndale sidewalk; and (iii) roof color (the "Deviations").

- 1.3 Property. The address, property identification number and owner of the parcel comprising the subject property (the "Property") are:

105 Lake Street E	06-117-22-23-0034	Meyer Properties
-------------------	-------------------	------------------

- 1.4 Land Use Designations. The Property falls within the following land use districts:

Current zoning:	C-4A/Limited Central Business District
Comp plan designation:	Central Business District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Wayzata Sun Sailor* on October 27, 2016. A copy of the notice was mailed to all property owners located with 350 feet of the Property on October 28, 2016. The required public hearing was held at the November 7, 2016 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Zoning Ordinance Amendments / Rezoning.

In considering a proposed amendment to the Zoning Ordinance, the Planning Commission shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's conformity with present and future land uses of the area.
- C. The proposed use's conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.

- E. The proposed use's impact upon property value in the area in which it is proposed.
- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

2.2 Planned Unit Developments (PUDs).

- A. Intent and Purpose of PUDs. Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
 - 1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
 - 2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 - 3. More convenience in location and design of development and service facilities.
 - 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
 - 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 - 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 - 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)

8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.
 3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
 4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
 5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
 6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property

Owners Association, provided the conditions of 801.33.2.A.6.c are met.

7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City._
14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied

within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

2.3 Design Standards. All new nonresidential building construction in the City must comply with the Design Standards found in Section 9 of the Zoning Ordinance. The Project falls within the Lake Street Design District, and the relevant design standards applicable to the Project are outlined in the attached "Design Critique" (Attachment A). Deviations from the Design Standards may be permitted under Sec. 801.09.21 (with the exception of Section 7 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a finding that the negative impact of such deviation is outweighed by one or more of the following factors:

1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
3. The positive effect of the project on the area in which the project is proposed.
4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

3.2 Zoning Ordinance Amendments / Rezoning. The proposed use associated with the Project (the "Proposed Use") would not have an adverse effect on surrounding

properties or the community, and meets the standards for a zoning ordinance amendment:

- A. The Proposed Use is consistent with the Comprehensive Plan land use designation of the Property, and meets the policies of the Comp Plan for the Central Business District (CBD), which call for a mix of commercial, office, and residential uses in the area; high quality development; design and architecture that compliments the area; ease of vehicular and pedestrian traffic; improvements to sidewalks, walkways and street furniture; enhanced street trees and landscaping elements; orderly transition between commercial/office areas of the CBD and adjacent residential neighborhoods; upper story housing with third floor setbacks; and redevelopment of property in need of redevelopment.
- B. The Proposed Use is consistent with current and future land uses in the area.
- C. The Proposed Use would meet the performance standards outlined in the Zoning Ordinance, except those for which approvals of Deviations have been requested.
- D. The Proposed Use would not adversely impact surrounding properties, as noted by multiple neighboring property owners that have expressed support of the Project.
- E. The Proposed Use would not negatively impact property values in the area.
- F. The existing transportation facilities can meet the traffic demand of the Proposed Use.
- G. The Proposed Use would not exceed service capacity of public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

3.2 PUD. The PUD Concept Plan meets the purpose and intent of the PUD Ordinance.

- A. The PUD reflects higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- B. The PUD meets the land use designation for the Property, and is consistent with the goals and objectives of the comprehensive plan.
- C. The PUD creates a more desirable and creative environment than would be possible under the existing C-4A/Limited Central Business District.
- D. In addition, the PUD meets all of the following PUD general standards listed in Section 801.33.2.A of the Zoning Ordinance for residential PUDs:

1. Health Safety and Welfare. The Project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area, and conforms with the overall intent and purpose of the PUD Ordinance as noted in this Report.
2. Ownership. The Applicant owns all of the property to be included in the PUD.
3. Comprehensive Plan Consistency. The Project is consistent with the City's Comprehensive Plan as noted in this Report.
4. Sanitary Sewer Plan Consistency. The Project is consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The Project will provide common private and public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and the Development Agreement with the Applicant for the Project should contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. The Development Agreement for the Project and future Property Owners Association governing documents should contain provisions to assure the continued operation and maintenance of the common private and public open space and service facilities provided within the Project.
7. Staging of Public and Common Open Space. The Development Application is not planned as a staged development. The Project, including the common private and public open space, would all be constructed at one time.
8. Density. The Project density standards are acceptable to the City and consistent with the Comprehensive Plan.
9. Utilities. As a condition of approval, all utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. As a condition of approval, all utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. The Project will not have roadways.

12. Landscaping. The Applicant has submitted a detailed and acceptable landscaping plan that considers the natural features of the Property and surrounding area, the architectural characteristics of the proposed structure and the overall scheme of the Project.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Project meet the standards of the previous zoning district.
14. Height. The maximum building height in the Project will not exceed thirty five (35) feet and three (3) stories.

3.3 Project Design. The Project meets the applicable provisions of the Design Standards except for the Deviations as shown in the attached Design Critique. Any negative impacts of the Deviations are outweighed by the following factors:

1. The extent to which the Project advances specific policies and provisions of the City's Comprehensive Plan, as noted in this Report.
2. The extent to which the deviations permit greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards, as noted in the record.
3. The positive effect of the Project on the area in which the Project is proposed.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the following land use requests in the Application:

1. Rezoning from C-4A to PUD/Planned Unit District for new residential condominium development
2. Concurrent PUD Concept and General Plan of Development for new residential condominium development
3. Project Design, including the Deviations

4.2 Recommended Conditions of Approval. The Planning Commission recommends the above approvals be conditioned upon the following:

1. The Applicant must enter into a stormwater maintenance agreement with the City that will cover design, installation, maintenance, and inspection of all stormwater management systems approved as part of this Application, which will be recorded against the Property.
2. The Applicant must revise the PUD Concept and General Plans to extend the

sidewalk along Ferndale Rd S further to the north to connect to Edgewood Court. The design of the sidewalk must be the same as the Ferndale Rd S sidewalk shown on the PUD Concept and General Plans, and must be located within the City's right of way. The final sidewalk design must be reviewed and approved by the City Engineer.

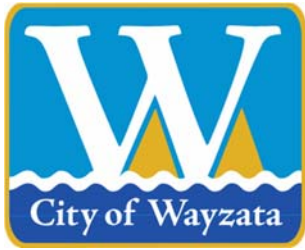
3. The Applicant and/or the Property Owners' Association must enter into an agreement with the City for maintenance of the common open area in the southwest corner of the Property, as depicted on the Site Plan.
4. The Applicant must secure all necessary building permits for construction, and all laws and regulations applicable to the Project.
5. All expenses of the City of Wayzata related to processing the Application, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.
6. The Applicant must enter into a Development Agreement with the City for the Project, that addresses the conditions of approval and the requirements of the Zoning Ordinance, in a form acceptable to the City Attorney.

Adopted by the Wayzata Planning Commission this 5th day of December 2016.

Voting In Favor: Flannigan, Gonzalez, Murray
Voting Against: Gruber, Iverson
Abstaining: None
Absent: Gnos, Young

Attachment A

Design Critique



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7g
TITLE: Approval of Resolution No. 69-2017, Approving Preliminary and Final Plat Subdivision at 227 Walker Ave N, 529 Park St E, and 521 Park St E	
PROPOSED MOTION: To Approve Resolution No. 69-2017, Approving Preliminary and Final Plat Subdivision at 227 Walker Ave N, 529 Park St E, and 521 Park St E	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

City staff recommends that the City Council adopt the resolution approving the preliminary and final plat subdivision, as recommended by the Planning Commission.

FINANCIAL OR BUDGET CONSIDERATION:

The development application does not have any impact on the 2017 City's General Fund Budget.

BACKGROUND:

Application Overview

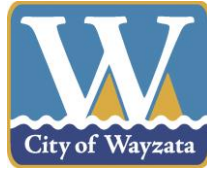
The property owners, Joseph and Mary Kiser, have submitted a development application to combine the two lots at 227 Walker Ave N, 529 Park St E, and a portion of 521 Park St E into one lot. The development application requests approval of preliminary and final plat subdivision.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on December 4, 2017. After discussing the application, the Planning Commission voted five (5) in favor and zero (0) opposed to adopt a recommendation for approval of the development application.

ATTACHMENTS:

1. December 4, 2017 Staff Report
2. Proposed subdivision
3. City Council Resolution 06-2015 approving 2015 subdivision
4. Draft Resolution No. 69-2017
5. Planning Commission Report and Recommendation



**Staff Report
December 4, 2017**

Project Name: Kiser Subdivision
Applicant Joseph and Mary Kiser
Addresses of Request: 227 Walker Ave N, 521 and 529 Park St E
Prepared by: Jeff Thomson, Director of Planning and Building

Development Application

Introduction

The property owners, Joseph and Mary Kiser, have submitted a development application to combine the two lots at 227 Walker Ave N, 529 Park St E, and a portion of 521 Park St E into one lot. The development application requests approval of preliminary and final plat subdivision.

Property Information

The property identification number and owner of the properties are as follows:

Address	PID	Owner
227 Walker Ave N	06-117-22-24-0081	J C Kiser II & M E Graziano
521 Park St E	06-117-22-24-0082	Mary E Kiser
529 Park St E	06-117-22-24-0080	Joseph C Kiser & Mary E Kiser

The current zoning and comprehensive plan land use designation for the properties are as follows:

Current zoning:	R-3A/Single and Two Family Residential District
Comp plan designation:	Low Density Single Family
Overlay districts:	None

Project Location

The properties are located on the northwest corner of the Walker Ave N and Park St E intersection:

Map 1: Project Location



Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the three existing lots into two lots.

Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Single-family homes	R-3A/Single and Two Family Residential District	Low Density Single Family
East	Walker Ave N	N/A	N/A
	Single-family homes	R-3A/Single and Two Family Residential District	Low Density Single Family
South	Park St E	N/A	N/A
	Single-family homes	R-3A/Single and Two Family Residential District	Low Density Single Family
West	City cemetery	R-3A/Single and Two Family Residential District	Institutional/Public

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on November 23, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on November 22, 2017.

Analysis of Application

Background Information

In January 2015, the same property owners applied for, and the City Council approved, a preliminary and final plat to combine the 227 Walker Ave N and 529 Park St E lots into one lot. A condition of the plat approval required the applicants to record the final plat within 120 days to complete the lot combination, which is consistent with the City's subdivision requirements. The plat was never filed with Hennepin County, and the 2015 approval has therefore expired. The 2015 plat application did not include the 521 Park St E lot.

Proposed Subdivision

The subject properties are comprised of three separate lots – 521 Park St E, 529 Park St E, and 227 Walker Ave N. There is currently only one house on the properties, which is located on the 227 Walker Ave N lot. The previous house located on 521 Park St E was torn down in 2016. The applicant is proposing to combine the two lots at 227 Walker Ave N, 529 Park St E, and a portion of 521 Park St E into one lot. The subdivision would result in the division of the three existing lots into two lots. The current plat application varies from the 2015 approved subdivision because it also includes a portion of the 521 Park St E lot.

Currently, the 521 Park St E property meets all of the R-3A lot requirements. The 529 Park St E property and 227 Walker Ave N properties do not meet the R-3A requirements, as they have non-conforming lot areas, lot width, and lot depth. With the proposed lot combination and lot line adjustment, both of the new lots would meet all of the R-3A lot requirements, and the resulting lots could not be subdivided in the future to meet the R-3A lot requirements.

The following tables outlines the R-3A lot requirements, the existing lot information, and proposed lot information:

Existing Lot Information

	R-3A Requirements	521 Park St E	529 Park St E	227 Walker Ave N
Lot Area	9,000 sq. ft.	12,650 sq. ft.	5,500 sq. ft.*	7,260 sq. ft.*
Lot Width	60 ft.	82 ft.	50 ft.*	110 ft.
Lot Depth	100 ft.	110 ft.	110 ft.	66 ft.*

*existing non-conformity

Proposed Lot Information

	R-3A Requirements	521 Park St E	227 Walker Ave N
Lot Area	9,000 sq. ft.	10,890 sq. ft.	14,520 sq. ft.
Lot Width	60 ft.	66 ft.	110 ft.
Lot Depth	100 ft.	165 ft.	132 ft.



Surrounding Lot Sizes

The following summarizes the lot areas of the single family lots in the area:

Address	Lot area
535 Wayzata Blvd E	13,512 sq. ft.
117 Walker Ave N	7,291 sq. ft.
120 Walker Ave N	7,317 sq. ft.
123 Walker Ave N	7,291 sq. ft.
131 Walker Ave N	7,291 sq. ft.
134 Walker Ave N	10,976 sq. ft.
135 Walker Ave N	7,291 sq. ft.
214 Walker Ave N	7,506 sq. ft.
224 Walker Ave N	7,295 sq. ft.
230 Walker Ave N	7,295 sq. ft.
233 Walker Ave N	7,310 sq. ft.
236 Walker Ave N	7,295 sq. ft.
239 Walker Ave N	7,310 sq. ft.
245 Walker Ave N	7,310 sq. ft.
534 Gardener St E	7,310 sq. ft.
524 Park St E	10,938 sq. ft.
605 Park St E	8,910 sq. ft.
616 Park St E	10,976 sq. ft.
617 Park St E	16,410 sq. ft.
624 Park St E	10,953 sq. ft.
627 Park St E	10,937 sq. ft.
633 Park St E	10,935 sq. ft.
634 Park St E	10,937 sq. ft.
640 Park St E	10,921 sq. ft.
641 Park St E	10,932 sq. ft.
649 Park St E	10,930 sq. ft.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

Proposed Subdivision
City Council Resolution Approving 2015 Subdivision

Applicable Code Provisions for Review

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.

11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

PROJECT NO. _____ DATE AUG 18, 2014 REVISIONS 1/23/15 PROP-GAR 1/22/15 1/23/15 PROP-GAR 1/22/15 HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. FRANK R. CARDONVILLE, REG. NO. 6508		BUILDING PERMIT SURVEY 227 WALKER STREET KISER RESIDENCE for REVISIONMMN LLC	
6440 FLYING CLOUD DRIVE EDEN PRAIRIE, MN 55344 952-941-3031 Land Frank R. Cardonville Surveyor			



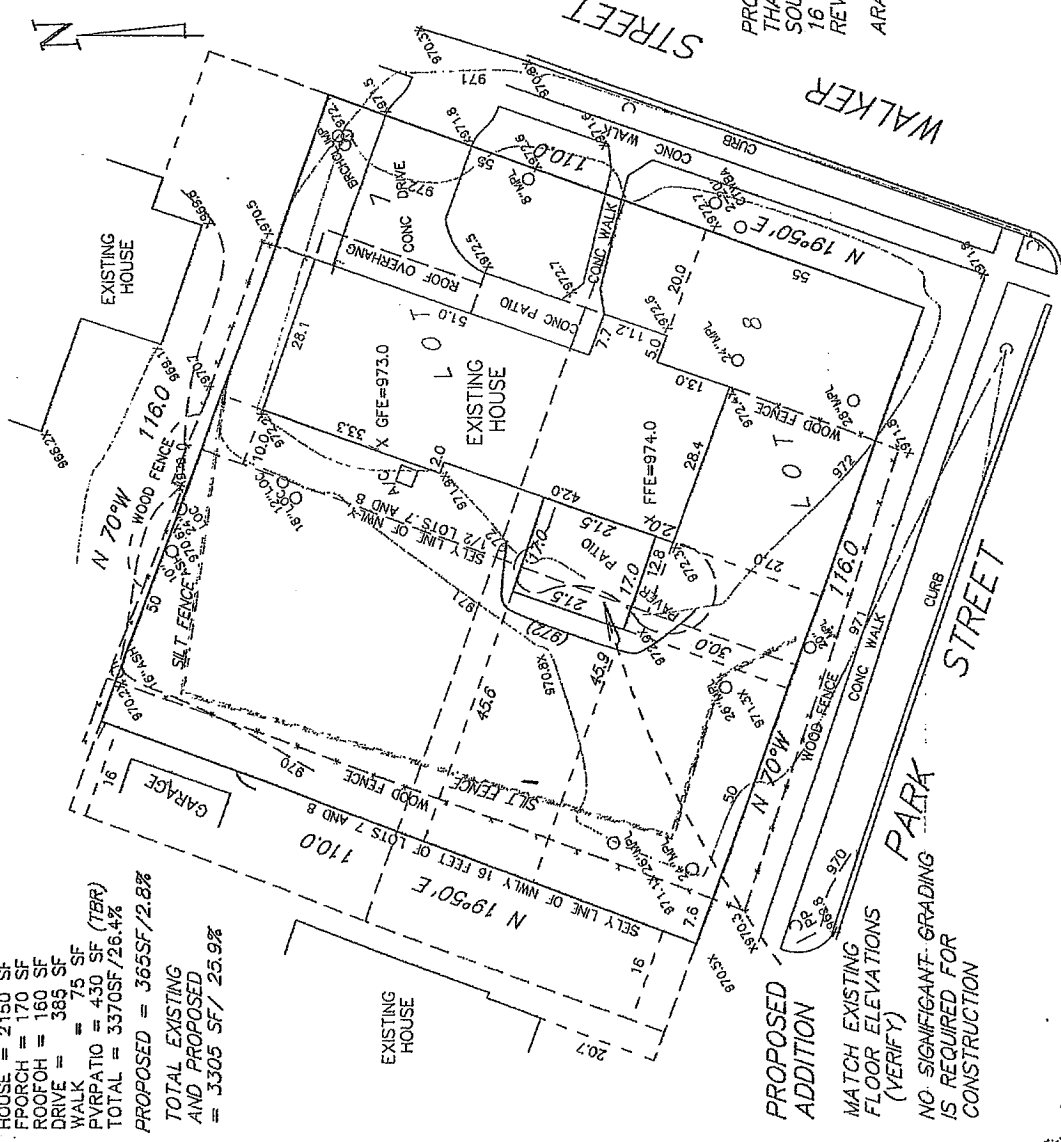
- = EXISTING SPOT ELEVATION.
- X(998.0) = PROPOSED SPOT ELEVATION
- = DIRECTION SURFACE DRAINAGE
- = CANTILEVERED OVERHANG
- = OVERHEAD UTILITY LINE
- = GARAGE FLOOR ELEVATION
- = TOP OF FOUNDATION ELEVATION
- = LOWEST FLOOR ELEVATION

EXISTING PROPERTIES
 ADDRESS - 227 WALKER STREET
 PID NO 06-117-22-24-0081
 EXISTING LEGAL DESCRIPTION:
 THE SOUTHEASTERLY 1/2 OF LOT 7
 AND 8, BLOCK 21, WAYZATA REVISED,
 HENNEPIN CO., MN.
 AREA = 7260 SF

ADDRESS - 529 PARK STREET
 PID NO 06-117-22-24-0080
 EXISTING LEGAL DESCRIPTION:
 THE SOUTHEASTERLY 50 FEET OF THE
 NORTHWESTERLY 1/2 OF LOT 7 AND 8,
 BLOCK 21, WAYZATA REVISED,
 HENNEPIN CO., MN.
 AREA = 5500 SF

PROPOSED LEGAL DESCRIPTION:
 THAT PART OF LOT 7 AND 8, LYING
 SOUTHEASTERLY OF THE NORTHWESTERLY
 16 FEET THEREOF, BLOCK 21, WAYZATA
 REVISED, HENNEPIN CO., MN.
 AREA = 12760 SF / 0.293 AC

HARDCOVER
 EXISTING HOUSE = 2150 SF
 PORCH = 170 SF
 ROOF = 160 SF
 DRIVE = 385 SF
 WALK = 75 SF
 PVPATIO = 430 SF (TBR)
 TOTAL = 3370SF/26.4%
 PROPOSED = 365SF/2.8%
 TOTAL EXISTING
 AND PROPOSED
 = 3305 SF/ 25.9%



PROPOSED ADDITION
 MATCH EXISTING FLOOR ELEVATIONS (VERIFY)
 NO SIGNIFICANT GRADING IS REQUIRED FOR CONSTRUCTION

RESOLUTION NO. 06-2015

RESOLUTION APPROVING AN APPLICATION FOR CONCURRENT PRELIMINARY AND FINAL PLAT LOT COMBINATION AT 227 WALKER AVE N AND 529 PARK ST

BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

Section 1. BACKGROUND

1.1 Project. Joseph and Mary Kiser (collectively, the "Applicant") have submitted a Development Application for approval of a Concurrent Preliminary/Final Plat Lot Combination under Sections 805.14 and 805.15 (the "Lot Combination") to combine 227 Walker Ave N and 529 Park St (collectively, the "Property") into one (1) lot that conform with the R-3A District standards. The Applicants own both adjoining properties, and the lots as they exist currently, are each legally non-conforming due to lot area. The 227 Walker Ave N lot is only 7,260 SF and the 529 Park St lot is only 5,500 SF. The minimum lot area in the R-3A District is 9,000 SF. The resulting lot combination would remove the existing non-conformities, and create one (1) conforming lot of 12,760 SF.

1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following item:

A. Concurrent Preliminary and Final Plat Lot Combination of the Property (the "Proposed Lot Combination")

1.3 Property. The property identification numbers and owners of the parcels comprising the Property are:

227 Walker Ave N	06-117-22-24-0081	Joseph & Mary Kiser
529 Park St	06-117-22-24-0080	Joseph & Mary Kiser

1.4 Land Use. The Property is located within the R-3A Single and Two Family Residential District, as defined in Section 801.55 of the Wayzata Zoning Ordinance. The Property is guided for Low Density Single Family Residential in the Wayzata Comprehensive Plan.

1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on December 11, 2014. A copy of the notice was mailed to all property owners located with 350 feet of the Property on December 5, 2014. The required public hearing was held at the December 15, 2014 Planning Commission meeting.

1.6 Planning Commission Action Summary.

A Public Hearing on the Application was held at the Planning Commission's December 15, 2014 meeting. The Planning Commission voted to recommend approval of the Application on a vote of seven (7) in favor and zero (0) opposed.

Section 2. STANDARDS

2.1 Preliminary and Final Plat Subdivision. Chapter 805 of the Wayzata City Code, (the "Subdivision Ordinance") sets forth the procedure and substantive review criteria for applications for a subdivision. Before any plat can be recorded or of any validity, it must be referred to the City Planning Commission and approved by the City Council as having fulfilled the requirements of the Subdivision Ordinance. Section 805.15 of the Wayzata Subdivision Ordinance allows the City to review a proposed preliminary and final plat simultaneously.

A. Goals. Under Section 805.2.b of the Subdivision Ordinance, subdivisions approved under the Subdivision Ordinance must be guided by the following:

1. Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).
2. Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).
3. Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).
4. Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).
5. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).

B. Criteria for Approval. Under Section 805.14.e of the Subdivision Ordinance, the Planning Commission must consider the possible adverse effects of a preliminary plat and report its findings and recommendation to City Council. Its judgment must be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all relevant performance standards.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.

12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.
- C. Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously.

Section 3. FINDINGS

The City Council of the City of Wayzata hereby confirms and memorializes that the Concurrent Preliminary and Final Plat requested in the Application meet the applicable requirements of Wayzata's Subdivision Ordinances, based upon the following findings of fact made on the record (as well as all Application materials, staff reports, public comment presented at the hearing, and the Recommendation of the Planning Commission):

3.1 Proposed Subdivision.

- A. Goals. The Proposed Lot Combination is consistent with the goals of the Subdivision Ordinance, as the Application conforms with the low density guidance for the area and combines two substandard lots into one conforming lot.
- B. Criteria for Approval.
 1. The proposed Lot Combination conforms with low density development for this residential area. The Application results in the combination of two (2) substandard lots into one (1) conforming lot, in terms of lot area.
 2. No additional work or construction is proposed by the Applicant. The Lot Combination would not impact community assets, existing topography, or existing tree coverage.
 3. The proposed Lot Combination would result in one (1) conforming lot, in terms of lot size. Lots in the immediate area range from appropriately 7,000 SF, up to appropriately 16,500 SF. The lot size that would result from the proposed Lot Combination would be 12,760 SF, and within the area range.
 4. The resulting Lot Combination would be similar to other lots in the immediate vicinity. The proposed lot exceeds the R-3A District minimums.

5. The proposed Lot Combination is not likely to tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
6. The proposed Lot Combination would be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Section 4. CITY COUNCIL ACTION

4.1 Based on the Findings in Section 3 of this Resolution, the requests for approval of the Concurrent Preliminary and Final Plat for Lot Combination as set forth in the Application and attached to this Resolution (Attachment A), is **APPROVED** subject to all of the following conditions (failure to comply with any one of these conditions shall result in the revocation of the approvals):

- A. The Applicant records the Final Plat document with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7, and provide a recorded copy to the City.

Adopted by the Wayzata City Council this 20th day of January, 2015.

ATTEST:



City Manager Heidi Nelson



Mayor Ken Willcox

ACTION ON THIS RESOLUTION:

Motion for adoption: Mullin

Seconded by: Anderson

Voted in favor of: Anderson, McCarthy, Mullin, Tyacke, Willcox

Voted against: None

Abstained: None

Absent: None

Resolution: Adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on January 20, 2015.

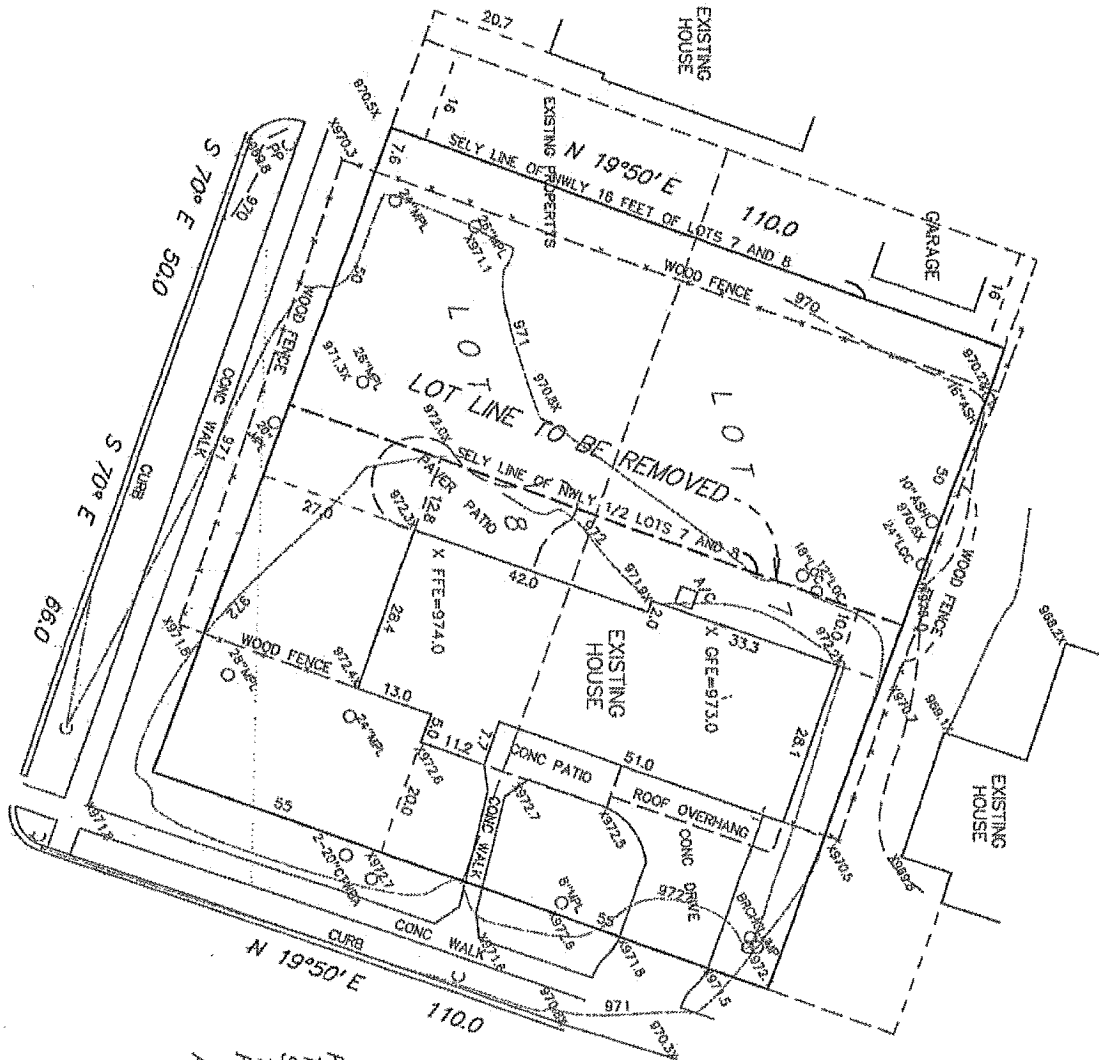
A handwritten signature in black ink that reads "Becky Malone". The signature is written in a cursive style with a large, looping "B" and "M".

Becky Malone, Deputy City Clerk
SEAL

Attachment A

Preliminary/Final Plat Documentation

Attachment A



0 20 40 60
SCALE IN FEET

X(998.0) = PROPOSED SPOT ELEVATION
X(998.0) = EXISTING SPOT ELEVATION
= DIRECTION SURFACE DRAINAGE
COH = CANTILEVERED OVERHANG
OHL = OVERHEAD UTILITY LINE
GFE = GARAGE FLOOR ELEVATION
TFE = TOP OF FOUNDATION ELEVATION
LFE = LOWEST FLOOR ELEVATION

EXISTING PROPERTIES

ADDRESS - 227 WALKER STREET
PID NO 06-117-22-24-0081

EXISTING LEGAL DESCRIPTION:
THE SOUTHEASTERLY 1/2 OF LOT 7
AND 8, BLOCK 21, WAYZATA REVISED,
HENNEPIN CO., MN.

AREA = 7260 SF

ADDRESS - 529 PARK STREET
PID NO 06-117-22-24-0080
EXISTING LEGAL DESCRIPTION:
THE SOUTHEASTERLY 50 FEET OF THE
NORTHEASTERLY 1/2 OF LOT 7 AND 8,
BLOCK 21, WAYZATA REVISED,
HENNEPIN CO., MN.
AREA = 5500 SF

PROPOSED LEGAL DESCRIPTION:
THAT PART OF LOT 7 AND 8, LYING
SOUTHEASTERLY OF THE NORTHEASTERLY
16 FEET THEREOF, BLOCK 21, WAYZATA
REVISED, HENNEPIN CO., MN.

AREA = 12760 SF / 0.293 AC

PROJECT NO.	BOOK
DATE AUG 18, 2014	PAGE
REVISIONS	
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
FRANK R. CARDARELLE REG. NO. 0598	

LOT CONSOLIDATION SURVEY

for KISER RESIDENCE
227 WALKER AVENUE



Land
Frank R. Cardarelle Surveyor
6440 FLYING CLOUD DRIVE
EDEN PRAIRIE, MN 55344
952-941-3031

DRAFT RESOLUTION NO. 69-2017

**RESOLUTION APPROVING PRELIMINARY AND FINAL
PLAT SUBDIVISION AT 227 WALKER AVE N, 529 PARK ST E,
AND 521 PARK ST E**

WHEREAS, Joseph C and Mary E Kiser, and the property owners (collectively, the “Applicant”) have submitted a development application for approval of a preliminary and final plat subdivision (the “Application”) at 227 Walker Ave N, 529 Park St E, and 521 Park St E (the “Property” and legally described on Attachment A hereto) to combine the two lots at 227 Walker Ave N, 529 Park St E, and a portion of 521 Park St E (the “Subdivision”); and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning and Subdivision Ordinances, has held a public hearing on the Application, made findings of fact on the land use requests in the Application, and delivered a Report and Recommendation to the City Council, attached to this Resolution as Attachment B;

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

A. Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, the standards of the Wayzata Zoning and Subdivision Ordinances, and the Planning Commission Report and Recommendation of Approval of the Application, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby finds, confirms and memorializes that the Application meets the applicable requirements of Wayzata’s Zoning and Subdivision Ordinances, as set forth in the Planning Commission Report and Recommendation.

B. Based on the foregoing, the Subdivision requested in the Application (as defined in the Planning Commission Report and Recommendation) are hereby **APPROVED**, subject to satisfaction and continuing compliance with all of the following:

1. The Applicant must record the Final Plat with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7 of the Subdivision Ordinance, and the Applicant must provide a recorded copy of the Final Plat to the City.
2. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata City Council this 19th day of December 2017.

Mayor Ken Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on December 19, 2017.

Becky Malone, Deputy City Clerk
SEAL

Attachment A

Legal Description of Property

Attachment B

Planning Commission Report and Recommendation, dated December 4, 2017

Attachment A
Legal Descriptions of Property

Address	227 Walker Ave N
Legal	
PID No.	
A or T	
Certificate No.	

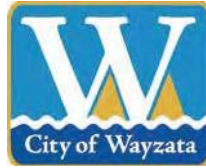
Address	529 Park St E
Legal	
PID No.	
A or T	
Certificate No.	

Address	521 Park St E
Legal	
PID No.	
A or T	
Certificate No.	

Attachment B

Planning Commission Report and Recommendation, dated December 4, 2017

DRAFT



WAYZATA PLANNING COMMISSION

December 4, 2017

REPORT AND RECOMMENDATION OF APPROVAL OF PRELIMINARY AND FINAL PLAT SUBDIVISION AT 227 WALKER AVE N, 529 PARK ST E, AND 521 PARK ST E

SUMMARY OF RECOMMENDATION

Approval* of Preliminary and Final Plat Subdivision

*subject to certain conditions noted in this Report

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Proposed Use.** The property owners Joseph C and Mary E Kiser (the “Applicant”), have submitted a development application (the “Application”) to combine the two lots at 227 Walker Ave N, 529 Park St E, and a portion of 521 Park St E (the “Property”) into one lot.
- 1.2 **Approval Requested.** The Application requests approval of concurrent preliminary and final plat subdivision to combine the Property into one lot (the “Subdivision”).
- 1.3 **Property.** The street address, property identification number, and owner of the Property are:

227 Walker Ave N	06-117-22-24-0081	J C Kiser II & M E Graziano
521 Park St E	06-117-22-24-0082	Mary E Kiser
529 Park St E	06-117-22-24-0080	Joseph C Kiser & Mary E Kiser

- 1.4 **Land Use Designations.** The Property falls within the following land use districts:

Current zoning:	R-3A/Single and Two Family Residential District
Comp plan designation:	Low Density Single Family

Overlay districts:	None
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- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the Lakeshore Weekly News on November 23, 2017. A copy of the notice was mailed to all property owners located with 350 feet of the Property on November 22, 2017. The required public hearing was held at the December 4, 2017 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Preliminary and Final Plat Subdivision. Chapter 805 of the Wayzata City Code, (the "Subdivision Ordinance") sets forth the procedure and substantive review criteria for applications for a subdivision. Before any plat can be recorded or of any validity, it must be referred to the City Planning Commission and approved by the City Council as having fulfilled the requirements of the Subdivision Ordinance. Section 805.15 of the Subdivision Ordinance allows the City to review a proposed preliminary and final plat simultaneously.

- A. Goals. Under Section 805.2.b of the Subdivision Ordinance, subdivisions approved under the Subdivision Ordinance must be guided by the following:

1. Preserve and enhance Wayzata's "small town" character (Comprehensive Plan).
2. Respect the existing scale, character and pattern of the City, recognizing existing neighborhoods and commercial areas (Wayzata Physical Plan).
3. Provide a balanced housing supply available for all people no matter their income, age, race or ethnicity (Comprehensive Plan).
4. Support a pedestrian environment at a human, not automotive scale (Wayzata Physical Plan).
5. Relate development/redevelopment to the natural characteristics of the land to enhance the development through the preservation of attractive natural amenities (i.e., lakes, wetlands, creeks, wooded areas, slopes, etc.) (Comprehensive Plan).

- B. Criteria for Approval. Under Section 805.14.e of the Subdivision Ordinance, the Planning Commission must consider the possible adverse effects of a preliminary plat and report its findings and recommendation to City Council. Its judgment must be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filling or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all relevant performance standards.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.

12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.
- C. Concurrent Preliminary/Final Plat. Section 805.15 of the Subdivision Ordinance allows the City to review the preliminary and final plat simultaneously.

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata hereby confirms and memorializes that the Subdivision requested in the Application meets the applicable requirements of the Subdivision Ordinance, based upon the following findings:

3.1 Proposed Subdivision.

- A. Goals. The Subdivision is consistent with the goals of the Subdivision Ordinance, as the Subdivision conforms with the low density guidance for the area and combines two substandard lots into one conforming lot.
- B. Criteria for Approval.
 1. The proposed Subdivision conforms with low density development for this residential area. The Application results in the combination of three (3) substandard lots into one (2) conforming lots, in terms of lot area, lot width, and lot depth.
 2. No additional work or construction is proposed by the Applicant. The Subdivision would not impact community assets, existing topography, or existing tree coverage.
 3. The Subdivision would result in two (2) conforming lots, in terms of lot area, lot depth, and lot width. Lots in the immediate area range from appropriately 7,000 sq. ft. up to 16,410 sq. ft. The lot sizes that would result from the Subdivision would be 10,890 sq. ft. and 14,520 sq. ft., which is within the area range.
 4. The resulting Subdivision would be similar to other lots in the immediate vicinity. The proposed lot exceeds the R-3A District minimums.
 5. The Subdivision is not likely to tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.

6. The Subdivision would be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the Subdivision, subject to the following conditions:

- A. The Applicant must record the Final Plat with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7 of the Subdivision Ordinance, and the Applicant must provide a recorded copy of the Final Plat to the City.
- B. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 4th day of December 2017.

Voting In Favor: Buchanan, Douglas, Flannigan, Iverson, Young

Voting Against: None

Abstaining: None

Absent: Gonzalez, Murray



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7h
TITLE: Fire Protection Agreement with City of Woodland	
PROPOSED MOTION: To approve 2018 Fire Protection Agreement with City of Woodland	
PREPARED BY: Kathy Ovshak, Senior Accountant	
REVIEWED BY: N/A	

ACTION REQUESTED:

Staff recommends approval of the attached 2018 Fire Protection Agreement with City of Woodland.

FINANCIAL OR BUDGET CONSIDERATION:

The amount of the 2018 Fire Protection Agreement with City of Woodland will be \$34,253 which is \$6,727 more than their 2017 agreement amount.

BACKGROUND:

The fire protection service agreement is calculated based on the percentage of calls for the previous 3 years. Using that percentage, a calculation of the Fire Departments total budget is done.

ATTACHMENTS:

1. 2018 Fire Protection Agreement with City of Woodland

FIRE PROTECTION AGREEMENT
CITY OF WOODLAND

THIS AGREEMENT, made and entered into this ____ day of _____, 2017, by and between the CITY OF WAYZATA, a Minnesota municipal corporation, hereinafter referred to as "Wayzata", and the CITY OF WOODLAND, a Minnesota municipal corporation, hereinafter referred to as "WOODLAND":

WITNESSETH:

WHEREAS, Wayzata maintains a volunteer fire department; and

WHEREAS, Woodland does not maintain a fire department and desires to purchase fire protection from Wayzata;

NOW, THEREFORE, in consideration of the covenants herein contained, the parties hereto agree as follows:

1. Services to be Rendered. During the term of this agreement, Wayzata shall furnish fire fighting services to the City of Woodland such services shall be substantially the same in extent and quality as those rendered by Wayzata within its own corporate limits and shall utilize the equipment and personnel of Wayzata.

2. Term. Wayzata undertakes to provide such services during the period beginning midnight, January 1, 2018 and expiring at one minute before midnight December 31, 2018, unless extended in accordance with the provisions hereof.

3. Compensation. Woodland agrees to pay to Wayzata and Wayzata agrees to accept as payment for services rendered an annual charge based upon the percentage of calls in Woodland for the preceding three-year period, calculated against the Wayzata Fire Department's operating budget for the contract year.

4. Command Responsibility. The Fire Chief of Wayzata or his deputy shall have the sole and exclusive right and responsibility to prescribe the manner and method of giving the alarm for fire within Woodland, and to prescribe the manner and method of responding to calls and rendering the services contemplated. The said Fire Chief or his deputy shall immediately upon arriving at the scene of any alarm or fire emergency have the sole and exclusive responsibility and authority to direct and control any and all firefighting and emergency operations at such scene or scenes, including the direction of police officers at the scene with respect to traffic control, protection of citizens and other incidents of the emergency.

5. Woodland Not Responsible for Expenses. All expenses of maintaining Wayzata's equipment, apparatus, salaries, insurance premium and any and all other items of expenses connected with the services to be performed by Wayzata under this agreement shall be at the sole expense of Wayzata, and the sole amounts payable from Woodland to Wayzata shall be the amount specified above in paragraph 3.

6. Nature of Wayzata's Undertaking. In no event shall this agreement be construed to fix upon Wayzata any responsibility or liability to Woodland or to third parties which are greater or different in kind than the responsibilities and liabilities borne by Woodland if it were providing such services through its own fire department. Without limiting the generality of the foregoing, the Fire Chief of Wayzata or his deputy will have the sole discretion as to the firefighters and equipment that will answer each alarm, provided that protection will be reasonable considering available firefighters and equipment, and it shall not be a violation of this agreement nor shall Wayzata be held responsible to Woodland or to a third party for any loss which may result in the event Wayzata, in the exercise of reasonable judgment, and absent Wayzata's gross negligence, is unable to respond or to respond promptly or to respond with only limited firefighters and equipment, or is delayed in responding to a call by reason of answering a previous call. Woodland agrees that it will indemnify Wayzata for any judgment rendered against Wayzata or sums paid out by it in settlement, payment or defense of any such claims arising from and relating solely to such claims of improper or inadequate response to calls.

7. Extension. This agreement may be extended for successive terms of one year upon the mutual written assent of both parties entered into prior to the expiration of the then current term.

8. Further Undertakings by Wayzata. Wayzata agrees that it will indemnify Woodland for any judgment rendered against Woodland or sums paid out by it in settlement, payment or defense of any claims arising from or relating to personal injury, property damage or death caused by grossly negligent or intentional acts of Wayzata committed in the course of Wayzata's providing fire services to Woodland. Wayzata agrees to maintain insurance covering its possible exposure to liability under this paragraph 8 in amount and types of coverage described in the Appendix to this agreement.

9. Agents and Employees. No voluntary fire fighter, agent, employee or official of Wayzata shall at any time or in any manner be deemed to be a voluntary fire fighter, agent, employee or official of Woodland by reason of the performance of work or the providing of services for or on behalf of, or within the territorial limits of, the City of Woodland.

10. Assignment. This Agreement may not be assigned by either party hereto without the other's prior written consent.

11. Amendment. This Agreement embodies the entire agreement between Woodland and Wayzata with respect to the subject matter hereof, and all prior discussions, negotiations and agreements are merged herein. This Agreement may be amended or modified only by an agreement in writing by the City Councils of both Cities and executed on behalf of both Cities.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

CITY OF WOODLAND

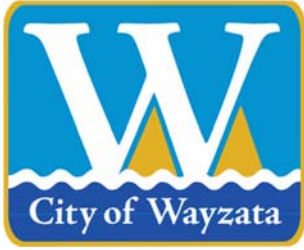
ATTEST: _____
City Clerk

Mayor

CITY OF WAYZATA

ATTEST: _____
City Manager

Mayor



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7i
TITLE: Approval to Purchase Table Top Kiosk for Mill Street Parking Ramp	
PROPOSED MOTION: To Approve the Request of \$9,113 to Build and Install a Table Top Public Kiosk for the Mill Street Parking Ramp by Nordquist Signs	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: N/A	

ACTION REQUESTED:

Staff recommends approval of the bid from Nordquist Sign to build and install a public table top kiosk, at the middle stairway/walkway to Lake Street, for the Mill Street Parking Ramp for \$9,113.

FINANCIAL OR BUDGET CONSIDERATION:

As of mid-December, the Mill Street Parking project has approximately \$250,000 left in its contingency fund. This purchase request is for \$9,113 and would be funded out of contingency. This kiosk should be the last remaining significant request out of contingency.

BACKGROUND:

On August 2, the City Council approved a bid from Nordquist Signs for \$13,972 to build one-free standing, double-sided public kiosk. After its approval, staff determined the best location for the originally approved kiosk would be on the far west side of the ramp at Broadway and Mill Street. Plans for that kiosk are complete and construction will begin in the Spring.

Also at the August 2 meeting, staff discussed the potential need to have a smaller, secondary kiosk at the middle stairway/walkway to help direct people as they distribute into the downtown district. Please see the attached plans and quote.

Public kiosks, or directories, were identified as a “want” as a part of the Mill Street Parking Ramp Project and therefore were left off project plans, however, the ramp was designed with electrical conduit for kiosks at each of the main stairways. Because there is still a substantial amount of contingency remaining, staff has been working with a sign consultant, Visual Communications, in order to provide the City options for public kiosks. The purpose of the kiosks would be to help inform and direct the public who are using the Mill Street Parking Ramp to key points in downtown Wayzata. They could also potentially highlight businesses and events in the immediate area.

ATTACHMENTS:

1. Proposed Table Top Public Kiosk, dated October 13, 2017
2. Quote from Nordquist Signs, dated December 7, 2017

MILL STREET PARKING STRUCTURE

WAYZATA, MN

D/F FREESTANDING SIGN

CUSTOMER APPROVAL

NAME: _____

DATE: _____

10.17.17 TD _____
REV1 _____

10.26.17 TD _____
REV2 _____

11.14.17 TD (COPY CHANGE) _____
REV3 _____

REV4 _____

REV5 _____

REV6 _____

REV7 _____

REV8 _____

SALES: SH PR: XX

DESIGN: TD

DATE: 10.13.17

DWG: 10143-08

DWG: 10143-08

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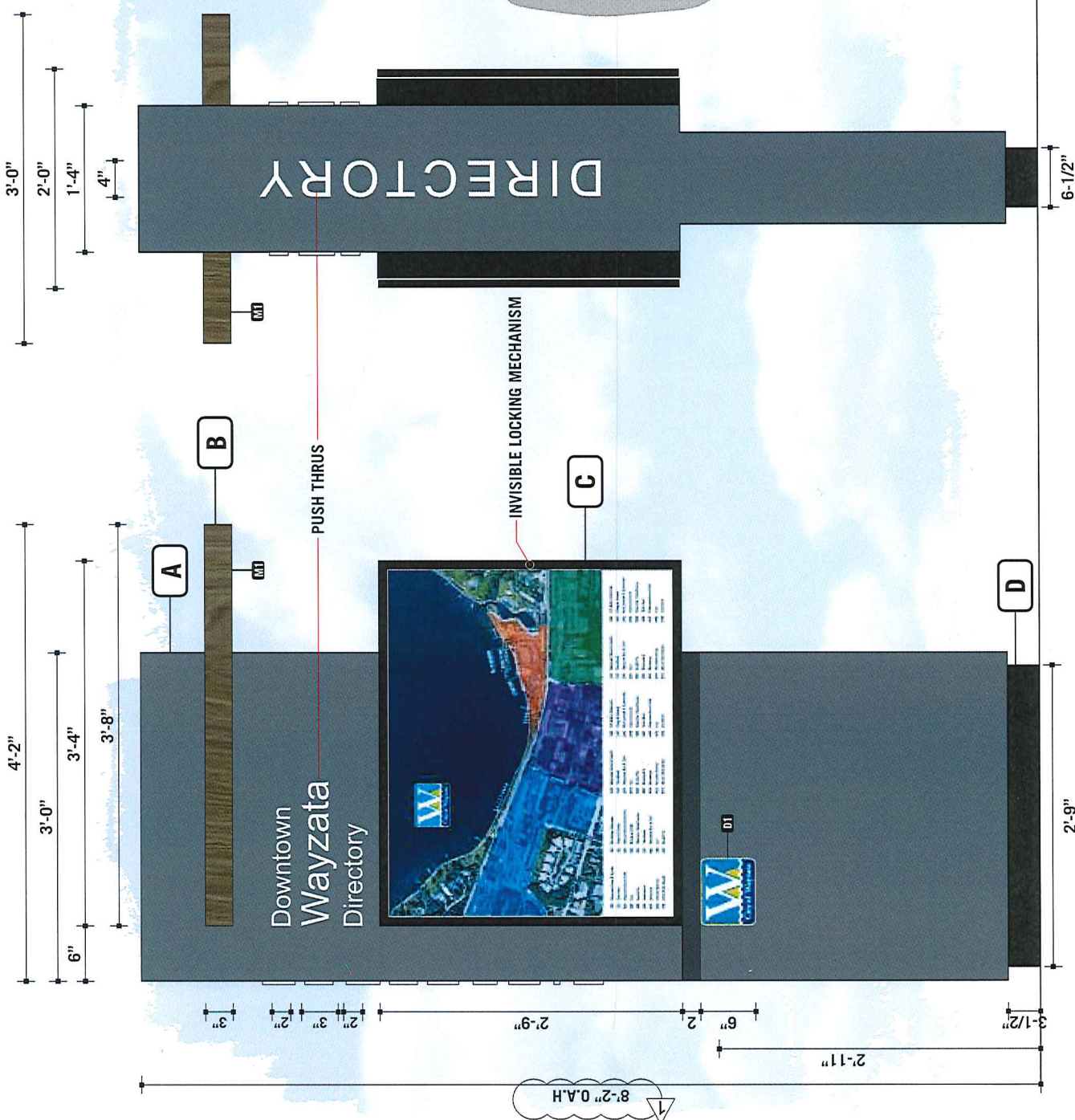
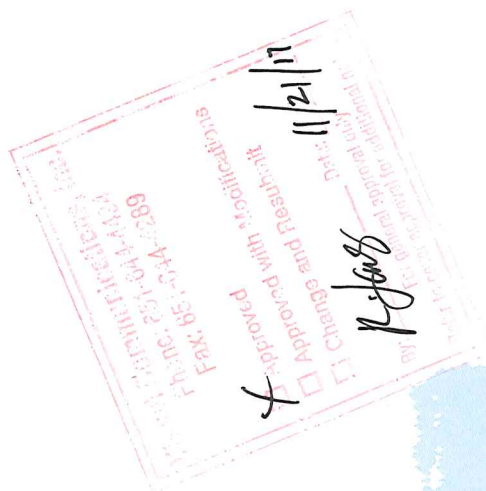
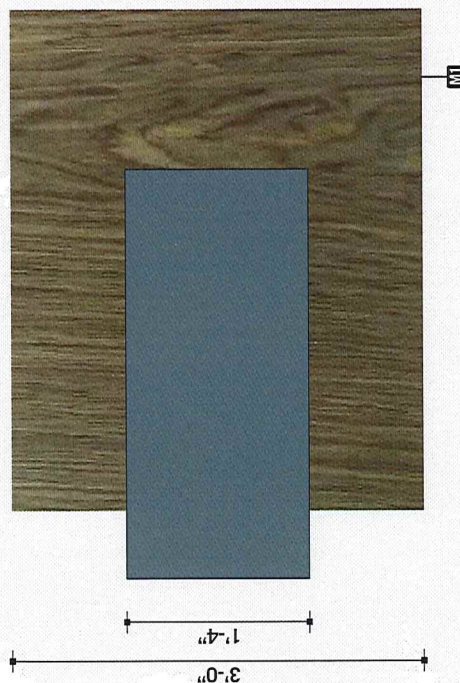
PAGE: 8.1



- A** — **D/F ILLUM. CABINET**
 - D/F FABRICATED ALUMINUM CABINET
 - 1-1/2" ALUMINUM FRAME SKINNED W/ .125" ALUMINUM (SEAMLESS CONSTRUCTION)
 - FACES AND RETURNS PAINTED P1
 - FACES AND RETURN W/ ROUTED OUT COPY
 - 1/2" CLEAR ACRYLIC PUSH THRU W/ 3/8" PROJECTIONS
 - 2ND SURFACE DIFFUSER VINYL APPLIED TO ACRYLIC
 - INTERNALLY LIT WITH WHITE LED MODULES (SLOAN)
 - OPAQUE DIGITAL PRINT APPLIED TO FACES
- B** — **SIGN ROOF**
 - FABRICATED ALUMINUM SIGN ROOF
 - 3" X 1" X .125" ALUMINU CHANNEL SKINNED W/ .125" ALUMINUM (SEAMLESS CONSTRUCTION)
 - WOOD VENEER (M1) APPLIED TO ALL SIDES W/ WEEP HOLES
- C** — **S/F ILLUMINATED CABINETS (2)**
 - (2) S/F FABRICATED ALUMINUM CABINETS PAINTED P2
 - 1" ALUMINUM RETAINERS PAINTED P2
 - WHITE ACRYLIC FACES W/ DIGITAL PRINTS APPLIED
 - INTERNALLY LIT WITH WHITE LED MODULES (SLOAN)
 - NON-GLARE PLEX FACE WITH INVISIBLE KEY LOCK FOR SECURITY
 - MOUNTED TO FREESTANDING CABINET

FINISH SCHEDULE

			
P1	P2	M1	D1
MP 1020S LEAD PIPE	MP BLACK (SATIN FINISH)	WOOD VENEER (180)	OPAQUE DIGITAL PRINT (UV OVERLAM)



1 D/F ILLUM. DIRECTORY SIGN - ELEVATION
SCALE: 3/4" = 1'-0"

2 D/F ILLUM. DIRECTORY SIGN - TOP DOWN VIEW
SCALE: 3/4"=1'-0"

945 Pierce Butler Route, St. Paul, MN 55104
651.488.6711 • 800.998.8901

MILL STREET PARKING STRUCTURE

WAYZATA, MN

D/F FREESTANDING SIGN

CUSTOMER APPROVAL

NAME: _____

DATE: _____

REV1	10.17.17 TD
REV2	10.26.17 TD
REV3	11.14.17 TD (COPY CHANGE)
REV4	
REV5	
REV6	
REV7	
REV8	

SALES: SH PR: XX

DESIGN: TD

DATE: 10.13.17

DWG: 10143-08

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**MILL STREET PARKING
STRUCTURE**

WAYZATA, MN

SECTION DETAIL

CUSTOMER APPROVAL

NAME: _____
DATE: _____

REV1	10.17.17 TD
REV2	10.26.17 TD
REV3	11.14.17 TD
REV4	
REV5	
REV6	
REV7	
REV8	

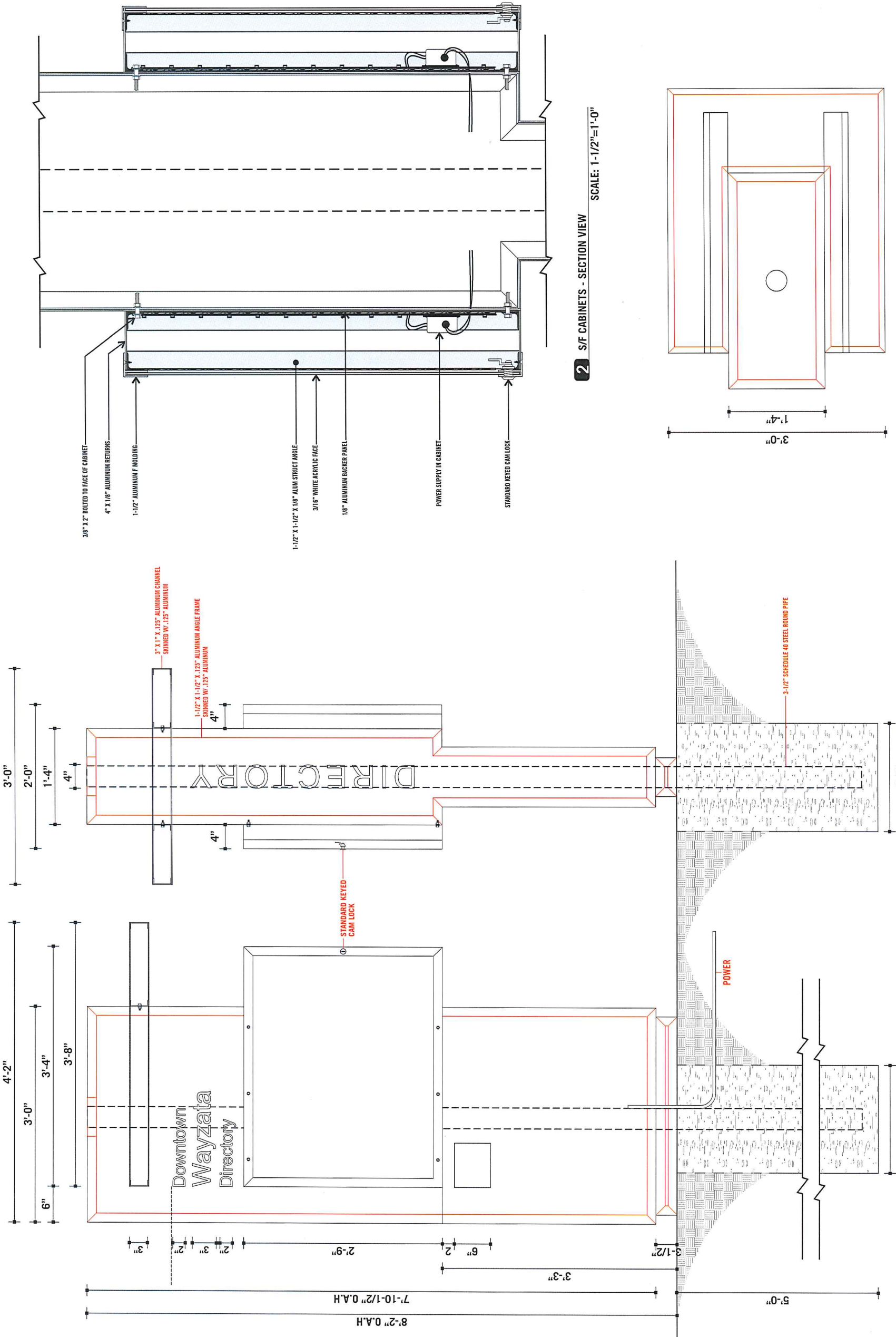
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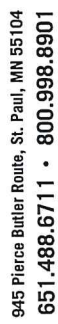
DESIGN: TD

DATE: 10.13.17

DWG: 10143-08

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MILL STREET PARKING STRUCTURE

WAYZATA, MN

S/F FREESTANDING SIGN

CUSTOMER APPROVAL

NAME: _____

DATE: _____

REV1 _____

REV2 _____

REV3 _____

REV4 _____

REV5 _____

REV6 _____

REV7 _____

REV8 _____

ALES: SH PR: XX

DESIGN: TD

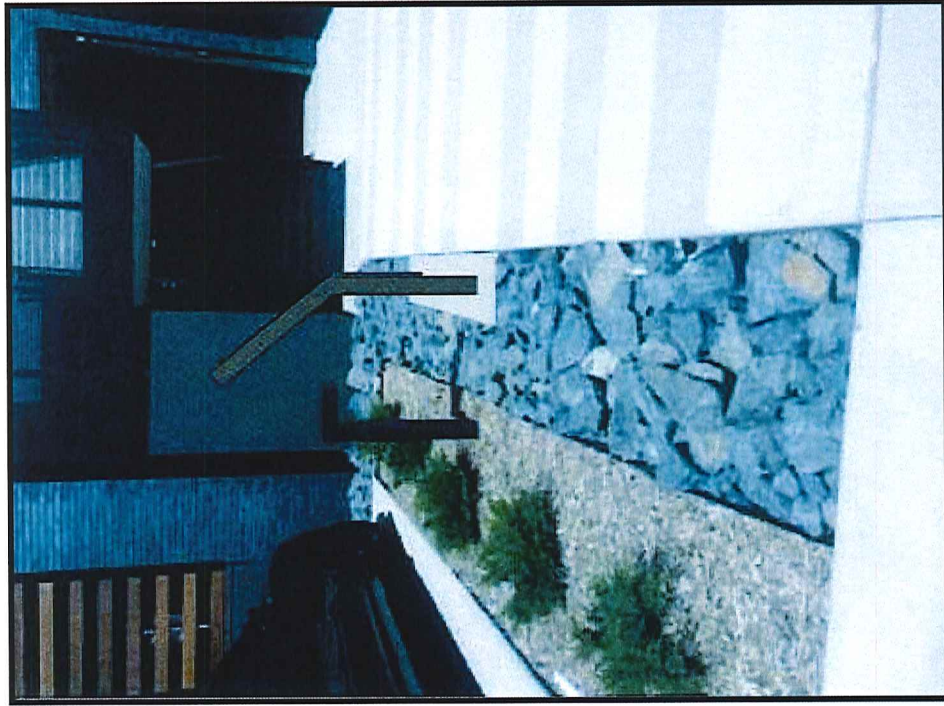
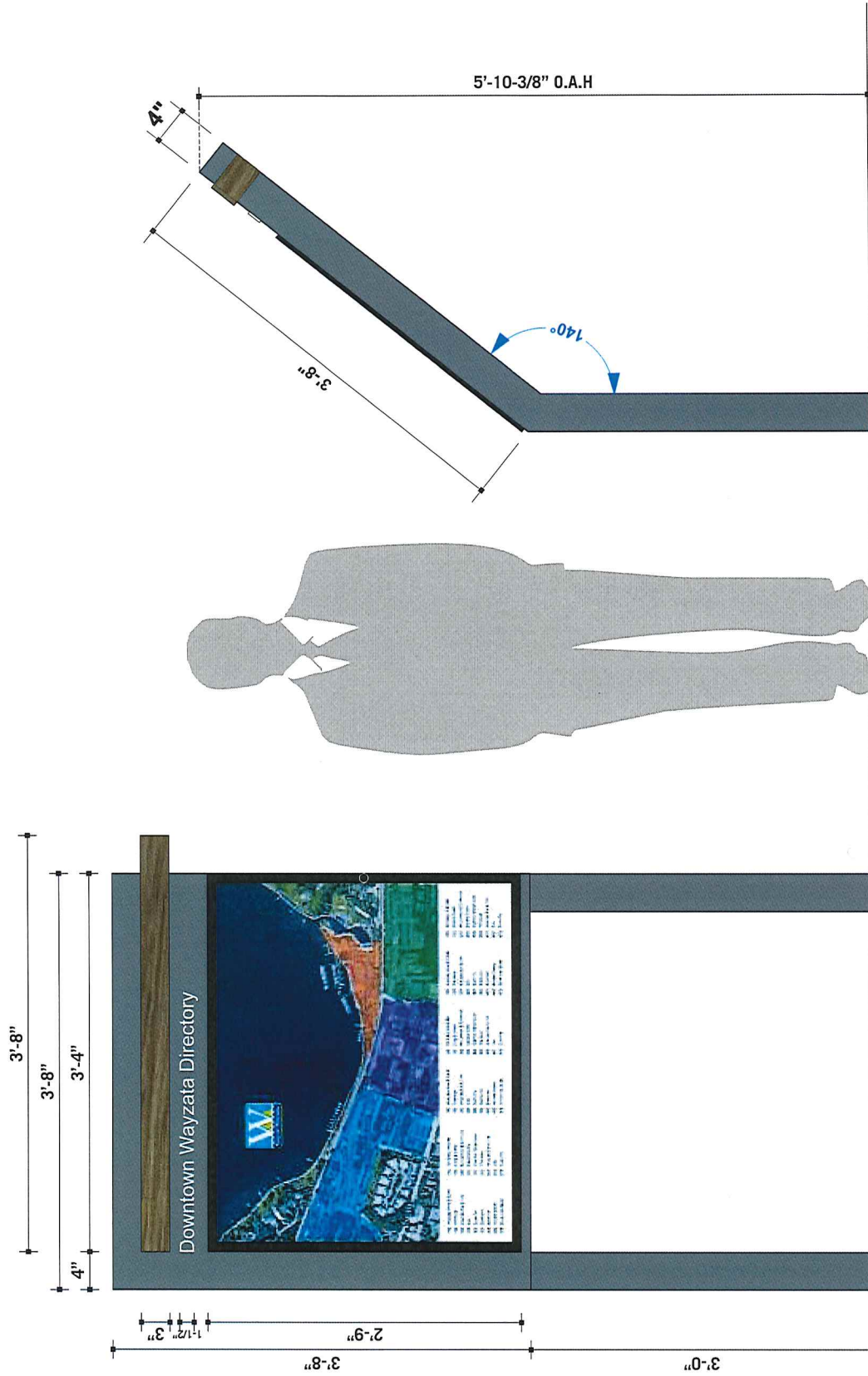
DATE: 10.13.17

DWG: 10143-08

1 **FREESTANDING TABLETOP DIRECTORY - ELEVATION**
SCALE: 3/4"=1'-0"

SCALE: 3/4"=1'-0"

END VIEW



PROPOSED CONDITIONS

These plans are the exclusive property of Walker Sign Holdings Inc. dba Norquost Sign and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Walker Sign Holdings Inc. dba Norquost Sign A sign manufactured according to these plans, distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly prohibited and will render the user liable for damages. Copyright 2017 © Walker Sign Holdings Inc. All rights reserved.



**MILL STREET PARKING
STRUCTURE**

WAYZATA, MN

S/F FREESTANDING SIGN

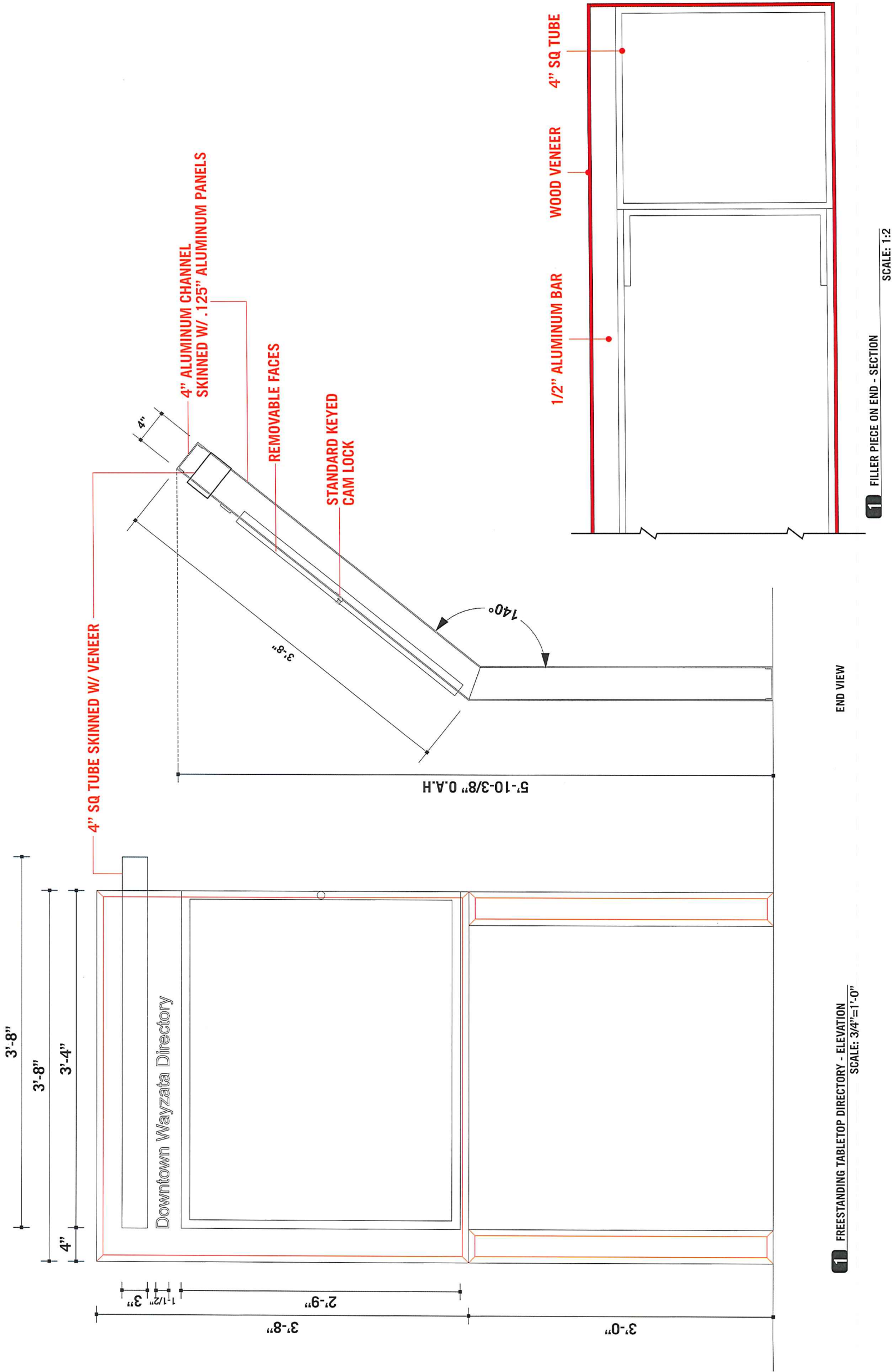
CUSTOMER APPROVAL

NAME: _____
DATE: _____

REV1 10.17.17 TD
REV2 _____
REV3 _____
REV4 _____
REV5 _____
REV6 _____
REV7 _____
REV8 _____

SALES: SH PR: XX
DESIGN: TD
DATE: 10.13.17
DWG: 10143-08

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MILL STREET PARKING
STRUCTURE

WAYZATA, MN

SITE MAP

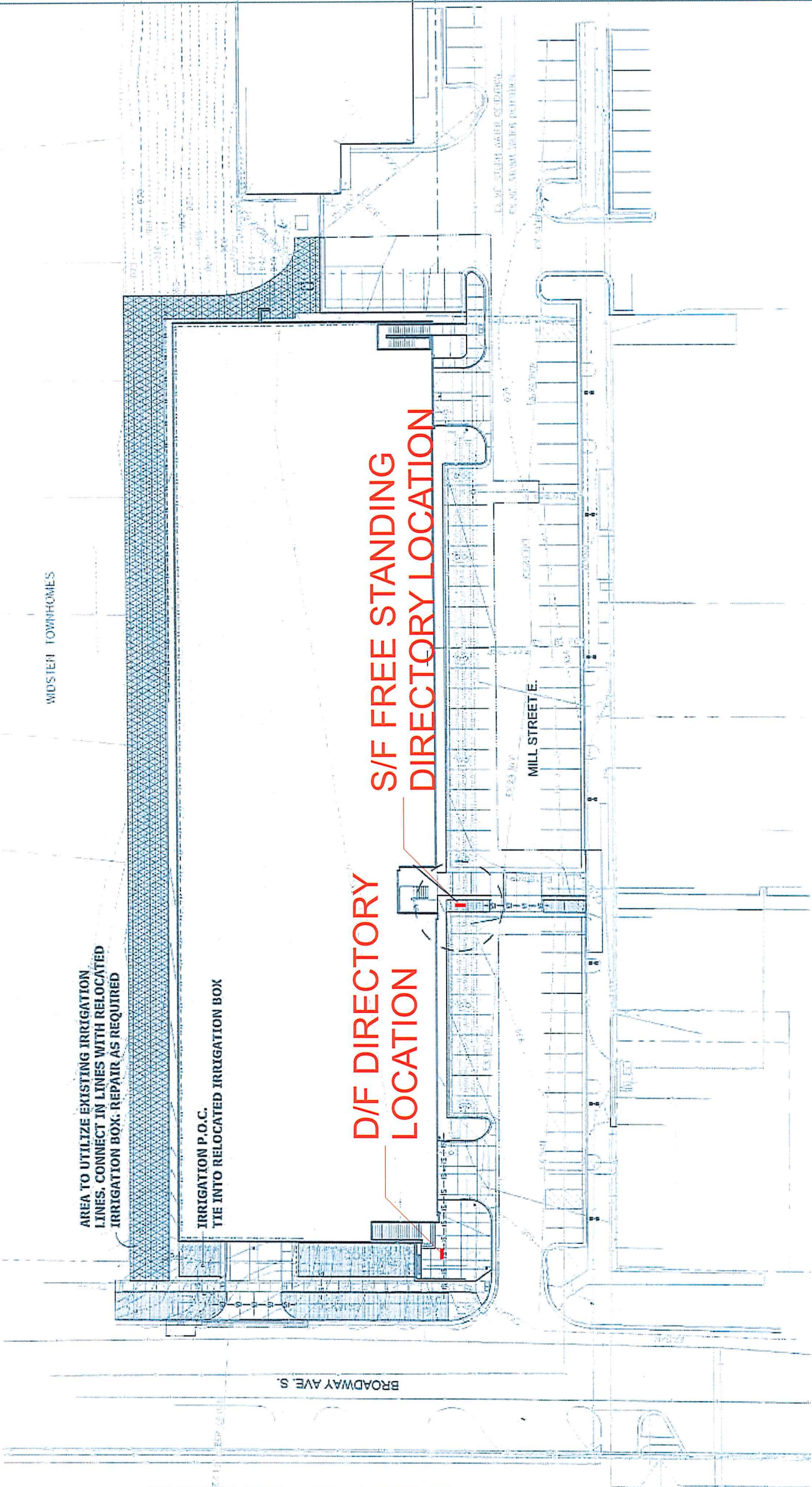
CUSTOMER APPROVAL

NAME: _____
DATE: _____

REV1	10.17.17 TD
REV2	10.26.17 TD
REV3	11.14.17 TD
REV4	
REV5	
REV6	
REV7	
REV8	

SALES: SH PR: XX
DESIGN: TD
DATE: 10.13.17
DWG: 10143-08

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PREPARED FOR: **Mill Street Parking Structure**

DATE: 12/7/2017

TOTAL PAGES: 1

NSC QUOTE# 10143

Nordquist

945 Pierce Butler Route
Saint Paul, MN 55104

Strategic Benefits of this Proposal:

- a) You will have zero maintenance costs for five years on all LED lighted signs we design, fabricate and install. Each sign is covered by a five-year labor and material warranty on lighting.
- b) UL certification on all signage produced in our facilities, so you have confidence about the safety of your facilities, employees and customers.
- c) Please contact Robb Walker, CEO, directly to learn more about our "Never Disappoint Guarantee".

Quote line	ITEM	UNIT	Qty	TOTAL	COMMENTS / QUALIFICATIONS
	Main Directory Kiosk	\$7,892	1	\$7,892	Per approved shop drawings.
	Main Directory Kiosk Static Directory Cabinet	\$6,080	1	\$6,080	Per approved shop drawings.
	Table Top Directory	\$6,420	1	\$6,420	Per approved shop drawings.
	Table Top Directory Static Directory Cabinet	\$2,693	1	\$2,693	Per approved shop drawings.
	Main Directory Kiosk Acrylic Push Through Lettering	\$990	1	\$990	Added acrylic push through letters.
	Main Directory Kiosk Added Height	\$190	1	\$190	Added 4" to height.
	Sales Use Tax	\$0	1	\$0	Provide tax exempt number.

Total

\$24,265

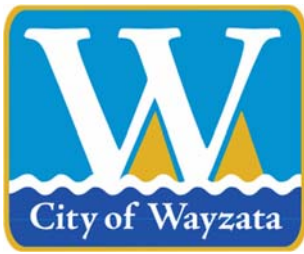
General Qualifications

- Manufacture, installation, 120v electrical wiring and shop drawings included.
- 1 year parts/labor warranty.
- Sales use tax is additional. Provide Tax exempt number.
- Installation is included during normal business hours
- Permits by the City.
- Final 120V. electrical connections by others

Questions?

Contact Steven Hirtz steveh@nordquistsign.com
612-823-7291

*5yr Material & Labor warranty on the LED lighting.



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 7j
TITLE: Approval of 2018 Liability Insurance Coverage Waiver Form (tort limits)	
PROPOSED MOTION: To Approve the 2018 Liability Insurance Coverage Waiver Form	
PREPARED BY: Kathy Ovshak, Senior Accountant	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

Staff recommends not waiving the statutory tort limits and approval of the attached 2018 Liability Insurance Coverage Waiver Form.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

As part of the annual renewal process with the League of MN Cities for general liability insurance, the City is required to elect whether or not to waive the monetary liability limits a claimant would be able to recover. By not waiving this limit, an individual claimant would be able to recover no more than \$500,000 and all claimants for a single occurrence would be limited to \$1,500,000. By waiving the statutory tort limits, the insurer would not be able to use the tort limit as a defense. The increased exposure/liability coverage would increase the premium and the individual claimant could recover up to the limit of coverage purchased by the City.

ATTACHMENTS:

1. Liability Coverage – Waiver Form



CONNECTING & INNOVATING
SINCE 1913

LIABILITY COVERAGE - WAIYER FORM

LMCIT members purchasing coverage must complete and return this form to LMCIT before the effective date of the coverage. Please return the completed form to your underwriter or email to psstech@lmc.org

This decision must be made by the member's governing body every year. You may also wish to discuss these issues with your attorney.

League of Minnesota Cities Insurance Trust (LMCIT) members that obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision has the following effects:

- oo *If the member does not waive the statutory tort limits*, an individual claimant would be able to recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits apply regardless of whether the city purchases the optional excess liability coverage.
- iii *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could potentially recover up to \$2,000,000 for a single occurrence. (Under this option, the tort cap liability limits are waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2 million.) The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- iii *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

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

LMCIT Member Name

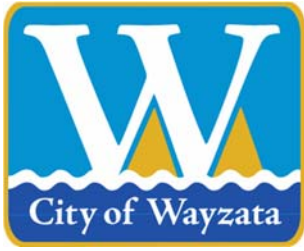
Check one:

_____ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minnesota Statutes, Section 466.04.

_____ The member **WAIVES** the monetary limits on municipal tort liability established by Minnesota Statutes, Section 466.04 to the extent of the limits of the liability coverage obtained from LMCIT.

Date of city council/governing body meeting _____

Signature. _____ Position. _____



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 8a
TITLE: Consider Approval of Resolution 72-2017, Establishing TIF District No. 6 – Downtown West and Adopting a TIF Plan and Resolution 73-2017, Authorizing and Interfund Loan for TIF District No. 6	
PROPOSED MOTIONS: 1) To Approve Resolution 72-2017, Adopting a Modification to the Redevelopment Plan for the Central Area Redevelopment District; adopting the Modifications to the TIF Plans for the TIF Districts Therein; and Establishing TIF Financing District No. 6 – Downtown West Therein and Adopting a TIF Plan Therefor. 2) To Approve Resolution 73-2017, Authorizing an Interfund Loan for Advance of Certain Costs in Connection with TIF District No. 6—Downtown West.	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: N/A	

ACTION REQUESTED:

After the Public Hearing has been open and closed regarding the establishment of the TIF district and adoption of the TIF Plan, staff recommends approval of the attached resolutions.

FINANCIAL OR BUDGET CONSIDERATION:

Consultant costs to set up the district are being paid proportionately by the developers who wish to utilize tax increment for redevelopment purposes. The long-term financial impacts are analyzed in the attached draft TIF (Tax Increment Financing) Plan, which will be discussed at the meeting. The attached interfund loan resolution will allow the City more flexibility in order to internally finance public improvement costs.

BACKGROUND:

Over the past year, City staff has been meeting with three property owners, along Lake Street west of Manitoba Avenue, who wish to redevelop their properties with uses consistent with the City's Zoning Code and Comprehensive Plan. Redevelopment of this area is a key strategic initiative of the City Council.

As such, the City has been exploring the establishment of a TIF District in the aforementioned area which would provide for reimbursement of certain private and public development costs in order to help facilitate the elimination of blight in the area, provide for increased off-street public parking, and also to help fund future street, streetscape, and utility improvements.

The first step of this process was to determine if the area would qualify for a Redevelopment TIF District. The City hired consultant engineer LHB to inspect all of the properties in the area. LHB recently produced a report that showed that the proposed district would meet requirements per State Statutes for a Redevelopment TIF District.

The next steps were to notify the County, State, and School Districts, pursuant to state statutes, in order to proceed with establishing the TIF district and then review planning and TIF assistance applications from the developers within the area.

At its October 17th meeting, the City Council called for a Public Hearing to consider establishment of the TIF District at the December 19, 2017 meeting. On December 5th, the HRA adopted a resolution that adopts the TIF Plan for the proposed TIF District. Also, the Planning Commission will have reviewed draft TIF Plan to ensure it is consistent with the Comprehensive Plan at its December 18th meeting.

Lastly, staff continues to review planning and TIF applications from the owner of 253 Lake Street East (Hoyt). Within the past two weeks, a planning application from the owner of 235 Lake Street East (Hughes) was submitted as well as a TIF request from the owner of 305 Lake Street East (Zitzloff). Thus far, the planning applications have been generally consistent with what is allowed along this portion of Lake Street----residential/office that is no higher than 3 stories with buildings oriented to the street and parking located at the rear.

If the TIF district is established per the attached schedule, early in 2018 the City Council and HRA will likely consider redevelopment agreements with the three property owners in order to move forward with those developments.

Stacie Kvilvang, of Ehlers and Associates, will be present to answer any questions. In addition, attached to this packet are the corresponding resolutions, a summary of the TIF Request, the complete TIF Plan, and a Power Point Presentation from the November 16th HRA Work Shop.

ATTACHMENTS:

1. Resolution 72-2017
2. Resolution 73-2017
3. TIF Summary
4. Draft TIF Plan for TIF Dist. #6, dated November 28, 2017
5. Power Point Presentation, dated November 16, 2017

**CITY OF WAYZATA
HENNEPIN COUNTY
STATE OF MINNESOTA**

Council member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 72-2017

**RESOLUTION ADOPTING A MODIFICATION TO THE REDEVELOPMENT
PLAN FOR THE CENTRAL AREA REDEVELOPMENT DISTRICT; ADOPTING
THE MODIFICATIONS TO THE TAX INCREMENT FINANCING PLANS FOR
THE TAX INCREMENT FINANCING DISTRICTS THEREIN; AND
ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 6 -
DOWNTOWN WEST THEREIN AND ADOPTING A TAX INCREMENT
FINANCING PLAN THEREFOR.**

BE IT RESOLVED by the City Council (the "Council") of the City of Wayzata, Minnesota (the "City"), as follows:

Section 1. Recitals

1.01. The Board of Commissioners of the Wayzata Housing and Redevelopment Authority (the "HRA") has heretofore established the Central Area Redevelopment District and adopted the Redevelopment Plan therefor. It has been proposed by the HRA and the City that the City expand the geographic boundaries of the Central Area Redevelopment District and adopt a Modification to the Redevelopment Plan (the "Redevelopment Plan Modification") for the Central Area Redevelopment District (the "Project"), adopt a Modification to the Tax Increment Financing Plans for the Tax Increment Financing Districts therein (the "TIF Plan Modifications"), and establish Tax Increment Financing District No. 6 - Downtown West (the "District") therein and adopt a Tax Increment Financing Plan (the "TIF Plan") therefor (the Redevelopment Plan Modification, the TIF Plan Modifications, and the TIF Plan are referred to collectively herein as the "Plans"); all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.090 to 469.1082 and Sections 469.174 to 469.1794, all inclusive, as amended, (the "Act") all as reflected in the Plans, and presented for the Council's consideration.

1.02. The HRA and City have investigated the facts relating to the Plans and have caused the Plans to be prepared.

1.03. The HRA and City have performed all actions required by law to be performed prior to the establishment of the District and the adoption and approval of the proposed Plans, including, but not limited to, notification of Hennepin County and Independent School District No.284 having taxing jurisdiction over the property to be included in the District, a review of and written comment on the Plans by the City Planning Commission, approval of the Plans by the HRA on December 5, 2017, and the holding of a public hearing upon published notice as required by law.

1.04. Certain written reports (the "Reports") relating to the Plans and to the activities contemplated therein have heretofore been prepared by staff and consultants and submitted to the Council and/or made a part of the City files and proceedings on the Plans. The Reports, including the redevelopment qualifications reports and planning documents, include data, information and/or substantiation constituting or relating to the basis for the other findings and determinations made in this resolution. The Council hereby

confirms, ratifies and adopts the Reports, which are hereby incorporated into and made as fully a part of this resolution to the same extent as if set forth in full herein.

1.05 The City is expanding the geographic boundaries of the Central Area Redevelopment District to include parcel number 06-117-22-23-0034.

Section 2. Findings for the Adoption and Approval of the Redevelopment Plan Modification.

2.01. The Council approves the Redevelopment Plan Modification, and specifically finds that: (a) the land within the Project area as expanded would not be available for redevelopment without the financial aid to be sought under this Redevelopment Plan; (b) the Redevelopment Plan, as modified, will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project by private enterprise; and (c) that the Redevelopment Plan, as modified, conforms to the general plan for the development of the City as a whole.

Section 3. Modification to the Tax Increment Financing Plans for the Tax Increment Financing Districts within the Central Area Redevelopment District.

3.01. The HRA and City have previously established the following Tax Increment Financing Districts within the Project:

- Tax Increment Financing District No. 3
- Replacement Redevelopment Tax Increment Financing District No. 5

3.02. Pursuant to Minnesota Statutes, Section 469.175, Subd. 4(b)(1), the enlargement of the Project is deemed to be a modification of the Tax Increment Financing Plans for the Tax Increment Financing Districts within the Project.

3.03. The TIF Plan Modifications are amended to provide for the enlargement of the Project as described in the Redevelopment Plan Modification.

Section 4. Findings for the Establishment of the Tax Increment Financing District No. 6 - Downtown West.

4.01. The Council hereby finds that the District is in the public interest and is a "redevelopment district" under Minnesota Statutes, Section 469.174, Subd. 10(a)(1) of the Act.

4.02. The Council further finds that the proposed redevelopment would not occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the Tax Increment Financing Plan, that the Plans conform to the general plan for the development or redevelopment of the City as a whole; and that the Plans will afford maximum opportunity consistent with the sound needs of the City as a whole, for the development or redevelopment of the District by private enterprise.

4.03. The Council further finds, declares and determines that the City made the above findings stated in this Section and has set forth the reasons and supporting facts for each determination in writing, attached hereto as Exhibit A.

4.04. The HRA elects to calculate fiscal disparities for the District in accordance with Minnesota Statutes, Section 469.177, Subd. 3, clause b, which means the fiscal disparities contribution would be taken from inside the District.

Section 5. Public Purpose

5.01. The adoption of the Plans conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the City which is already built up, to provide employment opportunities, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose. For the reasons described in Exhibit A, the City believes these benefits directly derive from the tax increment assistance provided under the TIF Plan. A private developer will receive only the assistance needed to make this development financially feasible. As such, any private benefits received by a developer are incidental and do not outweigh the primary public benefits.

Section 6. Approval and Adoption of the Plans

6.01. The Plans, as presented to the Council on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established, and adopted and shall be placed on file in the office of the City Manager.

6.02. The staff of the City, the City's advisors and legal counsel are authorized and directed to proceed with the implementation of the Plans and to negotiate, draft, prepare and present to this Council for its consideration all further plans, resolutions, documents and contracts necessary for this purpose.

6.03 The Hennepin County Resident and Real Estate Services Director is requested to certify the original net tax capacity of the District, as described in the Plans, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased; and the HRA is authorized and directed to forthwith transmit this request to the Resident and Real Estate Services Director in such form and content as the Resident and Real Estate Services Director may specify, together with a list of all properties within the District, for which building permits have been issued during the 18 months immediately preceding the adoption of this resolution.

6.04. The City Manager is further authorized and directed to file a copy of the Plans with the Commissioner of the Minnesota Department of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes 469.175, Subd. 4a.

Dated: December 19, 2017

Mayor Kenneth Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on December 19, 2017.

City Clerk Becky Malone

EXHIBIT A

RESOLUTION NO. 72-2017

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Tax Increment Financing District No. 6 – Downtown West (District), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District No. 6 – Downtown West is a redevelopment district as defined in M.S., Section 469.174, Subd. 10(a)(1).*

The District consists of 24 parcels, with plans to redevelop the area for commercial/industrial purposes. At least 70 percent of the area of the parcels in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the redevelopment proposed in the TIF Plan meets the City's objectives for redevelopment. Due to the high cost of redevelopment on the parcels currently occupied by substandard buildings, poor soil conditions, the limited amount of commercial property for expansion adjacent to the existing project, the incompatible land uses at close proximity, and the cost of financing the proposed improvements, this project is feasible only through assistance, in part, from tax increment financing.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan: This finding is justified on the grounds that the cost of land with existing structures, poor soils conditions, site and public improvements and utilities add to the total redevelopment cost. Historically, these costs in this area have made redevelopment infeasible without tax increment assistance. The City reasonably determines that no other redevelopment of similar scope is anticipated within the District without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is \$0.
- b. If the proposed development occurs, the total increase in market value will be \$69,867,925.

- c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$22,863,588.
 - d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$47,004,337 (the amount in clause b less the amount in clause c) without tax increment assistance.
3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for the District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the Central Area Redevelopment District by private enterprise.*

Each of the projects proposed to be constructed within the District would result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.

**CITY OF WAYZATA
HENNEPIN COUNTY
STATE OF MINNESOTA**

Council member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 73-2017

**RESOLUTION AUTHORIZING AN INTERFUND LOAN FOR ADVANCE
OF CERTAIN COSTS IN CONNECTION WITH TAX INCREMENT
FINANCING DISTRICT NO. 6 - DOWNTOWN WEST.**

BE IT RESOLVED by the City Council (the "Council") of the City of Wayzata, Minnesota (the "City"), as follows:

Section 1. Background.

1.01. The City has heretofore approved the establishment of Tax Increment Financing District No. 6 - Downtown West (the "TIF District") within the Central Area Redevelopment District (the "Project"), and has adopted a Tax Increment Financing Plan (the "TIF Plan") for the purpose of financing certain improvements within the Project.

1.02. The City has determined to pay for certain costs identified in the TIF Plan consisting of land/building acquisition, site improvements/preparation, public utilities, public parking facilities, other qualifying improvements, interest and administrative costs (collectively, the "Qualified Costs"), which costs may be financed on a temporary basis from City funds available for such purposes.

1.03. Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the City's general fund or any other fund from which such advances may be legally authorized, in order to finance the Qualified Costs.

1.04. The City intends to reimburse itself for the Qualified Costs from tax increments derived from the TIF District in accordance with the terms of this resolution (which terms are referred to collectively as the "Interfund Loan").

Section 2. Terms of Interfund Loan.

2.01. The City hereby authorizes the advance of up to \$_____ from any available City funds or so much thereof as may be paid as Qualified Costs. The City shall reimburse itself for such advances together with interest at the rate stated below.

Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 4% and will not fluctuate.

2.02. Principal and interest ("Payments") on the Interfund Loan shall be paid annually on each December 31 (each a "Payment Date"), commencing on the first Payment Date on which the City has Available Tax Increment (defined below), or on any other dates determined by the City Manager, through the date of last receipt of tax increment from the TIF District.

2.03. Payments on this Interfund Loan are payable solely from "Available Tax Increment," which shall mean, on each Payment Date, tax increment available after other obligations have been paid, or as determined by the City Manager, generated in the preceding six (6) months with respect to the property within the TIF District and remitted to the City by Hennepin County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, all inclusive, as amended. Payments on this Interfund Loan may be subordinated to any outstanding or future bonds, notes or contracts secured in whole or in part with Available Tax Increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with Available Tax Increment.

2.04. The principal sum and all accrued interest payable under this Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

2.05. This Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. This Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on this Interfund Loan or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.

2.06. The City may amend the terms of this Interfund Loan at any time by resolution of the City Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

Section 3. Effective Date. This resolution is effective upon the date of its approval.

The motion for the adoption of the foregoing resolution was duly seconded by Council member _____, and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Dated: December 19, 2017

Mayor Kenneth Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on December 19, 2017.

City Clerk Becky Malone

SEAL



Tax Increment Financing District Overview

City of Wayzata

Tax Increment Financing District No. 6 - Downtown West

The following summary contains an overview of the basic elements of the Tax Increment Financing Plan for Tax Increment Financing District No. 6 - Downtown West. More detailed information on each of these topics can be found in the complete Tax Increment Financing Plan.

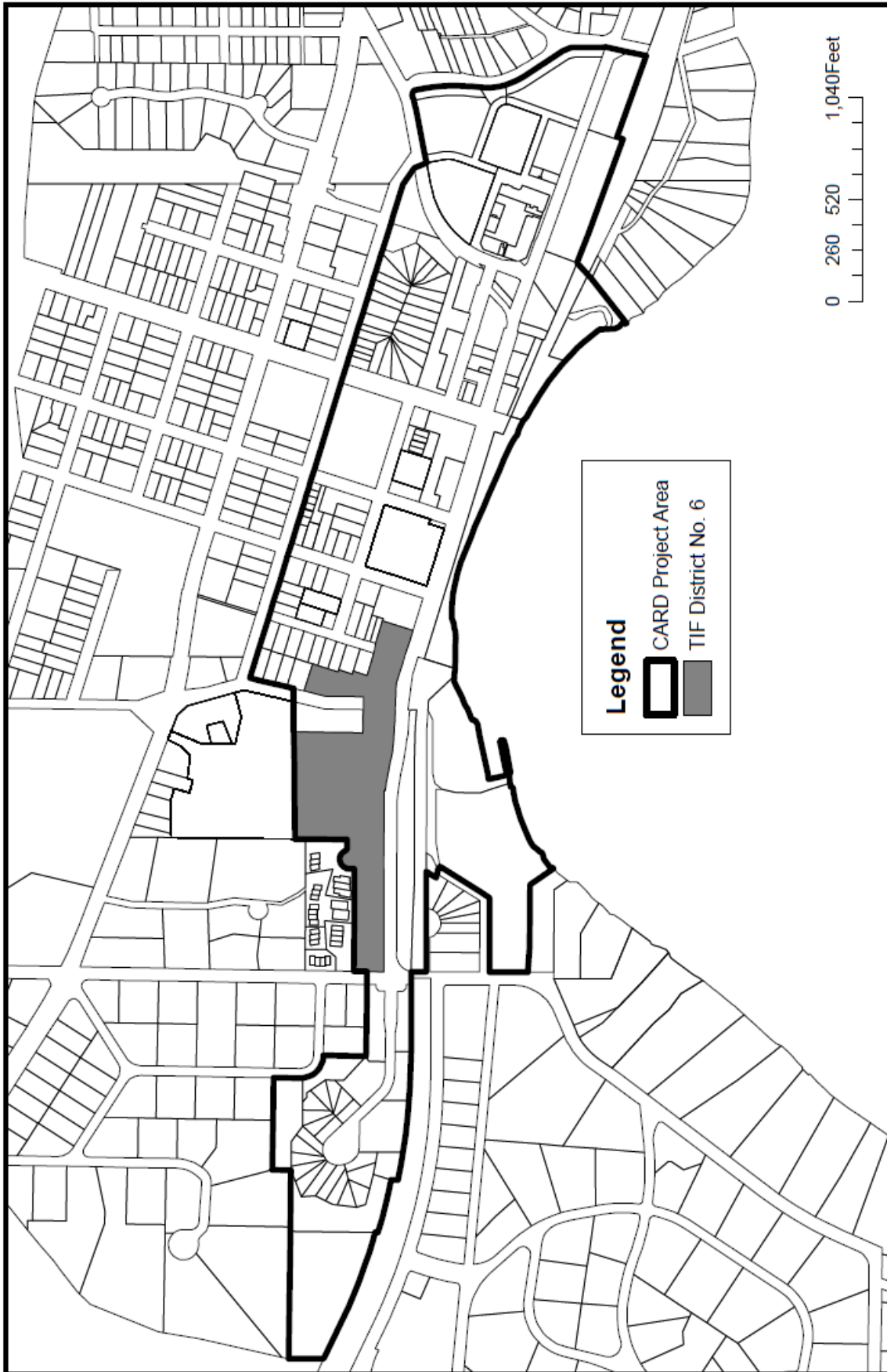
- | | |
|------------------|---|
| Proposed action: | <ul style="list-style-type: none">➤ Establishment of Tax Increment Financing District No. 6 - Downtown West (District) and the adoption of a Tax Increment Financing Plan (TIF Plan).➤ Modification to the Redevelopment Plan for the Central Area Redevelopment District which includes the geographic expansion of the Central Area Redevelopment District (addition of 1 parcel) and the establishment of the Tax Increment Financing District No. 6 - Downtown West, which represents a continuation of the goals and objectives set forth in the Redevelopment Plan for the Central Area Redevelopment District.➤ Modification to the Tax Increment Financing Plans for the Tax Increment Financing Districts within the Central Area Redevelopment District, which reflects the geographic expansion of the Central Area Redevelopment District to include parcel number 06-117-22-23-0034. |
|------------------|---|

Type of TIF District:	A redevelopment district	
Parcel Numbers:	06-117-22-23-0005	06-117-22-23-0007
	06-117-22-23-0010	06-117-22-23-0013
	06-117-22-23-0017	06-117-22-23-0030
	06-117-22-23-0034	06-117-22-23-0364
	06-117-22-24-0007	06-117-22-24-0008
	06-117-22-24-0012	06-117-22-24-0088
	06-117-22-31-0004	06-117-22-31-0005
	06-117-22-31-0006	06-117-22-31-0014
	06-117-22-31-0094	06-117-22-31-0103
	06-117-22-32-0003	06-117-22-32-0004
	06-117-22-32-0005	06-117-22-32-0006
	06-117-22-32-0030	06-117-22-32-0031

- | | |
|-----------------------|--|
| Proposed Development: | The District is being created to facilitate the construction of approximately 71 condos, 53,690 square feet of office space, 10,603 square feet of retail space, and a public lot/ramp in the City. Please see Appendix A of the TIF Plan for a more detailed project description. |
|-----------------------|--|

Maximum duration:	The duration of the District will be 25 years from the date of receipt of the first increment (26 years of increment). The City elects to receive the first tax increment in 2020. It is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after December 31, 2045, or when the TIF Plan is satisfied.																
Estimated annual tax increment:	Up to \$2,286,337																
Authorized uses:	The TIF Plan contains a budget that authorizes the maximum amount that may be expended: <table> <tr> <td>Land/Building Acquisition.....</td><td>\$8,000,000</td></tr> <tr> <td>Site Improvements/Preparation.....</td><td>\$5,000,000</td></tr> <tr> <td>Public Utilities</td><td>\$4,000,000</td></tr> <tr> <td>Other Qualifying Improvements</td><td>\$7,228,535</td></tr> <tr> <td>Administrative Costs (up to 10%).....</td><td>\$3,725,384</td></tr> <tr> <td>PROJECT COSTS TOTAL</td><td>\$27,953,919</td></tr> <tr> <td>Interest</td><td>\$13,025,309</td></tr> <tr> <td>PROJECT COSTS TOTAL</td><td><u>\$40,979,228</u></td></tr> </table> See Subsection 3-10, on page 3-6 of the TIF Plan for the full budget authorization.	Land/Building Acquisition.....	\$8,000,000	Site Improvements/Preparation.....	\$5,000,000	Public Utilities	\$4,000,000	Other Qualifying Improvements	\$7,228,535	Administrative Costs (up to 10%).....	\$3,725,384	PROJECT COSTS TOTAL	\$27,953,919	Interest	\$13,025,309	PROJECT COSTS TOTAL	<u>\$40,979,228</u>
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PROJECT COSTS TOTAL	\$27,953,919																
Interest	\$13,025,309																
PROJECT COSTS TOTAL	<u>\$40,979,228</u>																
Form of financing:	The project is proposed to be financed by a pay-as-you-go note to various developers, possible bond issue for any public improvements (including but not limited to new public parking lot/ramp), and an interfund loan and/or transfer to cover any City/or HRA costs prior to TIF receipts being available.																
Administrative fee:	Up to 10% of annual increment, if costs are justified.																
Interfund Loan Requirement:	The EDA will be approving an interfund loan to pay for administrative and/or capital expenses that will be incurred prior to, or within 60 days of, receiving the first TIF dollars from the District.																
4 Year Activity Rule (§ 469.176 Subd. 6)	After four years from the date of certification of the District one of the following activities must have been commenced on each parcel in the District: • Demolition • Rehabilitation • Renovation • Other site preparation (not including utility services such as sewer and water) If the activity has not been started by approximately December 2021, no additional tax increment may be taken from that parcel until the commencement of a qualifying activity.																
5 Year Rule (§ 469.1763 Subd. 3)	Within 5 years of certification revenues derived from tax increments must be expended or obligated to be expended. Any obligations in the District made after approximately December 2022, will not be eligible for repayment from tax increments.																

The reasons and facts supporting the findings for the adoption of the TIF Plan for the District, as required pursuant to *M.S., Section 469.175, Subd. 3*, are included in Exhibit A of the City resolution.



Legend

- CARD Project Area
- TIF District No. 6

0 260 520 1,040 Feet



Source:
City of Wayzata
Prepared By:
City of Wayzata

CARD Project Area / District No. 6

This map is for planning purposes ONLY. This is NOT a legally recorded map. It represents a compilation of information from various sources.



*As of December 12, 2017
Draft for Public Hearing*

**Modification to the Redevelopment Plan
for the Central Area Redevelopment District**

and the

**Modification to the Tax Increment Financing Plans
for the Tax Increment Financing Districts
within the Central Area Redevelopment District**

and the

**Tax Increment Financing Plan for the establishment of
Tax Increment Financing District No. 6 - Downtown West
(a redevelopment district)**

within

the Central Area Redevelopment District

Wayzata Housing and Redevelopment Authority
City of Wayzata
Hennepin County
State of Minnesota

Public Hearing: December 19, 2017
Adopted:



EHLERS

Prepared by: EHLERS & ASSOCIATES, INC.
3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105
651-697-8500 fax: 651-697-8555 www.ehlers-inc.com

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Section 1 - Modification to the Redevelopment Plan for the Central Area Redevelopment District

Foreword

The following text represents a Modification to the Redevelopment Plan for the Central Area Redevelopment District. This modification represents a continuation of the goals and objectives set forth in the Redevelopment Plan for the Central Area Redevelopment District. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 6 - Downtown West.

For further information, a review of the Redevelopment Plan for the Central Area Redevelopment District is recommended. It is available from the City Manager at the City of Wayzata. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within the Central Area Redevelopment District.

Boundaries of the Central Area Redevelopment District

The boundaries of the Central Area Redevelopment District are being expanded to include parcel number 06-117-22-23-0034.

***Section 2 - Modification to the Tax Increment Financing Plans for the
for Tax Increment Financing Districts within the Central Area Redevelopment District***

Subsection 2-1 Background

The purpose of the modification to the Tax Increment Financing Plans for the Tax Increment Financing District within the Central Area Redevelopment District is to provide for the enlargement of the Central Area Redevelopment District to include parcel number 06-117-22-23-0034.

Subsection 2-2 Modification

The HRA and City are hereby modifying the Tax Increment Financing Plans for the following Tax Increment Financing District to reflect the expansion of the boundaries of the Central Area Redevelopment District:

- Tax Increment Financing District No. 3
- Replacement Redevelopment Tax Increment Financing District No. 5

(Collectively, the “TIF Districts”).

The following sentence is to be inserted into the Tax Increment Financing Plan for each of the TIF Districts:

The boundaries of the Central Area Redevelopment District are being expanded to include parcel number 06-117-22-23-0034.

Section 3 - Tax Increment Financing Plan for Tax Increment Financing District No. 6 - Downtown West

Subsection 3-1 Foreword

The Wayzata Housing and Redevelopment Authority (the "HRA"), the City of Wayzata (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 6 - Downtown West (the "District"), a redevelopment tax increment financing district, located in the Central Area Redevelopment District.

Subsection 3-2 Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the HRA and City have certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.001 to 469.047*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Redevelopment Plan for the Central Area Redevelopment District.

Subsection 3-3 Statement of Objectives

The District currently consists of 24 parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the construction of approximately 71 condos, 53,690 square feet of office space, 10,603 square feet of retail space, and a public lot/ramp in the City. Please see Appendix A for further District information. The HRA has not entered into an agreement(s) or designated a developer(s) at the time of preparation of this TIF Plan, but development is likely to occur in 2018. This TIF Plan is expected to achieve many of the objectives outlined in the Redevelopment Plan for the Central Area Redevelopment District.

The activities contemplated in the Modification to the Redevelopment Plan and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of the Central Area Redevelopment District and the District.

Subsection 3-4 Redevelopment Plan Overview

1. Property to be Acquired - Selected property located within the District may be acquired by the HRA or City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the HRA or City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The HRA or City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

Subsection 3-5 Description of Property in the District and Property To Be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed in Appendix C of this TIF Plan. Please also see the map in Appendix B for further information on the location of the District.

The HRA or City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the HRA or City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The HRA or City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

Subsection 3-6 Classification of the District

The HRA and City, in determining the need to create a tax increment financing district in accordance with M.S., Sections 469.174 to 469.1794, as amended, inclusive, find that the District, to be established, is a redevelopment district pursuant to M.S., Section 469.174, Subd. 10(a)(1) as defined below:

(a) *"Redevelopment district" means a type of tax increment financing district consisting of a project, or portions of a project, within which the authority finds by resolution that one or more of the following conditions, reasonably distributed throughout the district, exists:*

(1) *parcels consisting of 70 percent of the area in the district are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;*

(2) *The property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities or excessive or vacated railroad rights-of-way;*

(3) *tank facilities, or property whose immediately previous use was for tank facilities, as defined in Section 115C, Subd. 15, if the tank facility:*

(i) *have or had a capacity of more than one million gallons;*

(ii) *are located adjacent to rail facilities; or*

(iii) *have been removed, or are unused, underused, inappropriately used or infrequently used; or*

(4) *a qualifying disaster area, as defined in Subd. 10b.*

(b) *For purposes of this subdivision, "structurally substandard" shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.*

(c) *A building is not structurally substandard if it is in compliance with the building code applicable*

to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs or other similar reliable evidence. The municipality may not make such a determination without an interior inspection of the property, but need not have an independent, expert appraisal prepared of the cost of repair and rehabilitation of the building. An interior inspection of the property is not required, if the municipality finds that (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard.

(d) A parcel is deemed to be occupied by a structurally substandard building for purposes of the finding under paragraph (a) or by the improvement described in paragraph (e) if all of the following conditions are met:

- (1) the parcel was occupied by a substandard building or met the requirements of paragraph (e), as the case may be, within three years of the filing of the request for certification of the parcel as part of the district with the county auditor;*
- (2) the substandard building or the improvements described in paragraph (e) were demolished or removed by the authority or the demolition or removal was financed by the authority or was done by a developer under a development agreement with the authority;*
- (3) the authority found by resolution before the demolition or removal that the parcel was occupied by a structurally substandard building or met the requirement of paragraph (e) and that after demolition and clearance the authority intended to include the parcel within a district; and*
- (4) upon filing the request for certification of the tax capacity of the parcel as part of a district, the authority notifies the county auditor that the original tax capacity of the parcel must be adjusted as provided by § 469.177, subdivision 1, paragraph (f).*

(e) For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots or other similar structures.

(f) For districts consisting of two or more noncontiguous areas, each area must qualify as a redevelopment district under paragraph (a) to be included in the district, and the entire area of the district must satisfy paragraph (a).

In meeting the statutory criteria the HRA and City rely on the following facts and findings:

- The District is a redevelopment district consisting of 24 parcels.
- An inventory shows that parcels consisting of more than 70 percent of the area in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures.
- An inspection of the buildings located within the District finds that more than 50 percent of the buildings are structurally substandard as defined in the TIF Act. (See Appendix F).

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114* or *Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

Subsection 3-7 Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the HRA or City (a total of 26 years of tax increment). The HRA or City elects to receive the first tax increment in 2020, which is no later than four years following the year of approval of the District. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2045, or when the TIF Plan is satisfied. The HRA or City reserves the right to decertify the District prior to the legally required date.

Subsection 3-8 Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2017 for taxes payable 2018.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2020) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the HRA or City.

The original local tax rate for the District will be the local tax rate for taxes payable 2018, assuming the request for certification is made before June 30, 2018. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within the Central Area Redevelopment District, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The HRA and City request 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2020. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Estimated Tax Capacity upon Completion (PTC)	\$3,256,251	
Original Estimated Net Tax Capacity (ONTC)	\$699,720	
Fiscal Disparities Contribution	\$374,620	
Estimated Captured Tax Capacity (CTC)	\$2,181,911	
Original Local Tax Rate	1.04786	Pay 2017
Estimated Annual Tax Increment (CTC x Local Tax Rate)	\$2,286,337	
Percent Retained by the HRA	100%	

Tax capacity includes a 3% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 25. The tax capacity of the District in year one is estimated to be \$1,074,625.

Pursuant to *M.S., Section 469.177, Subd. 4*, the HRA shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found some parcels for which building permits have been issued in the past 18 months, but none that should increase the original tax capacity. A full list of the building permits issued is on file with the City.

Subsection 3-9 Sources of Revenue/Bonds to be Issued

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The HRA or City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by a pay-as-you-go note to various developers, possible bond issue for any public improvements, including but not limited to new public parking lot/ramp, interfund loan and/or transfer. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the HRA or City to incur debt. The HRA or City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The total estimated tax increment revenues for the District are shown in the table below:

<u>SOURCES OF FUNDS</u>	<u>TOTAL</u>
Tax Increment	\$37,253,844
<u>Interest</u>	<u>\$3,725,384</u>
TOTAL	\$40,979,228

The HRA or City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments

from the District in a maximum principal amount of \$27,953,919. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Subsection 3-10 Uses of Funds

Currently under consideration for the District is a proposal to facilitate the construction of approximately 71 condos, 53,690 square feet of office space, 10,603 square feet of retail space, and a parking ramp/lot in the City. The HRA and City have determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described. The HRA has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

<u>USES OF TAX INCREMENT FUNDS</u>	<u>TOTAL</u>
Land/Building Acquisition	\$8,000,000
Site Improvements/Preparation	\$5,000,000
Utilities	\$4,000,000
Other Qualifying Improvements	\$7,228,535
<u>Administrative Costs (up to 10%)</u>	<u>\$3,725,384</u>
PROJECT COST TOTAL	\$27,953,919
<u>Interest</u>	<u>\$13,025,309</u>
PROJECT AND INTEREST COSTS TOTAL	\$40,979,228

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in Subsection 2-9.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. Pursuant to *M.S., Section 469.1763, Subd. 2*, no more than 25 percent of the tax increment paid by property within the District will be spent on activities related to development or redevelopment outside of the District but within the boundaries of the Central Area Redevelopment District, (including administrative costs, which are considered to be spent outside of the District) subject to the limitations as described in this TIF Plan.

Subsection 3-11 Fiscal Disparities Election

Pursuant to *M.S., Section 469.177, Subd. 3*, the HRA or City may elect one of two methods to calculate fiscal disparities. If the calculations pursuant to *M.S., Section 469.177, Subd. 3, clause b*, (within the District) are followed, the following method of computation shall apply:

- (1) *The original net tax capacity shall be determined before the application of the fiscal disparity provisions of Chapter 276A or 473F. The current net tax capacity shall exclude any fiscal*

disparity commercial-industrial net tax capacity increase between the original year and the current year multiplied by the fiscal disparity ratio determined pursuant to M.S., Section 276A.06, subdivision 7 or M.S., Section 473F.08, subdivision 6. Where the original net tax capacity is equal to or greater than the current net tax capacity, there is no captured tax capacity and no tax increment determination. Where the original tax capacity is less than the current tax capacity, the difference between the original net tax capacity and the current net tax capacity is the captured net tax capacity. This amount less any portion thereof which the authority has designated, in its tax increment financing plan, to share with the local taxing districts is the retained captured net tax capacity of the authority.

- (2) *The county auditor shall exclude the retained captured net tax capacity of the authority from the net tax capacity of the local taxing districts in determining local taxing district tax rates. The local tax rates so determined are to be extended against the retained captured net tax capacity of the authority as well as the net tax capacity of the local taxing districts. The tax generated by the extension of the less of (A) the local taxing district tax rates or (B) the original local tax rate to the retained captured net tax capacity of the authority is the tax increment of the authority.*

The HRA will choose to calculate fiscal disparities by clause b.

According to M.S., Section 469.177, Subd. 3:

- (c) *The method of computation of tax increment applied to a district pursuant to paragraph (a) or (b) shall remain the same for the duration of the district, except that the governing body may elect to change its election from the method of computation in paragraph (a) to the method in paragraph (b).*

Subsection 3-12 Business Subsidies

Pursuant to M.S., Section 116J.993, Subd. 3, the following forms of financial assistance are not considered a business subsidy:

- (1) A business subsidy of less than \$150,000;
- (2) Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
- (3) Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
- (4) Redevelopment property polluted by contaminants as defined in M.S., Section 116J.552, Subd. 3;
- (5) Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50% of the total cost;
- (6) Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
- (7) Assistance for housing;
- (8) Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under M.S., Section 469.174, Subd. 23;
- (9) Assistance for energy conservation;
- (10) Tax reductions resulting from conformity with federal tax law;
- (11) Workers' compensation and unemployment compensation;
- (12) Benefits derived from regulation;

- (13) Indirect benefits derived from assistance to educational institutions;
- (14) Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501 (c) (3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
- (15) Assistance for a collaboration between a Minnesota higher education institution and a business;
- (16) Assistance for a tax increment financing soils condition district as defined under *M.S., Section 469.174, Subd. 19*;
- (17) Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
- (18) General changes in tax increment financing law and other general tax law changes of a principally technical nature;
- (19) Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
- (20) Funds from dock and wharf bonds issued by a seaway port authority;
- (21) Business loans and loan guarantees of \$150,000 or less;
- (22) Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
- (23) Property tax abatements granted under *M.S., Section 469.1813* to property that is subject to valuation under Minnesota Rules, chapter 8100.

The HRA will comply with *M.S., Sections 116J.993 to 116J.995* to the extent the tax increment assistance under this TIF Plan does not fall under any of the above exemptions.

Subsection 3-13 County Road Costs

Pursuant to *M.S., Section 469.175, Subd. 1a*, the county board may require the HRA or City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the county, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or within five years under another county plan.

If the county elects to use increments to improve county roads, it must notify the HRA or City within forty-five days of receipt of this TIF Plan. In the opinion of the HRA and City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The HRA and City are aware that the county could claim that tax increment should be used for county roads, even after the public hearing.

Subsection 3-14 Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the HRA or City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

IMPACT ON TAX BASE

	<u>2016/Pay 2017 Total Net Tax Capacity</u>	<u>Estimated Captured Tax Capacity (CTC) Upon Completion</u>	<u>Percent of CTC to Entity Total</u>
Hennepin County	1,573,060,731	2,181,911	0.1387%
City of Wayzata	18,677,217	2,181,911	11.6822%
Wayzata Public ISD No. 284	131,023,960	2,181,911	1.6653%

IMPACT ON TAX RATES

	<u>Pay 2017 Extension Rates</u>	<u>Percent of Total</u>	<u>CTC</u>	<u>Potential Taxes</u>
Hennepin County	0.440870	42.07%	2,181,911	961,939
City of Wayzata	0.233520	22.29%	2,181,911	509,520
Wayzata Public ISD No. 284	0.262900	25.09%	2,181,911	573,624
Other	<u>0.110570</u>	<u>10.55%</u>	<u>2,181,911</u>	<u>241,254</u>
Total	1.047860	100.00%		2,286,337

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the actual Pay 2017 rate. The total net capacity for the entities listed above are based on actual Pay 2017 figures. The District will be certified under the actual Pay 2018 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$37,253,844;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is not expected. The City police department does track all calls for service including property-type calls and crimes. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction. The existing buildings, which will be eliminated by the new development, have public safety concerns that include several unprotected old buildings with issues such as access, hydrant locations, and converted structures.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated

with street maintenance, sweeping, plowing, and sidewalks. The development in the District is expected to contribute approximately \$468,000 to sanitary sewer (SAC) and water (WAC) connection fees.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$9,346,989;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$15,672,692;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Subsection 3-15 Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District. Following is a list of reports and studies on file at the City that support the HRA and City's findings:

- The Lake Effect Project Plans
- Wayzata Downtown Parking Project

Subsection 3-16 Definition of Tax Increment Revenues

Pursuant to *M.S., Section 469.174, Subd. 25*, tax increment revenues derived from a tax increment financing district include all of the following potential revenue sources:

1. Taxes paid by the captured net tax capacity, but excluding any excess taxes, as computed under *M.S., Section 469.177*;
2. The proceeds from the sale or lease of property, tangible or intangible, to the extent the property was purchased by the authority with tax increments;
3. Principal and interest received on loans or other advances made by the authority with tax increments;
4. Interest or other investment earnings on or from tax increments;
5. Repayments or return of tax increments made to the Authority under agreements for districts for which the request for certification was made after August 1, 1993; and
6. The market value homestead credit paid to the Authority under *M.S., Section 273.1384*.

Subsection 3-17 Modifications to the District

In accordance with *M.S., Section 469.175, Subd. 4*, any:

1. Reduction or enlargement of the geographic area of the District, if the reduction does not meet the requirements of *M.S., Section 469.175, Subd. 4(e)*;
2. Increase in amount of bonded indebtedness to be incurred;
3. A determination to capitalize interest on debt if that determination was not a part of the original TIF Plan;
4. Increase in the portion of the captured net tax capacity to be retained by the HRA or City;
5. Increase in the estimate of the cost of the District, including administrative expenses, that will be paid or financed with tax increment from the District; or
6. Designation of additional property to be acquired by the HRA or City,

shall be approved upon the notice and after the discussion, public hearing and findings required for approval of the original TIF Plan.

Pursuant to *M.S. Section 469.175 Subd. 4(f)*, the geographic area of the District may be reduced, but shall not be enlarged after five years following the date of certification of the original net tax capacity by the county auditor. If a redevelopment district is enlarged, the reasons and supporting facts for the determination that the addition to the district meets the criteria of *M.S., Section 469.174, Subd. 10*, must be documented in writing and retained. The requirements of this paragraph do not apply if (1) the only modification is elimination of parcel(s) from the District and (2)(A) the current net tax capacity of the parcel(s) eliminated from the District equals or exceeds the net tax capacity of those parcel(s) in the District's original net tax capacity or (B) the HRA agrees that, notwithstanding *M.S., Section 469.177, Subd. 1*, the original net tax capacity will be reduced by no more than the current net tax capacity of the parcel(s) eliminated from the District.

The HRA or City must notify the County Auditor of any modification to the District. Modifications to the District in the form of a budget modification or an expansion of the boundaries will be recorded in the TIF Plan.

Subsection 3-18 Administrative Expenses

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all expenditures of the HRA or City, *other than*:

1. Amounts paid for the purchase of land;
2. Amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the District;
3. Relocation benefits paid to or services provided for persons residing or businesses located in the District;
4. Amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S., Section 469.178*; or
5. Amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (3).

For districts for which the request for certification were made before August 1, 1979, or after June 30, 1982, and before August 1, 2001, administrative expenses also include amounts paid for services provided by bond

counsel, fiscal consultants, and planning or economic development consultants. Pursuant to *M.S., Section 469.176, Subd. 3*, tax increment may be used to pay any **authorized and documented** administrative expenses for the District up to but not to exceed 10 percent of the total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined by *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

For districts for which certification was requested after July 31, 2001, no tax increment may be used to pay any administrative expenses for District costs which exceed ten percent of total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined in *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

Pursuant to *M.S., Section 469.176, Subd. 4h*, tax increments may be used to pay for the County's actual administrative expenses incurred in connection with the District and are not subject to the percentage limits of *M.S., Section 469.176, Subd. 3*. The county may require payment of those expenses by February 15 of the year following the year the expenses were incurred.

Pursuant to *M.S., Section 469.177, Subd. 11*, the County Treasurer shall deduct an amount (currently .36 percent) of any increment distributed to the HRA or City and the County Treasurer shall pay the amount deducted to the State Commissioner of Management and Budget for deposit in the state general fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

Subsection 3-19 Limitation of Increment

The tax increment pledged to the payment of bonds and interest thereon may be discharged and the District may be terminated if sufficient funds have been irrevocably deposited in the debt service fund or other escrow account held in trust for all outstanding bonds to provide for the payment of the bonds at maturity or redemption date.

Pursuant to *M.S., Section 469.176, Subd. 6*:

if, after four years from the date of certification of the original net tax capacity of the tax increment financing district pursuant to M.S., Section 469.177, no demolition, rehabilitation or renovation of property or other site preparation, including qualified improvement of a street adjacent to a parcel but not installation of utility service including sewer or water systems, has been commenced on a parcel located within a tax increment financing district by the authority or by the owner of the parcel in accordance with the tax increment financing plan, no additional tax increment may be taken from that parcel, and the original net tax capacity of that parcel shall be excluded from the original net tax capacity of the tax increment financing district. If the authority or the owner of the parcel subsequently commences demolition, rehabilitation or renovation or other site preparation on that parcel including qualified improvement of a street adjacent to that parcel, in accordance with the tax increment financing plan, the authority shall certify to the county auditor that the activity has commenced and the county auditor shall certify the net tax capacity thereof as most recently certified by the commissioner of revenue and add it to the original net tax capacity of the tax increment financing district. The county auditor must enforce the provisions of this subdivision. The authority must submit to the county auditor evidence that the required activity has taken place for each parcel in the district. The evidence for a parcel must be submitted by February 1 of the fifth year following the year in which the parcel was certified

as included in the district. For purposes of this subdivision, qualified improvements of a street are limited to (1) construction or opening of a new street, (2) relocation of a street, and (3) substantial reconstruction or rebuilding of an existing street.

The HRA or City or a property owner must improve parcels within the District by approximately December 2021 and report such actions to the County Auditor.

Subsection 3-20 Use of Tax Increment

The HRA or City hereby determines that it will use 100 percent of the captured net tax capacity of taxable property located in the District for the following purposes:

1. To pay the principal of and interest on bonds issued to finance a project;
2. To finance, or otherwise pay public redevelopment costs of the the Central Area Redevelopment District pursuant to *M.S., Sections 469.001 to 469.047*;
3. To pay for project costs as identified in the budget set forth in the TIF Plan;
4. To finance, or otherwise pay for other purposes as provided in *M.S., Section 469.176, Subd. 4*;
5. To pay principal and interest on any loans, advances or other payments made to or on behalf of the HRA or City or for the benefit of the Central Area Redevelopment District by a developer;
6. To finance or otherwise pay premiums and other costs for insurance or other security guaranteeing the payment when due of principal of and interest on bonds pursuant to the TIF Plan or pursuant to *M.S., Chapter 462C. M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*; and
7. To accumulate or maintain a reserve securing the payment when due of the principal and interest on the tax increment bonds or bonds issued pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*.

These revenues shall not be used to circumvent any levy limitations applicable to the City nor for other purposes prohibited by *M.S., Section 469.176, Subd. 4*.

Tax increments generated in the District will be paid by Hennepin County to the HRA for the Tax Increment Fund of said District. The HRA or City will pay to the developer(s) annually an amount not to exceed an amount as specified in a developer's agreement to reimburse the costs of land acquisition, public improvements, demolition and relocation, site preparation, and administration. Remaining increment funds will be used for HRA or City administration (up to 10 percent) and for the costs of public improvement activities outside the District.

Subsection 3-21 Excess Increments

Excess increments, as defined in *M.S., Section 469.176, Subd. 2*, shall be used only to do one or more of the following:

1. Prepay any outstanding bonds;
2. Discharge the pledge of tax increment for any outstanding bonds;
3. Pay into an escrow account dedicated to the payment of any outstanding bonds; or
4. Return the excess to the County Auditor for redistribution to the respective taxing jurisdictions in proportion to their local tax rates.

The HRA or City must spend or return the excess increments under paragraph (c) within nine months after the end of the year. In addition, the HRA or City may, subject to the limitations set forth herein, choose to modify the TIF Plan in order to finance additional public costs in the Central Area Redevelopment District

or the District.

Subsection 3-22 Requirements for Agreements with the Developer

The HRA or City will review any proposal for private development to determine its conformance with the Redevelopment Plan and with applicable municipal ordinances and codes. To facilitate this effort, the following documents may be requested for review and approval: site plan, construction, mechanical, and electrical system drawings, landscaping plan, grading and storm drainage plan, signage system plan, and any other drawings or narrative deemed necessary by the HRA or City to demonstrate the conformance of the development with City plans and ordinances. The HRA or City may also use the Agreements to address other issues related to the development.

Pursuant to *M.S., Section 469.176, Subd. 5*, no more than 25 percent, by acreage, of the property to be acquired in the District as set forth in the TIF Plan shall at any time be owned by the HRA or City as a result of acquisition with the proceeds of bonds issued pursuant to *M.S., Section 469.178* to which tax increments from property acquired is pledged, unless prior to acquisition in excess of 25 percent of the acreage, the HRA or City concluded an agreement for the development or redevelopment of the property acquired and which provides recourse for the HRA or City should the development or redevelopment not be completed.

Subsection 3-23 Assessment Agreements

Pursuant to *M.S., Section 469.177, Subd. 8*, the HRA or City may enter into a written assessment agreement in recordable form with the developer of property within the District which establishes a minimum market value of the land and completed improvements for the duration of the District. The assessment agreement shall be presented to the County Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, the County Assessor shall also certify the minimum market value agreement.

Subsection 3-24 Administration of the District

Administration of the District will be handled by the City Manager.

Subsection 3-25 Annual Disclosure Requirements

Pursuant to *M.S., Section 469.175, Subds. 5, 6, and 6b* the HRA or City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. *M.S., Section 469.175, Subd. 5* also provides that an annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report containing the information required by *M.S., Section 469.175 Subd. 5 and Subd. 6*, the Office of the State Auditor will direct the County Auditor to withhold the distribution of tax increment from the District.

Subsection 3-26 Reasonable Expectations

As required by the TIF Act, in establishing the District, the determination has been made that the anticipated development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected

to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan. In making said determination, reliance has been placed upon written representation made by the developer to such effects and upon HRA and City staff awareness of the feasibility of developing the project site(s) within the District. A comparative analysis of estimated market values both with and without establishment of the District and the use of tax increments has been performed as described above. Such analysis is included with the cashflow in Appendix D, and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

Subsection 3-27 Other Limitations on the Use of Tax Increment

1. General Limitations. All revenue derived from tax increment shall be used in accordance with the TIF Plan. The revenues shall be used to finance, or otherwise pay public redevelopment costs of the the Central Area Redevelopment District pursuant to *M.S., Sections 469.001 to 469.047*. Tax increments may not be used to circumvent existing levy limit law. No tax increment may be used for the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the state or federal government. This provision does not prohibit the use of revenues derived from tax increments for the construction or renovation of a parking structure.
2. Pooling Limitations. At least 75 percent of tax increments from the District must be expended on activities in the District or to pay bonds, to the extent that the proceeds of the bonds were used to finance activities within said district or to pay, or secure payment of, debt service on credit enhanced bonds. Not more than 25 percent of said tax increments may be expended, through a development fund or otherwise, on activities outside of the District except to pay, or secure payment of, debt service on credit enhanced bonds. For purposes of applying this restriction, all administrative expenses must be treated as if they were solely for activities outside of the District.
3. Five Year Limitation on Commitment of Tax Increments. Tax increments derived from the District shall be deemed to have satisfied the 75 percent test set forth in paragraph (2) above only if the five year rule set forth in *M.S., Section 469.1763, Subd. 3*, has been satisfied; and beginning with the sixth year following certification of the District, 75 percent of said tax increments that remain after expenditures permitted under said five year rule must be used only to pay previously committed expenditures or credit enhanced bonds as more fully set forth in *M.S., Section 469.1763, Subd. 5*.
4. Redevelopment District. At least 90 percent of the revenues derived from tax increment from a redevelopment district must be used to finance the cost of correcting conditions that allow designation of redevelopment and renewal and renovation districts under *M.S., Section 469.176 Subd. 4j*. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of the land, the removal of hazardous substances or remediation necessary for development of the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the HRA or City, including the cost of preparation of the development action response plan, may be included in the qualifying costs.

Subsection 3-28 Summary

The Wayzata Housing and Redevelopment Authority is establishing the District to preserve and enhance the tax base, redevelop substandard areas, and provide employment opportunities in the City. The TIF Plan for the District was prepared by Ehlers & Associates, Inc., 3060 Centre Pointe Drive, Roseville, Minnesota 55113, telephone (651) 697-8500.

Appendix A

Project Description

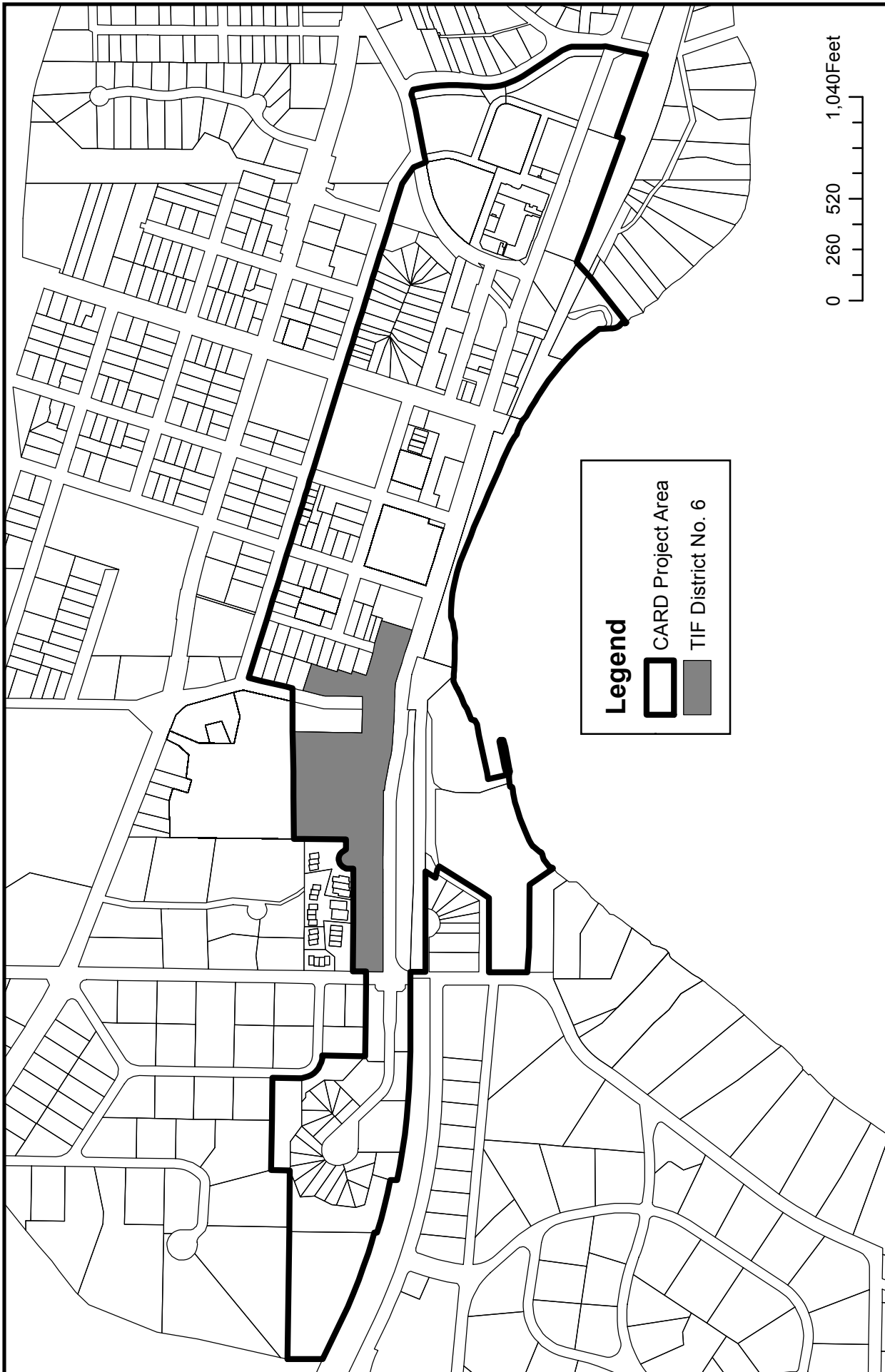
The District currently consists of 24 parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the construction of approximately 71 condos, 53,690 square feet of office space, 10,603 square feet of retail space, a public lot/ramp and road and streetscape improvements along Lake Street within the City. Currently, Wayzata Blu has received City planning approvals for the construction of 18 condos and approximately 3,500 sq/ft of retail located on four (4) parcels along Lake Street. Construction is expected to commence sometime in 2018. The developer has not requested, nor is the HRA providing assistance to this project. In addition, Homestead Properties has received approval for the development of 22 condos on the former Meyers Dairy site located at 105 Lake Street East. Construction is expected to commence sometime in 2018. The developer has not requested, nor is the HRA providing assistance to this project.

Hoyt properties has submitted an application for TIF assistance to redevelop property they own located at 253 Lake Street East into 16 condominiums. The developer intends to donate a large portion of the site to the City to construct the needed parking for this area of the downtown. The HRA has not entered into a contract with the developer and any assistance provided would be on a pay-as-you-go basis. The City is aware of two (2) other developers that have inquired about assistance to redevelop their properties into office and or housing uses but have not formally submitted anything to the City at this time.

The City intends to utilize TIF for purposes of paying for public improvements, including but not limited to, a new City parking lot/ramp, road, streetscape and utility improvements.

Appendix B

Map of the Central Area Redevelopment District and the District



Legend

-  CARD Project Area
-  TIF District No. 6

0 260 520 1,040 Feet



Source:
City of Wayzata

Prepared By:
City of Wayzata

CARD Project Area / District No. 6

This map is for planning purposes ONLY. This is NOT a legally recorded map. It represents a compilation of information from various sources.

Appendix C

Description of Property to be Included in the District

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed below.

<u>Parcel Numbers</u>	<u>Address</u>	<u>Owner</u>
0611722230010	235 Lake St. E	Melvin's 235 LLC
0611722230007	235 Lake St. E	Melvin's 235 LLC
0611722320003	235 Lake St. E	Melvin's 235 LLC
0611722230014	239 Lake St. E	Melvin's 235 LLC
0611722230013	253 Lake St. E	Berry and Co Inc.
0611722320005	275 Lake St. E	Theodore T Asao Etal Trs
0611722320004	339 Barry Ave S	Theodore T Asao Etal Trs
0611722320006	269 Lake St. E	Theodore T Asao Etal Trs
0611722230005	259 Lake St E	Flagship Financial Group Inc
0611722230034	105 Lake St. E	Meyer Properties
0611722230030	143 Lake St. E	Wayzata Bay Car Wash Inc.
0611722320030	153 Lake St. E	Rednasor LLC
0611722320031	155 Lake St. E	155 Lake Street R/E LLC
0611722230364	201 Lake St. E	Westway LLC
0611722310006	305 Lake St. E	Five Swans Inc.
0611722310005	309 Lake St. E	Five Swans
0611722310004	309 Lake St. E	Five Swans Inc.
0611722240012	328 Barry Ave S	328 Barry Avenue, LLC
0611722240088	318 Barry Ave S	Wayzata Bay Condominiums LLC
0611722240008	312 Barry Ave S	Wayzata Bay Condominiums LLC
0611722240007	304 Barry Ave S	Wayzata Bay Condominiums LLC
0611722310094	315 Lake St. E	Jeffway LLC
0611722310103	401 Lake St. E	401 Lake Spydernet LLC
0611722310014	407 Lake St. E	Masonic Temple Assn

Appendix D

Estimated Cash Flow for the District



West Lake Street Redevelopment - No Inflation

City of Wayzata

71 Condos, 53,690 Sq/Ft Office and 10,603 Sq/Ft of Retail

ASSUMPTIONS AND RATES

DistrictType:	District Name/Number:	Redevelopment		Tax Rates	
		2018	2018		
County District #:	First Year Construction or Inflation on Value	3.00%	3.00%	Exempt Class Rate (Exempt)	0.00%
Existing District - Specify No. Years Remaining	Interest Rate:	1-Aug-18	1-Aug-18	Commercial Industrial Preferred Class Rate (C/I Pref.)	1.50%
Initiation Rate - Every Year:	Present Value Date:	1-Feb-19	1-Feb-19	First \$150,000	2.00%
First Period Ending	Tax Year District was Certified:	Pay 2018	Pay 2018	Over \$150,000	1.25%
Tax Year District was Certified:	Cashflow Assumes First Tax Increment For Development:	2020	2020	Commercial Industrial Class Rate (C/I)	0.75%
Years of Tax Increment	Assumes Last Year of Tax Increment	2045	2045	Rental Housing Class Rate (Rental)	0.25%
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	Incremental	2045	2045	Affordable Rental Housing Class Rate (Aff. Rental)	1.00%
Incremental or Total Fiscal Disparities	Incremental	33.9214%	33.9214%	First \$115,000	1.25%
Fiscal Disparities Contribution Ratio	Fiscal Disparities Metro-Wide Tax Rate	150.0490%	150.0490%	Over \$115,000	1.00%
Fiscal Disparities Metro-Wide Tax Rate	Maximum/Frozen Local Tax Rate:	104.786%	104.786%	First \$500,000	1.25%
Current Local Tax Rate: (Use lesser of Current or Max.)	State-wide Tax Rate (Comm./Ind. only used for total taxes)	45.8020%	45.8020%	Over \$500,000	1.00%
Market Value Tax Rate (Used for total taxes)	Market Value Tax Rate (Used for total taxes)	0.20865%	0.20865%	Non-Homestead Residential (Non-H Res. 1 Unit)	1.00%
				First \$500,000	1.25%
				Over \$500,000	1.00%
				Homestead Residential Class Rate (Hmstd. Res.)	1.00%
				First \$500,000	1.25%
				Over \$500,000	1.00%
				Agricultural Non-Homestead	1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map #	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
G	0611722230010	Hughes	235 Lake St. E.	173,000	0	173,000	100%	173,000	Pay 2018	C/I	3,460	C/I	3,460	1
H	0611722230007	Hughes	235 Lake St. E.	536,000	0	536,000	100%	536,000	Pay 2018	C/I Pref.	10,720	C/I Pref.	9,970	1
I	0611722230003	Hughes	235 Lake St. E.	296,000	1,000	296,000	100%	296,000	Pay 2018	C/I Pref.	5,170	C/I Pref.	5,170	1
J	0611722230014	Hughes	239 Lake St. E.	953,000	0	953,000	100%	953,000	Pay 2018	C/I	19,060	C/I Pref.	18,310	1
K	0611722230013	Hoyt	253 Lake St. E.	2,418,000	1,000	2,418,000	100%	2,418,000	Pay 2018	C/I Pref.	47,610	Hmstd. Res.	28,975	2
N	0611722320005	Wayzata Blu	275 Lake St. E.	300,000	104,000	404,000	100%	404,000	Pay 2018	C/I Pref.	7,330	Hmstd. Res.	4,040	3
O	0611722320004	Wayzata Blu	339 Barry Ave S	489,000	106,000	595,000	100%	595,000	Pay 2018	C/I	11,900	Hmstd. Res.	6,188	3
M	0611722320006	Wayzata Blu	289 Lake St. E.	350,000	1,000	351,000	100%	351,000	Pay 2018	C/I	7,020	Hmstd. Res.	3,510	3
L	0611722230005	Wayzata Blu	259 Lake St. E.	1,594,000	1,000	1,595,000	100%	1,595,000	Pay 2018	C/I Pref.	31,150	Hmstd. Res.	18,688	3
A	0611722230034	Meyers Dairy	105 Lake St. E.	2,362,000	52,000	2,414,000	100%	2,414,000	Pay 2018	Rental	30,175	Hmstd. Res.	28,925	4
B	0611722230030	Car Wash	143 Lake St. E.	1,145,000	1,000	1,146,000	100%	1,146,000	Pay 2018	C/I Pref.	22,170	C/I Pref.	22,170	No Dev
C	0611722320030	Office	153 Lake St. E.	512,000	864,000	1,376,000	100%	1,376,000	Pay 2018	C/I Pref.	26,770	C/I Pref.	26,770	No Dev
D	0611722320031	Office	155 Lake St. E	587,000	893,000	1,480,000	100%	1,480,000	Pay 2018	C/I Pref.	28,850	C/I Pref.	28,850	No Dev
E	ROW	City	Edgewood Ct.	0	0	0	100%	0	Pay 2018	Exempt	-	Exempt	-	No Dev
F	0611722230364	Lowel Zlotoff/Office	201 Lake St. E	5,100,000	2,208,000	7,308,000	100%	7,308,000	Pay 2018	Exempt	145,410	C/I Pref.	145,410	No Dev
P	ROW	City	Barry Ave S	0	0	0	100%	0	Pay 2018	Exempt	-	Exempt	-	No Dev
Q	0611722310006	Five Swans	305 Lake St. E	148,000	1,000	149,000	100%	149,000	Pay 2018	C/I	2,980	C/I	2,980	5
R	0611722310005	Five Swans	309 Lake St. E	937,000	1,000	938,000	100%	938,000	Pay 2018	C/I Pref.	18,010	C/I Pref.	18,010	5
S	0611722310004	Five Swans	309 Lake St. E	47,000	0	47,000	100%	47,000	Pay 2018	C/I	940	C/I Pref.	705	5
T	0611722240012	Nolan Prop/Office	328 Barry Ave S	546,000	3,374,000	3,920,000	100%	3,920,000	Pay 2018	C/I Pref.	77,650	C/I Pref.	77,650	No Dev
U	0611722240088	Wayzat Bay Condos	318 Barry Ave S	427,000	0	427,000	100%	427,000	Pay 2018	Rental	5,338	Hmstd. Res.	4,270	6
V	0611722240008	Wayzat Bay Condos	312 Barry Ave S	320,000	0	320,000	100%	320,000	Pay 2018	Rental	4,000	Hmstd. Res.	3,200	6
W	0611722240007	Wayzat Bay Condos	304 Barry Ave S	432,000	0	432,000	100%	432,000	Pay 2018	Rental	5,400	Hmstd. Res.	4,320	6
X	0611722310094	5 Swans/Merrill L	315 Lake St. E	1,810,000	8,101,000	9,911,000	100%	9,911,000	Pay 2018	C/I Pref.	197,470	C/I Pref.	197,470	No Dev
Y	ROW	City	Manitoba Ave S	0	0	0	100%	0	Pay 2018	Exempt	-	Exempt	-	No Dev
Z	0611722310103	Office	401 Lake St. E	1,083,000	287,000	1,370,000	100%	1,370,000	Pay 2018	C/I Pref.	26,650	C/I Pref.	26,650	No Dev
AA	0611722310014	Masonic Temple	407 Lake St. E	449,000	290,000	739,000	100%	739,000	Pay 2018	C/I Pref.	14,030	C/I Pref.	14,030	No Dev
								39,298,000			749,263		699,720	

Note:

1. Base values are for pay 2018 based upon review of County website on 9-6-17.



West Lake Street Redevelopment - No Inflation

City of Wayzata
71 Condos, 53,690 Sq/Ft Office and 10,603 Sq/Ft of Retail

PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2018	Percentage Completed 2019	Percentage Completed 2020	Percentage Completed 2021	First Year Full Taxes Payable
G,H,I,J (Hughes)	Office	225	225	30,000	6,750,000	C/I Pref.	134,250	4	0%	100%	100%	100%	2021
	Condos	950,000	950,000	16	15,200,000	Hmstd. Res.	170,000	10,625	100%	100%	100%	100%	2020
	N.M.L.O (Wayz Blu)	950,000	950,000	18	17,100,000	Hmstd. Res.	191,250	10,625	100%	100%	100%	100%	2020
	Retail	225	225	3,500	787,500	C/I Pref.	15,000	4	100%	100%	100%	100%	2020
A (Meyers Dairy)	Condos	950,000	950,000	22	20,900,000	Hmstd. Res.	233,750	10,625	0%	0%	100%	100%	2022
	Q (Five Swans)	225	225	7,103	1,598,175	C/I Pref.	31,214	4	0%	0%	100%	100%	2022
	Office	225	225	23,690	5,330,250	C/I	106,605	5	0%	0%	100%	100%	2022
	Condos	950,000	950,000	15	14,250,000	Hmstd. Res.	159,375	10,625	100%	100%	100%	100%	2020
B (Existing)	Car Wash	1,146,000	1,146,000	1	1,146,000	C/I Pref.	22,170	22,170	100%	100%	100%	100%	2020
	C (Existing)	1,376,000	1,376,000	1	1,376,000	C/I Pref.	26,770	26,770	100%	100%	100%	100%	2020
	D (Existing)	1,480,000	1,480,000	1	1,480,000	C/I Pref.	28,850	28,850	100%	100%	100%	100%	2020
	Office	7,308,000	7,308,000	1	7,308,000	C/I Pref.	145,410	145,410	100%	100%	100%	100%	2020
F (Existing)	Lowell Zilhoff/Office	7,308,000	7,308,000	1	7,308,000	C/I Pref.	145,410	145,410	100%	100%	100%	100%	2020
	T (Existing)	3,920,000	3,920,000	1	3,920,000	C/I Pref.	77,650	77,650	100%	100%	100%	100%	2020
	Nolan Prop/Office	3,920,000	3,920,000	1	3,920,000	C/I Pref.	77,650	77,650	100%	100%	100%	100%	2020
	X (Existing)	9,911,000	9,911,000	1	9,911,000	C/I Pref.	197,470	197,470	100%	100%	100%	100%	2020
Z (Existing)	5 Swans/Merrill L	9,911,000	9,911,000	1	9,911,000	C/I Pref.	197,470	197,470	100%	100%	100%	100%	2020
	Office	1,370,000	1,370,000	1	1,370,000	C/I Pref.	26,650	26,650	100%	100%	100%	100%	2020
	AA (Existing)	739,000	739,000	1	739,000	C/I Pref.	14,030	14,030	100%	100%	100%	100%	2020
	Masonic Temple	739,000	739,000	1	739,000	C/I Pref.	14,030	14,030	100%	100%	100%	100%	2020
TOTAL					109,165,925		1,580,444		100%	100%	100%	100%	
Subtotal Residential				71	67,450,000		754,375						
Subtotal Commercial/Ind.				64,301	41,715,925		826,069						

Note:

1. Market values are based upon estimates.

TAX CALCULATIONS										
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit	
Office	134,250	45,539	88,711	92,956	68,332	61,489	14,084	236,861	7.90	
Condos	170,000	0	170,000	178,136	0	0	31,715	209,851	13,115.69	
Condos	191,250	0	191,250	200,403	0	0	35,679	236,082	13,115.69	
Retail	15,000	5,088	9,912	10,386	7,635	6,870	1,643	26,534	7.58	
Condos	233,750	0	233,750	244,937	0	0	43,608	288,545	13,115.69	
Retail	31,214	10,588	20,625	21,613	15,887	14,296	3,335	55,131	7.76	
Office	106,605	36,162	70,443	73,814	54,261	48,827	11,122	188,024	7.94	
Condos	159,375	0	159,375	167,003	0	0	29,733	196,735	13,115.69	
Car Wash	22,170	7,520	14,650	15,351	11,284	10,154	2,391	39,180	39,180.44	
Office	26,770	9,081	17,689	18,536	13,626	12,261	2,871	47,294	47,293.66	
Office	28,850	9,786	19,064	19,976	14,684	13,214	3,088	50,962	50,962.24	
Lowell Ziltoff/Office	145,410	49,325	96,085	100,684	74,012	66,601	15,248	256,544	256,544.18	
Nolan Prop/Office	77,650	26,340	51,310	53,766	39,523	35,565	8,179	137,033	137,032.92	
5 Swans/Merrill L	197,470	66,985	130,485	136,730	100,510	90,445	20,679	348,365	348,364.66	
Office	26,650	9,040	17,610	18,453	13,565	12,206	2,859	47,082	47,082.01	
Masonic Temple	14,030	4,759	9,271	9,715	7,141	6,426	1,542	24,824	24,823.56	
TOTAL	1,580,444	280,214	1,300,229	1,362,458	420,458	378,356	227,775	2,389,047		

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	2,389,047
less State-wide Taxes	(378,356)
less Fiscal Dispar. Adj.	(420,458)
less Market Value Taxes	(227,775)
less Base Value Taxes	(520,791)
Annual Gross TIF	841,668



West Lake Street Redevelopment - No Inflation

City of Wayzata

71 Condos, 53,690 Sq/Ft Office and 10,603 Sq/Ft of Retail

TAX INCREMENT CASH FLOW													
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Payment Tax Year Date
100%	1,074,625	(699,720)	-	374,905	104.786%	392,848	196,424	(707)	(19,572)	176,145	165,961	0.5	2020 08/01/20
100%	1,241,114	(699,720)	(36,386)	505,008	104.786%	529,178	264,589	(953)	(26,364)	176,145	329,470	1	2020 02/01/21
100%	1,649,916	(699,720)	(90,309)	859,887	104.786%	901,041	450,521	(1,622)	(44,890)	237,273	546,466	1.5	2021 08/01/21
100%	1,699,413	(699,720)	(99,100)	900,594	104.786%	943,696	471,848	(1,699)	(47,015)	237,273	760,255	2	2021 02/01/22
100%	1,750,396	(699,720)	(107,631)	943,045	104.786%	988,179	494,089	(1,779)	(49,231)	404,009	1,118,898	2.5	2022 08/01/22
100%	1,802,907	(699,720)	(116,941)	986,246	104.786%	1,033,448	516,724	(1,860)	(51,486)	404,009	1,472,241	3	2022 02/01/23
100%	1,856,995	(699,720)	(126,531)	1,030,744	104.786%	1,080,075	540,038	(1,944)	(53,809)	423,134	1,836,842	3.5	2022 08/01/23
100%	1,912,704	(699,720)	(136,408)	1,076,576	104.786%	1,128,101	564,051	(2,031)	(56,202)	423,134	2,196,055	4	2023 02/01/24
100%	1,970,086	(699,720)	(146,582)	1,123,784	104.786%	1,177,568	588,784	(2,120)	(58,666)	443,080	2,566,641	4.5	2023 08/01/24
100%	2,029,188	(699,720)	(157,061)	1,172,407	104.786%	1,228,519	614,259	(2,211)	(61,205)	443,080	2,931,751	5	2024 02/01/25
100%	2,090,064	(699,720)	(167,854)	1,222,490	104.786%	1,280,998	640,499	(2,306)	(63,819)	463,377	3,307,943	5.5	2024 08/01/25
100%	2,152,766	(699,720)	(178,971)	1,274,074	104.786%	1,335,052	667,526	(2,403)	(66,512)	463,377	3,678,576	6	2025 02/01/26
100%	2,217,349	(699,720)	(190,422)	1,327,207	104.786%	1,390,727	695,363	(2,503)	(69,286)	484,284	4,060,207	6.5	2025 08/01/26
100%	2,283,869	(699,720)	(202,216)	1,381,933	104.786%	1,448,072	724,036	(2,607)	(72,143)	484,284	4,436,198	7	2026 02/01/27
100%	2,352,385	(699,720)	(214,364)	1,438,301	104.786%	1,507,138	753,569	(2,713)	(75,086)	505,818	4,823,104	7.5	2026 08/01/27
100%	2,422,957	(699,720)	(226,876)	1,496,360	104.786%	1,567,976	783,988	(2,822)	(78,117)	505,818	5,204,293	8	2027 02/01/28
100%	2,495,645	(699,720)	(239,764)	1,556,161	104.786%	1,630,639	815,320	(2,935)	(81,238)	527,998	5,596,316	8.5	2027 08/01/28
100%	2,570,515	(699,720)	(253,039)	1,617,756	104.786%	1,695,182	847,591	(3,051)	(84,454)	527,998	5,982,545	9	2028 02/01/29
100%	2,647,630	(699,720)	(266,711)	1,681,199	104.786%	1,761,661	880,831	(3,171)	(87,766)	550,843	6,379,531	9.5	2028 08/01/29
100%	2,727,059	(699,720)	(280,794)	1,746,545	104.786%	1,830,135	915,067	(3,294)	(91,177)	574,374	6,770,650	10	2029 02/01/30
100%	2,808,871	(699,720)	(295,299)	1,813,852	104.786%	1,900,663	950,331	(3,421)	(94,691)	574,374	7,172,450	10.5	2029 08/01/30
100%	2,893,137	(699,720)	(310,240)	1,883,177	104.786%	1,973,306	986,653	(3,552)	(98,310)	598,610	7,568,312	11	2030 02/01/31
100%	2,979,931	(699,720)	(325,628)	1,954,583	104.786%	2,048,129	1,024,065	(3,687)	(102,038)	598,610	7,974,780	11.5	2030 08/01/31
100%	3,069,329	(699,720)	(341,479)	2,028,130	104.786%	2,125,197	1,062,598	(3,825)	(105,877)	623,574	8,375,232	12	2031 02/01/32
100%	3,161,409	(699,720)	(357,805)	2,103,884	104.786%	2,204,576	1,102,288	(3,968)	(109,832)	623,574	8,786,239	12.5	2031 08/01/32
100%	3,256,251	(699,720)	(374,620)	2,181,911	104.786%	2,286,337	1,143,169	(4,115)	(113,905)	649,287	9,191,163	13	2032 02/01/33
100%										649,287	9,606,552	13.5	2032 08/01/33
												14	2033 02/01/34
												14.5	2033 08/01/34
												15	2034 02/01/35
												15.5	2034 08/01/35
												16	2035 02/01/36
												16.5	2035 08/01/36
												17	2036 02/01/37
												17.5	2036 08/01/37
												18	2037 02/01/38
												18.5	2037 08/01/38
												19	2038 02/01/39
												19.5	2038 08/01/39
												20	2039 02/01/40
												20.5	2039 08/01/40
												21	2040 02/01/41
												21.5	2040 08/01/41
												22	2041 02/01/42
												22.5	2041 08/01/42
												23	2042 02/01/43
												23.5	2042 08/01/43
												24	2043 02/01/44
												24.5	2043 08/01/44
												25	2044 02/01/45
												25.5	2044 08/01/45
												26	2045 02/01/46
Total											37,388,443	(134,598)	
Present Value From 08/01/2018											22,863,588	(82,309)	
Present Value Rate											3.00%		
											33,528,460	(3,725,384)	
											20,503,151	(2,278,128)	

Appendix E

Minnesota Business Assistance Form (Minnesota Department of Employment and Economic Development)

A Minnesota Business Assistance Form (MBAF) should be used to report and/or update each calendar year's activity by April 1 of the following year.

Please see the Minnesota Department of Employment and Economic Development (DEED) website at <http://www.deed.state.mn.us/Community/subsidies/MBAFForm.htm> for information and forms.

Appendix F

Redevelopment Qualifications for the District

Report of Inspection Procedures and Results for
Determining Qualifications of a
Tax Increment Financing District as a Redevelopment District

Wayzata Lake Street East Redevelopment TIF District Wayzata, Minnesota



October 20, 2017

Prepared For the
City of Wayzata

Prepared by:



LHB, Inc.
701 Washington Avenue North, Suite 200
Minneapolis, Minnesota 55401

LHB Project No. 170560

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PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

LHB was hired by the City of Wayzata to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District (“TIF District”) proposed to be established by the City. The proposed TIF District is bounded by Ferndale Road South, Lake Street East and Minnetonka Avenue South (Diagram 1). The purpose of LHB’s work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether twenty (20) buildings on twenty-four (24) parcels, and three (3) right-of-way parcels, located within the proposed TIF District, meet the qualifications required for a Redevelopment District.



Diagram 1 – Proposed TIF District

SCOPE OF WORK

The proposed TIF District consists of twenty-four (24) parcels, three (3) right of way parcels with twenty (20) buildings. One (1) building was inspected on the interior and exterior on April 26, 2017, two (2) buildings were inspected on the interior and exterior on May 8, 2017, and nine (9) buildings were inspected on the interior and exterior on August 16, 2017. Eight (8) buildings were not inspected as they did not appear to be substandard. Building Code and Condition Deficiency reports for the buildings that were inspected and determined to be substandard are located in Appendix B.

CONCLUSION

After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 92.7 percent which is above the 70 percent requirement.
- 55 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed.

The remainder of this report describes our process and findings in detail.

PART 2 – MINNESOTA STATUTE 469.174, SUBDIVISION 10 REQUIREMENTS

The properties were inspected in accordance with the following requirements under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, which states:

INTERIOR INSPECTION

“The municipality may not make such determination [that the building is structurally substandard] without an interior inspection of the property...”

EXTERIOR INSPECTION AND OTHER MEANS

“An interior inspection of the property is not required, if the municipality finds that

- (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and
- (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard.”

DOCUMENTATION

“Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained under section 469.175, subdivision 3(1).”

QUALIFICATION REQUIREMENTS

Minnesota Statutes, Section 469.174, Subdivision 10 (a) (1) requires three tests for occupied parcels:

A. COVERAGE TEST

...“parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, or paved or gravel parking lots...”

The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states: “For purposes of this subdivision, a parcel is not occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures unless 15 percent of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures.”

B. CONDITION OF BUILDINGS TEST

Minnesota Statutes, Section 469.174, Subdivision 10(a) states, “...and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;”

1. Structurally substandard is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, which states: “For purposes of this subdivision, ‘structurally substandard’ shall mean containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance.”
 - a. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)* defined as “structurally substandard”, due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.
2. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

“A building is not structurally substandard if it is in compliance with the building code applicable to new buildings or could be modified to satisfy the building code at a cost of less than 15 percent of the cost of constructing a new structure of the same square footage and type on the site. The municipality may find that a building is not disqualified as structurally substandard under the preceding sentence on the basis of reasonably available evidence, such as the size, type, and age of the building, the average cost of plumbing, electrical, or structural repairs, or other similar reliable evidence.”

“Items of evidence that support such a conclusion [that the building is not disqualified] include recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence.”

LHB counts energy code deficiencies toward the 15 percent code threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)* for the following reasons:

- The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
- Chapter 13 of the 2015 *Minnesota Building Code* states, “Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*.” Furthermore, Minnesota Rules, Chapter 1305.0021 Subpart 9 states, “References

to the *International Energy Conservation Code* in this code mean the *Minnesota Energy Code...*”

- Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
- The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
- In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.
- Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. In order for an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

C. DISTRIBUTION OF SUBSTANDARD BUILDINGS

Minnesota Statutes, Section 469.174, Subdivision 10, defines a Redevelopment District and requires one or more of the following conditions, “reasonably distributed throughout the district.”

- (1) “Parcels consisting of 70 percent of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;
- (2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used rail yards, rail storage facilities, or excessive or vacated railroad rights-of-way;
- (3) tank facilities, or property whose immediately previous use was for tank facilities...”

Our interpretation of the distribution requirement is that the substandard buildings must be reasonably distributed throughout the district as compared to the location of all buildings in the district. For example, if all of the buildings in a district are located on one half of the area of the district, with the other half occupied by parking lots (meeting the required 70 percent coverage for the district), we would evaluate the distribution of the substandard buildings compared with only the half of the district where the buildings are located. If all of the buildings in a district are located evenly throughout the entire area of the district, the substandard buildings must be reasonably distributed throughout the entire area of the district. We believe this is consistent with the opinion expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

PART 3 – PROCEDURES FOLLOWED

LHB inspected twelve (12) of the twenty (20) buildings during the days of April 26, 2017, May 8, 2017 and August 16, 2017. Eight (8) buildings were not inspected as they did not appear to be substandard.

PART 4 – FINDINGS

A. COVERAGE TEST

1. The total square foot area of the parcel in the proposed TIF District was obtained from City records, GIS mapping and site verification.
2. The total square foot area of buildings and site improvements on the parcels in the proposed TIF District was obtained from City records, GIS mapping and site verification.
3. The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

FINDING:

The proposed TIF District met the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which resulted in parcels consisting of 92.7 percent of the area of the proposed TIF District being occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under *Minnesota Statutes, Section 469.174, Subdivision (a) (1)*.

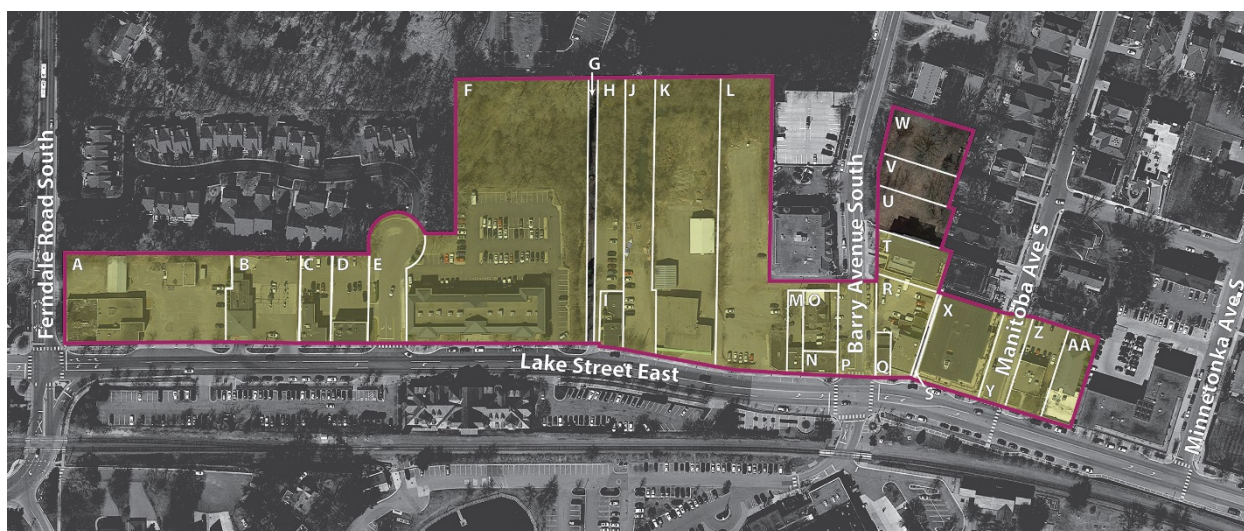


Diagram 2 – Coverage Diagram

Shaded green area depicts a parcel more than 15 percent occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures

B. CONDITION OF BUILDING TEST

1. BUILDING INSPECTION

The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether or not a building “appears” to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

2. REPLACEMENT COST

The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2017.

A replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Wayzata, Minnesota.

Replacement cost includes labor, materials, and the contractor’s overhead and profit. Replacement costs do not include architectural fees, legal fees or other “soft” costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

3. CODE DEFICIENCIES

The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.

Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.

The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is actually a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.

After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2017; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost

of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

FINDING:

Eleven (11) out of twenty (20) buildings (55 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by *Minnesota Statutes, Section 469.174, Subdivision 10(c)*. Building Code, Condition Deficiency and Context Analysis reports for the buildings in the proposed TIF District can be found in Appendix B of this report.

4. SYSTEM CONDITION DEFICIENCIES

If a building meets the minimum code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, then in order for such building to be “structurally substandard” under *Minnesota Statutes, Section 469.174, Subdivision 10(b)*, the building’s defects or deficiencies should be of sufficient total significance to justify “substantial renovation or clearance.” Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under *Minnesota Statutes, Section 469.174, Subdivision 10(c)*, to determine if the total deficiencies warranted “substantial renovation or clearance” based on the criteria we outlined above.

System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors and doors.

The evaluation of system condition deficiencies was made by reviewing all available information contained in City records, and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of “service life” used up for a particular component unless it was an obvious part of that component’s deficiencies.

After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies is of sufficient total significance to justify “substantial renovation or clearance.”

FINDING:

In our professional opinion, eleven (11) out of twenty (20) buildings (55 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

C. DISTRIBUTION OF SUBSTANDARD STRUCTURES

Much of this report has focused on the condition of individual buildings as they relate to requirements identified by *Minnesota Statutes, Section 469.174, Subdivision 10*. It is also important to look at the distribution of substandard buildings throughout the geographic area of the proposed TIF District (Diagram 3).

FINDING:

The parcels with substandard buildings are reasonably distributed compared to all parcels that contain buildings.



Diagram 3 – Substandard Buildings

Shaded green area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

PART 5 - TEAM CREDENTIALS

Michael A. Fischer, AIA, LEED AP - Project Principal/TIF Analyst

Michael has 29 years of experience as project principal, project manager, project designer and project architect on planning, urban design, educational, commercial and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 100 cities with strategic planning for TIF Districts. He is an Architectural Principal at LHB and currently leads the Minneapolis office.

Michael completed a two-year Bush Fellowship, studying at MIT and Harvard in 1999, earning Masters degrees in City Planning and Real Estate Development from MIT. He has served on more than 50 committees, boards and community task forces, including a term as a City Council President and as Chair of a Metropolitan Planning Organization. Most recently, he served as Chair of the Edina, Minnesota planning commission and is currently a member of the Edina city council. Michael has also managed and designed several award-winning architectural projects, and was one of four architects in the Country to receive the AIA Young Architects Citation in 1997.

Philip Waugh – Project Manager/TIF Analyst

Philip is a project manager with 13 years of experience in historic preservation, building investigations, material research, and construction methods. He previously worked as a historic preservationist and also served as the preservation specialist at the St. Paul Heritage Preservation Commission. Currently, Phil sits on the Board of Directors for the Preservation Alliance of Minnesota. His current responsibilities include project management of historic preservation projects, performing building condition surveys and analysis, TIF analysis, writing preservation specifications, historic design reviews, writing Historic Preservation Tax Credit applications, preservation planning, and grant writing.

Phil Fisher – Inspector

For 35 years, Phil Fisher worked in the field of Building Operations in Minnesota including White Bear Lake Area Schools. At the University of Minnesota he earned his Bachelor of Science in Industrial Technology. He is a Certified Playground Safety Inspector, Certified Plant Engineer, and is trained in Minnesota Enterprise Real Properties (MERP) Facility Condition Assessment (FCA). His FCA training was recently applied to the Minnesota Department of Natural Resources Facilities Condition Assessment project involving over 2,000 buildings.

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APPENDICES

APPENDIX A	Property Condition Assessment Summary Sheet
APPENDIX B	Building Code and Condition Deficiencies Reports
APPENDIX C	Building Replacement Cost Reports Code Deficiency Cost Reports Photographs

APPENDIX A

Property Condition Assessment Summary Sheet

Wayzata Lake Street East Redevelopment TIF District

Wayzata, Minnesota

Property Condition Assessment Summary Sheet

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard
A	0611722230034	105 Lake St E	Improved		42,943	39,956	93.0%	42,943	3					
A1	0611722230034	Meyer Brothers Dairy		Interior/Exterior						\$1,746,067	\$261,910	\$633,513	1	1
A2	0611722230034	Garage		Interior/Exterior						\$256,215	\$38,432	\$92,890	1	1
A3	0611722230034	Metal Building		Interior/Exterior						\$132,788	\$19,918	\$23,520	1	1
B	0611722230030	143 Lake St E	Improved	Exterior	19,085	18,559	97.2%	19,085	1	Note 1				0
C	0611722320030	153 Lake St E	Improved	Exterior	8,424	8,424	100.0%	8,424	1	Note 1				0
D	0611722320031	155 Lake St E	Improved	Exterior	9,785	9,785	100.0%	9,785	1	Note 1				0
E	ROW (Edgewood Ct)	N/A	Improved	Exterior	16,667	13,773	82.6%	16,667	0					
F	0611722230364	201 Lake St E	Improved	Exterior	119,083	63,617	53.4%	119,083	1	Note 1				0
G	0611722230010	235 Lake St E	Improved	Exterior	6,890	420	6.1%	0	0					
H	0611722230007	235 Lake St E	Improved	Exterior	19,371	5,757	29.7%	19,371	0					
I	0611722320003	235 Lake St E	Improved	Interior/Exterior	3,931	3,931	100.0%	3,931	1	\$513,424	\$77,014	\$171,681	1	1
J	0611722230014	239 Lake St E	Improved	Exterior	24,555	11,023	44.9%	24,555	0					
K	0611722230013	253 Lake St E	Improved		54,624	29,392	53.8%	54,624	2					
K1	0611722230013	Main Building		Interior/Exterior						\$1,062,443	\$159,366	\$297,126	1	1
K2	0611722230013	Shop Building		Interior/Exterior						\$271,208	\$40,681	\$76,936	1	1
L	0611722230005	259 Lake St E	Improved	Interior/Exterior	52,533	42,161	80.3%	52,533	1	\$258,432	\$38,765	\$33,022	0	0
M	0611722320006	269 Lake St E	Improved	Interior/Exterior	3,895	3,895	100.0%	3,895	1	\$138,658	\$20,799	\$35,660	1	1
N	0611722320005	275 Lake St E	Improved	Interior/Exterior	2,401	2,401	100.0%	2,401	1	\$312,970	\$46,946	\$74,371	1	1
O	0611722320004	339 Barry Ave S	Improved	Interior/Exterior	6,363	6,363	100.0%	6,363	1	\$524,197	\$78,630	\$95,900	1	1
P	ROW (Barry Ave S)	N/A	Improved	Exterior	9,887	9,887	100.0%	9,887	0					
Q	0611722310006	305 Lake St E	Improved	Interior/Exterior	1,993	1,993	100.0%	1,993	1	\$650,926	\$97,639	\$143,515	1	1
R	0611722310005	309 Lake St E	Improved	Interior/Exterior	12,512	12,105	96.7%	12,512	1	\$1,062,442	\$159,366	\$244,504	1	1
S	0611722310004	309 Lake St E	Vacant	Exterior	624	0	0.0%	0	0					
T	0611722240012	328 Barry Ave S	Improved	Exterior	9,097	8,306	91.3%	9,097	1	Note 1			0	0
U	0611722240088	318 Barry Ave S	Vacant	Exterior	9,495	0	0.0%	0	0					
V	0611722240008	312 Barry Ave S	Vacant	Exterior	7,472	0	0.0%	0	0					
W	0611722240007	304 Barry Ave S	Vacant	Exterior	11,725	0	0.0%	0	0					

Property Condition Assessment Summary Sheet

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard	
X	611722310094	315 Lake St E	Improved	Exterior	18,095	18,095	100.0%	18,095	1	Note 1			0	0	
Y	ROW (Manitoba Ave S)	N/A	Improved	Exterior	7,916	7,916	100.0%	7,916	0						
Z	611722310103	401 Lake St E	Improved	Exterior	10,594	9,873	93.2%	10,594	1	Note 1			0	0	
AA	611722310014	407 Lake St E	Improved	Exterior	8,970	8,970	100.0%	8,970	1	Note 1			0	0	
TOTALS					498,930			462,724	20						11
Note 1: This building did not appear to be substandard, so no further inspection was made.															
Total Coverage Percent:									Percent of buildings exceeding 15 percent code deficiency threshold:						
									55.0%						
Percent of buildings determined substandard:															
55.0%															

Note 1: This building did not appear to be substandard, so no further inspection was made.

APPENDIX B

Building Code, Condition Deficiency and Context Analysis Reports

Wayzata Meyer Brothers Site TIF Analysis

Building Code, Condition Deficiency and Context Analysis Report

April 27, 2017

Parcel No. & Building Name: Parcel A Building 1 - Meyer Brothers Dairy Building
Address: 105 Lake St E Wayzata, MN 55391
Parcel ID: 0611722230034
Inspection Date(s) & Time(s): April 26, 2017 9:30 am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$1,746,067
Estimated Cost to Correct Building Code Deficiencies: \$633,513
Percentage of Replacement Cost for Building Code Deficiencies: 36.28%

Defects in Structural Elements

1. All exterior brick and block work exhibit significant cracking and separation allowing for water intrusion contrary to code.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no potable water source available in the building.
 - b. There is no ADA code required accessible route into the building.
 - c. There is no ADA code required accessible route between floors.
 - d. The thresholds do not comply with ADA code for maximum height.
 - e. There is no ADA code required restroom in the building.
 - f. Stair rails do not comply with ADA code.
 - g. ADA code compliant door hardware should be installed.
 - h. There is no ADA code compliant drinking fountain.
2. Light and Ventilation
 - a. The HVAC system is not functional and should be replaced to comply with mechanical/building code.
 - b. Lighting circuits have been vandalized and there is not adequate lighting in all areas of the building as required by code.
 - c. Electrical junction boxes are open with exposed wiring, which does not comply with code.

3. Fire Protection/Adequate Egress
 - a. Emergency lighting does not work and should be repaired to comply with code.
 - b. There is no code required building sprinkler system installed.
 - c. There is no code required emergency notification system installed.
 - d. There are no operable smoke detectors as required by code.
 - e. Carpeting is torn and damaged causing an impediment to emergency egress, which is contrary to code.
 - f. Vinyl floor tile is damaged causing an impediment to emergency egress, which is contrary to code.
4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls should be repaired and repainted.
 - b. Stair treads are not code compliant for rise and run.
 - c. Acoustical ceiling tiles and grid are damaged and should be replaced.
 - d. Mold is present in the building.
 - e. Friable asbestos is present in the building.
5. Exterior Construction
 - a. Exterior windows are damaged and allowing for water intrusion contrary to code.
 - b. Steel lintels are rusting and should be protected per code.
 - c. Exterior wood trim should be repainted.
 - d. The roof is leaking and should be replaced to prevent water intrusion per code.

Description of Code Deficiencies

1. Repair/replace damaged exterior brick and block and mortar to prevent water intrusion per code.
2. ADA code compliant restroom should be installed.
3. ADA code compliant access to the building should be installed.
4. An ADA code compliant route between floors should be installed.
5. Thresholds should be modified to comply with ADA code for maximum height.
6. Stair rails should be modified to comply with ADA code.
7. Additional stair railings should be installed on basement stairs to comply with code.
8. ADA code compliant door hardware should be installed.
9. ADA code compliant drinking fountain should be installed.
10. A code compliant HVAC system should be installed.
11. Interior lighting should be installed to comply with code.
12. Electrical junction boxes should be secured per code.
13. Emergency lighting should be installed per code.
14. Smoke detectors should be installed to comply with code.
15. Emergency notification system should be installed to comply with code.
16. Building sprinkler system should be installed to comply with code.
17. Carpeting should be replaced to allow for an unimpeded emergency egress.
18. Vinyl flooring should be replaced to allow for an unimpeded emergency egress.
19. Stair treads at main entrance should be modified to comply with code.
20. Windows should be replaced to prevent water intrusion per code.
21. Steel lintels should be repaired/repainted per code.
22. Roofing material should be removed/replaced to prevent water intrusion per code.

Overview of Deficiencies

This building housed a dairy bottling and distribution operation and has been vacant for several years. The roof is leaking and mold is present due to increased moisture within the building. All exterior walls need major repair as indicated by the number of cracks and missing brick and block. All steel lintels are rusting and should be repaired/repainted per code. Windows have been vandalized and should be replaced to prevent water intrusion per code. There is no ADA code required access into the building or between floors. The main stairway is not code compliant for rise and run. There are no ADA code compliant restrooms in the building. All interior surfaces need to be repaired and repainted. The lighting circuits have been vandalized so lighting levels do not comply with code. There are no operable smoke detectors or emergency notification systems as required by code in the building. There is no code required sprinkler system in the building.

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Wayzata Meyer Brothers Site TIF Analysis

Building Code, Condition Deficiency and Context Analysis Report

May 25, 2017

Parcel No. & Building Name: Parcel A Building 2 Garage
Address: 105 Lake St E Wayzata, MN 55391
Parcel ID: 0611722230034
Inspection Date(s) & Time(s): May 8, 2017 4:00 PM
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$256,215

Estimated Cost to Correct Building Code Deficiencies: \$92,890

Percentage of Replacement Cost for Building Code Deficiencies: 36.25%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Door hardware is not ADA code compliant.
 - b. There is no ADA code required restroom in the building.
 - c. There is no code required drinking fountain in the building.
2. Light and Ventilation
 - a. HVAC system does not meet code.
 - b. There are no code required Ground Fault Circuitry Interrupters in the building.
 - c. Lighting is not code compliant.
3. Fire Protection/Adequate Egress
 - a. An electrical junction box is exposed and should be covered per code.
 - b. There are no code required smoke detectors.
 - c. There is no code required emergency notification system in the building.
 - d. There is code required building sprinkler system in the building.

4. Layout and Condition of Interior Partitions/Materials
 - a. There is effervescence on the interior block walls indicative of water intrusion contrary to code.
 - b. Interior block walls should be painted.
5. Exterior Construction
 - a. Exterior block walls should be repainted.
 - b. Exterior garage doors are damaged and should be replaced.
 - c. Exterior block walls are cracked and mortar is missing allowing for water intrusion contrary to code.
 - d. Roof is leaking and should be replaced to prevent water intrusion per code.
 - e. Steel lintels are rusting and should be protected per code.
 - f. Hollow metal doors and frames are rusting and should be protected per code.
 - g. Steel window frames are rusting and should be protected per code.

Description of Code Deficiencies

1. There is no ADA code compliant restroom.
2. Door hardware is not ADA code compliant.
3. An ADA code compliant drinking fountain should be installed.
4. The HVAC system is not code compliant.
5. GFCI's should be installed per code.
6. Electrical junction boxes should be covered per code.
7. Code required smoke detectors should be installed.
8. A code required building sprinkler system should be installed.
9. A code required emergency notification system should be installed.
10. Code compliant lighting should be installed.
11. Exterior block walls should be repaired/repainted to prevent water intrusion per code.
12. Interior block walls should be repaired/repainted to prevent water intrusion per code.
13. Roof should be replaced to prevent water intrusion per code.
14. Steel lintels should be protected per code.
15. Hollow metal doors and frames should be protected per code.
16. Steel window frames should be protected per code.

Overview of Deficiencies

This vehicle maintenance garage has not been used for several years. The exterior block work is in disrepair with cracks and missing mortar allowing for water intrusion. All exterior steel is rusting and should be protected per code. There is no code required ADA compliant restroom in the building. The doors do not have ADA compliant hardware. The building does not have code required smoke detectors or an emergency notification system. The building does not have a code required building sprinkler system. The roof is leaking and should be replaced to prevent water intrusion per code. The HVAC system does not comply with mechanical/building code.

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Wayzata Meyer Brothers Site TIF Analysis

Building Code, Condition Deficiency and Context Analysis Report

May 25, 2017

Parcel No. & Building Name: Parcel A Building 3 Metal Building
Address: 105 Lake St E Wayzata, MN 55391
Parcel ID: 0611722230034
Inspection Date(s) & Time(s): May 8, 2017 4:30 PM
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$132,788

Estimated Cost to Correct Building Code Deficiencies: \$23,520

Percentage of Replacement Cost for Building Code Deficiencies: 17.71%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. The building is not ADA code compliant for access.
2. Light and Ventilation
 - a. Lighting does not meet current mechanical/building code.
 - b. Circuit breaker panel is not code compliant because it has exposed wiring.
3. Fire Protection/Adequate Egress
 - a. The building does not meet code compliance for unimpeded emergency egress.
4. Layout and Condition of Interior Partitions/Materials
 - a. Interior concrete floor is cracked.
 - b. Metal frame work should be protected per code.
5. Exterior Construction
 - a. The roof needs repair to prevent water intrusion per code.
 - b. The metal window frames should be protected per code.
 - c. Replace windows to prevent water intrusion per code.

- d. Metal siding has holes and needs repair to prevent water intrusion per code.
- e. Wood trim is rotting and needs to be replaced/repainted.
- f. Foundation block is cracked and damaged.

Description of Code Deficiencies

- 1. The building is not ADA accessible by code.
- 2. Lighting does not meet electrical/building code.
- 3. An unimpeded means of egress needs to be created to meet code.
- 4. Metal frame work needs to be protected per code.
- 5. The roof has several holes that need to be repaired to prevent water intrusion per code.
- 6. The metal window frames need to be protected from rusting per code.
- 7. The damaged windows need to be replaced to prevent water intrusion per code.
- 8. The metal siding needs to be repaired to prevent water intrusion per code.

Overview of Deficiencies

This metal storage building has not been used for several years. The metal roof and siding have holes that allow water intrusion contrary to code. There is no ADA compliant access to the building and there is no unimpeded means of emergency egress from the building. The lighting does not meet current electrical/building code. The windows are broken and the metal structural frame work needs to be protected from rusting.

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Wayzata Lake Street East Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

October 2, 2017

Map No. & Building Name: Parcel I – Office Building
Address: 235 Lake St E, Wayzata, MN 55391
Parcel ID: 0611722320003
Inspection Date(s) & Time(s): August 16, 2017 11:00 am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$513,424

Estimated Cost to Correct Building Code Deficiencies: \$171,681

Percentage of Replacement Cost for Building Code Deficiencies: 33.44%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code compliant access to the building.
 - b. There is no ADA code compliant access to the second floor.
 - c. Exterior door thresholds do not comply with code for maximum height of ½ inch.
 - d. The receptionist desk is not ADA code compliant.
 - e. There is no ADA code compliant parking.
2. Light and Ventilation
 - a. HVAC system is not mechanical/building code compliant.
 - b. Skylight is cracked.
3. Fire Protection/Adequate Egress
 - a. Carpeting is buckled, creating an impediment to emergency egress which is contrary to code.
 - b. There are no code compliant smoke detectors installed.
 - c. There is no code compliant emergency notification system installed.
 - d. There is no code required building sprinkler system installed.
 - e. Second floor stairway does not have code required second handrail.
 - f. Electrical wiring coming from the circuit box does not comply with code.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior wood window frames are rotting, allowing for water intrusion contrary to code.
 - b. Interior base board trim is damaged/missing.
 - c. Interior walls need to be repainted.
5. Exterior Construction
 - a. Exterior siding is damaged/rotting allowing for water intrusion contrary to code.
 - b. Exterior metal supports are not properly protected from rusting per code.
 - c. Side access door glass is broken and should be repaired.
 - d. Roof is leaking and does not comply with code.

Description of Code Deficiencies

1. Access to the building is not ADA code compliant.
2. Access to the second floor is not ADA code compliant.
3. Exterior door thresholds do not comply with code for maximum height of 1/2 inch.
4. The reception desk is not ADA code compliant.
5. Designated ADA compliant parking stalls should be installed.
6. HVAC system is not mechanical/building code compliant.
7. Damaged carpeting should be replaced to create a code compliant means for emergency egress.
8. Code compliant smoke detectors should be installed.
9. Code compliant emergency notification system should be installed.
10. Code required building sprinkler system should be installed.
11. Code compliant second handrail should be installed.
12. Electrical wiring from circuit box does not comply with code.
13. Windows should be replaced to prevent water intrusion per code.
14. Damaged/rotting exterior siding should be replaced to prevent water intrusion per code.
15. Exterior metal supports should be protected from rusting per code.
16. Roof is leaking and should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This two-story office building does not have an ADA code compliant access into the building. The exterior wood siding is damaged and allowing for water intrusion contrary to code. Exterior windows are rotting and allowing for water intrusion contrary to code. Carpeting is damaged and bucking creating an impediment to emergency egress per code. The interior walls should be repainted. There is no ADA code required means of accessing the second floor. There are no code compliant smoke detectors or means of emergency notification in the building. There is no code required building sprinkler system installed in the building. The electrical wiring coming from the circuit breaker panel is not code compliant. HVAC system does not comply with mechanical/building code. Roof should be replaced to prevent water intrusion per code.

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Wayzata Lake Street East Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

October 2, 2017

Parcel No. & Building Name: Parcel No. K Building 1 Main Building
Address and Parcel ID: 253 Lake St E, Wayzata, MN 55391
Parcel ID: 0611722230013
Inspection Date(s) & Time(s): August 16, 2017 11:30 am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$1,062,443

Estimated Cost to Correct Building Code Deficiencies: \$297,126

Percentage of Replacement Cost for Building Code Deficiencies: 27.97%

Defects in Structural Elements

1. Exterior stucco wall on north side of building is bulging and should be repaired to prevent water intrusion per code.
2. Foundation block is cracked and mortar missing allowing for water intrusion contrary to code.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Exterior door thresholds do not comply with ADA code for maximum height.
 - b. Access to all areas of the building does not comply with ADA code.
2. Light and Ventilation
 - a. HVAC system does not comply with mechanical/building code.
3. Fire Protection/Adequate Egress
 - a. Exterior glass door should have code required 10-inch kick plates installed.
 - b. Emergency notification system is not code compliant.
 - c. There are no code compliant smoke detectors in the building.
 - d. There is no code required building sprinkler system in the building.
 - e. Floor tile is damaged creating an impediment to emergency egress, which is contrary to code.
 - f. Carpeting is damaged/buckling creating an impediment to emergency egress, which is contrary to code.

4. Layout and Condition of Interior Partitions/Materials
 - a. There is mold present on interior wall surfaces.
 - b. All interior walls should be repainted.
 - c. Ceiling tile is water stained from roof leaks and should be replaced.
5. Exterior Construction
 - a. Exterior walls should be repainted.
 - b. Soffit is damaged and should be repaired.
 - c. Fascia is damaged/rotting allowing for water intrusion, contrary to code.
 - d. Windows are rotting allowing for water intrusion, contrary to code.
 - e. Exterior brick work needs to be repointed/replaced to prevent water intrusion per code.
 - f. Exterior metal door frames and lintel should be repainted to prevent rusting per code.
 - g. Exterior wood siding on west side of building is rotting and allowing for water intrusion contrary to code.
 - h. Roof is leaking in multiple areas and should be replaced to prevent water intrusion per code.

Description of Code Deficiencies

1. Repair/replace exterior north stucco wall to prevent water intrusion per code.
2. Repair foundation block to prevent water intrusion per code.
3. Modify exterior door thresholds to comply with ADA code for maximum height of 1/2 inch.
4. Create ADA code compliant path of access to all areas of building.
5. Replace HVAC system to comply with mechanical/building code.
6. Exterior glass doors should have code required 10-inch kick plates installed.
7. A code compliant emergency notification system should be installed.
8. Code compliant smoke detectors should be installed.
9. Code required building sprinkler system should be installed.
10. Damaged floor tile should be replaced to comply with code for an unimpeded means of egress.
11. Carpeting should be replaced to comply with code for an unimpeded means of egress.
12. Fascia should be replaced to prevent water intrusion per code.
13. Windows should be replaced to prevent water intrusion per code.
14. Exterior brick work should be repaired/replaced to prevent water intrusion per code.
15. Exterior metal doors should be repainted/protected to prevent rust per code.
16. Exterior metal lintels should be painted/protected to prevent rust per code.
17. Exterior wood siding should be replaced to prevent water intrusion per code.
18. Roofing material should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This commercial building was originally constructed in 1940. Exterior wall surfaces should be repaired/replaced to prevent water intrusion per code. All exterior walls should be repainted. There is no ADA code compliant means of accessing the building. There is no ADA code compliant means of accessing all interior areas of the building. Damaged floor tile and carpet should be replaced to allow for a code required unimpeded means of emergency egress. Interior wall surfaces have mold. Interior wall surfaces should be repainted. Ceiling tile is water stained and should be replaced. The building does not have code compliant smoke detectors or emergency notification system. There is no code compliant building sprinkler system installed. Rotting windows should be replaced to prevent water intrusion per code. All exterior metal surfaces should be repainted/protected per code. The HVAC system does not comply with mechanical/building code. The roof is leaking and should be replaced to prevent water intrusion per code.

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Wayzata Lake Street East Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

October 2, 2017

Parcel No. & Building Name: Parcel K Building 2 Shop Building
Address: 253 Lake St E, Wayzata, MN 55391
Parcel ID: 0611722230013
Inspection Date(s) & Time(s): August 16, 2017 11:50 am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:
- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$271,208

Estimated Cost to Correct Building Code Deficiencies: \$79,936

Percentage of Replacement Cost for Building Code Deficiencies: 29.47%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. Exterior door thresholds do not comply with ADA code for maximum height.
 - b. Door hardware is not ADA code compliant.
 - c. There is no ADA code compliant restroom.
 - d. There is no code required drinking fountain.
2. Light and Ventilation
 - a. The HVAC system does not comply with mechanical/building code.
 - b. Lighting does not meet code requirements.
3. Fire Protection/Adequate Egress
 - a. There are no code compliant smoke detectors.
 - b. There is no code compliant emergency lighting.
 - c. There is no code compliant emergency notification system.
 - d. There is no code required building sprinkler system.
 - e. Floor drains are not code compliant for separation of flammable/hazardous materials.

4. Layout and Condition of Interior Partitions/Materials
 - a. Interior should be repainted.
5. Exterior Construction
 - a. Windows are rotting and allowing for water intrusion contrary to code.
 - b. Metal siding and roof should be repainted/protected from rusting per code.
 - c. Trees are rooted under foundation and growing up against exterior walls.

Description of Code Deficiencies

1. Exterior door thresholds should be modified to comply with code for maximum height.
2. Door hardware should be replaced to comply with ADA code.
3. An ADA code required restroom should be installed.
4. A code required drinking fountain should be installed.
5. The HVAC system should be replaced to comply with mechanical/building code.
6. Lighting should be improved to comply with code.
7. Code compliant smoke detectors should be installed.
8. Code compliant emergency notification system should be installed.
9. Code compliant emergency lighting should be installed.
10. Code required building sprinkler system should be installed.
11. Code compliant hazardous/flammable liquid waste trap should be installed.
12. Rotting windows should be replaced to prevent water intrusion per code.
13. Metal siding and metal roof should be painted/protected to prevent rusting per code.

Overview of Deficiencies

This building is used as a vehicle maintenance facility and does not comply with code for accessibility to restrooms or water fountains. The exterior metal siding and roof should be painted/protected from rusting per code. The exterior door thresholds do not comply with ADA code for maximum height of 1/2 inch. Interior lighting does not comply with code. Windows are rotting allowing for water intrusion contrary to code. The building does not have code compliant emergency lighting, smoke detectors, emergency notification system or a building sprinkler system. The building does not have a code compliant hazardous/flammable liquid waste trap. The interior should be repainted.

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Redevelopment District Substandard Building Report.docx

Wayzata Lake Street East Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

October 2, 2017

Parcel No. & Building Name: Parcel M Barber's Inn
Address: 269 Lake St E, Wayzata, MN 55391
Parcel ID: 0611722320006
Inspection Date(s) & Time(s): August 16, 2017 9:20 am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$138,658

Estimated Cost to Correct Building Code Deficiencies: \$35,660

Percentage of Replacement Cost for Building Code Deficiencies: 25.72%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code compliant accessible route into the building.
 - b. Exterior door thresholds do not comply with ADA code for maximum height of ½ inch.
 - c. There is no ADA code compliant restroom in the building.
 - d. There is no ADA code compliant drinking fountain.
 - e. Door hardware is not ADA code compliant.
2. Light and Ventilation
 - a. The HVAC system is not mechanical/building code compliant.
3. Fire Protection/Adequate Egress
 - a. Carpeting is buckling creating an impediment to emergency egress, which is contrary to code.
 - b. There is no code compliant emergency lighting in the building.
 - c. There are no code compliant smoke detectors in the building.
 - d. There is no code compliant emergency notification system in the building.
 - e. There is no code required building sprinkler system installed in the building.

4. Layout and Condition of Interior Partitions/Materials
 - a. Flooring in the restroom is damaged and should be replaced.
 - b. The interior walls should be repainted.
 - c. The interior ceiling should be repainted.
5. Exterior Construction
 - a. Wood fascia trim is missing.
 - b. Wood siding needs to be repainted.
 - c. Windows are rotting allowing for water intrusion, contrary to code.
 - d. The roof is leaking allowing for water intrusion, which is contrary to code.

Description of Code Deficiencies

1. An ADA code required accessible route into the building should be created.
2. Door thresholds should be modified to comply with ADA code for maximum height of ½ inch.
3. An ADA code compliant restroom should be installed.
4. Install an ADA code compliant drinking fountain.
5. ADA code compliant door hardware should be installed.
6. The HVAC system should be replaced to comply with mechanical/building code.
7. Damaged carpeting should be replaced to provide a code required unimpeded means of egress.
8. Code compliant emergency lighting should be installed.
9. Code compliant smoke detectors should be installed.
10. A code compliant emergency notification system should be installed.
11. A code compliant building sprinkler system should be installed.
12. Windows should be replaced to prevent water intrusion per code.
13. The roofing material should be replaced to prevent water intrusion per code.

Overview of Deficiencies

There is no ADA code required accessible route into the building. The exterior and interior walls should be repainted. Rotting windows should be replaced to prevent water intrusion per code. Carpeting is damaged and should be replaced. Restroom flooring is damaged and should be replaced. There is no ADA code compliant restroom in the building. There are no code compliant smoke detectors, emergency lights, emergency notification system or building sprinkler system installed in the building. The HVAC system should be replaced to comply with mechanical/building code. The roofing material should be replaced to prevent water intrusion per code.

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Wayzata Lake Street East Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

October 2, 2017

Parcel No. & Building Name: Parcel N Former Flower Shop
Address: 275 Lake St E, Wayzata, MN 55391
Parcel ID: 0611722320005
Inspection Date(s) & Time(s): August 16, 2017 9:00 am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$312,970

Estimated Cost to Correct Building Code Deficiencies: \$74,371

Percentage of Replacement Cost for Building Code Deficiencies: 23.76%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. The exterior thresholds are not ADA code compliant for minimum height of 1/2 inch.
 - b. Door hardware does not comply with ADA code.
 - c. There are two interior thresholds that do not comply with ADA code for minimum height of 1/2 inch.
 - d. Staff lounge sink is not ADA code compliant.
 - e. Restroom is not ADA code compliant.
 - f. There should be a code compliant drinking fountain in the building.
2. Light and Ventilation
 - a. Circuit breaker panel is not code compliant because of exposed openings.
 - b. Electrical outlets and switches are not protected; contrary to code.
 - c. HVAC system does not comply with mechanical/electrical code.
3. Fire Protection/Adequate Egress
 - a. Carpeting is damaged, causing an impediment to emergency egress; contrary to code.
 - b. There are no code compliant smoke detectors in the building.
 - c. There is no code compliant emergency lighting in the building.

- d. There is no code compliant emergency notification system in the building.
 - e. There is no code required building sprinkler system installed.
4. Layout and Condition of Interior Partitions/Materials
- a. Interior metal ceiling tile is water stained, indicative of roof leaking, and should be repainted.
 - b. Interior foundation is separating from interior plaster wall and should be repaired.
 - c. Interior acoustical ceiling tile is damaged/missing and should be replaced.
 - d. Ladder to access elevated HVAC system is broken and should be replaced.
 - e. Interior walls should be repainted.
 - f. Carpeting is stained and should be replaced.
5. Exterior Construction
- a. Exterior metal doors are rusting and should be repainted.
 - b. Plaster skim coat on exterior brick wall is cracked and damaged allowing for water intrusion, contrary to code.
 - c. Chimney brick is damaged/missing and should be repaired to prevent water intrusion per code.
 - d. Windows are rotting and should be replaced to prevent water intrusion, per code.
 - e. Exterior painted brick should be repainted.
 - f. Expansion joints should be re-caulked to prevent water intrusion per code.
 - g. Roofing material should be replaced to prevent water intrusion per code.

Description of Code Deficiencies

1. Exterior thresholds need to be modified to comply with ADA code.
2. Door hardware should be replaced to comply with ADA code.
3. Interior thresholds should be modified to comply with ADA code.
4. Staff lounge sink should be modified to comply with ADA code.
5. Restroom should be modified to comply with ADA code.
6. Install code compliant drinking fountain.
7. Circuit breaker panel should be made code compliant with all openings covered.
8. Electrical outlets and switches should be made code compliant with covers.
9. The HVAC system should be replaced to comply with mechanical/building code.
10. Carpeting should be replaced to create an unimpeded means of egress per code.
11. Code compliant smoke detectors should be installed.
12. Code compliant emergency lighting should be installed.
13. Code compliant emergency notification system should be installed.
14. Code required building sprinkler system should be installed.
15. Exterior plaster skim coat over brick should be repaired to prevent water intrusion, per code.
16. Chimney brick should be repaired/replaced to prevent water intrusion per code.
17. Rotted windows should be replaced to prevent water intrusion per code.
18. Missing/damaged vertical expansion joints should be replaced to prevent water intrusion per code.
19. Leaking roofing material should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This former flower shop has multiple levels that do not comply with ADA code for accessibility. Door hardware is not ADA code compliant. Exterior surfaces need repair and repainting. There is vertical and lateral cracking of the plaster skim coat over brick that is allowing for water intrusion, contrary to code. There is no ADA code compliant restroom in the building. Carpeting is damaged and should be replaced. Ceiling tile is damaged/missing and should be replaced. There are no code compliant smoke detectors, emergency lighting, emergency notification, or building sprinklers installed in the shop. The HVAC system is not mechanical/building code compliant. The roof material is leaking, allowing for water intrusion, contrary to code. The windows are rotting allowing for water intrusion contrary to code. The exterior painted brick should be repainted and the interior walls and ceiling should be repainted.

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Wayzata Lake Street East Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

October 2, 2017

Parcel No. & Building Name: Parcel O Commercial Building
Address: 339 Barry Ave, Wayzata, MN 55391
Parcel ID: 0611722320004
Inspection Date(s) & Time(s): August 16, 2017 10:00 am
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$524,197

Estimated Cost to Correct Building Code Deficiencies: \$95,900

Percentage of Replacement Cost for Building Code Deficiencies: 18.29%

Defects in Structural Elements

1. None observed.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code compliant access into the building.
 - b. There is no ADA code compliant route between floors.
 - c. There is no ADA code compliant restroom.
 - d. Thresholds do not comply with ADA code for maximum height of ½ inch.
 - e. Exterior handrails do not comply with code for proper size.
 - f. Interior stairways do not have code compliant handrails.
 - g. Door hardware is not ADA code compliant.
 - h. Basement stairway does not have code compliant handrails.
 - i. A code compliant drinking fountain is required.
2. Light and Ventilation
 - a. Lighting junction boxes are not protected per code.
 - b. The HVAC system does not comply with mechanical/building code.
3. Fire Protection/Adequate Egress
 - a. The dead bolt lock on the restroom is not code compliant and should be replaced.
 - b. Smoke detectors are not code compliant.

- c. There is no code compliant emergency lighting.
 - d. There is no code compliant emergency notification system.
 - e. There is no code required building sprinkler system.
 - f. Basement stairs do not comply with code for length of tread run.
- 4. Layout and Condition of Interior Partitions/Materials
 - a. Interior walls and ceilings should be repainted.
- 5. Exterior Construction
 - a. Exterior wood trim should be repainted.
 - b. Vinyl siding is not properly installed and is allowing for water intrusion contrary to code.
 - c. Window glass is broken.
 - d. There is biological growth on the cedar wood shakes that should be removed.

Description of Code Deficiencies

1. An ADA accessible route into the building should be created.
2. An ADA accessible route between all floors should be created.
3. An ADA code compliant restroom should be installed.
4. All exterior door thresholds should be modified to comply with ADA code for maximum height of ½ inch.
5. Exterior handrails should be modified to comply with code.
6. Install a code compliant drinking fountain.
7. Interior stairway handrails should be installed to comply with code.
8. Door hardware should be replaced to comply with ADA code.
9. A second basement stairway handrail should be installed opposite of existing to comply with code.
10. Electrical junction boxes should be protected to comply with code.
11. The HVAC system should be replaced to comply with mechanical/building code.
12. The barrel bolt on the restroom should be removed/replaced to comply with code.
13. There are no code compliant smoke detectors.
14. There is no code compliant emergency lighting in the building.
15. There is no code compliant emergency notification system in the building.
16. There is no code required building sprinkler system installed.
17. Basement stair treads should be modified to comply with code for length of tread run.
18. Vinyl siding should be installed properly at joints to prevent water intrusion per code.

Overview of Deficiencies

This commercial building does not have an ADA code compliant accessible route into the building. There is no ADA code compliant route between floors. There is no ADA code compliant restroom. Exterior handrails are not code compliant. Interior stairways do not have code compliant handrails. There is an electrical junction box on the first floor that is not protected per code. The HVAC system is not mechanical/building code compliant. The second-floor restroom has a barrel bolt locking device that is not code compliant. Interior walls and ceiling should be repainted. There is biological growth on the wood cedar roofing shakes that should be removed. The smoke detectors are not code compliant. There is no code compliant emergency lighting, emergency notification system or building sprinkler system installed. Basement stair tread length should be modified to comply with code for proper tread run. Vinyl siding should be installed properly to prevent water intrusion per code.

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Wayzata Lake Street East Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

October 2, 2017

Parcel No. & Building Name: Parcel Q Bank
Address: 305 Lake St E, Wayzata, MN 55391
Parcel ID: 0611722310006
Inspection Date(s) & Time(s): August 16, 2017 1:00 PM
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$650,926

Estimated Cost to Correct Building Code Deficiencies: \$143,515

Percentage of Replacement Cost for Building Code Deficiencies: 22.05%

Defects in Structural Elements

1. Exterior column bases are cracked, which is indicative of differential settlement.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code compliant way to enter the building.
 - b. There is no ADA code compliant route to all levels.
 - c. There is no ADA code compliant restroom in the building.
 - d. Thresholds do not comply with code for maximum rise or 1/2 inch.
 - e. There are elevation changes on the first floor that do not comply with ADA code.
 - f. There is no code compliant drinking fountain in the building.
2. Light and Ventilation
 - a. Ceiling lights are missing and electrical wiring is exposed, contrary to code.
 - b. HVAC system is not mechanical/building code compliant.
 - c. Fused circuit boxes are not code compliant
3. Fire Protection/Adequate Egress
 - a. Basement stairs are not code compliant for the number of handrails.
 - b. Basement stairs are not code compliant for rise of tread.
 - c. There are no code compliant smoke detectors.
 - d. There is no code compliant emergency lighting.

- e. There is no code compliant emergency notification system installed.
 - f. There is no code required building sprinkler system in the building.
4. Layout and Condition of Interior Partitions/Materials
- a. Interior woodwork should be refinished.
 - b. Interior walls should be repainted.
 - c. Interior metal ceiling panels are water stained from roof leaks.
 - d. Interior walls are damaged from water intrusion and should be repaired.
 - e. Electrical panels are not code compliant.
5. Exterior Construction
- a. Stucco has vertical and horizontal cracking allowing for water intrusion contrary to code.
 - b. Soffit is rotting from water intrusion that is contrary to code.
 - c. Windows are stained and rotting from water intrusion contrary to code.
 - d. Window caulking has separated from building and is allowing for water intrusion contrary to code.
 - e. Window sills should be repainted.
 - f. Roof flashing is unfinished and is allowing for water intrusion contrary to code.
 - g. Roof downspout is missing.
 - h. Chimney brick is damaged/missing and is allowing for water intrusion, contrary to code.
 - i. Roofing material should be replaced to prevent water intrusion per code.

Description of Code Deficiencies

1. An ADA code compliant accessible route into the building should be created.
2. An ADA code compliant accessible route to all levels of the building should be created.
3. An ADA code compliant restroom should be installed.
4. Thresholds should be modified to comply with code for maximum height.
5. Floor elevation changes on the first floor should be modified to comply with code.
6. Install code compliant drinking fountain.
7. Ceiling lights should be installed or covers should be installed to protect wiring per code.
8. The HVAC system should be replaced to comply with mechanical/building code.
9. Fused circuit boxes should be replaced to comply with code.
10. Basement stairs should have a second handrail installed to comply with code.
11. Basement stair tread rise should be modified to comply with code.
12. Code compliant smoke detectors should be installed.
13. Code compliant emergency lighting should be installed.
14. Code compliant emergency notification system should be installed.
15. Code required building sprinkler system should be installed.
16. Cracked stucco should be repaired to prevent water intrusion per code.
17. Window caulking should be replaced to prevent water intrusion per code.
18. Windows should be replaced to prevent water intrusion per code.
19. Chimney brick should be repaired/replaced to prevent water intrusion per code.
20. Roofing material should be replaced to prevent water intrusion per code.

Overview of Deficiencies

The building was originally constructed as a bank and does not have an accessible route to enter the building, contrary to ADA code. The exterior stucco has both vertical and horizontal cracks allowing for water intrusion. Windows are rotting allowing for water intrusion contrary to code. The wood soffits are rotting and need repair and repainting. The building does not have an ADA compliant restroom. Electrical panels do not meet code. Access to all levels does not meet ADA code. The basement stairs do not meet code. There are no code compliant smoke detectors, emergency lighting, emergency notification system or code required building sprinkler system. The building interior surfaces need to be repaired and repainted or refinished. The HVAC system is not mechanical code compliant. The roofing material is allowing water intrusion which is contrary to code.

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Wayzata Lake Street East Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

October 2, 2017

Parcel No. & Building Name: Parcel R Retail / Apartment Building
Address: 309 Lake St E, Wayzata, MN 55319
Parcel ID: 0611722310005
Inspection Date(s) & Time(s): August 16, 2017 1:20 PM
Inspection Type: Interior and Exterior
Summary of Deficiencies: It is our professional opinion that this building is Substandard because:

- Substantial renovation is required to correct Conditions found.
- Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost: \$1,062,442

Estimated Cost to Correct Building Code Deficiencies: \$244,504

Percentage of Replacement Cost for Building Code Deficiencies: 23.01%

Defects in Structural Elements

1. Basement floor to ceiling height does not comply with code for minimum height of 7 feet.
2. There are basement foundation cracks allowing for water intrusion, contrary to code.

Combination of Deficiencies

1. Essential Utilities and Facilities
 - a. There is no ADA code compliant access into the building.
 - b. There is no code compliant bathroom in the second-floor residential dwelling.
 - c. Thresholds do not comply with ADA code for maximum height of ½ inch.
 - d. There is no accessible route to all floors.
2. Light and Ventilation
 - a. Light fixture junction boxes are open and have exposed wiring contrary to code.
 - b. Diffusers are hanging loose from ceiling.
3. Fire Protection/Adequate Egress
 - a. Basement stairs do not have code compliant hand rails.
 - b. There is a second-floor egress door that does not have a landing or stairs attached to it, which is contrary to code.
 - c. There are no code compliant smoke detectors in the building.
 - d. There is no code compliant emergency lighting in the building.
 - e. There is no code compliant emergency notification system in the building.

- f. There is no code required building sprinkler system installed.
- 4. Layout and Condition of Interior Partitions/Materials
 - a. Floor tile in restroom is damaged.
 - b. Walls and ceilings should be repainted.
- 5. Exterior Construction
 - a. Wood windows should be replaced to prevent water intrusion per code.
 - b. Roofing material should be replaced to prevent water intrusion per code.
 - c. The exterior metal door is rusting and should be repainted.
 - d. Exterior wood door frames should be repainted.
 - e. Exterior wood siding should be repainted.
 - f. Exterior wood panel board is rotting and allowing for water intrusion contrary to code.
 - g. Exterior plaster skim coat is damaged and allowing for water intrusion contrary to code.
 - h. Stucco on the front of the building is cracking and allowing for water intrusion contrary to code.
 - i. Concrete steps are cracking.
 - j. Concrete front steps do not have two code-required hand rails.
 - k. Window caulking has failed, allowing for water intrusion, contrary to code.

Description of Code Deficiencies

1. There is no ADA code compliant access route into the building.
2. There is no code compliant residential bathroom on the second floor.
3. Thresholds do not comply with ADA code for maximum height.
4. There is no ADA code compliant accessible route to all floors.
5. Light fixture electrical junction boxes are not protected per code.
6. Basement stairway does not have two code-required handrails.
7. Egress door from second floor does not have code required landing and stairway.
8. Code compliant smoke detectors should be installed.
9. Code compliant emergency lighting should be installed.
10. Code compliant emergency notification system should be installed.
11. Code required building sprinkler system should be installed.
12. Basement floor to ceiling height should be increased to comply with code.
13. Basement foundation wall cracks should be repaired to prevent water intrusion per code.
14. Wood windows should be replaced to prevent water intrusion per code.
15. Roofing material should be replaced to prevent water intrusion per code.
16. Exterior wood panel board should be replaced to prevent water intrusion per code.
17. Exterior plaster skim coat should be repaired to prevent water intrusion per code.
18. Stucco should be repaired to prevent water intrusion per code.
19. Exterior concrete steps should have a second, hand railing installed to comply with code.
20. Window caulking should be replaced to prevent water intrusion per code.

Overview of Deficiencies

This retail building is currently vacant on the first floor but the second floor is being used as an apartment unit that does not have a code compliant bathroom. There is no accessible route between all floors. All exterior wall covering is damaged and allowing for water intrusion, contrary to code. Windows should be replaced to prevent water intrusion per code. Several light fixture junction boxes are not protected. There is an egress door on the second floor that does not have a required landing or stairway. There are no code compliant smoke detectors, emergency lighting, emergency notification or building sprinkler systems installed.

The roof is leaking and should be replaced to prevent water intrusion. Exterior concrete steps are cracked and do not have code compliant handrails. Interior walls and ceiling should be repainted.

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APPENDIX C

Building Replacement Cost Reports
Code Deficiency Cost Reports
Photographs

Wayzata Meyer Brothers Site TIF Analysis

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 4/26/2017

Estimate Name: Meyer Brothers Dairy

105 Lake Street East
Wayzata, Minnesota, 55391

Building Type: Commercial Building with Brick Veneer / Reinforced Concrete

Location: WAYZATA, MN

Story Count: 2

Story Height (L.F.): 16

Floor Area (S.F.): 9900

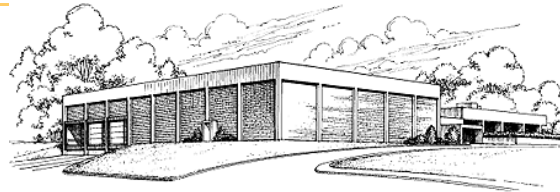
Labor Type: OPN

Basement Included: Yes

Data Release: Year 2017

Cost Per Square Foot: \$176.36

Building Cost: \$1,746,067.21



Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

** Stories entered is outside the range recommended by RSMeans.

		% of Total	Cost Per S.F.	Cost
A Substructure		11.88%	19.05	188502.71
A1010	Standard Foundations		4.05	40091.80
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		1.65	16375.11
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep		2.40	23716.69
A1030	Slab on Grade		2.76	27278.11
	Slab on grade, 4" thick, non industrial, reinforced		2.76	27278.11
A2010	Basement Excavation		1.99	19671.94
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage		1.99	19671.94
A2020	Basement Walls		10.25	101460.86
	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick		10.25	101460.86
B Shell		55.65%	89.22	883338.26
B1010	Floor Construction		21.65	214354.20
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI		5.51	54556.89
	Cast-in-place concrete column, 20", square, tied, minimum reinforcing, 500K load, 10'-14' story height, 375 lbs/LF, 4000PSI		4.88	48316.24
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load		3.53	34909.25
	Cast-in-place concrete beam and slab, 7.5" slab, two way, 12" column, 25'x25' bay, 40 PSF superimposed load, 149 PSF total load		0.89	8840.97
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load		6.84	67730.85
B1020	Roof Construction		8.39	83083.18
	Precast double T, lightweight, 2" topping, 80' span, 32" deep, 10' wide, 40 PSF superimposed load, 113 PSF total load		8.39	83083.18

		% of Total	Cost Per S.F.	Cost
B2010	Exterior Walls		51.78	512644.73
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS		51.78	512644.73
B2020	Exterior Windows		0.93	9219.51
	Windows, aluminum, sliding, standard glass, 5' x 3'		0.93	9219.51
B2030	Exterior Doors		1.24	12306.43
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening		0.19	1902.99
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.26	2614.52
	Door, steel 24 gauge, overhead, sectional, electric operator, 12'-0" x 12'-0" opening		0.79	7788.92
B3010	Roof Coverings		3.98	39396.20
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast		0.83	8177.75
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20		1.49	14739.81
	Roof edges, aluminum, duranodic, .050" thick, 6" face		1.16	11502.65
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick		0.50	4975.99
B3020	Roof Openings		1.25	12334.01
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs		0.12	1147.15
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator		1.13	11186.86
C Interiors		6.40%	10.26	101624.96
C1010	Partitions		2.61	25802.70
	Concrete block (CMU) partition, light weight, hollow, 6" thick, no finish framing, same opposite face, no insulation		0.28	2776.07
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"		0.22	2195.01
	Add for the following: taping and finishing		1.28	12656.89
			0.83	8174.73
C1020	Interior Doors		0.24	2355.79
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		0.24	2355.79
C2010	Stair Construction		3.29	32598.90
	Stairs, steel, grate type w/nosing & rails, 20 risers, with landing		3.29	32598.90
C3010	Wall Finishes		1.40	13868.11
	2 coats paint on masonry with block filler		0.19	1903.23
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.09	874.43
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		1.12	11090.45
C3020	Floor Finishes		2.00	19843.96
	Concrete topping, hardeners, metallic additive, minimum		0.54	5344.53
	Concrete topping, hardeners, metallic additive, maximum		1.19	11778.17
	Vinyl, composition tile, maximum		0.27	2721.26
C3030	Ceiling Finishes		0.72	7155.50
	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support		0.72	7155.50
D Services		21.49%	34.45	341107.15
D1010	Elevators and Lifts		13.23	130997.50

		% of Total	Cost Per S.F.	Cost
	Hydraulic, passenger elevator, 2000 lb, 5 floors, 100 FPM		13.23	130997.50
D2010	Plumbing Fixtures		0.52	5186.54
	Water closet, vitreous china, bowl only with flush valve, wall hung		0.21	2029.90
	Urinal, vitreous china, wall hung		0.04	435.53
	Lavatory w/trim, wall hung, PE on CI, 18" x 15"		0.11	1055.60
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		0.11	1074.15
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.06	591.36
D2020	Domestic Water Distribution		0.25	2466.42
	Gas fired water heater, commercial, 100< F rise, 75.5 MBH input, 63 GPH		0.25	2466.42
D2040	Rain Water Drainage		0.71	7041.77
	Roof drain, DWV PVC, 5" diam, 10' high		0.44	4346.43
	Roof drain, steel galv sch 40 threaded, 5" diam piping, for each additional foot add		0.27	2695.34
D3020	Heat Generating Systems		5.21	51599.59
	Warehouse ventilization with heat system 24,000 CFM Supply and Exhaust		5.21	51599.59
D3050	Terminal & Package Units		0.84	8297.39
	Rooftop, single zone, air conditioner, offices, 3,000 SF, 9.50 ton		0.84	8297.39
D4010	Sprinklers		4.13	40843.44
	Wet pipe sprinkler systems, grooved steel, black, sch 40 pipe, ordinary hazard, 1 floor, 10,000 SF		4.13	40843.44
D4020	Standpipes		0.50	4981.02
	Wet standpipe risers, class III, steel, black, sch 40, 6" diam pipe, 1 floor		0.50	4981.02
D5010	Electrical Service/Distribution		1.74	17234.13
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		0.30	2961.88
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		0.24	2335.50
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		1.21	11936.75
D5020	Lighting and Branch Wiring		4.52	44767.69
	Receptacles incl plate, box, conduit, wire, 5 per 1000 SF, .6 watts per SF		0.83	8246.90
	Wall switches, 1.0 per 1000 SF		0.14	1411.34
	Miscellaneous power, to .5 watts		0.16	1616.77
	Central air conditioning power, 3 watts		0.06	620.39
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @32 watt per 1000 SF		2.50	24765.61
	Fluorescent fixtures recess mounted in ceiling, 2.4 watt per SF, 60 FC, 15 fixtures @ 32 watt per 1000 SF		0.82	8106.68
D5030	Communications and Security		2.80	27691.66
	Communication and alarm systems, fire detection, addressable, 100 detectors, includes outlets, boxes, conduit and wire		2.59	25663.24
	Fire alarm command center, addressable without voice, excl. wire & conduit		0.20	2028.42
E Equipment & Furnishings		1.16%	1.85	18344.01
E1030	Vehicular Equipment		1.85	18344.01
	Architectural equipment, dock boards, heavy duty, 5' x 5', aluminum, 5000 lb capacity		0.32	3118.50

		% of Total	Cost Per S.F.	Cost
	Architectural equipment, dock levelers, hydraulic, 7' x 8', 10 ton capacity		1.54	15225.51
E1090	Other Equipment		0.00	0.00
F Special Construction		3.43%	5.50	54416.74
F1020	Integrated Construction		5.50	54416.74
	Special construction, air curtain, shipping & receiving, 12' high x 12' wide		5.50	54416.74
G Building Sitework		0%	0	0
SubTotal		100%	\$160.33	\$1,587,333.83
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$16.03	\$158,733.38
Architectural Fees		0.00%	\$0.00	\$0.00
User Fees		0.00%	\$0.00	\$0.00
Total Building Cost			\$176.36	\$1,746,067.21

Wayzata Meyer Brothers Site TIF Analysis

Code Deficiency Cost Report

Parcel A Building 1 - 105 Lake Street East Wayzata, MN 55391 - Parcel 0611722230034

Meyer Brothers Dairy

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
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Accessibility Items

Restroom

Install ADA code compliant restroom	\$	0.52	SF	9900	\$	5,148.00
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Building Access

Create an ADA code compliant access into the building	\$	5,000.00	Lump	1	\$	5,000.00
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Accessible Route Between Floors

Create an ADA code compliant route between all floors	\$	13.23	SF	9900	\$	130,977.00
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Thresholds

Modify thresholds to comply with ADA code for maximum height	\$	100.00	EA	10	\$	1,000.00
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Stair Rails

Modify stair rails to comply with ADA code	\$	2,500.00	Lump	1	\$	2,500.00
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Door Hardware

Install ADA code compliant door hardware	\$	250.00	EA	15	\$	3,750.00
--	----	--------	----	----	----	----------

Drinking Fountain

Install ADA code compliant drinking fountain	\$	0.06	SF	9900	\$	594.00
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Structural Elements

\$ -

Exiting

Stairways

Modify stair treads to comply with code for rise and run	\$	250.00	EA	20	\$	5,000.00
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Carpet

Replace damaged/torn carpet to create an unimpeded emergency egress	\$	1.50	SF	9900	\$	14,850.00
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Vinyl Floor Tile

Replace damaged/missing vinyl floor tile to create an unimpeded emergency egress	\$	0.27	SF	9900	\$	2,673.00
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Stair Rails

Install additional stair railings per code on basement stairs	\$	250.00	EA	2	\$	500.00
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Fire Protection

Emergency Lighting

Install emergency lighting per code	\$	0.25	SF	9900	\$	2,475.00
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Smoke Detectors

Install smoke detectors per code	\$	2.50	SF	9900	\$	24,750.00
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Emergency Notification System

Install emergency notification system per code	\$	0.20	SF	9900	\$	1,980.00
--	----	------	----	------	----	----------

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Building Sprinkler System				
	Install code required building sprinkler system	\$ 4.63	SF	9900	\$ 45,837.00
Exterior Construction					
	Windows				
	Replace windows to prevent water intrusion per code	\$ 0.93	SF	9900	\$ 9,207.00
	Lintels				
	Repair/repaint steel lintels to comply with code	\$ 250.00	EA	12	\$ 3,000.00
	Brick, Block and Mortar				
	Repair/replace brick, block and mortar to prevent water intrusion per code	\$ 25.00	SF	9900	\$ 247,500.00
Roof Construction					
	Roofing				
	Remove damaged roofing	\$ 0.25	SF	9900	\$ 2,475.00
	Replace roofing system to prevent water intrusion per code	\$ 3.98	SF	9900	\$ 39,402.00
Mechanical- Electrical					
	Mechanical				
	Install HVAC system to comply with mechanical/building code	\$ 6.05	SF	9900	\$ 59,895.00
	Electrical				
	Install code compliant lighting	\$ 2.50	SF	9900	\$ 24,750.00
	Protect electrical junction boxes per code	\$ 10.00	EA	25	\$ 250.00
Total Code Improvements					\$ 633,513

Wayzata Meyer Brothers Site TIF Analysis

Photos: Parcel A Building 1 - Meyer Brothers Dairy - 105 Lake St E Wayzata, MN 55391



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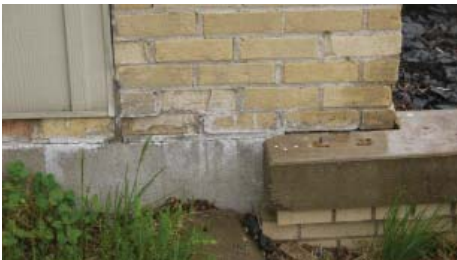
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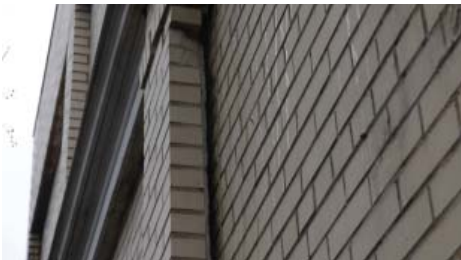
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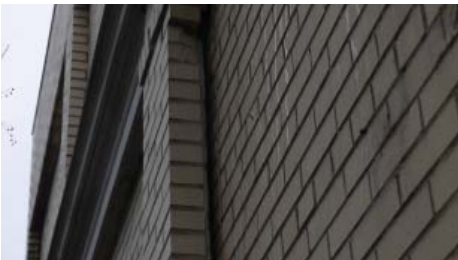
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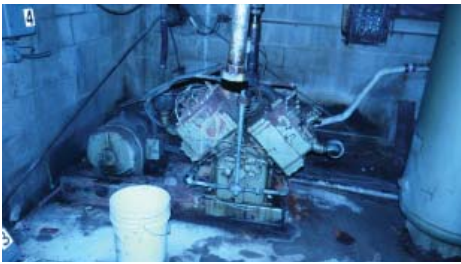
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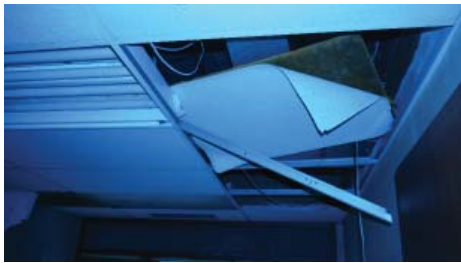
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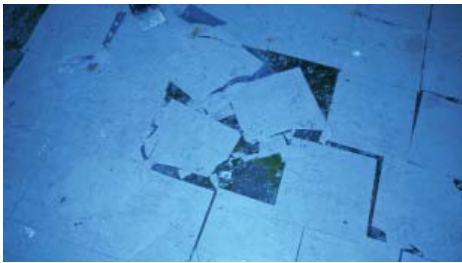
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Wayzata Meyer Brothers Site TIF Analysis

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date:

5/15/2017

Estimate Name:

Garage

105 Lake Street East , Wayzata , Minnesota ,
55391

Building Type:

Garage, Repair with Concrete Block / Steel
Joists

Location:

WAYZATA, MN

Story Count:

1

Story Height (L.F.):

18

Floor Area (S.F.):

2000

Labor Type:

OPN

Basement Included:

No

Data Release:

Year 2017

Cost Per Square Foot:

\$128.12

Building Cost:

\$256,215.41



Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		15.19%	19.71	39418.39
A1010	Standard Foundations		11.18	22357.39
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		7.22	14449.41
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		3.95	7907.98
A1030	Slab on Grade		8.20	16396.80
	Slab on grade, 6" thick, light industrial, reinforced		8.20	16396.80
A2010	Basement Excavation		0.33	664.20
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.33	664.20
B Shell		31.27%	40.58	81143.86
B1020	Roof Construction		6.07	12143.36
	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load		6.07	12143.36
B2010	Exterior Walls		17.89	35784.89
	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted		17.89	35784.89
B2020	Exterior Windows		2.85	5691.92
	Windows, aluminum, sliding, standard glass, 5' x 3'		2.85	5691.92
B2030	Exterior Doors		4.72	9432.28
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.59	1188.42
	Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-0" opening		4.12	8243.86
B3010	Roof Coverings		8.92	17837.25
	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped		3.15	6299.22

B3020	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	2.15	4303.50	
	Roof edges, aluminum, duranodic, .050" thick, 6" face	2.52	5049.95	
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	1.09	2184.58	
	Roof Openings	0.13	254.16	
	Skylight, plastic domes, insulated curbs, 10 SF to 20 SF, single glazing	0.13	254.16	
C Interiors		10.24%	13.30	26581.83
C1010	Partitions	4.72	9443.10	
C1020	Lightweight block 4" thick	1.68	3359.58	
	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	3.04	6083.52	
	Interior Doors	0.40	793.20	
C1030	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	0.40	793.20	
	Fittings	0.77	1535.70	
C3010	Toilet partitions, cubicles, ceiling hung, stainless steel	0.77	1535.70	
	Wall Finishes	5.66	11321.10	
C3020	2 coats paint on masonry with block filler	4.33	8651.03	
	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	0.74	1484.88	
	Painting, masonry or concrete, latex, brushwork, addition for block filler	0.59	1185.19	
	Floor Finishes	1.32	2635.46	
	Concrete topping, hardeners, metallic additive, minimum	1.08	2159.41	
C3030	Vinyl, composition tile, minimum	0.24	476.05	
	Ceiling Finishes	0.43	853.27	
	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	0.43	853.27	
D Services		33.06%	42.88	85779.02
D2010	Plumbing Fixtures	3.08	6168.82	
D2020	Water closet, vitreous china, bowl only with flush valve, wall hung	1.05	2091.41	
	Urinal, vitreous china, wall hung	0.22	448.73	
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	0.55	1107.99	
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	0.55	1106.70	
	Shower, stall, baked enamel, molded stone receptor, 30" square	0.40	804.71	
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.30	609.28	
	Domestic Water Distribution	0.70	1409.64	
D2040	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	0.70	1409.64	
	Rain Water Drainage	4.60	9204.48	
	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	1.60	3204.84	
D3050	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	3.00	5999.64	
	Terminal & Package Units	9.52	19034.40	
D3090	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	9.52	19034.40	
	Other HVAC Systems/Equip	4.84	9675.80	
D4010	Garage, single exhaust, 3" outlet, cars & light trucks, 1 bay	3.23	6451.00	
	Sprinklers	4.54	9085.60	
D4020	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	4.54	9085.60	
	Standpipes	0.99	1974.37	
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.90	1806.00	
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.08	168.37	

D5010	Electrical Service/Distribution	2.33	4661.60
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1.48	2961.88
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	0.70	1401.30
D5020	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.15	298.42
	Lighting and Branch Wiring	8.58	17163.28
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	2.21	4424.78
	Miscellaneous power, 1 watt	0.30	608.56
	Central air conditioning power, 3 watts	0.63	1253.32
D5030	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	5.44	10876.62
	Communications and Security	3.61	7214.15
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	2.13	4254.37
	Fire alarm command center, addressable with voice, excl. wire & conduit	1.24	2480.54
D5090	Internet wiring, 4 data/voice outlets per 1000 S.F.	0.24	479.24
	Other Electrical Systems	0.09	186.88
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	0.09	186.88
E Equipment & Furnishings		10.24%	0.00
E1090	Other Equipment	0	0
F Special Construction		0%	0
G Building Sitework		0%	0

SubTotal	100%	\$116.47	\$232,923.10
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$11.65	\$23,292.31
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$128.12	\$256,215.41

Wayzata Meyer Brothers Site TIF Analysis

Code Deficiency Cost Report

Parcel A Building 2 - 105 Lake Street East Wayzata, Minnesota 55391 - Parcel 0611722230034

Garage

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Restroom				
	Install code compliant ADA restroom	\$ 2.38	SF	2000	\$ 4,760.00
	Door Hardware				
	Install code compliant door hardware	\$ 250.00	EA	3	\$ 750.00
	Drinking Fountain				
	Install code compliant drinking fountain	\$ 0.30	SF	2000	\$ 600.00
Structural Elements					
					\$ -
Exiting					
					\$ -
Fire Protection					
	Detectors				
	Install code compliant smoke/carbon monoxide detectors	\$ 2.13	EA	2000	\$ 4,260.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 1.24	SF	2000	\$ 2,480.00
	Building Sprinkler System				
	Install code compliant building sprinkler system	\$ 5.86	SF	2000	\$ 11,720.00
Exterior Construction					
	Concrete Block				\$ -
	Repair/replace exterior concrete block to prevent water intrusion per code	\$ 5.00	SF	2000	\$ 10,000.00
	Paint interior block wall to prevent water intrusion per code	\$ 4.33	SF	2000	\$ 8,660.00
	Metal Frames				
	Protect metal lintels per code	\$ 100.00	EA	5	\$ 500.00
	Protect metal door frames per code	\$ 100.00	EA	3	\$ 300.00
	Protect metal window frames per code	\$ 100.00	EA	2	\$ 200.00
Roof Construction					
	Roofing				\$ -
	Remove roofing material	\$ 0.25	SF	2000	\$ 500.00
	Replace roofing material to prevent water intrusion	\$ 8.92	SF	2000	\$ 17,840.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
				\$	-
Mechanical- Electrical					
	Mechanical				
	Install code compliant mechanical system	\$ 9.52	SF	2000	\$ 19,040.00
	Electrical				
	Install code complinat GFCI's	\$ 125.00	EA	3	\$ 375.00
	Cover exposed electical junction box per code	\$ 25.00	EA	1	\$ 25.00
	Install code compliant lighting	\$ 5.44	SF	2000	\$ 10,880.00
Total Code Improvements					\$ 92,890

Wayzata Meyer Brothers Site TIF Analysis

Photos: Parcel A Building 2 - Garage - 105 Lake St E Wayzata, MN 55391



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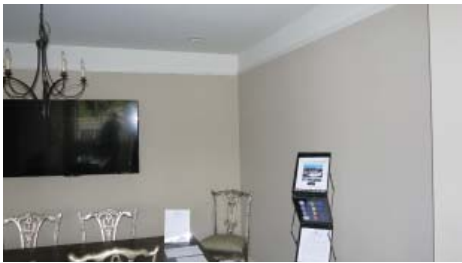
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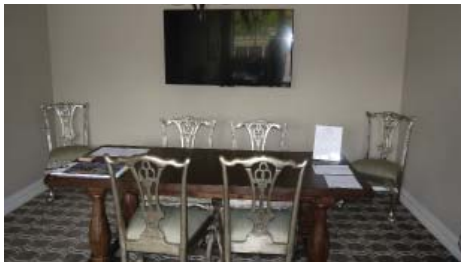
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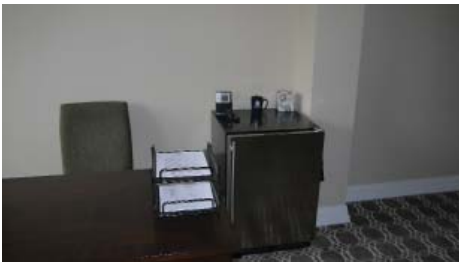
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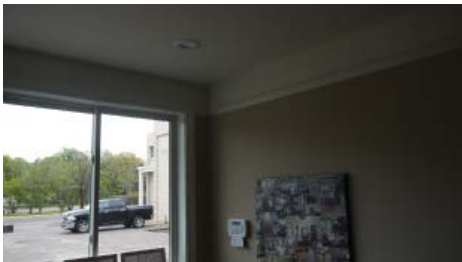
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Wayzata Meyer Brothers Site TIF Analysis

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 5/15/2017

Estimate Name:	Metal Building	
	105 Lake Street East , Wayzata , Minnesota , 55391	
Building Type:	Garage with Metal Panel / Ridged Steel	
Location:	WAYZATA, MN	 Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Story Count:	1	
Story Height (L.F.):	12	
Floor Area (S.F.):	2000	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2017	
Cost Per Square Foot:	\$66.40	
Building Cost:	\$132,788.21	

		% of Total	Cost Per S.F.	Cost
B Shell		84.11%	50.77	101,530.35
B1010	Floor Construction		17.77	35,540.00
	Cast-in-place concrete beam and slab, 6" slab, one way, 16" column, 25'x25' bay, 75 PSF superimposed load, 171 PSF total load		17.77	35,540.00
B1020	Roof Construction		6.07	12,140.00
	Roof, steel joists, beams, 1.5" 22 ga metal deck, on columns and bearing wall, 20'x20' bay, 18" deep, 40 PSF superimposed load, 60 PSF total load		6.07	12,140.00
B2010	Exterior Walls		14.34	28,675.95
	Metal exterior wall, post attached conc, 8' O.C., steel siding, 14' eave		14.34	28,675.95
B2020	Exterior Windows		3.7	7,399.77
	Windows, steel, picture window, standard glass, 3' x 3'		3.7	7,399.77
B2030	Exterior Doors		4.49	8,978.39
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		2.2	4,401.56
	Door, steel 24 gauge, overhead, sectional, manual operation, 10'-0" x 10'-0" opening		2.29	4,576.83
B3010	Roof Coverings		4.4	8,796.24
	Roofing, corrugated, steel, colored, 28 ga, 1.08 PSF		4.4	8,796.24
D Services		15.89%	9.59	19,186.20
D5010	Electrical Service/Distribution		1.86	3,721.42
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 60 A		0.8	1,596.45
	Feeder installation 600 V, including RGS conduit and XHHW wire, 60 A		1.06	2,124.97
D5020	Lighting and Branch Wiring		7.73	15,464.78
	Receptacles incl plate, box, conduit, wire, 2.5 per 1000 SF, .3 watts per SF		1.92	3,834.32
	Wall switches, 1.0 per 1000 SF		0.29	570.24
	HID fixture, 8'-10' above work plane, 1 watt/SF, type K, 29 FC, 5 fixtures per 1000 SF		5.53	11,060.22

E Equipment & Furnishings	0%	0	0
E1090 Other Equipment		0	0
F Special Construction	0%	0	0
G Building Sitework	0%	0	0

SubTotal	100%	\$60.36	\$120,716.55
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$6.04	\$12,071.66
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$66.40	\$132,788.21

Wayzata Meyer Brothers Site TIF Analysis

Code Deficiency Cost Report

Parcel A Building 3 - 105 Lake Street East Wayzata, Minnesota 55391 - Parcel 0611722230034

Metal Building

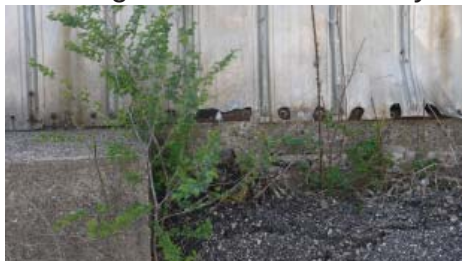
Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Access to Building				
	Create an ADA code compliant access route to building	\$ 1,000.00	Lump	1 \$	1,000.00
Structural Elements					
	Metal Frame Work				
	Protect metal frame work per code by painting	\$ 0.73	SF	2000 \$	1,460.00
Exiting					
	Egress				
	Create an unimpeded emergency egress from building	\$ 1,500.00	Lump	1 \$	1,500.00
Fire Protection					
				\$	-
Exterior Construction					
	Metal Panels				
	Repair metal panels to prevent water intrusion per code	\$ 500.00	Lump	1 \$	500.00
	Windows				
	Replace windows to prevent water intrusion per code	\$ 3.70	SF	2000 \$	7,400.00
Roof Construction					
	Metal Roof				
	Repair metal roof to prevent water intrusion per code	\$ 500.00	Lump	1 \$	500.00
Mechanical- Electrical					
	Electrical				
	Install code compliant lighting	\$ 5.53	SF	2000 \$	11,060.00
	Make circuit breaker box code compliant by covering all openings	\$ 100.00	Lump	1 \$	100.00
Total Code Improvements					\$ 23,520

Wayzata Meyer Brothers Site TIF Analysis

Photos: Parcel A Building 3 - Metal Building - 105 Lake St E Wayzata, MN 55391



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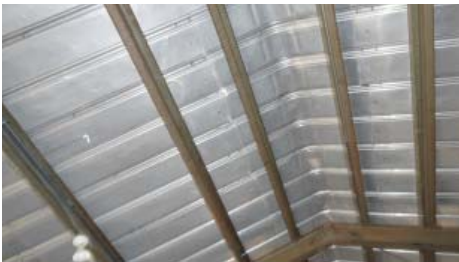
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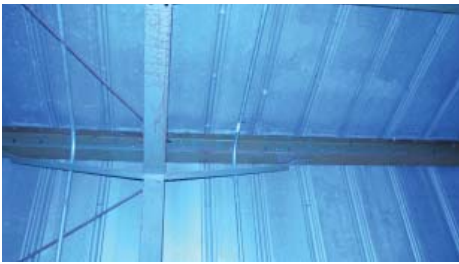
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Wayzata Lake Street East Redevelopment TIF District

Replacement Cost Report



Square Foot Cost Estimate Report

Date: 8/21/2017

Estimate Name:	235 Lake Street East City of Wayzata 235 Lake Street East , Wayzata , Minnesota , 55391	
Building Type:	Office, 2-4 Story (Green) with Wood Clapboard / Wood Frame	
Location:	WAYZATA, MN	
Story Count:	2	
Story Height (L.F.):	12	
Floor Area (S.F.):	2300	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2017 Quarter 2	Costs are derived from a building model with basic components.
Cost Per Square Foot:	\$223.27	Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$513,424.42	

		% of Total	Cost Per S.F.	Cost
A Substructure		8.71%	17.67	40,637.89
A1010	Standard Foundations		5.80	13,341.28
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		3.92	9,008.45
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep		1.59	3,649.02
	Spread footings, 3000 PSI concrete, load 300K, soil bearing capacity 6 KSF, 7' - 6" square x 25" deep		0.30	683.81
A1030	Slab on Grade		2.83	6,508.77
	Slab on grade, 4" thick, non industrial, reinforced, recycled plastic vapor barrier		2.83	6,508.77
A2010	Basement Excavation		0.17	395.03
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.17	395.03
A2020	Basement Walls		8.87	20,392.81
	Foundation wall, CIP, 4' wall height, direct chute, .099 CY/LF, 4.8 PLF, 8" thick, 3" XPS		0.28	643.30
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick, 3" XPS R15		8.59	19,749.51
B Shell		29.21%	59.29	136,325.48
B1010	Floor Construction		2.61	5,992.96
	Floor, wood joist, 2 x 12 @12" O.C., 1/2" CDX subfloor		2.61	5,992.96
B1020	Roof Construction		2.31	5,303.56
	Wood roof, flat rafter, 2" x 12", 16" O.C.		2.31	5,303.56
B2010	Exterior Walls		30.55	70,257.37
	Wood siding, 2"x6" studs 24"OC, insulated wall, 1" x 4" vertical T&G redwood		30.55	70,257.37
B2020	Exterior Windows		15.70	36,098.95

	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	15.70	36,098.95	
B2030	Exterior Doors	1.10	2,536.61	
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.60	1,385.51	
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	0.30	686.27	
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening, low VOC paint	0.20	464.83	
B3010	Roof Coverings	7.02	16,136.03	
	Roofing, single ply membrane, TPO, 60 mil membrane, heat welded seams, fully adhered	1.09	2,510.55	
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	1.48	3,394.36	
	Roof edges, aluminum, duranodic, .050" thick, 6" face	2.68	6,164.70	
	Flashing, aluminum, no backing sides, .019"	0.52	1,185.74	
	Gravel stop, aluminum, extruded, 4", duranodic, .050" thick	1.25	2,880.68	
C Interiors		17.25%	35.01	80,530.59
C1010	Partitions	11.81	27,153.09	
	Wood partition, 5/8" fire rated gypsum board face, no base layer, 2x4, @ 16", 5/8" reg gypsum board opposite face, 0 insul	2.02	4,652.90	
	1/2" fire rated gypsum board, taped & finished, painted on metal furring, low VOC paint	9.78	22,500.19	
C1020	Interior Doors	6.08	13,983.74	
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8", low VOC paint	6.08	13,983.74	
C1030	Fittings	1.88	4,331.43	
	Toilet partitions, cubicles, ceiling hung, stainless steel	1.88	4,331.43	
C2010	Stair Construction	1.42	3,264.71	
	Stairs, wood, prefab box type, oak treads, wood rails 3'-6" wide, 14 risers	1.42	3,264.71	
C3010	Wall Finishes	1.33	3,063.24	
	Vinyl wall covering, fabric back, medium weight primer & 2 coats, low VOC	1.00	2,299.27	
		0.33	763.97	
C3020	Floor Finishes	5.01	11,531.16	
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 24 oz	2.74	6,310.92	
	Tile, ceramic natural clay	1.19	2,733.14	
	Vinyl, composition tile, 12" x 12" x 1/8" thick, recycled content	1.08	2,487.10	
C3030	Ceiling Finishes	7.48	17,203.22	
	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	7.48	17,203.22	
D Services		44.83%	91.00	209,255.51
D1010	Elevators and Lifts	11.89	27,345.53	
	Hydraulic passenger elevator, 3000 lb, 3 floors, 12' story height, 2 car group, 125 FPM	11.89	27,345.53	
D2010	Plumbing Fixtures	4.26	9,791.08	
	Water closet, vitreous china, bowl only w/ auto flush sensor flush valve, wall hung, 1.28 gpf	1.67	3,847.25	
	Urinal, vitreous china, wall hung, waterless, ADA	0.18	422.98	
	powered motion sensor	1.06	2,427.70	
	Service sink w/trim. PE on CI, wall hung w/rim guard, 24" x 20"	0.82	1,891.48	

	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH, GreenSpec certified, ADA	0.52	1,201.67
D2020	Domestic Water Distribution	0.22	497.42
	Gas fired water heater, commercial, 100< F rise, tankless, on-demand, natural gas/propane, 8.4 GPM	0.22	497.42
D2040	Rain Water Drainage	0.90	2,060.18
	Roof drain, CI, soil,single hub, 4" diam, 10' high	0.44	1,018.83
	Roof drain, CI, soil,single hub, 4" diam, for each additional foot add	0.45	1,041.35
D3040	Distribution Systems	2.80	6,440.06
	Heat recovery pkgs, air to air, enthalpy recovery wheel, 10000 max CFM	2.80	6,440.06
D3050	Terminal & Package Units	16.59	38,157.92
	Rooftop, multizone, air conditioner, green offices, 25,000 SF, 50 ton SEER 14	16.59	38,157.92
D4010	Sprinklers	3.78	8,703.41
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	1.67	3,849.00
	SF	1.83	4,206.17
	Standard High Rise Accessory Package 3 story	0.28	648.24
D4020	Standpipes	1.07	2,454.31
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.57	1,310.96
	floors	0.50	1,143.35
D5010	Electrical Service/Distribution	25.06	57,636.66
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 800 A	6.83	15,712.50
	Feeder installation 600 V, including RGS conduit and XHHW wire, 800 A	8.23	18,926.40
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 800 A	10.00	22,997.76
D5020	Lighting and Branch Wiring	18.18	41,809.67
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	4.78	10,995.10
	Miscellaneous power, 1.2 watts	0.34	785.68
	Central air conditioning power, 3 watts	0.62	1,422.69
	Motor installation, three phase, 460 V, 15 HP motor size	2.22	5,112.00
	LED fixtures recess mounted in ceiling, 0.69 watt per SF	7.47	17,176.00
	Daylight dimming control system, 5 fixtures per 1000 SF	0.78	1,796.21
	Lighting on/off control system, 5 fixtures per 1000 SF	0.91	2,102.02
	Lighting on/off control system, 10 fixtures per 1000 SF	1.05	2,419.97
D5030	Communications and Security	5.98	13,752.71
	Telephone wiring for offices & laboratories, 8 jacks/MSF (cost per MSF)	1.58	3,623.60
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire	2.06	4,749.41
	Fire alarm command center, addressable with voice, excl. wire & conduit	0.64	1,472.37
	Internet wiring, 8 data/voice outlets per 1000 S.F.	1.70	3,907.33
D5090	Other Electrical Systems	0.27	606.56
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	0.07	157.58
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW	0.20	448.98
E Equipment & Furnishings		0%	0

E1090	Other Equipment		0	0
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		100%	\$202.97	\$466,749.47
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$20.30	\$46,674.95
Architectural Fees		0.00%	\$0.00	\$0.00
User Fees		0.00%	\$0.00	\$0.00
Total Building Cost			\$223.27	\$513,424.42

Wayzata Lake Street East Redevelopment TIF District

Code Deficiency Cost Report

Parcel I - 235 Lake Street East, Wayzata, MN 55391 - PID 0611722320003

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Accessible Routes				
	Create an accessible route into building	\$ 1,000.00	Lump	1	\$ 1,000.00
	Install an elevator to create an accessible route between floors	\$ 11.89	SF	2300	\$ 27,347.00
	Thresholds				
	Modify exterior door thresholds to comply with ADA code	\$ 100.00	EA	3	\$ 300.00
	Reception Desk				
	Modify reception desk to comply with ADA code	\$ 1,000.00	Lump	1	\$ 1,000.00
	Parking Stalls				
	Install ADA code compliant parking stall	\$ 150.00	EA	1	\$ 150.00
Structural Elements					
					\$ -
Exiting					
	Carpeting				
	Replaced damaged carpeting to create a code compliant means for emergency egress	\$ 2.74	SF	2300	\$ 6,302.00
Fire Protection					
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 2.06	SF	2300	\$ 4,738.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 0.91	SF	2300	\$ 2,093.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 0.64	SF	2300	\$ 1,472.00
	Building Sprinkler System				
	Install code required building sprinkler system	\$ 4.85	SF	2300	\$ 11,155.00
Exterior Construction					
	Windows				
	Replace windows to prevent water intrusion per code.	\$ 15.70	SF	2300	\$ 36,110.00
	Exterior Siding				
	Replace exterior siding to prevent water intrusion per code	\$ 3.00	SF	2300	\$ 6,900.00
	Metal Support Columns				
	Repaint metal support columns to protect from rusting per code	\$ 250.00	Lump	1	\$ 250.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Roof Construction					
	Roofing Material				
	Remove damaged roofing material	\$ 1.05	SF	2300	\$ 2,415.00
	Replace roofing material to prevent water intrusion per code	\$ 7.02	SF	2300	\$ 16,146.00
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 16.59	SF	2300	\$ 38,157.00
	Electrical				
	Install code compliant shielded electrical wiring from circuit breaker box	\$ 7.02	SF	2300	\$ 16,146.00
Total Code Improvements					\$ 171,681

Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel I - 235 Lake St E - Office Building



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel I - 235 Lake St E - Office Building



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel I - 235 Lake St E - Office Building



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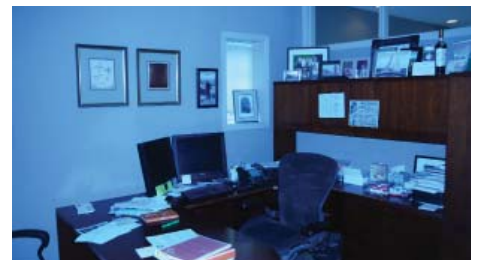
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel I - 235 Lake St E - Office Building



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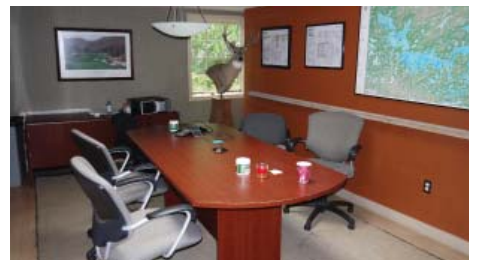
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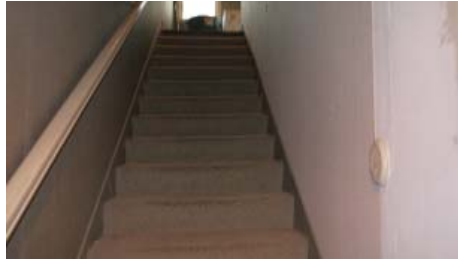
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel I - 235 Lake St E - Office Building



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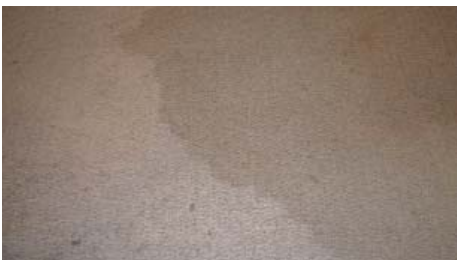
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Wayzata Lake Street East Redevelopment TIF District

Replacement Cost Report



Square Foot Cost Estimate Report

Date: **8/21/2017**

Estimate Name:	253 Lake Street East City of Wayzata 253 Lake Street East , Wayzata , Minnesota , 55391	
Building Type:	Store, Retail with Stucco / Reinforced Concrete	
Location:	WAYZATA, MN	
Story Count:	1	
Story Height (L.F.):	14	
Floor Area (S.F.):	7800	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2017 Quarter 2	Costs are derived from a building model with basic components.
Cost Per Square Foot:	\$136.22	Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$1,062,443.71	

		% of Total	Cost Per S.F.	Cost
A Substructure		9.69%	11.99	93,561.61
A1010	Standard Foundations		6.00	46,814.57
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		3.80	29,676.78
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		1.89	14,741.10
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF, 4' - 6" square x 15" deep		0.31	2,396.69
A1030	Slab on Grade		5.65	44,067.74
	Slab on grade, 4" thick, non industrial, reinforced		5.65	44,067.74
A2010	Basement Excavation		0.34	2,679.30
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.34	2,679.30
B Shell		47.70%	59.07	460,729.92
B1010	Floor Construction		33.73	263,068.95
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI		3.17	24,711.92
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load		14.98	116,819.30
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load		15.58	121,537.73
B2010	Exterior Walls		14.98	116,820.82
	Stucco, 3 coat, self furring metal lath 3.4 Lb/SY, on regular CMU, 12" x 8" x 16"		14.98	116,820.82
B2020	Exterior Windows		2.45	19,145.42
	Aluminum flush tube frame, for 1/4" glass, 1-3/4" x 4", 5' x 6' opening, no intermediate horizontals		0.19	1,444.70
	Glazing panel, insulating, 1/2" thick, 2 lites 1/8" float glass, clear		2.27	17,700.72

B2030	Exterior Doors	1.31	10,244.42
	Door, aluminum & glass, without transom, bronze finish, hardware, 3'-0" x 7'-0" opening	1.05	8,225.35
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.26	2,019.07
B3010	Roof Coverings	6.45	50,313.62
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	1.65	12,841.37
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	2.95	23,022.64
	Roof edges, aluminum, duranodic, .050" thick, 6" face	1.29	10,087.69
	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	0.56	4,361.92
B3020	Roof Openings	0.15	1,136.69
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	0.15	1,136.69
C Interiors		12.30%	15.24
C1010	Partitions	1.67	13,053.34
	Metal partition, 5/8" fire rated gypsum board face, no base, 3 -5/8" @ 24" OC framing, same opposite face, no insulation	0.75	5,845.68
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	0.56	4,362.53
	Add for the following: taping and finishing	0.36	2,845.13
C1020	Interior Doors	2.03	15,807.70
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	2.03	15,807.70
C1030	Fittings	0.20	1,530.13
	Toilet partitions, cubicles, ceiling hung, stainless steel	0.20	1,530.13
C3010	Wall Finishes	1.03	8,021.70
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	0.27	2,097.39
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	0.49	3,839.84
	Ceramic tile, thin set, 4-1/4" x 4-1/4"	0.27	2,084.47
C3020	Floor Finishes	2.83	22,036.95
	Vinyl, composition tile, maximum	2.83	22,036.95
C3030	Ceiling Finishes	7.48	58,341.35
	Acoustic ceilings, 3/4" mineral fiber, 12" x 12" tile, concealed 2" bar & channel grid, suspended support	7.48	58,341.35
D Services		30.31%	37.54
D2010	Plumbing Fixtures	2.02	15,768.31
	Water closet, vitreous china, tank type, 2 piece close coupled	0.37	2,893.23
	Urinal, vitreous china, wall hung	0.18	1,371.84
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	0.32	2,525.61
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	0.86	6,681.87
	Water cooler, electric, wall hung, dual height, 14.3 GPH	0.29	2,295.76
D2020	Domestic Water Distribution	3.95	30,810.33
	Gas fired water heater, commercial, 100< F rise, 500 MBH input, 480 GPH	3.95	30,810.33
D2040	Rain Water Drainage	1.54	12,006.82
	Roof drain, CI, soil, single hub, 4" diam, 10' high	1.38	10,797.39
	Roof drain, CI, soil, single hub, 4" diam, for each additional foot add	0.16	1,209.43

D3050	Terminal & Package Units		8.72	68,038.54
	Rooftop, single zone, air conditioner, department stores, 10,000 SF, 29.17 ton		8.72	68,038.54
D4010	Sprinklers		4.73	36,927.70
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF		4.73	36,927.70
D4020	Standpipes		1.19	9,262.23
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		1.19	9,262.23
D5010	Electrical Service/Distribution		2.92	22,744.00
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A		0.75	5,881.20
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A		0.59	4,626.80
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		1.57	12,236.00
D5020	Lighting and Branch Wiring		10.72	83,596.84
	Receptacles incl plate, box, conduit, wire, 8 per 1000 SF, .9 watts per SF		2.79	21,743.90
	Miscellaneous power, 1.5 watts		0.41	3,163.68
	Central air conditioning power, 4 watts		0.82	6,380.90
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF		6.71	52,308.36
D5030	Communications and Security		1.75	13,620.45
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire		0.96	7,452.99
	Fire alarm command center, addressable without voice, excl. wire & conduit		0.79	6,167.46
E Equipment & Furnishings		0%	0	0
E1090	Other Equipment		0	0
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		100%	\$123.84	\$965,857.92
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$12.38	\$96,585.79
Architectural Fees		0.00%	\$0.00	\$0.00
User Fees		0.00%	\$0.00	\$0.00
Total Building Cost			\$136.22	\$1,062,443.71

Wayzata Lake Street East Redevelopment TIF District

Code Deficiency Cost Report

Parcel K Building 1 - 253 Lake Street East, Wayzata, MN 55391 - PID 0611722230013 (Main Building)

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Thresholds	\$ 100.00	EA	7	\$ 700.00
	Modify exterior door thresholds to comply with ADA code				
	Accessible Routes				
	Create accessible route to all areas of the building to comply with ADA code	\$ 2,500.00	Lump	1	\$ 2,500.00
Structural Elements					
	Foundation Block				
	Repair foundation block to prevent water intrusion per code	\$ 750.00	Lump	1	\$ 750.00
Exiting					
	Floor Tile/Carpet				
	Replace damaged floor tile and carpet to create a code compliant means for unimpeded emergency egress	\$ 2.83	SF	7800	\$ 22,074.00
Fire Protection					
	Glass Doors				
	Install code compliant 10-inch kick plates on glass doors	\$ 200.00	EA	3	\$ 600.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 0.79	SF	7800	\$ 6,162.00
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 0.96	SF	7800	\$ 7,488.00
	Emergency Lighting				
	Install code compliant emergency lighting system	\$ 0.90	SF	7800	\$ 7,020.00
	Building Sprinkler System				
	Install code required building sprinkler system	\$ 5.92	SF	7800	\$ 46,176.00
Exterior Construction					
	Facia				
	Repair/replace damaged facia to prevent water intrusion per code	\$ 0.75	SF	7800	\$ 5,850.00
	Exterior Stucco Wall				
	Repair/replace damaged exterior stucco wall to prevent water intrusion per code	\$ 3.75	SF	7800	\$ 29,250.00
	Windows				
	Replace windows to prevent water intrusion per code	\$ 2.45	SF	7800	\$ 19,110.00
	Exterior Brick Walls				
	Repair/replace damaged bricks to prevent water intrusion per code	\$ 1.25	SF	7800	\$ 9,750.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Exterior Doors				
	Repaint exterior metal doors to prevent rusting per code.	\$ 500.00	Lump	1	\$ 500.00
	Lintels				
	Repaint lintels over doors to prevent rusting per code	\$ 200.00	Lump	1	\$ 200.00
	Wood Siding				
	Replace damaged wood siding to prevent water intrusion per code	\$ 1.75	SF	7800	\$ 13,650.00
Roof Construction					
	Roofing Materials				
	Remove damaged roofing materials	\$ 0.75	SF	7800	\$ 5,850.00
	Replace roofing material to prevent water intrusion per code	\$ 6.60	SF	7800	\$ 51,480.00
Mechanical- Electrical					
	Mechanical				
	Replace HVAC system to comply with mechanical building code	\$ 8.72	SF	7800	\$ 68,016.00
Total Code Improvements					\$ 297,126

Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel K Building 1 - 253 Lake St E - Main Building



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel K Building 1 - 253 Lake St E - Main Building



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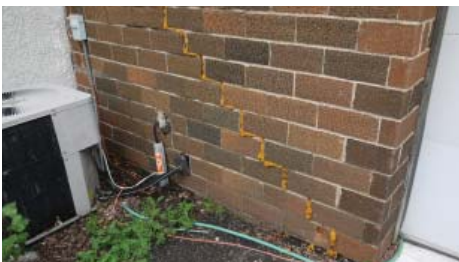
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel K Building 1 - 253 Lake St E - Main Building



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel K Building 1 - 253 Lake St E - Main Building



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel K Building 1 - 253 Lake St E - Main Building



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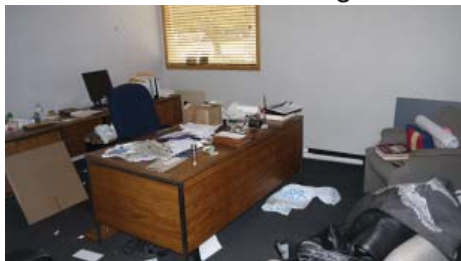
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Wayzata Lake Street East Redevelopment TIF District

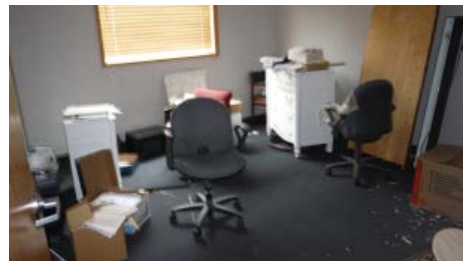
Photos: Parcel K Building 1 - 253 Lake St E - Main Building



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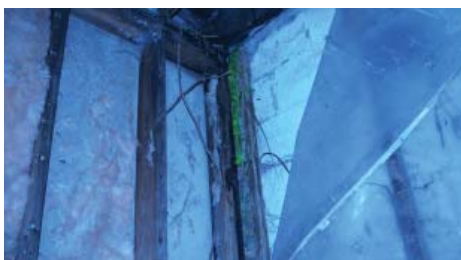
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel K Building 1 - 253 Lake St E - Main Building



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Wayzata Lake Street East Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 8/21/2017

Estimate Name:	253 Lake Street East Shop Building City of Wayzata 253 Lake Street East , Wayzata , Minnesota , 55391	
Building Type:	Shop, Metal Panel / Rigid Steel	
Location:	WAYZATA, MN	
Story Count:	1	
Story Height (L.F.):	14	
Floor Area (S.F.):	2800	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2017 Quarter 2	Costs are derived from a building model with basic components.
Cost Per Square Foot:	\$97.02	Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$271,208.43	

		% of Total	Cost Per S.F.	Cost
A Substructure		25.63%	22.56	63,191.54
A1010	Standard Foundations		13.99	39,177.17
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		8.83	24,730.65
	Strip footing, concrete, reinforced, load 6.8 KLF, soil bearing capacity 3 KSF, 12" deep x 32" wide		5.02	14,044.65
	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep		0.14	401.87
A1030	Slab on Grade		8.39	23,501.41
	Slab on grade, 6" thick, light industrial, reinforced		8.39	23,501.41
A2010	Basement Excavation		0.18	512.96
	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.18	512.96
B Shell		38.78%	34.14	95,603.53
B1020	Roof Construction		7.09	19,852.00
	Wood roof, truss, 4/12 slope, 24" O.C., 44' to 60' span		7.09	19,852.00
B2010	Exterior Walls		8.99	25,185.63
	Metal siding, steel, corrugated or ribbed, 20 ga, .0359" thick, galvanized		7.66	21,445.04
	Metal siding support, 18' building height, 30 PSF wind load, 25' column spacing, wind columns		1.34	3,740.59
B2020	Exterior Windows		1.23	3,444.00
	Windows, wood, sliding, standard glass, 3'-4" x 2'-7"		1.23	3,444.00
B2030	Exterior Doors		9.27	25,954.57
	Door, steel, vertical lift, door with frame, motor operator, 16"-0" x 16"-0" opening		9.27	25,954.57
B3010	Roof Coverings		7.56	21,167.33
	Roofing, corrugated, steel, galvanized, 29 ga, .72 PSF		3.98	11,144.00
	Roof edges, aluminum, duranodic, .050" thick, 6" face		3.00	8,406.41

	Flashing, aluminum, no backing sides, .019"		0.58	1,616.92
C Interiors		1.39%	1.22	3,430.32
C1010	Partitions		0.53	1,489.39
	Concrete block (CMU) partition, regular weight, hollow, 8" thick, no finish		0.53	1,481.92
	Tile partition, 8W series 8"x16", 4" thick wall, reinforced every 2 courses, glazed 2 sides		0.00	7.47
C1020	Interior Doors		0.24	680.95
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		0.24	680.95
C1030	Fittings		0.31	875.72
	Toilet partitions, cubicless, floor mounted, headrail braced, plastic laminate		0.22	618.23
	Entrance screens, floor mounted, 54" high, painted metal		0.04	98.11
	Urinal screens, floor mounted, 24" wide, laminated plastic		0.06	159.38
C3010	Wall Finishes		0.14	384.26
	Painting, masonry or concrete, latex, brushwork, primer & 1 coat		0.14	384.26
D Services		34.20%	30.28	84,327.73
D2010	Plumbing Fixtures		2.71	7,585.76
	Water closet, vitreous china, tank type, 2 piece close coupled		0.50	1,412.49
	Urinal, vitreous china, stall type		0.19	540.30
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"		0.58	1,622.25
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"		0.29	815.53
	Shower, stall, baked enamel, terrazzo receptor, 36" square		0.98	2,745.83
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.16	449.36
D2020	Domestic Water Distribution		3.00	8,412.04
	Gas fired water heater, commercial, 100< F rise, 600 MBH input, 576 GPH		3.00	8,412.04
D3050	Terminal & Package Units		3.29	9,210.45
	Space heater, suspended, gas fired, propeller fan, 320 MBH		3.29	9,210.45
D4010	Sprinklers		4.73	13,244.00
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF		4.73	13,244.00
D4020	Standpipes		0.95	2,184.94
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		0.95	2,184.94
D5010	Electrical Service/Distribution		1.03	2,885.19
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		0.18	516.95
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		0.23	655.20
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		0.61	1,713.04
D5020	Lighting and Branch Wiring		10.79	30,223.87
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 W per SF, with transformer		2.43	6,813.63
	Miscellaneous power, to .5 watts		0.16	448.45
	HID fixture, 16' above work plane, 3 watt/SF, type G, 157 FC, 3 fixtures per 1000 SF		8.20	22,961.79
D5030	Communications and Security		3.32	9,298.30
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire		1.06	2,972.70
	Fire alarm command center, addressable without voice, excl. wire & conduit		2.26	6,325.60
D5090	Other Electrical Systems		0.46	1,283.18

Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW		0.08	223.07
Generator sets, w/battery, charger, muffler and transfer switch, diesel engine with fuel tank, 30 kW		0.38	1,060.11
E Equipment & Furnishings		0%	0
E1090	Other Equipment	0	0
F Special Construction		0%	0
G Building Sitework		0%	0
SubTotal		100%	\$88.20 \$246,553.12
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$8.82 \$24,655.31
Architectural Fees		0.00%	\$0.00 \$0.00
User Fees		0.00%	\$0.00 \$0.00
Total Building Cost			\$97.02 \$271,208.43

Wayzata Lake Street East Redevelopment TIF District

Code Deficiency Cost Report

Parcel K Building 2 - 253 Lake St E, Wayzata, MN 55391 - PID 0611722230013 (Shop Building)

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Thresholds				
	Modify exterior door thresholds to comply with ADA code	\$ 100.00	EA	2	\$ 200.00
	Door Hardware				
	Modify door hardware to comply with ADA code	\$ 250.00	EA	4	\$ 1,000.00
	Restroom				
	Install ADA code compliant restroom	\$ 2.75	SF	2800	\$ 7,700.00
	Drinking Fountain				
	Install code compliant drinking fountain	\$ 0.16	SF	2800	\$ 448.00
Structural Elements					
					\$ -
Exiting					
					\$ -
Fire Protection					
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 1.06	SF	2800	\$ 2,968.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 0.99	SF	2800	\$ 2,772.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 2.26	SF	2800	\$ 6,328.00
	Building Sprinkler System				
	Install code required building sprinkler system	\$ 5.68	SF	2800	\$ 15,904.00
	Hazardous/Flammable Material Waste Trap				
	Install code required hazardous/flammable material waste trap	\$ 2,500.00	EA	1	\$ 2,500.00
Exterior Construction					
	Windows				
	Install code compliant windows to prevent water intrusion	\$ 1.23	SF	2800	\$ 3,444.00
	Metal Siding				
	Paint/protect metal siding from rusting per code	\$ 1,500.00	Lump	1	\$ 1,500.00
Roof Construction					

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
				\$	-
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 3.29	SF	2800	\$ 9,212.00
	Electrical				
	Install code compliant lighting	\$ 8.20	SF	2800	\$ 22,960.00
Total Code Improvements					\$ 76,936

Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel K Building 2 - 253 Lake St E - Shop Building



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel K Building 2 - 253 Lake St E - Shop Building



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Wayzata Lake Street East Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 8/21/2017

Estimate Name:	269 Lake Street East City of Wayzata 269 Lake Street East , Wayzata , Minnesota , 55391	
Building Type:	Retail with Concrete Block / Wood Joists	
Location:	WAYZATA, MN	
Story Count:	1	
Story Height (L.F.):	12	
Floor Area (S.F.):	1000	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2017 Quarter 2	Costs are derived from a building model with basic components.
Cost Per Square Foot:	\$138.66	Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$138,658.18	

		% of Total	Cost Per S.F.	Cost
A Substructure		25.05%	31.68	31,682.86
A1010	Standard Foundations		22.95	22,946.00
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		14.84	14,838.39
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		8.11	8,107.61
A1030	Slab on Grade		8.39	8,393.36
	Slab on grade, 6" thick, light industrial, reinforced		8.39	8,393.36
A2010	Basement Excavation		0.34	343.50
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.34	343.50
B Shell		31.08%	39.31	39,311.87
B1020	Roof Construction		3.93	3,931.17
	Wood roof, flat rafter, 2" x 8", 12" O.C.		3.93	3,931.17
B2010	Exterior Walls		24.89	24,892.44
	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted		24.89	24,892.44
B2020	Exterior Windows		3.97	3,965.34
	Windows, aluminum, sliding, standard glass, 5' x 3'		3.97	3,965.34
B2030	Exterior Doors		3.69	3,690.27
	Door, aluminum & glass, without transom, narrow stile, with panic hardware, 3'-0" x 7'-0" opening		3.07	3,069.02
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.62	621.25
B3010	Roof Coverings		2.58	2,581.45
	Roofing, single ply membrane, EPDM, 45 mils, mechanically fastened, batten strps		1.81	1,806.50
	Gutters, box, steel, galvanized, 28 ga thick, 5", enameled finish		0.72	717.77
	Downspout, steel, rectangular, corrugated, 3" x 4", galvanized, 28 ga thick		0.06	57.18

B3020	Roof Openings		0.25	251.20
	Skylight, plastic domes, insulated curbs, 10 SF to 20 SF, single glazing		0.25	251.20
C Interiors		12.86%	16.26	16,261.44
C1010	Partitions		5.09	5,093.93
	Lightweight block 4" thick		1.75	1,745.21
	Concrete block (CMU) partition, light weight, solid, 8" thick, no finish		3.35	3,348.72
C1020	Interior Doors		0.41	405.32
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		0.41	405.32
C1030	Fittings		1.57	1,569.36
	Toilet partitions, cubicles, ceiling hung, stainless steel		1.57	1,569.36
C3010	Wall Finishes		7.39	7,394.22
	2 coats paint on masonry with block filler		6.00	6,004.33
	Painting, masonry or concrete, latex, brushwork, primer & 2 coats		0.77	772.28
	Painting, masonry or concrete, latex, brushwork, addition for block filler		0.62	617.61
C3020	Floor Finishes		1.36	1,359.72
	Carpet		1.11	1,114.64
	Vinyl, composition tile, minimum		0.25	245.08
C3030	Ceiling Finishes		0.44	438.89
	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support		0.44	438.89
D Services		31.01%	38.80	38,796.72
D2010	Plumbing Fixtures		2.82	2,822.23
	Water closet, vitreous china, bowl only with flush valve, wall hung		1.11	1,106.16
	Urinal, vitreous china, wall hung		0.23	233.21
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"		0.58	579.37
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		0.58	582.52
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.32	320.97
D2020	Domestic Water Distribution		0.74	742.76
	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH		0.74	742.76
D3050	Terminal & Package Units		9.95	9,945.75
	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton		9.95	9,945.75
D4010	Sprinklers		4.73	4,734.32
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF		4.73	4,734.32
D4020	Standpipes		0.95	949.97
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		0.95	949.97
D5010	Electrical Service/Distribution		7.42	7,417.00
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		2.95	2,954.00
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		1.40	1,404.00
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		3.06	3,059.00
D5020	Lighting and Branch Wiring		8.45	8,450.24
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF		2.17	2,167.84
	Miscellaneous power, 1 watt		0.30	298.88
	Central air conditioning power, 3 watts		0.62	618.56
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF		5.36	5,364.96
D5030	Communications and Security		3.64	3,638.05

D5090	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire		2.12	2,123.36
	Fire alarm command center, addressable with voice, excl. wire & conduit		1.28	1,280.32
	Internet wiring, 4 data/voice outlets per 1000 S.F.		0.23	234.37
	Other Electrical Systems		0.10	96.40
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW		0.10	96.40
E Equipment & Furnishings		0%	0	0
E1090	Other Equipment		0	0
F Special Construction		0%	0	0
G Building Sitework		0%	0	0
SubTotal		100%	\$126.05	\$126,052.89
Contractor Fees (General Conditions,Overhead,Profit)		10.00%	\$12.61	\$12,605.29
Architectural Fees		0.00%	\$0.00	\$0.00
User Fees		0.00%	\$0.00	\$0.00
Total Building Cost			\$138.66	\$138,658.18

Wayzata Lake Street East Redevelopment TIF District

Code Deficiency Cost Report

Parcel M -269 Lake Street East, Wayzata, MN 55391 - PID 0611722320006

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Access To Building				
	Create a code compliant accessible route into the building	\$ 2,500.00	Lump	1	\$ 2,500.00
	Thresholds				
	Exterior door thresholds should be modified to comply with ADA code	\$ 100.00	EA	2	\$ 200.00
	Restroom				
	Create an ADA code compliant restroom	\$ 2.50	SF	1000	\$ 2,500.00
	Door Hardware				
	Install ADA code compliant door hardware	\$ 250.00	EA	5	\$ 1,250.00
	Drinking Fountain				
	Install ADA code compliant drinking fountain	\$ 0.32	SF	1000	\$ 320.00
Structural Elements					
					\$ -
Exiting					
	Carpeting				
	Replace damaged carpet to create a code compliant unimpeded means of egress	\$ 1.11	SF	1000	\$ 1,110.00
Fire Protection					
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 2.12	SF	1000	\$ 2,120.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 1.25	SF	1000	\$ 1,250.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 1.28	SF	1000	\$ 1,280.00
	Building Sprinkler System				
	Install code required building sprinkler system	\$ 5.68	SF	1000	\$ 5,680.00
Exterior Construction					
	Windows				
	Replace damaged windows to prevent water intrusion per code	\$ 3.97	SF	1000	\$ 3,970.00
Roof Construction					
	Roofing Material				
	Remove damaged roofing material	\$ 0.95	SF	1000	\$ 950.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Replace roofing material to prevent water intrusion per code	\$ 2.58	SF	1000	\$ 2,580.00
Mechanical- Electrical					
	Mechanical				
	Install code compliant HVAC system	\$ 9.95	SF	1000	\$ 9,950.00
Total Code Improvements					\$ 35,660

Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel M - 269 Lake St E - Barber's Inn



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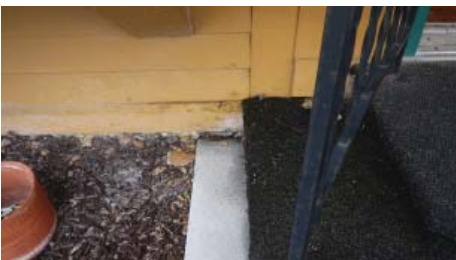
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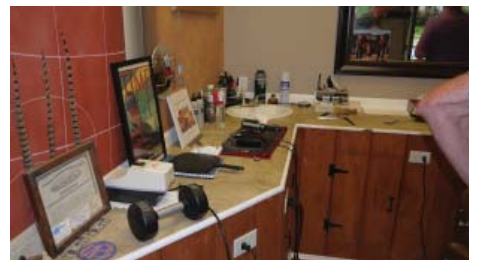
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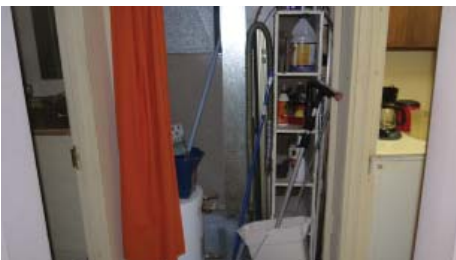
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel M - 269 Lake St E - Barber's Inn



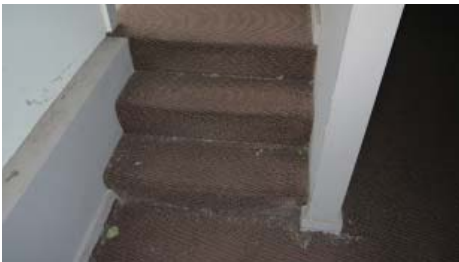
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Wayzata Lake Street East Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: **8/21/2017**

Estimate Name:	275 Lake Street East City of Wayzata 275 Lake Street East , Wayzata , Minnesota , 55391	
Building Type:	Retail with Concrete Block / Wood Joists	
Location:	WAYZATA, MN	
Story Count:	1	
Story Height (L.F.):	14	
Floor Area (S.F.):	2300	
Labor Type:	OPN	
Basement Included:	No	
Data Release:	Year 2017 Quarter 2	Costs are derived from a building model with basic components.
Cost Per Square Foot:	\$136.07	Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$312,970.17	

		% of Total	Cost Per S.F.	Cost
A Substructure		18.71%	23.14	53239.00
A1010	Standard Foundations		14.41	33144.22
	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick		9.32	21433.23
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		5.09	11710.99
A1030	Slab on Grade		8.39	19304.73
	Slab on grade, 6" thick, light industrial, reinforced		8.39	19304.73
A2010	Basement Excavation		0.34	790.05
	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage		0.34	790.05
B Shell		42.28%	52.31	120292.93
B1020	Roof Construction		4.88	11224.05
	Wood roof, flat rafter, 2" x 10", 12" O.C.		4.88	11224.05
B2010	Exterior Walls		40.25	92575.00
	Brick wall, cavity, roman face, 6" SCR back-up, 12" thick		40.25	92575.00
B2020	Exterior Windows		2.91	6682.32
	Windows, aluminum, sliding, standard glass, 5' x 3'		2.91	6682.32
B2030	Exterior Doors		1.96	4497.90
	Door, aluminum & glass, without transom, narrow stile, with panic hardware, 3'-0" x 7'-0" opening		1.33	3069.02
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening		0.62	1428.88
B3010	Roof Coverings		2.31	5313.66
	Roofing, single ply membrane, EPDM, 45 mils, mechanically fastened, batten strps		1.80	4145.38
	Gutters, box, steel, galvanized, 28 ga thick, 5", enameled finish		0.45	1036.77
	Downspout, steel, rectangular, corrugated, 3" x 4", galvanized, 28 ga thick		0.06	131.51

C Interiors		11.03%	13.65	31395.96
C1010	Partitions		5.09	11716.05
	Lightweight block 4" thick		1.75	4013.99
	Concrete block (CMU) partition, light weight, solid, 8" thick, no finish		3.35	7702.06
C1020	Interior Doors		0.41	932.25
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"		0.41	932.25
C1030	Fittings		0.68	1569.36
	Toilet partitions, cubicles, ceiling hung, stainless steel		0.68	1569.36
C3010	Wall Finishes		5.79	13315.16
	2 coats paint on masonry with block filler		4.40	10118.41
	Painting, masonry or concrete, latex, brushwork, primer & 2 coats		0.77	1776.24
	Painting, masonry or concrete, latex, brushwork, addition for block filler		0.62	1420.51
C3020	Floor Finishes		1.24	2853.69
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 24 oz		1.00	2290.00
	Vinyl, composition tile, minimum		0.25	563.69
C3030	Ceiling Finishes		0.44	1009.45
	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support		0.44	1009.45
D Services		27.97%	34.60	79590.45
D2010	Plumbing Fixtures		2.82	6491.17
	Water closet, vitreous china, bowl only with flush valve, wall hung		1.11	2544.18
	Urinal, vitreous china, wall hung		0.23	536.39
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"		0.58	1332.56
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"		0.58	1339.80
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.32	738.24
D2020	Domestic Water Distribution		0.74	1708.36
	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH		0.74	1708.36
D3050	Terminal & Package Units		9.95	22875.23
	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton		9.95	22875.23
D4010	Sprinklers		4.73	10888.94
	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF		4.73	10888.94
D4020	Standpipes		0.95	2184.94
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		0.95	2184.94
D5010	Electrical Service/Distribution		3.22	7417.00
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A		1.28	2954.00
	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A		0.61	1404.00
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A		1.33	3059.00
D5020	Lighting and Branch Wiring		8.45	19435.55
	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF		2.17	4986.03
	Miscellaneous power, 1 watt		0.30	687.42
	Central air conditioning power, 3 watts		0.62	1422.69
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF		5.36	12339.41
D5030	Communications and Security		3.64	8367.53
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire		2.12	4883.73

D5090	Fire alarm command center, addressable with voice, excl. wire & conduit	1.28	2944.74
	Internet wiring, 4 data/voice outlets per 1000 S.F.	0.23	539.06
	Other Electrical Systems	0.10	221.73
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	0.10	221.73
E Equipment & Furnishings		0%	0
E1090	Other Equipment	0	0
F Special Construction		0%	0
G Building Sitework		0%	0

SubTotal	100%	\$123.70	\$284,518.34
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$12.37	\$28,451.83
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$136.07	\$312,970.17

Wayzata Lake Street East Redevelopment TIF District

Code Deficiency Cost Report

Parcel N - 275 Lake Street East, Wayzata, MN 55391 - PID 0611722320005

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
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Accessibility Items

Thresholds

Modify exterior thresholds to comply with ADA code	\$	100.00	EA	2	\$	200.00
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Modify interior thresholds to comply with ADA code	\$	100.00	EA	6	\$	600.00
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Door Hardware

Replace door hardware to comply with ADA code	\$	250.00	EA	5	\$	1,250.00
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Staff Lounge

Modify staff lounge sink to comply with ADA code	\$	1,000.00	Lump	1	\$	1,000.00
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Restroom

Modify restroom to comply with ADA code	\$	2.50	SF	2300	\$	5,750.00
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Drinking Fountain

Install code compliant drinking fountain	\$	0.32	SF	2300	\$	736.00
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Structural Elements

\$ -

Exiting

Carpeting

Replace damaged carpet to comply with code for an unimpeded means of egress	\$	1.00	SF	2300	\$	2,300.00
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Fire Protection

Smoke Detectors

Install code compliant smoke detectors	\$	2.12	SF	2300	\$	4,876.00
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Emergency Lighting

Install code compliant emergency lighting	\$	1.25	SF	2300	\$	2,875.00
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Emergency Notification System

Install code compliant emergency notification system	\$	1.28	SF	2300	\$	2,944.00
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Building Sprinkler System

Install code required building sprinkler system	\$	5.68	SF	2300	\$	13,064.00
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Exterior Construction

Plaster

Exterior plaster skim coat should be repaired to prevent water intrusion per code	\$	500.00	Lump	1	\$	500.00
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Chimney

Chimney brick should be repaired/replaced to prevent water intrusion per code	\$	750.00	Lump	1	\$	750.00
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Windows

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Rotting windows should be replaced to prevent water intrusion per code	\$ 2.91	SF	2300	\$ 6,693.00
	Exterior Expansion Joints				
	Damaged/missing caulking in expansion joints should be replaced to prevent water intrusion per code	\$ 250.00	Lump	1	\$ 250.00
Roof Construction					
	Roofing Material				
	Remove damaged roofing material	\$ 0.95	SF	2300	\$ 2,185.00
	Replace roofing material to prevent water intrusion per code	\$ 2.31	SF	2300	\$ 5,313.00
Mechanical- Electrical					
	Mechanical				
	Install new HVAC system to comply with mechanical/building code	\$ 9.95	SF	2300	\$ 22,885.00
	Electrical				
	Protect all openings in circuit breaker box per code	\$ 100.00	Lump	1	\$ 100.00
	Protect all switches and electrical outlets per code	\$ 100.00	Lump	1	\$ 100.00
Total Code Improvements					\$ 74,371

Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel N - 275 Lake St E - Former Flower Shop



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel N - 275 Lake St E - Former Flower Shop



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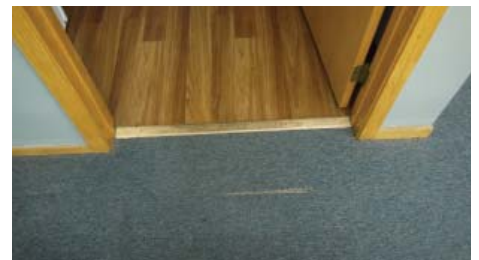
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel N - 275 Lake St E - Former Flower Shop



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel N - 275 Lake St E - Former Flower Shop



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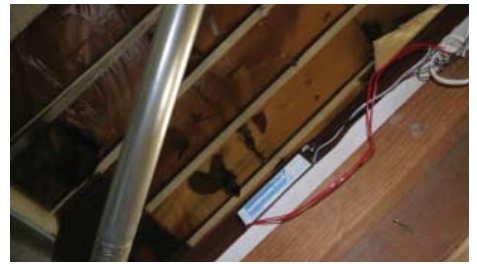
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel N - 275 Lake St E - Former Flower Shop



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Wayzata Lake Street East Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date:

8/22/2017

Estimate Name:	339 Barry Avenue South City of Wayzata 339 Barry Avenue South , Wayzata , Minnesota , 55319	
Building Type:	Commercial Building with Wood Board and Batten / Wood Frame	
Location:	Wayzata, MN	
Story Count:	2	
Story Height (L.F.):	10	
Floor Area (S.F.):	2000	
Labor Type:	OPN	
Basement Included:	Yes	
Data Release:	Year 2017 Quarter 2	Costs are derived from a building model with basic components. Scope differences and market conditions can cause costs to vary significantly.
Cost Per Square Foot:	\$262.13	
Building Cost:	\$524,197.59	

		% of Total	Cost Per S.F.	Cost
A Substructure		15.93%	37.97	75,923.68
A1010	Standard Foundations		10.21	20,411.65
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide		3.69	7,370.55
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6 KSF, 6' - 0" square x 20" deep		6.52	13,041.10
A1030	Slab on Grade		2.82	5,649.71
	Slab on grade, 4" thick, non industrial, reinforced		2.82	5,649.71
A2010	Basement Excavation		2.06	4,110.55
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage		2.06	4,110.55
A2020	Basement Walls		22.88	45,751.77
	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick		22.88	45,751.77
B Shell		30.31%	72.22	144,423.10
B1010	Floor Construction		35.12	70,232.19
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI		7.35	14,707.42
	Wood column, 8" x 8", 20' x 20' bay, 10' unsupported height, 133 BF/MSF, 160 PSF total allowable load		0.20	407.77
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load		6.97	13,939.05
	Wood beam and joist floor, 14"x22" girder, 12"x16" beam, 2x10 joists @ 12", 20'x20' bay, 125 PSF LL, 163 PSF total load		20.59	41,177.95
B1020	Roof Construction		2.15	4,295.19
	Wood roof, flat rafter, 2" x 10", 16" O.C.		2.15	4,295.19
B2010	Exterior Walls		19.44	38,874.73
	Wood siding, 2"x6" studs 24"OC, insulated wall, 1" x 12" sawn cedar, 1" x 4" battens		19.44	38,874.73

B2020	Exterior Windows		9.82	19,639.79
	Windows, wood, double hung, insulated glass, 3'-0" x 5'-6"		9.82	19,639.79
B2030	Exterior Doors		1.80	3,602.77
	Door, aluminum & glass, sliding patio, tempered glass, economy, 12'-0" x 7'-0" opening		1.02	2,043.34
	Door, birch, solid core, single door, hinged, 2'-8" x 7'-0" opening		0.78	1,559.43
B3010	Roof Coverings		3.89	7,778.43
	Asphalt roofing, strip shingles, inorganic, Class A, 4" slope, 210-235 lbs/SQ		1.23	2,463.94
	Insulation, rigid, roof deck, fiberglass, 3'x4' or 4'x8' sheets, 15/16" thick, R3.70		0.93	1,861.88
	Flashing, aluminum, no backing sides, .019"		0.49	970.15
	Gutters, box, aluminum, .027" thick, 5", enameled finish		0.81	1,616.22
	Downspout, aluminum, rectangular, 2" x 3", embossed mill finish, .020" thick		0.43	866.24
C Interiors		11.01%	26.24	52,465.85
C1010	Partitions		5.32	10,641.02
	Wood partition, 5/8"fire rated gypsum board face, none base,2 x 4,@ 16"			
	OC framing,same opposite face, 0 insul		1.62	3,243.28
	5/8" gypsum board, taped & finished, painted on 2 x 4 studs 16" O.C.		3.70	7,397.74
C1020	Interior Doors		3.24	6,473.47
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core		3.24	6,473.47
C2010	Stair Construction		4.26	8,516.63
	Stairs, wood, prefab box type, oak treads, wood rails 3'-6" wide, 14 risers		4.26	8,516.63
C3010	Wall Finishes		0.57	1,147.29
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats		0.57	1,147.29
C3020	Floor Finishes		8.02	16,032.60
	Carpet, tufted, nylon, roll goods, 12' wide, 36 oz		3.59	7,178.15
	Carpet, padding, add to above, 2.7 density		0.80	1,606.89
	Tile, porcelain type, minimum		2.49	4,975.93
	Maple strip, sanded and finished, maximum		1.14	2,271.63
C3030	Ceiling Finishes		4.83	9,654.84
	Gypsum board ceilings, 1/2" fire rated gypsum board, painted and textured finish,1" x 3" wood, 16" OC furring, wood support		4.83	9,654.84
D Services		42.75%	101.87	203,730.63
D1010	Elevators and Lifts		8.59	17,183.04
	Hydraulic passenger elevator, 2500 lb., 2 floor, 125 FPM		8.59	17,183.04
D2010	Plumbing Fixtures		8.22	16,412.80
	Water closet, vitreous china, bowl only with flush valve, wall hung		3.32	6,636.99
	Urinal, vitreous china, wall hung		0.70	1,399.27
	Lavatory w/trim, wall hung, PE on CI, 19" x 17"		1.74	3,476.24
	Kitchen sink w/trim, countertop, PE on CI, 32" x 21" double bowl		0.27	539.67
	Laundry sink w/trim, molded stone, on wall, 22" x 21" single compartment		0.43	855.99
	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"		1.17	2,330.09
	Water cooler, electric, wall hung, 8.2 GPH		0.59	1,174.55
D2020	Domestic Water Distribution		3.99	7,986.18
	Gas fired water heater, commercial, 100< F rise, 390 MBH input, 374 GPH		3.99	7,986.18

D3010	Energy Supply	8.03	16,067.66
	Apartment building heating system, fin tube radiation, forced hot water, 10,000 SF area, 100,000 CF vol	8.03	16,067.66
D3050	Terminal & Package Units	7.45	14,908.19
	Split system, air cooled condensing unit, medical centers, 10,000 SF, 23.33 ton	7.45	14,908.19
D4010	Sprinklers	3.85	7,692.85
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF	2.46	4,921.99
	Wet pipe sprinkler systems, steel, light hazard, each additional floor, 5000 SF	1.39	2,770.86
D4020	Standpipes	1.17	2,341.83
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.95	1,899.95
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.22	441.88
D5010	Electrical Service/Distribution	20.15	40,296.80
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 600 A	4.59	9,177.20
	Feeder installation 600 V, including RGS conduit and XHHW wire, 600 A	7.60	15,209.60
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 600 A	7.96	15,910.00
D5020	Lighting and Branch Wiring	12.15	24,295.45
	Receptacles incl plate, box, conduit, wire, 20 per 1000 SF, 2.4 watts per SF	3.97	7,949.76
	Wall switches, 2.5 per 1000 SF	0.84	1,673.18
	Miscellaneous power, to .5 watts	0.16	320.32
	Central air conditioning power, 4 watts	0.63	1,258.56
	Motor installation, three phase, 200 V, 15 HP motor size	1.70	3,406.40
	Motor feeder systems, three phase, feed to 200 V 15 HP, 230 V 15 HP, 460 V 40 HP, 575 V 50 HP	0.73	1,463.39
	Fluorescent fixtures recess mounted in ceiling, 0.8 watt per SF, 20 FC, 5 fixtures @ 32 watt per 1000 SF	4.11	8,223.84
D5030	Communications and Security	28.05	56,099.69
	Telephone wiring for offices & laboratories, 8 jacks/MSF	1.56	3,110.88
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	3.72	7,431.76
	Fire alarm command center, addressable with voice, excl. wire & conduit	6.40	12,803.20
	Communication and alarm systems, includes outlets, boxes, conduit and wire, intercom systems, 25 stations	4.28	8,563.97
	Communication and alarm systems, includes outlets, boxes, conduit and wire, master TV antenna systems, 12 outlets	10.40	20,792.20
	Internet wiring, 8 data/voice outlets per 1000 S.F.	1.70	3,397.68
D5090	Other Electrical Systems	0.22	446.14
	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 7.5 kW	0.22	446.14

E Equipment & Furnishings	0%	0	0
E1090 Other Equipment		0	0
F Special Construction	0%	0	0
G Building Sitework	0%	0	0

SubTotal	100%	\$238.30	\$476,543.26
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$23.83	\$47,654.33
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$262.13	\$524,197.59

Wayzata Lake Street East Redevelopment TIF District

Code Deficiency Cost Report

Parcel O - 339 Barry Avenue, Wayzata, MN 55391 - PID 0611722320004

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Accessible Route				
	Create an ADA code compliant route into the building	\$ 2,500.00	Lump	1	\$ 2,500.00
	Create an ADA code compliant route between floors of the building	\$ 8.59	SF	2000	\$ 17,180.00
	Restroom				
	An ADA code compliant restroom should be installed	\$ 7.63	SF	2000	\$ 15,260.00
	Thresholds				
	Exterior door thresholds should be modified to comply with ADA code	\$ 250.00	EA	5	\$ 1,250.00
	Handrails				
	Exterior handrails should be modified to comply with code	\$ 200.00	EA	4	\$ 800.00
	Interior handrails should be installed to comply with code	\$ 200.00	EA	1	\$ 200.00
	A second basement stairway handrail should be installed to comply with code	\$ 200.00	EA	1	\$ 200.00
	Door Hardware				
	Door hardware should be replaced to comply with ADA code	\$ 250.00	EA	12	\$ 3,000.00
	Drinking Fountain				
	Install a code compliant drinking fountain	\$ 0.59	SF	2000	\$ 1,180.00
Structural Elements					
					\$ -
Exiting					
	Restroom Lock				
	The restroom lock should be replaced to comply with code	\$ 250.00	EA	1	\$ 250.00
	Basement Stairway				
	The basement stair tread run should be modified to comply with code	\$ 125.00	EA	12	\$ 1,500.00
Fire Protection					
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 3.03	SF	2000	\$ 6,060.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 1.25	SF	2000	\$ 2,500.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 0.90	SF	2000	\$ 1,800.00
	Building Sprinkler System				
	Install code required building sprinkler system	\$ 5.28	SF	2000	\$ 10,560.00

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Exterior Construction					
	Vinyl Siding				
	Vinyl siding should be installed properly to prevent water intrusion per code	\$ 500.00	Lump	1	\$ 500.00
Roof Construction					
					\$ -
Mechanical- Electrical					
	Mechanical				
	HVAC system should be replaced to comply with code	\$ 15.48	SF	2000	\$ 30,960.00
	Electrical				
	Electrical junction boxes should be protected per code	\$ 100.00	EA	2	\$ 200.00
Total Code Improvements					\$ 95,900

Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel O - 339 Barry Ave - Commercial Building



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel O - 339 Barry Ave - Commercial Building



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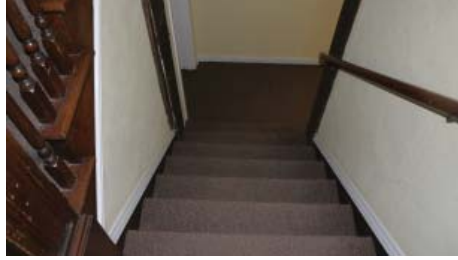
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel O - 339 Barry Ave - Commercial Building



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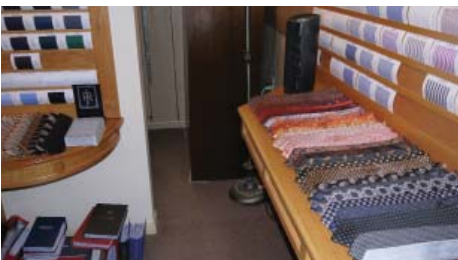
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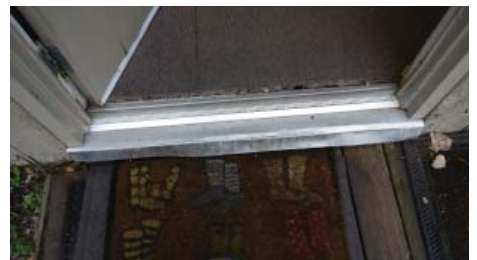
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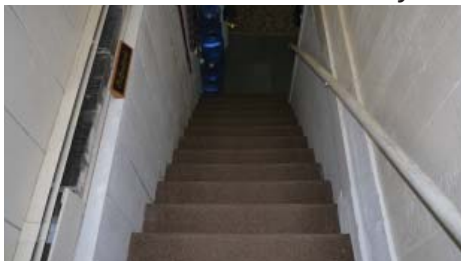
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel O - 339 Barry Ave - Commercial Building



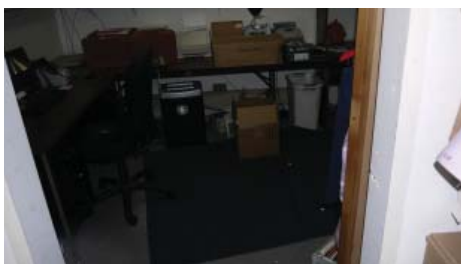
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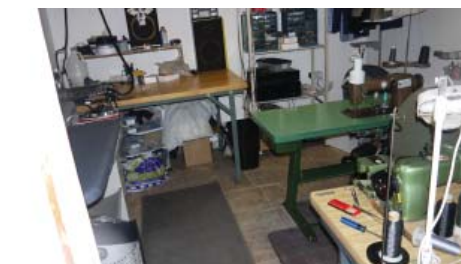
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel O - 339 Barry Ave - Commercial Building



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Wayzata Lake Street East Redevelopment TIF District

Replacement Cost Report

RSMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: 8/21/2017

Estimate Name: **305 Lake Street East**
City of Wayzata
305 Lake Street East , Wayzata , Minnesota ,
55391

Building Type: **1 Story with Brick Veneer / Reinforced Concrete**

Location: **WAYZATA, MN**

Story Count: **1**

Story Height (L.F.): **18**

Floor Area (S.F.): **1500**

Labor Type: **OPN**

Basement Included: **Yes**

Data Release: **Year 2017 Quarter 2**

Cost Per Square Foot: **\$420.87**

Building Cost: **\$650,926.45**



Costs are derived from a building model with basic components.

Scope differences and market conditions can cause costs to vary significantly.

		% of Total	Cost Per S.F.	Cost
A Substructure		14.91%	58.84	88,255.98
A1010	Standard Foundations		11.80	17,696.75
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6			
	KSF, 12" deep x 24" wide		6.01	9,008.45
	Spread footings, 3000 PSI concrete, load 100K, soil bearing capacity 6 KSF,			
	4' - 6" square x 15" deep		5.79	8,688.30
A1030	Slab on Grade		5.65	8,474.57
	Slab on grade, 4" thick, non industrial, reinforced		5.65	8,474.57
A2010	Basement Excavation		4.11	6,165.83
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on			
	site storage		4.11	6,165.83
A2020	Basement Walls		37.28	55,918.83
	thick		37.28	55,918.83
B Shell		55.18%	217.68	326,533.48
B1010	Floor Construction		80.29	120,441.23
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story			
	height, 142 lbs/LF, 4000PSI		13.31	19,970.82
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing,			
	150K load, 10'-14' story height, 135 lbs/LF, 4000PSI		8.30	12,455.04
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF			
	superimposed load		29.16	43,734.15
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column,			
	15'x15' bay, 75 PSF superimposed load, 153 PSF total load		13.94	20,908.58
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span,			
	75 PSF superimposed load, 165 PSF total load		15.58	23,372.64
B1020	Roof Construction		15.80	23,704.88
	Roof, concrete, beam and slab, 25'x25' bay, 40 PSF superimposed load,			
	20" deep beam, 9" slab, 152 PSF total load		15.80	23,704.88
B2010	Exterior Walls		87.84	131,761.87

	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	87.84	131,761.87
B2020	Exterior Windows	18.05	27,074.21
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	18.05	27,074.21
B2030	Exterior Doors	3.17	4,747.96
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	1.72	2,581.70
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	0.85	1,278.75
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.59	887.51
B3010	Roof Coverings	11.81	17,722.39
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	1.65	2,469.50
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	2.95	4,427.43
	Roof edges, aluminum, duranodic, .050" thick, 6" face	4.11	6,164.70
	Flashing, aluminum, no backing sides, .019"	0.79	1,185.74
	Gravel stop, aluminum, extruded, 8", duranodic, .050" thick	2.32	3,475.03
B3020	Roof Openings	0.72	1,080.94
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	0.32	487.15
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	0.40	593.79
C Interiors		6.69%	26.40
C1010	Partitions	6.00	8,995.30
	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, no insulation	1.57	2,360.76
	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	0.87	1,304.51
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	2.15	3,226.07
	Add for the following: taping and finishing	1.40	2,103.96
C1020	Interior Doors	6.08	9,119.83
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	6.08	9,119.83
C1030	Fittings	0.39	582.75
	Toilet partitions, cubicles, ceiling hung, plastic laminate	0.39	582.75
C3010	Wall Finishes	2.79	4,184.02
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	0.90	1,344.48
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	1.89	2,839.54
C3020	Floor Finishes	5.19	7,779.90
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	3.15	4,726.05
	Vinyl, composition tile, maximum	0.85	1,271.36
	Tile, ceramic natural clay	1.19	1,782.48
C3030	Ceiling Finishes	5.95	8,929.70
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support	5.95	8,929.70
D Services		23.21%	79.69
D1010	Elevators and Lifts	11.89	17,835.00

	Hydraulic passenger elevator, 3000 lb, 3 floors, 12' story height, 2 car group, 125 FPM	11.89	27,345.53
D2010	Plumbing Fixtures	2.96	4,443.20
	Water closet, vitreous china, bowl only with flush valve, wall hung	1.39	2,091.49
	Urinal, vitreous china, wall hung	0.20	293.96
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"	0.56	832.62
	Service sink w/trim, PE on CI, wall hung w/rim guard, 24" x 20"	0.49	734.27
	Water cooler, electric, floor mounted, dual height, 14.3 GPH	0.33	490.85
D2020	Domestic Water Distribution	1.86	2,793.29
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH	1.86	2,793.29
D2040	Rain Water Drainage	0.86	1,291.93
	Roof drain, DWV PVC, 4" diam, diam, 10' high	0.76	1,135.99
	Roof drain, DWV PVC, 4" diam, for each additional foot add	0.10	155.94
D3050	Terminal & Package Units	22.41	33,610.95
	Rooftop, multizone, air conditioner, offices, 10,000 SF, 31.66 ton	22.41	33,610.95
D4010	Sprinklers	3.65	5,475.54
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	3.65	5,475.54
D4020	Standpipes	1.63	2,442.79
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	1.63	2,442.79
D5010	Electrical Service/Distribution	23.80	35,697.10
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 400 A	4.90	7,351.50
	Feeder installation 600 V, including RGS conduit and XHHW wire, 400 A	6.17	9,253.60
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 600 A	12.73	19,092.00
D5020	Lighting and Branch Wiring	15.33	22,993.60
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer	4.78	7,170.72
	Miscellaneous power, 1.2 watts	0.34	512.40
	Central air conditioning power, 4 watts	0.63	943.92
	Motor installation, three phase, 460 V, 15 HP motor size	3.41	5,112.00
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @ 32 watt per 1000 SF	6.17	9,254.56
D5030	Communications and Security	7.19	10,786.96
	Telephone wiring for offices, 8 jacks/MSF	1.56	2,333.16
	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	3.03	4,550.06
	Fire alarm command center, addressable without voice, excl. wire & conduit	0.90	1,355.49
	Internet wiring, 8 data/voice outlets per 1000 S.F.	1.70	2,548.26

E Equipment & Furnishings	0%	0	0
E1090 Other Equipment		0	0
F Special Construction	0%	0	0
G Building Sitework	0%	0	0

SubTotal	100%	\$382.61	\$591,751.32
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$38.26	\$59,175.13
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$420.87	\$650,926.45

Wayzata Lake Street East Redevelopment TIF District

Code Deficiency Cost Report

Parcel Q - 305 Lake Street East, Wayzata, MN 55319 - PID 0611722310006

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
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Accessibility Items

Accessible Routes

Create an ADA code compliant route into the building	\$ 2,500.00	Lump	1	\$	2,500.00
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Create an ADA code compliant route to all levels of the building	\$ 11.89	SF	1500	\$	17,835.00
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Restroom

Create an ADA code compliant restroom in the building	\$ 2.63	SF	1500	\$	3,945.00
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Thresholds

Thresholds should be modified to comply with ADA code	\$ 100.00	EA	2	\$	200.00
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Elevation Changes

Floor elevation changes should be modified to comply with code	\$ 300.00	EA	2	\$	600.00
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Basement Stairway

Basement stairway should have second hand rail installed to comply with code	\$ 125.00	EA	1	\$	125.00
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Basement stair tread rise should be modified to comply with code	\$ 125.00	EA	12	\$	1,500.00
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Drinking Fountain

Install code compliant drinking fountain	\$ 0.33	SF	1500	\$	495.00
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Structural Elements

\$ -

Exiting

\$ -

Fire Protection

Smoke Detectors

Install code compliant smoke detectors	\$ 3.03	SF	1500	\$	4,545.00
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Emergency Lighting

Install code compliant emergency lighting	\$ 1.25	SF	1500	\$	1,875.00
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Emergency Notification System

Install code compliant emergency notification system	\$ 0.90	SF	1500	\$	1,350.00
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Building Sprinkler System

Install code required building sprinkler system	\$ 5.28	SF	1500	\$	7,920.00
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Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Exterior Construction					
	Stucco				
	Cracked stucco should be repaired to prevent water intrusion per code	\$ 500.00	Lump	1	\$ 500.00
	Windows				
	Rotting windows should be replaced to prevent water intrusion per code	\$ 18.05	SF	1500	\$ 27,075.00
	Damaged/,missing window caulking should be replaced to prevent water intrusion per code	\$ 350.00	Lump	1	\$ 350.00
	Chimney				
	Chimney brick should be repaired/replaced to prevent water intrusion per code	\$ 750.00	Lump	1	\$ 750.00
Roof Construction					
	Roofing Material				
	Remove damaged roofing material	\$ 0.95	SF	1500	\$ 1,425.00
	Replace roofing material to prevent water intrusion per code	\$ 11.81	SF	1500	\$ 17,715.00
Mechanical- Electrical					
	Mechanical				
	HVAC system should be replaced to comply with mechanical/building code	\$ 22.41	SF	1500	\$ 33,615.00
	Electrical				
	Ceiling light junction boxes should be covered per code	\$ 100.00	EA	1	\$ 100.00
	Fused circuit boxes should be replaced to comply with code	\$ 12.73	SF	1500	\$ 19,095.00
Total Code Improvements					\$ 143,515

Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel Q - 305 Lake St E - Bank



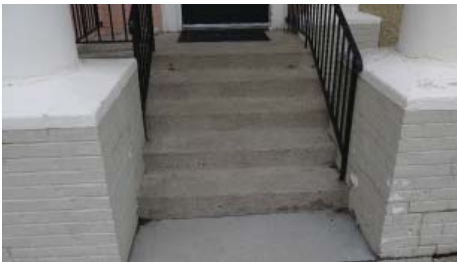
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel Q - 305 Lake St E - Bank



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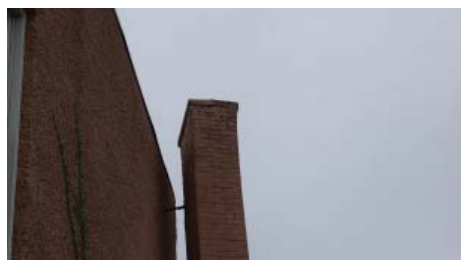
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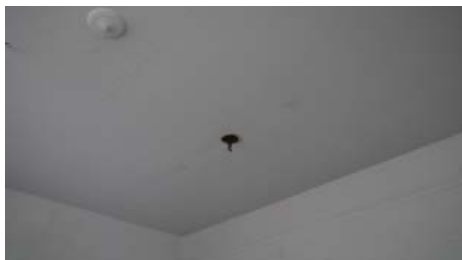
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel Q - 305 Lake St E - Bank



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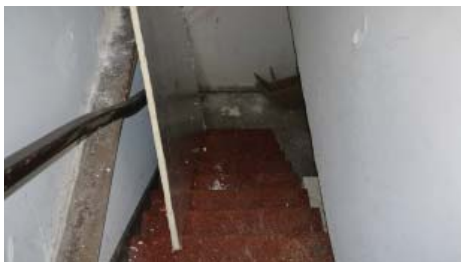
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel Q - 305 Lake St E - Bank



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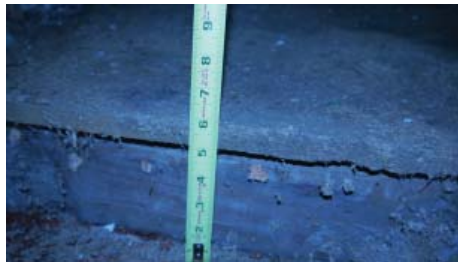
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel Q - 305 Lake St E - Bank



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Wayzata Lake Street East Redevelopment TIF District

Replacement Cost Report

RSMMeans data
from BORDIAN

Square Foot Cost Estimate Report

Date: **8/22/2017**

Estimate Name:	309 Lake Street East	
	City of Wayzata 309 Lake Street East , Wayzata , Minnesota , 55391	
Building Type:	2-4 Story with Brick Veneer / Reinforced Concrete	
Location:	MINNEAPOLIS, MN	
Story Count:	2	
Story Height (L.F.):	14	
Floor Area (S.F.):	3600	
Labor Type:	OPN	
Basement Included:	Yes	
Data Release:	Year 2017 Quarter 2	Costs are derived from a building model with basic components.
Cost Per Square Foot:	\$295.12	Scope differences and market conditions can cause costs to vary significantly.
Building Cost:	\$1,062,442.33	

		% of Total	Cost Per S.F.	Cost
A Substructure		10.37%	27.83	100,203.91
A1010	Standard Foundations		7.42	26,716.61
	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6			
	KSF, 12" deep x 24" wide		2.50	9,008.45
	Spread footings, 3000 PSI concrete, load 200K, soil bearing capacity 6			
	KSF, 6' - 0" square x 20" deep		4.92	17,708.16
A1030	Slab on Grade		2.82	10,169.48
	Slab on grade, 4" thick, non industrial, reinforced		2.82	10,169.48
A2010	Basement Excavation		2.06	7,398.99
	Excavate and fill, 10,000 SF, 8' deep, sand, gravel, or common earth, on site storage		2.06	7,398.99
A2020	Basement Walls		15.53	55,918.83
	Foundation wall, CIP, 12' wall height, pumped, .444 CY/LF, 21.59 PLF, 12" thick		15.53	55,918.83
B Shell		48.89%	131.16	472,215.53
B1010	Floor Construction		55.78	200,825.49
	Cast-in-place concrete column, 12" square, tied, 200K load, 12' story height, 142 lbs/LF, 4000PSI		5.55	19,970.82
	Cast-in-place concrete column, 12", square, tied, minimum reinforcing, 150K load, 10'-14' story height, 135 lbs/LF, 4000PSI		1.30	4,670.64
	Cast-in-place concrete column, 16", square, tied, minimum reinforcing, 300K load, 10'-14' story height, 240 lbs/LF, 4000PSI		1.35	4,877.01
	Concrete I beam, precast, 18" x 36", 790 PLF, 25' span, 6.44 KLF superimposed load		25.37	91,327.20
	Flat slab, concrete, with drop panels, 6" slab/2.5" panel, 12" column, 15'x15' bay, 75 PSF superimposed load, 153 PSF total load		6.97	25,090.29
	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 30 PSF superimposed load, 120 PSF total load		7.46	26,842.36

	Precast concrete double T beam, 2" topping, 24" deep x 8' wide, 50' span, 75 PSF superimposed load, 165 PSF total load	7.79	28,047.17
B2010	Exterior Walls	56.93	204,962.91
	Brick wall, composite double wythe, standard face/CMU back-up, 8" thick, perlite core fill, 3" XPS	56.93	204,962.91
B2020	Exterior Windows	11.70	42,115.44
	Windows, aluminum, awning, insulated glass, 4'-5" x 5'-3"	11.70	42,115.44
B2030	Exterior Doors	1.11	3,988.28
	Door, aluminum & glass, with transom, narrow stile, double door, hardware, 6'-0" x 10'-0" opening	0.60	2,168.63
	Door, aluminum & glass, with transom, bronze finish, hardware, 3'-0" x 10'-0" opening	0.30	1,074.15
	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	0.21	745.50
B3010	Roof Coverings	5.14	18,507.43
	Roofing, single ply membrane, EPDM, 60 mils, loosely laid, stone ballast	0.82	2,963.39
	Insulation, rigid, roof deck, extruded polystyrene, 40 PSI compressive strength, 4" thick, R20	1.48	5,312.92
	Roof edges, aluminum, duranodic, .050" thick, 6" face	1.71	6,164.70
	Flashing, aluminum, no backing sides, .019"	0.33	1,185.74
	Gravel stop, aluminum, extruded, 4", duranodic, .050" thick	0.80	2,880.68
B3020	Roof Openings	0.50	1,815.98
	Roof hatch, with curb, 1" fiberglass insulation, 2'-6" x 3'-0", galvanized steel, 165 lbs	0.23	818.42
	Smoke hatch, unlabeled, galvanized, 2'-6" x 3', not incl hand winch operator	0.28	997.56
C Interiors		11.42%	30.65
			110,317.14
C1010	Partitions	4.26	15,328.46
	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, no insulation	1.26	4,532.65
	Metal partition, 5/8" fire rated gypsum board face, no base, 3'-5/8" @ 24" OC framing, same opposite face, sound attenuation insulation	0.70	2,504.65
	Gypsum board, 1 face only, exterior sheathing, fire resistant, 5/8"	1.39	5,018.33
	Add for the following: taping and finishing	0.91	3,272.83
C1020	Interior Doors	8.35	30,044.16
	Door, single leaf, wood frame, 3'-0" x 7'-0" x 1-3/8", birch, solid core	2.27	8,156.57
	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	6.08	21,887.59
C1030	Fittings	0.23	815.85
	Toilet partitions, cubicles, ceiling hung, plastic laminate	0.23	815.85
C2010	Stair Construction	4.73	17,027.17
	Stairs, steel, pan tread for conc in-fill, picket rail, 12 risers w/ landing	4.73	17,027.17
C3010	Wall Finishes	1.94	6,998.47
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	0.72	2,581.40
	Painting, interior on plaster and drywall, walls & ceilings, roller work, primer & 2 coats	1.23	4,417.07
C3020	Floor Finishes	5.19	18,671.76
	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 35 oz	3.15	11,342.53
	Vinyl, composition tile, maximum	0.85	3,051.27
	Tile, ceramic natural clay	1.19	4,277.96

C3030	Ceiling Finishes		5.95	21,431.27
	Acoustic ceilings, 3/4" fiberglass board, 24" x 48" tile, tee grid, suspended support		5.95	21,431.27
D Services		29.31%	78.65	283,120.08
D1010	Elevators and Lifts		11.89	42,801.70
	Hydraulic passenger elevator, 3000 lb, 3 floors, 12' story height, 2 car group, 125 FPM		11.89	42,801.70
D2010	Plumbing Fixtures		2.01	7,224.39
	Water closet, vitreous china, bowl only with flush valve, wall hung		0.81	2,928.08
	Urinal, vitreous china, wall hung		0.14	493.86
	Lavatory w/trim, vanity top, PE on CI, 20" x 18"		0.26	932.53
	Shower		0.51	1,850.36
	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH		0.28	1,019.56
D2020	Domestic Water Distribution		0.65	2,346.37
	Gas fired water heater, commercial, 100< F rise, 100 MBH input, 91 GPH		0.65	2,346.37
D2040	Rain Water Drainage		1.58	5,688.16
	Roof drain, CI, soil, single hub, 4" diam, 10' high		0.44	1,594.69
	Roof drain, CI, soil, single hub, 4" diam, for each additional foot add		1.14	4,093.47
D3050	Terminal & Package Units		17.80	64,071.72
	Rooftop, multizone, air conditioner, offices, 25,000 SF, 79.16 ton		17.80	64,071.72
D4010	Sprinklers		3.78	13,622.71
	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 5000 SF		1.67	6,024.52
	5000 SF		1.83	6,583.56
	Standard High Rise Accessory Package 3 story		0.28	1,014.63
D4020	Standpipes		1.07	3,841.53
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor		0.57	2,051.94
	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors		0.50	1,789.59
D5010	Electrical Service/Distribution		20.37	73,339.08
	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 1000 A		5.36	19,301.00
	Feeder installation 600 V, including RGS conduit and XHHW wire, 1000 A		6.74	24,246.40
	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 1200 A		8.28	29,791.68
D5020	Lighting and Branch Wiring		13.34	48,027.83
	Receptacles incl plate, box, conduit, wire, 16.5 per 1000 SF, 2.0 W per SF, with transformer		4.78	17,209.73
	Miscellaneous power, 1.2 watts		0.34	1,229.76
	Central air conditioning power, 4 watts		0.63	2,265.41
	Motor installation, three phase, 460 V, 15 HP motor size		1.42	5,112.00
	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @ 32 watt per 1000 SF		6.17	22,210.93
D5030	Communications and Security		5.96	21,453.84
	Telephone wiring for offices & laboratories, 8 jacks/MSF		1.56	5,599.58
	Communication and alarm systems, fire detection, addressable, 50 detectors, includes outlets, boxes, conduit and wire		2.06	7,433.86
	Fire alarm command center, addressable with voice, excl. wire & conduit		0.64	2,304.58
	Internet wiring, 8 data/voice outlets per 1000 S.F.		1.70	6,115.82

D5090	Other Electrical Systems		0.20	702.75
	Uninterruptible power supply with standard battery pack, 15 kVA/12.75 kW		0.20	702.75

E Equipment & Furnishings	0%	0	0
E1090	Other Equipment	0	0
F Special Construction	0%	0	0
G Building Sitework	0%	0	0

SubTotal	100%	\$268.29	\$965,856.66
Contractor Fees (General Conditions,Overhead,Profit)	10.00%	\$26.83	\$96,585.67
Architectural Fees	0.00%	\$0.00	\$0.00
User Fees	0.00%	\$0.00	\$0.00
Total Building Cost		\$295.12	\$1,062,442.33

Wayzata Lake Street East Redevelopment TIF District

Code Deficiency Cost Report

Parcel R - 309 Lake Street East, Wayzata, MN 55319 - PID 0611722310005

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items					
	Accessible Routes				
	Install ADA compliant accessible route into the building	\$ 2,500.00	Lump	1	\$ 2,500.00
	Install ADA compliant accessible route between levels of the building	\$ 11.89	SF	3600	\$ 42,804.00
	There is no code compliant residential bathroom in the second floor apartment	\$ 0.51	SF	3600	\$ 1,836.00
	Thresholds				
	Install exterior door thresholds to comply with ADA code	\$ 100.00	EA	2	\$ 200.00
	Handrails				
	Install second basement stairway handrail to comply with code	\$ 150.00	EA	1	\$ 150.00
	Install front entrance stairway handrail to comply with code	\$ 400.00	EA	1	\$ 400.00
Structural Elements					
	Basement				
	Modify basement floor to ceiling height to comply with code	\$ 20.00	SF	3600	\$ 72,000.00
	Repair foundation walls to prevent water intrusion per code	\$ 1,500.00	Lump	1	\$ 1,500.00
Exiting					
	Second Floor Egress Door				
	Second floor egress door does not have a code compliant landing and stairway	\$ 4.73	Lump	3600	\$ 17,028.00
Fire Protection					
	Smoke Detectors				
	Install code compliant smoke detectors	\$ 2.06	SF	3600	\$ 7,416.00
	Emergency Lighting				
	Install code compliant emergency lighting	\$ 1.25	SF	3600	\$ 4,500.00
	Emergency Notification System				
	Install code compliant emergency notification system	\$ 0.64	SF	3600	\$ 2,304.00
	Building Sprinkler System				
	Install code required building sprinkler system	\$ 4.95	SF	3600	\$ 17,820.00
Exterior Construction					
	Windows				
	Replace windows to prevent water intrusion per code	\$ 11.70	SF	3600	\$ 42,120.00
	Replace damaged window caulking to prevent water intrusion per code	\$ 350.00	Lump	1	\$ 350.00
	Exterior Wall Materials				

Code	Related Cost Items	Unit Cost	Units	Unit Quantity	Total
	Replace damaged wood panel boards to prevent water intrusion per code	\$ 2.12	SF	3600	\$ 7,632.00
	Repair damaged plaster skim coat to prevent water intrusion per code	\$ 1,000.00	Lump	1	\$ 1,000.00
	Repair damaged stucco to prevent water intrusion per code	\$ 1,000.00	Lump	1	\$ 1,000.00
Roof Construction					
	Roofing Material				
	Remove damaged roofing material	\$ 0.90	SF	3600	\$ 3,240.00
	Replace roofing material to prevent water intrusion per code	\$ 5.14	SF	3600	\$ 18,504.00
Mechanical- Electrical					
	Electrical				
	Electrical junction boxes are not protected per code	\$ 100.00	EA	2	\$ 200.00
Total Code Improvements					\$ 244,504

Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel R - 309 Lake St E - Retail / Apartment Building



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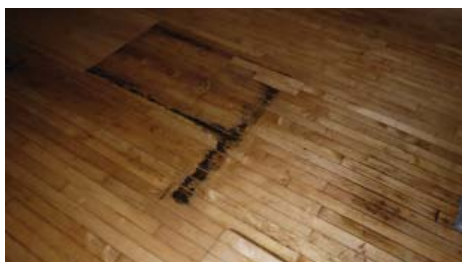
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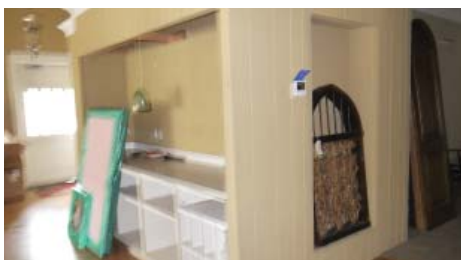
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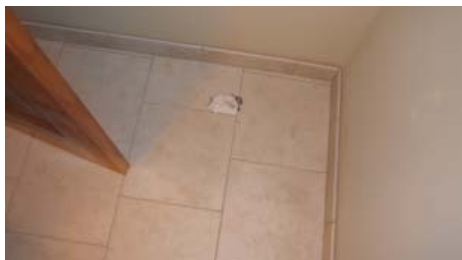
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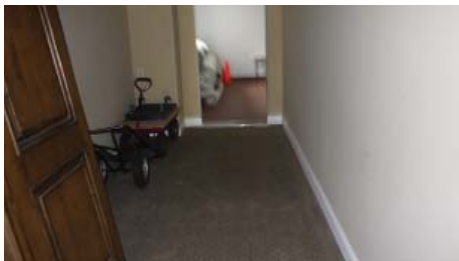
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel R - 309 Lake St E - Retail / Apartment Building



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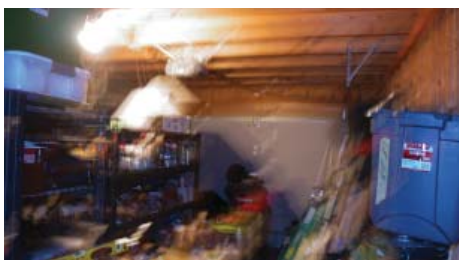
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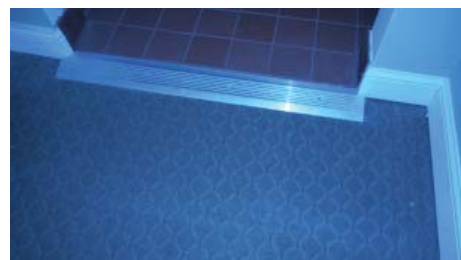
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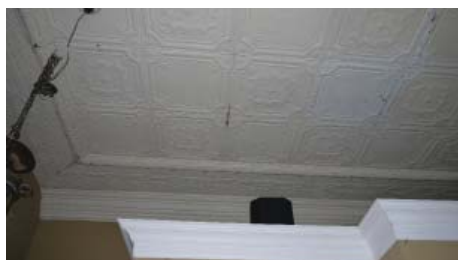
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel R - 309 Lake St E - Retail / Apartment Building



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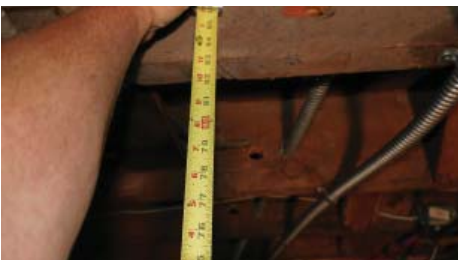
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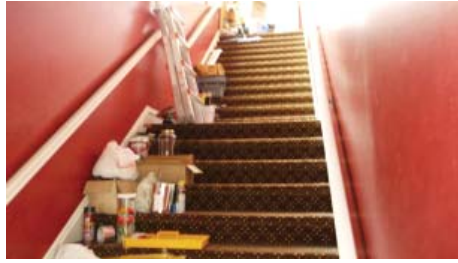
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel R - 309 Lake St E - Retail / Apartment Building



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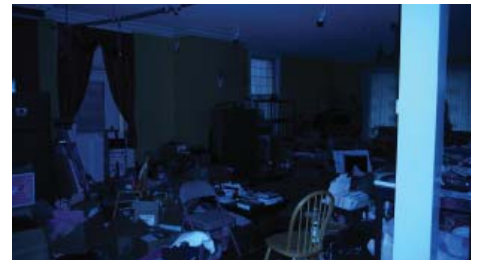
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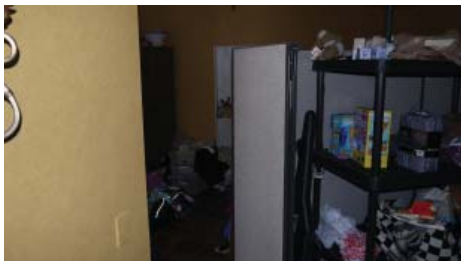
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Wayzata Lake Street East Redevelopment TIF District

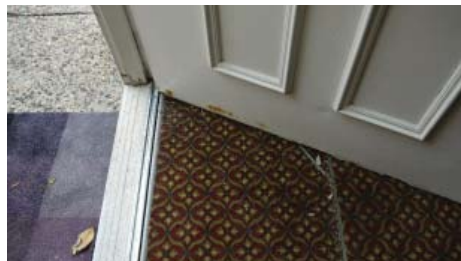
Photos: Parcel R - 309 Lake St E - Retail / Apartment Building



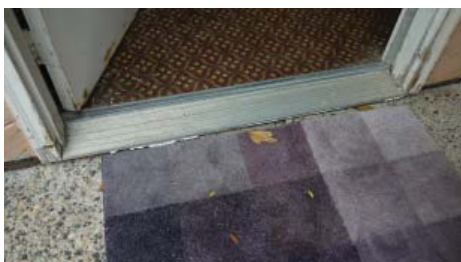
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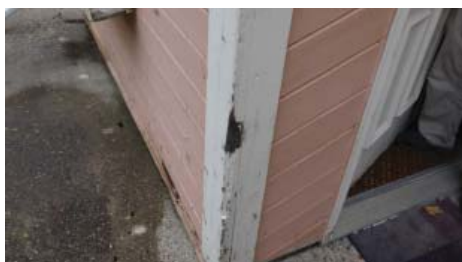
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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel R - 309 Lake St E - Retail / Apartment Building



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Wayzata Lake Street East Redevelopment TIF District

Photos: Parcel R - 309 Lake St E - Retail / Apartment Building



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Appendix G

Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan (TIF Plan) for Tax Increment Financing District No. 6 – Downtown West (District), as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District No. 6 – Downtown West is a redevelopment district as defined in M.S., Section 469.174, Subd. 10(a)(1).*

The District consists of 24 parcels, with plans to redevelop the area for commercial/industrial purposes. At least 70 percent of the area of the parcels in the District are occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures and more than 50 percent of the buildings in the District, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the redevelopment proposed in the TIF Plan meets the City's objectives for redevelopment. Due to the high cost of redevelopment on the parcels currently occupied by substandard buildings, poor soil conditions, the limited amount of commercial property for expansion adjacent to the existing project, the incompatible land uses at close proximity, and the cost of financing the proposed improvements, this project is feasible only through assistance, in part, from tax increment financing.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan: This finding is justified on the grounds that the cost of land with existing structures, poor soils conditions, site and public improvements and utilities add to the total redevelopment cost. Historically, these costs in this area have made redevelopment infeasible without tax increment assistance. The City reasonably determines that no other redevelopment of similar scope is anticipated within the District without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is \$0.
- b. If the proposed development occurs, the total increase in market value will be \$69,867,925.
- c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be \$22,863,588.

- d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$47,004,337 (the amount in clause b less the amount in clause c) without tax increment assistance.
3. *Finding that the TIF Plan for the District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for the District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the Central Area Redevelopment District by private enterprise.*

Each of the projects proposed to be constructed within the District would result in increased employment in the City and the State of Minnesota, the renovation of substandard properties, increased tax base of the State and add a high quality development to the City.

But-For Analysis	
Current Market Value	39,298,000
New Market Value - Estimate	109,165,925
Difference	69,867,925
Present Value of Tax Increment	22,863,588
Difference	47,004,337
Value Likely to Occur Without TIF is Less Than:	47,004,337



EHLERS
LEADERS IN PUBLIC FINANCE

Wayzata HRA TIF District #6 -

Stacie Kvilvang
November 16, 2017



Proposed TIF District

- Consists of 24 parcels and ROW
- Redevelopment TIF District
- 26 Year Term
- Two tests
 - Coverage
 - 70% of area in TIF district has to be covered
 - 15% of parcel has to be covered by building, parking, sidewalks, utilities
 - Blight
 - 51% of the buildings have to be considered blighted
 - Blighted = Code deficiencies have to equal at least 15% of cost to construct new building (same type)



Proposed TIF District



Substandard Buildings



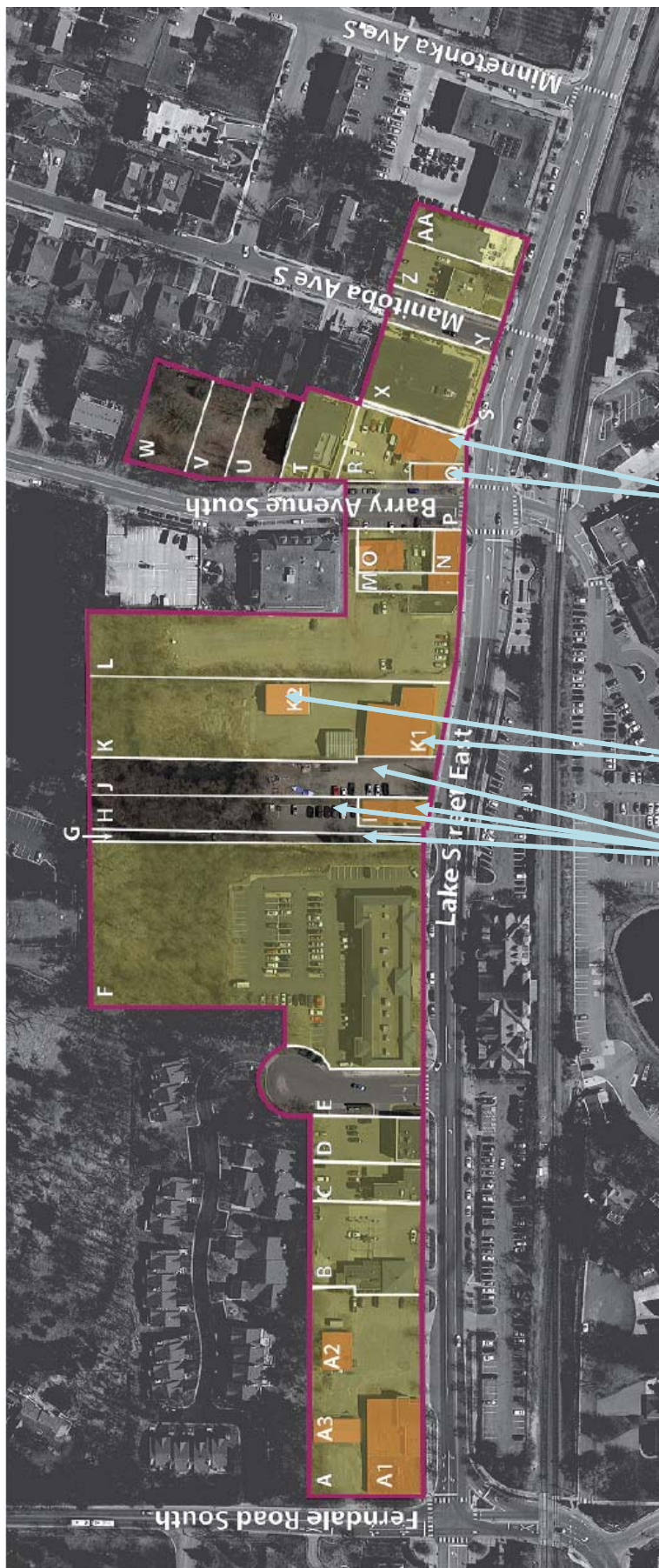
What Parcels Are Approved For Redevelopment



Meyers Dairy & Wayzata Blu



Future Proposed Developments (Active Discussions)



Hoyt, Hughes, Zitloff



Future Proposed Developments (Non Active Discussions)



Wayzata Bay Condos



6

EHLERS
LEADERS IN PUBLIC FINANCE

Development Proposals (Approved & Anticipated)

Developer	Development	Market Value of Development	Year Developed
Wayzata Blu	18 Condos & 3,500 Sq/Ft Retail	\$ 17,887,500	2018
Meyers Dairy	22 Condos	\$ 20,900,000	2018
Hughes	30,000 Sq/Ft Office	\$ 6,750,000	2019
Hoyt	16 Condos	\$ 15,200,000	2018
Zitloff	23,690 Sq/Ft Office & 7,100 Sq/Ft Retail	\$ 6,928,425	2020
TOTAL	N/A	\$ 67,665,925	N/A

Note: Shaded areas indicate likely request for TIF assistance

56 Condos, 54,000 Sq/Ft Office & 10,600 Sq/Ft Retail



TIF Plan Budget

- Maximum Budget
- Assumes these parcels developed plus Wayzata Bay
Condos
 - All within 4 years
- 3% annual inflation
- 3% present value rate



TIF Plan Budget

Sources	
Tax Increment	37,253,844
Interest	3,725,384
TOTAL	40,979,229
Uses	
Land/Building Acquisition	8,000,000
Site Improvements/Preparation	5,000,000
Utilities	4,000,000
Other Qualifying Improvements	7,228,535
Administrative Costs (up to 10%)	3,725,384
PROJECT COST TOTAL	27,953,919
Interest	13,025,309
PROJECT AND INTEREST COSTS TOTAL	40,979,228



Real Budget – No Inflation

Developer	Development	Market Value of Development	Year Developed	Present Value (PV) Rate	PV of TIF
Wayzata Blu	18 Condos & 3,500 Sq/Ft Retail	\$ 17,887,500	2018	3%	\$ 2,257,029
Meyers Dairy	22 Condos	\$ 20,900,000	2018	3%	\$ 2,901,743
Hughes	30,000 Sq/Ft Office	\$ 6,750,000	2019	5%	\$ 795,924
Hoyt	16 Condos	\$ 15,200,000	2018	4%	\$ 2,007,048
Zitloff	23,690 Sq/Ft Office & 7,100 Sq/Ft Retail	\$ 6,928,425	2020	5%	\$ 929,788
TOTAL	N/A	\$ 67,665,925	N/A	N/A	\$ 8,891,533

Present value rate ranges from 3% to 5%



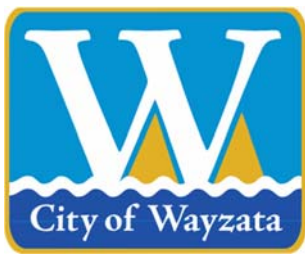
Schedule

- November 17: Fiscal/economic implications received by School Board Clerk and County Auditor
- December 5: HRA holds a special meeting to adopt a resolution approving the TIF Plan
- December 18: Planning Commission reviews TIF Plan to determine if it is in compliance with City's comprehensive plan
- December 19: City Council holds a public hearing
- By June 30th: Ehlers files TIF Plan with the MN Department of Revenue, Office of the State Auditor, and Hennepin County



Questions





City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 9a
TITLE: Consider Approval of Resolution No. 71-2017, Awarding Sale of \$2,805,000 General Obligation (G.O.) Water Revenue Refunding Bonds, Series 2017A	
PROPOSED MOTIONS: To Approve Resolution No. 71-2017, Authorizing the Issuance, Awarding Sale, Prescribing the Form and Details and Providing for the Payment of \$2,805,000 General Obligation (G.O.) Water Revenue Refunding Bonds, Series 2017A	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: N/A	

ACTION REQUESTED:

Staff recommends approval of the attached resolution.

FINANCIAL OR BUDGET CONSIDERATION:

The most recent total savings through the remaining term of the bond payment are estimated to be approximately \$20,000 per year over 14 years, for a total of \$281,599. These savings include the cost of issuance. Staff will have an updated amount at the meeting.

BACKGROUND:

Every year, the City's Financial Advisor and Bond Counsel reviews all outstanding debt and makes recommendations on refinancing opportunities. This fall, Stacie Kvilvang of Ehlers and Associates, recommended a refunding opportunity for the General Obligation Water Revenue Bonds that were issued in 2009 for the purposes of constructing the Water Treatment Plant next to the Bell Courts. This refunding is solely for interest savings and does not extend the duration of the bonds.

On November 21, the City Council reviewed a Pre-Sale Report for a comprehensive summary of the refinance and remaining schedule and subsequently approved a resolution and ordinance that authorized issuance and sale of G.O. Water Revenue Refunding Bonds.

Since then, staff and consultants conducted a bond rating call with Standard and Poor's on Thursday, December 6th for the sale. Sealed proposals are/were due on December 19th at 10:00 am.

Please note that the refunding par amount changed from \$2,905,000 to \$2,805,000 as a result of a premium bid. However the net refunding amount will not change. Ms. Kvilvang will be in attendance to answer any questions.

ATTACHMENTS:

1. Resolution No. 71-2017, Authorizing the Issuance, Awarding Sale, Prescribing the Form and Details and Providing for the Payment of \$2,805,000 General Obligation (G.O.) Water Revenue Refunding Bonds, Series 2017A

CERTIFICATION OF MINUTES RELATING TO
\$2,805,000 GENERAL OBLIGATION WATER REVENUE REFUNDING BONDS,
SERIES 2017A

Issuer: City of Wayzata, Minnesota

Governing Body: City Council

Kind, date, time and place of meeting: A regular meeting held December 19, 2017, at 7:00 p.m.,
at the City Hall in Wayzata, Minnesota.

Members present:

Members absent:

Documents Attached:

Minutes of said meeting (including):

RESOLUTION NO. 71-2017

RESOLUTION AUTHORIZING ISSUANCE, AWARDING
SALE, PRESCRIBING THE FORM AND DETAILS AND
PROVIDING FOR THE PAYMENT OF \$2,805,000 GENERAL
OBLIGATION WATER REVENUE REFUNDING BONDS,
SERIES 2017A

I, the undersigned, being the duly qualified and acting recording officer of the public corporation issuing the bonds referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of said corporation in my legal custody, from which they have been transcribed; that said documents are a correct and complete transcript of the minutes of a meeting of the governing body of said corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body at said meeting, so far as they relate to said bonds; and that said meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice of such meeting given as required by law.

WITNESS my hand officially as such recording officer this ____ day of December, 2017.

Jeffrey Dahl, City Manager

It was reported that [] ([]) sealed proposals had been received prior to 10:00 a.m., Central Time, on December 19, 2017, for the purchase of the \$2,805,000 General Obligation Water Revenue Refunding Bonds, Series 2017A, of the City in accordance with the Official Statement distributed by the City to potential purchasers of the Bonds by Ehlers & Associates, Inc., municipal advisors to the City. The proposals have been publically opened, read and tabulated, and the terms of each proposal have been determined to be as follows:

<u>Name of Bidder</u>	<u>Bid for Principal</u>	<u>Interest Rates</u>	<u>Net Interest Cost</u>
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[See Attached]

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 71-2017

RESOLUTION AUTHORIZING ISSUANCE, AWARDING SALE, PRESCRIBING THE FORM AND DETAILS AND PROVIDING FOR THE PAYMENT OF \$2,805,000 GENERAL OBLIGATION WATER REVENUE REFUNDING BONDS, SERIES 2017A

BE IT RESOLVED by the City Council (the “Council”) of the City of Wayzata, Minnesota (the “City”), as follows:

SECTION 1. AUTHORIZATION AND SALE.

1.01. Authorization of Bonds. It is hereby determined to be in the best interests of the City to authorize the issuance and sale of its General Obligation Water Revenue Refunding Bonds, Series 2017A, in an aggregate principal amount of \$2,805,000 (the “Bonds”), pursuant to Minnesota Statutes, Chapters 444 and 475, for the purpose of effecting an advance refunding of the 2019 through 2031 maturities of the City’s General Obligation Water Revenue Bonds, Series 2009A dated, as originally issued, as of May 19, 2009 (the “Refunded Bonds”). The Refunded Bonds were issued to finance the construction of improvements to the water utility system within the City (the “Utility”) and are expected to be redeemed on December 1, 2018 (the “Redemption Date”). The Redemption Date is the earliest date upon which the Refunded Bonds may be redeemed without payment of premium. The refunding is being carried out for the purpose described in Minnesota Statutes, Section 475.67, Subdivision 3, Section (b)(2)(i) and in compliance with Minnesota Statutes, Chapter 475. The issuance of the Bonds has been authorized by ordinance of the City adopted by 4/5th vote of the members of this Council with a first reading on November 20, 2017, a second reading on December 5, 2017 and publication on December 14, 2017 (the “Ordinance”).

1.02. Sale. Pursuant to the Terms of Proposal and the Official Statement prepared on behalf of the City by Ehlers & Associates, Inc., sealed proposals for the purchase of the Bonds were received at or before the time specified for receipt of proposals. The proposals have been opened, publicly read and considered, and the purchase price, interest rates and net interest cost under the terms of each proposal have been determined. The most favorable proposal received is that of [_____] of [_____, _____] (the “Purchaser”), to purchase the Bonds at a price of \$[_____], plus accrued interest, if any, the Bonds to bear interest from the date of issuance and delivery at the rates set forth in Section 2.02.

1.03. Award The sale of the Bonds is hereby awarded to the Purchaser, and the Mayor and City Manager are hereby authorized and directed to execute a contract on behalf of the City for the sale of the Bonds in accordance with the Terms of Proposal. The good faith deposit of the Purchaser shall be retained and deposited by the City until the Bonds have been delivered and shall be deducted from the purchase price paid at settlement.

1.04. Savings. It is hereby determined that:

(a) by the issuance of the Bonds the City will realize a substantial interest rate reduction, a gross savings of approximately \$[_____] and a present value savings (using the yield on the Bonds, computed in accordance with Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), as the discount factor) of approximately \$[_____]; and

(b) as of the Redemption Date, the sum of (i) the present value of the debt service on the Bonds, computed to their stated maturity dates, after deducting any premium, using the yield of the Bonds as the discount rate, plus (ii) any expenses of the refunding payable from a source other than the proceeds of the Bonds or investment earnings thereon, is lower by [_____] % (not less than 3%) than the present value of the debt service on the Refunded Bonds, computed to their stated maturity dates, using the yield of the Bonds as the discount rate.

SECTION 2. BOND TERMS; REGISTRATION; EXECUTION AND DELIVERY.

2.01. Issuance of Bonds. All acts, conditions, and things required by the Constitution, City Charter and laws of the State of Minnesota to be done, to exist, to happen and to be performed precedent to and in the valid issuance of the Bonds having been done, now existing, having happened and having been performed, it is now necessary for this Council to establish the form and terms of the Bonds, to provide security therefor and to issue the Bonds forthwith.

2.02. Maturities; Interest Rates; Denominations and Payment. The Bonds shall be originally dated as of December 28, 2017, shall be in the denomination of \$5,000 each, or any integral multiple thereof, of single maturities, shall mature on December 1 in the years and amounts stated below, and shall bear interest from date of issue until paid or duly called for redemption, at the annual rates set forth opposite such years and amounts, as follows:

<u>Year</u>	<u>Amount</u>	<u>Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Rate</u>
2019			2026		
2020			2027		
2021			2028		
2022			2029		
2023			2030		
2024			2031		
2025					

[REVISE MATURITY SCHEDULE FOR ANY TERM BONDS]

The Bonds shall be issuable only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, shall be payable by check or draft issued by the Registrar described herein; provided that, so long as the Bonds are registered in the name of a securities depository, or a nominee thereof, in accordance with Section 2.09 hereof, principal and interest shall be payable in accordance with the operational arrangements of the securities depository.

2.03. Dates and Interest Payment Dates. Upon initial delivery of the Bonds pursuant to Section 2.08 and upon any subsequent transfer or exchange pursuant to Section 2.07, the date of authentication shall be noted on each Bond so delivered, exchanged or transferred. Interest on the Bonds shall be payable on December 1 and June 1 in each year, commencing December 1, 2018, each such date being referred to herein as an Interest Payment Date, to the person or persons in whose names the Bonds are registered on the Bond Register, as hereinafter defined, at the Registrar's close of business on the fifteenth day of the calendar month immediately preceding the Interest Payment Date, whether or not such day is a business day. Interest shall be computed on the basis of a 360-day year composed of twelve 30-day months.

2.04. Redemption. Bonds maturing on or after December 1, 2027, shall be subject to call for prior redemption at the option of the City, in whole or in part, in such order as the City shall determine and by lot as to Bonds having the same maturity date, in integral multiples of \$5,000, on December 1, 2026, and any date thereafter, at the price of par plus accrued interest as of the date of redemption. The City Manager shall cause notice of the call for redemption thereof to be published if and as required by law and not more than sixty (60) and not fewer than thirty (30) days prior to the designated redemption date, shall cause notice of the call for redemption to be mailed by first-class mail to the Registrar and to the registered holders of any Bonds to be redeemed at their addresses as they appear on the Bond Register described in Section 2.06 hereof, provided that notice shall be given to any securities depository in accordance with its operational arrangements. No defect in or failure to give such mailed notice of redemption shall affect the validity of proceedings for the redemption of any Bond not affected by such defect or failure. The notice of redemption shall specify the redemption date, redemption price, the numbers, interest rates and CUSIP numbers of the Bonds to be redeemed and the place at which the Bonds are to be surrendered for payment, which is the principal office of the Registrar. Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified and from and after such date (unless the City shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon partial redemption of any Bond, a new Bond or Bonds of such same series will be delivered to the owner without charge, representing the remaining principal amount outstanding.

[COMPLETE THE FOLLOWING PROVISIONS IF THERE ARE TERM BONDS—
ADD ADDITIONAL PROVISIONS IF THERE ARE MORE THAN TWO TERM BONDS]

[The Bonds maturing on December 1, 20__ and 20__ (the "Term Bonds") shall be subject to mandatory redemption prior to maturity pursuant to the sinking fund requirements of this Section 2.04 at a redemption price equal to the stated principal amount thereof plus interest accrued thereon to the redemption date, without premium. The Registrar shall select for redemption, by lot or other manner deemed fair, on December 1 in each of the following years the following stated principal amounts of such Bonds:

<u>Year</u>	<u>Principal Amount</u>
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The remaining \$_____ stated principal amount shall be paid at maturity on December 1, 20__.

<u>Year</u>	<u>Principal Amount</u>
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The remaining \$_____ stated principal amount shall be paid at maturity on December 1, 20__.

Notice of redemption shall be given as provided in the preceding paragraph.]

2.06. Appointment of Initial Registrar. The City hereby appoints Bond Trust Services Corporation, in Roseville, Minnesota, as the initial bond registrar, transfer agent and paying agent (the “Registrar”). The Mayor and City Manager are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company organized under the laws of the United States or one of its states and authorized by law to conduct such business, such corporation shall be authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar, effective upon not less than thirty (30) days’ written notice and upon the appointment and acceptance of a successor Registrar, in which event the predecessor Registrar shall deliver all cash and Bonds in its possession to the successor Registrar and shall deliver the Bond Register to the successor Registrar.

2.07. Registration. The effect of registration and the rights and duties of the City and the Registrar with respect thereto shall be as follows:

(a) Register. The Registrar shall keep at its principal corporate trust office a register (the “Bond Register”) in which the Registrar shall provide for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged. The term Holder or Bondholder as used herein shall mean the person (whether a natural person, corporation, association, partnership, trust, governmental unit, or other legal entity) in whose name a Bond is registered in the Bond Register.

(b) Transfer of Bonds. Upon surrender for transfer of any Bond duly endorsed by the Holder thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the Holder thereof or by an attorney duly authorized by the Holder in writing, the Registrar shall authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the calendar month preceding each interest payment date and until such interest payment date.

(c) Exchange of Bonds. At the option of the Holder of any Bond in a denomination greater than \$5,000, such Bond may be exchanged for other Bonds of authorized denominations, of the same maturity and a like aggregate principal amount, upon surrender of the Bond to be exchanged at the office of the Registrar. Whenever any Bond is so surrendered for exchange, the City shall execute and the Registrar shall authenticate and deliver the Bonds that the Bondholder making the exchange is entitled to receive.

(d) Cancellation. All Bonds surrendered for payment, transfer or exchange shall be promptly canceled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When any Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the same until it is satisfied that the endorsement on such Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar shall incur no liability for its refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name any Bond is at any time registered in the Bond Register as the absolute owner of the Bond, whether the Bond shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes; and all payments made to or upon the order of such Holder shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. For every transfer or exchange of Bonds (except for an exchange upon a partial redemption of a Bond), the Registrar may impose a charge upon the owner thereof sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to such transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. In case any Bond shall become mutilated or be destroyed, stolen or lost, the Registrar shall deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of any such mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance and amount satisfactory to it, in which both the City and the Registrar shall be named as obligees. All Bonds so surrendered to the Registrar shall be canceled by it and evidence of such cancellation shall be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it shall not be necessary to issue a new Bond prior to payment.

(i) Authenticating Agent. The Registrar is hereby designated authenticating agent for the Bonds, within the meaning of Minnesota Statutes, Section 475.55, Subdivision 1, as amended.

(j) Valid Obligations. All Bonds issued upon any transfer or exchange of Bonds shall be the valid obligations of the City, evidencing the same debt, and entitled to the same benefits under this Resolution as the Bonds surrendered upon such transfer or exchange.

2.08. Execution, Authentication and Delivery. The Bonds shall be prepared under the direction of the City Manager and shall be executed on behalf of the City by the signatures of the Mayor and City Manager, provided that the signatures may be printed, engraved or lithographed facsimiles of the originals. In case any officer whose signature or a facsimile of whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until the date of delivery of such Bond. Notwithstanding such execution, no Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication on the Bond, substantially in the form provided in Section 2.10, has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on each Bond shall be conclusive evidence that it has been duly authenticated and delivered under this Resolution. When the Bonds have been prepared, executed and authenticated, the City Manager shall deliver them to the Purchaser upon payment of the purchase price in accordance with the contract of sale theretofore executed, and the Purchaser shall not be obligated to see to the application of the purchase price.

2.09. Securities Depository. (a) For purposes of this section the following terms shall have the following meanings:

“Beneficial Owner” shall mean, whenever used with respect to a Bond, the person in whose name such Bond is recorded as the beneficial owner of such Bond by a Participant on the records of such Participant, or such person’s subrogee.

“Cede & Co.” shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Bonds.

“DTC” shall mean The Depository Trust Company of New York, New York.

“Participant” shall mean any broker–dealer, bank or other financial institution for which DTC holds bonds as securities depository.

“Representation Letter” shall mean the Representation Letter pursuant to which the City agrees to comply with DTC’s Operational Arrangements.

(b) The Bonds shall be initially issued as separately authenticated fully registered bonds, and one Bonds shall be issued in the principal amount of each stated maturity of the Bonds. Upon initial issuance, the ownership of such Bonds shall be registered in the Bond Register in

the name of Cede & Co., as nominee of DTC. The Registrar and the City may treat DTC (or its nominee) as the sole and exclusive owner of the Bonds registered in its name for the purposes of payment of the principal of or interest on the Bonds, selecting the Bonds or portions thereof to be redeemed, if any, giving any notice permitted or required to be given to registered owners of Bonds under this resolution, registering the transfer of Bonds, and for all other purposes whatsoever; and neither the Registrar nor the City shall be affected by any notice to the contrary. Neither the Registrar nor the City shall have any responsibility or obligation to any Participant, any person claiming a beneficial ownership interest in the Bonds under or through DTC or any Participant, or any other person which is not shown on the Bond Register as being a registered owner of any Bonds, with respect to the accuracy of any records maintained by DTC or any Participant, with respect to the payment by DTC or any Participant of any amount with respect to the principal of or interest on the Bonds, with respect to any notice which is permitted or required to be given to owners of Bonds under this resolution, with respect to the selection by DTC or any Participant of any person to receive payment in the event of a partial redemption of the Bonds, or with respect to any consent given or other action taken by DTC as registered owner of the Bonds. So long as any Bond is registered in the name of Cede & Co., as nominee of DTC, the Registrar shall pay all principal of and interest on such Bond and shall give all notices with respect to such Bond only to Cede & Co. in accordance with DTC's Operational Arrangements, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to the principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than DTC shall receive an authenticated Bond for each separate stated maturity evidencing the obligation of the City to make payments of principal and interest. Upon delivery by DTC to the Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the Bonds will be transferable to such new nominee in accordance with paragraph (e) hereof.

(c) In the event the City determines that it is in the best interest of the Beneficial Owners that they be able to obtain Bonds in the form of physical certificates, the City may notify DTC and the Registrar, whereupon DTC shall notify the Participants of the availability through DTC of Bonds in the form of certificates. In such event, the Bonds will be transferable in accordance with paragraph (e) hereof. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and the Registrar and discharging its responsibilities with respect thereto under applicable law. In such event the Bonds will be transferable in accordance with paragraph (e) hereof.

(d) The execution and delivery of the Representation Letter to DTC, if not previously filed with DTC, by the Mayor or City Manager is hereby authorized and directed.

(e) In the event that any transfer or exchange of Bonds is permitted under paragraph (b) or (c) hereof, such transfer or exchange shall be accomplished upon receipt by the Registrar of the Bonds to be transferred or exchanged and appropriate instruments of transfer to the permitted transferee in accordance with the provisions of this resolution. In the event Bonds in the form of certificates are issued to owners other than Cede & Co., its successor as nominee for DTC as owner of all the Bonds, or another securities depository as owner of all the Bonds, the provisions of this resolution shall also apply to all matters relating thereto, including, without limitation, the printing of such Bonds in the form of physical certificates and the method of payment of principal of and interest on such Bonds in the form of physical certificates.

2.10. Form of Bonds. The Bonds shall be prepared in substantially the form found at Exhibit A hereto.

SECTION 3. USE OF PROCEEDS.

3.01. Use of Proceeds Upon payment for the Bonds by the Purchaser, the City Manager shall deposit and apply the proceeds of the Bonds as follows:

(a) \$[] shall be deposited in the Escrow Account established with Zions Bank (the “Escrow Agent”) under the Escrow Agreement described in Section 3.02;

(b) \$[] shall be used to pay issuance expenses of the Bonds; and

(c) \$[] shall be deposited in the Bond Fund created pursuant to Section 3.03 hereof.

The Mayor and City Manager are hereby authorized to enter into an Escrow Agreement with the Escrow Agent establishing the terms and conditions for the escrow account in accordance with Minnesota Statutes, Section 475.67.

3.02. Escrow Agreement. Funds deposited with the Escrow Agent (other than an initial cash balance in the escrow account) are to be invested in securities authorized for such purpose by Minnesota Statutes, Section 475.67, subdivision 8 (as directed by Section 475.67, Subdivision 13 thereof), maturing on such dates and bearing interest at such rates as are required to provide funds sufficient, with cash retained in the escrow account, to pay interest to become due on the Refunded Bonds to and including the Redemption Date and to pay and redeem the outstanding principal of the Refunded Bonds on the Redemption Date (and the amounts in such account are irrevocably appropriated to such purposes).

3.03. General Obligation Water Revenue Refunding Bonds, Series 2017A Bond Fund. So long as any of the Bonds are outstanding and any principal of or interest thereon unpaid, the City Manager shall maintain on the official books and records of the City a separate debt service fund designated as the General Obligation Water Revenue Refunding Bonds, Series 2017A Bond Fund (the “Bond Fund”). The principal of and interest on the Bonds shall be payable from the Bond Fund. The City irrevocably appropriates to the Bond Fund (a) net revenues as described in Section 4.01 hereof; (b) ad valorem taxes collected in accordance with the provisions of Section 4.02 hereof; and (c) such other funds as may be appropriated from time to time by the City to the Bond Fund to pay principal of and interest on the Bonds. The money on hand in the Bond Fund shall be used solely to pay the principal of and interest on the Bonds, from time to time. The Bond Fund shall be maintained until the City has paid, or made provision for the payment of, all of the principal of and interest on the Bonds.

SECTION 4. SECURITY.

4.01. Imposition of Charges; Additional Bonds. It is hereby found, determined and declared that the City owns and operates the Utility as a revenue-producing utility and convenience, and that the net operating revenues of the Utility, after deducting from the gross

receipts derived from charges for the service, use and availability of the Utility the normal, current and reasonable expenses of operation and maintenance thereof, will be sufficient, together with any other pledged funds, for the payment when due of the principal of and interest on the Bonds herein authorized, and on any other bonds to which such revenues are pledged.

The City hereby covenants and agrees with the Holders from time to time of the Bonds that so long as any of the Bonds are outstanding, the City will impose and collect reasonable charges for the service, use and availability of the Utility to the City and its inhabitants according to schedules calculated to produce net revenues which will be sufficient to pay all principal and interest when due on the Bonds and all other obligations payable from the net revenues of the Utility. Net revenues of the Utility, to the extent necessary, are hereby irrevocably pledged and appropriated to the payment of the principal of the Bonds and interest thereon and all other obligations payable from the net revenues of the Utility; provided that nothing herein shall preclude the City from hereafter making further pledges and appropriations of net revenues of the Utility for the payment of additional obligations of the City hereafter authorized if the Council determines before the authorization of such additional obligations that the estimated net revenues of the Utility will be sufficient, together with any other sources pledged to or projected to be used, for the payment of the principal of and interest on the Bonds and any additional obligations. Such further pledges and appropriations of said net revenues may be made superior or subordinate to or on a parity with the pledge and appropriation herein made, as to the application of net revenues received from time to time.

4.02. Full Faith and Credit Pledged. The City hereby irrevocably pledges its full faith and credit for the prompt and full payment of the principal of and interest on the Bonds and any other obligations payable from the Bond Fund, as such payments respectively become due. If the balance on hand in the Bond Fund is at any time insufficient to pay principal and interest then due, the City shall pay the principal and interest out of any fund of the City, and such other fund or funds shall be reimbursed therefor when sufficient money is available to the Bond Fund. The Council also covenants and agrees that, if on October 1 in any year the sum of the balance in the Bond Fund plus the available net revenues of the Utility on hand and estimated to be received or before the end of the following calendar year is not sufficient, together with any ad valorem taxes heretofore levied in accordance with the provisions of this Resolution, to pay all principal and interest that becomes due on all Bonds payable therefrom in said following calendar year, or the Bond Fund has incurred a deficiency in the manner provided in this Section 4.02, a direct and irrepealable ad valorem tax shall be levied on all taxable property within the corporate limits of the City for the purpose of restoring such accumulated or anticipated deficiency in an amount at least 5% in excess of the amount needed to make good the deficiency.

SECTION 5. DEFEASANCE. When all of the Bonds have been discharged as provided in this Section 5, all pledges, covenants and other rights granted by this Resolution to the Holders of the Bonds shall cease. The City may discharge its obligations with respect to any Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full; or, if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued from the due date to the date of such deposit. The City may also discharge its obligations with respect to any prepayable Bonds called for redemption on any date when they are prepayable according to their terms by depositing with the Registrar on or before that date an amount equal to the principal, redemption premium, if any, and interest then due, provided that notice of such redemption has been duly given as provided herein. The City may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with the Registrar or with a bank or trust company qualified by law to act as an escrow agent for this purpose, cash or securities that are authorized by law to be so deposited for such purpose, bearing interest payable at such times and at such rates and maturing or callable at the Holder's option on such dates as shall be required to pay all principal and interest to become due thereon to maturity or, if notice of redemption as herein required has been irrevocably provided for, to an earlier designated redemption date, provided, however, that if such deposit is made more than ninety (90) days before the maturity date or specified redemption date of the Bonds to be discharged, the City must have received a written opinion of Bond Counsel to the effect that such deposit does not adversely affect the exemption of interest on any Bonds from federal income taxation and a written report of an accountant or investment banking firm verifying that the deposit is sufficient to pay when due all of the principal and interest on the Bonds to be discharged on or before their maturity dates or earlier designated redemption date.

SECTION 6. CERTIFICATION OF PROCEEDINGS.

6.01. Registration of Bonds. The City Manager is hereby authorized and directed to file a certified copy of this Resolution in the records of the County Auditor of Hennepin County and to obtain a certificate that the Bonds and the taxes levied pursuant hereto have been duly entered upon the County Auditor's Bond Register.

6.02. Authentication of Transcript. The officers of the City and the County Auditor are hereby authorized and directed to prepare and furnish to the Purchaser and to Dorsey & Whitney LLP, Bond Counsel, certified copies of all proceedings and records relating to the Bonds and such other affidavits, certificates and information as may be required to show the facts relating to the legality and marketability of the Bonds, as the same appear from the books and records in their custody and control or as otherwise known to them, and all such certified copies, affidavits and certificates, including any heretofore furnished, shall be deemed representations of the City as to the correctness of all statements contained therein.

6.03. Official Statement. The Official Statement relating to the Bonds is hereby approved. Ehlers & Associates, Inc., is hereby authorized on behalf of the City to prepare and deliver to the Purchaser within seven business days from the date hereof, a supplement to the Official Statement listing the offering price, the interest rates, selling compensation, delivery date, the underwriters and such other information relating to the Bonds required to be included in

the Official Statement by Rule 15c2-12 adopted by the SEC under the Securities and Exchange Act of 1934. The officers of the City are hereby authorized and directed to execute such certificates as may be appropriate concerning the accuracy, completeness and sufficiency of the Official Statement.

SECTION 7. TAX COVENANTS; ARBITRAGE MATTERS AND CONTINUING DISCLOSURE.

7.01. General Tax Covenant. The City covenants and agrees with the registered owners from time to time of the Bonds that it will not take, or permit to be taken by any of its officers, employees or agents, any action that would cause the interest on the Bonds to become includable in gross income of the recipient under the Code and applicable Treasury Regulations (the “Regulations”), and covenants to take any and all affirmative actions within its powers to ensure that the interest on the Bonds will not become includable in the gross income of the recipient under the Code and the Regulations. The City has not entered and will not enter into any lease, management contract, use agreement, capacity agreement or other agreement with any non-governmental person relating to the use of the facilities refinanced by the Bonds, or any portion thereof, or security for the payment of the Bonds which might cause the Bonds to be considered “private activity bonds” or “private loan bonds” pursuant to Section 141 of the Code.

7.02. Arbitrage Certification. The Mayor and City Manager, being the officers of the City charged with the responsibility for issuing the Bonds pursuant to this Resolution, are authorized and directed to execute and deliver to the Purchaser a certificate in accordance with Section 148 of the Code and applicable Regulations, stating the facts, estimates and circumstances in existence on the date of issue and delivery of the Bonds that make it reasonable to expect that the proceeds of the Bonds will not be used in a manner that would cause the Bonds to be “arbitrage bonds” within the meaning of the Code and Regulations.

7.03. Arbitrage Rebate. (a) It is hereby determined that the City will qualify for the exception from arbitrage rebate for the Bonds provided by Section 148(f)(4)(D) of the Code, as modified by Section 148(f)(4)(D)(v) thereof, since:

(i) the Refunded Bonds qualified for the exception from arbitrage rebate provided by Section 148(f)(4)(D) of the Code;

(ii) the aggregate face amount of the Bonds does not exceed \$5,000,000;

(iii) the weighted average maturity of the Bonds does not exceed the remaining weighted average maturity of the Refunded Bonds; and

(iv) no Bond has a maturity date which is later than thirty (30) years after the date the Refunded Bonds were issued.

(b) Notwithstanding the provisions of paragraph (a) of this Section 7.03, if the arbitrage rebate provisions of Section 148(f) of the Code apply to the Bonds, the City covenants and agrees to retain such records, make such determinations, file such reports and documents and pay such amounts at such times as are required under said Section 148(f) and applicable Regulations

to preserve the exclusion of interest on the Bonds from gross income for federal income tax purposes.

7.04. Qualified Tax-Exempt Obligations. The Council hereby designates the Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code relating to the disallowance of interest expense for financial institutions and hereby finds that the reasonably anticipated amount of tax-exempt obligations that will be issued by the City and all subordinate entities during calendar year 2017, excluding private activity bonds (not treating qualified Section 501(c)(3) bonds under Section 145 of the Code as private activity bonds for the purpose of this representation) or exclusions from this calculation by Section 265(b)(3)(C)(ii) of the Code, does not exceed \$10,000,000.

7.05. Continuing Disclosure. (a) Purpose and Beneficiaries. To provide for the public availability of certain information relating to the Bonds and the security therefor and to permit the Purchaser and other participating underwriters in the primary offering of the Bonds to comply with amendments to Rule 15c2-12 promulgated by the SEC under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12), relating to continuing disclosure (as in effect and interpreted from time to time, the Rule), which will enhance the marketability of the Bonds, the City hereby makes the following covenants and agreements for the benefit of the Owners (as hereinafter defined) from time to time of the Outstanding Bonds. The City is the only obligated person in respect of the Bonds within the meaning of the Rule for purposes of identifying the entities in respect of which continuing disclosure must be made. If the City fails to comply with any provisions of this section, any person aggrieved thereby, including the Owners of any Outstanding Bonds, may take whatever action at law or in equity may appear necessary or appropriate to enforce performance and observance of any agreement or covenant contained in this section, including an action for a writ of mandamus or specific performance. Direct, indirect, consequential and punitive damages shall not be recoverable for any default hereunder to the extent permitted by law. Notwithstanding anything to the contrary contained herein, in no event shall a default under this section constitute a default under the Bonds or under any other provision of this resolution. As used in this section, Owner or Bondowner means, in respect of a Bond, the registered owner or owners thereof appearing in the bond register maintained by the Registrar or any Beneficial Owner (as hereinafter defined) thereof, if such Beneficial Owner provides to the Registrar evidence of such beneficial ownership in form and substance reasonably satisfactory to the Registrar. As used herein, Beneficial Owner means, in respect of a Bond, any person or entity which (i) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, such Bond (including persons or entities holding Bonds through nominees, depositories or other intermediaries), or (ii) is treated as the owner of the Bond for federal income tax purposes.

(b) Information To Be Disclosed. The City will provide, in the manner set forth in subsection (c) hereof, either directly or indirectly through an agent designated by the City, the following information at the following times:

- (1) on or before twelve months after the end of each fiscal year of the City, commencing with the fiscal year ending December 31, 2017, the following financial information and operating data in respect of the City (the Disclosure Information):

- (A) the audited financial statements of the City for such fiscal year, prepared in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under Minnesota law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with such generally accepted accounting principles for reasons beyond the reasonable control of the City, noting the discrepancies therefrom and the effect thereof, and certified as to accuracy and completeness in all material respects by the fiscal officer of the City; and
- (B) to the extent not included in the financial statements referred to in paragraph (A) hereof, the information for such fiscal year or for the period most recently available of the type contained in the Official Statement under headings: “VALUATIONS—Current Property Valuations,” “DEBT—Direct Debt,” and “TAX RATES, LEVIES AND COLLECTIONS—Tax Levies and Collections” and “GENERAL INFORMATION—US Census Data-Population Trend” and “-Employment / Unemployment Data,” which information may be unaudited.

Notwithstanding the foregoing paragraph, if the audited financial statements are not available by the date specified, the City shall provide on or before such date unaudited financial statements in the format required for the audited financial statements as part of the Disclosure Information and, within 10 days after the receipt thereof, the City shall provide the audited financial statements. Any or all of the Disclosure Information may be incorporated by reference, if it is updated as required hereby, from other documents, including official statements, which have been filed with the SEC or have been made available to the public on the Internet Web site of the Municipal Securities Rulemaking Board (MSRB. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The City shall clearly identify in the Disclosure Information each document so incorporated by reference. If any part of the Disclosure Information can no longer be generated because the operations of the City have materially changed or been discontinued, such Disclosure Information need no longer be provided if the City includes in the Disclosure Information a statement to such effect; provided, however, if such operations have been replaced by other City operations in respect of which data is not included in the Disclosure Information and the City determines that certain specified data regarding such replacement operations would be a Material Fact (as defined in paragraph (2) hereof), then, from and after such determination, the Disclosure Information shall include such additional specified data regarding the replacement operations. If the Disclosure Information is changed or this section is amended as permitted by this paragraph (b)(1) or subsection (d), then the City shall include in the next Disclosure Information to be delivered hereunder, to the extent necessary, an explanation of the reasons for the amendment and the effect of any change in the type of financial information or operating data provided.

- (2) In a timely manner not in excess of ten business days after the occurrence of the event, notice of the occurrence of any of the following events (each a Material Fact):
 - (A) Principal and interest payment delinquencies;

- (B) Non-payment related defaults, if material;
- (C) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (D) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (E) Substitution of credit or liquidity providers, or their failure to perform;
- (F) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- (G) Modifications to rights of security holders, if material;
- (H) Bond calls, if material, and tender offers;
- (I) Defeasances;
- (J) Release, substitution, or sale of property securing repayment of the securities, if material;
- (K) Rating changes;
- (L) Bankruptcy, insolvency, receivership or similar event of the obligated person;
- (M) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
- (N) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

As used herein, for those events that must be reported if material, an event is “material” if it is an event as to which a substantial likelihood exists that a reasonably prudent investor would attach importance thereto in deciding to buy, hold or sell a Bond or, if not disclosed, would significantly alter the total information otherwise available to an investor from the Official Statement, information disclosed hereunder or information generally available to the public. Notwithstanding the foregoing sentence, an event is also “material” if it is an event that would be deemed material for purposes of the purchase, holding or sale of a Bond within the meaning of applicable federal securities laws, as interpreted at the time of discovery of the occurrence of the event.

For the purposes of the event identified in (L) hereinabove, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

- (3) In a timely manner, notice of the occurrence of any of the following events or conditions:

- (A) the failure of the City to provide the Disclosure Information required under paragraph (b)(1) at the time specified thereunder;
- (B) the amendment or supplementing of this section pursuant to subsection (d), together with a copy of such amendment or supplement and any explanation provided by the City under subsection (d)(2);
- (C) the termination of the obligations of the City under this section pursuant to subsection (d);
- (D) any change in the accounting principles pursuant to which the financial statements constituting a portion of the Disclosure Information are prepared; and
- (E) any change in the fiscal year of the City.

(c) Manner of Disclosure.

- (1) The City agrees to make available to the MSRB, in an electronic format as prescribed by the MSRB from time to time, the information described in subsection (b).
- (2) All documents provided to the MSRB pursuant to this subsection (c) shall be accompanied by identifying information as prescribed by the MSRB from time to time.

(d) Term; Amendments; Interpretation.

- (1) The covenants of the City in this section shall remain in effect so long as any Bonds are Outstanding. Notwithstanding the preceding sentence, however, the obligations of the City under this section shall terminate and be without further effect as of any date on which the City delivers to the Registrar an opinion of Bond Counsel to the effect that, because of legislative action or final judicial or administrative actions or proceedings, the failure of the City to comply with the requirements of this section will not cause participating underwriters in the primary offering of the Bonds to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended, or any statutes or laws successory thereto or amendatory thereof.
- (2) This section (and the form and requirements of the Disclosure Information) may be amended or supplemented by the City from time to time, without notice to (except as provided in paragraph (c)(3) hereof) or the consent of the Owners of any Bonds, by a resolution of this Council filed in the office of the recording officer of the City accompanied by an opinion of Bond Counsel, who may rely on certificates of the City and others and the opinion may be subject to customary qualifications, to the effect that: (i) such amendment or supplement (a) is made in connection with a change in circumstances that arises from a change in law or regulation or a change in the identity, nature or status of the City or the type of operations conducted by the City, or (b) is required by, or better complies with, the provisions of paragraph (b)(5) of the Rule; (ii) this section as so amended or supplemented would have complied with the requirements of paragraph (b)(5) of the Rule at the time of the primary offering of the Bonds, giving effect to any change in circumstances applicable under clause (i)(a) and

assuming that the Rule as in effect and interpreted at the time of the amendment or supplement was in effect at the time of the primary offering; and (iii) such amendment or supplement does not materially impair the interests of the Bondowners under the Rule.

If the Disclosure Information is so amended, the City agrees to provide, contemporaneously with the effectiveness of such amendment, an explanation of the reasons for the amendment and the effect, if any, of the change in the type of financial information or operating data being provided hereunder.

(3) This section is entered into to comply with the continuing disclosure provisions of the Rule and should be construed so as to satisfy the requirements of paragraph (b)(5) of the Rule.

SECTION 8. SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 9. HEADINGS. Headings in this Resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

SECTION 10. PAYMENT OF ISSUANCE COSTS. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses to Klein Bank, on the closing date for further distribution as directed by the City's financial advisor, Ehlers & Associates, Inc.

Attest:

Mayor

City Manager

The motion for the adoption of the foregoing resolution was duly seconded by Member _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted, and was approved and signed by the Mayor, whose signature was attested by the City Manager.

EXHIBIT A

BOND FORM

UNITED STATES OF AMERICA
STATE OF MINNESOTA

CITY OF WAYZATA
GENERAL OBLIGATION WATER REVENUE REFUNDING BONDS,
SERIES 2017A

R-_____ \$_____

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP No.</u>
___%	December 1, 20__	December 28, 2017	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF WAYZATA, MINNESOTA (the "City") acknowledges itself to be indebted and for value received hereby promises to pay to the registered owner specified above, or registered assigns, the principal amount specified above on the maturity date specified above and promises to pay interest thereon from the date of original issue specified above or from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, at the annual interest rate specified above, payable on December 1 and June 1 in each year, commencing December 1, 2018 (each such date, an "Interest Payment Date"), all subject to the provisions referred to herein with respect to the redemption of the principal of this Bond before maturity. The interest so payable on any Interest Payment Date shall be paid to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the calendar month immediately preceding the Interest Payment Date. Interest hereon shall be computed on the basis of a 360-day year composed of twelve 30-day months. The interest hereon and, upon presentation and surrender hereof at the principal office of the Registrar described below, the principal hereof are payable in lawful money of the United States of America by check or draft drawn on Bond Trust Services Corporation, Roseville, Minnesota, as bond registrar, transfer agent and paying agent, or its successor designated under the Resolution described herein (the "Registrar"), or other agreed-upon means of payment by the Registrar or its designated successor. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

This Bond is one of an issue (the “Bonds”) in the aggregate principal amount of \$2,805,000 issued pursuant to a resolution adopted by the Council on December 19, 2017 (the “Resolution”), for the purpose of effecting an advance refunding of the 2019 through 2031 maturities of the City’s General Obligation Water Revenue Bonds, Series 2009A dated, as originally issued, as of May 19, 2009.

This Bond is issued pursuant to and in full conformity with the Constitution, City Charter and laws of the State of Minnesota thereunto enabling, including Minnesota Statutes, Chapters 444 and 475. For the full and prompt payment of the principal of and interest on the Bonds as the same become due, the full faith, credit and taxing power of the City have been and are hereby irrevocably pledged. The Bonds are issuable only in fully registered form, in the denomination of \$5,000 or any integral multiple thereof, of single maturities.

Bonds maturing on or after December 1, 2027, shall be subject to call for prior redemption at the option of the City, in whole or in part, in such order as the City shall determine and by lot as to Bonds having the same maturity date, in integral multiples of \$5,000, on December 1, 2026, and any date thereafter, at the price of par plus accrued interest as of the date of redemption. The City Manager shall cause notice of the call for redemption thereof to be published if and as required by law and not more than sixty (60) and not fewer than thirty (30) days prior to the designated redemption date, shall cause notice of the call for redemption to be mailed by first-class mail to the Registrar and to the registered holders of any Bonds to be redeemed at their addresses as they appear on the Bond Register described in Section 2.07 hereof, provided that notice shall be given to any securities depository in accordance with its operational arrangements. No defect in or failure to give such mailed notice of redemption shall affect the validity of proceedings for the redemption of any Bond not affected by such defect or failure. The notice of redemption shall specify the redemption date, redemption price, the numbers, interest rates and CUSIP numbers of the Bonds to be redeemed and the place at which the Bonds are to be surrendered for payment, which is the principal office of the Registrar. Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified and from and after such date (unless the City shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon partial redemption of any Bond, a new Bond or Bonds of such same series will be delivered to the owner without charge, representing the remaining principal amount outstanding.

[COMPLETE THE FOLLOWING PROVISIONS IF THERE ARE TERM BONDS—
ADD ADDITIONAL PROVISIONS IF THERE ARE MORE THAN TWO TERM BONDS]

[The Bonds maturing on December 1, 20__ and 20__ (the “Term Bonds”) shall be subject to mandatory redemption prior to maturity pursuant to the sinking fund requirements described herein at a redemption price equal to the stated principal amount thereof plus interest accrued thereon to the redemption date, without premium. The Registrar shall select for redemption, by lot or other manner deemed fair, on December 1 in each of the following years the following stated principal amounts of such Bonds:

<u>Year</u>	<u>Principal Amount</u>
-------------	-------------------------

The remaining \$_____ stated principal amount shall be paid at maturity on December 1, 20__.

Year

Principal Amount

The remaining \$_____ stated principal amount shall be paid at maturity on December 1, 20__.

Notice of redemption shall be given as provided in the preceding paragraph.]

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing upon surrender hereof together with a written instrument of transfer satisfactory to the Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the designated transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to any such transfer or exchange.

The Bonds are designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, relating to the disallowance of interest expense for financial institutions.

Notwithstanding any other provisions of this Bond, so long as this Bond is registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Registrar shall pay all principal of and interest on this Bond, and shall give all notices with respect to this Bond, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or other securities depository as agreed to by the City.

The City and the Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment as herein provided and for all other purposes, and neither the City nor the Registrar shall be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the Constitution, City Charter and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed in regular and due form as so required; that in and by the Resolution, the City has pledged to the payment of the

principal of and interest on the Bonds net revenues of the water utility system of the City; that in and by the Resolution, the City has covenanted and agreed with the owner of the Bonds that it will impose and collect charges for the service, use and availability of its water utility system at the time and in the amounts required to produce net revenues adequate to pay all principal of and interest on the Bonds and on all other bonds payable from net revenues of the water utility system as such principal and interest respectively become due; that if necessary for the payment of such principal and interest, ad valorem taxes will be levied upon all taxable property in the City, without limitation as to rate or amount; and that the issuance of this Bond, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional, charter or statutory limitation of indebtedness.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon shall have been executed by the Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City has caused this Bond to be executed on its behalf by the facsimile signatures of its Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

CITY OF WAYZATA, MINNESOTA

(Facsimile Signature)

Mayor

(Facsimile Signature)

City Manager

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

Date of Authentication: _____

BOND TRUST SERVICES CORPORATION
ROSEVILLE, MINNESOTA, as Bond Registrar

By _____
Authorized Representative

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to the applicable laws or regulations:

TEN COM --as tenants in common

UTMA as Custodian for

(Cust) (Minor)
TEN ENT --as tenants by the entireties under Uniform Transfers to Minors Act.....
(State)
JT TEN --as joint tenants with right of survivorship and not as tenants in common

Additional abbreviations may also be used.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

NOTICE: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature Guaranteed:

Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Registrar, which requirements include membership or participation in STAMP or such other "signature guaranty program" as may be determined by the Registrar in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

PLEASE INSERT SOCIAL SECURITY OR
OTHER IDENTIFYING NUMBER OF
ASSIGNEE: _____

[End of Bond Form.]

HENNEPIN COUNTY AUDITOR'S CERTIFICATE
AS TO REGISTRATION

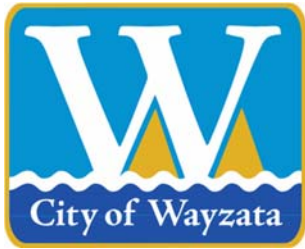
The undersigned, being the duly qualified and acting County Auditor of Hennepin County, Minnesota, hereby certifies that there has been filed in my office a certified copy of a resolution duly adopted on December 19, 2017, by the City Council of the City of Wayzata, Minnesota, setting forth the form and details of an issue of \$2,805,000 General Obligation Water Revenue Refunding Bonds, Series 2017A, dated as of December 28, 2017.

I further certify that the issue has been entered on my Bond Register as required by Minnesota Statutes, Sections 475.61 to 475.63.

WITNESS my hand officially this _____ day of December, 2017.

Hennepin County Auditor

(SEAL)



City of Wayzata City Council Agenda Report

MEETING DATE: December 19, 2017	AGENDA ITEM: 9b
TITLE: Consider Resolution No. 68-2017, Approving Rezoning and PUD Concept Plan and Denying Variance and Conditional Use Permit/Shoreland Impact Plan for 253 Condos at 253 Lake St E	
PROPOSED MOTION: To Approve Resolution No. 68-2017, Approving Rezoning and PUD Concept Plan and Denying Variance and Conditional Use Permit/Shoreland Impact Plan for 253 Condos at 253 Lake St E	
PREPARED BY: Jeff Thomson, Director of Planning and Building	
REVIEWED BY: Jeffrey Dahl, City Manager	

ACTION REQUESTED:

The Planning Commission has recommended adoption of the attached resolution.

FINANCIAL OR BUDGET CONSIDERATION:

The development application does not have any direct impact on the City's General Fund budget. If the application is approved and moves forward, the applicant would be required to pay park dedication fees for the project. The City's park dedication fees for multifamily residential projects is \$2,500 per unit or ten percent of the land value, whichever is greater. Park dedication fees help finance future park-related capital projects.

The proposed TIF District #6 does rely on development of 253 Lake St E in order to provide for donated land needed for public parking in the "downtown west" area, which is a major objective of the district, along with removing blight.

BACKGROUND:

Application Overview

The applicant, Weber Architects & Planners, and the property owner, Continental Property Group, have submitted a development application to redevelop the property at 253 Lake St E. The proposal includes demolition of the existing buildings and construction of a three story building with 16 residential units with one level of underground parking. The development application requests approval of rezoning to PUD, PUD concept plan, building height variance, and conditional use permit/shoreland impact plan for the building height.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on October 30, 2017. After discussing the application, the Planning Commission voted five (5) in favor and zero (0) opposed to direct staff to prepare a report and recommendation of approval of the rezoning and PUD concept plans, and denial of the building height variance and

shoreland impact plan/conditional use permit. The Commission adopted the report and recommendation at its meeting on November 20th.

Lake Street Analysis

During its review of the application, the Planning Commission discussed how the proposed building height compares to other existing buildings in the area. City staff has prepared the attached building analysis which provides the building heights for existing buildings along Lake Street and in the general area. In addition, the analysis indicates whether or not each building has underground parking, and if so, the floor elevation of the underground garage.

Garage Floor Elevation

The applicant's narrative states that one of the practical difficulties that justifies the height variance and conditional use permit is the high ground water level on the property, which is outlined in a geotechnical report submitted by the applicant. The final building elevations would be determined during the next application phase when detailed architectural and civil engineering plans would be prepared. Based on the existing topography, the proposed building would have an underground garage level at approximately 934 feet.

Staff has identified only two properties along Lake Street that have an underground parking garage located in close proximity to ground water. The 315 Lake St E property has an underground garage elevation of 930.8, and the 445 Lake St E property has an underground garage elevation of 929.6, which are lower than the proposed building elevation. Both of the existing buildings have a ground water control system and waterproofing around the foundation.

In addition to the high ground water, the wetland basin on the back of the property has a flood elevation of 933.6. An underground garage with a floor elevation at or below the 933.6 flood elevation may be subject to inundation of water during a flood event. Based on this flood elevation and the proposed garage elevation of 934, there is limited ability to push the garage lower than proposed without increasing the potential flood risk. The wetland/floodplain area is unique to the subject property as compared to other properties along Lake Street.

ATTACHMENTS:

1. Lake Street Area Building Analysis
2. October 30, 2017 staff report
3. Applicant's narrative
4. Geotechnical report submitted by applicant
5. Existing conditions
6. PUD concept plans
7. Site concept – January 2005
8. Site concept – July 2015
9. Site concept – August 2015
10. October 30, 2017 Planning Commission meeting minutes
11. Draft Resolution No. 68-2017
12. Planning Commission Report and Recommendation

Lake Street Area – Building Analysis

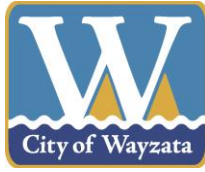
Building	Address	Building Height	# of underground parking levels	Lowest floor elevation
Proposed Project	253 Lake St E	40 ft.	1	934 (approx.)
	105 Lake St E* Meyer Place	35 ft.	1	942.2
	201 Lake St E Burnet Building	32 ft.**	0	-
	200 Lake St E TCF Bank	48 ft. to peak** 62 ft. to cupola**	1	934.7
	259 Lake St E* Wayzata Blu	35 ft.	0	-
	319 Barry Ave S	40 ft.**	1	942.0
	328 Barry Ave S	37.8 ft.	2	940.0

	315 Lake St E Five Swans	40 ft.**	1	930.8
	315 Manitoba Ave S	33 ft.**	1	949.9
	445 Lake St E	40 ft.**	1	929.6
	240 Minnetonka Ave S Garrison Landing	40 ft.	1	934.0
	529 Indian Mound E* Beacon Five	38 ft.	1	933.1
	681 Lake St E Carisch Building	40 ft.**	0	-
	326 Broadway Ave S* Broadway Place	38 ft.	0	-

	701 Lake St E	38 ft.	0	-
	901 Lake St E The Landing	67 ft.**	1	931.9

*approved project, not constructed

**approximate building height



**Staff Report
October 30, 2017**

Project Name: 253 Condominiums
Applicant Weber Architects & Planners
Property Owner Continental Property Group
Addresses of Request: 253 Lake St E
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: January 19, 2018

Development Application

Introduction

The applicant, Weber Architects & Planners, and the property owner, Continental Property Group, have submitted a development application to redevelop the property at 253 Lake Street East. The proposal includes demolition of the existing building and construction of a three story building with 16 residential units with one level of underground parking.

Background Information

On September 5th, the City Council, Planning Commission, and HRA held a joint workshop to discuss redevelopment plans along Lake Street, west of Manitoba Avenue. The goal of the workshop was to discuss the individual development projects, potential tax increment financing (TIF), and next steps. The subject property is one of the individual development sites in redevelopment area. The applicant has submitted the formal development application for the project. The proposed PUD concepts plans are similar to what was presented by the property owner at the joint workshop meeting.

Property Information

The property identification number and owner of the property are as follows:

Address	PID	Owner
253 Lake St E	06-117-22-23-0013	Berry and Co, Inc.

The current zoning and comprehensive plan land use designations for the property as follows:

Current zoning:	C-4A/Limited Central Business District
Comp Plan designation:	Central Business District
Overlay districts:	S/Shoreland Overlay District W/Wetland Overlay District

Project Location

The property is located on the north side of Lake Street, between Barry Avenue and Edgewood Court:

Map 1: Project Location



Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Wayzata Villa Condominiums	R-5/Average Density Multiple Residential District	High Density Multiple Family
East	Wayzata Blu Development Site	PUD/Planned Unit Development	Central Business District
South	Lake Street	N/A	N/A
West	Coldwell Banker Burnet Building	C-4A/Limited Central Business District	Central Business District

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Rezoning from C-4A to PUD/Planned Unit Development: The properties are currently zoned C-4A and the applicant is requesting a rezoning to PUD.
- B. PUD Concept Plan of Development Review: A rezoning to PUD requires both concept and general plan of development review. The applicant is requesting concept plan review prior to submitting the full development application for general plan of development and design review.
- C. Variance from the maximum building height requirement: The maximum building height in the PUD zoning district is 35 feet and 3 stories, whichever is less. The proposed building would be 3 stories in height, but would be 40 feet in height, which requires a variance.
- D. Shoreland Impact Plan/Conditional Use Permit for the building height: In addition to the PUD zoning district, the shoreland overlay district also includes a maximum height requirement of 35 feet. The shoreland ordinance states that building heights of over 35 feet may be allowed through approval of a shoreland impact plan/conditional use permit.

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on October 19, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on October 20, 2017.

Project Overview

The development application includes demolition of the existing commercial building and out buildings, and construction of a new three-story building. The lower level would include 32 enclosed parking stalls and would be partially located above grade. The three stories include a total of 16 residential condominiums. The entrance to the lower level parking garage would be located on the back of the building, and access would be provided from Barry Ave via an easement from the adjacent Wayzata Blu development.

Public Parking

As a consideration of the PUD, the applicant is willing to donate the land behind the proposed building to the City for parking and parking access. This is consistent with the City's approval of the Wayzata Blu project, which includes an easement to the City that allows for the construction of parking on the back of the property to provide for additional public parking in the area.

Planned Unit Development Process

The planned unit development zoning district is unique compared to a standard zoning district in that the development plans that are submitted with an application and approved by the City Council, are the regulating documents for the zoning of the property. Any future changes to the development must be consistent with the approved plans, or the property owner must apply to amend the PUD.

In Wayzata, there is a two phase review of a PUD request. The first phase of PUD review is the concept plans, which provides an overview of the development and a general schematic design of the project, but does not include detailed engineering and architectural design of the buildings and site improvements. The intent of the concept plan is to review the general project characteristics such as consistency with the Comprehensive Plan, consistency with the purpose and intent of the PUD district, and compliance with the general standards outlined in the PUD zoning district. The second phase of a PUD review is the general plan, which is a more detailed review of the site and building design.

On many recent development applications, the City has received applications for concurrent review of both the concept and general plans of development, which is allowed by the PUD ordinance. In this case, City staff, the Planning Commission, and the City Council review both the general framework of the PUD and the details of the project at the same time. The applicant is requesting review of only the concept plans for the current application. If the City Council approves the PUD rezoning and concept plans, the applicant would submit the general plan, design review, and any other required development applications for future review by City staff, the Planning Commission, and the City Council. If the City approves the PUD concept plans, it does not bind the City to subsequent approval of the general plans.

Analysis of Application

City staff has reviewed the pertinent information and City Code requirements for the PUD concept plan, and provides the following analysis and information:

Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Central Business District. The Comprehensive Plan includes the following discussion for the Central Business District:

The Central Business District (CBD) includes the main thoroughfare of Lake Street and is generally referred to as downtown. The CBD continues to evolve into a diverse environment of retail stores, offices, restaurants, and residential land uses. This diversity is seen as healthy in that it attracts a wide variety of people into the downtown area at all times of the day. This diversity along with its proximity to Lake Minnetonka, make the CBD a destination place in the region.

Zoning

The property is currently zoned C-4A/Limited Central Business District, and is located within the shoreland and wetland overlay districts. The following table outlines the zoning standards for the C-4A, PUD, and shoreland overlay districts:

	C-4A Zoning	PUD Zoning	Shoreland Overlay District	Proposed PUD
Height (max.)	2 stories and 30 feet, whichever is less	3 stories and 35 feet, whichever is less	35 feet	3 stories 40 feet
Floor Area Ratio (max.)	2.0	None	None	0.89
Impervious Surface (max.)	None	None	25% 75% with stormwater management 100% with shoreland impact plan/CUP	33% (Final impervious surface coverage is dependent on design of public parking area)
Property Line Setbacks (min.)	None (not adjacent to residential district)	None	None	North: 42 ft. East: 0 ft. South: 12 ft. West 10 ft.
Lot Requirements (min.)	12,000 sq ft total lot area	None	Same as underlying zoning district	54,624 sq ft

Building Height

Per the zoning ordinance, the building height is measured from the average grade along the building footprint to the top of the flat roof. The proposed building would be three stories with an overall height of 40 feet, as measured from grade to the top of the flat roof. The proposed building also includes a basement level for underground parking, which would extend 6 feet above grade level. The zoning ordinance states that a basement level can extend up to 6 feet above grade before it is considered an additional story. Therefore, as defined by the zoning ordinance, the proposed building is 3 stories with a basement level.

Differences between C-4A and PUD Zoning

The PUD zoning district is a tool that the City use to allow for greater flexibility in development by incorporating design modifications from the strict application of the typical zoning district requirements. The PUD zoning district allows modifications of the strict standards for projects that meet a specific purpose, as outlined in “Applicable Code Provisions” section of this report. In addition, the PUD zoning district establishes general standards for a PUD, which are also outlined below.

The differences between the C-4A district and PUD district, as they pertain to the proposed project, include allowing flexibility for the building height and the uses on the first floor of the building. The C-4A district has a maximum building height requirement of 30 feet and 2 stories, and the PUD district has a maximum building height of 35 feet and 3 stories. The proposed rezoning to PUD would allow for a taller building than is allowed by the current C-4A zoning.

The C-4A district also requires that at least 50 percent of the building frontage on the Lake Street ground level must be used for retail or service commercial uses. The proposed building would have 100 percent residential uses on the ground level, which would not meet the requirements of the C-4A district.

The City's Comprehensive Plan includes objectives that pertain to the differences between the PUD and C-4A requirements. The Comp Plan states that within the Central Business District, commercial buildings on Lake Street, west of Barry Avenue, should not be required to have a first floor retail use, although it is allowed and encouraged. In addition, the Comp Plan states that the City will consider third story uses with appropriate considerations for design and scale. Commercial and residential uses are allowed as a third story, but the third story must be set back significantly more from the front façade of the floor below.

Density

The PUD zoning district states that the residential area standards of the R-5 zoning district apply to multiple family residential PUD projects, as determined by the City Council. The R-5 zoning district would require a minimum of 2,000 square feet of lot area per dwelling unit. The proposed PUD would have a lot area per dwelling unit of 3,414 sq. ft. with the proposed 16 dwelling units. Therefore, the proposed PUD would meet the residential area requirements of the R-5 zoning district.

Parking

The City's parking ordinance establishes the minimum number of parking stalls that must be provided in a development. For a multiple family development, the parking ordinance requires a minimum of two fee-free spaces for each dwelling unit, of which one must be enclosed. The proposed building consists of 16 dwelling units and 32 enclosed parking spaces within the underground garage. The proposed project provides two stalls per dwelling unit, which meets the requirements of the City's parking ordinance.

Site Access and Circulation

The site currently has a single access drive from Lake Street that is partially located on the adjacent property at 259 Lake St E. The existing vehicular access drive from Lake Street would be removed, and the access to the underground parking garage would be provided from Barry Avenue via an easement from the adjacent property owner. As part of the project, the applicant is proposing a pedestrian access along the west side of the property which would connect the parking lot in the back of the development to Lake Street.

Applicable Code Provisions for Review

Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Central Business District. The objective of the Central Business District land use category is to promote a diversity of retail, office, service, and residential land uses at a high level of development quality to enhance it as a regional destination. The Comprehensive Plan includes the follow “1st Tier” priorities for the Central Business District:

- Allow a mix of commercial, office, and residential uses that strengthen the CBD as the shopping, employment, and entertainment destination of Wayzata.
- Update development standards continually to assure the highest development quality possible for the Central Business District.
- Complement the CBD and its strong sense of place through land use choices, urban design principles, traffic, parking, and architectural style.
- Investigate strategies to increase retail vitality throughout the CBD.
- Define and evaluate on-street/off-street parking needs consistent with land use, and requirements within the CBD so as to emphasize circulation ease and access control.
- Continue to provide a safe, comfortable, and attractive pedestrian scale environment through the enhancement of the pedestrian circulation system by improving sidewalks, walkways and street furniture; mitigating conflicts with traffic and street intersections, and by providing proper demarcation and sign control.
- Enhance the image and identity of the CBD by emphasizing street trees and landscaping elements.
- Plan for an orderly transition between the CBD development and adjacent residential neighborhoods.
- Accommodate traffic without negatively compromising the integrity of the downtown and its adjacent neighborhoods.
- Consider complementing abutting edges, both residential and retail/commercial.
- Consider public financial support that is fiscally responsible and provides value to the City's infrastructure and community systems.
- Consider ways to assist with redevelopment when properties become a liability to the community.

- Commercial buildings on Lake Street, west of Barry Avenue, should not be required to have a first floor retail use, although it is allowed and encouraged. Transparency requirements under the Lake Street District of the Design Standards remain in effect.
- Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

In addition, the Comprehensive Plan includes the following “2nd Tier” priorities:

- Plan development of parking so that it is not a focal point but rather placed behind buildings with appropriate buffers and landscaping.
- Adjust City’s Zoning Ordinance to address concerns of sun-orientation on southern side of Lake Street by requiring upper story setbacks for all new construction to avoid shading the north side of Lake Street.
- Continue to evaluate ways to encourage a variety of housing options for upper-story housing.
- Consider 3rd story’ uses with appropriate considerations for design and scale. Commercial and residential uses are allowed as a third story, but the third story must be set back significantly more from the front facade of the floor below.

Amendments to Zoning Ordinance (Section 801.03.2.F): City Council has the discretion and authority under state law and City Code to amend the City’s Zoning Ordinance. Minn. Stat. Section 462.357; Wayzata City Code Section 801.03. A zoning ordinance amendment may be initiated by the governing body, the planning agency or by petition of affected property owners. Minn. Stat. Section 462.357, Subd. 4. In considering a proposed amendment to the Zoning Ordinance, the Planning Commission and City Council shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use’s conformity with present and future land uses of the area.
- C. The proposed use’s conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use’s effect on the area in which it is proposed.
- E. The proposed use’s impact upon property value in the area in which it is

proposed.

- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

Purpose of PUDs: Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

PUD General Standards. Section 801.33.2.A sets forth the general standards for review of a PUD application. These are:

- A. Health Safety and Welfare. In reviewing the PUD application, the Council shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area.
- B. Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the Zoning Ordinance.
- C. Ownership. Applicant/s must own all of the property to be included in the PUD.
- D. Comprehensive Plan. The PUD project must be consistent with the City's Comprehensive Plan.
- E. Sanitary Sewer Plan. The PUD project must be consistent with the City's Sanitary Sewer Plan.
- F. Common Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
- G. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
- H. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
- I. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
- J. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
- K. Setbacks. The front, rear and side yard restrictions on the periphery of the PUD shall be the same as imposed in the respective districts.

Variance Standards: Section 801.05.1.C provides the criteria for reviewing variances from the zoning ordinance, which are as follows:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of this Ordinance; and

- (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by this Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Conditional Use Permits: City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).

- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Shoreland Impact Plan/Conditional Use Permit: Section 801.91.19.A states that landowners or developers desiring to develop land or construct any dwelling or any other artificial obstruction on land located within any Shoreland District within the City of Wayzata shall first submit a conditional use permit application as regulated by Section 801.04 of this Ordinance and a plan of development, hereinafter referred to as "Shoreland Impact Plan", which shall set forth proposed provisions for sediment control, water management, maintenance of landscaped features, and any additional matters intended to set forth proposed changes requested by the applicant and affirmatively disclose what, if any, change will be made in the natural condition of the earth, including loss of change of earth ground cover, destruction of trees, grade courses and marshes. The plan shall minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible, and shall affirmatively provide for the relocation or replanting of as many trees as possible which are proposed to be removed. The purpose of the shoreland impact plan shall be to eliminate and minimize as much as possible potential pollution, erosion and siltation.

Section 801.91.19.C states that all conditional use permits for consideration under the Shoreland District shall be subject to the following stipulations:

1. The projects shall be analyzed to determine the impact of impervious surfaces, storm water runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.
2. Storm water treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on storm water inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.
3. Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural

- vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.
4. Projects shall be analyzed in terms of the appearance of the structure when viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof materials minimize the appearance and blend the structure into the shoreland and vegetation.
 5. Building heights shall be analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures shall not be allowed to exceed a height beyond that is allowed by the base zoning district or cannot be screened by landscaping or other design measures.
 6. Residential densities on a project basis shall not be allowed to exceed the maximum allowed density of the base zoning district for which the project is proposed. For higher density residential development and planned unit developments, the density shall not be allowed to exceed the density standards as specified in the R-5 District of this Ordinance.
 7. Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in this Ordinance.
 8. Overall residential densities in the shoreland area shall not exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
 9. Overall lot coverage in the shoreland area shall not exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
 10. All projects shall be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.
 11. All projects shall be in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
 12. All projects shall be subject to the review of the Minnehaha Creek Watershed District.

19 October 2017

CONCEPT PLAN

253 EAST LAKE STREET

TRITON DEVELOPMENT

NARRATIVE SUMMARY

We are presenting a concept plan for the West end of Lake Street and specifically 253 East Lake Street. This area of Wayzata is unique in that it will require cooperation of all the owners in the area to arrive at a solution that would allow individual development of their own sites in such a way that meets the long-term goals of the owners and the City of Wayzata. The goal here is to present a plan that will provide a framework for the development of the properties while at the same time accomplish a public parking element for the west Lake Street area. To see how the current plan has been arrived at we must see what was done in the past. While some plans have been presented in the past that does not provide for a public parking element we will only look at the concepts that do provide public parking.

PROJECT HISTORY;

EXISTING CONDITIONS:

The 200 block of west lake street is in need of development. The City of Wayzata is interested in providing public parking

CONCEPT BY CITY OF WAYZATA:

In 2005 the City of Wayzata developed a concept of buildings being developed in front of a parking mass at the rear of the site. The plans we have developed carry forth that same concept.

CONCEPT PLAN OF JULY 2015:

The plan showed office development with private and public parking behind the buildings. This would have been an expensive approach for both the public and private sectors. It did show shared access points.

CONCEPT PLAN OF AUGUST 2015:

This plan was similar to the previous proposal except that it simplified the parking element and allowed private development of the site along Lake Street.

SITE CONCEPT:

CONCEPT PLAN OF AUGUST 2017:

This plan is perhaps the best and least costly plan so far. It allows for public parking as surface parking now with the option of structured parking in the future when the need increases. Basic elements of the plan include;

- Limited vehicular access points on Lake Street due to shared access points. We reduce the number of curb cuts from 4 to one at mid-block.
- Provides a pedestrian access to Lake Street between Hughes and Hoyt with that access acting also as a fire access.
- Allows for the development of a “pocket park” behind Wayzata Blu to enhance the surrounding properties and an inviting access to public parking.
- Easily allows for individual development of the three properties facing Lake Street.
- Wayzata Blu and Hoyt essentially self-park which leaves the parking area behind for public parking, the Boatworks easement parking and any parking that might be needed for the Hughes development.
- The land behind the Hoyt building, and the pocket park will be donated to the City for parking and parking access.

BUILDING CONCEPT;

The building is a three-story building on top of a parking level. It has 16 condo units and is based on the same building concept as the Garrison Landing project. The first floor is a max of 6’0” above grade. The building is set back from Lake Street at every level.

The following items describe in more detail the concept submitted;

1. BUILDING MASSING

The preliminary sketch up models show how the building massing is set back from the street and the side. The building has a “narrow face” toward Lake Street and spaces between the Wayzata Blu project to the east and the future office building to the west.

2. PROJECT PARKING

We have 16 condo units in the building. There are 32 parking spaces (2 per unit) inside the building

3. HEIGHT and HEIGHT VARIANCE

We are applying for the same type of height variance which was applied to Garrison Landing. The parking level will be designed to be below grade with the level of the first floor being 6’ or less from the average grade. This means that the building will be 3 floors with a maximum height of 40 feet. This means that we will need a height variance of 5 feet with a max of 40 feet above grade.

Our use is consistent with the Comprehensive Plan. The circumstances of the high water table is beyond our control.

4. ACCESS TO INDOOR PARKING

Access to our indoor parking is achieved thru the access point from Berry. Access has been agreed to by Wayzata Blu. This means that access to our indoor parking will not cross public property.

5. POCKET PARK

The project provides a “pocket park” at the rear of the Wayzata Blu project to the east. The intent is to provide a landscaped area as a welcome entrance to the public parking behind the three individual properties.

6. PUBLIC PARKING

The area behind our development will be donated to the City of Wayzata for use of public parking at the west end of Wayzata. The City would be able to provide surface parking initially with the potential of structured parking when the need exists.

7. PEDESTRIAN ACCESS TO PUBLIC PARKING

We are suggesting that pedestrian access to and from the public parking to the rear occur between 253 and the Hughes property. A well designed and landscaped space between the buildings will keep separate vehicular and pedestrian traffic thus increasing the safety for all as well as enhancing the space between building. The plan will also mean that there will be only one vehicular access to Lake Street on this block.

8. TIF FINANCING

We are applying for TIF financing. We are donating the rear portion of the site to the City of Wayzata for the use of public parking.

JUL 09 2014

Geotechnical Exploration and Review
253/259 Lake Street East Development
Wayzata, MN

Prepared for:

Continental Property Group
Attn: Traci Tomas
1907 Wayzata Blvd, Suite 250
Wayzata, MN 55391

NTI Project No. 14.60636.100





July 7, 2014

Continental Property Group
1907 Wayzata Boulevard, Suite 250
Wayzata, MN 55391

CC. Wenck Associates, Inc.

Attn: Ms. Traci Tomas

Subject: Geotechnical Exploration and Engineering Review
253/259 Lake Street East Development
Wayzata, Minnesota
NTI Project No. 14.60636.100

Dear Ms. Thomas:

In accordance to your request and subsequent authorization, Northern Technologies, Inc. (NTI) conducted a Geotechnical Exploration for the above referenced project. Our services included drilling five soil borings and preparing an engineering report with preliminary recommendations. Our work was performed in general accordance with NTI's proposal dated May 9, 2014.

Soil samples obtained from the subsurface exploration program will be held for 60 days at which time they will be discarded. Please advise us in writing if you wish to have us retain them for a longer period.

We appreciate the opportunity to provide geotechnical engineering services for this project. If you have any questions regarding our recommendations, please contact us at (763) 433-9175.

Northern Technologies, Inc.

Ryan T. Menter, P.E.
Project Engineer

Ryan M. Benson, P.E.
Regional Manager/Principal Engineer

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Ramsey, MN 55303
763.433.9175
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Wayzata, Minnesota
NTI Project No. 14.60636.100

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GEOTECHNICAL EXPLORATION AND ENGINEERING REVIEW

253/259 Lake Street East Development
Wayzata, Minnesota

NTI Project No. 14.60636.100

1.0. EXECUTIVE SUMMARY

We briefly summarize below our geotechnical recommendations for the proposed project. The summary must be read in complete context with our report.

A summary of the recommendations enclosed in this report are as follows:

- Undocumented fill and swamp deposited soils were encountered within the parcel of the land explored. The exact location of the future apartment building is not known at this time. The proposed foundations and floor slab should not be supported on the unsuitable undocumented fill/swamp deposited soils. The site subgrade should be improved by a complete soil correction or the proposed building should be supported on a deep foundation system. The most likely deep foundation system would be a driven pile system.
- Foundations bearing upon conventional spread foundations based on documented engineered fill or non-organic native soils approved by the geotechnical engineer of record should be proportioned for a maximum net allowable soil bearing pressure of 3,500 pounds per square foot.
- A building perimeter subsurface drainage system (drain tile and sump) should be installed.
- Groundwater was observed in borings SB-1, SB-2 and SB-3 at depths ranging from 3.0 to 10.25 feet below existing grade. Groundwater was not encountered in the other borings during the field exploration.
- A geotechnical engineer or qualified soils technician should be on-site during site excavations and and/or deep foundation construction activities to confirm that subsurface conditions are similar to those discussed in this evaluation. If pile foundations are installed, we recommend dynamic testing be performed with a PDA and CAP-WAP analyses be performed on test piles prior to installing production piles.



2.0. INTRODUCTION

2.1. Site and Project Description

The project site is located at 253/259 Lake Street East Development in Wayzata, Minnesota. The site is currently occupied by several single story buildings that are assumed to not have basement elevations. The site was relatively flat with less than 5 feet of grade change between the completed soil boring locations in this program.

NTI understands the proposed project will consist of the demolition of the existing buildings and the construction a new six story above grade apartment building with one additional level of below grade parking.

Based on experience with similar buildings, the structural loads are currently anticipated to be on the order of 10 kips per lineal foot and 750 kips for continuous and column pad foundations, respectively. Floor slab loads are assumed to be 200 pounds per square foot or less.

Due to the proximity of Lake Minnetonka and the water table readings taken at the project site, NTI assumes that the low floor elevation of the below grade parking level will be at an elevation of 931.0 or higher.

The project will also include the construction of asphalt drive lanes, parking areas and modifications to the existing underground utilities.

NTI assumed the proposed site grades will remain within approximately 5 feet of the existing grades at the project site.

NTI does not have information in regard to the current support system for the existing buildings. There remains the possibility that the area within the footprint of the existing building has previously been soil corrected. If documentation of this possible correction or documentation of what the current support system consists of NTI should be contacted to reevaluate the design recommendations contained herein.

2.2. Scope of Services

Our scope of services was limited to the following:

1. Explore the subsurface by means of five standard penetration borings, and conduct an engineering evaluation of the soil samples and test results to characterize the engineering properties of the soils. The borings were advanced to approximately 30 feet below existing grade.



2. Prepare a report presenting the findings from the subsurface exploration and provide preliminary engineering recommendations for site preparation, excavations, ground water management, foundation design, backfill material and compaction, subgrade modulus for the concrete floor slabs on grade, average estimated R-value and pavement thickness design.

3.0 EXPLORATION PROGRAM RESULTS

3.1 Subsurface Exploration Program

NTI staked the proposed boring locations in the field, coordinated the public underground utility locates, and completed the drilling and soil sampling. Approximate boring locations are illustrated on the location diagram in Appendix C. NTI located the borings relative to existing site features, and determined the approximate elevation of the borings relative to the temporary benchmark (TBM). NTI utilized the top nut of the fire hydrant located adjacent to the 253 Lake Street East parcel. According to a previously completed geotechnical report provided to NTI the elevation of this benchmark is 938.37 feet. The previously completed report was prepared by GME Consultants, Inc. and was dated August 2, 2005.

NTI performed the subsurface exploration program on June 11, 2014 with a two-person crew and a truck-mounted CME-55 drill rig. Samples were generally collected in accordance with ASTM D1586 "Standard Test Method for Standard Penetration Testing (SPT) and Split-Barrel Sampling of Soils."

3.2 Subsurface Conditions

The borings generally penetrated up to 1 to 2.5 inches of asphalt pavement overlying undocumented fill to as much as 14 feet below grade existing grade. In addition, borings SB-2, SB-3 and SB-4 encountered swamp deposited soils below the undocumented fill which extended to as much as 34 feet below existing grade. The undocumented fill composition was variable and included sandy lean clay (CL), clayey sand (SC), poorly graded sand with silt (SP-SM) and poorly graded sand (SP).

The fill and swamp deposited soils were typically underlain by native glacially deposited soils. The natural glacially deposited soils were comprised primarily of glacial till sandy lean clay (CL) and glacial outwash poorly graded sand with silt (SP-SM). Occasional cobbles or gravel layers were encountered within the native till soils.

The soil boring logs in Appendix C provide detailed soil descriptions, stratum depths, water and moisture conditions, laboratory test results, and other information from the subsurface exploration program. The general geologic origin of retained soil samples are also listed on the boring logs.



3.3 Groundwater Conditions

Groundwater was observed in borings SB-1, SB-2 and SB-3 at depths ranging from 3 to 10.25 feet existing grade. Groundwater was not encountered in the other two borings at the time of the field exploration. However, it is highly likely that groundwater is present in these two borings but the seepage rate was too slow to allow for a recordable level to be achieved in the relatively short time duration required to complete the boring.

NTI installed to two temporary water level indicators and allowed them to equalize over a 5 day period in an attempt to more accurately determine the static water level at the project site. The indicators were installed in borings SB-1 and SB-3. The water level readings in borings SB-1 and SB-3 after 5 days were at approximate elevations of 926.4 and 929.9, respectively. The lower reading in Boring SB-1 was likely due to an increased delay in equalization due to the impervious nature of the glacial till clay soils. These soils may require several weeks to months to fully stabilize. The water level in boring SB-3 is considered to be more typical for the site due to the more pervious nature of the swamp deposited soils allowing for a shorter stabilization time requirement.

The local static ground water level is likely in close correlation with the adjacent Lake Minnetonka. On the date of the field exploration the Minnehaha Creek Watershed District reported a lake elevation of 930.53. In addition, the onsite clay soils are relatively impervious and will likely lead to the development of zones of perched water at varying elevations and locations across the project site.

Based on proximity to Lake Minnetonka, the long term static groundwater elevation should be considered to be in close correlation with the water level of the lake. The Minnesota DNR has established the historic ordinary high water level for the Lake Minnetonka to be at an elevation of 929.4 feet (NGVD 29). This elevation is in very close coordination with the water level recorded after 5 days of stabilization in boring SB-3.

Overall, the site soils were conducive to movement of ground water both laterally and vertically. The moisture content of such soils can vary annually and per recent precipitation. Such soils and other regional dependent conditions may produce ground water entry of project excavations. Subsequent sections in this report and Appendix B describe groundwater control and subsurface drainage.



3.4 Laboratory Test Program

An NTI geotechnical engineer described the available soil samples in general accordance with the NTI Soil Classification System, which is based closely on the Unified Soil Classification System (USCS) outlined in ASTM D 2488. The results of these analyses are listed on the respective soil boring logs or as attachments. The descriptions were determined by visual observations made by the engineer, laboratory test results, and driller's field notes. Details of the NTI classification system are included in Appendix A.

4.0 **ENGINEERING REVIEW AND RECOMMENDATIONS**

The following preliminary recommendations are based on the present knowledge of the project. NTI should be contacted once the final design concept is completed. Additional borings and geotechnical evaluation will likely be necessary for development of the final geotechnical report.

4.1 Site Preparation

The topsoil, uncontrolled previously placed fill and swamp deposited soils encountered in the soil borings are not considered suitable for direct support of the foundations or floor slabs. NTI recommends that either a complete soil correction be performed or the proposed structure including the floor slab be supported by a deep foundation system consisting of driven pile.

Project construction, as proposed, will involve stripping of asphalt pavements and topsoil. In addition, the removal of the existing foundations and removal or abandonment of underground utilities from within the proposed building pad should be performed.

NTI does not have information as to what the current buildings onsite are founded upon but there remains the possibility that these structures may be pile supported. The earthwork contractor should be aware that there is a possibility that existing piles are located onsite at depth. If encountered, these piles should be cut off to a depth at least 5 feet below proposed finished grade.

Given the depth of the underlying organic soils, excavation below proposed future pavements and concrete flatwork may not be feasible. Therefore, pavements and exterior slabs supported on the existing fill soils are expected to settle differentially over time.

The environmentally inert, non-organic, debris free sand soils on-site, including portions of the existing fill, may be used as engineered fill for preparation of the pavement areas when such soils are conditioned and placed as presented within this report. Imported fill placed within the building footprint should consist of sand with 100% passing the 1 ½ inch sieve and no more than 10% passing the No. 200 sieve.



4.1.1 Soil Correction (Option 1)

One alternative for supporting the proposed building would be to perform a complete soil correction within the proposed building pad area. This option would likely require significant dewatering and possibly temporary earth retention for protection of adjacent properties during the soil correction activities. The soil correction should consist of removing all existing fill, swamp deposited soils and all other unsuitable materials from within the proposed building pad. Excavation depths in the proposed building pad are summarized in Table 1.

Table 1: Soil Correction Summary

Boring No.	Uncontrolled Fill Material	Elevation at Ground Surface (feet)	Excavation Depth to Bottom of Fill (feet)	Elevation at Base of Excavation (ft)
SB-1	Pavement, Fill	936.6	4.0	932.6
SB-2	Pavement, Fill, Peat	933.0	34.0	899.0
SB-3	Pavement, Fill, Peat	933.4	28.0	905.4
SB-4	Pavement, Fill, Peat, Organic Clay	937.1	9.5	927.6
SB-5	Pavement, Fill	937.0	9.0	928.0

The depth of correction required is significantly greater on the northern portion of the property. The location of the new building's footprint would have a significant impact on the depth of correction required if this option were implemented.

Sidewalls should be benched or sloped to provide stability for engineered fill placement. The existing fill should be subcut and removed in accordance with the oversizing diagram and table included in Appendix A. For soil corrections the backfill soils should consist of either onsite or imported fill consisting of sand with 100% passing the 1 ½ inch sieve and no more than 10% passing the No. 200 sieve. Engineered fill for site corrective earthwork and for support of project footings should be tempered for moisture content and placed and compacted as outlined in the compaction guidelines table in Appendix B.

Earth retention may be required to minimize the size of excavation and protect existing infrastructure on adjacent properties.

The Geotechnical Engineer of Record or their designated representative should test project excavations to determine the adequacy of the foundation base soils. Such observations should occur prior to construction of footings and floor slabs, and placement of engineered fill.



4.1.2 Pile Foundation System (Option 2)

As an alternative to the soil correction Option 1, a deep foundation system consisting of driven pile would be appropriate for this project given the existing subsurface conditions.

Site preparation for this option would be limited to the removal of the existing foundations and removal or abandonment of underground utilities from within the proposed building pad. The underlying previously placed fill and swamp deposited soils would remain in place. A driven pile foundation system would transmit the structural loads of the building's foundations and floor slab to the underlying competent native glacially deposited soils.

4.2 Foundations

4.2.1 Soil Correction (Option 1)

Following building pad preparation the proposed structure may be supported on conventional perimeter strip footings and shallow spread footings bearing on engineered fill or native soil.

Footings may be designed for a maximum net allowable soil bearing pressure as summarized within Table 2.

Table 2: Recommended Maximum Net Allowable Soil Bearing Pressure ¹

Location	Criteria
Perimeter Strip Footings, Perimeter Columns: Perimeter strip footings and perimeter column footing supported on documented fill or native soil below depth of frost penetration. Interior Strip Footings: Interior strip footings supported on documented fill or native soil at a depth that provides no less than 6 inches of clearance between the top of footing and underside of floor slab (for sand cushion). Interior Column Footings: Supported on documented fill or native soils at a depth that provides no less than 6 inches of clearance between the top of footing and underside of floor slab (for sand cushion).	Maximum 3,500 psf (All foundations)

1. Maximum net allowable soil bearing pressure recommendations predicated on footing design and construction complying with recommendations presented within this report. To minimize local failure of supporting soils, it is our opinion footing construction should comply with the International Building Code (IBC) requirements.

Perimeter strip footings in unheated appurtenant areas such as canopies should be based at least 5 feet below the proposed finished grade for frost protection. Footings below structures anticipated to be heated (greater than 60 degrees F) in winter should be constructed at least 3.5 feet below proposed finished grade.



Continuous strip footings under bearing walls should be at least 1 foot wider than the walls they support. Interior footings should be based at least 1.5 feet below design floor elevation.

4.2.2 Pile Foundation System (Option 2)

For this project, we believe driven pile extending to competent underlying glacially deposited soils represent a cost effective deep foundation alternative for support of the proposed structure. We anticipate a 9-5/8 or 12-3/4 inch diameter closed ended pipe pile to be the preferred structural section. The wall thickness should be a minimum of .25 inches or of sufficient thickness for the applied structural load and also the driving stresses induced by the contractor selected hammer. In addition, NTI considers the filling of the pipe pile with 4,000 psi concrete to be a best practice for long term corrosion protection. However, the final determination of the requirement for concrete fill shall be at the discretion of the structural engineer of record.

The following table presents NTI's estimated pile lengths for a working capacity of 65 tons. Due to the highly variable nature of the location, depth to and thickness of the underlying swamp deposited soils some variability of the pile design length is likely to occur during installation. A test pile program should be performed prior to installing production piles to more accurately quantify pile lengths and develop pile driving acceptance criteria.

Table 3 Driven Pile Length Estimate			
Pile Diameter	Pile Working Capacity in Tons FS = 2.0**	Estimate Pile Length (feet)	Estimated Tip Elevation*
9 5/8" OD	60	85 to 90	840 to 845
12 3/4" OD	60	70 to 75	855 to 860

*The estimated tip elevations are based upon a pile installation working platform of 930.0.

**A factor of safety of 2.0 may be used if a dynamic pile test program is performed using a PDA with CAPWAP analysis, and full-time pile installation observations are performed by an experienced independent testing firm. If either of these is not performed, the factor of safety should be increased to at least 3.0.

Due to the highly variable nature of the location, depth to and thickness of the underlying swamp deposited soils some variability of the pile design length is likely to occur during installation. In addition, NTI's scope of work did not allow for the advancement of the soil borings to a depth suitable for pile design. The above pile length estimates should be considered preliminary and are based upon assumed soil parameters below the bottom of our boring elevations. Additional deep borings must be performed to finalize pile length estimates if this alternative of construction is selected.



The estimate of pile capacity includes negative skin resistance (i.e. drag load) for the anticipated settlement of the organic swamp deposits and overlying uncontrolled fill. It is necessary to include this as settlement of this compressible layer will impart additional negative skin loading along pile shaft. Furthermore, the highly compressible layer requires moderate settlement/movement to mobilize the additional load imparted on the pile.

Furthermore, we recommend that the lead pile section be enclosed by a heavy steel shoe (i.e. plate), to minimize section deformation.

Finally, we recommend that a representative of the owner perform field observation and monitoring on a full-time basis during pile installation. This program should include review of contractor supplied welding procedures and welder certifications prior to the start of installation, use of a pile driving analyzer (PDA) and CAP-WAP analysis to confirm actual pile capacity of test pile, and observation and documentation to confirm minimum installation criteria is achieved with production pile. All such monitoring should be under the direct oversight of Geotechnical Engineer of Record.

4.3 Bearing Factor of Safety and Estimate of Footing Settlement (Option 1)

The recommended soil bearing pressure provides a factor of safety greater than 3 against localized bearing failure when construction complies with report criteria and recommendations.

We estimate that footings loaded per report recommendations may experience long term, total settlement of approximately 1/2 to 1 inch if site preparation occurs as recommended above. Differential settlement will be on the order of 25 to 50 percent of total settlement. Generally, the greatest differential settlement occurs between lightly loaded and heavily loaded footings, particularly if heavily loaded footings are located adjacent to lightly loaded strip footings. Most of the settlement will occur on first loading, as the structure is erected.

Total and differential movement of footings and floor slabs could be significantly greater than the above estimates if construction is supported on undocumented fill, frozen materials, inadequately compacted fill, if the moisture content of the bearing soils significantly changes from in-situ conditions, or if ice lenses are allowed to develop in the foundation subsoils.

4.4 Exterior Backfill, Lateral Earth Pressure, & Subsurface Drainage

Exterior wall backfill placement and associated final grading adjacent to the structures can significantly impact the performance of the structure. We understand the project will include basement walls that will retain soils.



Due to the poor draining clay on site, and the potential for perched groundwater, a subsurface drainage system should be installed along the exterior base of the foundations or grade beams to minimize problems associated with inadequate drainage and moisture intrusion. As a general guideline, the system should consist of a series of encased slotted pipes embedded in imported coarse sand. At a minimum, a one-foot wide by three-foot tall sand section should be placed adjacent to the exterior side of the foundation walls or grade beams. The slotted pipe enclosed in fabric should be located in the sand at the toe of the footing or grade beam, and should drain to a sump basin. We recommend that a geotextile fabric also be installed to encapsulate the coarse sand to prevent fine grained particles from migrating into the sand.

Exterior backfill may consist of the on-site non-organic soils or imported granular soils placed above the imported drainage layer.

The imported drainage layer should have a fine content equal to or less than 5 percent passing the No. 200 US Sieve opening. You should temper all backfill for correct moisture content and then place and compact individual lifts of exterior backfill per criteria presented within the appendix attachment.

The exterior backfill within landscaped areas should be capped with clay-based topsoil. Exterior backfill below sidewalks and pavements should be capped with a free draining aggregate base. Final grading of the exterior backfill should produce a ground profile that drains positively away from the structure.

If the proposed project includes at-grade foundation walls/grade beams which do not retain soil the placement of exterior backfill should be performed concurrent with interior backfill to minimize differential loading, rotation and/or movement of the wall system.

Placement of exterior backfill against below-grade foundation walls should be limited until lateral restraint of the foundation walls has been installed to the satisfaction of the Structural Engineer. Final grading of exterior backfill should provide sufficient grade for positive drainage away from the structure.



The below grade foundation walls will experience lateral loading from retained soils. This lateral loading may be modeled as an equivalent fluid pressure applied to the foundation wall providing such complies with geometric conditions which support such modeling. We recommend using granular backfill designed to the Table 4 “at-rest” equivalent fluid pressure for design of respective below grade foundations.

Table 4: Estimate of Equivalent Fluid Weight of Retained Soils

Type of Retained Soil		Friction Angle (deg.)	“At Rest” Condition (pcf)	“Active” Condition (pcf)	“Passive” Condition (pcf)
Unit Weight of Equivalent Fluid *	Sand – SP, SP-SM (120 pcf)	32	55	40	375
* The recommendations for equivalent fluid weight are based solely on the assumed structural fill material. These recommendations do not consider hydrostatic pressure, sloping ground and/or surcharge loads, and do not include a factor of safety. The design professional is cautioned that actual loads imparted to the structure will be dependent on soil and groundwater conditions, site geometric considerations and surcharge loads imparted to the structure.					

The materials and compaction recommendations for foundation wall exterior backfill outside of the required subsurface drainage zone are listed in Table 5. All values are referenced to the standard Proctor maximum dry density (ASTM D698).

Table 5: Wall Backfill Recommendations

Wall Backfill	Material	Moisture Content (Compared to Optimum)	Minimum Compaction Required*
Exterior in green space areas	SP, SP-SM	(-)3% to (+)3%	95%
Exterior below slabs or paving	SP, SP-SM	(-)3% to (+)3%	100%
Interior	SP, SP-SM	(-)3% to (+)3%	98%

Additional compaction criteria are recommended in Appendix B.



4.5 Slab-on-Grade Floors

Option 1 (Native Soil or Engineered Granular Fill)

Design of floor slabs constructed over the native glacially deposited soils or documented engineered granular fill described previously, may be based on an estimated modulus of subgrade reaction (k) of 200 pounds per square inch per inch of depth (pci). We generally recommend that the floor slabs be internally reinforced. However the need for reinforcement should be determined by the Structural Engineer of Record.

The final 6 inches of fill below the concrete floor slabs should consist of pit run or processed sand (sand cushion) with 100 percent material passing the 1 inch, no more than 40 percent passing the No. 40 sieve and no more than 5 percent material passing the No. 200 U.S. Sieve. The moisture content of the sand cushion should be within plus or minus two percent of the optimum moisture content determined by the standard Proctor test.

The floor slab should be isolated from the walls and columns. Such isolation should include installation of a ½ inch thick expansion joint between the floor and walls, and/or columns to minimize binding between the construction materials. Such construction should also include application of a compatible sealant within the expansion joint after curing of the floor slab, to reduce moisture penetration through the joint. As a minimum, we recommend that a bond breaker be incorporated between the floor slab and foundation walls to reduce binding between components.

If the interior floor slabs are covered with impervious or near impervious surfacing such as, but not limited to, paint, hardening agent, vinyl tile, ceramic tile, or wood flooring, a vapor retarder should be installed. The retarder should consist of a synthetic membrane placed either below the sand cushion or at the underside of the concrete floor. The location of the membrane is contentious and has both positive and negative aspects on the long term performance of the floor system.

Option 2 (Pile Supported Structural Floor)

For this option the floor slab would be constructed as a structural floor supported by a series of grade beams bearing upon additional driven pile.

NTI recommends that the pile caps/grade beams be backfilled with sand with 100% passing the 1 ½ inch sieve and no more than 10% passing the No. 200 sieve. This material will ease compaction efforts within the confined spaces created by the pile caps and grade beams.



In addition, if the interior floor slabs are covered with impervious or near impervious surfacing such as, but not limited to, paint, hardening agent, vinyl tile, ceramic tile, or wood flooring, a vapor retarder should be installed. The retarder should consist of a synthetic membrane placed either below the sand cushion or at the underside of the concrete floor. The location of the membrane is contentious and has both positive and negative aspects on the long term performance of the floor system.

4.6 Surface Drainage

Positive site drainage should be maintained during and after construction. Exterior grades should slope away from the building on at least a 6% grade within 10 feet of the structure. Ponded water will likely reduce the stability of surficial soils and should not be allowed to pond on the site.

Roof runoff should be diverted away from the structure by a system of interior roof and scupper drains, or rain gutters, down spouts and splash pads. It is our opinion interior roof drains plumbed directly to the storm water piping system provide the most favorable method of conveying drainage from the roof as interior drains do not freeze and such a system does not discharge runoff onto exterior sidewalks and pavements.

4.7 Utilities

Underground utility improvements will likely occur with this project. The onsite swamp deposited soils are not suitable for direct support of underground utilities. Utilities should be rerouted around these zones if possible. As an alternative the utilities could be supported by helical piles, additional driven piles or a soil correction to remove the swamp deposits to provide uniform pipe support. If utilities are not supported by piles or piers, and no soil correction is performed, settlement of the existing compressible soils will likely cause subsequent damage to pipes that enter the proposed building. Plumbing design should consider and mitigate this risk to reduce the risk of future utility damage.

Exterior utility trenches should be backfilled with on-site non-organic soils placed in 8 inch thick maximum loose lifts. It is especially important that trench backfill for utility construction within paved areas be thoroughly compacted to minimize future pavement damage. We recommend that such soils be compacted to those included in general compaction criteria guidelines described in Appendix B.

The stability of embankments along utility excavations is dependent on soil strength, site geometry, moisture content, and any surcharge load for excavated soils and equipment. We present cautionary remarks concerning stability of excavation sideslopes in the "Excavation Stability" section of this report.



The Contractor is solely responsible for assessing the stability of and executing underground utility and project excavations using safe methods. The contractor is also responsible for naming the "competent individual" as per Subpart P of 29 CFR 1926.6 (Federal Register - OSHA).

4.8 Pavement Construction

The most conservative method of construction for paved areas would be to remove and replace all existing undocumented fill and swamp deposited soils from beneath the proposed paved areas. Considering the site conditions this is not likely to be a cost effective practical alternative. With this in mind, if the owner is willing to accept an increased risk of future settlement and increased maintenance costs the following subgrade preparation and pavement construction methods may be applied.

Due to the compressibility of the underlying undocumented fill and swamp deposited soils positive changes in grade should be minimized to the extent practical. In addition, any proposed increases in grade should occur as early as possible in the construction process to allow for as much consolidation as practical to occur prior to the placement of aggregate base and pavement.

Prior to installing the aggregate base, the resulting subgrade following site preparation should be scarified and re-compacted to a depth of twelve inches. A proofroll test should then be performed to determine soft or unstable subgrade areas. If rutting or localized unstable subgrade areas are observed, those areas should be subcut, moisture-conditioned, and re-compacted or removed to a stable depth. Excavations for soil corrections in paved areas should allow for a 2 foot oversize beyond the edges of the pavement.

The proof roll should be performed with a tandem axle dump truck loaded to gross capacity (at least 20 tons). Acceptance criteria of the proof roll shall be limited to rut formation no more than one inch (1") depth (front or rear axles) and minimal pumping (rolling) observed during the visual inspection. Proof roll tests should be observed by an experienced technician or geotechnical engineer prior to placement of the aggregate base course to verify the subgrade will provide adequate pavement support.

Fill required in paved areas should consist of non-organic debris free similar in composition to the existing underlying soils or free-draining aggregate that will improve stability and drainage. Individual lifts of engineered fill should be tempered for moisture content, placed and compacted as listed Appendix B.

Pavements should provide positive drainage to ditching, the local storm water collection system or natural drainage systems.

Based on visual observations, we estimate that a properly prepared subgrade would have an average stabilometer R-value of 10.



For a 20-year design pavement life and light commercial traffic volumes, Table 6 presents our thickness recommendations for flexible (bituminous) pavement.

Table 6: Recommended Flexible Pavement Thickness Design Alternative

Pavement Section	Light Duty Thickness (inches)	Heavy Duty Thickness (inches)
Bituminous Wear Course	1.5	2
Bituminous Base Course	2	2
Class 5 or 7 Aggregate Base	8	10

We recommend rigid Portland cement concrete pavements be constructed at driveway aprons, trash enclosures, loading and unloading freight areas, and other areas where point loads and turning stresses are more likely to damage the pavement. Based on the performance of concrete pavements at similar sites, we recommend the concrete pavement design alternative listed in Table 7.

Table 7: Recommended Rigid Pavement Thickness Design Alternative

Pavement Section	Heavy Duty (Aprons and Freight Areas)
Unreinforced Concrete	6
Class 5 or 7 Aggregate Base	8

Pavement recommendations assume the subgrade soils and aggregate section below paved surfaces will drain to subsurface piping for eventual discharge into storm sewer, or above grade to ditching, or similar acceptable systems. Lack of surface and subsurface drainage will significantly reduce the capacity and longevity of the pavement systems indicated above.

We recommend pavements receive annual maintenance, as a minimum, to correct damages to the pavement structure, clean and infill cracks which develop, and repair or resurface areas which exhibit reduced subgrade performance. The lack of maintenance can lead to moisture infiltration of the pavement structure and softening of the subgrade soils. This, in turn, can degrade the performance of the pavement system and result in poorly performing pavements with shortened life expectancy.



5.0 CONSTRUCTION CONSIDERATIONS

5.1. Groundwater Control

For excavations that extend below an elevation of 931 there is the potential that significant dewatering will likely be required. In addition, due to the impervious nature of the onsite clay soils there remains the possibility of zones of perched water being encountered at elevations greater than 931 feet. If perched conditions are encountered or dewatering is necessary within the glacial till clay soils, dewatering with a sump and pump located outside of the foundation area is anticipated to be adequate. For deeper excavations that extend below the static water table within the clean glacial outwash sand soils the implementation of a well point dewatering would likely be a suitable method within the relatively well-draining onsite sands at depth.

5.2. Excavation Stability

Excavation depth and sidewall inclination should not exceed those specified in local, state or federal regulations. Excavations may need to be widened and sloped, or temporarily braced, to maintain or develop a safe work environment. Contractors must comply with local, state, and federal safety regulations including current OSHA excavation and trench safety standards. Temporary shoring must be designed in accordance with applicable regulatory requirements.

5.3. Engineered Fill & Winter Construction

Frozen soil should not be used as backfill and foundations should not be placed on frozen soils. When the ambient air temperature falls below freezing for an extended period of time, frost forms, and soil near the surface grade experiences a moisture-volume expansion. Settlement of the fill may occur as the frozen soils thaw.

During construction, footing and column pad excavations should be protected from freezing. If frost penetrates the soil prior to the placement of the footings, column pads or floor slabs, soils must be thawed, scarified, and re-compacted to the required percentage of compaction recommended in this report prior to concrete placement. Footing, column pad excavations, and floor slab areas should be inspected prior to the placement of concrete to determine that the frozen soils have been eliminated.



6.0 CLOSURE

The conclusions and recommendations in this report are considered to be preliminary in nature and are not intended for the development of the final design construction documents. Our opinions were based on data assumed representative of the site, as encountered from the five soil borings on site. For this and other reasons, we do not warrant conditions below the depth of our borings, or that the strata logged from our borings are necessarily typical across the site.

This report has been prepared for the exclusive use of Continental Property Group and its agents for specific application to the proposed 253/259 Lake Street East Development project in Wayzata, Minnesota. Northern Technologies, Inc. has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, Inc. makes no other warranty, express or implied.

Northern Technologies, Inc.

Ryan T. Menter, P.E.
Project Engineer

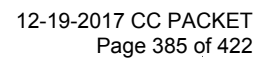
Ryan M. Benson, P.E.
Regional Manager/Principal Engineer

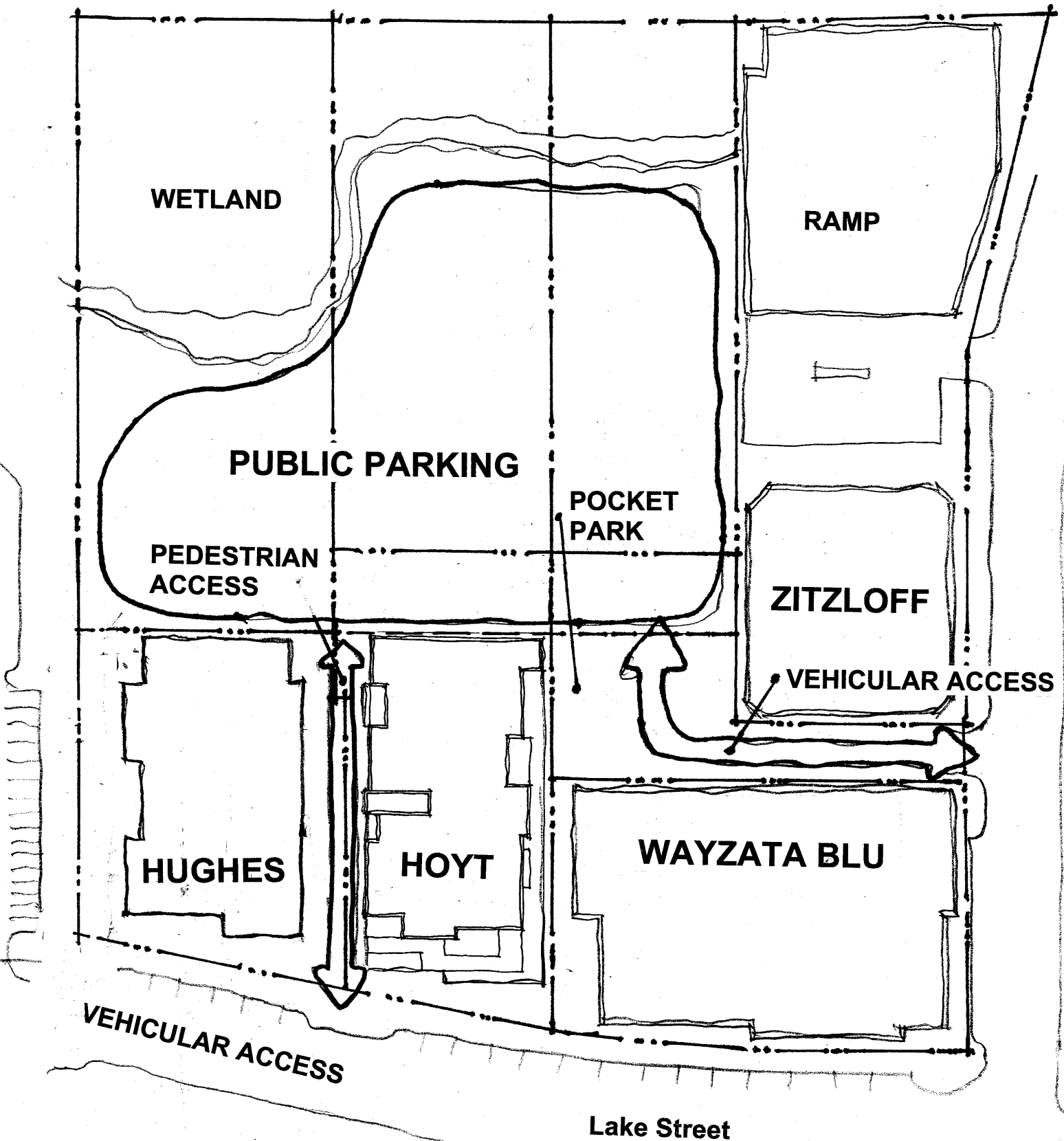
RMB:rtm

Attachments

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a Duly Licensed Professional Engineer under the Laws of the State of Minnesota.

Ryan M. Benson
Date: 7/7/2014 Reg. No. 42724





TRITON MANAGEMENT, LLC



WEBER
architects & planners

2290 Waterdown Road, Long Lake, MN 55356-9419
952.476.4424 • Fax 952.476.5963 • nw@weberarchitects.com



10 30 60 120



SITE CONCEPT

30 AUGUST 2017

OCT 2017

**PUBLIC
PARKING**

**PEDESTRIAN
CONNECTION**

Setback 42'

**POCKET
PARK**

Setback 0'

HUGHES

HOYT

WAYZATA BLU

Setback 10'

Setback 12'

**SEWER/WATER
CONNECTIONS**

TRITON MANAGEMENT, LLC



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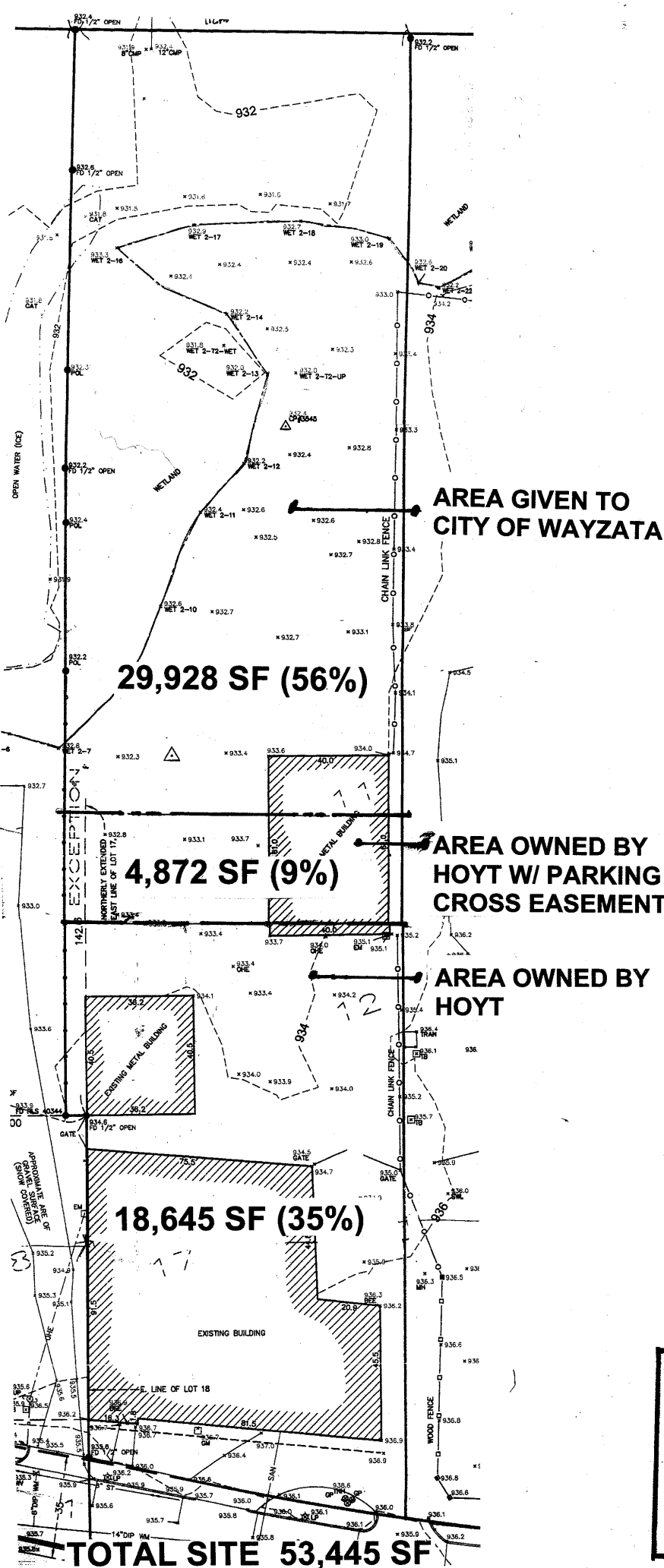
SITE PLAN

12-19-2017 CC PACKET
LAKE STREET

007 2017

**IMPERVIOUS SURFACE
SITE AREA
53,445 SF
BUILDING FOOTPRINT
17,472 SF (33%)**

Final % will be determined by
City of Wayzata design of parking
area and final layout of pedestrian
connection to Lake Street.



FAR

**FOR TOTAL BUILDING;
65,148 SF / 53,445 SF = 1.21**

**FOR BUILDING LESS
PARKING LEVEL
47,676 SF / 53,445 SF = .89**

TRITON MANAGEMENT, LLC



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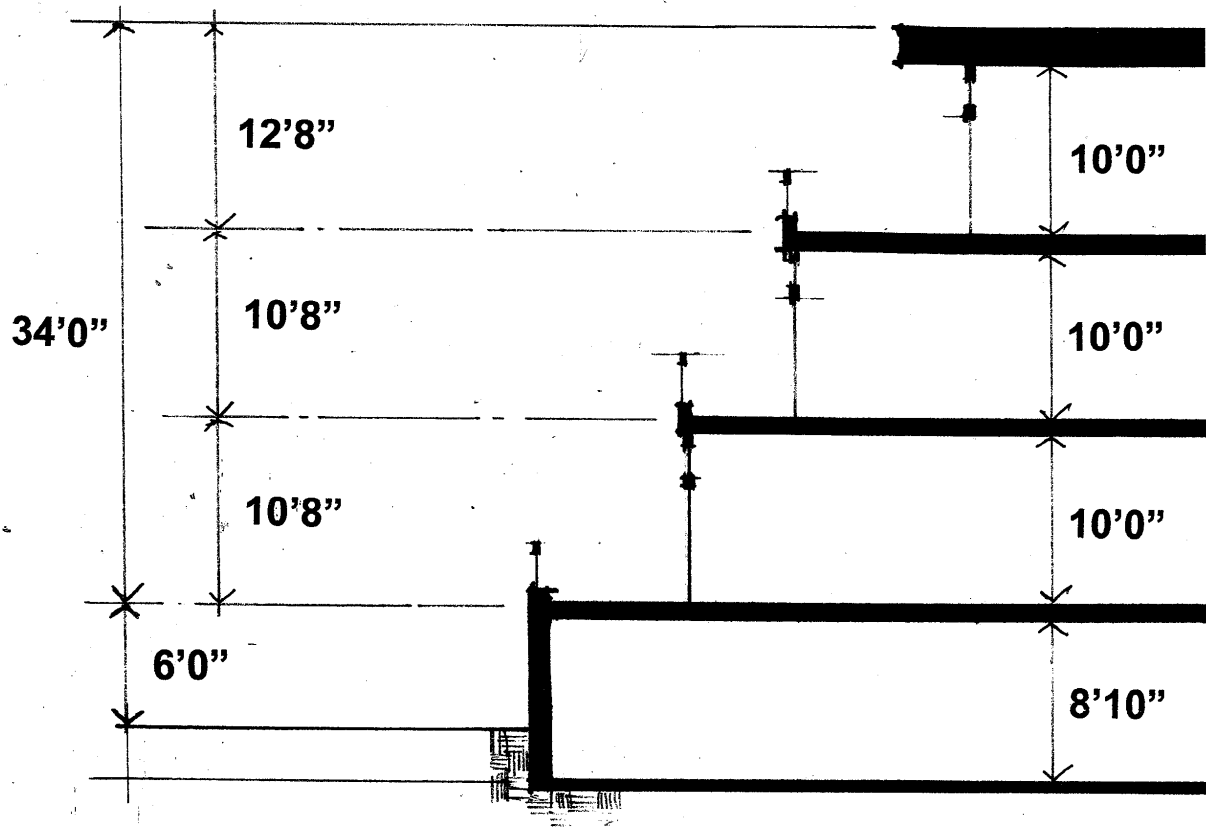


SITE CALC

12-15-2017 S. PARKET

Page 288 of 422

oct 2017



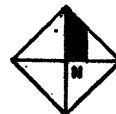
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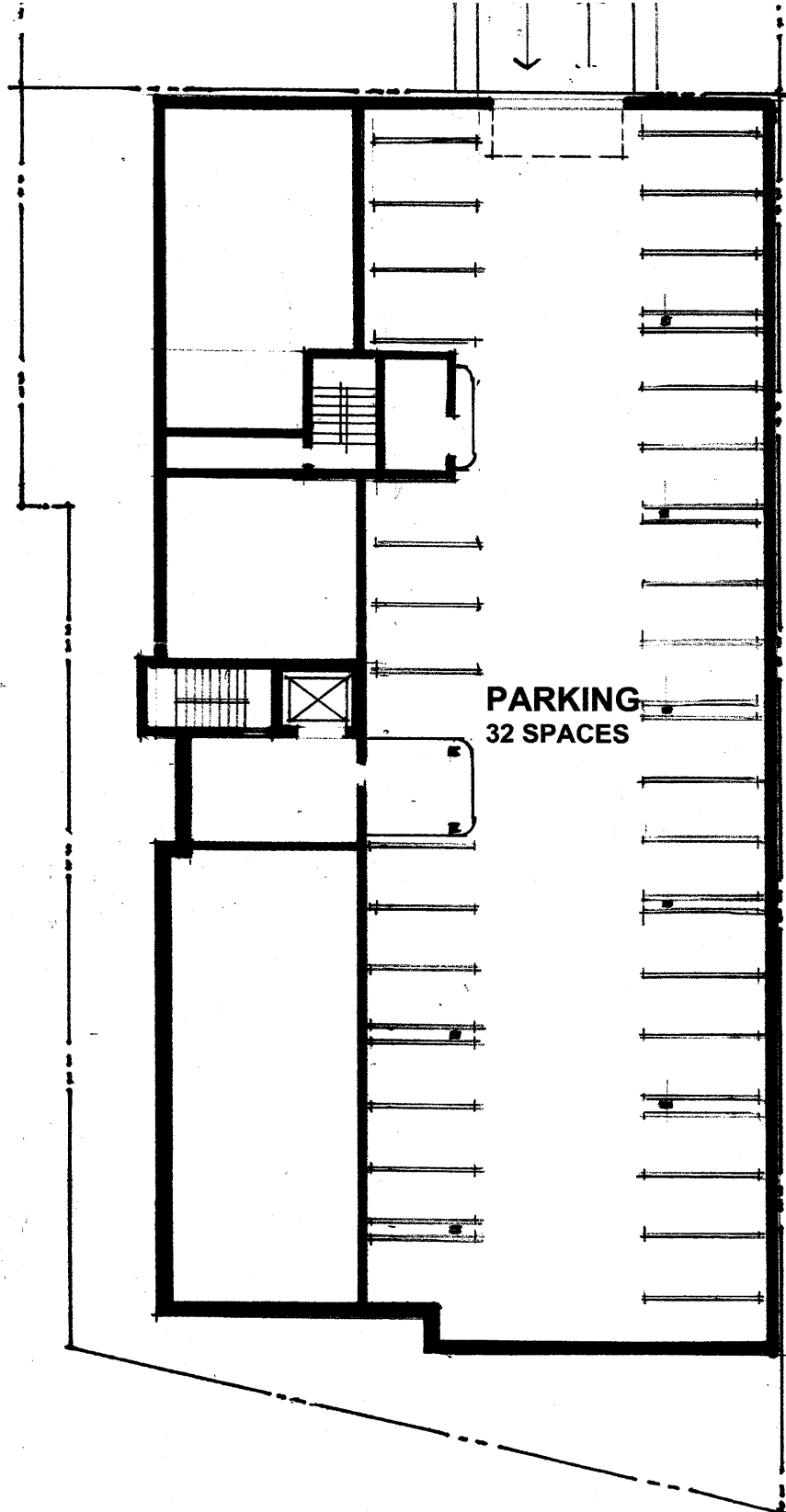
TRITON MANAGEMENT, LLC



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PARKING LEVEL

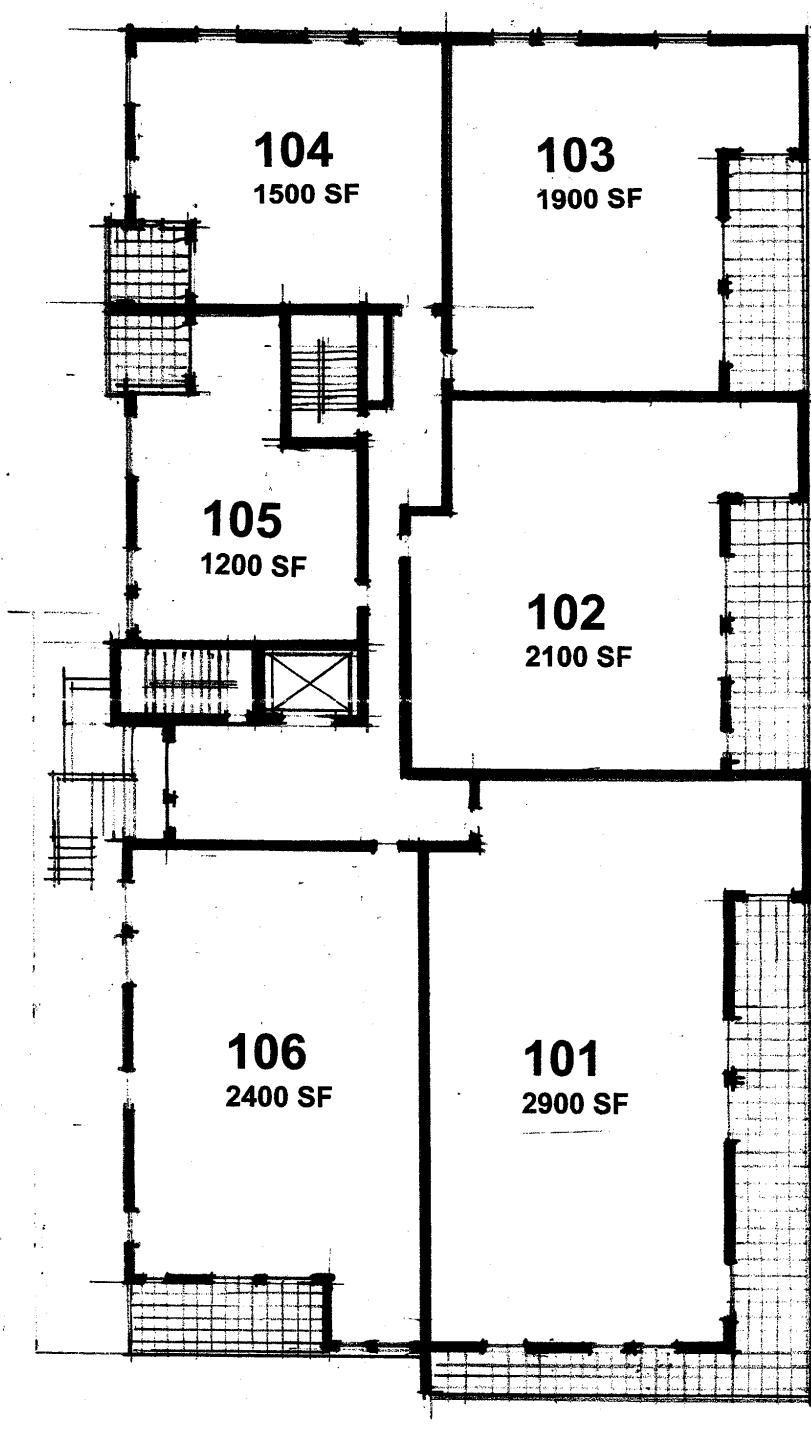
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FIRST FLOOR

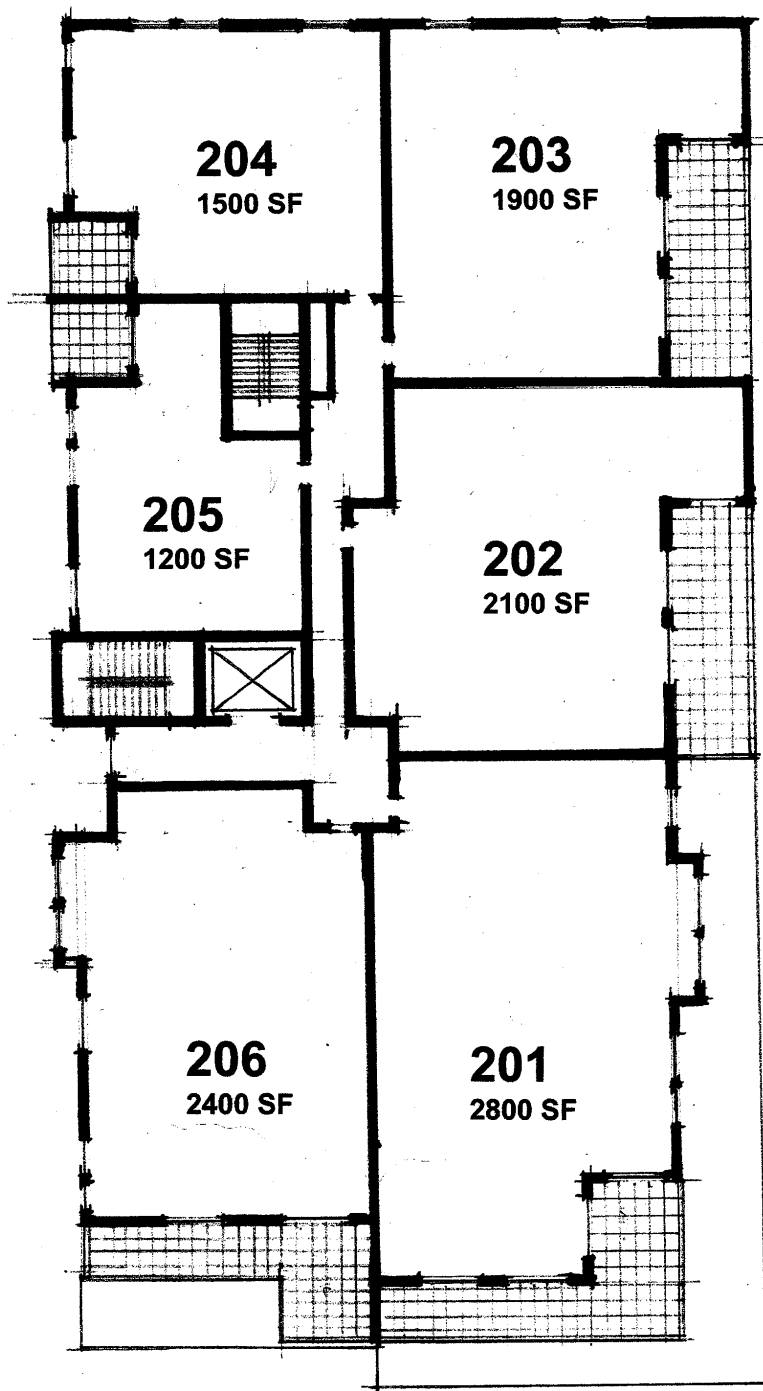
TRITON MANAGEMENT, LLC



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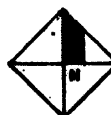


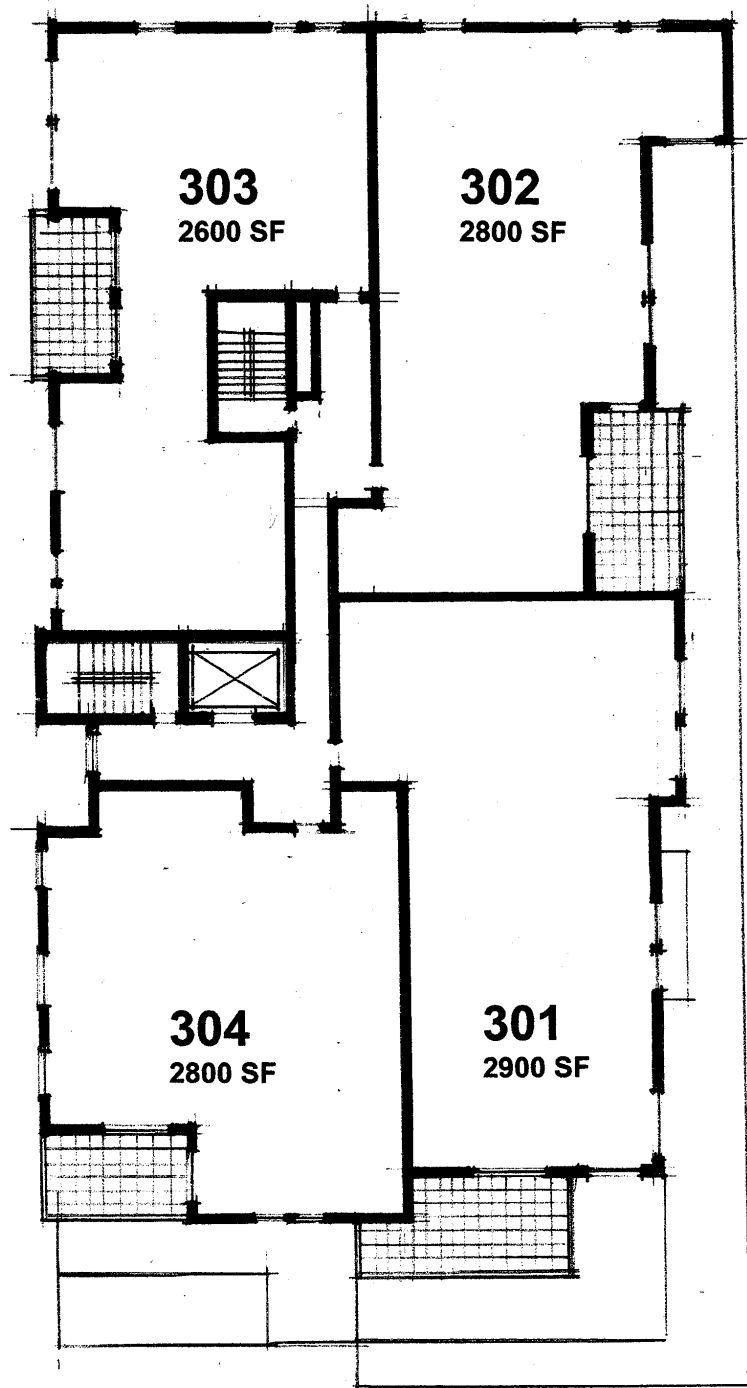
SECOND FLOOR

TRITON MANAGEMENT, LLC



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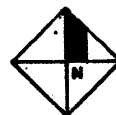


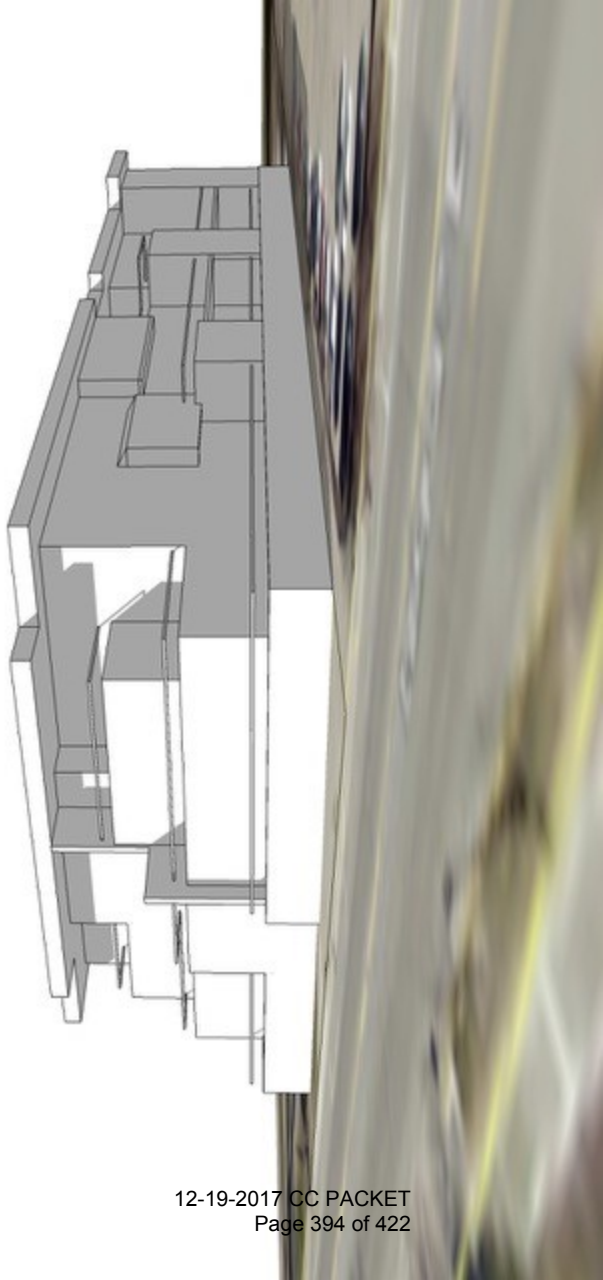
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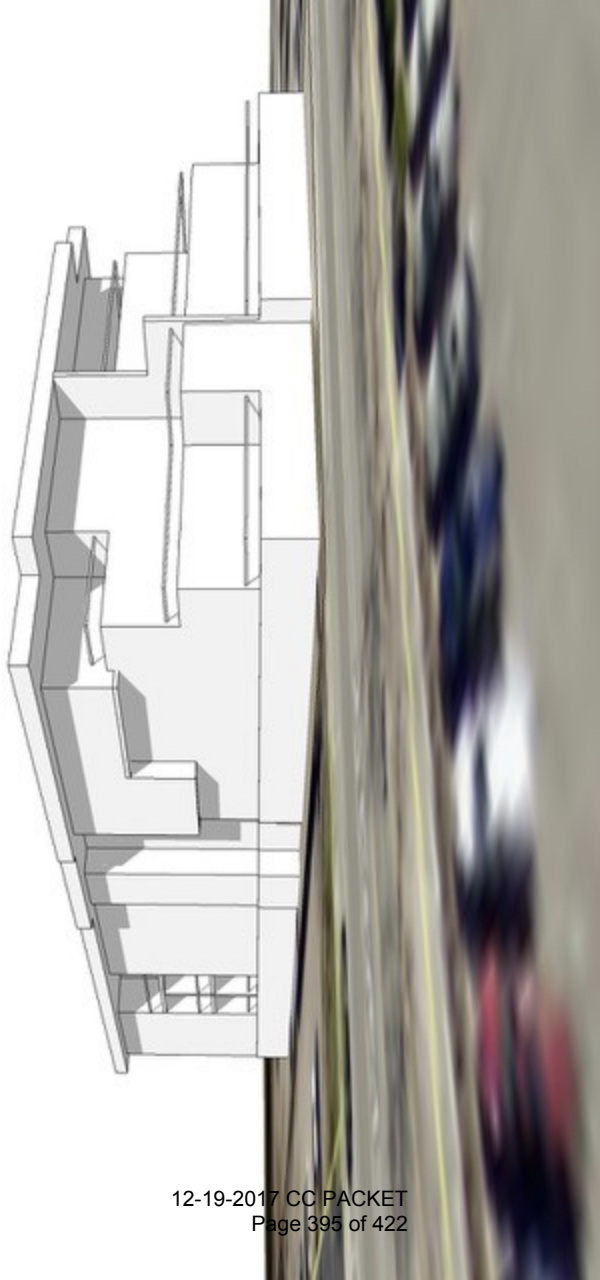
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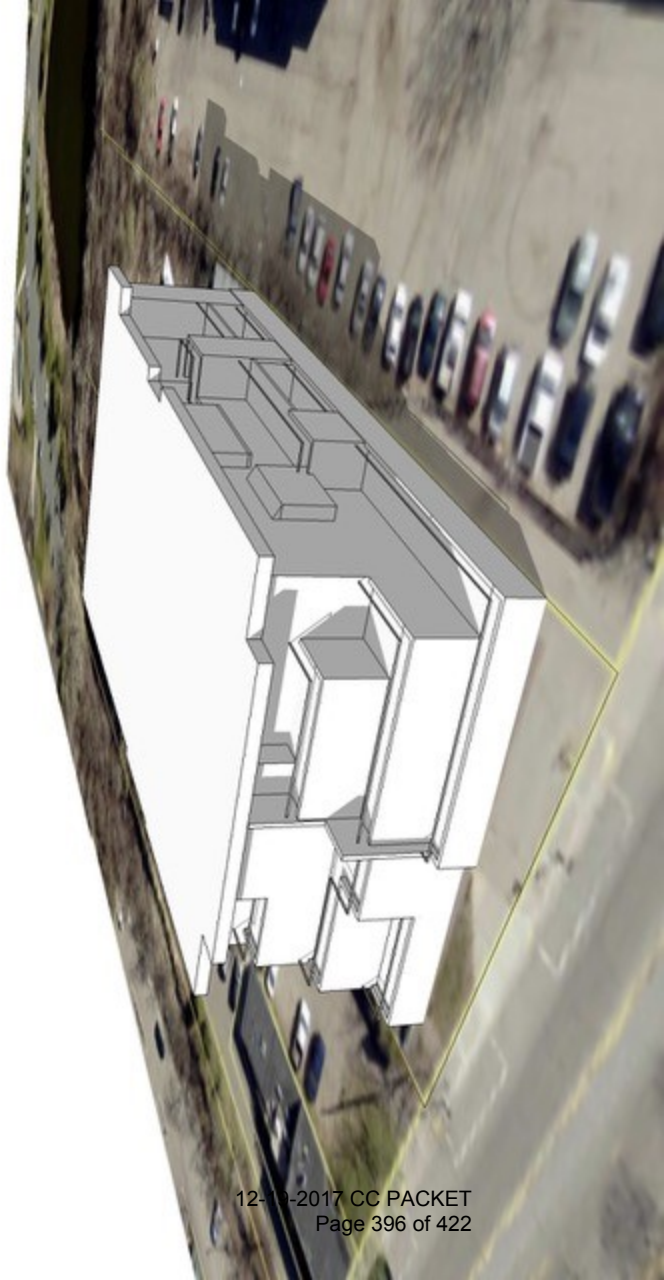


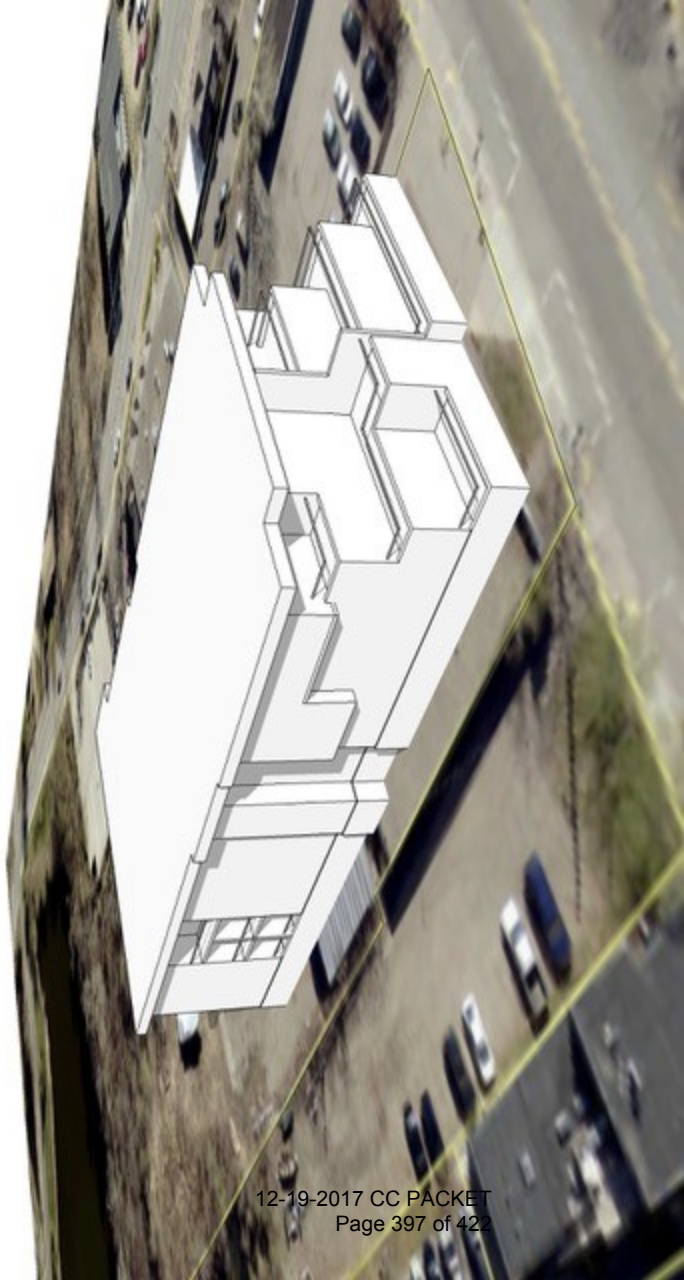
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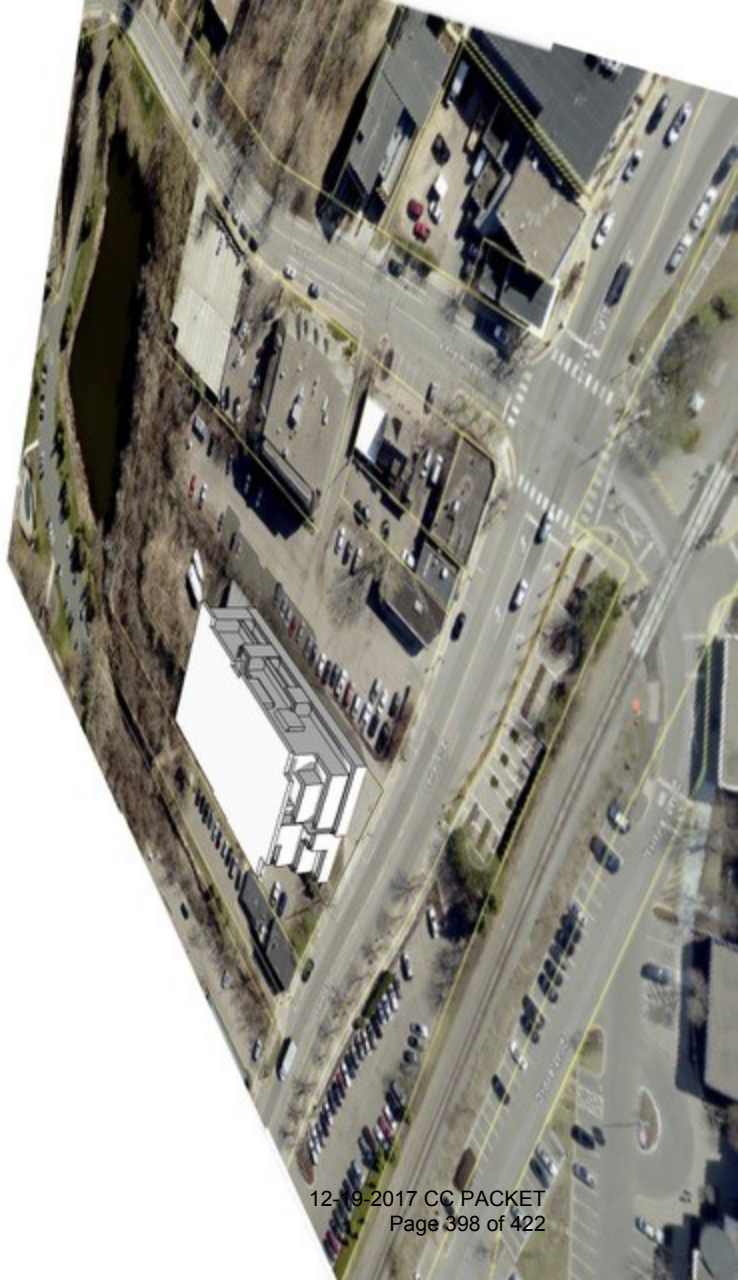


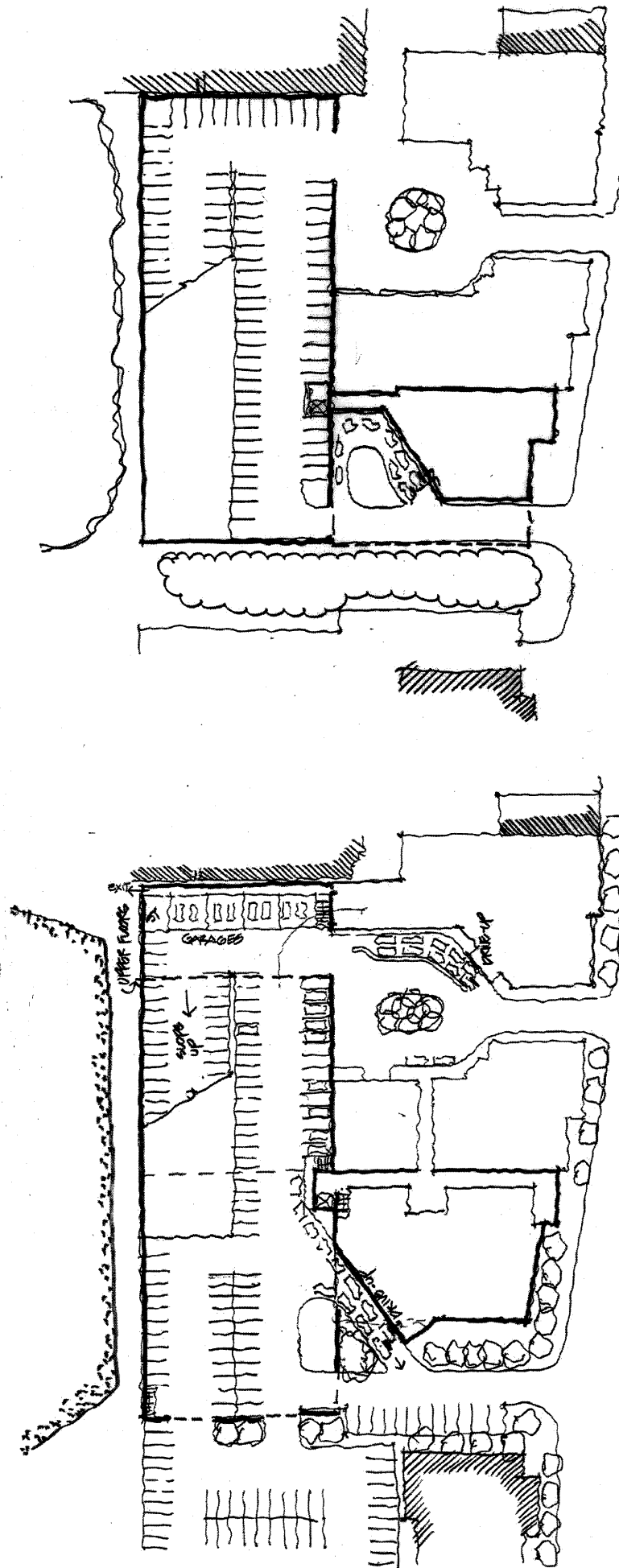










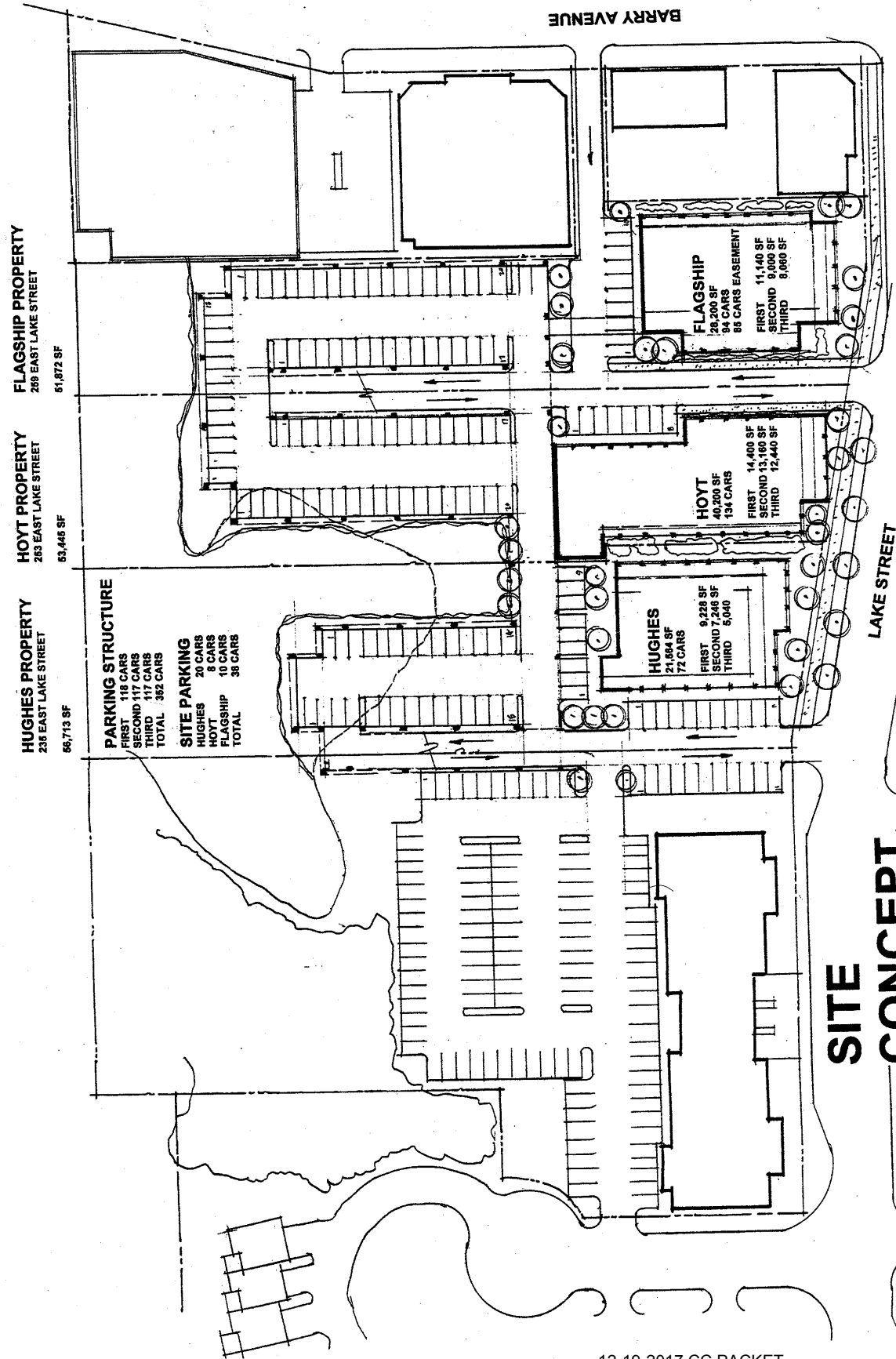


January 2005

WAYZATA: EAST LAKE STREET MIXED-USE
Wayzata, Minnesota

Urban Design Masterplan
Concept Studies: Preliminary Diagrams

CITY OF WAYZATA CONCEPT PLAN



SITE CONCEPT

ZITZLOFF PROPERTY
201 EAST LAKE STREET

HUGHES PROPERTY
235 EAST LAKE STREET

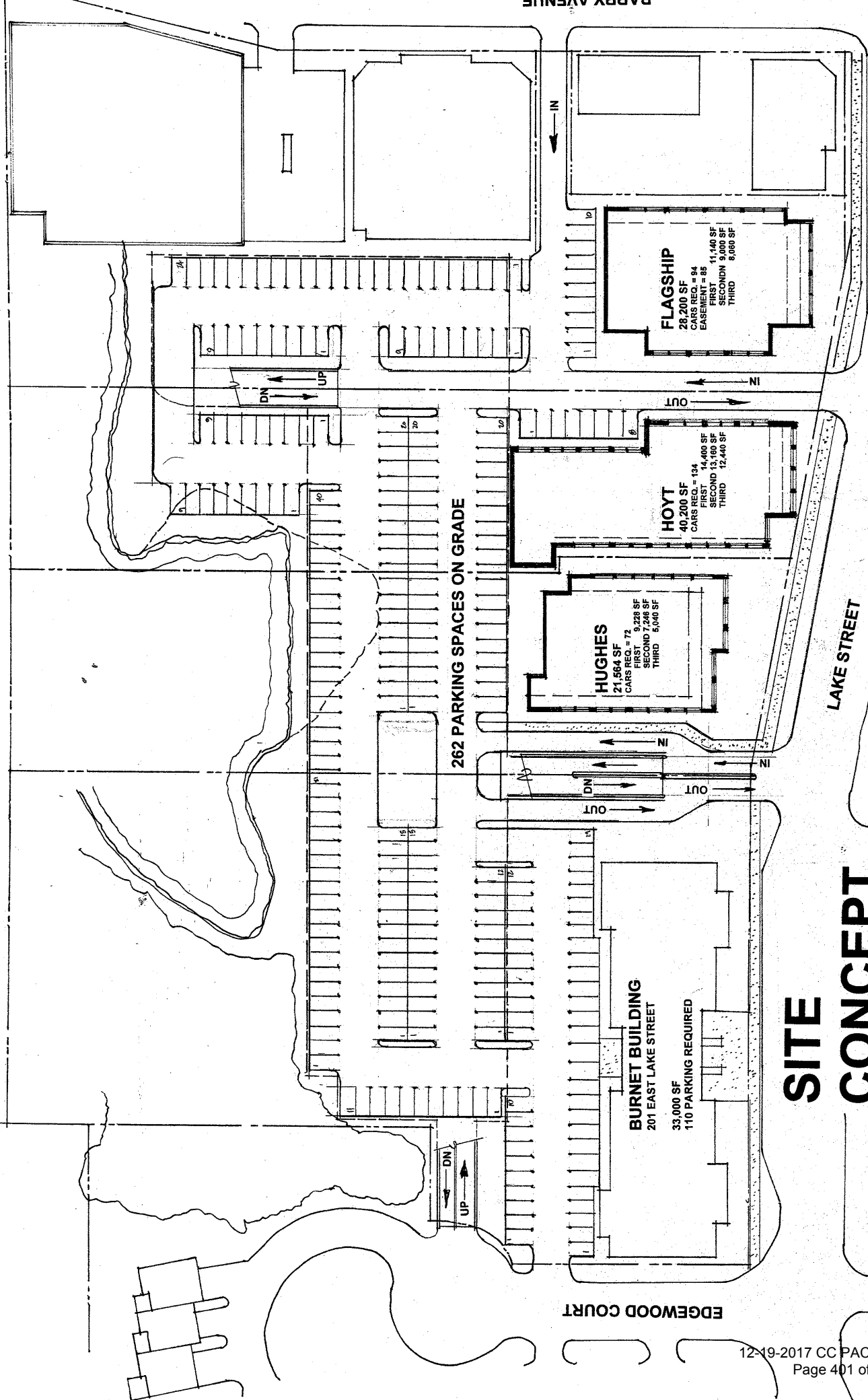
HOYT PROPERTY
253 EAST LAKE STREET

FLAGSHIP PROPERTY
259 EAST LAKE STREET

51,872 SF

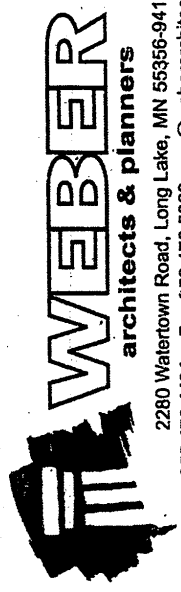
53,445 SF

21,564 SF



SITE CONCEPT

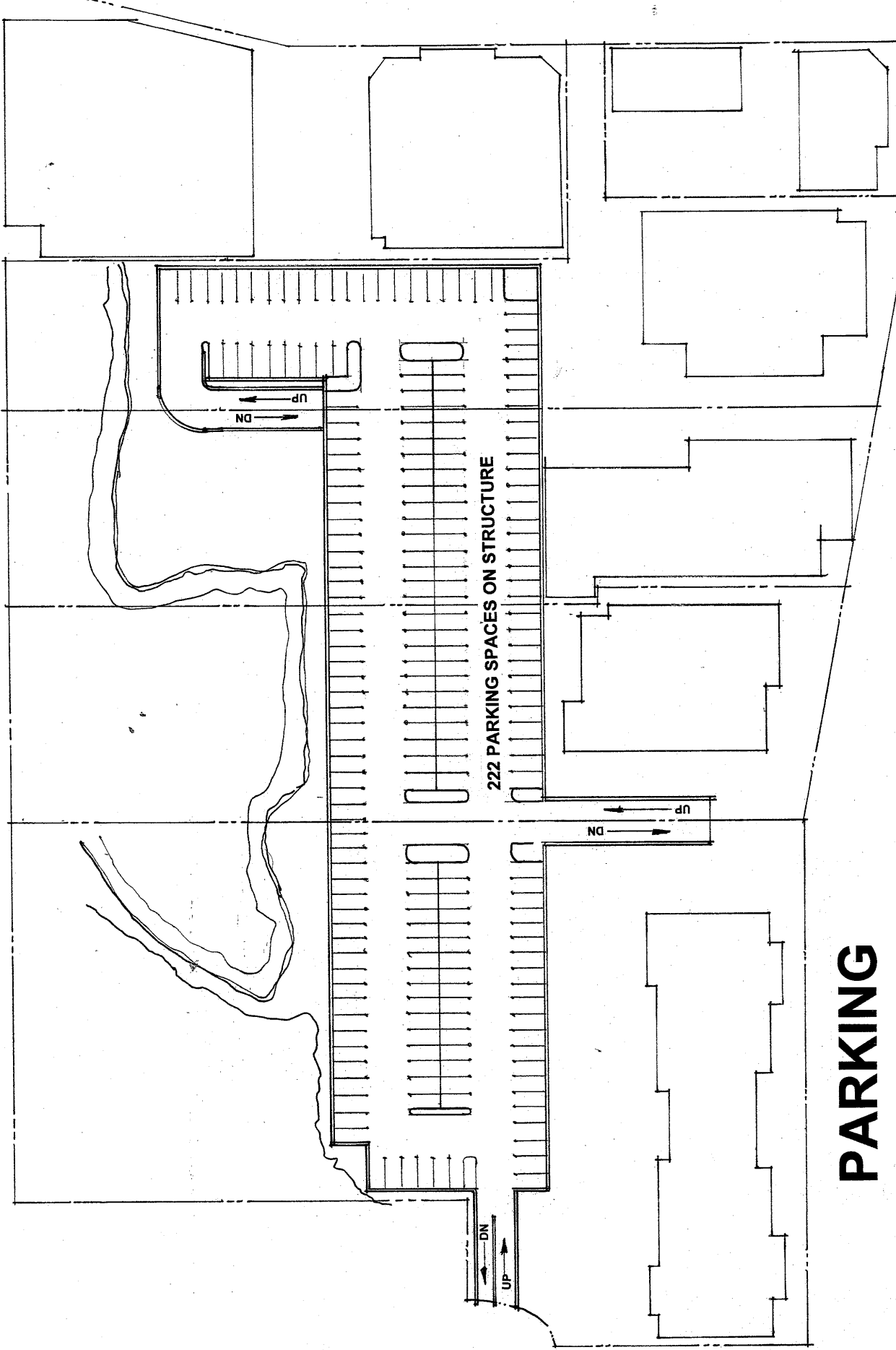
SCALE 1" = 30'0"



WEBER
architects & planners
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952.476.4434 • Fax 952.476.5863 • nw@weberarchitects.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

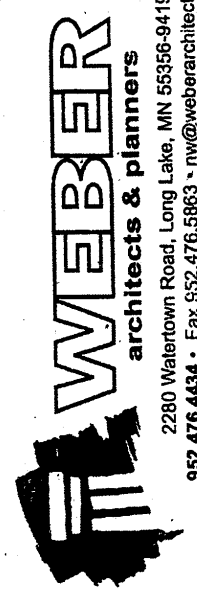
Neil Weber
DATE 12 Nov 2015
REGISTRATION # 11325
NEIL WEBER AIA



PARKING STRUCTURE

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR
REPORT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT
UNDER THE LAWS OF THE STATE OF MINNESOTA.

Neil Weber
NEIL WEBER, AIA
DATE 12 AUGUST 2015
REGISTRATION # 11325



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Commissioner Flannigan asked what the City would need to do to mark the street so that people were aware that it was a dead end.

Mr. Thomson stated he would review this with Public Works.

c.) 253 Condominiums – 253 Lake St E

i. Rezoning, PUD Concept Plan, Variance, Shoreland Impact Plan/Conditional Use Permit

Director of Planning and Building Thomson stated the applicant, Weber Architects & Planners, and the property owner, Continental Property Group, have submitted a development application to redevelop the property at 253 Lake Street East. He noted that on September 5th, the City Council, Planning Commission, and HRA held a joint workshop to discuss redevelopment plans in the area of the proposed development along Lake Street, west of Manitoba Avenue. The goal of the workshop was to discuss the individual development projects, potential tax increment financing (TIF) and next steps. The subject property is one of the individual development sites in the redevelopment area, and the proposed PUD concept plans are similar to what was presented by the property owner at the workshop meeting. Mr. Thomson explained that the development application contemplates demolition of the existing commercial building and accessory buildings and construction of a new 3-story residential building. The lower level would include 32 enclosed parking stalls and would be partially located above grade. The three stories above the lower level would include a total of 16 residential condominiums. The entrance to the lower level parking garage would be located on the back of the building, and access would be provided from Barry Avenue via an easement from the adjacent Wayzata Blu development. As a consideration of the PUD, the applicant is willing to donate the land behind the proposed building to the City for public parking and parking access. This is consistent with the City's approval of the Wayzata Blu project, which includes a condition requiring an easement to the City for possible public parking on the back of the property to provide additional public parking in the area. With respect to the proposed height of the building, Mr. Thomson noted that under the Zoning Ordinance, building height is measured from the average grade along the building footprint to the top of the flat roof. The proposed building would be 3-stories with an overall height of 40-feet. The proposed building also includes a basement level for underground parking, which would extend 6-feet above grade. The zoning ordinance states that a basement level can extend up to 6-feet above grade before it is considered an additional story. Thus, the proposed building is considered 3-stories with a basement level. Mr. Thomson noted that the Comp Plan states that within the Central Business District, commercial buildings on Lake Street and west of Barry Ave. are encouraged but not required to have a first-floor retail use.

Commissioner Gonzalez noted that page 9 of the Staff Report states that the "transparency requirements under the Lake Street District of the Design Standards remain in effect." She asked Mr. Thomson how this would work with residential uses.

Mr. Thomson stated the transparency requirement applicable to the proposed project is 50% on the first floor. As part of the design review during a later stage of the review process, the City would be looking for compliance with this requirement.

1
2 Commissioner Flannigan asked Mr. Thomson if the City Engineer had reviewed the number of
3 cars coming off of Barry Avenue, and if he had any concerns.
4

5 Mr. Thomson stated the City's objective, as part of the proposed redevelopment, would be to have
6 an access from Barry Ave and from Lake Street.
7

8 Commissioner Gonzalez asked Mr. Thomson what measures would be taken to protect the
9 wetlands on the property.
10

11 Mr. Thomson noted that the wetlands have been delineated, and stated that the building itself is
12 setback significantly from the wetlands and would meet all of the City's wetland setback
13 requirements. As part of the project the City would require storm water management for the
14 impervious surface.
15

16 Commissioner Gonzalez asked Mr. Thomson if the City's services would be able to accommodate
17 the addition of so many residential units in the area.
18

19 Mr. Thomson stated the City would review the more detailed plan when it is available, but at this
20 stage the City believes that it should be able to accommodate these additional units based on the
21 City's Comp Plan.
22

23 Commissioner Gonzalez asked Mr. Thomson if there would be any equipment on the roof.
24

25 Mr. Thomson stated that the applicant has not indicated at this stage where the mechanical
26 equipment would be located.
27

28 Chair Iverson invited the Applicant to speak about the Application. Mr. Neil Weber, representing
29 the Applicant, stated this property has a long history of being difficult to develop. He noted that
30 there are three different properties along this part of Lake Street that are being developed, and the
31 City would like to see these all come together to create a unified redevelopment area. He stated
32 they would not have retail in the project because it was not feasible. The proposed building would
33 have less mass than the adjacent Wayzata Blu project, and all three floors would be stepped back
34 from the front property line to reduce the mass. The only thing they would have on the roof would
35 be a 5-foot elevator structure.
36

37 Commissioner Gonzalez asked Mr. Weber how the transparency requirement would work.
38

39 Mr. Weber stated they would work to meet this requirement. He noted that the site had a water
40 table and soil problem that makes the underground parking difficult, so this is why they are not
41 able to go lower with this level of the building. He stated that there are other buildings on Lake
42 Street that are 40-feet in height, and their project only has 90-feet along Lake Street and is stepped
43 back to reduce the mass along Lake Street. He stated difficulties with this property are the
44 narrowness along Lake Street, the water table, and the poor soil conditions.
45

1 Commissioner Flannigan asked Mr. Weber if there had been consideration of including a walkway
2 between the proposed project and Wayzata Blu.

3
4 Mr. Weber stated a walkway already existed there.

5
6 Chair Iverson asked Mr. Weber what the rationale was for have having zero setback on the east
7 side of the building.

8
9 Mr. Weber stated the building would be zero for the parking level but the first floor would step
10 back 10-feet.

11
12 Chair Iverson asked Mr. Weber if there was concern that a wind tunnel would be created that
13 would catch debris and snow.

14
15 Mr. Weber stated they had not looked at this, but they are currently only looking for concept
16 approval and not architectural or design approval. Once they have concept approval then they will
17 bring back more detailed information regarding the architecture and design of the building.

18
19 Chair Iverson opened the public hearing at 8:31 p.m.

20
21 Mr. Lowell Zitzloff, owner of property on Barry Avenue to the northwest of the proposed project,
22 expressed concerns about the ingress and egress of the project. He explained that the alley was
23 originally for three oil trucks to access the property. Approval would mean 200-300 vehicles
24 coming off Barry Avenue. He stated that they would need to have an ingress and egress off of
25 Lake Street. He noted he has projects that are located on the corner of Lake Street and Barry, and
26 he has 2-levels of underground parking. He stated that he has had to deal with the water problems
27 in the area, and that you cannot bring this many vehicles off of Barry Avenue without causing
28 problems.

29
30 Mr. Darren Knight, 319 Barry Avenue, attorney for Mr. Zitzloff, expressed concerns about the
31 number of cars going in and out on Barry Avenue without having access to Lake Street. The Lake
32 Street access is dependent on the next development.

33
34 Mr. Zitzloff stated he would be looking to pursuing an office/retail project on Lake Street and
35 Barry starting in the spring.

36
37 Ms. Peggy Douglas, 133 Edgewood Court, stated Wayzata Blu and Meyer Brothers were able to
38 work with the water table issues in the area and meet the 35-foot height requirement for their
39 projects. She expressed concerns about the traffic and cars in the area. She asked if they could
40 move the pocket park and public parking to make more green space.

41
42 There being no other members of the public wishing to speak on the Application, Chair Iverson
43 closed the public hearing at 8:38 p.m.

44
45 Chair Iverson asked for comments from the Commissioners.

1 Commissioner Gonzalez stated when Wayzata Blu was presented to the Commission, they were
2 informed that the access had a private easement and the City had no control over it. She asked Mr.
3 Thomson if this was correct.

4
5 Mr. Thomson stated as part of the Wayzata Blu project, there will be a full 24-foot wide access
6 drive located entirely on the Wayzata Blu property. As part of the Wayzata Blu project, the City
7 required a public easement over the back of the property for future public parking. There is a
8 private easement between Wayzata Blu and the Zitzloff property for access. It is the City's current
9 objective that as part of the overall redevelopment of this area, there will be full access from both
10 Lake Street and Barry Avenue. Since the proposed project does not provide vehicle access from
11 Lake Street, the access will need to be provided as part of the adjacent 235 Lake St redevelopment.
12 City staff would have concerns about traffic if there is only access from Barry Avenue for the
13 overall redevelopment area.

14
15 Commissioner Flannigan asked Mr. Thomson if there were any buildings along Lake Street that
16 were taller than 35-feet.

17
18 Mr. Thomson stated he would look into this further for the Commission, but that there are buildings
19 in the downtown area that are taller than 35-feet.

20
21 Commissioner Gonzalez stated there have not been any projects with buildings over 35 feet
22 approved since the height standard in the Zoning Ordinance was rewritten.

23
24 Commissioner Flannigan asked Mr. Thomson if the City had documentation regarding the
25 problems with the water table and soil conditions for this property that makes it difficult to go
26 down further with the lower level parking.

27
28 Mr. Thomson stated the applicant provided a geotechnical report which confirms what the
29 applicant has stated regarding the poor soil conditions.

30
31 Commissioner Buchanan stated he would support the rezoning request and the PUD concept plan,
32 but he is not sure about the height request at this time.

33
34 Commissioner Young agreed.

35
36 Commissioner Gonzalez stated changing this zoning to a PUD does make sense and is consistent
37 with the other projects in the area. She stated she does have a problem with the height variance
38 because the City has been very clear on this height requirement and other developments have been
39 able to meet this requirement.

40
41 Commissioner Flannigan stated he appreciated the developers coming together in this area. He
42 would like to see the Council, the Planning Commission and the landowner's work together to
43 bring these projects forward in a manner that makes sense. He has concerns about approving a
44 project without including a condition for the second access. He would support this concept.

1 Chair Iverson stated the egress and the ingress would be worked out during the next phase of
2 review, and she expressed concerns about the height of the project.

3
4 Commissioner Gonzalez made a motion, seconded by Commissioner Buchanan, to direct staff to
5 prepare a draft Planning Commission Report and Recommendation, with appropriate findings
6 based on the preceding discussion, recommending approval of the requested rezoning from C-4A
7 to PUD/Planned Unit Development and the PUD concept plan of development, and recommending
8 denial of the requested variance from the maximum building height standard and the Shoreland
9 Impact Plan/Conditional Use Permit for the building height for 253 Lake Street E. The motion
10 carried unanimously.

11
12 Chair Iverson recessed the meeting at 8:55 p.m.

13
14 Chair Iverson reconvened the meeting at 8:59 p.m.

15
16
17 **AGENDA ITEM 6. Other Items:**

18
19 **a.) Review of Development Activities**

20
21 Director of Planning and Building Thomson stated the City's annual volunteer appreciation
22 dinner is on November 16th. The City is continuing the visioning process for Wayzata 2040, and
23 there will be multiple workshop meetings held with the community and stakeholders over the
24 next month. The City is also accepting applications for vacancies on the City boards and
25 commissions. He noted that there are three open positions on the Planning Commission starting
26 January 1, 2018, and applications are due by 4:30 p.m. on October 31st.

27
28 **b.) Next Meeting**

29
30 Director of Planning and Building Thomson noted that the next regular meeting of the Planning
31 Commission is scheduled for November 20, 2017.

32
33 **AGENDA ITEM 7. Adjournment.**

34
35 There being no further business to discuss, Chair Iverson asked for a motion to adjourn.
36 Commissioner Buchanan made a motion, seconded by Commissioner Young, to adjourn the
37 meeting of the Planning Commission. The motion carried unanimously.

38
39 The Planning Commission meeting was adjourned at 9:03 p.m.

40
41 Respectfully submitted,

42
43 Tina Borg
44 *TimeSaver Off Site Secretarial, Inc.*

DRAFT RESOLUTION NO. 68-2017

**RESOLUTION APPROVING REZONING AND PUD CONCEPT PLAN OF
DEVELOPMENT AND DENYING BUILDING HEIGHT VARIANCE AND
BUILDING HEIGHT SHORELAND IMPACT PLAN/CUP FOR NEW
THREE STORY RESIDENTIAL DEVELOPMENT AT 253 LAKE ST E**

WHEREAS, Weber Architects & Planners, Continental Property Group, and the property owner of 253 Lake Street E (the “Applicant”) have submitted a development application for approval of a PUD Concept Plan, PUD Rezoning, Building Height Variance and Building Height Shoreland Impact Plan/CUP for a new three story building with 16 residential units and underground parking at 253 Lake St East (the “Application”); and

WHEREAS, the Wayzata Planning Commission, pursuant to the Zoning Ordinance, has held a public hearing on the Application, made findings of fact on the land use requests in the Application, and delivered a Report and Recommendation to the City Council, attached to this Resolution as Attachment A (the “Planning Commission Report and Recommendation”);

NOW THEREFORE, BE IT RESOLVED by the City Council of Wayzata, Minnesota as follows:

A. Based on the Application materials, additional materials and information submitted by the Applicant, staff reports, public comment and information presented at the public hearing, the standards of the Wayzata Zoning Ordinance, and the findings and recommendation of the Planning Commission Report and Recommendation, all of which are incorporated by reference in this Resolution, the City Council of the City of Wayzata hereby confirms and memorializes that the PUD Concept Plan and PUD Rezoning requested in the Application meet the applicable requirements of Wayzata’s Zoning Ordinance, but the Building Height Variance and Building Height Shoreland Impact Plan/CUP requested in the Application do not meet the applicable requirements of Wayzata’s Zoning Ordinance.

B. Based on the foregoing, the PUD Concept Plan and PUD Rezoning defined and requested in the Application are **HEREBY APPROVED, subject to the following conditions:**

1. A General Plan of Development for the Project must be submitted within six months of the date of this Resolution in compliance with 801.33.6 of the Zoning Ordinance.
2. The height of the building proposed in the PUD Concept Plan must be modified to comply with the standards of building height in the Zoning Ordinance.

3. All expenses of the City of Wayzata related to processing the Application, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.

C. Based on the foregoing, the Building Height Variance and Building Height Shoreland Impact Plan/CUP defined and requested in the Application are **HEREBY DENIED**.

Adopted by the Wayzata City Council this 19th day of December 2017.

Mayor Ken Willcox

ATTEST:

City Manager Jeffrey Dahl

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Wayzata, Minnesota, at a duly authorized meeting held on December 19, 2017.

Becky Malone, Deputy City Clerk
SEAL

Attachment A

Planning Commission Report and Recommendation, dated November 20, 2017



WAYZATA PLANNING COMMISSION

November 20, 2017

REPORT AND RECOMMENDATION OF APPROVAL OF REZONING AND PUD CONCEPT PLAN OF DEVELOPMENT AND DENIAL OF BUILDING HEIGHT VARIANCE AND BUILDING HEIGHT SHORELAND IMPACT PLAN/CONDITIONAL USE PERMIT FOR NEW THREE STORY RESIDENTIAL DEVELOPMENT AT 253 LAKE ST E

SUMMARY OF RECOMMENDATION

1. **Approval*** of Rezoning from C-4A to PUD/Planned Unit Development for new residential condominium development
2. **Approval*** of PUD Concept Plan for new residential condominium redevelopment
3. **Denial** of Building Height Variance
4. **Denial** of Shoreland Impact Plan/CUP for Building Height

** with certain conditions listed at the end of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Project.** Weber Architects & Planners, Continental Property Group, and the property owner listed below (the "Applicant") have submitted a development application (the "Application") for the property located at 253 Lake St E (the "Property"). The proposal includes demolition of the existing buildings and construction of a new three story building with 16 residential units and underground parking (the "Project").
- 1.2 **Application Requests.** As part of the Application, the Applicant is requesting approval of the following land use requests:
 - A. **Rezoning from C-4A to PUD/Planned Unit Development:** Rezoning the Property from C-4A Limited Central Business District to PUD Planned Unit Development District (the "Rezoning" or "Zoning Amendment").
 - B. **PUD Concept Plan of Development:** The PUD Concept Plan depicted and described in the Application and in the plans attached to this Report as Attachment A for a new three story residential building, with 16 residential

units and underground parking (the “PUD Concept Plan”).

- D. Variance from the Building Height Standard: A variance from the maximum 35-foot, 3 story building height permitted in the PUD Zoning District to allow for the proposed building with a height of 40 feet (the “Height Variance”).
- E. Shoreland Impact Plan/Conditional Use Permit for the Building Height: A shoreland impact plan/conditional use permit for a building in excess of 35 feet in the S Shoreland District to allow for the proposed building with a height of 40 feet (the “Height CUP”).

- 1.3 Property. The address, property identification number and owner of the subject property (the “Property”) are:

Address	PID	Owner
253 Lake St E	06-117-22-23-0013	Berry and Co, Inc.

- 1.4 Land Use Designations. The Property falls within the following land use districts:

Current zoning:	C-4A Limited Central Business District
Comp plan designation:	Central Business District
Overlay districts:	S Shoreland Overlay District W Wetland Overlay District

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the Lakeshore Weekly News on October 19, 2017. A copy of the notice was mailed to all property owners located with 350 feet of the Property on October 20, 2017. The required public hearing was held at the October 30, 2017 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Zoning Ordinance Amendments / Rezoning. City Council has the discretion and authority under state law and City Code to amend the City’s Zoning Ordinance. A zoning ordinance amendment may be initiated by the governing body, the planning agency or by petition of affected property owners. In considering a proposed amendment to the Zoning Ordinance, the Planning Commission and City Council shall consider the possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use’s conformity with present and future land uses of the area.
- C. The proposed use’s conformity with all performance standards contained in the Zoning Ordinance (i.e., parking, loading, noise, etc.).

- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property value in the area in which it is proposed.
- F. Traffic generation by the proposed use in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

2.2 Planned Unit Developments (PUDs).

- A. Intent and Purpose of PUDs. Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
 - 1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.
 - 2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 - 3. More convenience in location and design of development and service facilities.
 - 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
 - 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 - 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 - 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)

8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- B. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.
 3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
 4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
 5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
 6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.

7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.
11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City._
14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

- C. Residential and Non-Residential PUD Standards. Sections 801.33.3 and 4 set forth lot area, minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential and non-residential components. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.
 - D. PUD Procedure.
 - 1. Concept Plan Approval Non-Binding. Concept Plan approval is the first step in a multi-stage process of City review and approval of a PUD. Concept Plan approval in no way binds the City to subsequent approval of a General Plan of Development or other approvals that may be required. Section 801.33.5.B.
 - 2. Application Contents. An application for approval of a Concept Plan of development for a PUD project must contain the information and materials listed in Section 801.33.5.C.
- 2.3 Building Height; Variances. Under Section 801.33.2.14, the maximum building height in the PUD Zoning District is thirty-five (35) feet and three (3) stories, whichever is less. Section 801.05.1.C provides the criteria for reviewing variances from the standards of the Zoning Ordinance. The variance review criteria are as follows:
- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
 - B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
 - C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
 - D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

2.4 Shoreland Impact Plan/Conditional Use Permit for Building Height. The maximum height of buildings in the Shoreland Overlay District is 35 feet. Under Section 801.91.10, building heights over 35 feet may be allowed through approval of a shoreland impact plan/conditional use permit. Section 801.91.19 states that landowners or developers desiring to develop land located within the Shoreland District must first submit a conditional use permit application as regulated by Section 801.04 and a "Shoreland Impact Plan", which shall set forth proposed provisions for sediment control, water management, maintenance of landscaped features, and any additional matters intended to set forth proposed changes requested by the applicant and affirmatively disclose what, if any, change will be made in the natural condition of the earth, including loss of change of earth ground cover, destruction of trees, grade courses and marshes. City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of a proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.

- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 3. FINDINGS

Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Zoning Ordinance Amendments / Rezoning. The proposed use associated with the Project (the "Proposed Use") would not have an adverse effect on surrounding properties or the community, and meets the standards for a zoning ordinance amendment:
 - A. The Proposed Use is consistent with the Comprehensive Plan land use designation of the Property, and meets the policies of the Comp Plan for the Central Business District (CBD), which call for a mix of commercial, office, and residential uses in the area; high quality development; design and architecture that compliments the area; ease of vehicular and pedestrian traffic; improvements to sidewalks, walkways and street furniture; enhanced street trees and landscaping elements; orderly transition between commercial/office areas of the CBD and adjacent residential neighborhoods; upper story housing with third floor setbacks; and redevelopment of property in need of redevelopment. The PUD would introduce residential uses into an area of Lake Street and the CBD that is predominantly office and commercial uses and has limited residential uses. The PUD would also provide orderly transition to the adjacent high density residential properties to the north of the Property, and would redevelop the Property which is blighted and in need of redevelopment. The other CBD policies will be further reviewed should the Application proceed to the next stage of the PUD approval process.
 - B. The Proposed Use is consistent with current and future land uses in the area.
 - C. The Proposed Use would meet the performance standards outlined in the Zoning Ordinance, other than the Height Variance and Height CUP as noted in this Report.
 - D. The Proposed Use would not adversely impact surrounding properties.
 - E. The Proposed Use would not negatively impact property values in the area.
 - F. The existing and contemplated new transportation facilities can meet the traffic demand of the Proposed Use.
 - G. The Proposed Use would not exceed service capacity of public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.

- 3.2 PUD. The PUD Concept Plan meets the purpose and intent of the PUD Ordinance.
- A. The PUD Concept Plan reflects higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 - B. The PUD Concept Plan meets the land use designation for the Property, and is consistent with the goals and objectives of the comprehensive plan.
 - C. The PUD Concept Plan allows for phased and orderly development with the adjacent properties at 235, 239, and 259 Lake St E by consolidating and coordinating building location, vehicle and pedestrian access, and shared public parking.
 - D. The PUD Concept Plan creates a more desirable and creative environment than would be possible under the existing C-4A/Limited Central Business District, and accommodates public parking being constructed on the back of the Property in coordination with adjacent properties.
 - E. In addition, the PUD Concept Plan meets all of the PUD general standards listed in Section 801.33.2.A and in Section 2.2.B of this Report and Recommendation except that the maximum building height in the Project will exceed the limit of thirty five (35) feet, and the Concept Plan should thus be modified to comply with this requirement if the requested Height Variance and CUP are not approved.
 - F. The Application contains the information and materials listed in Section 801.33.5.C.
- 3.3 Height Variance. The Height Variance does not meet all of the standards for granting a variance under the Zoning Ordinance:
- A. The Height Variance is not in harmony with the purpose and intent of the Zoning Ordinance, and is not consistent with objectives identified in Chapter 1-I of the Comprehensive Plan, which include preserving and enhancing Wayzata's "small town" character in terms of scale, street, and boulevard character.
 - B. The Applicant has not demonstrated in the Application or its presentation to the Planning Commission that there are practical difficulties in complying with the building height requirement under the relevant criteria of the Zoning Ordinance, including a demonstration that the Height Variance requested is (i) due to circumstances unique to the Property, and not created by the landowner; and (ii) the Height Variance, if granted, will not alter the essential character of the locality.

- C. The Applicant notes that the Height Variance request is due to the high water table on the Property. However, this is not a circumstance unique to the Property as other properties in the area have the same condition.

3.4 Shoreland CUP for Building Height. The provisions of Section 801.91.19 and 801.04.2(F) of the Zoning Ordinance have been considered and are not all satisfactorily met.

- A. The Applicant has not yet submitted a "Shoreland Impact Plan" with all of the information required under Section 801.91.19.
- B. The height requested under the Height CUP (the "Proposed Height") is not consistent with all of the specific policies and provisions of the official City Comprehensive Plan as noted in this Report.
- C. The Proposed Height would not be compatible with present and future uses of the area in that it would allow a significantly taller building than those adjacent and nearby along Lake Street and Barry Avenue.
- D. The Proposed Height would negatively impact the Lake Street streetscape, and the views from the sides and rear of adjacent properties and bluff area.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends:

- A. **APPROVAL** of the following land use requests in the Application:
 - 1. Rezoning from C-4A to PUD/Planned Unit District for new residential condominium development, effective only upon approval of the PUD General Plan of Development for the Project
 - 2. PUD Concept Plan for a three story residential condominium building which includes 16 residential dwelling units as depicted in the plans submitted with the Application and included as Attachment A to this Report
- B. **DENIAL** of the following land use requests in the Application:
 - 1. Building Height Variance
 - 2. Shoreland Impact Plan/CUP for Building Height

4.2 Recommended Conditions of Approval. The Planning Commission recommends any approvals be conditioned upon the following:

- A. A General Plan of Development for the Project must be submitted within six months of City Council approval of the PUD Concept Plan in compliance with 801.33.6 of the Zoning Ordinance.
- B. The height of the building proposed in the PUD Concept Plan must be modified to comply with the standards of building height in the Zoning Ordinance.
- C. All expenses of the City of Wayzata related to processing the Application, including consultant, expert, legal, and planning fees incurred, must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 20th day of November 2017.

Voting For Approval Recommendation: Buchanan, Flannigan, Gonzalez, Iverson, Young

Voting Against Approval Recommendation: None

Abstaining: None

Absent: Murray

Attachments:

Attachment A (Concept Plan)

Attachment A
(Concept Plan)