

CITY COUNCIL WORK SESSION
June 13, 2023
IMMEDIATELY FOLLOWING THE REGULAR MEETING OF REDA
Robbinsdale City Hall
4100 Lakeview Avenue North

A G E N D A

1. CITY COUNCIL SPECIAL WORK SESSION CALLED TO ORDER BY MAYOR PRO TEM
2. ROLL CALL: Mayor Pro Tem Wagner, Parisian, Webb, Blonigan, Murphy
3. Discussion: 3839 Lakeland Ave N – Development (2-9)
4. Discussion: Hollingsworth Park – Design updates (10-21)
5. Staff Updates (no attachments)
 - a. Legislative Updates
 - i. Public Safety
 - ii. Legalized Cannabis
 - b. Organized Collection RFP Process
 - c. Special Budget Work Session
 - d. MDH Licensed homes
 - e. Other
6. Council Updates
 - a. Other
7. ADJOURNMENT

To: Mayor, City Council

Date: June 13, 2023

Subject: Redevelopment Concept for 3839 Lakeland Ave. N. (Mai Thai Restaurant site)

Area: 0.72 acres

Zoning: B-3 Highway Commercial

Proposed use: Multiple family housing which requires a conditional use permit.

Proposal

MWF Properties has approached city staff regarding their interest in redeveloping the property at 3839 Lakeland Ave. N. for multiple family housing. There is financing available for affordable housing through the Minnesota Housing Finance Agency, (MHFA). MWF Properties is hoping to get positive feedback from the City Council at their June 13 worksession in anticipation of an application that will be sent to MFHA by mid-July.

The target residents for the development has changed. It is now housing intended for seniors. It would consist of:

- 64 apartment units in four levels above an at-grade level of parking.
- Most of the apartments will be one-bedroom.
- A few of the units will be efficiencies (one room living without a separate bedroom).
- 41 first floor parking spaces under the apartments
- 23 surface parking spaces between the building and the Lakeland Ave. N. frontage road.
- Building amenities include offices, Community Room and a Fitness Room.

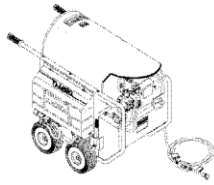
Discussion

The development takes advantage of reduced setbacks allowed in the Transit Oriented Development (TOD) overlay district. Consequently:

- The setback to the rear propertyline (facing American Pressure) is just 3 feet. There is no room for landscape buffering to the non-residential use. Typical city standards require a landscaped bufferyard for screening and useable open space. The developer's rationale is that the apartments will be one story above the parking, so they will look out at the building, and not the outdoor storage.
- There are no connections to West Broadway. In addition, there are no sidewalks along Lakeland Ave. N. The TOD overlay district was intended to promote a pedestrian oriented development pattern along West Broadway with minimal setbacks. The developer says that pedestrians will get to West Broadway via 39th Ave. N. which is a half street right-of-way with no sidewalks.
- The five-story building will need a variety of variances including lack of useable open space and lot area per unit. Further analysis may reveal additional variance(s).
- The fire department has concerns about the inability to get aerial ladder trucks to the rear of the building.

Ben Hagemann, owner of American Pressure contacted staff with concerns about the development. His concerns are attached. One of his suggestions/concerns is access for semis to the rear of the American Pressure property. While access is preserved via easements across neighboring properties to Lakeland Ave. N., he explains that the arrangement is less than ideal.

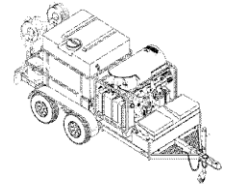
Please contact Rick with questions



3810 West Broadway
Robbinsdale, MN 55422

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To: The Honorable William Blonigan and City Council of Robbinsdale,

June 5, 2023

I am writing to you with some thoughts on a proposed development on the site of the current Mia Thai restaurant. We are the large blue building behind the site in question. I wanted to take this letter to offer an invitation, discuss our operation briefly and go over a few thoughts and concerns.

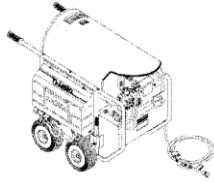
American Pressure has been in Robbinsdale since 2004 and over the last 19 years we have found the employees of Robbinsdale to be great to work with and have found Robbinsdale a great place to operate a business with minor exceptions. We look forward to being a quality neighbor, taxpayer, and business for years to come.

First of all, I want to invite each of you to stop in and say hello, see our business and meet me, my brother Josiah, co-owner of American Pressure, and also the rest of our wonderful staff. We would be glad to give you a tour of our operation and discuss what we do and how we operate.

On a high level we employ 19 full time people, provide custom pressure washer and steam cleaner equipment, repairs, and parts mostly to industrial users. We are innovative minded and push to better ourselves and our industry. We invested in interior remodeling, and exterior improvements since the day we purchased the business from our parents. We provide products that are used to clean bus stops by Metro Transit or complete wash bays all over the metro area and state. Recently, we helped the railroad industry develop cleaning solutions used internally on the EGR systems of their locomotives to reduce emissions and help meet environmental compliance, to date Burlington Northern has deployed them across the country and Union Pacific has also begun to do the same. We also distribute ice dam removal equipment, under our Arctic Steamer brand all over the world, and are the leader in that niche market. Additionally, we are leading with new technology, including offering the Tuffy Cleaning Systems PowerLoad, this is the first in the market for an industrial portable battery-operated pressure washer (it weighs 2000 pounds). We also run a service department that repairs in our shop here and at customers locations.

One of the minor exceptions, I mentioned, about doing business in Robbinsdale is logistical in nature, our products are large and come to us on pallets in semi-trucks, our warehouse and loading and unloading of semi-trucks takes place in our lower level, which is level with 81 and accessed from Lakeland Ave. We have easements through property owned by Birdtown (formerly Auto Electric), and Transitions on Broadway RESCARE, these are recorded on documents 4961650 and 4961647, one of which I understand was out of order when RESCARE moved in, they use areas for parking that they shouldn't be, per the easement, and we work with them for how they park in order to be accommodating as we are able. Getting trucks in and out is more difficult sometimes than we would like but it is workable. We can't have it become more difficult and want to avoid anything that would require us to assert and enforce rights under easements we have. We want to work together with our neighbors and let our business operate.

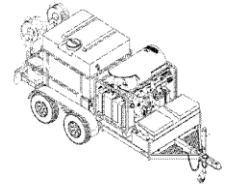
On the Blue Line rail topic, if it ends up going on 81, I have heard talk that the slip lane from 81 to Lakeland is being looked at for elimination. We strongly encourage you to keep this in place, it saves us time, gas and therefore carbon emissions every time a vehicle comes from the north, in addition it eases congestion at intersections and is an easier way for long trucks to get onto Lakeland. We can work to quantify impact on this if you would like us to do so, but that is only indirectly related to the discussion of development.



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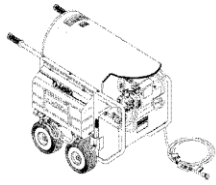
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Directly on the topic of the potential apartment building development in the current Mia Thai Restaurant location, I want to put out some brain storming along with a bit of comment, hopefully they add some value and perspective to your conversation and deliberation.

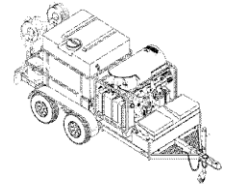
- 1.) Big picture as we look at a the area map of the block we are on, the you can see that trucks aren't getting to our building the easiest way from Lakeland. The access from Lakeland for our building, and the two neighboring on both sides, so five properties total is a lot of space for access. In addition, the garage parking access for the new building is yet another path from Lakeland. Formerly RESCARE was an industrial electrical distributor, currently they need little to no vehicle access to rear of the building (excepting garbage truck?), most likely Birdtown won't change hands and need anything except passenger cars to access. North might be the best way for all to access the properties. This drags in many stakeholders, but now might be the best time to figure it out.
- 2.) Easements and setbacks in the transit overlay can be lowered from city standards, but is that mandatory and is it wise long term, the rules exist for a reason and should be even handed and timeless and changed only with good reason, so if they are changed for the overlay should they be changed city wide. If we choose to build a five story wood structure 3 feet from the same property line could we do so at this time? What would that look like for a fire hazard? Is it to the edge of the overhang of the roof or wall for setback?
- 3.) Is the proposed structure a sloped roof as wood construction often is or is it a flat roof? Will the runoff of rain and the potential for falling snow land on or potentially damage items on our property?
- 4.) Does the set back allow for them to construct and maintain their building without coming on our property? We do use most of our space and need most of our space.
- 5.) When they dig to make the building will the 3 feet of space allow for them to not disturb, damage or otherwise harm our parking lot or soils under it. Will anything disturbed, damaged, or discovered under our property be covered by the developer or the city?
- 6.) This plays off the last point, in 1952 when Streed built the Auto Electric Building (now Birdtown) there was a gravel driveway in the back, at that time there was a big deep hole at the property in question, a sign was put up that clean fill was wanted, often people would throw in tires and other garbage that would need to be removed, when the building/property was sold by Ed Bush he was given a tear it down or level it off requirement. Much concrete was pumped under the structure that is now Mia Thai in order to keep it from sinking further. Does the potential developer know this history? Will the city help them if they don't have the funds to clean it up and move forward? Is there a solid and workable plan to build a structure on what many suspect is less that stable ground that still makes economic sense?
- 7.) Trucks must back in from Lakeland or back out onto Lakeland in order to deliver product and pick up product from us. During construction we can't have Lakeland blocked for semi or vehicle access. We will still require product deliveries and customer drop off and pick up. Will the builder be responsible for costs caused by lack of access and use? Will the



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city work with us before obstruction permits are issued? Somethings can be planned around, expensive options for product movement might be available, but a plan needs to be in place that will work.

- 8.) Backing off of Lakeland takes a talented driver, could the southern entrance in the proposal be combined with the existing driveway that services our easement so that a larger combined opening in the curb which will allow for easier backing from the road?
- 9.) Usually evidenced by new snow falls, we can see there is much movement from RESCARE to the apartment buildings to the North, it is shorter than going on the sidewalk on West Broadway and also under less observation, lots of back and forth. Not sure who is going from place to place or what they are bringing or picking up, I don't think more of these type of trips are wanted in Robbinsdale, this new building will shelter any visibility from 81/Lakeland. We previously had lights on the back of the building they fell into disrepair a while back, in addition those across the lake occasionally complained so we removed instead of repairing. This new building will make for a dark alley and that is less than exciting to us.
- 10.) Continuing on the topic of foot traffic and pedestrians, it seems like the proposed development is designed for only driving. If I was walking north, I would traverse the parking lot and probably cut through the private sidewalks at the apartment buildings or across and up our driveway. If I wanted to walk south, I would hike the hill next to Birdtown. The other option is just walk on Lakeland (already narrow enough when meeting a car).
- 11.) With the slip lane gone and also in general school buses to pick up children at this location also present some tight turns.
- 12.) I don't think the current use is optimum for the property and much would be required to bring back a thriving restaurant, I think the 64 unit development also has some serious downside and our interest in acquiring the property either for another building or easier access has always been hampered by the stories of how the property was developed and what is under it. If the city is looking for partners and looking to invest heavily in what might be in the ground to help a future development, please keep us in mind, if risk is mitigated, I think a lot could be done to that would benefit the city with this space.

American Pressure leases the building from Hagemann Properties, LLC. As building owners they agree with this letter and the points made here. For reference Hagemann Properties is owned by my parents Becky and Gary Hagemann.

I look forward to working with you to make Robbinsdale a better town and a continued great place to run a business, I hope each of you will take the time to stop in as it works for you and learn more about our business. We are all in this together and I am very glad you are putting in the work to make wise decisions.

Sincerely,

Ben Hagemann

CC: Rick Pearson



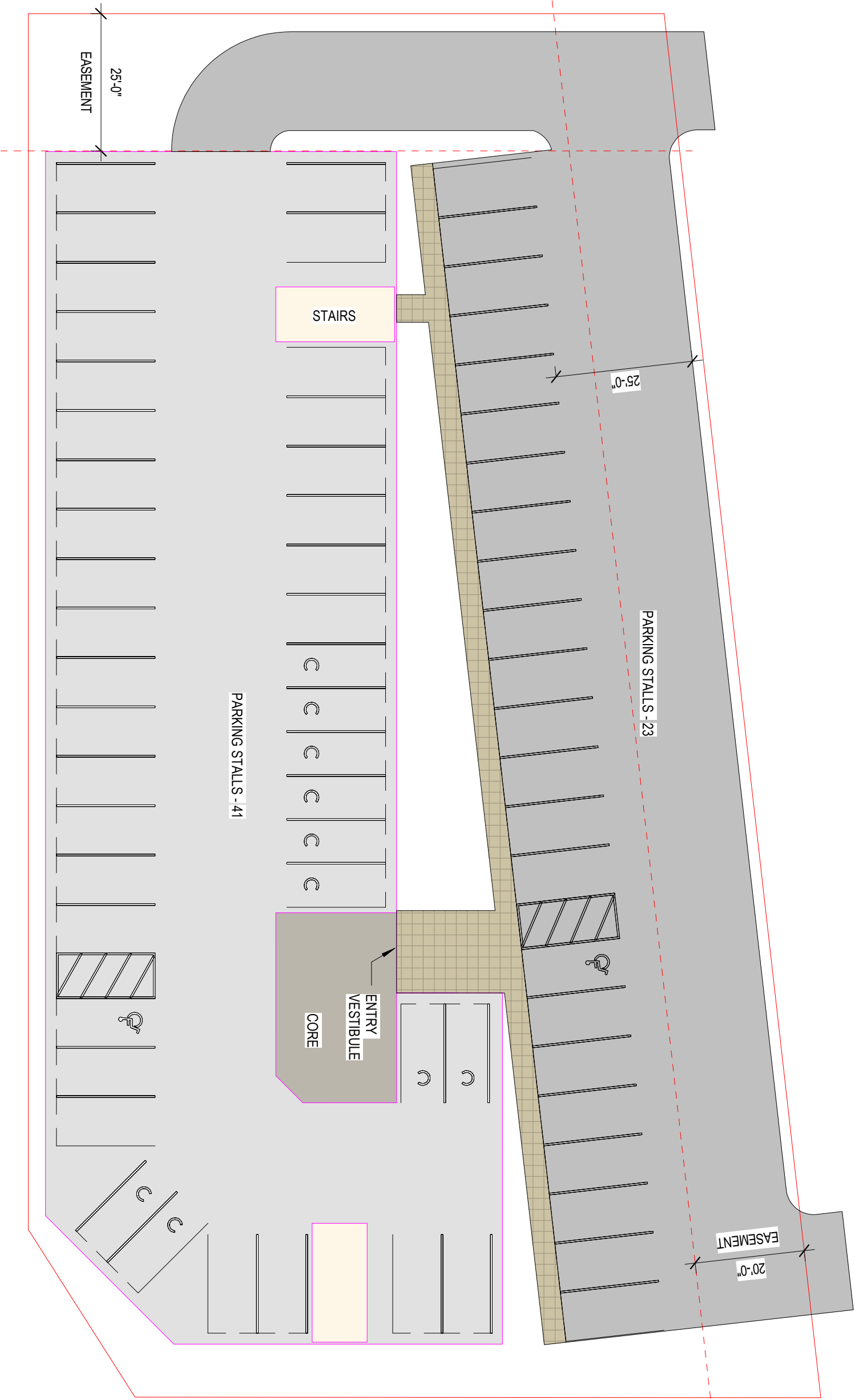
SITE PLAN KEY

- 1 BUILDING ENTRANCE
- 2 GARAGE ENTRANCE

Residential Unit Mix		
Name	Count	Unit Gross Area
		Main Floor
Unit 0-0	4	515 ft²
Unit 1-1	14	715 ft²
Unit 1-1b	24	687 ft²
Unit 1-3	14	734 ft²
Unit 1-5	8	851 ft²
Grand total: 64	64	

Total Gross Area	
Level	Area
Level 1	14,866 ft²
Level 2	14,653 ft²
Level 3	14,653 ft²
Level 4	14,653 ft²
Level 5	14,653 ft²
Grand total	73,478 ft²

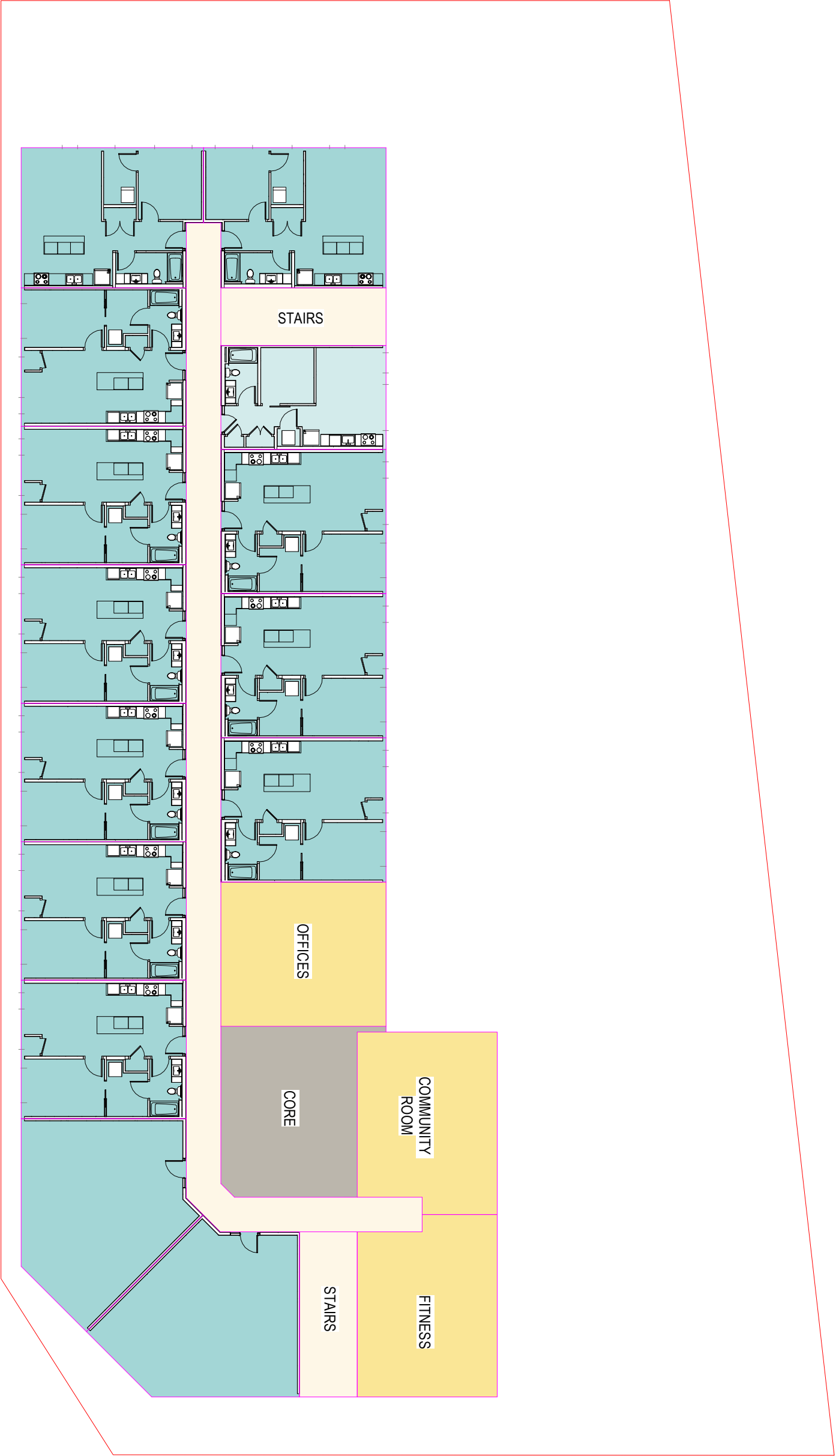
1 SD Site Plan
1" = 50'-0"



Unit Mix by Floor			
Name	Count	Area	Total Area
Level 2			
Unit 0-0	1	515 ft²	515 ft²
Unit 1-1	2	715 ft²	1,431 ft²
Unit 1-1b	6	687 ft²	4,120 ft²
Unit 1-3	2	734 ft²	1,468 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	13		9,237 ft²
Level 3			
Unit 0-0	1	515 ft²	515 ft²
Unit 1-1	4	715 ft²	2,861 ft²
Unit 1-1b	6	687 ft²	4,120 ft²
Unit 1-3	4	734 ft²	2,936 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,135 ft²
Level 4			
Unit 0-0	1	515 ft²	515 ft²
Unit 1-1	4	715 ft²	2,861 ft²
Unit 1-1b	6	687 ft²	4,120 ft²
Unit 1-3	4	734 ft²	2,936 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,135 ft²
Level 5			
Unit 0-0	1	515 ft²	515 ft²
Unit 1-1	4	715 ft²	2,861 ft²
Unit 1-1b	6	687 ft²	4,120 ft²
Unit 1-3	4	734 ft²	2,936 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,135 ft²
Grand total: 64			
	64		45,642 ft²

1 Level 1
1" = 20'-0"





Unit Mix by Floor			
Name	Count	Area	Total Area
Level 2			
Unit 0-0	1	515 ft²	515 ft²
Unit 1-1	2	715 ft²	1,431 ft²
Unit 1-1b	6	687 ft²	4,120 ft²
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	17		12,135 ft²
Grand total: 64	64		45,642 ft²

1 Level 1
1" = 20'-0"

TO: Mayor and City Council

FROM: Tim Sandvik, City Manager

DATE: June 13, 2023

RE: Hollingsworth Park – Design Updates

Analysis:

After ongoing discussion, the City of Robbinsdale formally executed a Limited Use Agreement with the Victor Donato Memorial Foundation (VDMF) (Attachment 1) in the summer of 2015.

The Victor Donato Memorial Garden Foundation was organized to honor Victor Donato after his death in February 2014, and to recognize his involvement in the Robbinsdale area Community.

For those unaware, Hollingsworth Park is named for Thomas K Hollingsworth, who was a Robbinsdale resident, and firefighter. On January 17, 1984, Mr. Hollingsworth tragically lost his life while fighting a housefire. As a part of the process of making updates and improvements to the park, the Hollingsworth family has been consulted, and supports the proposed design elements.

In January of 2017, the VDMF provided an update to Council, including proposed items for a “Phase I” (Attachment 2). While a first phase has since been completed, the project has been on hold due to Covid, and other circumstances. However, this past spring, representatives from the VDMF reached out to Council Member Webb, and City staff, to move work into Phase 2 (see Attachment 3). Representatives from the VDMF will be present at the Work Session, to described desired next steps. Further, staff recommends that an addendum to the Limited Use Agreement be created to update continued and new efforts.



Tim Sandvik, City Manager



LIMITED USE AGREEMENT
VICTOR DONATO MEMORIAL GARDEN IN HOLLINGSWORTH PARK

This is an agreement by and between the City of Robbinsdale, a Minnesota municipal corporation, located at 4100 Lakeview Avenue North, Robbinsdale, Minnesota 55422 (City), and the Victor Donato Memorial Garden Foundation, a non profit,^{501(c)3} located at 4701 36th Ave N. (Foundation).
Crystal Mn. 55422

BACKGROUND

- A. The City is the fee owner of certain real estate in an area officially known as Thomas Hollingsworth Park in the City of Robbinsdale, Minnesota and depicted on the attached Exhibit A (Property). The Property is currently being used as recreational public open space.
- B. The Victor Donato Memorial Garden Foundation was organized to honor Victor Donato after his death in February of 2014 and his involvement in the Robbinsdale area community.
- C. The Foundation desires to install and maintain plants, a pergola, pavers, and related recreational features as a memorial garden within Thomas Hollingsworth Park (Memorial Garden) in a portion of the Property as depicted on the attached Exhibit B (Limited Use Area).
- D. Pursuant to Minnesota Statutes, section 412.221, subdivisions 8 and 34, and City Code Section 810, the Robbinsdale City Council approved the Memorial Garden in the Limited Use Area on March 17, 2015.
- E. Family members of Thomas Hollingsworth formally indicated their support for the Memorial Garden within Thomas Hollingsworth Park before the Robbinsdale City Council on March 17, 2015.

AGREEMENT

- 1. **Incorporation of Recitals.** The recitals set forth above are incorporated herein and made a part of this Agreement.
- 2. **Grant of Limited Use.** The City hereby grants a nonexclusive limited use permit to the Foundation for the purposes of installing and maintaining plants, a pergola, pavers, and related recreational or garden features as a memorial garden within over, in, and across the Limited Use Area in exchange for Foundation's covenants and promises contained herein. This Agreement shall serve as the permit required by Section 810 of the City Code. This Agreement does not authorize the Foundation to install signage in the Limited Use Area without the prior

written consent of the City, and the City shall have the right to revise any proposed signage at no cost to the City.

3. Scope. The City reserves the right to the use the Property, including the Limited Use Area, during the term of this Agreement for its own public purposes. The City will make the area surrounding the pergola located in the Limited Use Area available for rentals and reservations and would manage such reservations and rentals through its City system.

4. Ownership, Maintenance, and Repair. City staff will be directly involved with the Foundation's Memorial Garden planning and development, with the Foundation paying the cost of said planning and development. The City regards the Memorial Garden as a regular improvement within the City such that the following will be required of the Foundation: City approval of the actual development plans, acquisition of any required building permits, inspections prior to completion, and any other required approvals, permits, or undertakings. Once installed, the plants, structures, pavers, and related recreational features depicted on Exhibit B will be owned by the City. The Foundation will contract with a vendor for annual garden maintenance and will provide a copy of the current vendor contract to the City. If the Foundation is unable to contract for annual garden maintenance of the Memorial Garden, then the Foundation agrees that the City can assume responsibility for garden maintenance which can include changing the type of plants to species that require less maintenance or changing the amount of plants or the type of covering, or both. The City shall be responsible for the costs of removal of any refuse or waste materials within the Limited Use Area. The Limited Use Area is served by an irrigation system, and the City will provide water to irrigate the Memorial Garden at no charge to the Foundation. If the Foundation requires any changes to the existing current irrigation system, then the Foundation will pay the cost of all changes to the existing system. The Limited Use Area is access to a nearby electricity connection, and the City will provide electricity to the Memorial Garden at no charge to the Foundation. If the Foundation requires any additional lighting hardware or connections or both for the Memorial Garden, then the Foundation will pay the cost of any additions and connections. Foundation shall not use the Limited Use Area for the storage, handling, transportation or disposal of any hazardous substance, hazardous waste, pollutant or contaminant as those terms are defined in 42 U.S.C. Section 9601, et. seq. or Minnesota Statutes, Chapter 115B. In the event that Foundation fails to maintain the Limited Use Area as set forth here, such limited use permit may be revoked by the City.

5. Memorials and Accounting. The Foundation agrees to allow the community to be able to purchase memorials to recognize other family and friends within the Memorial Garden, such as through the purchase of memorial pavers. The Foundation agrees to work with the City to generate guidelines for such memorial purchases. The Foundation may undertake sales of memorial bricks for placement in a paved area within the Limited Use Area provided that financial documentation is provided to the City each year showing that all funds raised through the brick sales were directed exclusively to the Memorial Garden. The Foundation shall also

provide the City with an annual accounting of the value of all of the items the Foundation has placed or caused to be placed in the Memorial Garden, as such are viewed by the City as donations to the City.

6. **Hold Harmless; Indemnification.** Any and all claims that arise or may arise against the Foundation, its officers, employees, agents or contractors while engaged in its use of the Limited Use Area shall in no way be the obligation of the City. Furthermore, the Foundation shall indemnify, hold harmless and defend the City, their officials, employees, contractors and agents from and against any and all liability, loss, costs, damages, expenses, claims, actions or judgments, including reasonable attorneys' fees which Foundation, its officers, employees, agents or contractors may hereinafter sustain, incur, or be required to pay, arising out of by reason of any act or failure to act by Foundation, its officers, employees, agents or contractors or arising out of or by reason of this Agreement. Nothing in this Agreement shall be construed as a waiver by the City of any immunities, defenses, or other limitations on liability to which the City are entitled to by law.

7. **Insurance and Bond.** The City does waive the requirements in City Codes, Section 810.07, and therefore the Foundation is not required to procure and keep general liability insurance due to the city purchases general liability insurance for city assets and the Victor Donato Memorial Garden in Hollingsworth Park once constructed becomes a city asset.

8. **Term and Termination.** This Agreement shall be effective upon execution and shall renew annually automatically unless terminated. Either party to this Agreement may terminate this Agreement at any time for any reason, or for no reason at all, by providing 30 days written notice to the other parties. Upon termination of this Agreement, the City may require the Foundation to remove the Memorial Garden and restore the Limited Use Area to its previous condition at the Foundation's sole cost within 60 days of receiving written notice from the City.

9. **Notices.** Any notice, demand, or other communication under this Agreement by either party to the other shall be sufficiently given or delivered if it is dispatched by regular U.S. mail or delivered personally to the respective address of each party as set forth in the beginning of this Agreement.

10. **Entire Agreement; Modification.** This Agreement constitutes the entire agreement between the parties and supersedes any other written or oral agreements between the parties. Any modification of this Agreement shall be in writing signed by the parties.

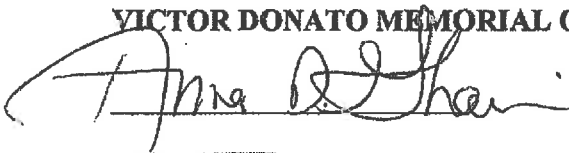
11. **Assignment.** Foundation shall not have the right to assign any rights under this Agreement except with the prior, express, and written consent of the City.

12. **Applicable Law.** The laws of the State of Minnesota shall control the interpretation of this Agreement.

13. Representation on Authority of Parties/Signatories. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

IN WITNESS WHEREOF, the duly authorized representatives of the City and Foundation have executed this Limited Use Agreement in duplicate on this 10 day of August, 2015.

VICTOR DONATO MEMORIAL GARDEN FOUNDATION


President

CITY OF ROBBINSDALE

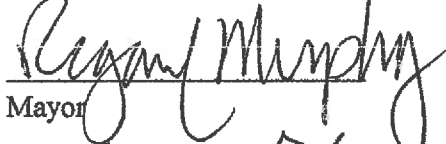
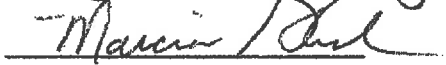

Mayor

City Manager

EXHIBIT A**PROPERTY**

EXHIBIT B
LIMITED USE AREA



Image: 190101, July 2011 © 2011 Google



Robbinsdale City Council

Meeting: Tuesday January 17, 2017

6:30PM (Back Room- Work Session)

1. Current Treasury Report (1/12/17)
2. Update – Brandon Hollingsworth involvement w/VDMF
3. Phase 1 –review and update
 - 12/20 15 pallets stone pavers secured @ Public Works
 - Remaining stone for sitting wall, reserved – to be purchased by 3/1/17. (7 pallets)
 - NEW Add Personalized Maltese cross to patio floor in memorial.
At the request of Hollingsworth
 - NEW Art Feature w/Water (by Steve Berger)
4. Phase 1 – target completion Aug 2017
 - Based on ground break and updates, proposing possible event hosted by VDMF on TKH Day Aug. 19th Thomas K Hollingsworth Volunteer Day- following the proclamation issued 8/16/84.

**Victor Donato Memorial Foundation
Treasurer's Report
1/12/2017**

Beginning Cash Balance					\$ 17,380.60
Income:	8/31/2016 Interest			0.18	
	9/30/2016 Interest			0.17	
	10/31/2016 Interest			0.17	
	11/30/2016 Interest			0.15	
	12/20/2016 Gala sponsorship-P&D Mechanical	\$	200.00	*	
	12/20/2016 Brick donation-Bonnie Shallbetter	\$	150.00	*	
	12/31/2016 Interest	\$	0.15		
	1/10/2017 Gala Sponsorship-Gearty Delmore	\$	200.00		
	1/12/2017 Gala tix	\$	250.00	*	
	1/12/2017 Donations	\$	675.00	*	
Total Deposits					\$ 1,475.82
Expenses	11/29/2016 Las Vegas Tonight-Deposit	\$	200.00		
	12/8/2016 Jill Steinhauser-Envelopes for invites	\$	68.11		
	12/15/2016 Jay Wenker-Stone delivery	\$	200.00		
	12/20/2016 Avenues for Homeless Youth-Gift cards	\$	500.00		
	12/20/2016 Jill Steinhauser-Stamps	\$	102.85		
	1/10/2017 Mastcom-Video	\$	900.00		
Total Expenses:					\$ (1,970.96)
Balance					<u>\$ 16,885.46</u>

* Deposited together



TUMBLED BLUESTONE BORDER

RETAINING WALL, MATERIALS SUPPLIED BY OTHER;

PLANTING AREA GARDEN SPACE (PLANTS BY OTHERS)

CHECKERBOARD PATIO, MATERIAL SUPPLIED BY OTHER;

1" DIAMETER CONCRETE MALTESE CROSS INLAY BY CONCRETE INSTALLERS

WALK WAY UP TO MEMORIAL SIGN: IRREGULAR BLUESTONE WITH TUMBLED BORDER

CURVED MEMORIAL SIGN, APPROX 6' HIGH
WITH 9' DIAMETER

CHECKERBOARD PATIO, MATERIAL SUPPLIED BY OTHERS

PAVER WALKWAYS AND SIDE PATIOS

CONCRETE PAVEMENTS SUPPLIED BY OTHERS
-WALKWAYS TO FOLLOW EXISTING GRADES, EXCEPTING PROPER DRAINAGE CORRECTIONS

BLUESTONE ENTRY INLAYS

Street Address
City, State & Zip

SHEET DESCRIPTION: PHASE 1 AREAS OF COMPLETION

DATE: OCTOBER 31ST, 2016

DESIGNER: BECCA D BASTYR

PAGE:

SCALE: 1/8"=1'-0"

VERSION: 1.2

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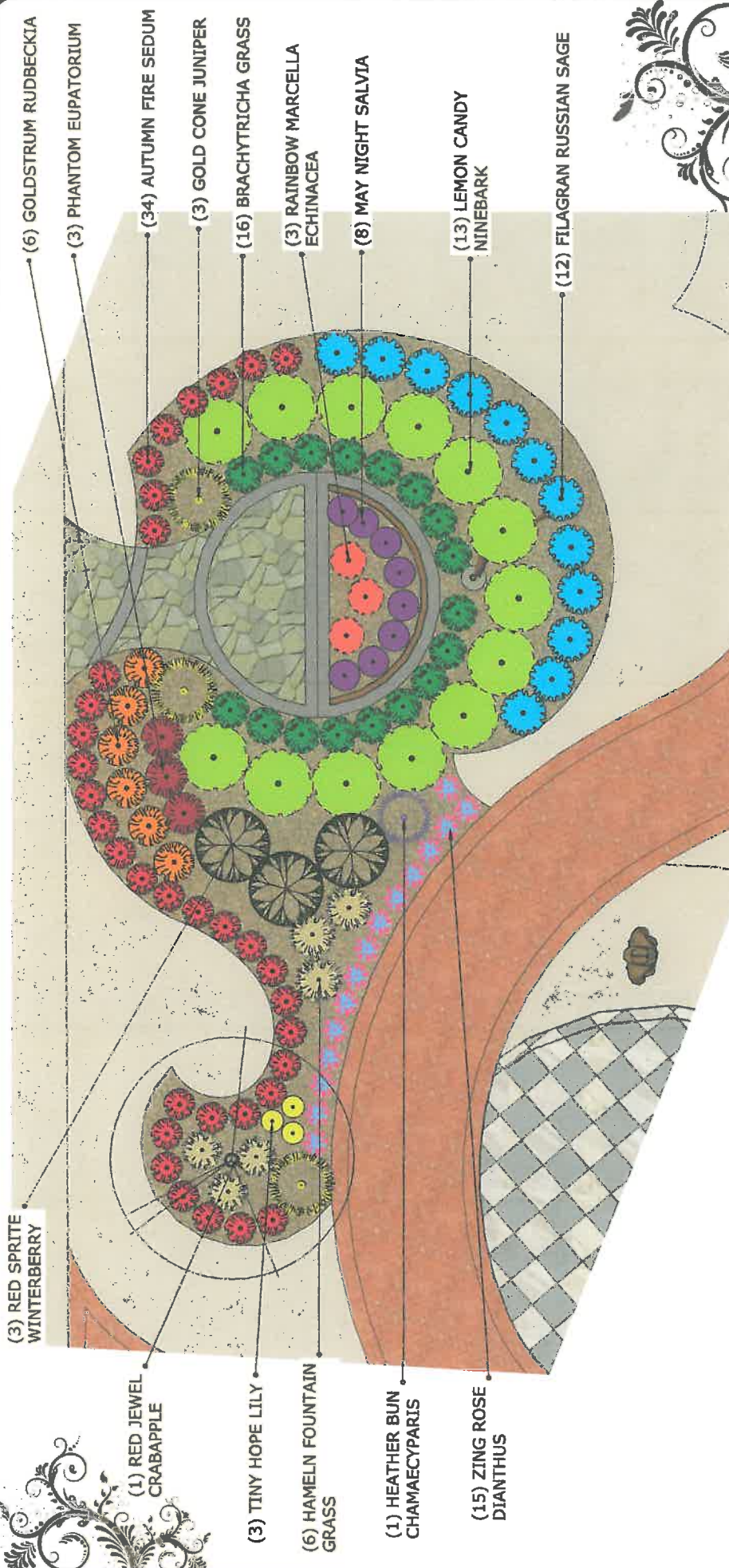
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Shakopee, MN 55379
www.bellawoodbuilders.com
952-277-6667



12276 Johnson Memorial Drive
Shakopee, MN 55379
www.momslandscaping.com
952-777-6667



HOLLINGSWORTH PARK

SHEET DESCRIPTION: PLANTING PHASE 1
DATE: JUNE 28TH, 2016
DESIGNER: BECCA D BASTYR

PAGE: 1 OF 1
SCALE: 1/4"=1'0"
VERSION: 1.0



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Contractor: L.C. BECKHOFER

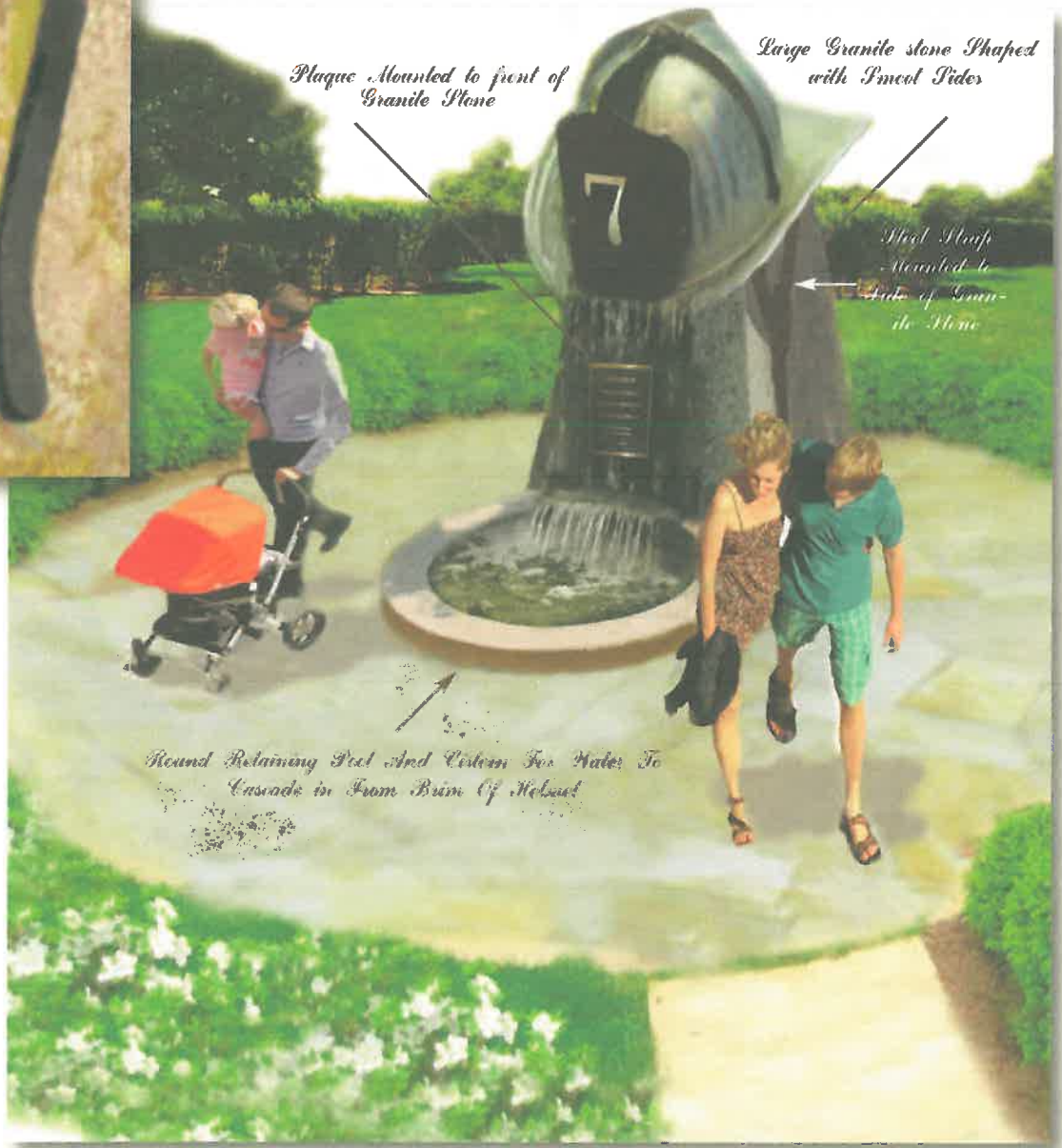
Hollingsworth Park Memorial

Revised Concept Art



Detail of the Number "7" Cut out of steel So It Can Be Bucklit

Helmets Piled To Approximately 6' Long



ALL GREY AREAS TO BE DONE IN SEPARATE PHASE

TUMBLED BLUESTONE BORDER

PLANTING AREA GARDEN SPACE (PLANTS BY OTHERS)

RETAINING WALL, MATERIALS SUPPLIED BY OTHERS

CHECKERBOARD PATIO, MATERIAL SUPPLIED BY OTHERS

6' DIAMETER CONCRETE MALTESE CROSS INLAY BY CONCRETE INSTALLERS

WALKWAY UP TO MEMORIAL SIGN: IRREGULAR BLUESTONE WITH TUMBLED BORDER

CURVED MEMORIAL SIGN, APPROX 6' HIGH WITH 9' DIAMETER

PAVER WALKWAYS AND SIDE PATIOS

CHECKERBOARD PATIO, MATERIAL SUPPLIED BY OTHERS

CONCRETE PAVERS SUPPLIED BY OTHERS
*WALKWAYS TO FOLLOW EXISTING GRADES, EXCEPTING PROPER DRAINAGE CORRECTIONS

BLUESTONE ENTRY INLAYS

HOLLINGSWORTH PARK PHASE 1

Street Address
City, State & Zip

SHEET DESCRIPTION: PHASE 1 AREAS OF COMPLETION

DATE: OCTOBER 31ST, 2016

DESIGNER: BECCA D BASTYR

PAGE:

SCALE: 1/8":1'0"

VERSION: 1.2

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