ROBBINSDALE

City Council Meeting
Tuesday, January 20, 2026
4100 Lakeview Avenue North
Robbinsdale, MN
7:00 PM

AGENDA

CITIZEN PARTICIPATION

The City Council is meeting as a legislative body to conduct the business of the City according to the RULES OF PROCEDURE AND DECORUM OF THE CITY COUNCIL. Unless so ordered by the Mayor, citizen participation is limited to the following times and always within the prescribed rules of conduct for public input at meetings.

A. PUBLIC HEARINGS: Public hearings are conducted so that the public affected by a proposal may have input into the decision. During hearings, all affected residents will be given an opportunity to speak pursuant to the RULES OF PROCEDURE AND DECORUM OF THE CITY COUNCIL.

B. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE CITY COUNCIL ON MATTERS NOT ON THE AGENDA

Any member of the public may speak at this time on any item NOT on the agenda. In consideration for the public attending the meeting for specific items on the agenda, this portion of the meeting will be limited to fifteen (15) minutes. Individuals are requested to limit their comments to four (4) minutes or less. If the majority of the Council determines that additional time on a specific issue is warranted, then discussion on that issue shall be continued under Other Business at the end of the agenda. Before addressing the City Council, members of the public are asked to step up to the microphone, give their name, address and state the subject to be discussed. All remarks shall be addressed to the Council as a whole and not to any member thereof. No person other than members of the Council and the person having the floor shall be permitted to enter into any discussion without permission of the presiding officer.

Your participation, as prescribed by the Council's RULES, is welcomed and your cooperation is greatly appreciated.

1. CITY COUNCIL MEETING CALLED TO ORDER

2. ROLL CALL: Blackledge, Greenberg, Parisian, Mayor Sutton

3. MICROPHONE CHECK: Blackledge, Greenberg, Parisian, Mayor Sutton

4. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE CITY COUNCIL ON MATTERS NOT ON THE AGENDA

5. APPROVAL OF THE JANUARY 20, 2026 MEETING AGENDA

6. CONSENT AGENDA: Pursuant to Council rules, one motion, non- debatable, will approve the recommendation noted. Any member of the Council may ask for an item to be taken from the Consent Agenda for discussion and separate action. Such items removed from the Consent Agenda shall be considered immediately following approval of the balance of the Consent Agenda:

   A. Approve City Council meeting minutes from January 6, 2026

B. Sanborn Playground RFP

C. Second Reading and adoption of an Ordinance Updating Various Sections of the City Charter

D. Resolution of Support for 4orty 2wo Development, LLC Grant Application to MN Brownfields & Hennepin County

E. Mayor Pro Tem and Staff Appointments

F. Accept Annual Planning Commission Report (2025)

G. Approval of Licenses

H. Robbinsdale Lions Premises Permit Application

7. PRESENTATIONS

A. None

8. PUBLIC HEARINGS

A. None

9. OLD BUSINESS

10. NEW BUSINESS

A. Letter of Support for Velair Development's Consolidated Affordable Housing Grant Application to Hennepin County for Potential Affordable Housing Project at 3839 Lakeland Avenue North

B. Resolution Supporting the Authority to Impose a Local Sales Tax

11. OTHER BUSINESS

A. Set Special Work Session for February 4th, 2026

B. Voucher Requests Pending Approval for Disbursement

12. ADMINISTRATIVE REPORTS

13. COUNCIL GENERAL COMMUNICATIONS

14. ADJOURNMENT

MINUTES

CITY COUNCIL MEETING CALLED TO ORDER

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

ROLL CALL

Present: Blackledge, Greenberg, Sutton
Absent: Parisian
Staff: Tim Sandvik, City Manager; Chase Peterson-Etem, Assistant City Manager/City Clerk; Richard McCoy, City Engineer

MICROPHONE CHECK

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE CITY COUNCIL ON MATTERS NOT ON THE AGENDA

None.

APPROVAL OF THE JANUARY 6, 2026, MEETING AGENDA

City Clerk Peterson-Etem noted one update and one addition to the agenda for tonight.

1. Update to Consent Item K, 2026 Meeting Dates and New Business Item 10A, Ward 4 City Council Vacancy.
2. Addition to Other Business Item 11A, Voucher Requests Pending Approval for Disbursement

Member Greenberg MOVED, seconded by Blackledge, to approve the January 6, 2026, City Council agenda, as amended. The vote was unanimous, and the motion carried.

CONSENT AGENDA

Member Greenberg MOVED, seconded by Blackledge, to approve the consent agenda. The vote was unanimous, and the motion carried.

A. Approve City Council Meeting minutes from December 16, 2025

B. Approve City Council Work Session Meeting Minutes from November 12, 2025

C. Approve City Council Work Session Meeting Minutes from December 9, 2025

D. Renewal of Workers' Compensation Insurance for 2026

E. Designation of Depositories for City Funds in 2026

F. Authorization for Credit Cards

G. Accepting donations during 2025 from various individuals, businesses, and organizations

H. Authorizing Payment of Certain Claims

I. Approval of City's Official Newspaper

J. City Clerk & Deputy City Clerk Appointments

K. 2026 Meeting Dates

L. Records Retention Schedule

M. Elected Official Out-of-State Travel Policy

N. Deputy Registrar Appointment

O. Deputy Registrar's Monthly Financial Statements

P. Robbinsdale Wine & Spirits' Monthly Financial Statements

Q. Affirm Fair Housing Policy

R. Social Media Policy Review

PRESENTATIONS

A. None

PUBLIC HEARINGS

A. Permit – Quails – 4500 Orchard Avenue North

Sandvik discussed the history of the Item, noted the update to the Policy, and provided the Staff's recommendation.

Member Blackledge noted the thorough discussion the Council had surrounding this Item at a previous workshop.

Member Blackledge MOVED, seconded by Greenberg, to open the public hearing. The vote was unanimous, and the motion carried.

Member Blackledge MOVED, seconded by Greenberg, to close the public hearing. The vote was unanimous, and the motion carried.

Member Greenberg MOVED, seconded by Blackledge, to approve the request of ten (10) female quails, and up to two (2) males, at 4500 Orchard Avenue North, subject to the conditions listed. The vote was unanimous, and the motion carried.

B. Conditional Retail Cannabis Business Registration for Apex Strategy Group, Inc., dba Starlight Company

Sandvik discussed Statute guidance, Codes, and Staff recommendations. He noted that this license is conditional based on licensing approval through the Office of Cannabis Management (OCM).

Member Greenberg asked whether the Council is addressing zoning first so the applicant can obtain a license from the Office of Cannabis Management (OCM) and then complete registration, or whether the current action constitutes registration. Sandvik responded that this action would be viewed as a conditional approval for registration.

Member Greenberg MOVED, seconded by Blackledge, to open the public hearing. The vote was unanimous, and the motion carried.

Nicole Rash, Attorney with Hellmuth & Johnson, spoke on behalf of her client, Apex Strategy Group Inc. She discussed the rationale behind the proposed plans and noted an amendment she would like to make to the application.

Mayor Sutton asked whether the City would have the ability to reverse course if the process takes longer than the Council is comfortable with. Sandvik stated he would address those questions following the public hearing. Rash added that there is typically a timeline established in advance, along with ongoing and thorough communication.

Member Greenberg asked whether this was the first time such an approach has been used in Minnesota or if it is common for Cities to issue conditional approvals. Rash explained that because OCM frequently changed its rules, the process was unclear, and she had encouraged OCM to create a standardized packet. As a result, many Cities are using conditional approvals when a Conditional Use Permit is not utilized.

Member Blackledge asked whether Apex Strategy Group Inc. operates any other businesses outside of Missouri. Rash stated she was not certain, but believed this would be the company's first business outside of Missouri.

Rash stated she would be happy to serve as a resource for the City as it navigates her client's application.

Member Greenberg MOVED, seconded by Blackledge, to close the public hearing. The vote was unanimous, and the motion carried.

Sandvik stated that staff would work with the applicant if concerns arise, particularly if additional applicants apply, and confirmed that other Cities are proceeding similarly.

Member Greenberg MOVED, seconded by Blackledge, to approve Conditional Retail Cannabis Business Registration for Apex Strategy Group, Inc., dba Starlight Company. The vote was unanimous, and the motion carried.

OLD BUSINESS

A. None

NEW BUSINESS

A. Ward 4 City Council Vacancy

Sandvik provided an overview of the Item, detailed the history of the appointment, and discussed Staff recommendations moving forward.

Member Blackledge MOVED, seconded by Greenberg, to adopt Resolution No. 8200, A RESOLUTION DECLARING A VACANCY IN THE CITY COUNCIL AND ASKING THE COUNCIL TO DETERMINE A

PROCESS TO APPOINT THE WARD 4 SEAT FOR THE REMAINING TERM. The vote was unanimous, and the motion carried.

Mayor Sutton commented that none of the dates listed by the Staff work for him, aside from January 22.

Member Blackledge noted that January 22 would work for him and asked if they should consider Member Parisian as well. Sandvik pointed out that the staff communicated the dates with her, and she stated that all dates would work for her. Sandvik also suggested starting at 5:00 p.m.

Member Greenberg stated he has an event the evening of January 22, but this special meeting would take priority.

Member Blackledge suggested a start time of 6:30 p.m. to allow Member Greenberg to attend his event.

Mayor Sutton confirmed that the Council will meet on January 22 at 6:30 p.m.

Member Blackledge asked if they provide questions for applicants ahead of time. Sandvik stated the Staff will provide applicants with 3-4 high-level questions, but the meeting will be mainly conversational.

Mayor Sutton asked if any questions could not be asked, just like in a typical job interview. Sandvik stated that it is a reasonable assumption.

Mayor Sutton asked what would happen if none of the applicants were accepted by the Council. Sandvik stated that Charter requires the Council to fill the vacancy within 30 days, but that would be a better question for legal to answer.

Member Greenberg MOVED, seconded by Blackledge, to set a special meeting on January 22, 2026, at 6:30 p.m. The vote was unanimous, and the motion carried.

B. Commissioner Appointments

Sandvik provided an overview of the item by discussing term limits and the upcoming expiration of Commissioners.

Member Blackledge asked about a commissioner who is on two Commissions. Sandvik stated there is no issue of conflict in being on both.

C. Contract for Professional Services for the Design and Bidding Assistance for Proposed Tower 2 – Project 54824

Engineer McCoy provided an overview of the item and detailed the size of the tower, the necessity of the tower, a low-interest loan opportunity, the proposal request, the proposed consultant fee, and asked the Council to discuss and consider the additional lights add-on.

Member Greenberg asked if the City received pricing from other firms. McCoy stated that, given the eligible funding timeline, the Staff didn't have time to put together a proposal and present it to the broader engineering field. Sandvik reiterated the tight timeline to receive a low-interest loan for the project.

Member Greenberg stated the actual cost of the project is in the millions, and this loan would be at an interest rate of 1%. McCoy confirmed that information.

Member Greenberg noted the savings received from potentially finding a lower bidder would not be more than the savings from the low-interest loan. McCoy stated that with professional services, Staff do not always want to take the lowest bid anyway. McCoy also highlighted the intensive process in choosing a consultant for tower 1.

Sandvik also discussed the current consultant's familiarity with the Cities system and the cost savings that come from that aspect. Member Greenberg asked if any of this is quantifiable so that Council Members can justify and explain why the city didn't receive other bids for the project.

Mayor Sutton shared Member Greenberg's request for more concrete, quantifiable savings.

Mayor Sutton asked if the opportunity for a low-interest loan is rare. Sandvik stated he is unsure but knows that it is a competitive process and was surprised the city qualified. McCoy voiced that he was similarly surprised the city qualified and expressed that funding may become more competitive, and there would be a risk of not receiving this funding opportunity in the future.

Mayor Sutton asked if this tower is necessary. McCoy stated it is and highlighted a situation where one tower needs maintenance.

Mayor Sutton asked if the city anticipated this cost in the budget for this year. McCoy stated it is in the budget for this year.

Member Greenberg asked if Tower 2 is offline. McCoy stated yes.

Mayor Sutton commented that he is concerned about the lights being a distraction for residents.

Member Greenberg noted there are already a lot of lights in the area where the Council proposed to put the tower, but asked about the benefits of the lights. McCoy noted it is simply for looks and that Council could put conduits in for if in the future they want to implement lights.

Member Greenberg expressed concern over the cost, despite it being relatively low for something that isn't necessary.

Member Greenberg asked how much it would cost to add lights to the pedestal on tower 2. McCoy estimated less than $100,000. Member Greenberg stated it would look nice but questioned if it’s necessary.

Mayor Sutton discussed pushing that cost to light downtown over the holidays.

Member Blackledge recognizes that the beautification of Robbinsdale is still an important question to discuss.

Mayor Sutton supports including it, while recognizing the city does not need to move forward with it post-design.

Member Greenberg MOVED, seconded by Blackledge, to approve the professional services proposal for design and bidding services for the proposed New Tower 2 as provided by AE2S in their submission dated 30 December 2025, for the amount not-to-exceed $ 198,140.00 and to approve the alternate to include decorative pedestal lighting in the design of the new Tower for the amount not-to-exceed $ 14,192,00. The vote was unanimous, and the motion carried.

OTHER BUSINESS

A. Voucher Requests Pending Approval for Disbursement

Member Blackledge MOVED, seconded by Greenberg, to approve voucher disbursement requests for the period ending January 6, 2026. The vote was unanimous, and the motion carried.

ADMINISTRATIVE REPORTS

Peterson-Etem provided an update that Republic did not pick up Christmas trees today due to inclement weather and will instead complete pickup tomorrow.

Sandvik wished everyone a Happy New Year and shared that the MLK breakfast hosted by the Human Rights Commission will be featured in the Birdtown Brief and on the City website. He also noted that the EV charger at LVT is now live. Sandvik discussed details regarding the Ward 4 vacancy and announced that Grazier Park has been placed on the National Register of Historic Places, with a celebration forthcoming.

COUNCIL GENERAL COMMUNICATIONS

Mayor Sutton wished everyone a Happy New Year and noted that notifications for City meetings have been coming through after the meetings have already occurred. Sandvik responded that he is registered to receive the same notifications, but due to the high volume of emails he receives, he may have missed them. He added that he does receive an email when the agenda is posted and stated he would look further into the issue.

Member Blackledge wished everyone a Happy New Year, thanked the City for acknowledging MLK Day, and shared that he attended the Robbinsdale Police Department Reserves dinner, recognizing volunteers who contributed approximately 1,300 hours of service to the department. He noted that the department is looking for additional reserves, reminded residents to move vehicles during snow events, and encouraged people to apply for City Council.

Member Greenberg wished everyone a Happy New Year and encouraged residents to attend the January 19 MLK Day breakfast at Elim.

ADJOURNMENT

Member Greenberg MOVED, seconded by Blackledge to adjourn the meeting at 8:12 p.m. The vote was unanimous, and the motion carried.

_____ _____

Chase Peterson-Etem, City Clerk Bradley Sutton, Mayor

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Matthew Bazyk, Recreation Services Manager
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Sanborn Playground RFP

Background:

Sanborn Park playground is due for an upgrade and has been approved in the 2026 budget as a part of Phase 1 for the Sanborn Park remodel. Robbinsdale Parks and Recreation is requesting multiple designs for this project. One grant-funded design at a not to exceed amount of $700,000 and a non-grant funded design at a not to exceed amount of $350,000. The DNR provides an annual Outdoor Recreation Grant that can fund up to 50% of a project. Grant awards are announced in June with construction to begin no sooner than Fall of 2026.

Analysis:

The Sanborn Park Playground is in desperate need of revamping. There are multiple projects that will be happening at Sanborn Park and we are looking to leverage grant dollars to accomplish a number of them. The relocation and construction of this new playground will be the first step in the revamping of Sanborn Park.

Recommendation:

Robbinsdale Recreation is looking for approval to send out the attached RFP and apply for the Outdoor Recreation Grant, elevating the playground design if awarded.

Attachments:

1. Sanborn Park RFP 2026

Request for Proposals (RFP)

Sanborn Park Playground

Issued by: City of Robbinsdale, Parks and Recreation Department
RFP Number: 203526
Issue Date: January, 2026
Proposal Due Date & Time: February 20, 2026, 11:59 PM, Central
Submission Method: Emailed to mbazyk@robbinsdalemn.gov

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1. Introduction

The City of Robbinsdale Parks and Recreation Department ("Department") invites qualified firms/individuals ("Proposers") to submit proposals to provide **multiple playground designs** for **Sanborn Park**. The Department seeks a Proposer with demonstrated experience in parks and recreation projects, creative design, safe and inclusive play.

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2. Background

Robbinsdale, Minnesota is a 1st ring northwest Twin Cities suburb with approximately 15,000 residents and a diverse community. The city maintains a well-used parks system consisting of 15 parks totaling approximately 120 acres of parkland, providing recreational access throughout the community. In 2025, the Robbinsdale City Council formally adopted the Parks Master Plan, establishing a 10-year vision to guide future park improvements and investments. Robbinsdale's parks and recreation system plays a central role in supporting quality of life, equity, and community connection.

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3. Project Description & Objectives

The City plans to construct a new, centrally located playground at Sanborn Park within an approximately 75-foot by 100-foot project area that overlaps the existing parking lot. While the final configuration does not need to be rectangular, all proposed designs must fit within this defined footprint and include **6' walking paths surrounding the play area, within the 75'x100' frame,** to support circulation, accessibility, and passive recreation. The City is pursuing grant funding for this project and is requesting two conceptual designs: one assuming grant funding is awarded and one assuming it is not. The **grant-funded design shall not exceed $700,000**, and the **non-grant-funded design shall not exceed $350,000**.

All designs must prioritize **inclusive and accessible play**, including a **fully rubberized play surface** (the City reserves the right to utilize a third-party vendor for surfacing if needed), along with **shaded play areas and seating for caregivers**. No individual play structure may exceed **20 feet in height**, and designs should provide developmentally appropriate play opportunities for **children ages 2–5 and 5–15**.

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4. Scope of Work

The selected consultant will provide professional design and related services necessary to plan, design, and support the development of a new inclusive playground and surrounding walking paths at Sanborn Park. The scope of work is anticipated to include, but is not limited to, the following tasks:

4.1 Project Initiation & Site Analysis (If selected)

- Conduct a project kickoff meeting with City staff to confirm goals, budget scenarios, schedule, and communication protocols.
- Review existing site conditions, including the defined 75-foot by 100-foot project area, adjacent parking lot, utilities, grading, drainage, and access points.
- Identify opportunities and constraints related to accessibility, safety, circulation, and integration with the surrounding park amenities.

4.2 Conceptual Design (Two Scenarios)

- Prepare **two distinct conceptual playground designs**:
    - **Grant-Funded Scenario:** Total project cost not to exceed $700,000.
    - **Non-Grant-Funded Scenario:** Total project cost not to exceed $350,000. (Proposals could allow for future expansion.)
- Designs shall fit within the project footprint, though they are not required to be rectangular.
- Incorporate walking paths (within footprint) that surround and connect to the play area, supporting accessibility, circulation, and passive use.
- Ensure all concepts emphasize inclusive and universally accessible play, serving children ages 2–5 and 5–15.
- No play structure shall exceed 20 feet in height.
- Proposals should include drain tile design.

4.3 Inclusive Play & Accessibility

- Integrate inclusive play elements that support a wide range of physical, sensory, and social abilities.
- Include a fully rubberized play surface throughout the play area (the City reserves the right to procure surfacing through a third-party vendor).
- Incorporate shaded play features and shaded seating areas for caregivers, with clear sightlines to play equipment.
- Ensure designs comply with ADA standards and applicable accessibility best practices.

4.4 Cost Estimating & Value Considerations

- Provide high-level cost estimates for each design scenario, aligned with the established budget caps.
- Identify optional elements or phased improvements that could be added or removed depending on available funding.

4.5 Design Development & Documentation (if authorized)

- Advance the selected concept to design development and construction-ready documents, if approved by the City.
- Coordinate with City staff, contractors, and vendors as needed, including accommodation for a third-party surfacing provider.

4.7 Project Schedule

- Develop and maintain a project schedule that aligns with grant timelines and City review periods.
- The anticipated construction window is expected to begin in **fall 2026**.

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7. Proposal Requirements

Proposals should be concise and include the following sections:

1. **Cover Letter**
    - Firm name, contact information, and authorized signature
2. **Project Team**
    - Key personnel and roles
3. **Playground Designs**
4. **Cost Proposals**
    - Fee structure and breakdown

5. **Exceptions or Assumptions** (if any)

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9. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

- Delivered project designs (40%)
- Qualifications and experience (30%)
- Cost/value (30%)

The Department reserves the right to interview finalists.

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10. RFP Schedule

Milestone	Date
RFP Issued	January 21, 2026
Questions Due	February 9, 2026
Responses Sent	February 13 2026
Proposals Due	February 19, 2026
Proposer Chosen	March 13, 2026
Grant Awarded	June 30, 2026 (Proposer design chosen based on award.)

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11. Questions & Addenda

All questions must be submitted in writing to:

Matthew Bazyk
Recreation Services Manager
mbazyk@robbinsdalemn.gov

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12. Terms & Conditions

- The Department reserves the right to reject any or all proposals.
- All proposals become public record subject to applicable laws.
- The selected Proposer must comply with all federal, state, and local laws.
- Insurance and indemnification requirements will apply.
- The City will not reimburse for time spent preparing submissions.

13. Insurance & Licensing Requirements

If awarded, Proposers should carry:

Worker's Compensation Insurance-$2,000,000 minimum.

Commercial General Liability Insurance-$2,000,000 minimum including automobile, professional liability, unmanned arial vehicle liability, mobile equipment liability.

14. Contract Requirements

If awarded, Proposer will be required to complete the following.

- Standard professional services agreement
- Compliance with nondiscrimination and equal opportunity policies
- Responsible Contractor Certificate

15. Submission Checklist

- ☐ Cover Letter
- ☐ Project Team
- ☐ Playground Designs: Grant Funded and Non-Grant Funded
- ☐ Cost Proposal: Grant Funded and Non-Grant Funded
- ☐ Exceptions or Assumptions (if any)

END OF RFP

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Chase Peterson-Etem, Assistant City Manager
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Second Reading and adoption of an Ordinance Updating Various Sections of the City Charter

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Background:

On December 16, 2025, the City Council held the first reading of an ordinance to add a "Birth Year" column to three sections of the Robbinsdale City Charter, which was unanimously passed. This ordinance was originally brought to the Council because all petitions must include each signatory's year of birth to confirm that each individual who signs the petition is in fact a qualified voter in the city. The Charter Commission met and recommended the Charter be updated to include a "Birth Year" column for sections that provide structure around petitions.

Analysis:

The following sections of the City Charter would be updated to add a "Birth Year" column for people signing petitions:

5.04. Form of Petition
- Add "Birth Year"

5.11 Referendum Petitions
- Add "Birth Year"

5.14 Recall Petitions.
- Add "Birth Year"

Recommendation:

Hold the second reading and adopt Ordinance No. 26-01 Adding a "Birth Year" Column to Sections 5.04, 5.11, and 5.14 of the Robbinsdale City Charter.

Attachments:

1. Ordinance

Member _____ moved and Member _____ seconded a motion that the following ordinance, which was given its first reading on December 16, 2025, be given its second reading on this 20th day of January 2026, and that it be adopted.

ORDINANCE NO. 26-01

CHARTER AMENDMENT NO. 44

AN ORDINANCE ADDING A "BIRTH YEAR" COLUMN TO SECTIONS 5.04, 5.11, AND 5.14 OF THE ROBBINSDALE CITY CHARTER

THE CITY COUNCIL OF THE CITY OF ROBBINSDALE DOES ORDAIN THAT:

1) Sections 1.04, 2.10, 5.04, and 5.14 of the City Charter are hereby amended with the following language to be removed shown by ~~strikeout~~ and new language added shown in **bold and underlined**:

Section 5.04. Form Of Petition and of Signature Papers.

***

INITIATIVE PETITION

Proposed an ordinance to _____ (stating the purpose of the ordinance), a copy of which ordinance is hereto attached. This Ordinance is sponsored by the following committee of eligible voters:

Name Address

1. _____ _____
2. _____ _____
3. _____ _____
4. _____ _____
5. _____ _____

Persons signing this petition:

1. Must be eligible voters residing within the city;
2. Must sign of their own free will and may sign only once; and
3. Must add their signature; print full legal name; residence address; and date of signing.

Signature	Name (printed)	Address	Date	**Birth Year**
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____

At the end of the list of signatures shall be appended the affidavit of the circulator.

Section 5.11. Referendum Petitions

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REFERENDUM PETITION

Proposing the repeal of an ordinance to _____ (stating the purpose of the ordinance), a copy of which ordinance is hereto attached. The proposed repeal is sponsored by the following committee of eligible voters:

Name	Address
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

The undersigned petitioners, understanding the nature of the ordinance hereto attached and believing it to be detrimental to the welfare of the city, petition the council for its submission to the voters for their approval or disapproval.

Signature	Name (printed)	Address	**Birth Year**
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

At the end of the list of signatures shall be appended the affidavit of the circulator.

Section 5.14. Recall Petitions

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RECALL PETITION

Proposing the recall of _____ from office as _____ which recall is sought for the reasons set forth in the attached certificate. This movement is sponsored by the following committee of eligible voters:

Name	Address
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Persons signing this petition:

1. Must be eligible voters residing within the ward the Council Member serves or, in the case of Mayor, within the city;
2. Must add their signature; print full legal name; residence address; and date of signing.

Signature	Name (printed)	Address	Date	**Birth Year**
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____

At the end of the list of signatures shall be appended the affidavit of the circulator.

2) The following summary clearly informs the public of the intent and effect of the ordinance and is approved for publication:

The purpose of this ordinance is to update Sections of the City Code to add the term “Birth Year” to Petitions.

3) The effective date of this ordinance will be 90 days after the adoption and subject to other procedural requirements of law.

First Reading: YEAS: Blackledge, Greenberg, Parisian, Wagner, Sutton
NAYS: None

Second Reading: YEAS:
NAYS:

PASSED AND ADOPTED BY THE CITY COUNCIL ON THIS _____ DAY OF _____, 2025

_____
Bradley Sutton, Mayor

Attest:

_____
Chase Peterson-Etem, City Clerk

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Heather Rand, Community Development Director
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Resolution of Support for 4orty 2wo Development, LLC Grant Application to MN Brownfields & Hennepin County

Background:

The Robbinsdale Economic Development Authority (REDA) has a preliminary development agreement with 4orthy 2wo Development, LLC. This agreement provides for this private sector development team to complete due diligence and planning for the potential redevelopment of various land parcels on the 4200 Block of West Broadway into a high-density housing and possibly mixed-use redevelopment project. As part of the due diligence and planning, a Phase II Environmental Site Assessment (ESA) study must be completed per state law to determine levels and types of recognized environmental conditions associated with the property such as soil and soil vapor pollutants. Grants from the state and county are available to fund such work with the goal of placing polluted properties back into productive use for a community.

Analysis:

The development team 4orty 2wo Development, LLC hired an environmental consultant (GAZ, Inc.) to complete a Phase I ESA of a REDA parcel at 4205 W Broadway and two Washburn-McReavy land parcels adjacent on the 4200 block of West Broadway. The Phase I revealed MPCA recorded contamination that was present in soils from previous owners, such as leaky petroleum tanks from a gasoline service station that had been on the premises. Before redevelopment construction for housing may occur, the Minnesota Pollution Control (MPCA) requires a Phase II ESA be completed, and that will likely lead to requirements for remedial action steps to be undertaken during construction to clean up any pollution in soils or groundwater.

To mitigate the costs of such Phase II ESA work, the Minnesota Brownfields Program and Hennepin County partner to provide funding grants with a maximum grant amount of $25,000. The anticipated cost of such Phase II work is estimated as $28,000. The development team is now seeking a formal resolution from the city to make application for such funds and has committed to funding any cost incurred for the Phase II ESA study work that the grant may not cover. Without such grant funding assistance and a contribution from the developer, this project would likely not advance toward construction. The development team's goal is to work toward a fall 2026 construction start. Numerous city and REDA approvals will stil have to be considered before that may occur.

Recommendation:

Approve the resolution of support for 4orthy 2wo Development, LLC., to apply for a Minnesota Brownfields Environmental Fund Grant to fund a Phase II ESA for parcels of land located at the 4200 block of West Broadway in Robbinsdale.

Attachments:

1. Brownfields Grant Application
2. Resolution of Support Brownfields Grant Application

MINNESOTA BROWNFIELDS

EDUCATION. RESEARCH. PARTNERSHIPS.

Hennepin

Brownfield Gap Financing Program

Brownfield Gap Financing Program (BGFP) provides assistance to nonprofit organizations, local units of government, and emerging developers for environmental assessment and clean-up planning of property in Hennepin County. **Minnesota Brownfields is the co-administrator of the BGFP. Applications are accepted on a rolling basis and are approved by Minnesota Brownfields and Hennepin County**. Projects may apply for up to $25,000 in total funding in a 12-month span. Refer to the criteria checklist for project and applicant eligibility requirements. ***Please note that we are unable to fund work that has already been completed. You must receive a formal approval for your grant activities prior to the commencement of any grant-funded project activities. Grant activities should be conducted within approximately nine months of formal approval.***

Please fill out as completely as possible and attach any additional information that will assist us in evaluating your consultant needs and improving your potential for funding. When completed, please email to:

Minnesota Brownfields
grants@mnbrownfields.org

Date of Application: 01/08/2026

Applicant Information:

Organization: **4orty 2wo Development, LLC**
Organization status: **Emerging Developer**
Registered non-profit
Local Unit of Government
Emerging Developer
If an Emerging Developer, complete the Emerging Developer Attestation Form. - **Attached**

Name and title of contact: **Brian Ranallo, Principal**
Phone: Fax: 612.810.**1210**
Email: **brian.ranallo@am.jll.com**
Address (street, city, zip): **1563 Edgewater Avenue Arden Hills Minnesota 55112**

Project/Site:

Name: **"The 42" - Tentative**
Project location/address: 4205 **West Broadway North, Robbinsdale, MN 55422**
Project Parcel Identification Number(s): **0602924210036 (City), 0602924210118, 0602924210038, 0602924210037 (McReavy)**
Site size (acres): Approximately **1.22 acres**
Current/Proposed zoning: **B-4 Commercial Business/High Density Residential R-3 or R-4**
Current owner/future site owner: **City of Robbinsdale, McReavy interests/4orty 2wo Development**
Current use (include # of structures/tenants if any): Surface parking, one (1) funeral home building.

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Proposed use:

- Describe the redevelopment project (please attach relevant information such as maps, photos, site design, or building plans): **The redevelopment is currently planned to be a multi-family residential building. Design work is pending complete environmental assessment and purchase of the City of Robbinsdale-owned parcel.**

- How will this project support or benefit the surrounding neighborhood? **The project area now contributes nothing to the Downtown Robbinsdale area. The funeral home has been shuttered for some time. The planned 140 units of modern housing will introduce a vibrancy the area needs to truly thrive.**

What reason do you have to believe that there could be contamination on this site? **The city-owned site was formerly a gas/service station. Several USTs were removed several years ago, when the City bought the site. Our preliminary work has revealed the need for Phase II study.**

- If environmental investigations have occurred, please provide a report or summary of investigation results. **GZA report/proposal is attached.**

How will the full project be financed? Discuss the status of financing for the project, including:

- Amounts secured and sources: **$10,000 non-revocable earnest money paid to McReavy. $5,000 preliminary development fee paid to City of Robbinsdale.**
- Potential sources: **We have equity investors identified and will pursue bank or HUD financing.**
- Contingencies: **Investors.**

How did you hear about the Brownfield Gap Financing Program? **Our environmental consultant and the City of Robbinsdale EDA staff informed us of the program.**

If the applicant is an emerging developer, please answer the following:

- Describe the applicant's experience, if any, in real estate development. **I have worked professionally in commercial and residential real estate financing for more than 20 years. My partner has worked on the government side, with TIF requests, etc. for decades as well.**

- What were some key factors in the applicant deciding to purchase/lease and develop in Hennepin County? **Members of our partnership have lived in Robbinsdale for more than 30 years. We believe Robbinsdale is a wonderful city and is very attractive for this project.**

Project Outcomes (if applicable)

Number of new permanent jobs created upon project completion: Approximately 10

Number of new housing units created:

30% AMI
50% AMI
60% AMI
80% AMI
Market Rate - **140 Units**
Tota Units - **140 Units**

Grant request amount and use:

Please note, projects may request a maximum of $25,000 in a 12-month span.

Request amount: **$25,000**

Eligible Activity Type (check all that apply):

Phase I Environmental Site Assessment (ESA)
Phase II ESA - **Yes**
Regulated Building Materials Survey
Other Environmental Sampling (describe in summary)
Response Action Plan (RAP) development - **Yes**

Attachments

Please email the following to grants@mnbrownfields.org:

1) Hennepin County Brownfield Gap Financing Program application (this document)
2) Attestation form (if applying as an emerging developer) - **Attached**
3) Evidence of site control - **We have a preliminary development agreement with the City of Robbinsdale and a Purchase Agreement with McReavy interests.**
4) Scope of work with an itemized cost estimate from an approved contractor addressed to Minnesota Brownfields - **GZA estimate is attached.**
5) Financial Statements of the Applicant (most recent available; DO NOT include personal financial statements) - **Pending final environmental**
6) City Council resolution approving the project – **Forthcoming after 1/20/2026 meeting**
7) Map of proposed project area - **Attached**
8) Environmental assessment report or summary, if available
9) Proposed site plan, if available - **Not available.**
10) Architectural drawings, if available - **Not available**
11) Photographs of project site, if available - **Aerials attached**

Applicant Signature: Application *must be signed by an officer or individual authorized to sign on behalf of the organization.*

Brian Ranallo _____ **Principal, 4orty 2wo Development**

Brian Ranallo, January 8, 2026

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HENNEPIN COUNTY BROWNFIELD GAP FINANCING PROGRAM
EMERGING DEVELOPER
Terms and Acknowledgements

Developer Information

First and Last Name	Brian J Ranallo
Legal Name of Development Entity	4orty 2wo Development, LLC
Email	brian.ranallo@jll.com
Phone Number	(612) 810-1210
Street Address	1563 Edgewater Avenue
City	Arden Hills
State	Minnesota
ZIP Code	55112

Project Information

Project Name	4orty 2wo Development
Project Site Street Address	4718 42nd Ave N & 4716 42nd Ave N
City	Robbinsdale
State	Minnesota
ZIP Code	55422

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Prior Development Projects

Please list all real estate development projects that you as an individual or a partner, or your development entity have completed, including new construction or substantial building renovation of mixed-used properties, commercial properties, industrial properties, or multifamily residential properties. If you have not completed any of these types of real estate projects, please list N/A.

Project 1

Address: N/A

PID: _____

Project 2

Address: N/A

PID: _____

Project 3

Address: N/A

PID: _____

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Terms & Acknowledgments

Hennepin County Acknowledgments (participants must agree to the following to receive services):	
Hennepin County Brownfield Gap Financing Program (BGFP) is intended to address barriers faced by emerging local developers in accessing capital and technical expertise needed for the redevelopment of brownfields and completing related environmental due diligence. A "brownfield" is a property where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The BGFP provides eligible emerging developers with specific environmental assistance, at no cost to the developer, through qualified third-party professionals paid for by the BGFP. In consideration for receiving BGFP assistance and by indicating acceptance of these terms and acknowledgments below, the Developer (hereinafter "I") acknowledge the following:	
X	I am and will remain ultimately responsible for decisions made regarding my project and development entity.
X	BGFP's limited role is to serve as a facilitator and an intermediary, and BGFP is not responsible for the quality of information, education, or professional services provided under this program.
X	I understand that my participation under this program may have tax consequences and that I should consult with my own tax professional to address this matter.
X	With this acknowledgment, I waive any future claim I may have against the BGFP and/or Hennepin County based on my participation in this program.

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I certify and represent that:	
X	I am based in Minnesota and my development entity is a Minnesota company registered with the Minnesota Secretary of State. The development project is located in Hennepin County.
X	Neither I as an individual, as a partner, nor my development entity have completed more than two real estate development projects. This includes new construction or substantial building renovation of, commercial, industrial, mixed-use, , or multifamily residential properties.
X	The entity or members of the ownership group are not affiliated with an experienced and/or large-scale developer which would otherwise be disqualified from participation.
X	My project and I meet all other eligibility criteria of the BGFP.

Tennessen Warning

Information collected by this form may be considered private data under the Minnesota Government Data Practices Act. Hennepin County is collecting this information to better understand who is using this service. Hennepin County will use the information to coordinate and improve service delivery to emerging developers. The following persons may access the information you provide: Hennepin County employees, any consultant or contractor assigned to you, relevant City departments in the city in which a project is proposed, and Minnesota Brownfields. All data will be handled as provided herein and in compliance with Minnesota Government Data Practices Act.

X	I give my consent to the Hennepin County to share the information provided in this form with any consultant or contractor assigned to me and to the entities as listed above.

Print Name Brain J Ranallo

Signature Brian Ranallo

Date 12/22/2025

BRIAN J. RANALLO
2177 Youngman Avenue, Suite 100
St. Paul, MN 55116

Office: 763-656-4555
Cell: 612-810-1210
Email: brian.ranallo@am.jll.com

EXECUTIVE SUMMARY

Accomplished financial services executive with over 25 years of diverse experience in senior leadership, investment banking, real estate and investment advisory. Able to distill and communicate volumes of complex information into a concise, understandable context. Demonstrated expertise in identifying opportunities and pioneering financing solutions. Proven capacity to engage all levels of an organization from staff to Board members.

Real Estate Investments – Risk Management – Strategic Planning – Negotiations – Private Equity – Leadership – Client/Vendor Relationships – Investment Analysis – P&L Management – Business Development – Identifying and Retaining Talent – Results/Metric Driven

PROFESSIONAL EXPERIENCE

JLL Capital Markets, St. Paul, MN 2010 – Present
JLL is a financial and professional services firm that specializes in commercial real estate services and investment management

- Chief Operating Officer for the Multifamily Debt & Equity Finance and Investment Sales business
    - $5.5 billion in annual Multifamily Debt & Equity Financings and;
    - $7.5 billion in annual Multifamily Investment Sales
    - $16 billion loan servicing portfolio
- Responsible for driving the growth and profitability of JLL Multifamily Finance
- Lead credit risk management, loan partfolio services and all corporate support services
- Developed and maintain perfromance metrics and annual business planning processes

Ladco Capital, West Des Moines, IA
Managing Director, Integrated commercial real-estate, Development and Construction Company

Vector Wealth Management, Minneapolis, MN
Registered investment advisor providing wealth management services to high net worth individuals

AIG SunAmerica, Century City, CA
SunAmerica Affordable Housing Partners, Acquisition and Investment Officer

Piper Jaffray Inc., Minneapolis, MN
Chief Administration Officer
Executive Vice President, Wealth Management
Fixed Income Capital Markets, Managing Director

EDUCATION & AFFILIATIONS

- UNIVERSITY OF ST. THOMAS, B.A. Finance Administration with an emphasis in Psychology
- SECURUTIES LICENSES: 7, 63 and Supervisors License 24
- BOARD OF DIRECTORS
    - Hennepin Health Systems (HCMC); Chair of Finance & Audit Committees
    - Children's Physician's Network: Minneapolis/St Paul Children's Hospital (formerly)
    - Milestone Growth Fund (formerly)
    - Larex Corporation - Board of Directors (formerly)

PRELIMINARY DEVELOPMENT AGREEMENT

THIS PRELIMINARY DEVELOPMENT AGREEMENT (the "Agreement"), is made and entered into this 8th day of October, 2024 (the "Effective Date") by and between the Robbinsdale Economic Development Authority, a public body corporate and politic under the laws of Minnesota ("REDA") and 4orty 2wo Development, a limited liability corporation under the laws of Minnesota (the "Developer"). The Effective Date is the date the Agreement is executed by the second party to sign.

RECITALS

WHEREAS, REDA desires to promote redevelopment of certain property near the intersection of West Broadway and 42nd Avenue (the "Property"), one parcel of which (4205 West Broadway) is owned by REDA (the "REDA Parcel"); and

WHEREAS, the Developer has requested REDA to explore the use of certain public financial and other assistance to facilitate the construction of a mixed-use project on the Property (the "Redevelopment"); and

WHEREAS, REDA has determined that it is in the best interest of REDA and the city of Robbinsdale (the "City") that the Developer be designated sole developer of the Property during the term of this Agreement; and

WHEREAS, REDA and the Developer are willing and desirous to undertake the Redevelopment if (i) a satisfactory agreement can be reached regarding REDA's commitment for public assistance necessary for the Redevelopment; (ii) satisfactory mortgage and equity financing, or adequate cash resources for the Redevelopment can be secured by the Developer; (iii) the economic feasibility and soundness of the Redevelopment can be demonstrated; (iv) satisfactory terms of conveyance of the REDA Parcel to the Developer can be negotiated; (v) satisfactory resolution of zoning, land use, site design, and engineering issues and other necessary preconditions can be reached to the satisfaction of the parties and the City; and (vi) the Developer is able to acquire the other parcels within the Property; and

WHEREAS, REDA is willing to evaluate the Redevelopment and work toward all necessary agreements with the Developer if the Developer agrees to reimburse REDA for its costs relating to the Redevelopment even if the Redevelopment is abandoned or necessary agreements are not reached under the terms of this Agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and obligations set forth herein, the parties agree as follows:

Section 1. **Intention of Parties.** It is the intention of the parties that this Agreement: (i) documents the present understanding and commitments of the parties; and (ii) will lead to negotiation

PURCHASE AND SALE AGREEMENT
(ROBBINSDALE, MN)

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made as of August 26, 2025 (the "Effective Date"), between **McReavy Swanson Building LLC**, a Minnesota limited liability company ("McReavy") and **CPEC Exchange 40996 LLC**, a Minnesota limited li ability company ("CPEC") McReavy and CPEC are sometimes referred to herein, individually a nd collectively, as "Seller"), and 4orty 2wo Development, LLC, a Minnesota limited liability company (together with its successors or assigns, "Buyer").

In consideration of the covenants and agreements of the Parties, Seller and Buyer agree as follows:

1. **Sale of Property**. Upon and subject to the terms and conditions of this Agreement, Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the following property (collectively, the "Property"):

A. Real Property. The real property located in Hennepin County, Minnesota, described on the attached Exhibit A ("Land") together with (1) all buildings and improvements constructed or located on the Land ("Improvements") and (2) all easements and rights benefiting or appurtenant to the Land and Improvements including any right, title or interest in the bed of any street, road, highway or alley adjoining the Land (collectively the "Real Property").

B. Personal Property. All of the fixtures, furnishings, equipment and other personal property, if any, situated in or about the Real Property owned by Seller and relating to the use and operation of the Real Property ("Personal Property"), though Seller is unaware of the existence of any such Personal Property.

C. Permits. Seller's interests in any certificates, permits, variances, licenses and approvals which benefit or relate to the Real Property and its current use ("Permits"), though Seller is unaware of the existence of any such Permits.

D. Warranties. Seller's interests in all warranties and guaranties, if any, given to, assigned to or benefiting Seller or the Real Property or the Personal Property, regarding the acquisition, construction, design, use, operation, management or maintenance of the Real Property ("Warranties"), though Seller is unaware of the existence of any such Warranties.

E. Plans. All blueprints, shop drawings, or plans and specifications regarding the Real Property and Personal Property that are in the possession of or readily available to Seller or its agents (the "Plans").

F. Records. The documents that Seller delivers to Buyer pursuant to Section 10.A ("Records").



January 5, 2026

Mike Opat
4orty 2wo Development, LLC
4529 York Avenue North
Robbinsdale, MN 55422
mikeopat@gmail.com

Heidi Timm-Bijold
Minnesota Brownfields
4248 Park Glen Road
Minneapolis, MN 55416
grants@brownfields.org

Re: Proposal for Phase II Environmental Site Assessment
Washburn-McReavy Robbinsdale Chapel & City of Robbinsdale
Redevelopment Site
4205 West Broadway Avenue
Robbinsdale, MN 55422

Dear Mr. Opat and Ms. Timm-Bijold:

GZA GeoEnvironmental, Inc. (GZA) is pleased to provide you with this Proposal to complete a Phase II Environmental Site Assessment (ESA) at the above referenced property in Minneapolis, Minnesota. We understand that you plan to apply for funding through the Hennepin County Brownfield Gap Financing Program (BGFP). GZA is an approved consultant for the BGFP and can assist in the process.

Minneapolis Office
7505 Metro Blvd, Suite 300
Edina, MN 55439
T: 952-893-7931
F: 952-893-7932
www.gza.com

GZA completed a Phase I Environmental Site Assessment (Phase I ESA) dated September 4, 2025 which identified the following *recognized environmental conditions (RECs*) associated with the subject property:

- Benzene, 1,3-butadiene, tetrachloroethene (PCE), ethylbenzene, and carbon disulfide were detected in soil vapor on the southern portion of the property in 2017/2018 at levels exceeding Residential Intrusion Screening Values (ISVs), likely associated with on-site halogenated solvent generation or petroleum releases identified in government records or the historical adjoining dry cleaner. We view the confirmed hazardous substance impacts to soil vapor at concentrations greater than regulatory standards as a *recognized environmental condition* for the subject property.

- A petroleum release (LS 3491) was reported in 1990 during the removal of several former USTs, including four 6,000-gallon USTs containing premium unleaded, regular unleaded and regular leaded gasoline, one 500-gallon diesel fuel UST, and one 500-gallon waste oil UST. Following excavation and treatment of impacted soil and several years of groundwater monitoring, the MPCA issued file closure for the petroleum release May 3, 1995. Based on the closed status of the release with residual impacts

remaining above unrestricted land use criteria, the identified release is viewed as a *controlled recognized environmental condition* for the current land use.

- A petroleum release (LS 20834) was reported in 2018 during the removal of three 12,000-gallon gasoline USTs and a 550-gallon waste oil UST. Following a review of an excavation report, the MPCA issued closure to the petroleum tank release December 18, 2018. Based on the closed status of the release with residual impacts remaining above unrestricted land use criteria, the identified release is viewed as a *controlled recognized environmental condition* for the current land use.

It is our understanding that the current redevelopment plan for the property includes residential units based on the current concept plan that was provided by 4orty 2wo Development LLC. The purpose of this assessment is to attempt to determine whether soil and soil vapor impacts are present on the property that may have a bearing on the proposed redevelopment and position the buyer for a No Association Determination (NAD) letter from the Minnesota Pollution Control Agency (MPCA) Voluntary Brownfields Program (VBP).

The purpose of the proposed Phase II ESA is:

1. Position the buyer for a No Association Determination (NAD) letter from the Minnesota Pollution Control Agency (MPCA) Voluntary Brownfields Program (VBP) for any impacts detected in soil, groundwater, and/or soil vapor. The MPCA VBP requires volatile organic compound (VOC) data less than two years old for a NAD request, so the prior sampling and testing is insufficient to obtain a NAD.

2. Evaluate the subject property for evidence of soil gas/vapor impacts that may impact the proposed redevelopment of the property. Soil gas/vapor samples will be collected throughout the footprint of the proposed building below the depth of the proposed parking garage floor per MPCA guidelines. Limited groundwater sampling will also be conducted.

3. Assess site soil in areas of the Robbinsdale parcel where soil impacts were previously discovered to characterize the soil for disposal at a landfill (if needed).

4. Assess the subsurface soil conditions on the northern parcel for undocumented fill materials, mainly north of the current funeral home building. Based on our Phase I, there were a few former residential dwellings on that portion of the property and the potential exists that residential building debris may be present in the footprints of the former dwellings.

SCOPE OF SERVICES

The Phase II assessment will consist of sampling and testing in the footprint of the proposed building to evaluate soil and soil vapor conditions. Final sampling locations will be determined in the field based on the constraints of utility locations and site features. Note that the number of probes, samples, and sample parameters is based on our current understanding of the property and our experience.

To evaluate the risk of vapor intrusion from subsurface impacts, MPCA Guidance Document c-rem3-06e specifies that two rounds of soil vapor sampling be completed. One round needs to be collected in the non-heating season (April 1 through October 31) and one round needs to be collected in the heating season (November 1 through March 31) and at least 30 days apart.

If evidence of a reportable release is identified, we will notify you immediately and discuss regulatory reporting obligations. We will be available to discuss what next steps may be appropriate and furnish recommendations if desired.

Task 1 – Soil and Heating Season Vapor Sampling

The proposed initial seasonal sampling scope of services for the Phase II ESA consists of the following:

- Create a site-specific Health and Safety Plan (HASP).
- Clear utilities through Gopher State One Call and a private utility locator prior to drilling activities.
- Soil samples will be collected from the soil probes and screened with a MiniRAE photoionization detector (PID) equipped with a 10.6 eV lamp.
- Collect ten (10) soil samples (one from each soil probe) and submit the samples to a laboratory for chemical analysis of gasoline range organics (GRO), diesel range organics (DRO), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and/or TCLP 8 RCRA Metals. This suite of analysis is frequently required by a landfill prior to obtaining approval to dispose of any excess soil.

- Collect two (2) groundwater samples total (one each from select probes) and submit the samples to a laboratory for chemical analysis of VOCs.

- Advance ten (10) soil vapor probes in the footprint of the proposed building to a depth of up to 16 feet bgs. The number of sample points is based on MPCA Guidance Document c-rem3-06h which provides the recommended number of sub-slab vapor samples to clear a building based on the estimated square footage.

- Collect ten (10) soil vapor samples (one from each vapor probe) and submit the samples to a laboratory for VOC analysis.

- Prepare a report summarizing the Phase II ESA analytical results.

Task 2 – Non-Heating Season Sampling

The proposed secondary seasonal sampling scope of services for the Phase II ESA consists of the following:

- Clear utilities through Gopher State One Call and a private utility locator prior to drilling activities.

- Advance ten (10) soil vapor probes in the footprint of the proposed building to a depth of up to 16 feet bgs.

- Collect ten (10) soil vapor samples (one from each vapor probe) and submit the samples to a laboratory for VOC analysis.

- Prepare a letter report summarizing the Phase II ESA analytical results.

SCHEDULE

The Phase II ESA will be initiated immediately upon authorization. One to two weeks will be needed to schedule the driller and order sampling containers. One to two days of field work will be necessary. We will receive laboratory results approximately two weeks after they are submitted under normal turnaround time (TAT). Our report will follow after the analytical results are received. We estimate the initial Phase II report will be delivered approximately four weeks from authorization.

The second non-heating season round of samples will then be collected in early April and a letter report will be prepared in late April or early May.

The scheduled field work is subject to weather conditions and may be changed or rescheduled at short notice due to weather, dangerous driving conditions, or other circumstances beyond our control.

TERMS AND FEES

We will complete the specified scope of services on a time and materials – not to exceed basis at the rates on the included rate sheet. The fee for the Phase II ESA will not exceed $ 27,625.80. A breakdown of the estimated costs is provided below:

Soil and Heating Season Sampling			
Work Description	Quantity/Units	Unit Rate	Amount
HASP (PM/SPM)	3.0 hours	$175/hr	$525.00
Field Work, Data Analysis, Report	22.0 hours	$110/hr	$2,640.00
Project Management, Data Analysis, Report, QA/QC	10.0 hours	$185/hr	$1,850.00
Principal Review	2.0 hours	$240/hr	$480.00
Driller	$5,800.00	1.1	$6,380.00
Laboratory	$4,200.00	1.1	$4,620.00
Mileage	56 miles	$0.70/mi	$39.20
		Not to Exceed Cost:	$16,534.20

Non-Heating Season Sampling			
Work Description	Quantity/Units	Unit Rate	Amount
Field Work, Data Analysis, Report	16.0 hours	$110/hr	$1,760.00
Project Management, Data Analysis, Report, QA/QC	7.0 hours	$185/hr	$1,295.00
Principal Review	1.0 hours	$240/hr	$240.00
Driller	$4,790.00	1.1	$5,269.00
Laboratory	$2,280.00	1.1	$2,508.00
Mileage	28 miles	$0.70/mi	$19.60
		Not to Exceed Cost:	$11,091.60

This cost is based on the scope of work outlined above, which represents our present judgment as to the level of effort required to achieve the stated objectives. This does not include enrollment in the MPCA voluntary brownfields program for a No Association Determination request.

It must be recognized that unforeseen conditions that become evident during the course of the studies may alter or increase the effort required. Some of our costs are directly dependent on the amount of time the contractor takes to complete the work. Unfavorable weather or subsurface conditions beyond our control may cause drilling delays which may affect the amount of work completed. Should such problems arise, GZA will notify you prior to reaching the estimated budget and request a change order for additional work.

A retainer of 50% of the cost is required prior to initiating the work. The retainer requirement will be waived if GZA is retained by MN Brownfields. GZA will invoice following completion of reports or other significant milestones with payment due net 30 days, with interest added to unpaid balances as stated in the TERMS AND CONDITIONS, which are part of this Proposal. If additional services not contemplated herein are required, we will provide you with a scope and cost estimate for the additional services and proceed with the additional services upon your authorization.

CLOSING REMARKS

Thank you for the opportunity to be considered for this engagement. Feel free to contact us with any questions regarding this Proposal at 952-595-5317 (robert.blakely@gza.com) or 952-595-5310 (sean.leary@gza.com).

Sincerely,
GZA GeoEnvironmental, Inc.

Rob Blakely, PG
Senior Project Manager

Jeremy Pavlish, PG
Senior Project Manager

Sean Leary
Associate Principal, VP

Attachments: Client Authorization, Terms and Conditions

Hennepin County Property Map

Date: 12/29/2025



PARCEL ID: 0602924210036

OWNER NAME: Robbinsdale Econ Dev Author

PARCEL ADDRESS: 4205 West Broadway,Robbinsdale MN 55422

PARCEL AREA: 0.42 acres, 18,210 sq ft

A-T-B: Both

SALE PRICE: $500,000

SALE DATE: 06/2018

SALE CODE: Excluded From Ratio Studies

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: $0
TAX TOTAL: $0.00

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $0

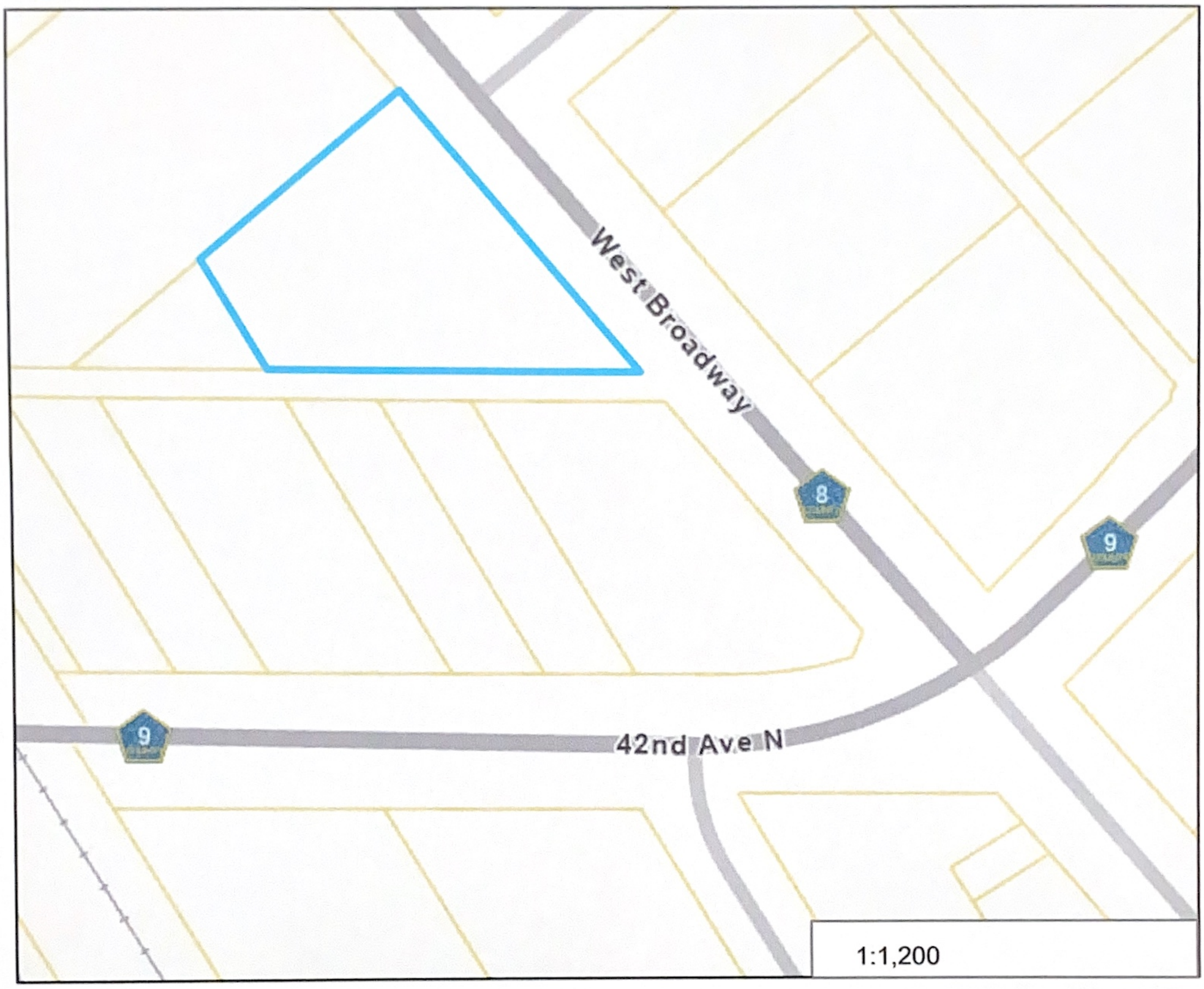
Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Hennepin County Property Map

Date: 12/29/2025



PARCEL ID: 0602924210118

OWNER NAME: Mcreavy Swanson Bld Ltd Ptsp

PARCEL ADDRESS: 4239 West Broadway,Robbinsdale MN 55422

PARCEL AREA: 0.46 acres, 20,156 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: $661,000
TAX TOTAL: $20,130.12

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $694,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Hennepin County Property Map

Date: 12/29/2025



PARCEL ID: 0602924210038

OWNER NAME: Cpec Exchange 40996 Llc

PARCEL ADDRESS: 4718 42nd Ave N,Robbinsdale MN 55422

PARCEL AREA: 0.17 acres, 7,524 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: $114,000
TAX TOTAL: $3,784.84

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $114,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Hennepin County Property Map

Date: 12/29/2025



PARCEL ID: 0602924210037

OWNER NAME: Cpec Exchange 40996 Llc

PARCEL ADDRESS: 4716 42nd Ave N,Robbinsdale MN 55422

PARCEL AREA: 0.17 acres, 7,523 sq ft

A-T-B: Torrens

SALE PRICE: $200,000

SALE DATE: 09/2016

SALE CODE: Excluded From Ratio Studies

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: $114,000
TAX TOTAL: $2,405.14

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $114,000

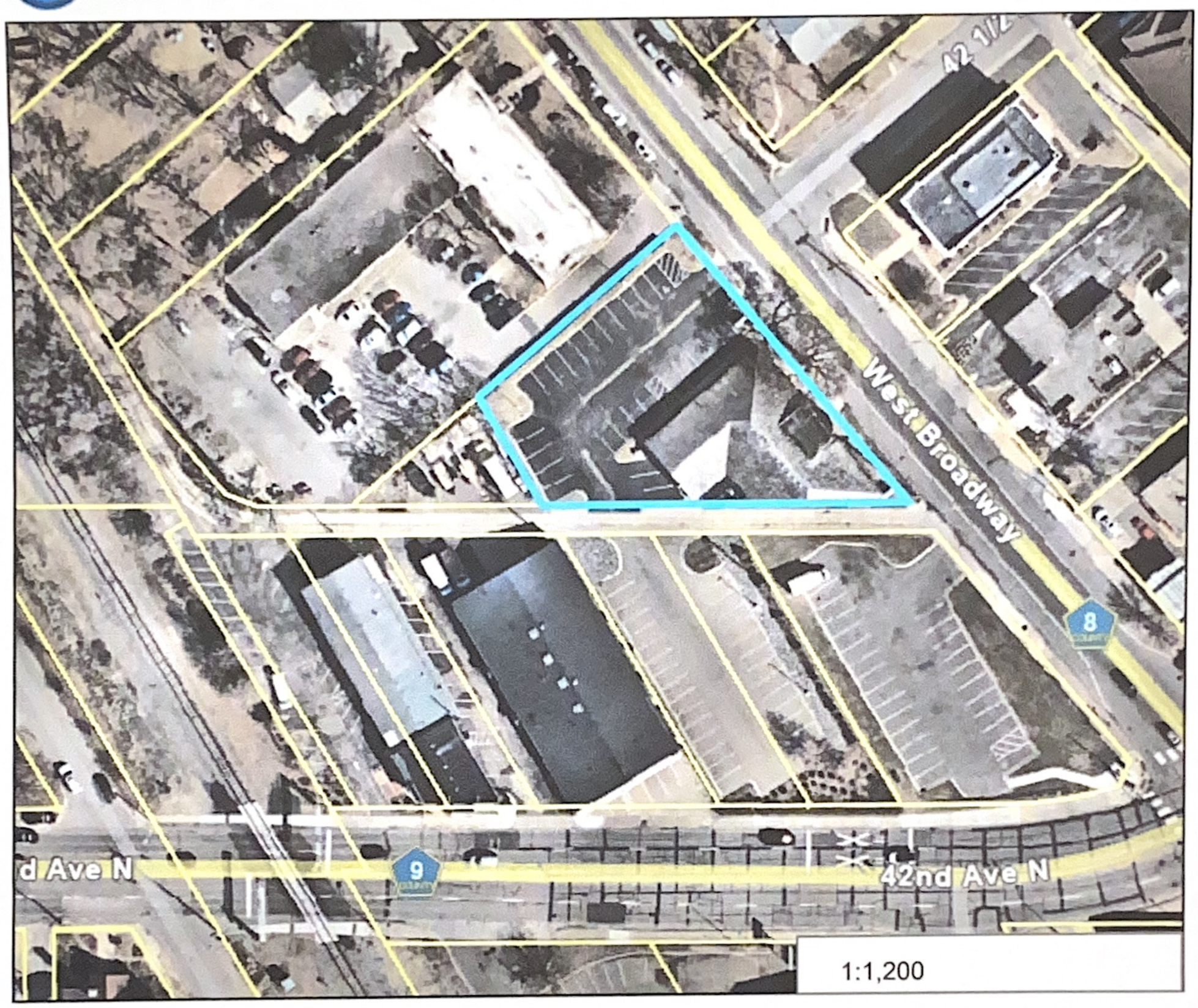
Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Hennepin County Property Map

Date: 12/29/2025



1:1,200

PARCEL ID: 0602924210118

OWNER NAME: Mcreavy Swanson Bld Ltd Ptsp

PARCEL ADDRESS: 4239 West Broadway,Robbinsdale MN 55422

PARCEL AREA: 0.46 acres, 20,156 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Commercial-Preferred
HOMESTEAD: Non-Homestead
MARKET VALUE: $661,000
TAX TOTAL: $20,130.12

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Commercial
HOMESTEAD: Non-Homestead
MARKET VALUE: $694,000

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 20th day of January, 2026.

RESOLUTION NO. 26-XX

A RESOLUTION OF SUPPORT FOR 4ORTY 2WO DEVELOPMENT LLC'S BROWNFIELD GAP FINANCING PROGRAM GRANT APPLICATION

WHEREAS, the Robbinsdale Economic Development Authority (REDA) has approved a preliminary development agreement with 4orty 2wo Development, LLC. to pursue the development of REDA and surrounding land parcels located at the 4200 block of West Broadway in Robbinsdale for the purpose of constructing a high-density housing and potentially mixed use commercial development project, and

WHEREAS, 4orty 2wo Development has hired consultant GZA Environmental, Inc., to perform a Phase I Environmental Site Assessment (ESA), and such ESA identified recognized environmental conditions (RECs) associated with the proposed project's land parcels, and

WHEREAS, the Phase I ESA findings require further analysis of environmental conditions in the form of a Phase II ESA study to be performed for the purpose of understanding the impacts of soil and soil vapor contaminants on said property, as such may have bearing on the proposed redevelopment project, and

WHEREAS, the city is supportive of 4orty 2wo Development, LLC applying for a Brownfield Gap Financing Program Grant to fund the Phase II ESA work and completion of such study on the 4200 Block of West Broadway.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Robbinsdale, Minnesota, that the City of Robbinsdale hereby approves the next steps of an environmental assessment of the proposed "42" project site at 4205 West Broadway in Robbinsdale and surrounds. Those steps will include a Phase II environmental site assessment and analysis.

BE IT FURTHER RESOLVED by the city council that the city supports 4orty 2wo Development, LLC's application for funding such environmental and assessment work to the Minnesota Brownfields' Brownfield Gap Financing Program, which is funded by an Environmental Response Fund Grant from the Hennepin County Environment and Energy Department.

The question was on the adoption of the resolution and upon a vote being taken thereon, and the following voted in favor thereof:

And the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS 20TH DAY OF JANUARY, 2026.

_____
Bradley Sutton, Mayor

Attest:

_____
Chase Peterson-Etem, City Clerk

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Chase Peterson-Etem, Assistant City Manager
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Mayor Pro Tem and Staff Appointments

Background:

Each year, the Council will appoint a Mayor Pro Tem as well as Council members and staff to various organizations or committees as representatives for the City. While discussion about some of the annual appointments still needs to be held, staff will recommend the appointment of Mayor Pro Tem, Suburban Rate Authority Director, NW Suburbs Cable Communications Commission, and CCX Board of Directors.

Analysis:

Staff recommend the following appointments for 2026:

Mayor Pro Tem — Raymond Blackledge

Suburban Rate Authority Director — Richard McCoy (by attached resolution)

NW Suburbs Cable Communications Commission — Tim Sandvik and Bill Blonigan (by attached resolution)

CCX Board of Directors - Rachel Leen (by attached resolution)

Recommendation:

1. Motion to appoint Raymond Blackledge as Mayor Pro Tem for the year 2026.
2. Motion to waive the reading and adopt a resolution appointing Richard McCoy as Director to the Suburban Rate Authority for 2026.
3. Motion to waive the reading and adopt a resolution appointing Tim Sandvik and Bill Blonigan to the NW Suburbs Cable Communications Commission.
4. Motion to waive the reading and adopt a resolution appointing Rachel Leen to the CCX Board of Directors.

Attachments:

1. Suburban Rate Authority Resolution
2. NWSCC Resolution
3. CCX Resolution

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 20th day of January 2026.

RESOLUTION NO.

A RESOLUTION DESIGNATING RICHARD MCCOY AS DIRECTOR TO THE SUBURBAN RATE AUTHORITY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROBBINSDALE, That Richard McCoy is hereby appointed to serve as a director of the Suburban Rate Authority for the year 2026 and until their successors are appointed.

The question was on the adoption of the resolution and upon a vote being taken thereon, and the following voted in favor thereof:

And the following voted against the same:

PASSED AND ADOPTED BY THE CITY COUNCIL THIS 20th DAY OF January 2026.

_____
Bradley Sutton, Mayor

ATTEST:

_____
Chase Peterson-Etem, City Clerk

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 20th day of January 2026.

RESOLUTION NO.

A RESOLUTION APPOINTING TIM SANDVIK AND BILL BLONIGAN TO THE NW SUBURBS CABLE COMMUNICATIONS COMMISSION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROBBINSDALE, that Tim Sandvik and Bill Blonigan are hereby appointed to the NW Suburbs Cable Communications Commission for the year 2026.

The question was on the adoption of the resolution and upon a vote being taken thereon, and the following voted in favor thereof:

And the following voted against the same:

PASSED AND ADOPTED BY THE CITY COUNCIL THIS 20th DAY OF January 2026.

_____
Bradley Sutton, Mayor

ATTEST:

_____
Chase Peterson-Etem, City Clerk

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 20th day of January 2026.

RESOLUTION NO.

A RESOLUTION APPOINTING RACHEL LEEN TO THE CCX BOARD OF DIRECTORS TO REPRESENT THE CITY OF ROBBINSDALE

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROBBINSDALE, that Rachel Leen is hereby appointed to the CCX Board of Directors to represent the City of Robbinsdale for the year 2026.

The question was on the adoption of the resolution and upon a vote being taken thereon, and the following voted in favor thereof:

And the following voted against the same:

PASSED AND ADOPTED BY THE CITY COUNCIL THIS 20th DAY OF January 2026.

_____
Bradley Sutton, Mayor

ATTEST:

_____
Chase Peterson-Etem, City Clerk

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Heather Rand, Community Development Director
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Accept Annual Planning Commission Report (2025)

Background:

Chapter 3, section 320 of the Robbinsdale city code establishes the Robbinsdale Planning Commission. Section 320.01, Subdivision 5 requires that the Planning Commission submit an annual report to the city council denoting attendance of commissioners and summarizing planning commission agenda activities from the previous year.

Analysis:

The annual report may also contain a summary of planning, land use code enforcement and other initiatives undertaken by community development department staff that provide a broader picture of land use trends and responses the city has undertaken. The annual report is a productive way to summarize for the city council and public, Robbinsdale's land use planning and related community development work for a given calendar year.

Recommendation:

At its January 15, 2026 meeting, the Robbinsdale Planning Commission reviewed and recommended that the city council accept the 2025 Planning Commission Report (see attached).

Attachments:

1. 2026 Planning Commission Annual Report

2026
PLANNING COMMISSION
ANNUAL REPORT

The Planning Commission held 7 regularly scheduled meetings during 2025. There were 5 cancelled meetings this year, largely due to a lack of agenda items.

The table below reflects commissioner's attendance and is to be reported back to city council annually per city code.

Planning Commissioners		Meetings Present	Meetings Absent	Yearly Attendance
Harris	Ward 1	5	2	71%
Carlson-Weinberg	Ward 2	7	0	100%
Allen	Ward 3	4	3	57%
Montemayor	Ward 4	5	2	71%
Ulbrich	At Large	6	0	100%

In 2025, the Planning Commission continued to address development and land use issues on behalf of Robbinsdale residents seeking to improve their properties and reviewed development applications affecting neighborhoods and the community.

The following summarizes their activities:

Rezone

- 3883 West Broadway was rezoned from Residential-Business to B2 Limited Community.

Conditional Use Permits

- 3819 West Broadway received a Conditional Use Permit to allow the use of a private utility building at the location.
- 4050 Lakeland Ave N received a Conditional Use Permit for a temporary outdoor fireworks stand.
- 4130 Lakeland Ave N received a Conditional Use Permit to allow the use of a event center at the location.

Zoning Text Amendments

- Updated city ordinances to provide zoning guidance for adult-use cannabis and low-potency hemp product businesses.
- Created updated language within the City Code Sign Ordinance. The main purpose of that amendment was to better show the intentions of the city for regulating signs in residential districts and to allow the use of real estate signs inside Robbinsdale.

- Included new amendments within code discussing and regulating electric vehicles, electric vehicle charging infrastructure and solar energy systems.
- Introduced language allowing quail as a species in the city code Domestic Animal Permiting.
- Allowed “Event Centers” as a conditional use within the B4 Community Business District.
- Removed from the R1 Single Family District code section the conditional use of “Boarding house or home boarding of foster children”.
- Reduced the setback distance or buffer between Tobacco Product Shops from one half mile to 500 feet to align with retail cannabis and low potency hemp edible product retail establishment code.

Variances

- 3819 W Broadway received variance to the front yard setback requirements for the TOD for their private utility building.

Miscellaneous

- Abated 2732 Zenith Ave N due to exterior storage related violations (Property complied with city code so abatement was not enacted on).

Discussions

- Code of Respect and Ethics discussion.
- The city council and planning commission bus tour of TOD in Hopkins and St. Louis Park denoting redevelopment strategies.

SUMMARY / COMPARISON OF ACTIVITIES

2012-2025

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Zoning Actions *(Text Amendments, Rezoning)*	6	3	4	7	2	1	5	2	1	2	9	3	8
Variances	4	5	8	4	3	7	8	8	6	7	5	0	1
Conditional Use Permit	5	3	4	4	2	7	4	5	2	6	4	0	3
Subdivision Actions *(Plats, Lot Splits, Text Amendments)*	1	2	2	3	1	2	1	0	0	1	0	1	0
Sign Ordinance Variances	0	1	1	0	1	0	1	1	0	0	0	0	0
Comprehensive Plan Amendments	2	0	0	1	1	0	0	0	1	0	0	0	0
Vacation Reviews	0	0	0	1*	0	0	0	0	0	0	0	0	0
Miscellaneous Items *(signs, combine lots)*	1*	2	0*	0	1	0	5	1	3	2	1	1	1

* Some items go directly to the City Council without Planning Commission review.

2025 Rental Inspection Statistics

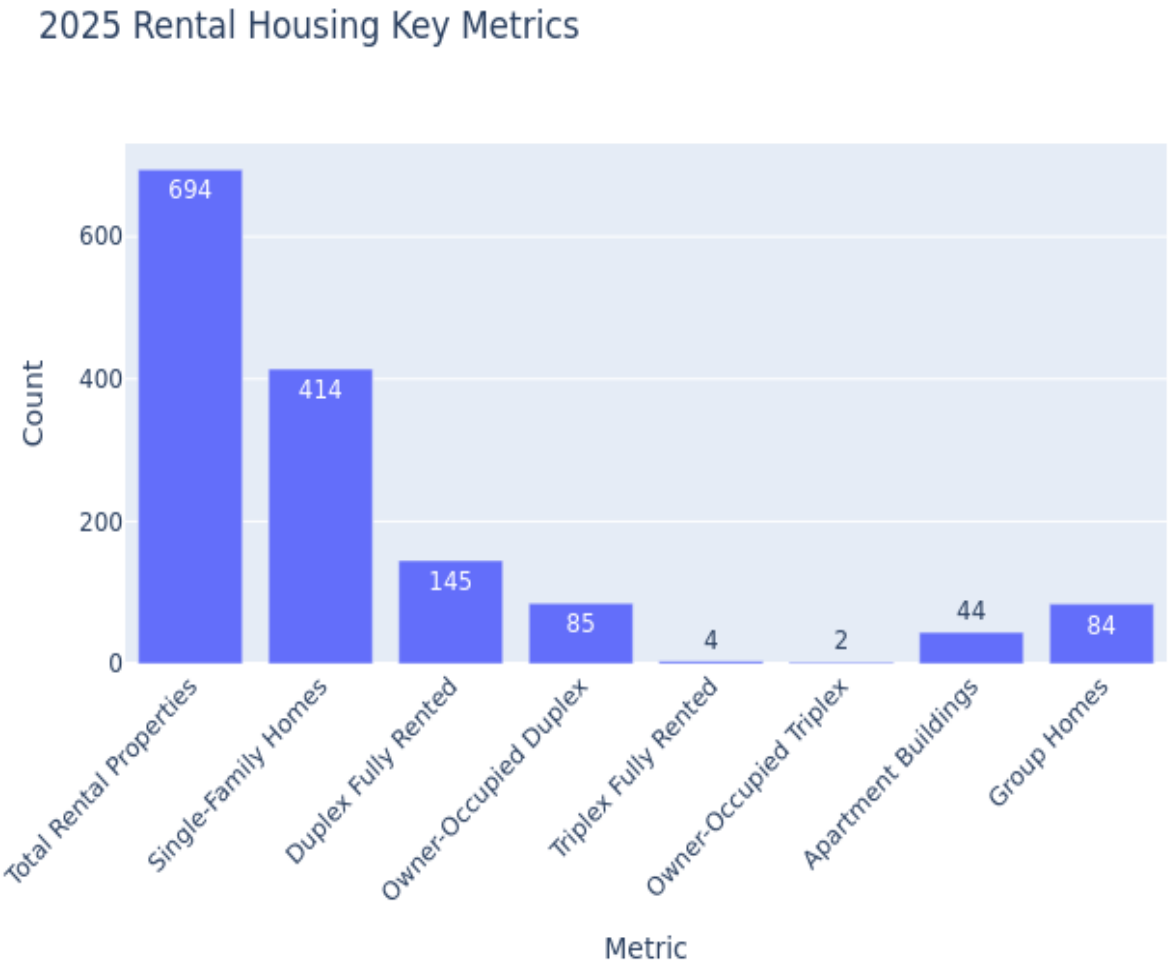
• Category	• 2024	• 2025	• ∆ (Count)	• ∆ (%)
Total Rental Properties	716	694	-22	-.31%
Single Family Homes	418	414	-4	-1.0%
Duplex Fully Rented	185	145	-40	-21.6%
Owner-Occ Duplex	68	85	17	+25%
Triplex Fully Rented	4	4	0	0.0%
Owner-Occ Triplex	2	2	0	0.0%
Apartment Buildings	44	44	0	0.0%
Group Homes	-	84		

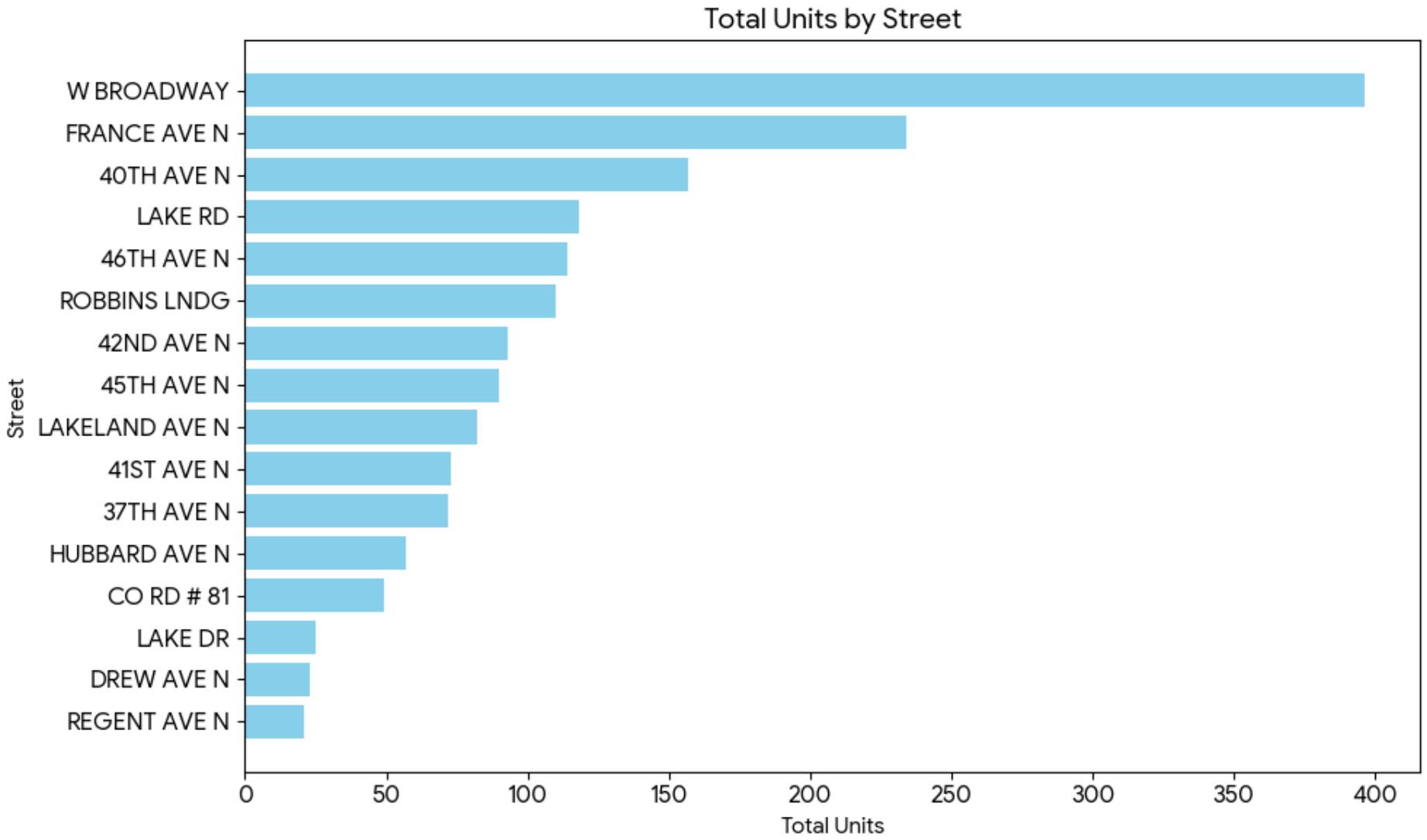
Additional Key Points

- Overall inventory dipped slightly: Total rental properties fell by 10 (-1.4%)
- Duplex trend: Fully rented duplexes declined by 40 (-21.6%), while owner-occupied duplexes rose by 16 (+23.5%)
- Licensing activity: Renewal applications mailed increased by 47 (+14.1%)
- Education: Rental orientation classes offered remained at 4

Inspections Conducted

- 630 Rental inspections
- 27 Building Inspection-related (Note: Does not include Knock & Talks completed after first check)


2025 Rental Housing Key Metrics
Count
0
200
400
600
694
414
145
85
4
2
44
84
Total Rental Properties
Single-Family Homes
Duplex Fully Rented
Owner-Occupied Duplex
Triplex Fully Rented
Owner-Occupied Triplex
Apartment Buildings
Group Homes
Metric



- **Total amount of units was 1714**
- **The average amount of units was 40.81**
- **The median amount of units was 23.5**

2025 Land Use Planning Initiatives

In 2025, REDA continued to work with 4orthy 2wo Development, LLC, a private sector development team that is working to land assemble parcels at the 4200 Block of West Broadway for a proposed mixed-use redevelopment project that may include up to 200 units of market rate housing. The city council took steps to preserve the federal designation of privately owned land located at the 3800 Block of Lakeland Avenue North as a qualified affordable housing census project for the next couple years. This allows a private sector developer to apply to the state and federal government for affordable housing tax credits and bonds that could make rents more affordable should they advance the redevelopment of land in that vicinity into a new affordable housing apartment building.

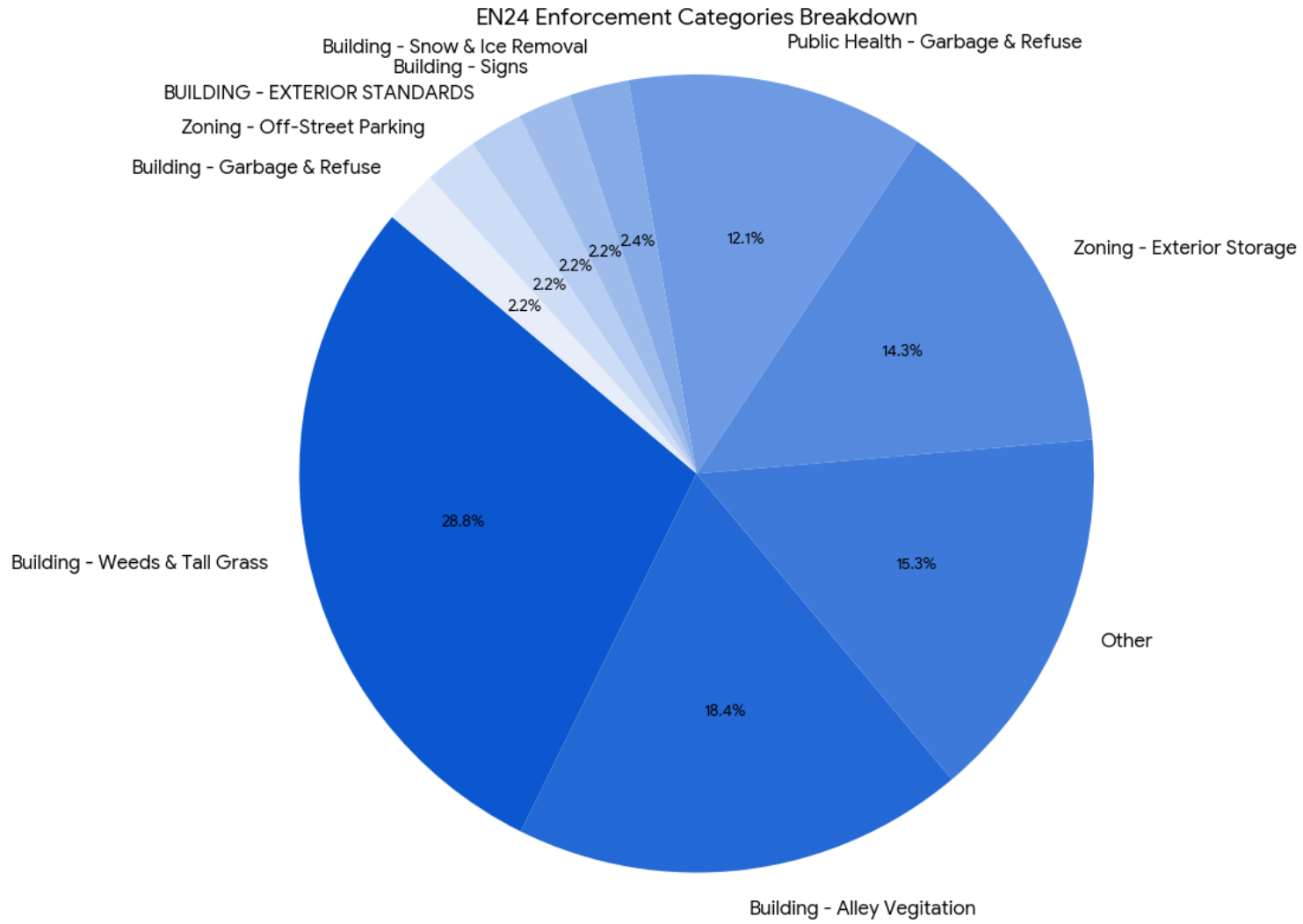
For the purpose of advancing maintenance in the overall quality, safety and energy efficiency of the city's housing stock, REDA funded a Home Improvement Grant Program for Low Income Homeowners for the second year that enabled those homeowners to make critical home improvements such as new roofs, insulation, siding, windows, doors, plumbing, electrical, HVAC and sustainable energy improvements to their homes. Energy audits of owner occupied homes was also subsidized by REDA.

Planning for the Met Transit Blue Line Extension (BLE) light rail project slated for a 2028 construction start continued with plans at over 60% complete in fall 2025. For the purpose of better understanding the redevelopment opportunities that result from such light rail and related transportation systems public investments, the Robbinsdale Planning Commission, City Council and city staff, in addition to staff from the Hennepin County transportation and planning departments, and the Met Transit Planning Office organized and participated in a Transportation Opportunities Bus Tour. The tour had stops with speakers at redevelopment sites in downtown Hopkins and in St. Louis Park that reflected strategic growth as a result of the recent Green Line extension and related transportation system investments. Robbinsdale residents and staff also participated in a Met Transit led "place-keeping" series of meetings that solicited input on general design elements that could be utilized at the 2 proposed BLE light rail stations in Robbinsdale.

Lastly, Robbinsdale staff continue to represent the city on the state legislature created BLE Anti-Displacement Community Prosperity Program (ACPP) board of directors that received $10 million in funds to be used as funding grants to support anti-displacement of low-income residents and businesses located along or next to the BLE corridor. The board awarded grants totaling up to $2 million in 2025 to non-profit service providers and real estate developers committed to begin their work on board supported anti-displacement strategies in BLE affected communities.

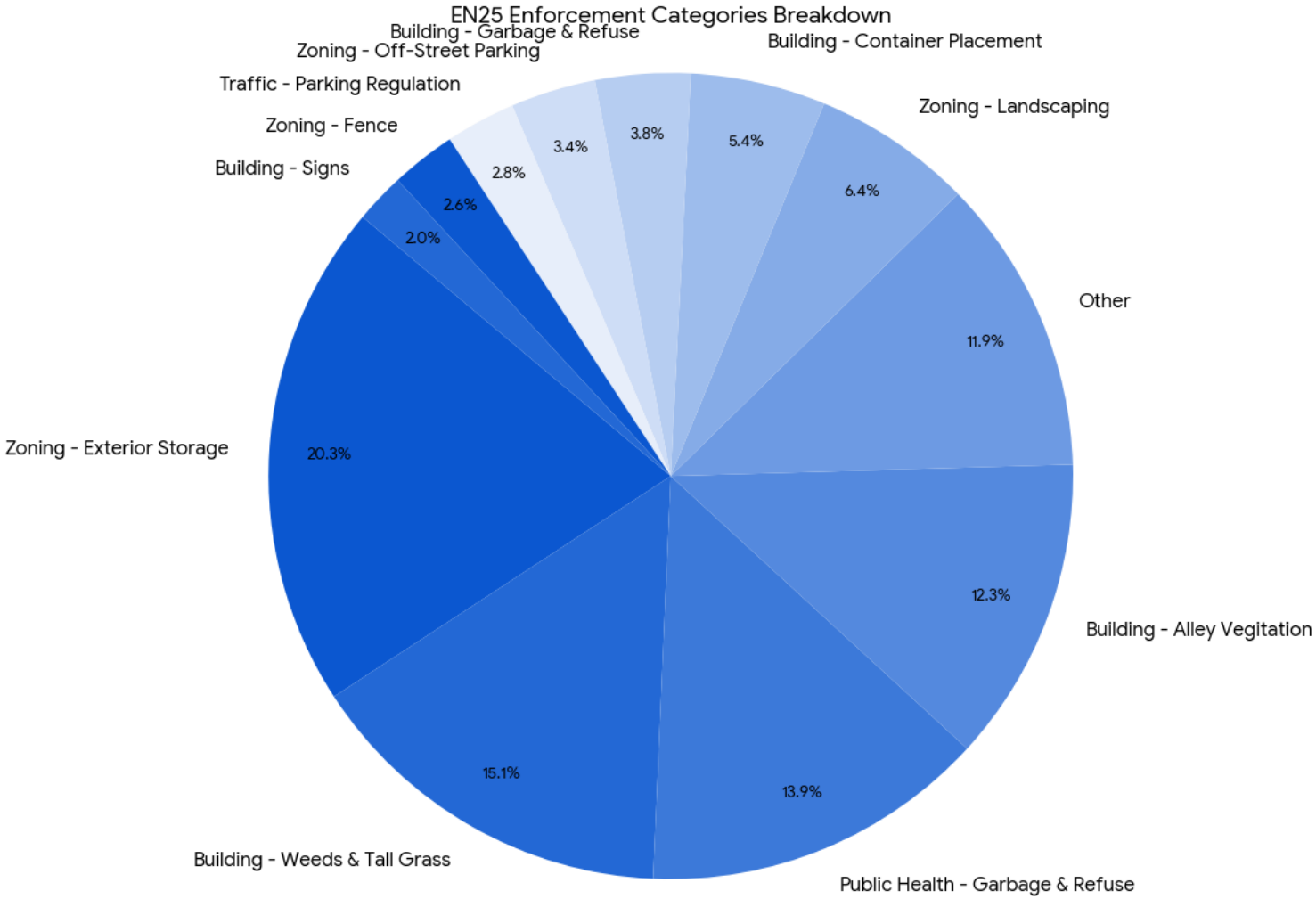
Planning and Land Use Code Enforcement Statistics Report (2024 vs 2025)

2024 Code Enforcement Statistics



615 code enforcement cases were documented over the course of the year

2025 Code Enforcement Statistics



656 code enforcement cases were documented over the course of the year

1. **Shift in Primary Concern:**
    - In **2024**, the leading issue was **Weeds & Tall Grass** violations (28.8%).
    - In **2025**, the focus has shifted significantly toward **Exterior Storage** violations, which saw a **6.03% increase** and is now the most frequent category at **20.32%**.

2. **Significant Reductions:**
    - **Vegetation Issues:** There was a sharp decline in "Weeds & Tall Grass" (-13.7%) and "Alley Vegetation" (-6.1%). This could suggest a transition from growing seasons into dormant seasons.

3. **Emerging or Increasing Enforcement:**
    - **Landscaping & Storage:** Beyond "Exterior Storage," there has been a notable rise in **Landscaping** (Tree) violations (up 4.5%) and **Building - Container Placement** (Garbage can) violations (up nearly 5%).
    - **Stability: Garbage & Refuse** violations remains a consistent high-priority item, hovering around 12-14% in both periods.

Summary Conclusion
While vegetation management dominated the 2024 period, the 2025 data shows a pivot toward **property maintenance and storage regulations** (Zoning & Container Placement).

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Chase Peterson-Etem, Assistant City Manager
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Approval of Licenses

Background:

As required by City Code, contractor and business licenses issued in the City of Robbinsdale must be approved by the City Council. Attached is a list of applicants requesting a license or license renewal to operate within the City. All appropriate fees have been paid and certificates of insurance and bonds, if required, have been filed with the City Clerk.

Analysis:

Not applicable.

Recommendation:

By motion, approve issuance of licenses dated 1/20/2026.

Attachments:

1. License Approval List 1-20-26

Contractor Licenses for Council Approval

Name	Licensee Typ	Fee Amount
BONFE'S PLMBG, HTNG, & AIR INC	Street or ROW Excavation - Excavation	$75.00
BONFE'S PLMBG, HTNG, & AIR INC	Res Water-Sewer - Sewer / Water Cont	$75.00
CLEAR CHANNEL OUTDOOR	Sign or Banner - Sign Contractor	$75.00
FOUNDATION SERVICE CORP	Street or ROW Excavation - Excavation	$75.00
GOPHER SEWER AND DRAIN	Street or ROW Excavation - Excavation	$75.00
GOPHER SEWER AND DRAIN	Res Water-Sewer - Sewer / Water Cont	$75.00
HERO HOME SERVICES INC.	Street or ROW Excavation - Excavation	$75.00
HERO HOME SERVICES INC.	Res Water-Sewer - Sewer / Water Cont	$75.00
INDIGO SIGNS	Sign or Banner - Sign Contractor	$75.00
INFRASERVICES GROUP WIRELESS LLC	Building - General Contractor	$75.00
KGPCO SERVICES LLC (DBA) CIRCET USA	Building - Commercial Contractor	$75.00
MCQUILLAN HOME SERVICES LLC	Street or ROW Excavation - Excavation	$75.00
MCQUILLAN HOME SERVICES LLC	Res Water-Sewer - Sewer / Water Cont	$75.00
MP NEXLEVEL, LLC	Street or ROW Excavation - Excavation	$75.00
MPLS & SUBURBAN SEWER & WATER	Street or ROW Excavation - Excavation	$75.00
MPLS & SUBURBAN SEWER & WATER	Res Water-Sewer - Sewer / Water Cont	$75.00
ONE WAY WIRELESS CONSTRUCTION, LLC	Building - General Contractor	$75.00
PRECISION UTILITIES LLC	Street or ROW Excavation - Excavation	$75.00
PRECISION UTILITIES LLC	Res Water-Sewer - Sewer / Water Cont	$75.00
ROTO-ROOTER SERVICES COMAPNY	Street or ROW Excavation - Excavation	$75.00
ROTO-ROOTER SERVICES COMAPNY	Res Water-Sewer - Sewer / Water Cont	$75.00
SIGNART CO INC	Sign or Banner - Sign Contractor	$75.00
VINCO INC	Building - Commercial Contractor	$75.00

Number of Licenses Requesting Council Approv 23

Contractor Licenses for City Council 1-20-2026

The FA Bartlett Tree Experts	Tree Removal	$75.00
Arbor Tree Service	Tree Removal	$75.00
Dynamic Tree & Landscaping	Tree Removal	$75.00
Twin City Tree Authority LLC	Tree Removal	$75.00
Allied Waste dba Republic	Solid Waste Removal	$450.00
Savatree, LLC	Tree Removal	$75.00
Neighborhood Tree Care	Tree Removal	$75.00
Bratt Tree Company	Tree Removal	$75.00
Vineland Tree Care	Tree Removal	$75.00
Golden Leaf Tree Service	Tree Removal	$75.00
Walters Recycling & Refuse	Solid Waste Removal	$400.00
Dick's Sanitation	Soldi Waste Removal	$150.00
Suburban Waste Services	Solid Waste Removal	$50.00
Anderson Dumpster Box Services	Sold Waste Removal	$200.00
Aspen Waste Systems of MN	Solid Waste Removal	$150.00
Nick's Tree Service	Tree Removal	$75.00

LICENSE APPROVAL LIST

1/20/26

BUSINESS	TYPE	FEE
Dan & Amy Fisher	Domestic Animals	$ 41
Jeremy Abbott	Domestic Animals	$ 59
Laconia Koerner	Domestic Animals	$ 52
Sean Braden	Domestic Animals	$ 52
Brynn Okeson	Domestic Animals	$ 46
Nathaniel & Heidi Miller	Domestic Animals	$ 46
Melissa Courtney	Domestic Animals	$ 43
Chris Connaker	Domestic Animals	$ 40
Kristen Setien	Domestic Animals	$ 44
Sacred Heart Church	Temporary Liquor	$ 50
Dollar General	Tobacco Sales	$325
Walgreens	Tobacco Sales	$325

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Chase Peterson-Etem, Assistant City Manager
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Robbinsdale Lions Premises Permit Application

Background:

The Robbinsdale Lions Club submitted a Premises Permit application to operate charitable gambling at Wicked Wort Brewing Company, 4165 West Broadway. There are no current gambling operations taking place at this location.

Analysis:

This permit is issued, overseen, and renewed by the Minnesota Gabling Control Board. However, because this is within city limits, the City Council must adopt a resolution approving the application. This is a one-time approval by the City and no further action is needed.

The Robbinsdale Lions have served our community and its surrounding areas since 1939. The foundations of the group include youth scholarships, eyesight efforts, and countless other worthy causes. In correspondence, they shared, "We are humbled and honored to bring before the Robbinsdale City Council the opportunity for charitable gambling at Wicked Wort. It would afford us the ability to expand our contributions to more organizations and raise the financial payouts to said groups. We thank you for taking the time to consider our request."

Recommendation:

Motion to adopt a Resolution approving the application of the Robbinsdale Lions Club for a Premises Permit to operate charitable gambling at Wicked Wort Brewing Company, 4165 West Broadway, Robbinsdale, Minnesota.

Attachments:

1. Resolution

Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 20th day of January 2026.

RESOLUTION NO.

A RESOLUTION APPROVING THE APPLICATION OF THE ROBBINSDALE LIONS CLUB FOR A PREMISES PERMIT TO OPERATE CHARITABLE GAMBLING AT THE WICKET WORT BREWING COMPANY, 4165 WEST BROADWAY, ROBBINSDALE, MINNESOTA

WHEREAS, the Robbinsdale Lions Club is submitting an application to the Minnesota Gambling Control Board for approval of a premises permit to operate charitable gambling at Wicket Wort Brewing Company, 4165 West Broadway, Robbinsdale, Minnesota; and

WHEREAS, the gambling premises is located within the city limits of Robbinsdale, Minnesota;

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Robbinsdale, Minnesota, does hereby approve the issuance of a premises permit to the Robbinsdale Lions Club to conduct charitable gambling activities at Wicket Wort Brewing Company, 4165 West Broadway, Robbinsdale, Minnesota; and

BE IT FURTHER RESOLVED, that such approval of the City Council is effective upon issuance of the permit from the Minnesota Gambling Control Board.

The question was on the adoption of the resolution and upon a vote being taken thereon, and the following voted in favor thereof:

And the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS 20th DAY OF JANUARY 2026.

_____
Bradley Sutton, Mayor

Attest:

_____
Chase Peterson-Etem, City Clerk

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Heather Rand, Community Development Director
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Letter of Support for Velair Development's Consolidated Affordable Housing Grant Application to Hennepin County for Potential Affordable Housing Project at 3839 Lakeland Avenue North

Background:

Velair Development Company (Velair) is an experienced affordable housing developer from the Twin Cities that is proposing to redevelop 3839 Lakeland Avenue N in Robbinsdale into a high-density, 60+ unit affordable housing project. Velair has an executed letter of intent to purchase the property with its current owner, and is working to secure funding and city approvals to ideally move forward with project construction in summer 2027. Recently, the city took the necessary steps to keep this site and parcels adjacent on the federal qualified census track list for low-income housing tax credits, as that is one of the sources of funding that the developer intends to apply for. The developer is also seeking affordable housing grant funds from the county, with annual grant applications due to the county within the next 30 days for such.

Analysis:

The city's comprehensive land use plan guides 3839 Lakeland Avenue N and surrounding parcels as a preferred redevelopment site for high-density housing. The city also has a need for the development of both affordable and market rate housing, and as such, preliminary support to the developer has been given for the redevelopment of this site and potentially adjoining parcels as part of an affordable housing project. The city has not yet undertaken consideration of the rezoning of such a parcel nor has the city approved other development specifics for the project as that would be premature at this point in time and is to be considered over the next year.

What is appropriate to keep the project advancing is for the developer to conduct its due diligence on the project and begin to secure various sources of public funding from the state and county to ensure that the proposed apartment-style housing construction is subsidized to the extent that rents are affordable. Hennepin County solicits formal requests proposals for affordable housing funds once a year in late January or early February. To meet that application deadline, the developer, Velair has requested a letter of support from the Robbinsdale city council for their soon-to-be submitted grant application to the Hennepin County Affordable Housing Incentive Fund and Transit Orientated Communities Grant fund programs. A copy of Velair Development's prepared project narrative and preliminary site plan for the grant application is attached for review.

The letter of support requested does not state that the city approves the potential affordable housing project. Instead, the letter of support acknowledges the city's awareness that Velair is submitting said application to the county, that the city supports the creation of more affordable housing in the city and that the city, in concept, supports redevelopment of the site.

The letter of support is a required part of the grant application to Hennepin County. Before grant funds may be expended, Hennepin County will require more formal actions from the city council supporting the development of the specific proposed affordable housing project.

Recommendation:

Approve the attached resolution and letter of support for Velair Development's application to Hennepin County for affordable housing grant funds that could be utilized to subsidize the redevelopment of 3839 Lakeland Avenue into an affordable housing project. The resolution also authorizes the mayor to execute the letter of support on behalf of the city council.

Attachments:

1. Velair - Lakeland Ave Housing - Project Narrative & Preliminary Site Plan
2. Resolution -Velair Letter of Support for Grant App
3. Letter of Support - Velair Grant Application to Henn Co

Exhibit A – Project Description

Velair Development Company is proposing to redevelop the existing Mai Thai Restaurant at 3839 Lakeland Avenue N in Robbinsdale, MN into a five story, 64 +/- unit apartment building for low- and moderate-income households. There will be a total of approximately 64 off-street parking stalls (20 surface; 44 enclosed). Gross square footage of the building is estimated to be approximately 75,000 square feet, including the enclosed parking areas. See below in red for answers to specific questions.

a. Do you have control of the project site? Explain in detail. We have fully executed a Letter of Intent to Purchase the property from the current owner.

b. Details of all known or suspected environmental issues with the site
Has any testing been completed or is underway? Velair Development Company is not aware of any environmental issues or testing in relation to the subject property. Velair Development Company will conduct a phase 1 ESA as a part of its standard due diligence process.

c. Type of project (retail, office, industrial, rental housing, home ownership, etc.) Rental Housing.

d. New construction or rehabilitation/renovation. If renovation, provide details New Construction.

e. Description of structures which will need to be demolished. A 1-story restaurant and surface parking lot currently occupy the subject property. The building is approximately 3,300 square feet. The building and surface lot will be demolished as a part of our proposed development.

f. Description of owners/tenants which will need to be relocated. The existing user (Mai Thai Restaurant) will vacate the site prior to the proposed development beginning construction.

g. Details of any historic preservation designations and/or related issues None.

h. For commercial/industrial:

    Number and size of structures (sq. ft.)
    Type of construction and materials
    Terms of sale (if applicable)
    Details/terms of signed leases (rates, duration, etc.)
    Projected terms for space not currently under lease
    Details of any market studies completed or underway

i. For ownership housing:

    Type, number, and size of units (sq. ft. & number of bedrooms)

Type of construction and materials
Anticipated sales price
Details of any market studies completed or underway

j. For rental housing:

Type and size of buildings (# of floors, units, etc.) 5 stories, 64 +/- units
Type of construction and materials 1 level at-grade podium parking, 4 stories wood-frame residential.
Size of units (sq. ft.) and number of bedrooms
Studios: ~515 square ft
1BRs: ~700 square ft
2BRs: ~850 square ft
Description of building/unit amenities
Velair is proposing to develop a 64-unit (+/-) affordable apartment building. The building will include a mix of studio, 1BR, and 2BR floorplans across four stories of residential and one level of enclosed parking. Amenities will include a fitness room, community room, rooftop deck, and in-unit washer/dryer. Gross square footage of the building is estimated at 75,000 square feet, including the enclosed parking area.
List of utilities included with rent
All utilities except for in-unit electric
Monthly rental rates by unit type
Currently underwritten at the rental rates below:
Studio: $653-$1,116
1BR: $1,187-$1,436
2BR: $1,717
Details of any market studies completed or underway
Market Study completed June 26, 2023

Exhibit B – Construction Timeline [Estimated]

- June 2027: Construction Start
- August 2028: Construction Completion

*Project completed in 1 phase.

Exhibit C - Sketch Plans



CONTENTS

COVER	0.0
SITE PLAN	2.0
FLOOR PLANS - LEVEL 1	3.0
FLOOR PLANS - LEVEL 2	3.1
FLOOR PLANS - LEVEL 3&4	3.2
FLOOR PLANS - LEVEL 5	3.3
UNIT 0-0	4.0
UNIT 1-1	4.1
UNIT 1-3	4.2
RENDERINGS	5.0
EXTERIOR MATERIALS	6.0
EXTERIOR ELEVATIONS	6.1
EXTERIOR ELEVATIONS	6.2
SECTIONS	7.0
SHADOW STUDY	9.0

PARKING

Level	*Type*	*Count*
Level 1	Garage Parking	43
Level 1	Garage Parking Accessible	1
Level 1	Surface Parking	20
		64

GROSS AREA - TOTAL

Level	*Area*
Level 5	14,553 ft²
Level 4	14,553 ft²
Level 3	14,553 ft²
Level 2	14,531 ft²
Level 1	15,667 ft²
Grand total	73,856 ft²

UNIT MIX - GROSS AREA

Name	*Count*	*Unit Gross Area Main Floor*	Total Area	%
0 BR (Studio)				
Unit 0-0	8	515 ft²	4,120 ft²	13%
	8		4,120 ft²	13%
1BR				
Unit 1-1	11	715 ft²	7,869 ft²	17%
Unit 1-1b	8	687 ft²	5,494 ft²	13%
Unit 1-3	13	756 ft²	9,829 ft²	20%
Unit 1-4	16	703 ft²	11,244 ft²	25%
Unit 1-5	8	851 ft²	6,810 ft²	13%
	56		41,246 ft²	88%
Grand total	64		45,367 ft²	100%



1. Education and Culture
   Elim Lutheran Church

2. Retail and Services
   U.S Bank Branch
   Hy-Vee Fast & Fresh

3. Food Access
   Hy-Vee Grocery Store
   Starbucks Coffee
   Robinsdale Food Market
   El Toro Mexican

- Education and Culture
- Health and Wellness
- Retail and Services
- Civic and Community
- Parks
- Food Access

- ROUTE 14
- ROUTE 32
- ROUTE 716
- ROUTE 717

4. Health and Wellness
   Rodinsdale Dental Care
   CVS Drugstore
   Lions Gym & Wellness Center

5. Civic and Community Facilities
   United States Postal Sevice

6. Parks
   Lakeview Terrace Park
   Lee Park
   Hollingsworth Park
   Sanborn Park

7. TRANSIT
   Robinsdale Transit Center
   Route 14
   Route 32
   Route 716
   Route 717

LOCATION MAP



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

SITE PLAN KEY

1 BUILDING ENTRANCE

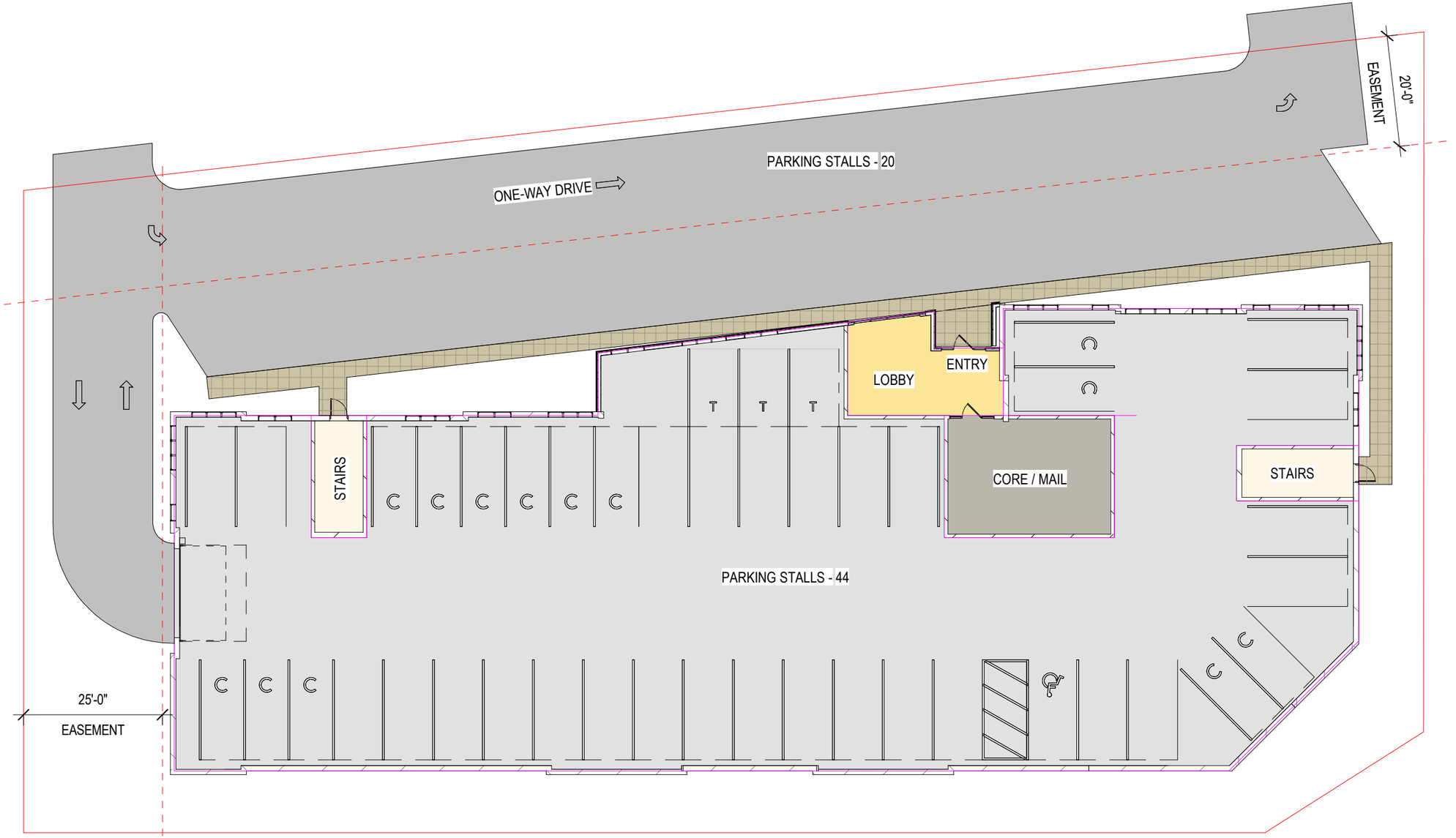
2 GARAGE ENTRANCE

Residential Unit Mix

Name	Count	Unit Gross Area Main Floor
Unit 0-0	8	515 ft²
Unit 1-1	11	715 ft²
Unit 1-1b	8	687 ft²
Unit 1-3	13	756 ft²
Unit 1-4	16	703 ft²
Unit 1-5	8	851 ft²
Grand total: 64	64	

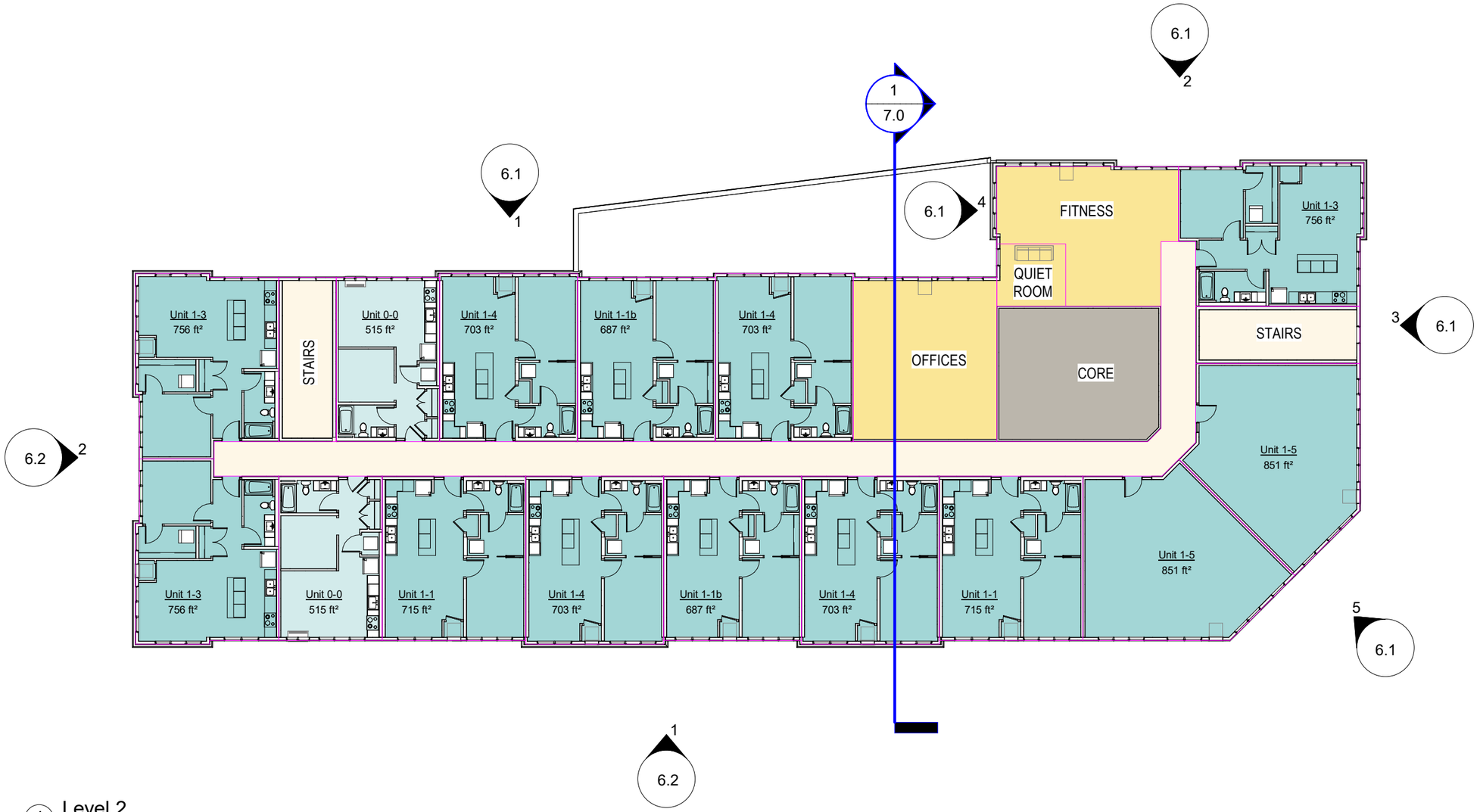
Total Gross Area

Level	Area
Level 1	15,667 ft²
Level 2	14,531 ft²
Level 3	14,553 ft²
Level 4	14,553 ft²
Level 5	14,553 ft²
Grand total	73,856 ft²



1 Level 1
1" = 20'-0"

Unit Mix by Floor			
Name	**Count**	**Area**	**Total Area**
Level 2			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	2	715 ft²	1,431 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	3	756 ft²	2,268 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	15		10,616 ft²
Level 3			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	4	756 ft²	3,024 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,088 ft²
Level 4			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	4	756 ft²	3,024 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,088 ft²
Level 5			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	2	756 ft²	1,512 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	15		10,575 ft²
Grand total: 64	64		45,367 ft²



1 Level 2
1" = 20'-0"

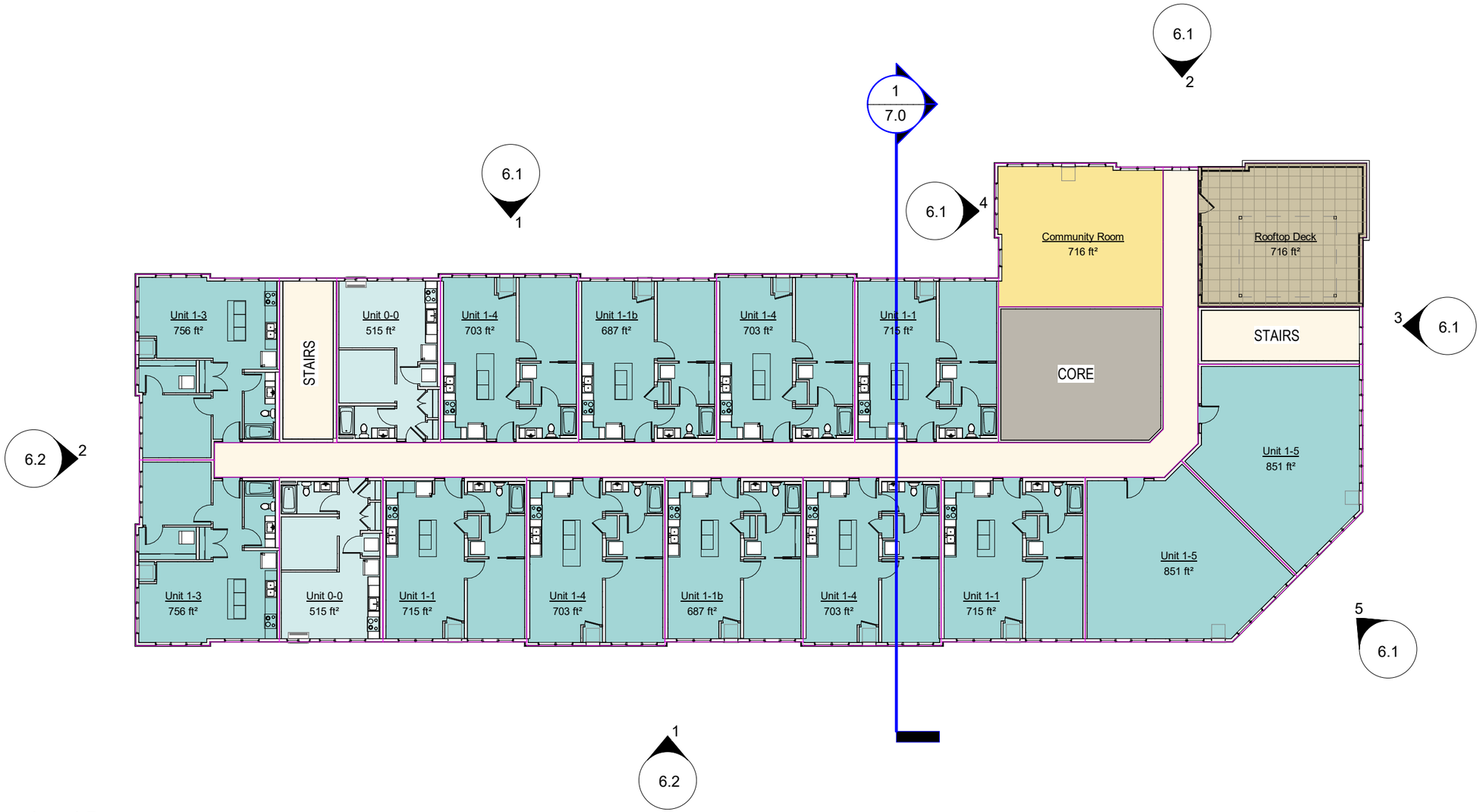
Unit Mix by Floor			
Name	**Count**	**Area**	**Total Area**
Level 2			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	2	715 ft²	1,431 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	3	756 ft²	2,268 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	15		10,616 ft²
Level 3			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	4	756 ft²	3,024 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,088 ft²
Level 4			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	4	756 ft²	3,024 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,088 ft²
Level 5			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	2	756 ft²	1,512 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	15		10,575 ft²
Grand total: 64	64		45,367 ft²



1 Level 3 (Level 4 Sim.)
1" = 20'-0"

Unit Mix by Floor

Name	Count	Area	Total Area
Level 2			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	2	715 ft²	1,431 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	3	756 ft²	2,268 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	15		10,616 ft²
Level 3			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	4	756 ft²	3,024 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,088 ft²
Level 4			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	4	756 ft²	3,024 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,088 ft²
Level 5			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	2	756 ft²	1,512 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	15		10,575 ft²
Grand total: 64	64		45,367 ft²



1 Level 5
1" = 20'-0"

Unit Mix by Floor			
Name	**Count**	**Area**	**Total Area**
Level 2			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	2	715 ft²	1,431 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	3	756 ft²	2,268 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	15		10,616 ft²
Level 3			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	4	756 ft²	3,024 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,088 ft²
Level 4			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	4	756 ft²	3,024 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	17		12,088 ft²
Level 5			
Unit 0-0	2	515 ft²	1,030 ft²
Unit 1-1	3	715 ft²	2,146 ft²
Unit 1-1b	2	687 ft²	1,373 ft²
Unit 1-3	2	756 ft²	1,512 ft²
Unit 1-4	4	703 ft²	2,811 ft²
Unit 1-5	2	851 ft²	1,703 ft²
	15		10,575 ft²
Grand total: 64	64		45,367 ft²



RENDERINGS

Exhibit D

VELAIR
DEVELOPMENT
COMPANY

Statement of Qualifications

Our mission is to provide quality housing that is aesthetically pleasing, environmentally conscious, and built to last.

VELAIR
DEVELOPMENT
COMPANY

Firm Profile

Location

Minneapolis Office
Velair Development Company
7645 Lyndale Avenue South
Minneapolis, MN 55423
Phone: 612.243.4637
www.velairdc.com

Services

With each project, we bring our own experienced entitlement expertise, project coordination, on-site management, and excellent quality controls.

Development
Entitlement
Design
Marketing
Management

Types of Housing Developments

Velair Development Company ("VDC") provides development services for new construction, renovations, and additions for multifamily housing projects such as:

Affordable Housing
Transitional Housing
Workforce Housing
Senior Housing
Market Rate Housing

Mission

Communities that we've worked with have found that affordable housing plays a critical role in the health of their community. For cities that are underserved with affordable housing options for their residents, VDC is a great solution because we build high quality, good looking, new properties with excellent management.

LEED / Green Construction

VDC developed the first LEED Certified affordable housing project in the State of Minnesota. Willow Ridge Apartments obtained a LEED certification level of Certified.

Our project success is based upon exceptional market selection and site acquisition. We pride ourselves on developing aesthetically pleasing projects that are known for quality construction.

Through partnering with reliable architects, subcontractors, engineers, planners, and designers who share in our goal and attention to detail, we have been able to consistently develop quality projects. Through careful planning, cost control, continued innovative ideas, environmentally friendly construction materials, and regular quality assurance inspections, VDC is dedicated to the project from start to finish.

Velair Development Company has developed or consulted on the development of over 45 properties across Iowa, Illinois and Minnesota totaling 3,000+ units

Amundson Flats

Edina, MN
62 Units
Workforce Affordable



Vista Ridge

Waconia, MN
52 Units
Workforce Affordable



Vista Ridge

Waconia, MN
52 Units
Workforce Affordable





Vista Ridge

Waconia, MN
52 Units
Workforce Affordable





Lyndale Flats

Bloomington, MN
81 Units
Workforce Affordable



Lyndale Flats

Bloomington, MN
81 Units
Workforce Affordable







Garland Commons

Maple Grove, MN
160 Units
Senior Affordable



Garland Commons

Maple Grove, MN
160 Units
Senior Affordable





Garland Commons

Maple Grove, MN
160 Units
Senior Affordable





Member _____ moved and Member _____ seconded a motion that the following resolution be read and adopted this 20th day of January, 2026.

RESOLUTION NO. 2026-XX

A RESOLUTION APPROVING LETTER OF SUPPORT FOR VELAIR DEVELOPMENT COMPANY TO APPLY FOR HENNEPIN COUNTY AFFORDABLE HOUSING FUNDS TO SUPPORT A POTENTIAL HOUSING PROJECT AT 3839 LAKELAND AVENUE N AND SURROUNDS

WHEREAS, the city of Robbinsdale's 2040 comprehensive land use plan recommends the city support the development of more affordable and market rate housing; and

WHEREAS, the city of Robbinsdale's 2040 comprehensive land use plan identifies the 3800 Block of Lakeland Avenue N as a preferred redevelopment area for such housing development; and

WHEREAS, MWF Properties, LLC, d/b/a Velair Development Corporation (Velair) is an experienced affordable housing developer and has secured a letter of intent to purchase 3839 Lakeland Avenue from the existing property owner to develop a proposed 60+ unit affordable housing project and has need to secure affordable housing grant funds and tax credits to support the development of such project; and

WHEREAS, the city has been made aware that Velair is submitting an application to Hennepin County for affordable housing and transit orientated communities grant programs within the next 30 days and such application requires a letter of support from the city of Robbinsdale.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Robbinsdale, Minnesota, that a January 20th, 2026 letter of support for Velair applying for Hennepin County affordable housing and transit orientated grant program funds is approved, and that the Mayor is authorized to execute such letter on behalf of the city council.

The question was on the adoption of the resolution and upon a vote being taken thereon, and the following voted in favor thereof:

And the following voted against the same:

WHEREUPON SAID RESOLUTION WAS DECLARED DULY PASSED AND ADOPTED THIS 20TH DAY OF JANUARY, 2026.

_____
Bradley Sutton, Mayor

Attest:

_____
Chase Peterson-Etem, City Clerk

City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, MN 55422
763-537-4534
www.robbinsdalemn.gov

JANUARY 20, 2026

Hennepin County Housing & Redevelopment Authority
Hennepin County, Minnesota

Dear Hennepin County Housing & Redevelopment Authority,

The city of Robbinsdale has been made aware that Velair Development Corporation is submitting application to Hennepin County for affordable housing and transit orientated grant program funds for the development of a proposed affordable housing project that may be located at 3839 Lakeland Avenue N, Robbinsdale Minnesota.

While the city has not provided final approvals for such project, the city's 2040 comprehensive plan guides for this type of redevelopment at that site. Further, the city has need for more affordable housing that such project could and as such, for the record supports the Velair Development Company's grant application(s) to the county.

Sincerely,

Mayor Brad Sutton

City of Robbinsdale

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Tim Sandvik, City Manager
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Resolution Supporting the Authority to Impose a Local Sales Tax

Background:

The City Council has discussed alternative streams of revenue in recent history, including the potential of a Local Sales Tax to fund Capital Improvements. As the recent two-year legislative moratorium has expired, the City of Robbinsdale would need to approve the attached resolution and submit to the appropriate legislative committees, to even be considered.

Analysis:

To qualify for a local sales tax, the City needs to identify and designate a regional project(s). Through continued capital planning, staff recommends the proposed Public Works facility, and the proposed parks building at Sanborn Park. In working with Counsel, staff have created the attached resolution that will need to be submitted to appropriate legislative committees by January 31, 2026.

Following submission, the item requires legislative approval to proceed (qualify) and would then required voter approval through a special referendum. If all steps are successful, the City would notify the Minnesota Department of Revenue and eventually issue bonds.

Recommendation:

Motion to waive the reading of, and authorize execution of the attached Resolution Supporting the Authority to Impose a Local Sales Tax to Fund Specific Capital Improvements.

Attachments:

1. Resolution XXXX Authority for Local Sales Tax

RESOLUTION NO. _____

RESOLUTION SUPPORTING THE AUTHORITY TO IMPOSE A LOCAL SALES TAX TO FUND SPECIFIC CAPITAL IMPROVEMENTS PROVIDING REGIONAL BENEFIT, ESTABLISHING THE DURATION OF THE TAX AND THE REVENUE TO BE RAISED BY THE TAX, AND AUTHORIZINGTHE CITY TO ISSUE BONDS SUPPORTED BY THE SALES TAX REVENUE

WHEREAS, Minnesota Statutes, Section 297A.99 (the "Local Tax Act"), provides the City of Robbinsdale, Minnesota (the "City") with authority to impose a local sales tax if that tax is approved by the voters at a general election and the State Legislature approves the local sales tax through the creation of a special law; and

WHEREAS, the Local Tax Act requires the City Council of the City (the "Council") to adopt a resolution indicating its approval of the tax, outlining the details of the proposed local sales tax, and setting forth the regional significance of the proposed projects prior to submitting the request for a local sales tax to the State Legislature; and

WHEREAS, the City has engaged community residents and businesses in order to facilitate strategic investment in the region and community, and proposes to request special legislation to impose a local sales tax in order to raise revenues to fund either or both of the following capital projects (the "Projects"):

1. **PUBLIC WORKS FACILITY PROJECT:** This project involves the construction of a new facility which will house all of the City's public works equipment and materials which are used to maintain City parks, roadways, trails, storm water infrastructure, water and sanitary sewer infrastructure, as well as public safety equipment and vehicles, much of which serves a regional population as it visits and conducts business within the City. The new facility will replace an aging facility originally built in the 1950s that is undersized and lacks safety and efficiency standards. The total cost of $40 million includes planning, design, property acquisition, building construction and utility infrastructure to support the new facility; and

2. **SANBORN PARK BUILDING PROJECT:** This project involves the construction of a new parks building which will serve as a community hub for youth, family, and adult programming and events, year-round. The total cost of $3 million includes planning, design, building and utility infrastructure to support the new facility.

WHEREAS, the Projects will result in benefits to both the residents and businesses of the City and to non-resident visitors and businesses; and

WHEREAS, funding the Projects with a local sales tax will more closely distribute the costs of the Projects to the users of the facilities; and

WHEREAS, the Projects are estimated to cost approximately $43 Million, plus an amount equal to interest on and the costs of issuance of any bonds; and

WHEREAS, the City estimates that a local sales tax of one-half percent (0.5%) would generate approximately $13.8 million over 20 years; and

WHEREAS, the City has provided documentation of the regional significance of each of the Projects, including the share of the economic benefit to or use of each project by persons residing, or businesses located, outside of the jurisdiction, including but not limited to the materials attached hereto as **EXHIBIT A**; and

WHEREAS, the estimated local sales tax revenue needed for each of the Projects and the estimated amount of time to raise that amount of revenue is as follows:

1. **PUBLIC WORKS FACILITY PROJECT:** The City expects to collect up to $12.9 million of sales tax revenue, plus the costs of collecting and administering the tax and interest on and the costs of issuing any associated bonds, for the Public Works Facility Project, over 20 years; and

2. **SANBORN PARK BUILDING PROJECT:** The City expects to collect up to $900,000 of sales tax revenue, plus the costs of collecting and administering the tax and the costs of issuing any associated bonds, for the Sanborn Park Building Project, over 20 years.

WHEREAS, the Local Tax Act authorizes the imposition of a general sales tax if permitted by special law of the Minnesota Legislature; and

WHEREAS, the Local Tax Act requires the City to pass a resolution authorizing such a local tax and to obtain Legislative approval prior to approval by the local voters to enact the local tax.

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

1. The Council supports the authority to impose a general local sales tax of one-half of one percent (0.5%) for a period of the lesser of 20 years or the retirement of all debt (and all related issuance and interest costs) to fund all or a portion of the Projects.

2. Upon approval of this resolution, the City will submit the adopted resolution and documentation of regional significance to the chairs and ranking minority members of the House and Senate Taxes committees for approval and passage of a special law authorizing the tax, by January 31 of the year that it is seeking the special law.

3. Upon Legislative approval and passage of the special law authorizing the tax, the City will adopt a resolution accepting the new law, which will be filed with a local approval certificate to the Office of the Secretary of State before the following Legislative session.

4. The City will put one or more detailed ballot questions, which includes a separate question for each of the Projects, on a general election ballot for local voter approval. This will be done within two years of receiving legislative authority.

5. If one or more ballot questions pass, the City will also pass an ordinance imposing the tax and notify the commissioner of Revenue at least 90 days before the first day of the calendar quarter that the tax will be imposed.

6. Upon completion of the aforementioned requirements, the local sales tax will commence and run for a period of 20 years or until a sum sufficient to fund the voter-approved Projects, including related debt costs, is raised, whichever comes first.

7. The Council further finds that it is in the best interest of the health, welfare, and safety of the City and its residents and it is necessary and expedient to the sound financial management of the affairs of the City that the acquisition and betterment of the Projects, or any part thereof, be financed in whole or in part by the issuance and sale of the City's general obligation bonds pursuant to Minnesota Statutes, Chapter 475, as amended, in one or more series in an aggregate principal amount not to exceed $43,000,000 plus an amount equal to interest and the costs of the issuance of any bonds. The City may accept an offer to purchase the Bonds, and the City may sell the Bonds, at a price that results in the receipt of original issue premium in any amount.

Approved by the City Council of the City of Robbinsdale, Minnesota, on _____, 2026.

CITY OF ROBBINSDALE, MINNESOTA

_____
Mayor

Attest:

_____
City Clerk

City of Robbinsdale
4100 Lakeview Avenue North
Robbinsdale, MN 55422
763-537-4534
www.robbinsdalemn.gov

ROBBINSDALE

Exhibit A – Regional Significance of Proposed Local Option Sales Tax Projects

The City of Robbinsdale's proposed Local Option Sales Tax Projects include a new Public Works Facility and Community Park Building at Sanborn Park. Both provide clear, demonstratable benefit to those beyond the immediate Robbinsdale community, as they serve the region through supporting visitors to include youth, families, seniors, commuters, and patrons of our local businesses.

1. Public Works Facility

The proposed Public Works Facility would house all equipment utilized by the three divisions (Streets, Parks and Utilities) of the Public Works Department, and would service all City vehicles, to include those operated by Public Safety (Police and Fire) and administrative staff. In addition, the Engineering Department would be co-located in the same facility.

- Standard Public Works operations include the following tasks –
  - Streets – routine maintenance of streets and alleys including repairs and facilitating the annual mill and overlay program, maintenance and repair of sidewalks and trails including facilitating the annual sidewalk replacement program, street sweeping, seasonal snow and ice control, and the maintenance of the 114 pieces of City mobile equipment.
  - Parks – routine maintenance of 14 parks and open spaces, preparation of 10 playing fields, inspection and maintenance of playground equipment and maintenance and improvements to City owned buildings.
  - Utilities – routine inspection and maintenance of the utility (water, sanitary sewer and storm sewer) systems throughout the City, including locates, exercising valves, flushing hydrants, televising sanitary sewers, responding to blockages, cleaning lift stations, repair of damaged catch basins, response to spills and maintaining overland flow paths.
- Engineering Operations
  The Engineering Department prepares and delivers the 10 Year Capital Improvement Plan across all the asset groups owned by the City, closely liaising with Public Works staff to ensure practical and functional designs that will be serviceable into the future.

- Regional Contribution of Operations –
  Many of the City's Public Works operations have a regional impact.
  - Timely snow and ice control on roads allows continued access to the regional Level 1 Trauma Hospital (North Memorial Medical Center) together with the ancillary healthcare facilities in the surrounding area. Staff also plow sidewalks along County routes and regional trails constructed in partnership with Three Rivers Park District allowing access and enjoyment by the wider community. Snow and ice control in the downtown provides access to the destination restaurants and entertainment options that draw patronage from the wider area.
  - Timely maintenance provided at the facility of Public Safety vehicles keeps them available to respond to emergencies at both a local and regional level.

- Robbinsdale's playing fields have been used to host Regional Little League and other tournaments. Ensuring quality playing facilities makes our fields attractive and allows the City to offer this.
- Maintaining quality facilities and fields allows us to partner with the Robbinsdale School District and groups such as Cal Ripken Sr Foundation to provide a broader range of activities that reach out to the community beyond the Robbinsdale boundary.
- Maintaining facilities at Robbinsdale City Hall which houses a Deputy Registrar Office provides services such as vehicle registration renewal and passports to a wider regional area.
- The City's spill response trailer housed at Public Works allows rapid deployment to help protect the adjacent waterbodies used by the regional population for recreation and general enjoyment.
- Engineering staff are heavily involved with regional projects including reconstructions of the Trunk Highway (Highway 100), County Roads (County Road 9, 81 and 8) and transit projects such as the Blue Line Extension. Staff are also heavily involved in the Regional Watershed Commissions.

2. Sanborn Park – Community Park Building

Sanborn Park is a true regional destination, drawing visitors from across the metro area—from Maple Grove and St. Louis Park to St. Paul. Its picnic pavilion is in constant use, hosting weekly family gatherings, community meetings, and faith-based activities. Located near Victory Memorial Drive and directly connected to the Grand Rounds Scenic Byway, the park is easily accessible to walkers and cyclists from the region, making it a shared asset that serves far beyond city boundaries.

In the last year (2025), Sanborn Park supported eight weeks of summer camp for youth ages 6–15, providing safe, active programming for local families. The park also hosted more than 100 nights of fastpitch softball through Armstrong Cooper Fastpitch Softball, serving players and families from across the region. Community events like Boo Bash bring nearly 500 residents and visitors together each year for a safe, family-friendly celebration. Investments in Sanborn Park through a Local Option Sales Tax will strengthen this heavily used community hub, ensuring it continues to serve residents, attract visitors, and support regional recreation for years to come.

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Tim Sandvik, City Manager
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Set Special Work Session for February 4th, 2026

Background:

At the January 13th, 2026 City Council Work Session, Council considered a Separation Ordinance.

Analysis:

Staff continues to draft language, and will seek Council feedback prior to presenting at a Special Work Session, at the pleasure of Council. If Council would prefer to discuss at the normal work session on February 10th, 2026, there is no need to set a Special Work Session.

Recommendation:

Consider a Special Work Session to continue discussions on a Separation Ordinance.

Attachments:

None

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Chase Peterson-Etem, Assistant City Manager
APPROVED BY:	Tim Sandvik, City Manager
DATE:	January 20, 2026
RE:	Voucher Requests Pending Approval for Disbursement

Background:

The check register dated 1/20/26 reflects the voucher requests pending approval for disbursement.

The check register dated 1/7/26 through 1/20/26 is a list of vouchers requiring payment for city funds, Deputy Registrar, liquor, and miscellaneous purchases. The payments are required prior to the next Council meeting.

Analysis:

None

Recommendation:

By motion, approve disbursement requests for the period ending 1/20/2026.

Attachments:

1. Disbursement Report

	Receipt #	Date	Cashier	Wkstn	Received Of	Amount	
o	0000065226	01/13/2026	SYSTEM_USE	Default	APARTMNT, ROBIN COURT	5,691.45	Online Payment
o	0000065227	01/13/2026	SYSTEM_USE	Default	GIRARD MANAGEMENT	3,156.17	Online Payment
o	0000065228	01/13/2026	SYSTEM_USE	Default	APARTMNT, ROBIN COURT	4,331.27	Online Payment
o	0000065229	01/13/2026	SYSTEM_USE	Default	Villas at Brookview, LLC	10,099.24	Online Payment
o	0000065230	01/13/2026	SYSTEM_USE	Default	INTERNATIONAL MANAGEMENT LLC	4,287.09	Online Payment
o	0000065231	01/13/2026	SYSTEM_USE	Default	4600 LAKE GROUP LLC	7,468.92	Online Payment
o	0000065232	01/13/2026	SYSTEM_USE	Default	CEDAR CREST CAPITAL LLC	3,244.49	Online Payment
o	0000065233	01/13/2026	SYSTEM_USE	Default	4259 BROADWAY LLC	2,874.43	Online Payment
o	0000065234	01/13/2026	SYSTEM_USE	Default	CATURIA, COLLEEN	48.95	Online Payment
o	0000065235	01/13/2026	JJONES	Default	FLEX TITLE COMPANY	319.60	CHECK 35793
						700.00	CHECK 35800
						1,019.60	
o	0000065236	01/13/2026	JJONES	Default	FIRST AMERICAN TITLE	1,100.00	CHECK 15488
o	0000065237	01/13/2026	SYSTEM_USE	Default	WURM, JON	382.94	Online Payment
o	0000065238	01/13/2026	SYSTEM_USE	Default	JAMSHED MAMATKULOV	311.68	Online Payment
o	0000065239	01/13/2026	SYSTEM_USE	Default	JAMSHED MAMATKULOV	453.06	Online Payment
o	0000065240	01/13/2026	JJONES	Default	PEACE LUTHERAN	513.81	CHECK 34053
o	0000065241	01/13/2026	SYSTEM_USE	Default	MELANIE GUERIN	300.00	Online Payment
o	0000065242	01/13/2026	SYSTEM_USE	Default	W CHARLES BECOAT	300.00	Online Payment
o	0000065243	01/13/2026	SYSTEM_USE	Default	KIMUEL HAILEY	100.00	Online Payment
o	0000065244	01/14/2026	SYSTEM_USE	Default	NEYSA BROWN	234.26	Online Payment
o	0000065245	01/14/2026	nbeigle	Default		846.37	CHECK 114
o	0000065246	01/14/2026	SYSTEM_USE	Default	THOMAS WURDEMAN	700.00	Online Payment
o	0000065247	01/14/2026	sodonnell	Default	THE BIRDHOUSE EAT & DRINK	250.00	CHECK 4149
o	0000065248	01/14/2026	sodonnell	Default	THE BIRDHOUSE EAT & DRINK	6,000.00	CHECK 3187
o	0000065249	01/14/2026	sodonnell	Default	THE BIRDHOUSE EAT & DRINK	200.00	CHECK 3187
o	0000065250	01/14/2026	UBCounter	Default	RYAN ORWOLL	260.00	CASH
o	0000065251	01/14/2026	SYSTEM_USE	Default	MELISSA LAROU	772.87	Online Payment
o	0000065252	01/14/2026	SYSTEM_USE	Default	JESSE FORSELL	200.00	Online Payment
						100.00	Online Payment
						125.00	Online Payment
						425.00	
o	0000065253	01/14/2026	nbeigle	Default		131.00	CHECK 39009
o	0000065254	01/14/2026	cmerlino	Default	GINO COLAN	683.67	CHECK 1139
o	0000065255	01/14/2026	nbeigle	Default	KGPCO SERVICES LLC (DBA) CIRCET USA	75.00	CHECK 96188
o	0000065256	01/14/2026	nbeigle	Default	JACOB THILL	50.00	CREDIT CARD
o	0000065257	01/14/2026	nbeigle	Default	MCQUILLAN HOME SERVICES LLC	150.00	CREDIT CARD
v	0000065258	01/14/2026	nbeigle	Default		1,054.82	Void Amount: 1,054.82
						(1,054.82)	CHECK 0050118096
						0.00	
o	0000065259	01/14/2026	UBCounter	Default		10.00	CASH
o	0000065260	01/14/2026	BPOWERS	Default		1,049.82	CHECK 0050118096
o	0000065261	01/14/2026	SYSTEM_USE	Default	THAO, SAMANTHA	356.71	Online Payment
o	0000065262	01/14/2026	SYSTEM_USE	Default	Harrigin, Josie	150.00	Online Payment
o	0000065263	01/15/2026	SYSTEM_USE	Default	Smith, Tabatha	317.22	Online Payment
o	0000065264	01/15/2026	SYSTEM_USE	Default	JASON ANDERSON	175.00	Online Payment
o	0000065265	01/15/2026	SYSTEM_USE	Default	MELISSA BEAUPRE	200.00	Online Payment
o	0000065266	01/15/2026	SYSTEM_USE	Default	JUDD HARPER	250.00	Online Payment
o	0000065267	01/15/2026	SYSTEM_USE	Default	RONALD LEDOUX	150.00	Online Payment
o	0000065268	01/15/2026	SYSTEM_USE	Default	TIM MCCARTHY	307.68	Online Payment
o	0000065269	01/15/2026	SYSTEM_USE	Default	KATHARINE REAGAN	267.48	Online Payment

	Receipt #	Date	Cashier	Wkstn	Received Of	Amount	
O	0000065270	01/15/2026	SYSTEM_USE	Default	HOLMQUIST, REEVE	306.61	Online Payment
O	0000065271	01/15/2026	SYSTEM_USE	Default	PAUL MINTER	251.57	Online Payment
O	0000065272	01/15/2026	UBCounter	Default	PETER BREKKE	282.42	CHECK 7920
O	0000065273	01/15/2026	UBCounter	Default	JAMES COULTER	390.04	CHECK 10019
O	0000065274	01/15/2026	SYSTEM_USE	Default	PERROZZI, ANTHONY	256.97	Online Payment
O	0000065275	01/15/2026	SYSTEM_USE	Default	Stenger, Jennifer	288.11	Online Payment
O	0000065276	01/15/2026	nbeigle	Default	INFRASERVICES GROUP WIRELESS LLC	75.00	CREDIT CARD
O	0000065277	01/15/2026	SYSTEM_USE	Default	FOUNDATION SERVICE CORP	75.00	Online Payment
O	0000065278	01/15/2026	SYSTEM_USE	Default	CRAIG HINKEL	560.98	Online Payment
O	0000065279	01/15/2026	SYSTEM_USE	Default	MCGARRITY, KATIE SEAN	280.22	Online Payment
O	0000065280	01/15/2026	nbeigle	Default	PRECISION UTILITIES LLC	150.00	CHECK 4084
O	0000065281	01/15/2026	nbeigle	Default	ASPEN WASTE SYSTEMS OF MINNESOTA, INC	150.00	CHECK 104310
O	0000065286	01/15/2026	nbeigle	Default	ANDERSON'S DUMPSTER BOX SERVICES	200.00	CHECK 31605
O	0000065287	01/15/2026	nbeigle	Default	SUBURBAN WASTE SERVICES	50.00	CHECK 21358
O	0000065288	01/15/2026	SYSTEM_USE	Default	LUCAS RYAN	346.69	Online Payment
O	0000065289	01/15/2026	nbeigle	Default	DICK'S SANITATION	150.00	CREDIT CARD
O	0000065290	01/15/2026	SYSTEM_USE	Default	BONFE'S PLMBG, HTNG, AIR INC	150.00	Online Payment
O	0000065291	01/15/2026	UBCounter	Default		5.00	CREDIT CARD
O	0000065292	01/15/2026	SYSTEM_USE	Default	MARIE ISAIS	300.94	Online Payment
O	0000065293	01/15/2026	nbeigle	Default	WALTERS RECYCLING & REFUSE	400.00	CHECK 80564
O	0000065294	01/15/2026	SYSTEM_USE	Default	SERVI, ALLIED WASTE SERVICES OF NA LLC Db	450.00	Online Payment
O	0000065295	01/15/2026	SYSTEM_USE	Default	SCOTT DAMKROEGER	287.87	Online Payment
O	0000065296	01/15/2026	nbeigle	Default	GOLDEN LEAF TREE SERVICE	75.00	CHECK 3160
O	0000065297	01/15/2026	SYSTEM_USE	Default	Washington, Max	241.68	Online Payment
O	0000065298	01/15/2026	SYSTEM_USE	Default	TRACY THOMPSON	567.30	Online Payment
O	0000065299	01/16/2026	SYSTEM_USE	Default	Barnett, Rodriguez	326.19	Online Payment
O	0000065300	01/16/2026	SYSTEM_USE	Default	KENNETH LUEBECK	333.57	Online Payment
O	0000065301	01/16/2026	SYSTEM_USE	Default	TRAVIS DERRICK	209.42	Online Payment
O	0000065302	01/16/2026	SYSTEM_USE	Default	REBECCA HADLOCK	250.76	Online Payment
O	0000065303	01/16/2026	SYSTEM_USE	Default	FOUNTAIN, KENNETH	200.00	Online Payment
O	0000065304	01/16/2026	SYSTEM_USE	Default	W CHARLES BECOAT	93.67	Online Payment
O	0000065305	01/16/2026	SYSTEM_USE	Default	MARY BETH BEEMAN	400.00	Online Payment
O	0000065306	01/16/2026	SYSTEM_USE	Default	James, Madison	556.67	Online Payment
O	0000065307	01/16/2026	SYSTEM_USE	Default	MEGAN NELSON	237.66	Online Payment
O	0000065308	01/16/2026	SYSTEM_USE	Default	WILLIAM NEUMANN	263.90	Online Payment
O	0000065309	01/16/2026	SYSTEM_USE	Default	KYLE MCMANUS	276.68	Online Payment
O	0000065310	01/16/2026	SYSTEM_USE	Default	JO ANNE DICKOVER	203.87	Online Payment
O	0000065311	01/16/2026	SYSTEM_USE	Default	JULIANNA GRANDBOIS	357.62	Online Payment
O	0000065312	01/16/2026	SYSTEM_USE	Default	THOMAS SIKORSKI	416.76	Online Payment
O	0000065313	01/16/2026	SYSTEM_USE	Default	NANCY J RICKMYER	100.00	Online Payment
O	0000065314	01/16/2026	SYSTEM_USE	Default	ERIC HOLM	255.41	Online Payment
O	0000065315	01/16/2026	SYSTEM_USE	Default	Wagner, James R.	284.07	Online Payment
O	0000065316	01/16/2026	SYSTEM_USE	Default	RICHARD THOMAS	367.79	Online Payment
O	0000065317	01/16/2026	SYSTEM_USE	Default	RICHARD BURNS	221.85	Online Payment
O	0000065318	01/16/2026	SYSTEM_USE	Default	Yang, Donna	432.00	Online Payment
O	0000065319	01/16/2026	SYSTEM_USE	Default	SCOTT KVIGNE	258.44	Online Payment
O	0000065320	01/16/2026	SYSTEM_USE	Default	CALVIN CHARLES	240.96	Online Payment
O	0000065321	01/16/2026	SYSTEM_USE	Default	ANNA SNYDER	326.31	Online Payment
O	0000065322	01/16/2026	SYSTEM_USE	Default	SONDRA CIESIELSKI	261.43	Online Payment
O	0000065323	01/16/2026	SYSTEM_USE	Default	MICHELLE HERR	300.00	Online Payment
O	0000065324	01/16/2026	SYSTEM_USE	Default	TURCHICK, PHILIP	294.29	Online Payment
O	0000065325	01/16/2026	SYSTEM_USE	Default	RYAN HARDY	400.00	Online Payment
O	0000065326	01/16/2026	SYSTEM_USE	Default	CONNOLLY, THERESA	229.73	Online Payment
O	0000065327	01/16/2026	SYSTEM_USE	Default	Lopez, Porfirio T.	394.83	Online Payment

	Receipt #	Date	Cashier	Wkstn	Received Of	Amount	
o	0000065328	01/16/2026	SYSTEM_USE	Default	JOSHUA OPHEIM	467.75	Online Payment
o	0000065329	01/16/2026	SYSTEM_USE	Default	ROBERT REIS II	292.82	Online Payment
o	0000065330	01/16/2026	SYSTEM_USE	Default	LAUREN CHILDERS	359.58	Online Payment
o	0000065331	01/16/2026	SYSTEM_USE	Default	HEATHER RENNE	559.64	Online Payment
o	0000065332	01/16/2026	SYSTEM_USE	Default	Sawtelle, Nancy	268.86	Online Payment
o	0000065333	01/16/2026	SYSTEM_USE	Default	JOHN RYDER	267.91	Online Payment
o	0000065334	01/16/2026	SYSTEM_USE	Default	Stanley, Kaycee	303.38	Online Payment
o	0000065335	01/16/2026	SYSTEM_USE	Default	ABIGAIL PROPERTIES LLC	515.80	Online Payment
o	0000065336	01/16/2026	SYSTEM_USE	Default	KARA KOPET	293.38	Online Payment
o	0000065337	01/16/2026	SYSTEM_USE	Default	SELINA HEDGE	305.53	Online Payment
o	0000065338	01/16/2026	SYSTEM_USE	Default	Wilder, Vicki	238.53	Online Payment
o	0000065339	01/16/2026	SYSTEM_USE	Default	MARK BATES	247.21	Online Payment
o	0000065340	01/16/2026	SYSTEM_USE	Default	JANET VONRUDEN	269.33	Online Payment
o	0000065341	01/16/2026	SYSTEM_USE	Default	ROSELYN LAWRENCE-WREH	277.21	Online Payment
o	0000065342	01/16/2026	SYSTEM_USE	Default	SCOTT NIEMAN	295.98	Online Payment
o	0000065343	01/16/2026	SYSTEM_USE	Default	ANDREW MOULTON	242.58	Online Payment
o	0000065366	01/16/2026	SYSTEM_USE	Default	RENEE WARD	263.48	Online Payment
o	0000065367	01/16/2026	SYSTEM_USE	Default	ROBERT CRUSE	273.06	Online Payment
o	0000065368	01/16/2026	SYSTEM_USE	Default	BRADLEY BETTEN	335.73	Online Payment
o	0000065369	01/16/2026	sodonnell	Default	CLARK ONE, INC.	50.00	CHECK 6264
o	0000065370	01/16/2026	SYSTEM_USE	Default	GEORGE-FREY, KIM	1,468.85	Online Payment
o	0000065371	01/16/2026	SYSTEM_USE	Default	Zak, Jessica	284.32	Online Payment
o	0000065372	01/16/2026	SYSTEM_USE	Default	STEVEN GOFF	327.19	Online Payment
o	0000065373	01/16/2026	sodonnell	Default	CLARK ONE, INC.	130.00	CHECK 6264
o	0000065374	01/16/2026	SYSTEM_USE	Default	EMILY MONN	270.59	Online Payment
o	0000065375	01/16/2026	SYSTEM_USE	Default	Smith, Danielle	279.06	Online Payment
o	0000065376	01/16/2026	sodonnell	Default	CLARK ONE, INC.	325.00	CHECK 6264
o	0000065377	01/16/2026	SYSTEM_USE	Default	ALLISON TURNER	248.69	Online Payment
o	0000065378	01/16/2026	SYSTEM_USE	Default	ANGELA THOMAS	259.19	Online Payment
o	0000065379	01/16/2026	SYSTEM_USE	Default	CARMELLA ELIZONDO	303.28	Online Payment
o	0000065380	01/16/2026	SYSTEM_USE	Default	HANNAH OLIASON	287.36	Online Payment
o	0000065381	01/16/2026	SYSTEM_USE	Default	ALEXI FLOOD	292.62	Online Payment
o	0000065382	01/16/2026	SYSTEM_USE	Default	DANIEL KRATZKE	321.98	Online Payment
o	0000065383	01/16/2026	SYSTEM_USE	Default	TYLER THOMEGREENE	282.96	Online Payment
o	0000065384	01/16/2026	SYSTEM_USE	Default	TYLER THOMEGREENE	267.31	Online Payment
o	0000065385	01/16/2026	SYSTEM_USE	Default	JOE SPARKS	290.44	Online Payment
o	0000065386	01/16/2026	SYSTEM_USE	Default	RICHARD L PILON	542.64	Online Payment
o	0000065387	01/16/2026	SYSTEM_USE	Default	PEGGY JO OLIVIER	369.48	Online Payment
o	0000065388	01/16/2026	SYSTEM_USE	Default	ELIZABETH HUSMAN	291.56	Online Payment
o	0000065389	01/16/2026	SYSTEM_USE	Default	MATTHEW HAINES	253.88	Online Payment
o	0000065390	01/16/2026	nbeigle	Default	VINELAND TREE CARE	75.00	CHECK 18455
o	0000065391	01/16/2026	nbeigle	Default	SHADYWOOD TREE EXPERTS & LANDSCAPING	75.00	CREDIT CARD
o	0000065392	01/16/2026	SYSTEM_USE	Default	FAALELE, RUTH MARIE	150.00	Online Payment
o	0000065393	01/16/2026	nbeigle	Default	BRATT TREE COMPANY INC	150.00	CREDIT CARD
o	0000065394	01/16/2026	SYSTEM_USE	Default	GARRETT EVENSON	1,158.84	Online Payment
o	0000065395	01/16/2026	JJONES	Default	JAMES NIDELKOFF	400.00	CHECK 8042
						400.00	CHECK 8268
						800.00	
o	0000065396	01/16/2026	JJONES	Default	DEBORAH ERICKSON	315.31	CHECK 9006
o	0000065397	01/16/2026	JJONES	Default	TANYA FAIN	405.40	CHECK 30435
o	0000065398	01/16/2026	SYSTEM_USE	Default	BROWN, SUMIKA	320.01	Online Payment
o	0000065399	01/16/2026	JJONES	Default	JOHN R KOBE	359.44	CHECK 30435
o	0000065400	01/16/2026	JJONES	Default	JOHN R KOBE	318.02	CHECK 30435

	Receipt #	Date	Cashier	Wkstn	Received Of	Amount	
o	0000065401	01/16/2026	JJONES	Default	SACRED HEART	2,153.24	CHECK 116342
o	0000065402	01/16/2026	UBCounter	Default	DEIDRE BISSONETTE	155.78	CHECK 2014
o	0000065403	01/16/2026	sodonnell	Default	CELINE STOP	50.00	CHECK 2252
o	0000065404	01/16/2026	sodonnell	Default	CELINE STOP	110.00	CHECK 2252
o	0000065405	01/16/2026	sodonnell	Default	CELINE STOP	325.00	CHECK 2252
o	0000065406	01/16/2026	SYSTEM_USE	Default	CIARA BRANDT	290.46	Online Payment
o	0000065407	01/16/2026	SYSTEM_USE	Default	EMILY FRY	627.27	Online Payment
o	0000065408	01/16/2026	SYSTEM_USE	Default	VANESSA KABANUK	223.40	Online Payment
o	0000065409	01/16/2026	SYSTEM_USE	Default	Boeser, Justin	585.00	Online Payment
o	0000065410	01/16/2026	SYSTEM_USE	Default	CIRIACO GARCIA SOC	429.34	Online Payment
o	0000065411	01/16/2026	SYSTEM_USE	Default	Kvasnicka, Piper	307.13	Online Payment
o	0000065412	01/16/2026	SYSTEM_USE	Default	DUSTIN WILLIAM	469.20	Online Payment
o	0000065413	01/16/2026	SYSTEM_USE	Default	RON EVEN	239.63	Online Payment
o	0000065414	01/16/2026	SYSTEM_USE	Default	DESIREE QUINLAN	400.00	Online Payment
o	0000065415	01/16/2026	SYSTEM_USE	Default	NATHAN CRIEGO	400.00	Online Payment
o	0000065416	01/16/2026	UBCounter	Default	MANZAR SATTI	420.00	CASH
						(8.32)	CHANGE
						411.68	
o	0000065417	01/16/2026	SYSTEM_USE	Default	VARGAS, MAYA MICHAEL	187.00	Online Payment
o	0000065418	01/16/2026	SYSTEM_USE	Default	SCOTT FRASIER	232.13	Online Payment
o	0000065419	01/16/2026	nbeigle	Default	NEIGHBORHOOD TREE CARE, LLC	75.00	CHECK 2475
o	0000065420	01/16/2026	SYSTEM_USE	Default	ALEXANDER GUNDERSON	243.53	Online Payment
o	0000065421	01/16/2026	SYSTEM_USE	Default	BRIANNA CUNDIFF	564.54	Online Payment
o	0000065422	01/16/2026	SYSTEM_USE	Default	JONATHON WOLF	358.15	Online Payment
o	0000065423	01/16/2026	SYSTEM_USE	Default	TALIA JOHNSON	255.54	Online Payment
o	0000065424	01/16/2026	SYSTEM_USE	Default	WILLIAM LOCKRIDGE	735.27	Online Payment
o	0000065425	01/16/2026	SYSTEM_USE	Default	SARA WAHLQUIST	246.86	Online Payment
o	0000065426	01/16/2026	SYSTEM_USE	Default	DALE SCHEWE	256.33	Online Payment
o	0000065427	01/16/2026	SYSTEM_USE	Default	SABRINA KELLER	250.72	Online Payment
o	0000065428	01/16/2026	SYSTEM_USE	Default	RAYMOND L SAMUELS	255.00	Online Payment
o	0000065429	01/16/2026	SYSTEM_USE	Default	BRAD MEYER	265.69	Online Payment
o	0000065430	01/16/2026	SYSTEM_USE	Default	KENNETH W KISER-TWOHY	329.09	Online Payment
o	0000065431	01/16/2026	SYSTEM_USE	Default	ANDREW CARHART	297.04	Online Payment
o	0000065432	01/16/2026	SYSTEM_USE	Default	JESSIE BREHEIM	298.93	Online Payment
o	0000065433	01/16/2026	SYSTEM_USE	Default	JIBRIL, RAMZI	721.04	Online Payment
o	0000065434	01/16/2026	SYSTEM_USE	Default	VEDRAN UZEIROVIC	258.90	Online Payment
o	0000065435	01/16/2026	JJONES	Default	ALL AMERICAN TITLE	300.00	CHECK 19729
o	0000065436	01/16/2026	SYSTEM_USE	Default	BOEMER, KARLA	302.94	Online Payment
o	0000065437	01/16/2026	SYSTEM_USE	Default	Cartie, Kimberly	251.12	Online Payment
o	0000065438	01/16/2026	SYSTEM_USE	Default	Brickfield, Francis X.	357.99	Online Payment
o	0000065439	01/16/2026	SYSTEM_USE	Default	ISAAC ENGHOLM	1,037.37	Online Payment
o	0000065440	01/16/2026	SYSTEM_USE	Default	MASON WANAMAKER	239.60	Online Payment
o	0000065441	01/16/2026	SYSTEM_USE	Default	Noordzy, Jacob	294.88	Online Payment
o	0000065442	01/16/2026	SYSTEM_USE	Default	HUNTER DICKMAN	294.70	Online Payment
o	0000065443	01/16/2026	SYSTEM_USE	Default	MERLE MAKI	234.61	Online Payment
o	0000065444	01/16/2026	SYSTEM_USE	Default	CANDI TUCKER	285.37	Online Payment
o	0000065445	01/16/2026	SYSTEM_USE	Default	SORIANO, EDUARDO CORTEZ	433.21	Online Payment
o	0000065446	01/16/2026	SYSTEM_USE	Default	MATENAER, STEPHEN	278.54	Online Payment
o	0000065447	01/16/2026	SYSTEM_USE	Default	OLSEN, CORY	375.55	Online Payment
o	0000065448	01/16/2026	SYSTEM_USE	Default	ALI-BERCHEM, BRANDEN	264.27	Online Payment
o	0000065449	01/16/2026	sodonnell	Default	LAKELAND MARKET, INC.	140.00	CHECK 4633
o	0000065450	01/16/2026	SYSTEM_USE	Default	RANDY DAHL	489.25	Online Payment
o	0000065451	01/16/2026	nbeigle	Default	SAVATREE, LLC	75.00	CHECK 24278

	Receipt #	Date	Cashier	Wkstn	Received Of	Amount	
o	0000065452	01/16/2026	sodonnell	Default	LAKELAND MARKET, INC.	50.00	CHECK 4633
o	0000065453	01/16/2026	sodonnell	Default	LAKELAND MARKET, INC.	325.00	CHECK 4633
o	0000065454	01/16/2026	BPOWERS	Default	ARVIG	52.25	CREDIT CARD
o	0000065455	01/16/2026	SYSTEM_USE	Default	Carvajal, Tomas Carvajal	457.35	Online Payment
o	0000065456	01/16/2026	SYSTEM_USE	Default	Carvajal, Tomas Carvajal	313.04	Online Payment
o	0000065457	01/16/2026	SYSTEM_USE	Default	DENNIS APPLEMAN	314.65	Online Payment
o	0000065458	01/16/2026	SYSTEM_USE	Default	Anderson, Rob	383.89	Online Payment
o	0000065459	01/16/2026	SYSTEM_USE	Default	LOURENCOSIMOESDACOSTA, B	298.24	Online Payment
o	0000065460	01/16/2026	SYSTEM_USE	Default	LARRIN BERGMAN	295.28	Online Payment
o	0000065461	01/16/2026	sodonnell	Default	SIPE'S CAR CARE CENTER	140.00	CHECK 5230
o	0000065462	01/16/2026	BPOWERS	Default	NACE, WILLIAM	48.95	CHECK 13193
o	0000065463	01/16/2026	sodonnell	Default	SIPE'S CAR CARE CENTER	325.00	CHECK 5230
o	0000065464	01/16/2026	SYSTEM_USE	Default	ANITA DOUGLAS	266.46	Online Payment
o	0000065465	01/16/2026	SYSTEM_USE	Default	MP NEXLEVEL, LLC	75.00	Online Payment
o	0000065469	01/16/2026	SYSTEM_USE	Default	JACOB MCMANUS SULZLE	403.02	Online Payment
o	0000065471	01/16/2026	BPOWERS	Default	ROBBINSDALE HISTORIC PROPERTIES LLC	398.07	CHECK 2632
o	0000065474	01/16/2026	BPOWERS	Default	MN LP #ZRH518	500.00	CASH
o	0000065475	01/16/2026	BPOWERS	Default	MN LP #LGN104	500.00	CASH
o	0000065477	01/16/2026	BPOWERS	Default	DONNA GRAHAM	100.00	CHECK FREE
o	0000065479	01/16/2026	SYSTEM_USE	Default	Hailu, Sisay	1,614.73	Online Payment
o	0000065483	01/16/2026	SYSTEM_USE	Default	HAUGESAG, SAVANNA G.	289.44	Online Payment
o	0000065484	01/16/2026	SYSTEM_USE	Default	GRANT ANDERSON	225.52	Online Payment
o	0000065485	01/16/2026	SYSTEM_USE	Default	LINDSEY LEPAK	260.97	Online Payment
o	0000065486	01/16/2026	SYSTEM_USE	Default	KIMBERLY ROSSOW	258.98	Online Payment
o	0000065487	01/16/2026	SYSTEM_USE	Default	ALYSHA ENGLERTH	284.01	Online Payment
o	0000065488	01/16/2026	SYSTEM_USE	Default	MASON WENZEL	280.94	Online Payment
o	0000065489	01/16/2026	SYSTEM_USE	Default	JOSHUA SCHUMAKER	265.06	Online Payment
o	0000065490	01/16/2026	SYSTEM_USE	Default	NIOKA GILES	390.20	Online Payment
o	0000065491	01/16/2026	SYSTEM_USE	Default	ABBY SORENSON	318.40	Online Payment
o	0000065492	01/16/2026	SYSTEM_USE	Default	KELLY MUNSON	259.63	Online Payment
o	0000065493	01/16/2026	SYSTEM_USE	Default	ADRIENNE BISHOP	324.51	Online Payment
o	0000065494	01/16/2026	SYSTEM_USE	Default	THOMPSON, MICHAEL LINDSEY	279.66	Online Payment
o	0000065495	01/16/2026	SYSTEM_USE	Default	REYNE KURPIERS	324.95	Online Payment
o	0000065496	01/16/2026	SYSTEM_USE	Default	JEREMY LEE	393.29	Online Payment
o	0000065497	01/16/2026	SYSTEM_USE	Default	TAYLORGRACE JURHS	272.50	Online Payment
o	0000065498	01/17/2026	SYSTEM_USE	Default	CHELSEA CROSS	242.13	Online Payment
o	0000065499	01/17/2026	SYSTEM_USE	Default	CHA THAO	389.44	Online Payment
o	0000065500	01/17/2026	SYSTEM_USE	Default	ROSEMARY FRANK	679.81	Online Payment
o	0000065501	01/17/2026	SYSTEM_USE	Default	BRIAN LEASE	400.00	Online Payment
o	0000065502	01/17/2026	SYSTEM_USE	Default	AARON COOK	372.60	Online Payment
o	0000065503	01/17/2026	SYSTEM_USE	Default	MOSER, JEAN	292.84	Online Payment
o	0000065504	01/17/2026	SYSTEM_USE	Default	DAVID FLANNERY	265.67	Online Payment
o	0000065505	01/17/2026	SYSTEM_USE	Default	DEBORAH SMITH	100.00	Online Payment
o	0000065506	01/17/2026	SYSTEM_USE	Default	VINCENT, KYLE	280.73	Online Payment
o	0000065507	01/17/2026	SYSTEM_USE	Default	KARP, ANDREW	273.19	Online Payment
o	0000065508	01/17/2026	SYSTEM_USE	Default	JULIANA RICHARDS	330.82	Online Payment
o	0000065509	01/17/2026	SYSTEM_USE	Default	SHANITA IRONS	300.00	Online Payment
o	0000065510	01/17/2026	SYSTEM_USE	Default	BRIAN LEASE	500.00	Online Payment
o	0000065511	01/17/2026	SYSTEM_USE	Default	KLAUS WEBER	296.67	Online Payment
o	0000065512	01/17/2026	SYSTEM_USE	Default	ANDREA NELSON	309.37	Online Payment
o	0000065513	01/17/2026	SYSTEM_USE	Default	NATALIE KAY	235.27	Online Payment
o	0000065514	01/17/2026	SYSTEM_USE	Default	MICHAEL OKESON	267.96	Online Payment
o	0000065515	01/17/2026	SYSTEM_USE	Default	ZAMORA, Eduardo RUIZ	100.00	Online Payment
o	0000065516	01/17/2026	SYSTEM_USE	Default	ADAM CORBIN	533.00	Online Payment

	Receipt #	Date	Cashier	Wkstn	Received Of	Amount	
o	0000065517	01/17/2026	SYSTEM_USE	Default	JEFFREY ANDERSON	219.91	Online Payment
o	0000065518	01/17/2026	SYSTEM_USE	Default	MILLIREN, Kathryn	276.12	Online Payment
o	0000065519	01/17/2026	SYSTEM_USE	Default	Ore, Jessica	517.66	Online Payment
o	0000065520	01/17/2026	SYSTEM_USE	Default	BRADLEY SCOTT SWAGGER SR	271.22	Online Payment
o	0000065521	01/17/2026	SYSTEM_USE	Default	PETER RICKERS	473.46	Online Payment
o	0000065522	01/17/2026	SYSTEM_USE	Default	BARBARA MILLER	272.32	Online Payment
o	0000065523	01/17/2026	SYSTEM_USE	Default	MELISSA BURROWS	279.63	Online Payment
o	0000065524	01/17/2026	SYSTEM_USE	Default	ROBERT BEAHEN	266.22	Online Payment
o	0000065525	01/17/2026	SYSTEM_USE	Default	DANELLA THOMPSON	300.00	Online Payment
o	0000065526	01/17/2026	SYSTEM_USE	Default	D''Amour, James	303.32	Online Payment
o	0000065527	01/18/2026	SYSTEM_USE	Default	Rose, Marie Schaefer	288.24	Online Payment
o	0000065528	01/18/2026	SYSTEM_USE	Default	KYLEIGH LARSON	307.19	Online Payment
o	0000065529	01/18/2026	SYSTEM_USE	Default	MELISSA HALVORSON	278.14	Online Payment
o	0000065530	01/18/2026	SYSTEM_USE	Default	Hoffmann, Renee	305.83	Online Payment
o	0000065531	01/18/2026	SYSTEM_USE	Default	JANICE KALIEN	363.31	Online Payment
o	0000065532	01/18/2026	SYSTEM_USE	Default	Capital one 360	268.62	Online Payment
o	0000065533	01/18/2026	SYSTEM_USE	Default	Fanshaw, Kevin	271.71	Online Payment
o	0000065534	01/18/2026	SYSTEM_USE	Default	KRISTYN L DEGROSS	311.95	Online Payment
o	0000065535	01/18/2026	SYSTEM_USE	Default	HUNKINS, Mat	302.96	Online Payment
o	0000065536	01/19/2026	SYSTEM_USE	Default	TAYLOR HOUSTON	226.28	Online Payment
o	0000065537	01/19/2026	SYSTEM_USE	Default	CHRISTOPHER DAHLIN	339.58	Online Payment
o	0000065538	01/19/2026	SYSTEM_USE	Default	DANNY RHODES	249.01	Online Payment
o	0000065539	01/19/2026	SYSTEM_USE	Default	DEBORAH PEARSON	287.14	Online Payment
o	0000065540	01/19/2026	SYSTEM_USE	Default	STEVE DEAR	350.77	Online Payment
o	0000065541	01/19/2026	SYSTEM_USE	Default	LAWRENCE, AL HELMBRECHT-LAPOINTE	269.93	Online Payment
o	0000065542	01/19/2026	SYSTEM_USE	Default	Behr, Julie	232.29	Online Payment
o	0000065543	01/19/2026	SYSTEM_USE	Default	RYAN KVAAL	322.53	Online Payment
o	0000065544	01/19/2026	SYSTEM_USE	Default	DEAN M JOHNSON	296.12	Online Payment
o	0000065545	01/19/2026	SYSTEM_USE	Default	Melissa Courtney	297.04	Online Payment
o	0000065546	01/19/2026	SYSTEM_USE	Default	LELAND BURROW	339.77	Online Payment
o	0000065547	01/19/2026	SYSTEM_USE	Default	LINDA HOLLAND	275.16	Online Payment
o	0000065548	01/19/2026	SYSTEM_USE	Default	NICK LARDY	6.51	Online Payment
o	0000065549	01/19/2026	SYSTEM_USE	Default	JONATHAN GOODMAN	238.53	Online Payment
o	0000065550	01/19/2026	SYSTEM_USE	Default	MICHAEL ZACIEK	276.74	Online Payment
o	0000065551	01/19/2026	SYSTEM_USE	Default	WANAMAKER, JANET	48.95	Online Payment
o	0000065552	01/19/2026	SYSTEM_USE	Default	JACOB REMINGTON	160.00	Online Payment
o	0000065553	01/19/2026	SYSTEM_USE	Default	KYLE BROWN	425.00	Online Payment
o	0000065554	01/19/2026	SYSTEM_USE	Default	THODOSIA DANIELS	150.00	Online Payment
o	0000065555	01/19/2026	SYSTEM_USE	Default	KEVIN SCHUMACHER	136.05	Online Payment
o	0000065556	01/19/2026	SYSTEM_USE	Default	Wiborg, Linda Padden	280.53	Online Payment
o	0000065557	01/19/2026	SYSTEM_USE	Default	NATHAN BULLIS	319.34	Online Payment
o	0000065558	01/20/2026	SYSTEM_USE	Default	FOUNTAIN, KENNETH	200.00	Online Payment
o	0000065559	01/20/2026	SYSTEM_USE	Default	Terry, Bethany	287.34	Online Payment
o	0000065560	01/20/2026	SYSTEM_USE	Default	MITCHELL BANKES	10.31	Online Payment
o	0000065561	01/20/2026	SYSTEM_USE	Default	SHESTIN LAINE	50.00	Online Payment
o	0000065562	01/20/2026	UBCounter	Default		5.00	CREDIT CARD
o	0000065563	01/20/2026	SYSTEM_USE	Default	ROTO-ROOTER SERVICES COMAPNY	76.00	Online Payment
o	0000065564	01/20/2026	sodonnell	Default	BONNIE NGUYEN	80.00	CHECK 2002
						2.00	CHECK 2029
						82.00	
o	0000065565	01/20/2026	nbeigle	Default	INDIGO SIGNS	75.00	CREDIT CARD
o	0000065566	01/20/2026	SYSTEM_USE	Default	ASSOCIATION, ADAIR COMMUNITY CONDO	4,376.60	Online Payment
o	0000065567	01/20/2026	SYSTEM_USE	Default	TESSA HOSLEY	142.00	Online Payment

	Receipt #	Date	Cashier	Wkstn	Received Of	Amount	
o	0000065568	01/20/2026	SYSTEM_USE	Default	TROY EVENSON	304.39	Online Payment
o	0000065569	01/20/2026	SYSTEM_USE	Default	SERENITY VANG	532.14	Online Payment
o	0000065570	01/20/2026	JJONES	Default	Broadway Court	4,039.49	CHECK 8502228877
o	0000065571	01/20/2026	SYSTEM_USE	Default	TSADWA, JESSICA	39.19	Online Payment
o	0000065572	01/20/2026	JJONES	Default	CORRINE MCCARTY	229.23	CHECK 6328
o	0000065573	01/20/2026	JJONES	Default	JAMES HUNTER	358.34	CHECK 103
o	0000065574	01/20/2026	JJONES	Default	WILLIAM AYSHFORD	239.03	CHECK 5192
o	0000065575	01/20/2026	JJONES	Default	KAREN BEAULIEU	510.02	CHECK 1662
o	0000065576	01/20/2026	JJONES	Default	JOHN SANBORN	300.00	CHECK 6333
o	0000065577	01/20/2026	JJONES	Default	EXECUTIVE TITLE OF MN	400.00	CHECK 37992
o	0000065578	01/20/2026	JJONES	Default	RESULTS TITLE	350.00	CHECK 555554
o	0000065579	01/20/2026	nbeigle	Default	TWIN CITY TREE AUTHORITY, LLC	75.00	CHECK 5656
o	0000065580	01/20/2026	nbeigle	Default	DYNAMIC TREE & LANDSCAPING	75.00	CHECK 4096
o	0000065581	01/20/2026	nbeigle	Default	ARBOR TREE SERVICE	75.00	CHECK 160659
o	0000065582	01/20/2026	nbeigle	Default	THE F. A. BARTLETT TREE EXPERTS	75.00	CHECK 561204
o	0000065583	01/20/2026	UBCounter	Default		20.00	CREDIT CARD
o	0000065584	01/20/2026	nbeigle	Default	NICK'S TREE SERVICE	75.00	CHECK 1101
o	0000065585	01/20/2026	SYSTEM_USE	Default	Abdelqader, Tarek	334.08	Online Payment
o	0000065586	01/20/2026	UBCounter	Default	TAMMY DELFUN	239.49	CREDIT CARD
o	0000065589	01/20/2026	SYSTEM_USE	Default	TONI HASSELFELDT	224.65	Online Payment
o	0000065591	01/20/2026	SYSTEM_USE	Default	TONY BAUMAN	263.48	Online Payment
o	0000065593	01/20/2026	SYSTEM_USE	Default	Dreyer, Allison	334.34	Online Payment
o	0000065594	01/20/2026	SYSTEM_USE	Default	MOLLY WULF	255.64	Online Payment
o	0000065595	01/20/2026	SYSTEM_USE	Default	TAY WILLS	291.94	Online Payment
					Total of 329 Receipts	154,302.20	

Receipt #	Date	Cashier	Wkstn	Received Of	Amount

*** TOTAL BY GL DISTRIBUTION ***

1000-0000-1262.00000 4168 W BROADWAY	57.00
1000-0000-1262.00000 4180 W BROADWAY	36.00
1000-0000-1262.00000 CFDIE - Convenience Food or Drive-In Establishment	150.00
1000-0000-1262.00000 Con Lic - Contractor License	900.00
1000-0000-1262.00000 DAI - Domesticated Animal Investigation	50.00
1000-0000-1262.00000 DOME - Domesticated Animal	32.00
1000-0000-1262.00000 GSP - GAS STATION PUMPS	520.00
1000-0000-1262.00000 ILINVR - Intoxicating Liquor - Investigation Renew	250.00
1000-0000-1262.00000 ILOS - Intoxicating Liquor On-Sale	5,800.00
1000-0000-1262.00000 ILSOS - Intoxicating Liquor - On-Sale Sunday	200.00
1000-0000-1262.00000 RC - Restaurant or Cafe	200.00
1000-0000-1262.00000 SWH - Solid Waste Hauler License	1,400.00
1000-0000-1262.00000 TS - Tobacco Sales	1,300.00
1000-0000-1268.00000 STREET LIGHTS	3.96
1000-1001-4305.00000 Animal Licenses	20.00
1000-1001-4320.00000 BUILDING PERMITS	1,134.65
1000-1001-4322.00000 PLAN CHECK FEES	660.04
1000-1001-4330.00000 Miscellaneous	1.00
1000-1001-4330.00000 Repair Sewer Service	75.00
1000-1001-4335.00000 Interim Inspection Fee	125.00
1000-1001-4335.00000 Late Fee	100.00
1000-1001-4335.00000 New Rental Fee - New Owner	1,000.00
1000-1001-4335.00000 PRO RATED LICENSE FEE	183.67
1000-1001-4335.00000 Renewal - Duplex or Double Bungalow	300.00
1000-1001-4335.00000 Renewal - Duplex Owner Occupied	200.00
1000-1001-4335.00000 Renewal - Single Family or Townhome	200.00
1000-1001-4340.00000 Contractor Registration Fee	825.00
1000-1001-4340.00000 LICENSE VERIFICATION FEES	15.00
1000-1001-4350.00000 OTHER PERMITS	190.00
1000-1001-4350.00000 Private Property - 31-60 Days	50.00
1000-1001-4355.00000 SURCHARGES	27.50
1000-1001-4514.00000 Notary Fees	20.00
3050-0000-1010.00000 CASH - US BANK	500.00
3050-3050-4886.00000 OTHER REVENUE	500.00
5470-0000-1266.00000 CODE ENFORCEMENT	345.00
6000-0000-1262.00000 WATER CAPITAL SURCHARGE	8.15
6000-0000-1262.00000 WATER USAGE	44.10
6000-0000-1265.00000 CURB STOP LOCATE	50.00
6000-0000-1265.00000 SALES TAX	683.81
6000-0000-1265.00000 WATER CAPITAL SURCH	5,750.51
6000-0000-1265.00000 WATER CONSUMPTION	28,061.84
6000-0000-1265.00000 WATER SERVICE	16,956.58
6000-0000-2050.00000 Overpayment	2,140.48
6100-0000-1265.00000 SEWER CONSUMPTION	21,340.26
6100-0000-1265.00000 SEWER SERVICE	14,063.89
6200-0000-1262.00000 4168 W BROADWAY	186.98
6200-0000-1262.00000 4180 W BROADWAY	118.09
6200-0000-1265.00000 STORM DRAINAGE	20,172.80
6300-0000-1265.00000 GARBAGE - NON TAX	7,850.47
6300-0000-1265.00000 GARBAGE 32	2,375.54
6300-0000-1265.00000 GARBAGE 64	9,526.86
6300-0000-1265.00000 GARBAGE 64 ADDL	186.36

Receipt #	Date	Cashier	Wkstn	Received Of		Amount
6300-0000-1265.00000 GARBAGE 96						3,554.86
6300-0000-1265.00000 GARBAGE 96 ADDL						198.42
6300-0000-1265.00000 GARBAGE ORG RECY						1,858.24
6300-0000-1265.00000 HENNEPIN COUNTY TAX						12.24
6300-0000-1265.00000 NSF						100.00
6300-0000-1265.00000 SOLID WASTE MGMT TAX						1,544.05
7400-0000-1262.00000 METLIFE DENTAL EMPLOYEE						146.85
				TOTAL - GL NUMBERS:		154,302.20
*** TOTAL BY FUND ***						
1000 GENERAL FUND						16,025.82
3050 DWI FORFEITURE SPECIAL REVENUE						1,000.00
5470 NUISANCE ABATEMENTS						345.00
6000 WATER						53,695.47
6100 SANITARY SEWER						35,404.15
6200 STORM SEWER						20,477.87
6300 SOLID WASTE						27,207.04
7400 BENEFIT ACCRUAL						146.85
				TOTAL - ALL FUNDS:		154,302.20
*** TOTAL BY BANK ***				Tender Code/Desc.		
GENCK CORPORATE CHECKING				(Onl) Online Payment		123,574.73
				(CK) CHECK		27,899.05
				(C) CASH		1,681.68
				(CC) CREDIT CARD		1,046.74
				(CF) CHECK FREE		100.00
				TOTAL:		154,302.20
				TOTAL - ALL BANKS:		154,302.20
*** TOTAL OF ITEMS TENDERED ***				Tender Code/Desc.		
				(C) CASH		1,681.68
				(Onl) Online Payment		123,574.73
				(CK) CHECK		27,899.05
				(CC) CREDIT CARD		1,046.74
				(CF) CHECK FREE		100.00
				TOTAL:		154,302.20
*** TOTAL BY RECEIPT ITEMS ***						
(34)	BL: Business Licensing					10,802.00
(3)	MR: Miscellaneous Receivables					499.27
(268)	UB: Utility Billing					136,776.17
(2)	ARINV: Invoices: Accounts Receivable					97.90
(16)	BDINV: Building Dept. Invoice					3,059.67
(3)	NOTARY: Notary Fees					20.00
(2)	OTHREV: OTHER REVENUE					1,000.00
(1)	ANML LIC: Dog/Cat License					20.00
(6)	RUMRIVER: RUM RIVER					2,027.19
				TOTAL - ALL RECEIPT ITEMS:		154,302.20

CHECK REGISTER FOR ROBBINSDALE

CHECK DATE 01/07/2026 - 01/20/2026

Check Date	Check	Vendor Name	Amount
Bank GENCK CORPORATE CHECKING			
01/12/2026	1540(E)	MSRS	942.00
01/13/2026	222656	OPERATING ENGINEERS LOCAL 49	490.00
01/13/2026	222657	OPERATING ENGINEERS LOCAL 49	720.00
01/13/2026	222658	LAW ENFORCEMENT LABOR SERVICE	1,679.00
01/13/2026	222659	ROBBINSDALE FIRE RELIEF ASSOC	1,450.00
01/15/2026	1541(A)	AFSCME MINNESOTA COUNCIL 5	869.27
GENCK TOTALS:			
Total of 6 Checks:			6,150.27
Less 0 Void Checks:			0.00
Total of 6 Disbursements:			6,150.27
Bank PRCK PAYROLL CHECKING			
01/09/2026	1191(E)	OPTUM	150.00
PRCK TOTALS:			
Total of 1 Checks:			150.00
Less 0 Void Checks:			0.00
Total of 1 Disbursements:			150.00
REPORT TOTALS:			
Total of 7 Checks:			6,300.27
Less 0 Void Checks:			0.00
Total of 7 Disbursements:			6,300.27