

6:00 p.m. Economic Development Authority meeting – Council Chambers

Recess (at approximately 6:02 p.m.) – The EDA will take a short recess so that those who observe Ramadan may break their fast.

- 1. Call to order.**
- 2. Approve agenda.**
- 3. Minutes.**
 - a. EDA meeting minutes of February 17, 2026
- 4. Consent items.**
 - a. Approve EDA disbursements
 - b. Resolution approving preliminary development agreement with Sentinel Management Company for redevelopment of the Wooddale Station site - Ward 2
 - c. Resolution approving collateral assignment and subordination agreement related to the Terasa redevelopment - Ward 4
- 5. Public hearings – none.**
- 6. Regular business – none.**
- 7. Communications and announcements – none.**
- 8. Adjournment.**

6:15 p.m. City council meeting – Council Chambers

- 1. Call to order.**
 - a. Roll call.
 - b. Pledge of Allegiance.
- 2. Approve agenda.**
- 3. Presentations.**
 - a. Proclamation observing National Womens' History Month
 - b. Proclamation observing World Lymphedema Day
- 4. Minutes – none.**
- 5. Consent items.**
 - a. Approve city disbursements
 - b. Adopt ordinance amending St. Louis Park city code chapter 2 regarding boards and commissions
 - c. Approve Human Rights Commissions and Community Technology Advisory Commission workplan additions

- d. Approve amendment to 2026 social services award for St. Louis Park Emergency Program (STEP)
- e. Resolution approving preliminary development agreement with Sentinel Management Company for redevelopment of the Wooddale Station site - Ward 2
- f. Resolution approving collateral assignment and subordination agreement related to the Terasa redevelopment - Ward 4
- g. Resolution authorizing final payment for the 2025 Pavement Management Project (4025-1000) - Ward 4
- h. Resolution to prioritize federal congressionally directed spending requests

6. Public hearings – none.

7. Regular business – none.

Closed Executive Session – pursuant to M.S. 13D.05, subd. 3 - Westwood Room, City Hall

Discussion item

1.	City manager annual performance evaluation
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In accordance with Minnesota Open meeting law, this session is not open to the public

City council meeting reconvene – Council Chambers

8. Communications and announcements.

- a. Minnetonka Boulevard twin homes project status - Ward 1

9. Adjournment.

Members of the public can attend St. Louis Park Economic Development Authority and city council meetings in person. At regular city council meetings, members of the public may comment on any item on the agenda by attending the meeting in-person or by submitting written comments to info@stlouisparkmn.gov by noon the day of the meeting. Official minutes of meetings are available on the city website once approved.

Watch St. Louis Park Economic Development Authority or regular city council meetings live at bit.ly/watchslpcouncil or at www.parktv.org, or on local cable (Comcast SD channel 14/HD channel 798).

Recordings of the meetings are available to watch on the city's YouTube channel at www.youtube.com/@slpcable, usually within 24 hours of the meeting's end.

City council study sessions are not broadcast.

Generally, it is not council practice to receive public comment during study sessions.

The council chambers are equipped with Hearing Loop equipment and headsets are available to borrow. If you need special accommodations or have questions about the meeting, please call 952.924.2505.

Unofficial meeting minutes
EDA meeting
St. Louis Park, Minnesota
Feb. 17, 2026

1. Call to order

President Farris called the meeting to order at 6:03 p.m.

a. Roll call.

Commissioners present: Daniel Bashore, Jim Engelking, Sue Budd, Paul Baudhuin, President Yolanda Farris

Commissioners absent: Tim Brausen, Nadia Mohamed

Staff present: administrative services director (Ms. Brodeen), community engagement coordinator (Mr. Coleman), finance director (Ms. Cruver), engineering director (Ms. Heiser), City manager (Ms. Keller), police chief (Mr. Kruelle), city attorney (Mr. Mattick), deputy engineering director (Mr. Sullivan), race, equity and inclusion director (Ms. Yang)

2. Approve agenda.

It was moved by Commissioner Bashore, seconded by Commissioner Baudhuin, to approve the agenda as presented.

The motion passed 5-0 (Commissioners Brausen and Mohamed absent).

3. Minutes.

a. EDA meeting minutes of February 2, 2026

It was moved by Commissioner Budd, seconded by Commissioner Bashore, to approve the EDA meeting minutes of Feb. 2, 2026, as presented.

The motion passed 5-0 (Commissioners Brausen and Mohamed absent).

4. Consent items – none.

5. Public hearings – none.

6. Regular business – none.

7. Communications and announcements – none.

8. Adjournment.

The EDA meeting adjourned at 6:04 p.m.

Melissa Kennedy, city clerk

Yolanda Farris, president

These minutes were created with the assistance of a generative AI transcript service, then edited and finalized by a city staff person.

Executive summary

Title: Approve EDA disbursements

Recommended action: Motion to approve EDA disbursement claims for the period of Jan. 27 through Feb. 23, 2026.

Policy consideration: Does the EDA approve the disbursements listed for the period ending Feb. 23, 2026?

Summary: The finance division prepares this report monthly for the EDA to review and approve. The attached report shows both EDA disbursements paid by physical check and those by wire transfer or Automated Clearing House (ACH) when applicable.

Financial or budget considerations: Review and approval of disbursements by the EDA is required and provides another layer of oversight to further ensure fiscal stewardship.

Prepared by: Estela Mulugeta, accounting specialist

Reviewed by: Amelia Cruver, finance director

Approved by: Cindy Walsh, deputy city manager

Council Check Summary

1/27/2026 - 2/23/2026

<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
APEX ENGINEERING GROUP INC	Development - EDA G&A	Consulting Fees/Fees For Serv	1,060.00
			1,060.00
CENTERPOINT ENERGY	EDA - 4300 36 1/2 G&A	Heating Gas Utility	1,362.48
			1,362.48
KUTAK ROCK LLP	EDA - Beltline SWLRT G&A	Consulting Fees/Fees For Serv	8,693.00
	Development - EDA G&A	Consulting Fees/Fees For Serv	574.00
			9,267.00
PPL UNION PARK FLATS COMMUNITY LIMITED	Development - EDA G&A		283,750.00
			283,750.00
XCEL ENERGY	EDA - 4300 36 1/2 G&A	Electric Utility	308.13
			308.13
		Report Totals	295,747.61

Executive summary

Title: Resolution approving preliminary development agreement with Sentinel Management Company for redevelopment of the Wooddale Station site - Ward 2

Recommended action: Motion to adopt Economic Development Authority resolution approving the preliminary development agreement between the city, EDA and Sentinel Management Company, LLC for the Wooddale Station redevelopment site.

Policy consideration: Does the EDA support the proposed preliminary development agreement (PDA) with Sentinel Management Company, LLC, which formalizes the respective parties' obligations relative to preparing a mixed-use development plan and contracts for the Wooddale Station redevelopment site?

Summary: At the [study session](#) on Jan. 12, 2026, the city council reviewed Sentinel's proposal for redevelopment of the Wooddale Station site, including the city-owned 5950 36th West property and the adjacent private property, and expressed support for a mixed-use, mixed-income development with a public plaza fronting Wooddale Avenue and the Green Line Light Rail Transit (LRT) station.

The city council directed staff to prepare a preliminary development agreement (PDA) with Sentinel Management Company, LLC. The PDA would establish the parties' intent to work toward a mutually acceptable mixed-use development plan and a future purchase and redevelopment contract, authorize site access for due diligence, and outline requirements related to land use approvals and financing. The current agreement requires development of a mixed-income project consistent with the approved concept plan, with minimum project requirements outlined in the attached resolution.

During the term of the PDA, Sentinel Management would have exclusive rights to negotiate the acquisition of 5950 36th Street West and would reimburse the EDA for reasonable administrative costs associated with review of the proposed redevelopment.

The PDA would terminate if a purchase and redevelopment contract is not approved by June 30, 2027, or earlier by mutual agreement or upon a determination that negotiations have reached an impasse.

Financial or budget considerations: The precise purchase price of the EDA's property, as well as the amount of any financial assistance necessary to bring this latest Wooddale Station redevelopment to fruition have yet to be determined.

Strategic priority consideration: St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

Supporting documents: EDA Resolution

Prepared by: Dean Porter-Nelson, redevelopment administrator

Reviewed by: Jennifer Monson, economic development manager; Karen Barton, community development director/EDA executive director; Amelia Cruver, finance director

Approved by: Cindy Walsh, deputy city manager

EDA Resolution No. 26-_____**Approving a preliminary development agreement between the City of St. Louis Park, the St. Louis Park Economic Development Authority and Sentinel Management Company, LLC, or an affiliate, successor, or assign thereof**

Whereas, pursuant to its authority under Minnesota Statutes, sections 469.090 to 469.1081 and Sections 469.001 through 469.047, both as amended, the St. Louis Park Economic Development Authority (the “authority”) administers its Redevelopment Project No. 1 (the “project”), for the purpose of facilitating the redevelopment of certain substandard property within the project; and

Whereas, the City of St. Louis Park, Minnesota (the “city”) owns certain property within the project (the “city parcel”) and Sentinel Management Company, LLC, a Minnesota limited liability company, or an affiliate, successor, or assign thereof (collectively, the “developer”), intends to acquire certain other property adjacent to the city parcel within the project (the “third-party parcel,” and together with the city parcel, the “development property”), all located on the south side of the proposed Southwest LRT Wooddale Station; and

Whereas, the development property has been the subject of certain preliminary negotiations between the parties for purposes of constructing a 5- and 6-story mixed-use, mixed-income building with approximately 250 to 280 residential units of which at least 21% of units would be restricted to affordable rent and income levels (including at least 10% of total units at 50% of area median income, 10% of total units at 60% of area median income and 5 units at 30% of area median income) spread evenly throughout the building, and comparable in size, number of bedrooms, amenities, and features, consistent with the requirements of the city’s inclusionary housing policy; the project should include at least 4 affordable three-bedroom units, and the project should also include approximately 7,000 to 10,000 square feet of ground floor commercial space (which shall include two or more commercial uses including at least one micro storefront), a public plaza, structured parking, and amenity spaces (the “development”); and

Whereas, the authority, the city, and the developer have negotiated a preliminary development agreement (the “agreement”), providing for the performance of certain activities on the part of the parties in preparation for the negotiation of a definitive purchase and redevelopment contract in connection with the development property and the development, as presented for the authority’s consideration; and

Whereas, the board of commissioners of the authority (the “board”) has reviewed the agreement and finds that the approval and execution of the agreement are in the best interest of the city and its residents and will spur redevelopment of underutilized and blighted property, encourage commerce and alternative transportation, and enhance the city’s tax base; and

Now therefore be it resolved by the board of commissioners of the St. Louis Park Economic Development Authority as follows:

1. The board hereby approves the agreement in substantially the form presented to the board, together with any related documents necessary in connection therewith, including without limitation, all documents, exhibits, certifications, or consents referenced in or attached to the agreement (collectively, the “documents”).

2. The board hereby authorizes the president and executive director, in their discretion and at such time, if any, as they may deem appropriate, to execute the documents on behalf of the authority, and to carry out, on behalf of the authority, the authority’s obligations thereunder when all conditions precedent thereto have been satisfied. The documents shall be in substantially the form on file with the authority and the approval hereby given to the documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the authority and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the authority. The execution of any instrument by the appropriate officers of the authority herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This resolution shall not constitute an offer and the documents shall not be effective until the date of execution thereof as provided herein.

3. In the event of absence or disability of the officers, any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the board by any duly designated acting official, or by such other officer or officers of the board as, in the opinion of the city attorney, may act in their behalf. Upon execution and delivery of the documents, the officers and employees of the board are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the board to implement the documents.

4. This resolution shall be effective upon approval.

Reviewed for administration:

Adopted by the Economic Development
Authority March 2, 2026:

Karen Barton, executive director

Yolanda Farris, president

Attest:

Melissa Kennedy, secretary

Executive summary

Title: Resolution approving collateral assignment and subordination agreement related to the Terasa redevelopment - Ward 4

Recommended action: Motion to adopt Economic Development Authority (EDA) resolution approving a collateral assignment and subordination of contract for private development and Tax Increment Financing (TIF) note, and subordination of city Affordable Housing Trust Fund (AHTF) note and city AHTF mortgage, related to the Terasa redevelopment.

Policy consideration: Does the EDA approve the collateral assignment and subordination of AHTF and TIF documents as requested by Terasa, LLC, an affiliate of Hempel, at the request of its lender First International Bank & Trust?

Summary: On Feb. 18, 2025, the EDA entered a contract for private development for the Terasa redevelopment which includes 222 housing units, 45 of which are affordable, and approximately 20,000 square feet of commercial space. The contract includes provision of a TIF note in the maximum principal amount of \$5,500,000 and an AHTF loan associated with the affordable housing units in the amount of \$1,000,000.

The Terasa redevelopment recently received its building permit and is approaching a financial closing in early March 2026. As a condition of providing financing to the development, its lender, First International Bank & Trust, requested assignment of certain rights to the lender and requested that other sources of financing remain subordinate to senior lender financing.

The proposed collateral assignment and subordination of the contract for private development and TIF note, and subordination of city AHTF note and city AHTF mortgage is provided for in the contract for private development between the EDA and the redeveloper and is similar to other such assignments and subordinations that the EDA has previously approved for other developments. The proposed agreement has been reviewed by the EDA's legal counsel who recommends its approval.

Financial or budget considerations: All legal fees associated with the preparation of collateral assignment and subordination are to be paid by the owner, Terasa, LLC, or the lender. There are no other budget impacts.

Strategic priority consideration: St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

Supporting documents: EDA Resolution

Prepared by: Dean Porter-Nelson, redevelopment administrator

Reviewed by: Jennifer Monson, economic development manager
Karen Barton, EDA executive director

Approved by: Cindy Walsh, deputy city manager

EDA Resolution No. 26-_____

Approving a collateral assignment and subordination of contract for private development and TIF note, and subordination of city AHTF note and city AHTF mortgage

Be it resolved by the board of commissioners (the “board”) of the St. Louis Park Economic Development Authority (the “authority”) as follows:

Section 1. Recitals; authorization.

1.01. The City of St. Louis Park, Minnesota (the “city”), the authority, and Terasa, LLC, a Delaware limited liability company (the “developer”) entered into a contract for private Development, dated July 24, 2025 (the “development agreement”), pursuant to which the developer agreed to construct a 220,580 to 245,099 square foot building including approximately 222 units of multifamily rental housing and 18,601 to 20,668 square feet of retail space (the “minimum improvements”).

1.02. To make the minimum improvements financially feasible, the authority and the city agreed to reimburse the developer for a portion of public development costs (defined and described in the in the development agreement). The authority agreed to issue to the developer a taxable tax increment revenue note (Terasa apartments project) (the “TIF note”) in the maximum principal amount of \$5,515,000. The city agreed to make a loan from its affordable housing trust fund (the “AHTF loan”) in an amount equal to the lesser of \$1,000,000 or the amount of public development costs actually incurred less the amount of the TIF note to the developer. The developer’s obligation to repay the AHTF loan is secured by a combination mortgage, security agreement, and fixture financing statement (the “AHTF mortgage”) by the developer in favor of the city, as evidenced by a promissory note (the “AHTF note”) by the developer in favor of the city.

1.03. First International Bank & Trust, a North Dakota banking corporation (the “construction lender”), has agreed to provide a construction loan (the “construction loan”) to the developer in the principal amount of \$63,750,000. As a condition to providing the construction loan, the construction lender requires that the developer assign certain rights under the development agreement and the TIF note to the construction lender, that certain rights of the authority and the city under the development agreement be subordinated to the rights of the construction lender under the loan documents evidencing and securing the construction loan (the “construction loan documents”), and that certain rights of the city under the AHTF mortgage and the AHTF note (together, the “AHTF loan documents”) be subordinated to the rights of the construction lender under the construction loan documents.

1.04. There has been presented to the board a form of collateral assignment and subordination of contract for private development and TIF note, and subordination of city AHTF note and city AHTF mortgage (the “collateral assignment and subordination agreement”) between the authority, the city, the developer, and the construction lender pursuant to which the developer will assign certain rights under the development agreement and the TIF note to the construction lender, the authority and the city will subordinate certain of their rights under

the development agreement to the rights of the construction lender under the construction loan documents, and the city will subordinate certain of its rights under the AHTF loan documents to the rights of the construction lender under the construction loan documents.

Section 2. Approval of documents.

2.01. The board approves the collateral assignment and subordination agreement in substantially the form presented to the board, together with any related documents necessary in connection therewith, including without limitation all other documents, exhibits, certifications, or consents referenced in or attached to the collateral assignment and subordination agreement (the “documents”).

2.02. The board hereby authorizes the president and executive director, in their discretion and at such time, if any, as they may deem appropriate, to execute the documents on behalf of the authority, and to carry out, on behalf of the authority, the authority’s obligations thereunder when all conditions precedent thereto have been satisfied. The documents shall be in substantially the form on file with the authority and the approval hereby given to the documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the authority and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the authority. The execution of any instrument by the appropriate officers of the authority herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This resolution shall not constitute an offer and the documents shall not be effective until the date of execution thereof as provided herein.

2.03. In the event of absence or disability of the officers, any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the board by any duly designated acting official, or by such other officer or officers of the board as, in the opinion of the city attorney, may act in their behalf. Upon execution and delivery of the documents, the officers and employees of the board are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the board to implement the documents.

Section 3. Effective date. This resolution shall be effective upon approval.

Reviewed for administration:

Adopted by the Economic Development
Authority March 2, 2026:

Karen Barton, executive director

Yolanda Farris, president

Attest:

Melissa Kennedy, secretary

Executive summary

Title: Proclamation observing National Women's History Month

Recommended action: Mayor to read proclamation observing 2025 Women's History Month.

Policy consideration: None.

Summary: Women's History Month, celebrated nationally since 1995, recognizes the contributions women have made in United States history and provides an opportunity to recommit to ending the continued inequities women face in our society.

Financial or budget considerations: Not applicable.

Strategic priority consideration: St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.

Supporting documents: Resource page
Proclamation

Prepared by: Jocelyn I Hernandez Guitron, racial equity and inclusion specialist
Women's employee resource group

Reviewed by: Pa Dao Yang, racial equity and inclusion director

Approved by: Cindy Walsh, deputy city manager

Resource Page:

In recognition of Women's History Month, the City of St. Louis Park encourages you to:

- Learn more about women's history in our country
 - [Women of the Hall |](#)
 - [Center for Women's History | The New York Historical](#)
- Create awareness on Women's History Month
 - [Rightfully Hers: American Women and the Vote | National Archives Museum](#)
 - <https://www.history.com/articles/womens-history-month>



Proclamation observing "2026 Women's History Month"

Whereas, the City of St. Louis Park recognizes the leadership and contributions of women in our city, community and state for Women's History Month, which includes International Women's Day on March 8th; and

Whereas, the St. Louis Park community has elected two women as mayor, most recently making history by electing Nadia Mohamed as the first woman of color to serve as mayor in St. Louis Park and the first elected Somali American mayor in the United States; and

Whereas, St. Louis Park is the hometown of Lieutenant Governor Peggy Flanagan, the country's highest-ranking Native American woman elected to executive office; and

Whereas, the right for all women to vote and lead in elected office was fought for by countless women across the country, some women running for office even before they themselves were allowed to vote; and

Whereas, women contribute to our community as leaders, business owners and educators and at the same time, the unpaid and undervalued labor of mothers, caretakers and homemakers bolsters our economy; and

Whereas, women continue to face high rates of gender-based violence, intensified by environmental and socioeconomic factors such as climate change displacement, the housing crisis and increased poverty rates; and

Whereas, progress for the rights of women has often left out Indigenous women and women of color, making it even more important for us to stay committed to racial equity and inclusion; and this month as a time to recognize the inequities women continue to face and find ways to support the rights of all women in our community,

Now therefore, let it be known that the mayor and city council of the City of St. Louis Park, Minnesota, hereby observe Women's History Month in 2026 and encourage all people to recognize the magnitude of contributions that women make every day.



Wherefore, I set my hand and cause the Great Seal of the City of St. Louis Park to be affixed this 2nd day of March 2026.

A handwritten signature in black ink, appearing to read "Nadia Mohamed", is written over a horizontal line.

Nadia Mohamed, mayor

Executive summary

Title: Proclamation observing World Lymphedema Day

Recommended action: Mayor to read proclamation observing “World Lymphedema Day” on March 6, 2026.

Policy consideration: None.

Summary: World Lymphedema Day was established in 2016 by the United States Senate in response to a bill written by the [Lymphatic Education & Research Network](#). The intention of the day is to educate the world on all lymphatic diseases, including primary and secondary lymphedema (LE), lipedema (LI), lymphatic filariasis (LF), lymphatic malformations (LM) and the full lymphatic continuum (LC) of diseases impacted by the lymphatic system.

Lymphedema is a disease that affects up to 10 million Americans and 170 million people worldwide. It can be hereditary or acquired as a result of cancer treatment or physical trauma. This debilitating disease results in the accumulation of lymph fluid in the limbs when the lymphatic system is damaged. Melanoma, breast cancer, prostate and ovarian cancer survivors are all susceptible. US military veterans suffer from LE as a result of battle injury or trauma from surgery. Each year, children are born with LE and currently, there is no cure. The effects of the disease are lifelong, drastically affect quality of life and can lead to shortened lifespans.

This proclamation was requested by resident Sharon Guffan and supported by the city council.

Financial or budget considerations: Not applicable

Strategic priority consideration: St. Louis Park is committed to creating opportunities to build social capital through community engagement.

Supporting documents: Proclamation

Prepared by: Amanda Scott-Lerdal, deputy city clerk

Reviewed by: Melissa Kennedy, city clerk

Approved by: Cindy Walsh, deputy city manager



Proclamation
Observing “World Lymphedema Day” on March 6, 2026

Whereas, lymphatic diseases affect the lives of 10 million Americans and 170 million people worldwide; and

Whereas, survivors of cancers, surgeries and traumas are susceptible to acquiring lymphatic disease while children may be born with lymphatic disease through heredity; and

Whereas, there is no cure for the range of lymphatic disease and care for patients includes treatment to focus on reduced swelling and preventing complications; and

Whereas, the medical providers who assist patients suffering from lymphedema with a variety of expert and caring treatments within our city, state and nation are deeply appreciated for their work; and

Whereas, March 6 is recognized as “World Lymphedema Day”, a day dedicated to raising awareness and understanding about this disease,

Now therefore let it be known that the mayor and city council of the City of St. Louis Park, Minnesota, hereby honor March 6, 2026, as “World Lymphedema Day” in our community.



Wherefore, I set my hand and cause the Great Seal of the City of St. Louis Park to be affixed this 2nd day of March 2026.



Nadia Mohamed, mayor

Executive summary

Title: Approve city disbursements

Recommended action: Motion to approve city disbursement claims for the period of Jan. 27 through Feb. 23, 2026.

Policy consideration: Does the city council approve city disbursements for the period ending Feb. 23, 2026?

Summary: The finance department prepares this report monthly for the city council to review and approve. The attached report shows both city disbursements paid by physical check and those by wire transfer or Automated Clearing House (ACH) when applicable.

Financial or budget considerations: Review and approval of the information by council is required by the city charter and provides another layer of oversight to further ensure fiscal stewardship.

Strategic priority consideration: Not applicable.

Supporting documents: Disbursement summary

Prepared by: Estela Mulugeta, accounting specialist

Reviewed by: Amelia Cruver, finance director

Approved by: Cindy Walsh, deputy city manager

City council meeting of March 2, 2026 (Item No. 5a)
Title: Approve city disbursements

CITY OF ST LOUIS PARK

Council Check Summary

1/27/2026 - 2/23/2026

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
3RD LAIR	Organized Rec G&A	Consulting Fees/Fees For Serv	357.00
			357.00
ADVANCED GRAPHIX INC	Fire Department G&A	Repairs and Maintenance	435.00
			435.00
ALI JAMILO	Water G&A		505.22
			505.22
ALLIANCE MECH SRVCS INC	Facilities Maintenance G&A	Consulting Fees/Fees For Serv	14,617.00
			14,617.00
ALLSTREAM	IT G&A	Telephone Communications	4,731.20
			4,731.20
AMAZON CAPITAL SERVICES	Police G&A	Operations Supplies & Mat	584.68
	Technology G&A	Technology Supplies	64.46
	Organized Rec G&A	Admin/Office Supplies & Mat	15.76
			664.90
AMELSE MICHELLE	Water G&A		.21
			.21
AMERICAN ENGINEERING TESTING INC	Facilities Maintenance G&A	Repairs and Maintenance	472.50
			472.50
AMERICAN PRESSURE, INC.	Vehicle Maintenance G&A	Repairs and Maintenance	250.00
			250.00
ANCOM COMMUNICATIONS	Fire Department G&A	Repairs, Maint, Serv on Tech	2,475.45
			2,475.45
ANDERSON LUKE	Water G&A		525.40
			525.40
ANDERSON SHARON	Building and Energy G&A		175.00
			175.00
APEX ENGINEERING GROUP INC	Development - EDA G&A	Consulting Fees/Fees For Serv	1,060.00
			1,060.00

City council meeting of March 2, 2026 (Item No. 5a)
Title: Approve city disbursements

CITY OF ST LOUIS PARK

Council Check Summary

1/27/2026 - 2/23/2026

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
APPLIED INDUSTRIAL TECHNOLOGIES	Vehicle Maintenance G&A	Operations Supplies & Mat	805.35
			805.35
ARNOLD CHUCK	Water G&A		291.75
			291.75
ARROW LIFT ACCESSIBILITY	Park Maintenance G&A	Dues, Memberships, Licenses	452.00
			452.00
ASPEN MILLS	Fire Department G&A	Operations Supplies & Mat	1,358.03
			1,358.03
ASSOCIATION OF MINNESOTA BUILDING	Building and Energy G&A	Other Travel, Conv & Conf	9,000.00
			9,000.00
ASSOCIATION OF MINNESOTA COUNTIES	Facilities Maintenance G&A	Dues, Memberships, Licenses	350.00
			350.00
AUTO ELECTRIC SERVICE	Vehicle Maintenance G&A	Repairs and Maintenance	268.00
			268.00
AUTOWASH SYSTEMS INC	Vehicle Maintenance G&A	Repairs and Maintenance	275.48
			275.48
AUTOZONE STORES LLC	General Fund BS	Inventory	46.92
			46.92
AXON ENTERPRISE, INC.	Technology G&A	Consulting Fees/Fees For Serv	199,970.30
			199,970.30
B&D PLUMBING, HEATING & AC	Building and Energy G&A		32.50
			32.50
BALCOS OPHELIA	Water G&A		77.76
			77.76
BASIA DRILLING	Climate Investment G&A		3,000.00
			3,000.00
BAXTER BRIAN	Water G&A		299.66
			299.66

City council meeting of March 2, 2026 (Item No. 5a)
Title: Approve city disbursements

CITY OF ST LOUIS PARK

Council Check Summary

1/27/2026 - 2/23/2026

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
BECKER JONATHAN G	Water G&A		196.43
			196.43
BELTLINE RESIDENCES LLC	Beltline Residences TIF G&A		395,298.66
			395,298.66
BERG KELLIE	Climate Investment G&A		86.56
	Park Improvement G&A	Consulting Fees/Fees For Serv	37.10
			123.66
BERNATELLO'S FOODS	Rec Center Gen Division G&A	Operations Supplies & Mat	1,044.00
			1,044.00
BERRY COFFEE COMPANY	Rec Center Gen Division G&A	Operations Supplies & Mat	813.43
			813.43
BETH EL SYNAGOGUE	Climate Investment G&A		6,423.71
			6,423.71
BIGOS-VIA SOL LLC	Wooddale Station TIF G&A		156,907.11
			156,907.11
BLACK & VEATCH CORPORATION	Water G&A		3,600.00
			3,600.00
BOF II MN WEST END OFFICE PARK LLC	Climate Investment G&A		47,837.41
			47,837.41
BOLTON & MENK INC	Street Capital G&A	Consulting Fees/Fees For Serv	145.99
	Franchise Fees G&A	Consulting Fees/Fees For Serv	291.98
	Water G&A	Consulting Fees/Fees For Serv	539.04
	Sewer G&A	Consulting Fees/Fees For Serv	581.15
	Storm Water Utility G&A	Consulting Fees/Fees For Serv	824.84
			2,383.00
BOND TRUST SERVICES CORP	2024A GO Bonds G&A	Bond Principal	175,000.00
	2024A GO Bonds G&A	Bond Interest	72,350.00
	2022B G&A	Bond Principal	180,000.00
	2022B G&A	Bond Interest	93,513.75
	2021A G&A	Bond Principal	905,000.00

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	2021A G&A	Bond Interest	91,883.75
	2020A G&A	Bond Principal	575,000.00
	2020A G&A	Bond Interest	123,975.00
	2019A G&A	Bond Principal	920,000.00
	2019A G&A	Bond Interest	300,319.38
	2018A G&A	Bond Principal	210,000.00
	2018A G&A	Bond Interest	14,550.00
	2019C G&A	Bond Principal	280,000.00
	2019C G&A	Bond Interest	7,167.50
	2019B G&A	Bond Principal	615,000.00
	2019B G&A	Bond Interest	100,425.00
	2017A GO DEBT SERV G&A	Bond Principal	370,000.00
	2017A GO DEBT SERV G&A	Bond Interest	13,918.76
	2014A GO DEBT SERV G&A	Bond Principal	555,000.00
	2014A GO DEBT SERV G&A	Bond Interest	5,550.00
	2016A GO DEBT SERV G&A	Bond Principal	1,140,000.00
	2016A GO DEBT SERV G&A	Bond Interest	17,934.38
	LA CRT 2022A Refund 2010C G&A	Bond Principal	75,000.00
	LA CRT 2022A Refund 2010C G&A	Bond Interest	22,270.63
	Water BS	BONDS PAYABLE-CURRENT PORTION	2,305,000.00
	2024B GO Bonds Water G&A	Bond Interest	115,000.00
	2014A Revenue Bonds	Bond Interest	5,400.00
	2017A Revenue Bonds	Bond Interest	31,459.38
	2018A Revenue Bonds	Bond Interest	51,875.00
	2019B Revenue Bonds	Bond Interest	78,075.00
	2020A Revenue Bonds	Bond Interest	57,875.00
	Sewer BS	BONDS PAYABLE-CURRENT PORTION	75,000.00
	Sewer BS	BONDS PAYABLE	65,000.00
	2017A Revenue Bonds	Bond Interest	7,578.12
	2018A Revenue Bonds	Bond Interest	10,575.00
	Storm Water Utility BS	BONDS PAYABLE-CURRENT PORTION	145,000.00
	2019B Revenue Bonds	Bond Interest	18,125.00
			9,829,820.65
BOUND TREE MEDICAL, LLC	Fire Department G&A	Operations Supplies & Mat	475.37
			475.37
BREDEMUS HARDWARE COMPANY INC	Facilities Maintenance G&A	Consulting Fees/Fees For Serv	580.00
			580.00
BRIDGEWATER BANK	Parkway Residual TIF G&A		163,005.89

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
			163,005.89
BROADWAY STREET DEVELOPMENT LLC	Development - EDA G&A		900,000.00
			900,000.00
BROWN DAVID ROBERT	Climate Investment G&A		2,150.00
			2,150.00
BUCKINGHAM TRUCKING LLC	Solid Waste G&A	Refunds/Reimbursements	1,822.80-
	Solid Waste G&A	Solid Waste Utility	383,936.38
	Solid Waste G&A	Recycling Utility	231,101.93
			613,215.51
BUSINESS ESSENTIALS	Comm & Marketing G&A	Admin/Office Supplies & Mat	93.24
			93.24
BWS PLUMBING HEATING & AC	Building and Energy G&A		100.00
			100.00
CALYPTUS CONSULTING GROUP INC	REI G&A	Consulting Fees/Fees For Serv	13,200.00
			13,200.00
CANON FINANCIAL	Technology G&A	Short Term Lease/Rentals Pay	3,848.00
			3,848.00
CAR WASH PARTNERS, INC.	Vehicle Maintenance G&A	Repairs and Maintenance	537.60
			537.60
CATANZANITE MATTHEW	Water G&A		1,303.25
			1,303.25
CBIZ INVESTMENT ADVISORY SERVICES, LLC.	Employee Benefits G&A	Consulting Fees/Fees For Serv	1,221.62
			1,221.62
CDW GOVERNMENT INC	Water G&A		11,926.33
	Technology G&A	Technology Supplies	39.08
	Technology G&A	Capitalized Tech Hardware	9,362.33
			21,327.74
CENTER FOR COACHING EXCELLENCE	Police G&A	Other Travel, Conv & Conf	975.00
			975.00

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
CENTER FOR ENERGY AND ENVIRONMENT	Affordable H Trust G&A	Consulting Fees/Fees For Serv	30,852.70
	Housing Rehab G&A	Consulting Fees/Fees For Serv	705.00
			31,557.70
CENTERPOINT ENERGY	Facilities Maintenance G&A	Heating Gas Utility	24,307.82
	EDA - 4300 36 1/2 G&A	Heating Gas Utility	1,362.48
	Water G&A	Heating Gas Utility	9,406.13
	Water Reilly G&A	Heating Gas Utility	619.25
	Sewer G&A	Heating Gas Utility	798.92
	Park Maintenance G&A	Heating Gas Utility	13,399.83
			49,894.43
CENTRAL MCGOWAN INC	Rec Center Gen Division G&A	Operations Supplies & Mat	21.00
			21.00
CENTRAL PENSION FUND	Employee Benefits BS	OTHER RETIREMENT	15,702.83
			15,702.83
CENTURY LINK	IT G&A	Telephone Communications	71.91
	Technology G&A	Other Communications	256.00
			327.91
CHAMBERLAIN LAURA	Community Development G&A	Employee Mileage Reimbursement	3.55
			3.55
CHAMPLIN ATHLETIC	Organized Rec G&A	Operations Supplies & Mat	4,140.00
			4,140.00
CHILTON JR. DALE PATRICK	Climate Investment G&A		3,000.00
			3,000.00
CHUX	Westwood G&A	Operations Supplies & Mat	1,014.00
			1,014.00
CINTAS CORPORATION	Facilities Maintenance G&A	Operations Supplies & Mat	270.56
	Public Works G&A	Admin/Office Supplies & Mat	15.06
	Water G&A	Admin/Office Supplies & Mat	148.31
	Park Maintenance G&A	Consulting Fees/Fees For Serv	30.12
	Park Maintenance G&A	Admin/Office Supplies & Mat	72.87
	Park Maintenance G&A	Operations Supplies & Mat	483.44

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	Rec Center Gen Division G&A	Consulting Fees/Fees For Serv	255.00
	Rec Center Gen Division G&A	Admin/Office Supplies & Mat	45.18
	Rec Center Gen Division G&A	Operations Supplies & Mat	109.99
	Vehicle Maintenance G&A	Admin/Office Supplies & Mat	32.04
			1,462.57
CITY OF GOLDEN VALLEY DMV	Vehicles & Equipment G&A	Vehicles/Machinery Purch	7,802.27
			7,802.27
CITY OF SLP HA-KIDS IN THE PARK	Affordable H Trust G&A	Consulting Fees/Fees For Serv	21,612.00
			21,612.00
CJC CONSTRUCTION, LLC.	Property Casualty BS	RETAINAGE PAYABLE	4,950.00-
	Property Casualty G&A	Property Insurance	99,000.00
			94,050.00
CLIFFORD EMMA	Organized Rec G&A	Refunds/Reimbursements	50.00
			50.00
COLE PAPERS	Facilities Maintenance G&A	Operations Supplies & Mat	421.04
			421.04
COLICH & ASSOCIATES	Administrative Operations G&A	Consulting Fees/Fees For Serv	21,241.49
			21,241.49
COLLINS ELECTRICAL	Property Casualty G&A	Property Insurance	1,690.00
			1,690.00
COMCAST	Fire Department G&A	Electric Utility	136.78
	Cable TV G&A	Other Communications	195.78
	Rec Center Gen Division G&A	Consulting Fees/Fees For Serv	30.03
			362.59
CONLIFFE LEROY	REI G&A	Consulting Fees/Fees For Serv	245.00
			245.00
COOPERMAN RODNEY & JUDITH	Water G&A		107.75
			107.75
CORE & MAIN LP	Water G&A	Operations Supplies & Mat	161.82
			161.82

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
CORNERHOUSE	Police G&A	Consulting Fees/Fees For Serv	17,250.00
			17,250.00
CORNERSTONE ADVOCACY SERVICE	Police G&A	Consulting Fees/Fees For Serv	12,500.00
			12,500.00
CORPORATE MECHANICAL	Rec Center Gen Division G&A	Repairs and Maintenance	16,730.00
			16,730.00
COSTAR REALTY INFORMATION, INC.	Assessing G&A	Consulting Fees/Fees For Serv	6,707.28
			6,707.28
COUGHLIN, JUDY	Organized Rec G&A	Consulting Fees/Fees For Serv	3,354.40
			3,354.40
CREATIVE RESOURCES	Organized Rec G&A	Operations Supplies & Mat	1,994.60
			1,994.60
CROWN MARKING INC.	Comm & Marketing G&A	Consulting Fees/Fees For Serv	74.36
			74.36
CULLIGAN BOTTLED WATER	Facilities Maintenance G&A	Consulting Fees/Fees For Serv	119.00
			119.00
CUSHMAN MOTOR CO INC	General Fund BS	Inventory	1,988.43
			1,988.43
DAVID RIVERA	Organized Rec G&A	Consulting Fees/Fees For Serv	7,511.00
			7,511.00
DELEGARD TOOL CO	Vehicle Maintenance G&A	Operations Supplies & Mat	426.31
			426.31
DEM-CON DUMPSTERS LLC	Vehicle Maintenance G&A	Recycling Utility	22.40
			22.40
DEMPSEY KERRWIN	Engineering G&A	Other Travel, Conv & Conf	310.10
			310.10
DEPARTMENT OF LABOR & INDUSTRY	Facilities Maintenance G&A	Dues, Memberships, Licenses	25.00

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	Building and Energy G&A	DUE TO OTHER GOVTS	8,627.38
			8,652.38
DETECTACHEM, INC.	Police G&A	Operations Supplies & Mat	371.05
			371.05
DICKMAN JANICE	Water G&A	GENERAL CUSTOMERS	37.43
			37.43
DILLON CHRISTINE	Water G&A		262.58
			262.58
DLT SOLUTIONS INC	Technology G&A	Capitalized Tech Software	13,457.58
			13,457.58
DO-GOOD.BIZ INC	Street Capital G&A	Consulting Fees/Fees For Serv	423.16
			423.16
DTN, LLC.	Public Works G&A	Consulting Fees/Fees For Serv	460.82
			460.82
DUKE REALTY LIMITED PARTNERSHIP	Duke West End TIF G&A		2,043,601.63
			2,043,601.63
E WEINBERG SUPPLY & EQUIPMENT	Facilities Maintenance G&A	Consulting Fees/Fees For Serv	141.10
			141.10
ECM PUBLISHERS INC	City Clerk's Office G&A	Postage & Delivery	847.36
			847.36
EHLERS & ASSOCIATES INC	General Fund BS	GENERAL	6,062.50
	2020A G&A	Other Debt Serv Expend	3,750.00
	Mera Wayzata Project TIF G&A	Consulting Fees/Fees For Serv	773.29
	Beltline Residences TIF G&A	Consulting Fees/Fees For Serv	773.29
	Wooddale Ave Ap TIF G&A	Consulting Fees/Fees For Serv	773.29
	Texa Tonka TIF G&A	Consulting Fees/Fees For Serv	773.29
	Parkway Residual TIF G&A	Consulting Fees/Fees For Serv	773.29
	Bridgewater Bank TIF G&A	Consulting Fees/Fees For Serv	773.29
	Wooddale Station TIF G&A	Consulting Fees/Fees For Serv	773.29
	Duke West End TIF G&A	Consulting Fees/Fees For Serv	773.29
	Park Commons TIF G&A	Consulting Fees/Fees For Serv	773.29

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
	Rise on 7 TIF G&A	Consulting Fees/Fees For Serv	773.29
	Hwy 7 Business Center TIF G&A	Consulting Fees/Fees For Serv	773.35
			18,318.75
ELEVATE COACHING INC	Public Works G&A	Other Travel, Conv & Conf	600.00
			600.00
ENTERPRISE FM TRUST	Vehicle Maintenance G&A	Short Term Lease/Rentals Pay	2,725.25
			2,725.25
ENVIROTECH SERVICES INC	Public Works G&A	Operations Supplies & Mat	4,017.00
			4,017.00
ERIC J. HANSEN, AIA	Housing Rehab G&A	Consulting Fees/Fees For Serv	225.00
			225.00
ERIKSON ROY	Water G&A		121.95
			121.95
ETHICAL HOMEBUYERS LLC	Water G&A		86.55
			86.55
EVERBRIDGE INC	Technology G&A	Capitalized Tech Software	18,578.63
			18,578.63
FACTORY MOTOR PARTS CO	General Fund BS	Inventory	103.39
			103.39
FASTENAL COMPANY	Fire Department G&A	Operations Supplies & Mat	419.37
			419.37
FAUST LANCE	Water G&A		73.31
			73.31
FERGUSON ENTERPRISES INC	Water G&A	Operations Supplies & Mat	224.38
			224.38
FERGUSON WATERWORKS	Water G&A	Operations Supplies & Mat	8,364.07
			8,364.07
FIDELIS SAFETY SOLUTIONS	Fire Department G&A	Consulting Fees/Fees For Serv	300.00

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			300.00
FILEK KATRINA A	Cable TV G&A	Employee Mileage Reimbursement	6.31
			6.31
FINANCE & COMMERCE, INC.	Franchise Fees G&A	Consulting Fees/Fees For Serv	316.32
	Storm Water Utility G&A	Consulting Fees/Fees For Serv	170.32
			486.64
FIRST ADVANTAGE	Human Resources G&A	Consulting Fees/Fees For Serv	36.71
			36.71
FIRST ARRIVING LLC	Technology G&A	Capitalized Tech Software	3,597.79
			3,597.79
FIRST RESPONSE MENTAL HEALTH INC	Police G&A	Consulting Fees/Fees For Serv	3,510.00
			3,510.00
FORCE AMERICA, INC.	Park Maintenance G&A	Operations Supplies & Mat	297.21
			297.21
FORECAST PUBLIC ART	Administrative Operations G&A	Consulting Fees/Fees For Serv	1,602.80
			1,602.80
FOREMAN BENJAMIN	Water G&A		132.14
			132.14
FOREST LAKE CONTRACTING INC	Facilities Maintenance G&A	Consulting Fees/Fees For Serv	525.00
			525.00
FRANCIS, ERICK	Storm Water Utility G&A	Other Travel, Conv & Conf	123.10
			123.10
FRATTALLONES	Park Maintenance G&A	Operations Supplies & Mat	55.92
			55.92
FRIEDERICH NIKKI	Organized Rec G&A	Employee Mileage Reimbursement	76.13
			76.13
FRIEMEL MARK	Water G&A		349.89
			349.89

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GIBBER CHAIM	Water G&A		58.08
			58.08
GJERDE JON	Water G&A		412.06
			412.06
GLEASON PRINTING	Comm & Marketing G&A	Consulting Fees/Fees For Serv	119.60
			119.60
GMH ASPHALT CORPORATION	Street Capital BS	RETAINAGE PAYABLE	6,997.86
	Franchise Fees BS	RETAINAGE PAYABLE	100,192.95
	Franchise Fees G&A		99,585.47
	Water BS	RETAINAGE PAYABLE	52,117.84
	Water G&A		22,147.92
	Sewer BS	RETAINAGE PAYABLE	10,418.80
	Storm Water Utility BS	RETAINAGE PAYABLE	13,684.31
	Storm Water Utility G&A		3,294.00
			308,439.15
GOTTMAR LLC	Park Commons TIF G&A		1,432,800.92
			1,432,800.92
GRAINGER INC.	Water G&A	Operations Supplies & Mat	449.62
	Park Maintenance G&A	Operations Supplies & Mat	375.47
	Vehicle Maintenance G&A	Repairs and Maintenance	23.54
	Vehicle Maintenance G&A	Operations Supplies & Mat	161.13
			1,009.76
GRUIDL BRIAN	Water G&A		109.61
			109.61
GUARDIAN FLEET SAFETY	Vehicles & Equipment G&A	Vehicles/Machinery Purch	65,341.10
			65,341.10
H & L MESABI	General Fund BS	Inventory	1,732.00
			1,732.00
HACH CO	Water G&A	Operations Supplies & Mat	82.00
			82.00

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HAND JACKSON	Water G&A		1,163.82
			1,163.82
HAWKINS INC	Water G&A	Operations Supplies & Mat	32,561.19
			32,561.19
HEALTHPARTNERS OCCUPATIONAL MEDICINE	Human Resources G&A	Consulting Fees/Fees For Serv	528.00
			528.00
HENDRICKSON JEANNIE	Street Capital G&A		3,100.00
			3,100.00
HENNEPIN COUNTY	Police G&A	Consulting Fees/Fees For Serv	1,006.88
			1,006.88
HENNEPIN COUNTY ACCOUNTS RECEIVABLE	Police G&A	Consulting Fees/Fees For Serv	30.00
	Police G&A	Radio Communications	4,736.84
	Fire Department G&A	Radio Communications	2,398.40
	Public Works G&A	Radio Communications	269.82
	Water G&A	Radio Communications	269.82
	Sewer G&A	Radio Communications	269.82
	Storm Water Utility G&A	Radio Communications	269.82
	Park Maintenance G&A	Solid Waste Utility	629.83
			8,874.35
HENNEPIN COUNTY ACCOUNTS RECEIVABLE-ACH	Police G&A	Consulting Fees/Fees For Serv	22,107.75
			22,107.75
HENNEPIN COUNTY PROPERTY TAX	Finance G&A	Consulting Fees/Fees For Serv	25.00
	Mera Wayzata Project TIF G&A	Consulting Fees/Fees For Serv	3,368.33
	Beltline Residences TIF G&A	Consulting Fees/Fees For Serv	3,829.52
	Wooddale Ave Ap TIF G&A	Consulting Fees/Fees For Serv	2,424.19
	Texa Tonka TIF G&A	Consulting Fees/Fees For Serv	2,878.52
	Parkway Residual TIF G&A	Consulting Fees/Fees For Serv	2,966.43
	Bridgewater Bank TIF G&A	TAX INCREMENTS	5,934.90
	Bridgewater Bank TIF G&A	Consulting Fees/Fees For Serv	2,863.81
	Wooddale Station TIF G&A	Consulting Fees/Fees For Serv	2,983.87
	Duke West End TIF G&A	TAX INCREMENTS	119,461.82
	Duke West End TIF G&A	Consulting Fees/Fees For Serv	11,064.72
	Park Commons TIF G&A	Consulting Fees/Fees For Serv	14,122.49
	Rise on 7 TIF G&A	Consulting Fees/Fees For Serv	2,412.37

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	Hwy 7 Business Center TIF G&A	Consulting Fees/Fees For Serv	2,676.65
			177,012.62
HEPPELMANN ROBYN	Water G&A		152.65
			152.65
HIGHWAY 7 BUSINESS CENTER LLC	Hwy 7 Business Center TIF G&A		78,729.50
			78,729.50
HIRSHFIELD'S PAINT MFG INC	Park Maintenance G&A	Operations Supplies & Mat	184.90
			184.90
HOLDEN JOSEPH T	Climate Investment G&A		1,900.00
			1,900.00
HOLMES KARI	REI G&A	Consulting Fees/Fees For Serv	147.00
			147.00
HOLT BRIANA	Climate Investment G&A		3,000.00
			3,000.00
HORNER KEVIN	Water G&A		627.41
			627.41
HORNER MURIEL	Water G&A		41.05
			41.05
HU YUQIN	Water G&A		94.92
			94.92
HUMERA TECH INC	Rec Center Gen Division G&A	Repairs, Maint, Serv on Tech	1,474.00
			1,474.00
HUNTER & BRIANNA TUVerson	General Fund BS	UNION PARK APTS	400.00
			400.00
HUSSAIN KELSEY LEIGH	Water G&A		209.33
			209.33
I.U.O.E. LOCAL NO 49	Employee Benefits BS	UNION DUES	1,715.00
			1,715.00

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IMPACT POWER TO CONNECT	Water G&A	Postage & Delivery	940.53
	Sewer G&A	Postage & Delivery	940.53
	Solid Waste G&A	Postage & Delivery	940.53
	Storm Water Utility G&A	Postage & Delivery	940.53
			3,762.12
INDELCO	Public Works G&A	Operations Supplies & Mat	76.84
	Water G&A	Operations Supplies & Mat	55.55
	Sewer G&A	Operations Supplies & Mat	58.34
	Park Maintenance G&A	Operations Supplies & Mat	1,386.00
			1,576.73
INDUSTRIAL NETWORKING SOLUTIONS	Police G&A	Software Licensing Less 12 Mo	8,588.00
			8,588.00
INGCO INTERNATIONAL	Comm & Marketing G&A	Consulting Fees/Fees For Serv	250.00
			250.00
INMAPZ INC	Facilities Maintenance G&A	Dues, Memberships, Licenses	7,200.00
			7,200.00
INVER GROVE FORD	Vehicle Maintenance G&A	Repairs and Maintenance	1,319.87
			1,319.87
INVOICE CLOUD INC	Water G&A	Misc Expenditures	14,578.95
			14,578.95
IRON BUILT REAL ESTATE LLC	Water G&A		95.28
			95.28
IRON MALTESE ATHLETICS	Fire Department G&A	Consulting Fees/Fees For Serv	10,800.00
			10,800.00
J & B HOLDINGS LLC	Water G&A		1,221.90
			1,221.90
J & F REDDY RENTS	Water G&A	Operations Supplies & Mat	170.44
	Park Maintenance G&A	Short Term Lease/Rentals Pay	24.00
			194.44

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
JACKIE ADELMANN PHOTOGRAPHY	Comm & Marketing G&A	Consulting Fees/Fees For Serv	1,650.00
			1,650.00
JANSSEN MATTHEW	Storm Water Utility G&A		3,000.00
			3,000.00
JAYTECH, INC.	Rec Center Gen Division G&A	Consulting Fees/Fees For Serv	1,300.33
			1,300.33
JEFFERSON FIRE & SAFETY INC	Fire Department G&A	Operations Supplies & Mat	220.00
			220.00
JENKINS ELISIA	Building and Energy G&A		30.00
			30.00
JOHNSON PAPER & SUPPLY CO.	Rec Center Gen Division G&A	Operations Supplies & Mat	1,733.26
			1,733.26
JONES DAN	Water G&A		207.58
			207.58
JONES LEVY	Organized Rec G&A	Consulting Fees/Fees For Serv	400.00
			400.00
JPS HOMES, LLC.	Water G&A		62.76
			62.76
JULIAR JAY	Building and Energy G&A		145.00
			145.00
JUSTINIANO GABRIELLA E	Climate Investment G&A		1,500.00
			1,500.00
KELLY SCHUG SHANNON	Climate Investment G&A		1,300.00
			1,300.00
KEYSTONE COMPENSATION GROUP LLC	Human Resources G&A	Consulting Fees/Fees For Serv	4,875.00
			4,875.00
KFI ENGINEERS	Municipal Building & Infra G&A	Consulting Fees/Fees For Serv	7,071.00
			7,071.00

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KIDCREATE STUDIO	Organized Rec G&A	Consulting Fees/Fees For Serv	304.00
			304.00
KILLMER ELECTRIC CO INC	Building and Energy G&A		23.40
			23.40
KIMLEY-HORN AND ASSOCIATES, INC	Street Capital G&A	Consulting Fees/Fees For Serv	7,036.71
	MSA Capital G&A	Consulting Fees/Fees For Serv	70,551.67
	Water G&A	Consulting Fees/Fees For Serv	798.39
	Sewer G&A	Consulting Fees/Fees For Serv	308.87
	Storm Water Utility G&A	Consulting Fees/Fees For Serv	1,215.84
			79,911.48
KINGS III EMERGENCY COMMUNICATIONS LLC	Facilities Maintenance G&A	Consulting Fees/Fees For Serv	167.42
			167.42
KINNEY MATTHEW	Climate Investment G&A		2,000.00
			2,000.00
KLEIN UNDERGROUND LLC	Water G&A	Repairs and Maintenance	5,484.35
			5,484.35
KLEVE MONICA	Water G&A		191.39
			191.39
KNG HOMES LLC	Water G&A		93.22
			93.22
KOEHLER KATARINA	Rec Center Gen Division G&A	Refunds/Reimbursements	145.00
			145.00
KOSOBAYASHI KEVAN	Water G&A		97.12
			97.12
KRIVOSHA TERRI	Water G&A		52.06
			52.06
KUTAK ROCK LLP	EDA - Beltline SWLRT G&A	Consulting Fees/Fees For Serv	8,693.00
	Development - EDA G&A	Consulting Fees/Fees For Serv	574.00
			9,267.00

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LABATT KATHRYN	Water G&A		202.08
			202.08
LAKE AREA HOMES RENEWED LLC	Water G&A	GENERAL CUSTOMERS	206.96
			206.96
LARSON LAURA	Water G&A		177.00
			177.00
LAW ENFORCEMENT LABOR SERVICES INC	Employee Benefits BS	UNION DUES	4,613.62
			4,613.62
LAWSON PRODUCTS INC	Vehicle Maintenance G&A	Operations Supplies & Mat	176.49
			176.49
LEAGUE OF MN CITIES INSURANCE TRUST	City Clerk's Office G&A	Dues, Memberships, Licenses	37,693.00
	Human Resources G&A	Consulting Fees/Fees For Serv	179,849.00
	Property Casualty G&A	Property Insurance	1,000.00
			218,542.00
LEE MENG TING	Climate Investment G&A		1,000.00
			1,000.00
LEVEL 3 COMMUNICATIONS LLC	IT G&A	Telephone Communications	3,136.13
			3,136.13
LEXISNEXIS RISK SOLUTIONS	Police G&A	Software Licensing Less 12 Mo	666.67
			666.67
LIBERTY TIRE	Vehicle Maintenance G&A	Recycling Utility	228.05
			228.05
LINDBERG SHIRLEY	Water G&A		161.21
			161.21
LINKEDIN CORPORATION	Human Resources G&A	Consulting Fees/Fees For Serv	2,050.00
			2,050.00
LIVE WIRE ELECTRICAL SERVICES	Building and Energy G&A		128.93
			128.93

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LOCKGUARD LOCKSMITHS	Facilities Maintenance G&A	Repairs and Maintenance	4,081.50
	Rec Center Gen Division G&A	Repairs and Maintenance	1,154.00
			5,235.50
LOFFLER	Technology G&A	Short Term Lease/Rentals Pay	1,884.25
			1,884.25
LOFFLER COMPANIES INC	Technology G&A	Short Term Lease/Rentals Pay	313.02
			313.02
LOGIS	Technology G&A	Repairs, Maint, Serv on Tech	166,815.00
	Technology G&A	Computers/Tech Services	12,750.79
	Technology G&A	Technology Devices	150.00
	Technology G&A	Capitalized Tech Software	29,750.00
			209,465.79
LOMBARDI, JIM	Organized Rec G&A	Employee Mileage Reimbursement	15.95
			15.95
M G INCENTIVES	Human Resources G&A	Admin/Office Supplies & Mat	206.84
			206.84
MACQUEEN EQUIP CO	Fire Department G&A	Operations Supplies & Mat	54.01
			54.01
MANSFIELD OIL COMPANY OF GAINSVILLE, INC	General Fund BS	Inventory	18,788.98
			18,788.98
MAP PARTNERSHIP LLP	Water G&A		779.21
			779.21
MARIAARACELI PATROCINIO ENDRES	Water G&A		1,159.12
			1,159.12
MARIE RIDGEWAY LICSW LLC	Police G&A	Consulting Fees/Fees For Serv	2,620.00
			2,620.00
MARTINSON MELVIN	Water G&A		335.86
			335.86

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MASTER TECHNOLOGY GROUP	Technology G&A	Repairs, Maint, Serv on Tech	493.85
			493.85
MATHESON TRI-GAS, INC.	Vehicle Maintenance G&A	Operations Supplies & Mat	49.63
			49.63
MAURER CARRIE	General Fund BS	UNION PARK APTS	800.00
			800.00
MCMAHON ELISE	Rec Center Gen Division G&A	Refunds/Reimbursements	100.00
			100.00
METRO POLITAN DEVELOPMENT	Building and Energy G&A		157.63
			157.63
METRO VOLLEYBALL OFFICIALS ASSOC.	Organized Rec G&A	Consulting Fees/Fees For Serv	666.00
			666.00
METROPOLITAN COMPOUNDS INC	Fire Department G&A	Operations Supplies & Mat	599.42
			599.42
METROPOLITAN COUNCIL	Building and Energy G&A	DUE TO OTHER GOVTS	516,631.50
	Sewer G&A	Water Utility	474,319.79
	Storm Water Utility G&A	Consulting Fees/Fees For Serv	1,140.00
			992,091.29
MINNESOTA CHILD SUPPORT PYT CTR	Employee Benefits BS	WAGE GARNISHMENTS	1,569.24
			1,569.24
MINNESOTA POLLUTION CONTROLAGENCY	Sewer G&A	Other Travel, Conv & Conf	55.00
			55.00
MINNESOTA RECREATION & PARK ASSOC	Human Resources G&A	Consulting Fees/Fees For Serv	50.00
	Park Maintenance G&A	Other Travel, Conv & Conf	1,310.00
			1,360.00
MINNESOTA STATE FIRE CHIEFS ASSOC.	Fire Department G&A	Operations Supplies & Mat	75.00
			75.00
MN DNR ECO-WATER-RES	Water G&A	Dues, Memberships, Licenses	30,490.40
	Water Reilly G&A	Dues, Memberships, Licenses	840.00

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			31,330.40
MN PLUMBING AND HOME SERVICES	Building and Energy G&A	Construction Permits	72.00
			72.00
MOMENTUM ADVOCACY LLP	Administrative Operations G&A	Consulting Fees/Fees For Serv	8,240.00
			8,240.00
MONTERO ESTUARDO	Water G&A		55.09
			55.09
MOTOROLA SOLUTIONS	Police E-911 Restriction G&A	Software Licensing Less 12 Mo	18,780.90
			18,780.90
MR CUTTING EDGE	Rec Center Gen Division G&A	Repairs and Maintenance	364.00
			364.00
MROSZAK MELISSA	Water G&A		15.42
			15.42
MWP RECREATION	Facilities Maintenance G&A	Operations Supplies & Mat	14,097.00
			14,097.00
NAPA (GENUINE PARTS CO)	General Fund BS	Inventory	1,630.87
	Public Works G&A	Consulting Fees/Fees For Serv	22.56
	Water G&A	Operations Supplies & Mat	237.60
	Vehicle Maintenance G&A	Operations Supplies & Mat	62.89
			1,953.92
NATOA	Cable TV G&A	Dues, Memberships, Licenses	100.00
			100.00
NETOFF THEODEN	Climate Investment G&A		4,759.75
			4,759.75
NEWPUBLICA	Sustainability G&A	Consulting Fees/Fees For Serv	1,160.00
			1,160.00
NICHOLS IRENE	Water G&A		352.53
			352.53

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NKP LLC	Water G&A		2.07
			2.07
NOKOMIS SHOE SHOP	Park Maintenance G&A	Operations Supplies & Mat	250.00
			250.00
NORTH AMERICAN SAFETY INC	Park Maintenance G&A	Operations Supplies & Mat	151.68
			151.68
NORTHLAND MECHANICAL CONTRACTORS INC	Facilities Maintenance G&A	Repairs, Maint, Serv on Tech	733.38
			733.38
NORTHSTAR MAINTENANCE MANAGEMENT INC	Facilities Maintenance G&A	Operations Supplies & Mat	310.07
			310.07
NOVACARE REHABILITATION	Human Resources G&A	Consulting Fees/Fees For Serv	185.00
			185.00
O'DONNELL TOM	Vehicle Maintenance G&A	Operations Supplies & Mat	80.00
			80.00
ODP BUSINESS SOLUTIONS LLC	Human Resources G&A	Admin/Office Supplies & Mat	230.08
	Comm & Marketing G&A	Admin/Office Supplies & Mat	58.53
	Community Development G&A	Admin/Office Supplies & Mat	52.20
	Police G&A	Admin/Office Supplies & Mat	312.69
	Building and Energy G&A	Admin/Office Supplies & Mat	53.99
	Public Works G&A	Admin/Office Supplies & Mat	5.56
	Water G&A	Admin/Office Supplies & Mat	111.45
	Organized Rec G&A	Admin/Office Supplies & Mat	224.86
	Westwood G&A	Admin/Office Supplies & Mat	132.06
	Vehicle Maintenance G&A	Admin/Office Supplies & Mat	76.45
			1,257.87
OELRICH JETHRO	Assessing G&A	Employee Mileage Reimbursement	13.05
			13.05
OESTREICH, MARK A	Climate Investment G&A		732.50
			732.50
OFFICE OF MNIT SERVICES	Technology G&A	Capitalized Tech Software	2,383.29
			2,383.29

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OLD NATIONAL BANK	Mera Wayzata Project TIF G&A		271,174.17
			271,174.17
ON SITE SANITATION	Organized Rec G&A	Consulting Fees/Fees For Serv	67.00
	Park Maintenance G&A	Consulting Fees/Fees For Serv	134.00
			201.00
O'REILLY FIRST CALL	General Fund BS	Inventory	368.93
			368.93
OSTER PAUL	Water G&A		177.87
			177.87
OVERHEAD DOOR COMPANY OF THE NORTHLAND	Facilities Maintenance G&A	Repairs, Maint, Serv on Tech	4,505.43
			4,505.43
OXYGEN SERVICE COMPANY INC	Fire Department G&A	Operations Supplies & Mat	1,193.53
			1,193.53
PACE ANALYTICAL SERVICES INC	Water G&A		3,745.00
	Water Reilly G&A	Consulting Fees/Fees For Serv	368.00
			4,113.00
PALEY DANIEL	Building and Energy G&A		68.00
			68.00
PALMQUIST, DANA	Park Maintenance G&A	Operations Supplies & Mat	189.95
			189.95
PARKTACULAR FESTIVAL	Organized Rec G&A	Consulting Fees/Fees For Serv	400.00
			400.00
PARSONS ELECTRIC	Municipal Building & Infra G&A	Consulting Fees/Fees For Serv	5,551.25
			5,551.25
PEPPER BALL	Police G&A	Operations Supplies & Mat	21,913.80
			21,913.80
PEROT EMILY	Water G&A		138.97
			138.97

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PMA ASSET MANAGEMENT, LLC	CITY POOLED INVESTMENTS	Misc Expenditures	4,118.19
			4,118.19
POLLARD ESTHER	Westwood G&A	Refunds/Reimbursements	300.00
			300.00
POMP'S TIRE SERVICE INC	General Fund BS	Inventory	405.68
			405.68
PPL UNION PARK FLATS COMMUNITY LIMITED	Development - EDA G&A		283,750.00
			283,750.00
PRECISE MRM, LLC.	Park Maintenance G&A	Operations Supplies & Mat	1,242.00
			1,242.00
PREMIUM WATERS	Fire Department G&A	Operations Supplies & Mat	633.06
			633.06
PRO-TREE OUTDOOR SERVICES	Natural Resources G&A	Consulting Fees/Fees For Serv	1,377.30
			1,377.30
PURPOSE DRIVEN RESTAURANTS LLC	Police G&A	FALSE ALARM	100.00
			100.00
QUALITY FLOW SYSTEMS INC	Water G&A	Repairs and Maintenance	3,194.92
			3,194.92
QUICKSILVER EXPRESS COURIER	Vehicle Maintenance G&A	Postage & Delivery	61.96
			61.96
R & R SPECIALTIES OF WISCONSIN, INC.	Rec Center Gen Division G&A	Admin/Office Supplies & Mat	1,854.95
	Rec Center Gen Division G&A	Operations Supplies & Mat	3,196.35
			5,051.30
RAASCH KRISTINE	Water G&A		350.85
			350.85
RALKE THOMAS	Water G&A		715.08
			715.08

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REACH FOR RESOURCES INC	Organized Rec G&A	Consulting Fees/Fees For Serv	515.04
			515.04
REAL ESTATE EQUITIES	Wooddale Ave Ap TIF G&A		17,067.36
			17,067.36
REALTY PROS LLC	Water G&A		515.97
			515.97
REDPATH & COMPANY LLC	Finance G&A	Consulting Fees/Fees For Serv	12,797.70
			12,797.70
REHRIG PACIFIC COMPANY	Solid Waste G&A	Operations Supplies & Mat	14,250.08
			14,250.08
REPUBLIC SERVICES	Facilities Maintenance G&A	Solid Waste Utility	10,678.04
	Solid Waste G&A	Organics Utility Expense	81,748.76
	Rec Center Gen Division G&A	Solid Waste Utility	9,246.46
			101,673.26
RICKE STEPHANIE	Water G&A		225.89
			225.89
RIDDLE JUSTIN	Climate Investment G&A		1,000.00
			1,000.00
RIEDEL SHOES, INC.	Rec Center Gen Division G&A	Operations Supplies & Mat	1,734.67
			1,734.67
ROBERT B HILL CO	Facilities Maintenance G&A	Operations Supplies & Mat	1,504.44
			1,504.44
ROOD RANDI	Climate Investment G&A		2,000.00
			2,000.00
ROSALIA LLC	Building and Energy G&A		103.75
			103.75
ROSE DIANE KAY	Climate Investment G&A		3,000.00
			3,000.00

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ROSEVILLE MIDWAY FORD	General Fund BS	Inventory	546.63
	Vehicles & Equipment G&A	Vehicles/Machinery Purch	222.75
	Vehicle Maintenance G&A	Repairs and Maintenance	2,185.70
			2,955.08
RUBINS JEFFREY	General Fund BS	UNION PARK APTS	2,500.00
			2,500.00
RUUD KATHERINE	Climate Investment G&A		650.00
			650.00
Sabes Jewish Community Center	Police G&A	Other Travel, Conv & Conf	900.00
			900.00
SAFTEY VEHICLE SOLUTIONS	Vehicles & Equipment G&A	Vehicles/Machinery Purch	2,536.99
			2,536.99
SALZER MICHAEL	Climate Investment G&A		2,287.50
			2,287.50
SAR SHALOM KEHILAT	Police G&A		125.00
			125.00
SENIOR COMMUNITY SERVICES	Affordable H Trust G&A	Consulting Fees/Fees For Serv	25,000.00
			25,000.00
SETS DESIGN INC.	Police G&A	Admin/Office Supplies & Mat	320.00
	Police G&A	Operations Supplies & Mat	40.00
			360.00
SEVERSON CHRISTOPHER	Building and Energy G&A		140.00
			140.00
SEVOLD JUSTIN	Climate Investment G&A		1,500.00
			1,500.00
SHADYWOOD TREE EXPERTS & LANDSCAPING	Natural Resources G&A	Consulting Fees/Fees For Serv	4,120.00
			4,120.00
SHAPCO PRINTING INC	Comm & Marketing G&A	Consulting Fees/Fees For Serv	1,316.06
	Sustainability G&A	Other Supplies & Materials	395.00

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			1,711.06
SHI INTERNATIONAL CORP	Technology G&A	Capitalized Tech Software	188,946.79
			188,946.79
SHORT ELLIOTT HENDRICKSON, INC.	Street Capital G&A	Consulting Fees/Fees For Serv	3,209.99
	MSA Capital G&A	Consulting Fees/Fees For Serv	1,487.46
	Franchise Fees G&A	Consulting Fees/Fees For Serv	4,122.91
	Water G&A	Consulting Fees/Fees For Serv	5,384.24
	Sewer G&A	Consulting Fees/Fees For Serv	838.45
	Storm Water Utility G&A	Consulting Fees/Fees For Serv	4,192.51
			19,235.56
SHRADER HANNAH	Rec Center Gen Division G&A	Refunds/Reimbursements	233.23
			233.23
SHROYER TAMI	Water G&A		104.64
			104.64
SHUBEE	Building and Energy G&A	Admin/Office Supplies & Mat	220.80
			220.80
SIGNATURE ELECTRIC CO	Building and Energy G&A		96.00
			96.00
SIGNATURE MECHANICAL INC	Park Maintenance G&A	Consulting Fees/Fees For Serv	550.13
			550.13
SINAR LLC	Water G&A		63.00
			63.00
SLP FF ASSOC IAFF LOCAL #993	Employee Benefits BS	UNION DUES	3,223.07
			3,223.07
SPS COMPANIES INC	Water G&A	Operations Supplies & Mat	65.89
			65.89
SRF CONSULTING GROUP INC	Engineering G&A	Consulting Fees/Fees For Serv	2,444.91
	Sewer G&A	Consulting Fees/Fees For Serv	2,395.50
			4,840.41

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STATE CHEMICAL SOLUTIONS	Rec Center Gen Division G&A	Operations Supplies & Mat	236.00
			236.00
STERICYCLE, INC.	Adminstrative Operations G&A	Consulting Fees/Fees For Serv	25.03
	Finance G&A	Consulting Fees/Fees For Serv	28.60
	Community Development G&A	Consulting Fees/Fees For Serv	88.39
	Police G&A	Consulting Fees/Fees For Serv	173.39
	Building and Energy G&A	Consulting Fees/Fees For Serv	25.03
	Public Works G&A	Consulting Fees/Fees For Serv	25.03
			365.47
STERTIL KONI	Municipal Building & Infra G&A	Consulting Fees/Fees For Serv	9,500.00
	Municipal Building & Infra G&A	Operations Supplies & Mat	165,251.46
			174,751.46
STIELOW MICHAEL	Water G&A		90.56
			90.56
STRATUS BUILDING SOLUTIONS OF ST. PAUL	Facilities Maintenance G&A	Consulting Fees/Fees For Serv	5,450.00
	Rec Center Gen Division G&A	Consulting Fees/Fees For Serv	2,850.00
			8,300.00
STREICHER'S	Police G&A	Operations Supplies & Mat	37,870.97
			37,870.97
STRYKER SALES LLC	Municipal Building & Infra G&A	Capitalized Tech Hardware	37,391.16
			37,391.16
SUMMIT FIRE PROTECTION	Rec Center Gen Division G&A	Consulting Fees/Fees For Serv	356.75
			356.75
SUSTAINABLE RESOURCES CENTER	Affordable H Trust G&A	Consulting Fees/Fees For Serv	5,750.00
			5,750.00
SWANK MOTION PICTURES, INC.	Organized Rec G&A	Consulting Fees/Fees For Serv	1,660.00
			1,660.00
SWANSON MITCHELL	Police G&A	In-State Travel	23.50
			23.50
SYSCO-MINNESOTA INC	Rec Center Gen Division G&A	Operations Supplies & Mat	7,234.21

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
			7,234.21
TACTICAL ADVANTAGE	Police G&A	Operations Supplies & Mat	2,796.35
			2,796.35
TALKPOINT TECHNOLOGIES INC	Police E-911 Restriction G&A	Technology Supplies	400.80
			400.80
TARGETSOLUTIONS LEARNING, LLC	Police G&A	Other Travel, Conv & Conf	10,316.28
	Police G&A	Software Licensing Less 12 Mo	5,431.20
			15,747.48
TENNANT SALES AND SERVICE CO.	General Fund BS	Inventory	66.90
			66.90
TERMINAL SUPPLY CO	Vehicle Maintenance G&A	Operations Supplies & Mat	133.15
			133.15
TERMINIX COMMERCIAL	Facilities Maintenance G&A	Consulting Fees/Fees For Serv	914.65
	Park Maintenance G&A	Consulting Fees/Fees For Serv	92.90
	Rec Center Gen Division G&A	Consulting Fees/Fees For Serv	146.72
			1,154.27
TEXA TONKA APARTMENTS	Texa Tonka TIF G&A		139,345.35
			139,345.35
THE AXTELL GROUP	Public Saftey Aid G&A	Consulting Fees/Fees For Serv	83,400.00
			83,400.00
THE ESTATE OF DUSTIN WILLIS CHAPMAN	Water G&A		243.83
			243.83
THE INSTITUTE OF CULTURAL AFFAIRS-USA	REI G&A	Other Travel, Conv & Conf	2,100.00
			2,100.00
THE MN TRANSPORTATION ALLIANCE, INC.	Engineering G&A	Dues, Memberships, Licenses	981.00
			981.00
THE MPX GROUP	Comm & Marketing G&A	Consulting Fees/Fees For Serv	239.32
			239.32

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
THE PARK THEATER COMPANY	Adminstrative Operations G&A	Consulting Fees/Fees For Serv	2,700.00
			2,700.00
THE SHERWIN WILLIAMS CO	Water G&A	Operations Supplies & Mat	587.44
			587.44
THE SIGN PRODUCERS INC	Facilities Maintenance G&A	Operations Supplies & Mat	804.00
			804.00
THE STEPPING STONE GROUP	Water G&A		450.00
			450.00
THE ZARAH	Organized Rec G&A	Consulting Fees/Fees For Serv	800.00
			800.00
TK ELEVATOR CORPORATION	Rec Center Gen Division G&A	Consulting Fees/Fees For Serv	301.50
			301.50
T-MOBILE USA INC	Police G&A	Operations Supplies & Mat	480.00
			480.00
TOLL GAS & WELDING SUPPLY	Water G&A	Operations Supplies & Mat	13.64
			13.64
TOTAL MECHANICAL SERVICES, INC.	Rec Center Gen Division G&A	Consulting Fees/Fees For Serv	4,887.43
	Rec Center Gen Division G&A	Repairs and Maintenance	5,224.11
			10,111.54
TOWMASTER	Vehicles & Equipment G&A	Vehicles/Machinery Purch	62,426.00
			62,426.00
TRACKER PRODUCTS LLC	Police G&A	Software Licensing Less 12 Mo	12,720.00
			12,720.00
TRANSWEST TRUCKS SUPERIOR	Vehicles & Equipment G&A	Other Cap Equip Purchased	114,274.84
			114,274.84
TRASH CONTRACORS LLC	Solid Waste G&A	Yard Waste Utility	85,308.30
			85,308.30
TREE TRUST	Natural Resources G&A	Consulting Fees/Fees For Serv	18,765.00

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
			18,765.00
TRI-STATE BOBCAT	General Fund BS	Inventory	341.21
			341.21
TRI-TECH FORENSICS INC	Police G&A	Operations Supplies & Mat	6,129.00
			6,129.00
TWIN CITY OUTDOOR SERVICES INC	SSD 1 G&A	Consulting Fees/Fees For Serv	31,570.00
	SSD 3 G&A	Consulting Fees/Fees For Serv	11,185.00
			42,755.00
TYSLEY TAYLOR	Administrative Operations G&A	Consulting Fees/Fees For Serv	300.00
			300.00
UHL CO INC	Park Maintenance G&A	Consulting Fees/Fees For Serv	540.00
			540.00
ULINE	Water G&A	Operations Supplies & Mat	323.88
	Rec Center Gen Division G&A	Operations Supplies & Mat	404.08
			727.96
ULTIMATE SAFETY CONCEPTS INC	Fire Department G&A	Repairs and Maintenance	850.00
	Fire Department G&A	Operations Supplies & Mat	954.78
			1,804.78
UNGS MARK	Water G&A		252.91
			252.91
URBAN WORK	City Clerk's Office G&A	Refunds/Reimbursements	687.51
			687.51
VANG FONG	Water G&A		7.06
			7.06
VEHICLE RESPONSE TRAINING LLC	Fire Department G&A	Operations Supplies & Mat	10,000.00
			10,000.00
VERIZON	IT G&A	Telephone Communications	15,303.94
			15,303.94

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
VERTOSOFT LLC	IT G&A	Consulting Fees/Fees For Serv	59,042.57
			59,042.57
VETERAN ELECTRIC	Facilities Maintenance G&A	Consulting Fees/Fees For Serv	480.00
	Park Improvement G&A	Consulting Fees/Fees For Serv	31,286.61
	Park Maintenance G&A	Consulting Fees/Fees For Serv	1,600.00
	Rec Center Gen Division G&A	Consulting Fees/Fees For Serv	1,740.00
			35,106.61
VISTAR-PERFORMANCE FOOD SERVICE	Rec Center Gen Division G&A	Operations Supplies & Mat	925.12
			925.12
WARD ANDRA	Park Maintenance G&A	Employee Mileage Reimbursement	24.65
			24.65
WARNER'S STELLIAN CO	Building and Energy G&A		132.00
			132.00
WARNING LITES OF MN INC	Park Maintenance G&A	Operations Supplies & Mat	593.40
			593.40
WATER CONSERVATION SERVICE INC	Water G&A	Repairs and Maintenance	1,454.24
			1,454.24
WEBB ERICK	Climate Investment G&A		4,355.30
			4,355.30
WESTPFAHL TYLER	Water G&A		56.93
			56.93
WM CORPORATE SERVICES INC	Solid Waste G&A	Yard Waste Utility	47,163.15
	Park Maintenance G&A	Solid Waste Utility	198.27
			47,361.42
WOLD ARCHITECTS & ENGINEERS	Municipal Building & Infra G&A	Consulting Fees/Fees For Serv	7,533.53
			7,533.53
WORLD FUEL SERVICES, INC.	General Fund BS	Inventory	1,727.82
			1,727.82
WSB ASSOC INC	Engineering G&A	Consulting Fees/Fees For Serv	9,027.00

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<u>Vendor</u>	<u>BU Description</u>	<u>Object</u>	<u>Amount</u>
	Storm Water Utility G&A	Consulting Fees/Fees For Serv	4,880.25
			13,907.25
XCEL ENERGY	Facilities Maintenance G&A	Electric Utility	21,285.48
	Public Works G&A	Electric Utility	14,811.25
	EDA - 4300 36 1/2 G&A	Electric Utility	308.13
	Water G&A	Electric Utility	32,109.86
	Water Reilly G&A	Electric Utility	1,822.39
	Sewer G&A	Electric Utility	6,045.65
	Storm Water Utility G&A	Electric Utility	1,947.48
	Park Maintenance G&A	Electric Utility	289.27
	Rec Center Gen Division G&A	Electric Utility	24,789.97
			103,409.48
YOUNG ENV. CONSULTING GROUP, LLC.	Storm Water Utility G&A	Consulting Fees/Fees For Serv	2,595.00
			2,595.00
ZIEGLER INC	General Fund BS	Inventory	1,058.64
			1,058.64
Report Totals			20,958,107.75

Executive summary

Title: Adopt ordinance amending St. Louis Park city code chapter 2 regarding boards and commissions

Recommended action: Motion to approve the second reading of an ordinance amending various sections of chapter 2 of the city code related to boards and commissions.

Policy consideration: Does the city council wish to proceed with the ordinance amendments proposed to the city code chapter 2 regarding boards and commissions?

Summary: Throughout 2025, several amendments to chapter 2 of the St. Louis Park City Code were brought forward for city council's consideration. This prompted staff to conduct a comprehensive review of the chapter to ensure consistent language and alignment across all sections. While most updates are grammatical or structural in nature and intended to improve readability or provide clarity, a few notable changes include:

- Removal of purpose sections for the Human Rights Commission and the Environment and Sustainability Commission. These two commissions were the only advisory bodies with standalone purpose statements and their powers and duties already sufficiently describe their purpose. Removing these sections creates consistency across all commissions.
- Removal of "qualified voter" as a requirement for service on boards and commissions. This language created an inequitable barrier for residents who are active community members but not eligible voters. Eliminating this requirement ensures broader and more inclusive access to civic participation.

The first reading of the ordinance was approved Feb. 17, 2026. If the second reading is approved an effective date proposed for proposed changes will be March 27, 2026.

Financial or budget considerations: None

Strategic priority consideration: St. Louis Park is committed to creating opportunities to build social capital through community engagement.

Supporting documents: Proposed city code chapter 2 amendments

Prepared by: Pat Coleman, community engagement coordinator

Reviewed by: Cheyenne Brodeen, administrative services director

Approved by: Cindy Walsh, deputy city manager

Discussion

Present considerations:

Several city council members expressed interest in developing clearer purpose statements for all commissions, noting that the phrase “advisory to council” does not fully describe the unique role or focus of each body.

Moving forward, staff will continue exploring how clearer, individual board and commission specific purpose statements could be developed and where they should live outside of the city code. This process will include:

- The evaluation of current purpose statements and where they currently live (most recently amended city code language, bylaws and commissions webpages)
- Considering how each board/commission can help shape or refine descriptions that best reflect their roles and contributions and
- Identifying practical locations for these statements, such as commissions webpages, orientation materials, and outreach or engagement documents.

Next steps: If the second reading of the ordinance is approved, an effective date proposed for proposed changes will be March 27, 2026.

Ordinance No. ____ - 26

Amending St. Louis Park City Code Chapter 2, Article IV to ensure consistent and standardized language related to boards and commissions

The City of St. Louis Park, Minnesota does ordain:

Section 1. St. Louis Park City Code Chapter 2, Article IV, is hereby amended as follows to delete the struck-out language and to add the underlined text:

Article IV. Boards, Commissions and Committees

Division 1. Generally

Secs. 2-161--2-180. Reserved.

Division 2. Community Technology Advisory Commission

Sec. 2-181. Membership; terms.

(a) *Advisory function; composition.* The community technology advisory commission shall be an advisory commission to the city council. It shall consist of seven (7) regular members and two (2) youth members ~~and one ex-officio member~~, all appointed as set forth in this section.

(b) *Regular members.* All regular members of the commission shall be appointed by the city council to three-year terms. The terms of regular members shall run until May 31 of the year in which their terms expire and until a qualified successor is appointed. In the event of a vacancy, the city council shall ~~may~~ appoint a person to complete the unexpired term. Subsequent appointments shall be for three-year terms. A member of the commission may be removed with or without cause by the city council.

(c) *Youth members.* Youth members shall be appointed by the city council to one-year terms. Youth members shall have the same voting powers as regular members.

~~(d) *Ex-officio member.* One ex-officio member shall be appointed by the cable company which is granted a franchise by the city. The ex-officio member shall not vote or be counted as part of the quorum, but shall be present at all meetings.~~

~~(d)-(e) *Qualifications.* All Regular members of the commission shall be qualified voters and residents of the city. Youth members shall be high school students. A vacancy shall be deemed to exist if a member ceases to meet the residency requirements qualifications set forth in this section. Youth members shall be high school students of a private or public school located in the city.~~ All members will be appointed through the application and appointment process established by the city council.

~~(e) (f) *Term limits.* Regular members may serve up to two, three-year consecutive terms on any board or commission. Members must sit out one full term before re-applying to the community technology advisory commission.~~

(Code 1976, § 1-320; Ord. No. 2572-19, 10-7-19; Ord. No. 2603-21, 1-19-21; Ord. No. 2689-25, 3-325; Ord. No. 2695-25, 7-21-25)

Sec. 2-182. Organization.

(a) A staff liaison to the community technology advisory commission shall be appointed by the city manager and shall be subject to the administrative rules and regulations of the city.

(b) The commission shall elect its own chair and vice-chair. Subject to such limitations as may be imposed by the city council at any time. The community technology advisory commission shall provide its own rules and procedures, determine the date and time of meetings, and, upon proper notice, it shall call public hearings when necessary and desirable and in accordance with all requirements of local, state, and federal laws. The bylaws of the commission and any amendments of such bylaws shall be submitted to the city council upon their adoption. Such bylaws and any amendments shall be deemed to be approved by the city council unless the city council takes action to modify such bylaws or amendments within 30 days after submission. No member of the commission shall consider or vote upon any question in which the member is directly or indirectly interested.

(c) The community technology advisory commission shall keep proper records of its proceedings. Such records shall be maintained by the staff liaison or the liaison's designee.

(Code 1976, § 1-321; Ord. No. 2572-19, 10-7-19)

Sec. 2-183. Stipends and expenses of members.

(a) *Stipends.* Each of the regular and youth members of the community technology advisory commission shall receive a stipend of \$49/per month.

(b) *Expenses of members.* The members of the community technology advisory commission may be reimbursed for actual expenses to the extent that funds therefore are provided in the annual city budget adopted by the city council. The commission shall properly account for its receipts and expenditures of monies in accordance with established city procedures.

(Code 1976, § 1-322; Ord. No. 2572-19, 10-7-19; Ord. No. 2689-25, 3-3-25; Ord. No. 2695-25, 7-21-25)

Sec. 2-184. Powers and duties.

The community technology advisory commission shall have the following powers and duties ~~to~~:

~~(1)~~ (a) Advise and collaborate with the city council and boards and commissions on the application and use of technology for the purpose of improving city services and quality of life for St. Louis Park's citizens, businesses and visitors; and

~~(2)~~ (b) Submit to the city council an annual report of the activities of the commission during the previous year; and

~~(3)~~ (c) Perform other functions as needed to carry out these duties and responsibilities as directed by the city council and to act in an advisory capacity to the city council.

(Code 1976, § 1-323; Ord. No. 2572-19, 10-7-19, Ord. 2603-21, 1-19-21; Ord. No. 2689-25, 3-3-25; Ord. No. 2695-25, 7-21-25)

Secs. 2-185--2-210. Reserved.

Division 3. Human Rights Commission

Sec. 2-211. Purpose.

~~The purpose of the human rights commission shall be to advise the city council in its efforts to ensure all citizens protection of their human rights and full and equal opportunity for participation in the affairs of this community. The city declares, as a matter of public policy, that it is interested in securing for all of its citizens equal opportunity in housing, employment, public services, public accommodations and education, and that it is the public policy of the city to assist the state department of human rights in implementing the Minnesota Human Rights Act (M.S.A. § 363.13) by the human rights commission's investigation of complaints, development and implementation of a program of education and compliance review, and through advising the city council on long range programs to improve human relations and expand the protection of human rights in the city.~~

~~(Code 1976, § 1-340)~~

Sec. 2-212-211. Membership; terms.

(a) *Advisory function; composition.* The human rights commission shall be an advisory commission to the city council. It shall consist of eight (8) regular members and two (2) youth members all appointed as set forth in this section.

(b) *Regular members.* All regular members of the commission, ~~at least one of whom shall be an attorney,~~ shall be appointed by the city council to three-year terms. The terms of regular members shall run until May 31 of the year in which their terms expire and until a qualified successor is appointed. In the event of a vacancy, the city council ~~shall~~ may appoint a person to complete the unexpired term. Subsequent appointments shall be for three-year terms. A member of the commission may be removed with or without cause by the city council.

(c) *Youth members.* Youth members shall be appointed by the city council to one-year terms. Youth members shall have the same voting power as regular members.

(d) *Qualifications.* All regular members of the commission shall be ~~qualified voters and~~ residents of the city. Youth members shall be high school students. A vacancy shall be deemed to exist if a member ceases to meet the ~~residency requirements~~ qualifications set forth in this section. ~~Youth members shall be high school students of a private or public school located in the city.~~ All members will be appointed through the application and appointment process established by the city council.

(e) *Term limits.* Regular members may serve up to two, three-year consecutive terms on any board or commission. Members must sit out one full term before re-applying to the human rights commission.

(Code 1976, § 1-341; Ord. No. 2403-11, 9-30-2011; Ord. 2603-21, 1-19-21; Ord. No. 2689-25, 3-325; Ord. No. 2695-25, 7-21-25)

Sec. 2-213 212. Organization.

(a) A staff liaison to the human rights commission shall be appointed by the city manager. The liaison shall be subject to the administrative rules and regulations of the city.

(b) The commission shall elect its own chair and vice-chair. Subject to the limitations as may be imposed by the city council at any time, the commission shall provide its own rules and procedure, shall determine the date and time of its meetings, and, upon proper notice, shall call public hearings when necessary or desirable and in accordance with all requirements of local and state laws. The bylaws of the commission and any amendments of such bylaws shall be submitted to the city council upon their adoption. Such bylaws and any amendments shall be deemed to be approved by the city council unless the city council takes action to modify such bylaws or amendments within 30 days after submission. No member of the commission shall consider or vote upon any question in which the member is directly or indirectly interested.

(c) The human rights commission shall keep proper records of its proceedings, and such records shall be maintained by the staff liaison or the liaison's designee.

(Code 1976, § 1-342)

Sec. 2-~~214~~ 213. Stipends and expenses of members.

(a) *Stipends.* Each of the regular and youth members of the human rights commission shall receive a stipend of \$49/per month.

(b) *Expenses of members.* The members of the human rights commission may be reimbursed for actual expenses to the extent that funds therefore are provided in the annual city budget adopted by the city council. The commission shall properly account for its receipts and expenditures of monies in accordance with established city procedures.

(Code 1976, § 1-343; Ord. No. 2689-25, 3-3-25; Ord. No. 2695-25, 7-21-25)

Sec. 2-~~215~~ 214. Powers and duties.

The human rights commission shall have the following powers and duties ~~to~~:

~~(4)~~ (a) Study and review programs and policies and advise and aid the city council in enlisting the cooperation of agencies, organizations, and individuals in the city in an active program directed to create equal opportunity and eliminate discrimination.

~~(2) Advise and aid the city council in developing and implementing programs of cooperation with the state department of human rights to fulfill the purposes set out in section 2-211.~~

~~(3)~~ (b) Make recommendations to the city council regarding formulation and implementation of human rights programs for the city. The programs shall be directed toward increasing the effectiveness and direction of all individuals and agencies of the city through planning, policymaking and education in the area of human rights.

~~(4)~~ (c) Advise the city council with respect to human rights issues arising out of or in connection with the plans or operations of any city department or agency and recommend the adoption of such specific policies or actions as may be needed to protect human rights in the city.

~~(5)~~ (d) Advise and recommend to the city council programs or legislation to eliminate inequalities of opportunity in the area of human rights.

(6) ~~(e)~~ Publish and distribute to the public at large any materials necessary or advisable to carry out its functions, subject to requirements of the city council.

(7) ~~(f)~~ Make studies, surveys, and investigations necessary or advisable to carry out its functions.

(8) ~~(g)~~ Sponsor such meetings, institutes, forums and other educational activities as will lead to clearer understanding of local human rights issues and contribute to their proper resolution.

(9) ~~(h)~~ Submit to the city council an annual report of the activities of the commission during the previous year.

~~(b) (i) Perform other functions as needed to carry out these duties and responsibilities as directed by the city council and to act in an advisory capacity to the city council. The commission shall have such additional powers and duties as the city council shall from time to time determine.~~

(Code 1976, § 1-344; Ord. No. 2689-25, 3-3-25; Ord. No. 2695-25, 7-21-25)

Secs. 2-216 ~~215~~--2-240. Reserved.

Division 4. Parks and Recreation Advisory Commission

Sec. 2-241. Membership; terms.

(a) *Advisory function; composition.* The parks and recreation advisory commission shall be an advisory commission to the city council. It shall consist of seven (7) regular members and two (2) youth members, all appointed as set forth in this section.

(b) *Regular members.* All regular members of the commission shall be appointed by the city council to three-year terms. The terms of regular members shall run until May 31 of the year in which their terms expire and until a qualified successor is ~~duly~~ appointed. In the event of a vacancy, the city council ~~shall~~ may appoint a person to complete the unexpired term. Subsequent appointments shall be for three-year terms. A member of the commission may be removed with or without cause by the city council.

(c) *Youth members.* Youth members shall be appointed by the city council to one-year terms. Youth members shall have the same voting power as regular members.

(d) *Qualifications.* Regular members of the commission shall be ~~qualified voters and residents of the city.~~ Youth members shall be high school students. A vacancy shall be deemed to exist if a member ceases to meet the ~~residency requirements~~ qualifications set forth in this section. ~~Youth members shall be high school students of a private or public school located in the city.~~ All members will be appointed through the application and appointment process established by the city council.

(e) *Term limits.* Regular members may serve up to two, three-year consecutive terms on any board or commission. Members must sit out one full term before re-applying to the parks and recreation advisory commission.

(Code 1976, § 1-310; Ord. 2603-21, 1-19-21; Ord. No. 2689-25, 3-3-25; Ord. No. 2695-25, 7-21-25)

Sec. 2-242. Organization.

(a) A staff liaison to the parks and recreation advisory commission shall be appointed by the city manager and shall be subject to the administrative rules and regulations of the city.

(b) The commission shall elect its own chair and vice-chair. Subject to such limitations as may be imposed by the city council at any time, the commission shall provide its own rules and procedure, determine the date and time of meetings and, upon proper notice, shall call public hearings when necessary and desirable and in accordance with all requirements of local and state laws. The bylaws of the commission and amendments shall be submitted to the city council upon their adoption. Such bylaws and any amendments shall be deemed to be approved by the city council unless the city council takes action to modify such bylaws or amendments within 30 days after submission. No member of the commission shall consider or vote upon any question in which the member is directly or indirectly interested.

(c) The commission shall keep proper records of its proceedings, and such records shall be maintained by the staff liaison or the liaison's designee.

(Code 1976, § 1-311)

Sec. 2-243. Stipends and expense of members.

(a) *Stipends.* Each of the regular and youth members of the parks and recreation commission shall receive a stipend of \$49/per month.

(b) *Expenses of members.* The members of the parks and recreation advisory commission may be reimbursed for actual expenses to the extent that funds therefore are provided in the annual city budget adopted by the city council. The commission shall properly account for its receipts and expenditures of monies in accordance with established city procedures.

(Code 1976, § 1-312; Ord. No. 2689-25, 3-3-25; Ord. No. 2695-25, 7-21-25)

Sec. 2-244. Powers and duties.

The parks and recreation advisory commission shall have the following powers and duties ~~to~~:

~~(1)~~ (a) Consider matters pertaining to public recreation programs in the city.

~~(2)~~ (b) Evaluate the city's current parks and recreation programs and desires of citizens for such services.

~~(3)~~ (c) Keep acquainted with the current state, regional and national parks and recreation standards for communities.

~~(4)~~ (d) Recommend programs and a budget of programs and expenditures for operations of the parks and recreation department.

~~(5)~~ (e) Study and recommend long range parks and recreation plans for the city.

~~(6)-(f)~~ Submit to the city council an annual report of the activities of the commission during the previous year.

~~(7)-(g) Act in an advisory capacity to the city council in all matters which are requested by the city council. Perform other functions as needed to carry out these duties and responsibilities as directed by the city council and to act in an advisory capacity to the city council.~~

Secs. 2-245--2-270. Reserved.

Division 5. Planning Commission

Sec. 2-271. Membership; terms.

(a) *Advisory function; composition.* The planning commission shall be an advisory commission to the city council. It shall consist of seven (7) regular members and one (1) youth member, all appointed as set forth in this section.

(b) *Regular members.* All regular members of the commission shall be appointed by the city council to three-year terms. The terms of regular members shall run until May 31 of the year in which their terms expire and until a qualified successor is ~~duly~~ appointed. In the event of a vacancy, the city council shall may appoint a person to complete the unexpired term. Subsequent appointments shall be for three-year terms. A member of the commission may be removed with or without cause by the city council.

(c) *Youth member.* A youth member shall be appointed by the city council to a one-year term. The youth member shall not have voting power.

(d) *Qualifications.* Regular members of the commission shall be ~~qualified voters and residents of the city.~~ The youth member shall be a high school student. A vacancy shall be deemed to exist if a member ceases to meet the ~~residency requirements~~ qualifications set forth in this section. ~~The youth member shall be a high school student of a private or public school located in the city.~~ All members will be appointed through the application and appointment process established by the city council.

(e) *Term limits.* Regular members may serve up to two, three-year consecutive terms on any board or commission. Members must sit out one full term before re-applying to the planning commission.

(Code 1976, § 1-301; Ord. No. 2689-25, 3-3-25; Ord. No. 2695-25, 7-21-25)

Sec. 2-272. Organization.

(a) A staff liaison to the planning commission shall be appointed by the city manager and shall be subject to the administrative rules and regulations of the city.

(b) The commission shall elect its own chair, vice-chair and secretary. Subject to such limitations as may be imposed by the city council at any time, the commission shall provide its own rules and procedure. The date and time of meetings, and, upon proper notice, shall call public hearings when necessary and desirable and in accordance with all requirements of local

and state laws. The bylaws of the commission and any amendments shall be submitted to the city council upon their adoption. Such bylaws and any amendments shall be deemed to be approved by the city council unless the city council takes action to modify such bylaws or amendments within 30 days after submission. No member of the commission shall consider or vote on any question in which the member is directly or indirectly interested.

(c) The planning commission shall keep proper records of its proceedings, and such records shall be maintained by the staff liaison or the liaison's designee.

(Code 1976, § 1-302)

Sec. 2-273. Stipends and expenses of members.

(a) *Stipends.* Each of the regular and youth members of the planning commission shall receive a stipend of \$49/per month.

(b) *Expenses of members.* The members of the planning commission may be reimbursed for actual expenses to the extent that funds therefore are provided in the annual city budget adopted by the city council. The commission shall properly account for its receipts and expenditures of monies in accordance with established city procedures.

(Code 1976, § 1-303; Ord. No. 2689-25, 3-3-25; Ord. No. 2695-25, 7-21-25)

Sec. 2-274. Powers and duties.

The planning commission shall have the following powers and duties ~~to~~:

~~(4)~~ (a) Prepare a comprehensive plan for the future development of the city to be submitted to the city council for implementation and to maintain such plan and recommend its amendment to the city council as may become necessary.

~~(2)~~ (b) Initiate, direct and review, from time to time, a study of the provisions of the zoning chapter and the subdivision regulations and to report to the city council its advice and recommendations accordingly.

~~(3)~~ (c) Study applications and proposals for amendments to the zoning chapter and applications for special permits and to advise the city council of its recommendations.

~~(4)~~ (d) Study preliminary and final plats and to advise the city council of its recommendations.

~~(5)~~ (e) Submit to the city council an annual report of the activities of the commission during the previous year.

~~(6)~~ (f) Act in an advisory capacity to the city council in all matters wherein powers are assigned to the city council by state law or city charter concerning land use, comprehensive planning, zoning, platting, changes in streets and other matters of a general planning nature.

(Code 1976, § 1-304)

Secs. 2-275--2-300. Reserved.

Division 6. Board of Zoning Appeals

Sec. 2-301. Membership; terms.

(a) *Composition.* The board of zoning appeals shall consist of all individuals appointed to and serving on the planning commission pursuant to the requirements set forth in Article IV, Division 5, section 2-271 of this chapter. Only regular members of the planning commission shall serve as voting members of the board of zoning appeals. (Ord. No. 2559-19, 5-6-19)

~~(b) *Regular members.* The five (5) regular members of the board shall be appointed by the city council for three year terms. The terms of regular members shall expire on May 31 of the third year of such term and until a successor is duly appointed and qualified. Subsequent appointments shall be for three year terms. In the event of a vacancy, the council shall appoint a person to complete the unexpired term. A member of the board may be removed with or without cause by the city council.~~

~~(c) *Qualifications.* Members of the board shall be qualified voters and residents of the city. A vacancy shall be deemed to exist in case a member ceases to meet the residency requirements. The regular members of the board shall be appointed from persons who have demonstrated an interest in the board of zoning appeals by submission of appropriate city forms.~~

~~(d) *Term limits.* Regular members of the board may serve up to two, three year consecutive terms on any board or commission. Members must sit out one full term before re-applying to the zoning board of appeals.~~

(Code 1976, § 1-401; Ord. No. 2689-25, 3-3-25)

Sec. 2-302. Organization.

(a) A staff liaison to the board of zoning appeals shall be appointed by the city manager and shall be subject to the administrative rules and regulations of the city.

(b) The board shall elect its own chair and vice-chair. Subject to such limitations as may be imposed by the city council at any time, the board shall provide its own rules and procedure, determine the date and time of meetings and, upon proper notice, shall conduct all public hearings when necessary and desirable and in accordance with all requirements of local and state laws. The bylaws of the board and any amendments shall be submitted to the city council upon their adoption. Such bylaws and any amendments shall be deemed to be approved by the city council unless the city council takes action to modify such bylaws or amendments within 30 days after submission. No member of the board shall consider or vote upon any question in which the member is directly or indirectly interested.

(c) The board of zoning appeals shall keep proper records of its proceedings, and such records shall be maintained by the staff liaison or the liaison's designee.

(Code 1976, § 1-402)

Sec. 2-303. Stipends and expenses of members.

(a) *Stipends.* ~~Each of the five regular members of the board of zoning appeals shall receive a stipend of \$49/per month.~~ Members of the board of zoning appeals shall receive the stipend as provided by Sec. 2-273 of this chapter.

(b) *Expenses of members.* The members of the board of zoning appeals may be reimbursed for actual expenses to the extent that funds therefore are provided in the annual city budget adopted by the city council. The board shall properly account for its receipts and expenditures of monies in accordance with established city procedures.

(Code 1976, § 1-403; Ord. No. 2689-25, 3-3-25)

Sec. 2-304. Powers and duties.

The board of zoning appeals shall have the following powers and duties ~~to~~:

~~(1)-(a)~~ (a) Hear and decide on appeals from any order, requirement, permit decision or refusal or determination made by the zoning administrator under the zoning chapter and from any interpretation of the text of the zoning chapter, or any location of the boundary of a zoning district as shown on the official zoning map made by the zoning administrator, in accordance with all requirements of local and state laws.

~~(2)-(b)~~ (b) Hear and decide on requests for variances from the terms of the zoning chapter in the manner and subject to the standards and requirements set forth in the zoning chapter and applicable state laws.

~~(3)-(c)~~ (c) Communicate with the city council its recommendations, records of proceedings and any other method of reporting as may be deemed appropriate by the city council.

~~(4)-(d)~~ (d) Act in an advisory capacity to the city council and hear and make recommendations to the city council on all matters referred to the board or upon which it is required to act under the zoning chapter.

~~(5)~~ (e) Submit to the city council an annual report of the activities of the commission during the previous year.

(Code 1976, § 1-404; Ord. No. 2689-25, 3-3-25)

Sec. 2-305. Decision subject to appeal to the city council.

Any party aggrieved by a decision of the board of zoning appeals may appeal the decision to the city council in accordance with the procedures set forth in the zoning chapter of this Code. An appeal shall be filed with the planning department within ten days of issuance of the board of zoning appeals' decision.

(Code 1976, § 1-405)

Secs. 2-306--2-320. Reserved.

Division 7. Police Advisory Commission

Sec. 2-321. Membership; terms.

(a) *Advisory function; composition.* The police advisory commission shall be an advisory commission to the city council. It shall consist of eleven (11) regular members and two (2) youth members, all appointed as set forth in this section.

(b) *Regular members.* ~~Eleven~~ Regular members shall be appointed by the city council ~~for to~~ three-year terms. The terms of regular members which shall expire on ~~run until~~ May 31 of the

~~third year of such term~~ year in which their terms expire and until a qualified successor is ~~duly~~ appointed ~~and qualified~~. In the event of a vacancy, the city council ~~shall~~ may appoint a person to complete the unexpired term. Subsequent appointments shall be for three-year terms. A member of the commission may be removed with or without cause by the city council.

(c) *Youth members.* Youth members shall be appointed by the city council to one-year terms. Youth members shall have the same voting power as regular members. Two voting youth members, who shall be high school students of a private or public school located in the city, may be appointed by the city council and serve a term of one year.

(d) *Qualifications.* Regular members ~~of the police advisory commission~~ shall be ~~qualified voters and~~ residents of the city. Youth members shall be high school students. A vacancy shall be deemed to exist if a member ceases to meet the ~~residency requirements~~ qualifications set forth in this section. All members ~~of the commission shall~~ will be appointed ~~from persons who have demonstrated an interest in the police advisory commission by submission of appropriate city forms through the application and appointment process established by the city council.~~

(e) *Term limits.* Regular members ~~of the police advisory commission~~ may serve up to two, three-year consecutive terms on any board or commission. Members must sit out one full term before re-applying to the police advisory commission.

(Ord. 2603-21, 1-19-21; Ord. No. 2689-25, 3-3-25)

Sec. 2-322. Organization.

(a) A staff liaison to the police advisory commission shall be appointed by the city manager and shall be subject to the administrative rules and regulations of the city.

(b) The commission shall elect its own chair and vice-chair. Subject to such limitations as may be imposed by the city council at any time, the commission shall provide its own rules and procedure, determine the date and time of meetings and, upon proper notice, shall call public hearings when necessary and desirable and in accordance with all requirements of local and state laws. The bylaws of the commission and amendments shall be submitted to the city council upon their adoption. Such bylaws and any amendments shall be deemed to be approved by the city council unless the city council takes action to modify such bylaws or amendments within 30 days after submission. No member of the commission shall consider or vote upon any question in which the member is directly or indirectly interested.

(c) The commission shall keep proper records of its proceedings, and such records shall be maintained by the staff liaison or the liaison's designee.

Sec. 2-323. Stipends and expense of members.

(a) *Stipends.* Each of the ~~eleven~~ regular and ~~the two~~ youth members of the police advisory commission shall receive a stipend of \$49/per month.

(b) *Expenses of members.* The members of the police advisory commission may be reimbursed for actual expenses to the extent that funds therefore are provided in the annual

city budget adopted by the city council. The board shall properly account for its receipts and expenditures of monies in accordance with established city procedures.

(Ord. No. 2689-25, 3-3-25)

Sec. 2-324. Powers and duties.

~~Under the direction of the city council,~~ The police advisory commission shall have the following powers ~~perform those functions~~ and duties ~~necessary to~~:

- (a) Carry out their stated mission to enhance the awareness of police department capabilities and services; provide an opportunity for citizen involvement in police services and to encourage exchange between the police department and the community.
- (b) Submit to the city council an annual report of the activities of the commission during the previous year; and
- (c) Perform other functions as needed to carry out these duties and responsibilities as directed by the city council and to act in an advisory capacity to the city council.

(Ordinance No. 2242-03, 7-21-03; Ord. No. 2689-25, 3-3-25)

Sec. 2-325—2-330. Reserved.

Division 8. Environment and Sustainability Commission

~~Sec. 2-331. Purpose.~~

~~The purpose of the Environment and Sustainability Commission shall be to:~~

- ~~(a) Provide recommendations to advance city goals, policies, and programs.~~
- ~~(b) Provide advice and assistance to staff and council through collaboration.~~
- ~~(c) Provide leadership in engaging the community, encouraging relationships and partnerships with neighborhoods, special interest groups, religious institutions, business leaders, and other commissions.~~
- ~~(d) Serve as a conduit for environmental and sustainable information, topics, and direction to and from residents and the public.~~

~~(Ord. No. 2689-25, 3-3-25)~~

Sec. 2-~~332~~ 331. Membership; terms.

(a) The environment and sustainability commission shall be an advisory commission to the city council. It shall consist of eleven (11) regular members and two (2) youth members, all appointed as set forth in this section.

(b) *Regular members.* ~~Eleven~~ Regular members shall be appointed by the city council for three-year terms that shall expire on May 31 of the ~~third~~ year in which their terms expire ~~of~~

~~such term~~ and until a qualified successor is ~~duly appointed and qualified~~. ~~The city council should ensure representation from each city ward, as outlined in Chapter 10 of this code. The city council will also give preference to applicants representing the business and rental communities in order to ensure fair representation on the commission.~~ In the event of a vacancy, the city council ~~shall~~ may appoint a person to complete the unexpired term. Subsequent appointments shall be for three-year terms. A member of the commission may be removed with or without cause by the city council.

(c) *Youth members.* Youth members shall be appointed by the city council to one-year terms. Youth members shall have the same voting power as regular members. ~~Two voting youth members, who shall be high school students of a private or public school located in the city, may be appointed by the city council and serve a term of one year.~~

(d) *Qualifications.* Regular members of the ~~Environment and Sustainability~~ commission shall be ~~qualified voters and~~ residents of the city. Youth members shall be high school students, except in the case of a business owner or representative. A business owner or representative need not be a resident of the city. A vacancy shall be deemed to exist if a member ceases to meet the ~~residency~~ requirements set forth in this section. All members of the commission ~~shall~~ will be appointed through the application and appointment process established by the city council. ~~from persons who have demonstrated an interest in the commission by submission of appropriate city forms and exhibit high energy, leadership, and a commitment to the environment and sustainability.~~

(e) *Term limits.* Regular members ~~of the environment and sustainability commission~~ may serve up to two, three-year consecutive terms on any board or commission. Members must sit out one full term before re-applying to the environment and sustainability commission.

(Ord. No. 2537-18, 6-4-18; Ord. 2603-21, 1-19-21; Ord. No. 2689-25, 3-3-25)

Sec. 2-~~333~~ 332. Organization.

(a) A staff liaison to the environment and sustainability commission shall be appointed by the city manager and shall be subject to the administrative rules and regulations of the city.

(b) The commission shall elect its own chair and vice-chair. Subject to such limitations as may be imposed by the city council at any time, the commission shall provide its own rules and procedure, determine the date and time of meetings and, upon proper notice, shall call public hearings when necessary and desirable and in accordance with all requirements of local and state laws. The bylaws of the commission and amendments shall be submitted to the city council upon their adoption. Such laws and any amendments shall be deemed to be approved by the city council unless the city council takes action to modify such bylaws or amendments within 30 days after submission. No member of the commission shall consider or vote upon any question in which the member is directly or indirectly interested.

~~(c) The commission shall include any number of working groups focused on identified special topics or projects and be led by at least one commissioner.~~

~~(d)~~ (c) The commission shall keep proper records of its proceedings, and such records shall be maintained by the staff liaison or the liaison's designees.

Sec. 2-~~334~~ 333. Stipends and expenses of members.

(a) *Stipends.* Each of the ~~eleven~~ regular and ~~the two~~ youth members of the environment and sustainability commission shall receive a stipend of \$49/per month.

(b) *Expenses of members.* The members of the environment and sustainability commission may be reimbursed for actual expenses to the extent that funds therefore are provided in the annual city budget adopted by the city council. The board shall properly account for its receipts and expenditures of monies in accordance with established city procedures.

(Ord. No. 2689-25, 3-3-25)

Sec. 2-~~335~~ 334. Powers and duties.

The environment and sustainability commission shall have the following powers and duties ~~to~~:

~~(1)~~ (a) Advise the city council with respect to environment and sustainability issues arising out of or in connection with the plans or operations of any city department or agency and recommend the adoption of such specific policies or actions as may be needed to enhance the city's environmental stewardship.

~~(2)~~ (b) Elicit community feedback and direction, including direct engagement, social media, annual events and fairs, etc.

~~(3)~~ (c) Reach out to the full community as well as to special populations with communication and educational efforts related to the environment and sustainability.

~~(4)~~ (d) Establish work groups to focus on specific areas of interest, special projects, and ongoing concerns. Work group representation should be broadened to emphasize greater diversity, inclusiveness, and specific issue expertise with non-commission members from the general community.

~~(5)~~ (e) Submit to the city council an annual report of the activities of the commission during the previous year.

~~(f)~~ The commission shall have such additional powers and duties as the city council shall from time to time determine. Perform other functions as needed to carry out these duties and responsibilities as directed by the city council and to act in an advisory capacity to the city council.

(Ordinance No. 2438-13, 4-1-13; Ord. No. 26825, 3-3-25)

Sec. 2-~~336~~ 335 --2-349. Reserved.

Section 2. Effective date and term. This ordinance shall take effect 15 days after publication according to law.

First Reading	February 17, 2026
Second Reading	March 2, 2026
Date of publication	March 12, 2026
Date ordinance takes effect	March 27, 2026

Reviewed for administration:

Adopted by the city council March 2, 2026:

Kim Keller, city manager

Nadia Mohamed, mayor

Attest:

Approved as to form and execution:

Melissa Kennedy, city clerk

Soren M. Mattick, city attorney

SUMMARY FOR PUBLICATION

Ordinance No. ____-26

Amending Various Sections of Chapter 2 and Article IV to ensure standardizing language related to boards and commissions

This ordinance amends various sections of Chapter 2 and Article IV of the St. Louis Park City Code related to boards and commissions. Most of the amendments include changes that are grammatical or structural and intended to improve readability or provide clarity. More notable changes to the code include the removal of purpose sections for the Human Rights Commission and the Environment and Sustainability commission, the removal of “qualified voter” as a requirement for service on boards and commissions, and lastly changes that streamlines the Board of Zoning Appeals membership section by removing language that duplicated Planning commission requirements, as the members of this board function as an extension of the Planning Commission.

The ordinance shall take effect March 27, 2026.

Adopted by the city council March 2, 2026

Nadia Mohamed /s/
Mayor

A copy of the full text of this ordinance is available for inspection with the city clerk.

Published in the St. Louis Park Sun Sailor: March 12, 2026

Executive summary

Title: Approve Human Rights Commissions and Community Technology Advisory Commission workplan additions

Recommended action: Motion to approve board and commissions workplan item additions.

Policy consideration: Not at this time.

Summary: In the winter of 2025, the city council approved a communication tool that allows boards and commissions to communicate directly with the council. One use of this tool is to submit requests for adding new items to existing workplans.

Following the study session on Feb. 17, 2026, the proposed workplan additions from the Community Technology Advisory Commission and the Human Rights Commission have been advanced to the consent agenda for the council's consideration.

Financial or budget considerations: Not applicable.

Strategic priority consideration: St. Louis Park is committed to creating opportunities to build social capital through community engagement.

Supporting documents:

Human rights commission advisory communication form and workplan draft

Community technology advisory commission advisory communication form and workplan draft

Prepared by: Pat Coleman, community engagement coordinator

Reviewed by: Cheyenne Brodeen, administrative services director

Approved by: Cindy Walsh, deputy city manager

Discussion

Background:

In recent years, it became clear that the city needed a more consistent and intentional approach to developing board and commission workplans. Workplans were traditionally created once a year, often with limited city council involvement, and there were few opportunities for mid-year adjustments. This contributed to uncertainty among some commissions about their purpose, priorities and connection to council direction.

To strengthen alignment and improve communication, the council committed to taking a more active role in how workplans are shaped and updated. A council–staff workgroup met in early 2025 to review current practices, identify gaps and establish clearer expectations for how boards and commissions interact with the council throughout the year. These discussions informed the recommendations presented at the [study session](#) on Feb, 3, 2025.

As a result, the council adopted a new workplan process for 2025 and beyond. Under this updated approach, workplans are treated as living documents that can be amended at any time rather than created only once at the start or end of the year. To support this flexibility, an advisory communication tool was created to allow boards and commissions to submit proposed workplan changes directly to the council, through their staff liaison. This enables ongoing communication and ensures the council can actively shape and approve workplan updates throughout the year.

Following this adoption, boards and commissions prepared workplans that were approved on [Feb. 18, 2025](#). Following that approval, each commission participated in a scheduled check-in with the council to review progress, discuss any completed or ongoing items and identify areas where updates might be needed. These check-ins created space for commissions to revisit their approved workplans and consider whether new items should be added.

Present considerations:

Today's consent item to approve workplan additions is an opportunity to utilize this new process adjustment as both the Community Technology Advisory Commission and the Human Rights Commission have developed new workplan items they are now bringing forward for council approval. Each commission's workplan can include up to five items in total, which may be a mix of completed items, ongoing annual work and new proposals requiring council approval.

For the Community Technology Advisory Commission, items #1, #2 and #3 are existing workplan items that have seen significant progress since their February 2025 approval and their April 2025 check-in with council. Updates on these items are included in the liaison comments section of their workplan. The new items the commission is requesting approval for - items #4 and #5 - would be added to the workplan once approved.

The Human Rights Commission followed a similar process but reached a different point in their work. By the time of their September 2025 check-in with council, they had completed most of their previously approved workplan items. As they developed new items for 2026, the completed items rolled off the workplan. The commission is now seeking approval for items #2,

#3 and #4. Item #1 represents an ongoing annual responsibility that will continue unless otherwise directed.

Next steps:

The human rights commission and the community technology advisory commission will take approved additional workplan items and begin to carry out those initiatives in 2026. These workplans will be revisited during scheduled boards and commission check-in meetings throughout 2026.



Experience LIFE in the Park

Board and Commission

Annual work plan

Presented to council: March 2, 2026

Approved by council:

2026 Human Rights Commission Workplan

1	Initiative name: Human Rights Award		
	Initiative type: ☒ Staff support (review project, policy or program and provide feedback) ☐ Independent research project ☒ Gather community feedback ☐ Lead community event	Initiative origin: ☐ Applicant-initiated ☐ Staff-initiated ☐ Commission-initiated ☒ Council-initiated Legally required (e.g. response to Legislative changes or Judicial decisions)? ☐ Yes ☒ No	Commissioner lead(s) name(s): All members will participate. If joint commission initiative, list other board or commission: Is this an established work group? ☐ Yes ☒ No
	Initiative description: Together with city staff, the HRC will lead the Human Rights Award by setting guidelines, sharing information, reviewing entries, and presenting the award.		
	Strategic Priority: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ N/A		
	Deliverable: ☐ Research report ☒ Summary of community input ☐ Other ☒ N/A		
	Target completion date: Ongoing, yearly initiative		
	This section to be completed by staff:		
	Council request (if applicable): ☐ Review and comment or reply ☐ Review and decide ☒ Informational only – no response needed		
	Budget required: Funding for award purchase		
	Staff support required: Staff liaison, communications department		
Liaison comments: Nominations for the 2025 Human Rights Awards opened January 5, 2026 and close February 28, 2026. The commission will review applications in March of 2026, and present the award to it's winner in April of 2026.			

2	Initiative name: Support REI related projects and initiatives		
	Initiative type: ☒ Staff support (review project, policy or program and provide feedback) ☐ Independent research project ☐ Gather community feedback ☐ Lead community event	Initiative origin: ☐ Applicant-initiated ☒ Staff-initiated ☐ Commission-initiated ☐ Council-initiated Legally required (e.g. response to Legislative changes or Judicial decisions)? ☐ Yes ☒ No	Commissioner lead(s) name(s): All members will participate. If joint commission initiative, list other board or commission: Is this an established work group? ☐ Yes ☐ No
	Initiative description: The HRC will support city staff as needed by reviewing projects and policies and offering feedback to ensure successful outcomes.		
	Strategic Priority: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ N/A		
	Deliverable: ☐ Research report ☒ Summary of community input ☐ Other ☒ N/A		
	Target completion date: Ongoing		
	<i>This section to be completed by staff:</i>		
	Council request (if applicable): ☐ Review and comment or reply ☐ Review and decide ☒ Informational only – no response needed		
	Budget required: None		
	Staff support required: Communication from staff liaison about opportunities for involvement in various projects and initiatives		
Liaison comments: Commissioners have been made aware that there are multiple projects on the horizon where their involvement will be necessary.			

3	Initiative name: Golden Valley Pride Festival Partnership		
	Initiative type: ☒ Staff support (review project, policy or program and provide feedback) ☐ Independent research project ☐ Gather community feedback ☐ Lead community event	Initiative origin: ☐ Applicant-initiated ☐ Staff-initiated ☒ Commission-initiated ☐ Council-initiated Legally required (e.g. response to Legislative changes or Judicial decisions)? ☐ Yes ☒ No	Commissioner lead(s) name(s): All members will participate. If joint commission initiative, list other board or commission: Is this an established work group? ☐ Yes ☒ No
	Initiative description: In partnership with Golden Valley and the REI division, the HRC will continue to support their ongoing efforts to a successful Pride Event.		
	Strategic Priority: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ N/A		
	Deliverable: ☐ Research report ☒ Summary of community input ☐ Other ☒ N/A		
	Target completion date:		
	<i>This section to be completed by staff:</i>		
	Council request (if applicable): ☐ Review and comment or reply ☐ Review and decide ☒ Informational only – no response needed		
	Budget required: None		
	Staff support required: Communication from staff liaison on what is needed to help execute the event.		
Liaison comments: With the REI division as the lead of the partnership, there has been conversation as the planning of the Golden Valley Pride Festival is on the horizon that will be communicated with HRC members as it moves forward.			

4	Initiative name: HRC Awareness		
	Initiative type: ☐ Staff support (review project, policy or program and provide feedback) ☐ Independent research project ☒ Gather community feedback ☐ Lead community event	Initiative origin: ☐ Applicant-initiated ☐ Staff-initiated ☒ Commission-initiated ☐ Council-initiated Legally required (e.g. response to Legislative changes or Judicial decisions)? ☐ Yes ☐ No	Commissioner lead(s) name(s): All members will participate If joint commission initiative, list other board or commission: Is this an established work group? ☐ Yes ☒ No
	Initiative description: This initiative focuses on strengthening the commission's visibility and building deeper connections within the community.		
	Strategic Priority: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ N/A		
	Deliverable: ☐ Research report ☒ Summary of community input ☐ Other ☒ N/A		
	Target completion date:		
	<i>This section to be completed by staff:</i>		
	Council request (if applicable): ☐ Review and comment or reply ☐ Review and decide ☒ Informational only – no response needed		
	Budget required: None		
	Staff support required: Communication from staff liaison to share opportunities to spread awareness of the commission.		
Liaison comments: Commissioners have been exploring opportunities to spread more awareness about commissions, specifically their own. There has been discussion around old opportunities to spread awareness and how to transition those into 2026.			

Initiative Origin Definitions

- Applicant-initiated – Project initiated by 3rd party (statutory boards)
- Staff-initiated – Project initiated by staff liaison or other city staff
- Commission-initiated – Project initiated by the board or commission
- Council-initiated – Project tasked to a board or commission by the city council

Strategic Priorities

1. St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.
2. St. Louis Park is committed to continue to lead in environmental stewardship.
3. St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.
4. St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.
5. St. Louis Park is committed to creating opportunities to build social capital through community engagement

Modifications

- Work plans may be modified, to add or delete items, in one of three ways:
- Work plans can be modified by mutual agreement during a joint work session.
- If immediate approval is important, the board or commission can work with their staff liaison to present a modified work plan for city council approval at a council meeting.
- The city council can direct a change to the work plan at their discretion.



Board and Commission Annual work plan

Presented to council: **March 2, 2026**

Approved by council:

2025-2026 work plan | Community Technology Advisory Commission

1	Initiative name: Support citywide Vision 4.0 process		
	Initiative type: ☒ Staff support (review project, policy or program and provide feedback) ☐ Independent research project ☐ Gather community feedback ☐ Lead community event	Initiative origin: ☐ Applicant-initiated ☒ Staff-initiated ☐ Commission-initiated ☐ Council-initiated Legally required (e.g. response to Legislative changes or Judicial decisions)? ☐ Yes ☒ No	Commissioner lead(s) name(s): None, all will be involved. If joint commission initiative, list other board or commission: Is this an established work group? ☐ Yes ☒ No
	Initiative description: Support the citywide Vision 4.0 process by participating directly and/or encouraging others to participate, and by sharing information with other community members about the process.		
	Strategic Priority: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ N/A		
	Deliverable: ☐ Research report ☐ Summary of community input ☒ Other ☐ N/A		
	Target completion date: 3Q 2025		
	This section to be completed by staff:		
	Council request (if applicable): ☐ Review and comment or reply ☐ Review and decide ☒ Informational only – no response needed		
	Budget required: None		
	Staff support required: Communication from staff liaison about opportunities with Vision 4.0		
Liaison comments: Plan to keep the commission informed about opportunities to assist with the citywide Vision 4.0 process. Commission members received information from the community engagement coordinator throughout the Vision 4.0 process, including invites to participate in surveys and to host community meetings.			

- Commission member Benjamin Straus hosted a community meeting at his apartment complex.
- **Commission members reviewed the Dec. 8, 2025, Vision 4.0 council report presented to the city council, to inform CTAC additional workplan goals for 2026.**

2	Initiative name: Participate in city website redesign review process		
	Initiative type: ☒ Staff support (review project, policy or program and provide feedback) ☐ Independent research project ☐ Gather community feedback ☐ Lead community event	Initiative origin: ☐ Applicant-initiated ☒ Staff-initiated ☐ Commission-initiated ☐ Council-initiated Legally required (e.g. response to Legislative changes or Judicial decisions)? ☐ Yes ☒ No	Commissioner lead(s) name(s): None, all members or a small group will be involved. If joint commission initiative, list other board or commission: Is this an established work group? ☐ Yes ☒ No
	Initiative description: While the exact process for the redesign has yet to be determined, we plan to draw on the expertise of the CTAC by involving members, or a small group of members, in potential user group testing or other review of a draft redesign of the city website.		
	Strategic Priority: ☒ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ N/A		
	Deliverable: ☐ Research report ☐ Summary of community input ☒ Other ☐ N/A		
	Target completion date: 3Q 2025		
	This section to be completed by staff:		
	Council request (if applicable): ☐ Review and comment or reply ☐ Review and decide ☒ Informational only – no response needed		
	Budget required: None		
	Staff support required: Staff liaison		
Liaison comments: The primary goals of the redesign are to ensure compliance with upcoming ADA requirements, ensure mobile accessibility and improve search function. CTAC will be asked to focus on these items in its review. • CTAC members Konnor Slaats and Kayla Stautz each participated in one of two user experience workshops Sept. 9 and 11, both two hours each. Both were provided with recordings of the workshop they didn't attend, and provided comments on user feedback, as well as suggested wireframe and design elements.			

3	Initiative name: Stay informed about pending legislation affecting cable and technology		
	Initiative type: ☒ Staff support (review project, policy or program and provide feedback) ☐ Independent research project ☐ Gather community feedback ☐ Lead community event	Initiative origin: ☐ Applicant-initiated ☒ Staff-initiated ☐ Commission-initiated ☐ Council-initiated Legally required (e.g. response to Legislative changes or Judicial decisions)? ☐ Yes ☒ No	Commissioner lead(s) name(s): None, all will be involved If joint commission initiative, list other board or commission: Is this an established work group? ☐ Yes ☒ No
	Initiative description: CTAC is asked to stay informed about pending legislation that may affect the city's cable franchise, or other technologies vital to the community such as broadband.		
	Strategic Priority: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ N/A		
	Deliverable: ☐ Research report ☒ Summary of community input ☐ Other ☒ N/A		
	Target completion date: Ongoing		
	<i>This section to be completed by staff:</i>		
	Council request (if applicable): ☐ Review and comment or reply ☐ Review and decide ☒ Informational only – no response needed		
	Budget required: None		
	Staff support required: Information and updates from staff liaison		
Liaison comments: Staff liaison will stay informed of pending legislation through contact with state and national advocacy organizations, as well as through the city's legislative staff and lobbyists. Information affecting cable and technology will be shared with CTAC members.			

4	Initiative name: Whitepaper – Future of Generative AI for Cities		
	Initiative type: ☐ Staff support (review project, policy or program and provide feedback) ☒ Independent research project ☐ Gather community feedback ☐ Lead community event	Initiative origin: ☐ Applicant-initiated ☐ Staff-initiated ☒ Commission-initiated ☐ Council-initiated Legally required (e.g. response to Legislative changes or Judicial decisions)? ☐ Yes ☒ No	Commissioner lead(s) name(s): Konnor Slaats, Kayla Stautz, Benjamin Straus If joint commission initiative, list other board or commission: Is this an established work group? ☐ Yes ☒ No
	Initiative description: This is a proposed whitepaper seeking to explore the question: how might cities need to adapt to be generative artificial intelligence (AI)-compatible in the future? The whitepaper will explore policy adaptations cities, including St. Louis Park, may need to make in a generative AI-enabled future. Peer cities and use cases for generative AI tech will be explored in areas such as public works, public-facing chatbots, planning and zoning, external resources and coalitions, and public engagement.		
	Strategic Priority: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ N/A		
	Deliverable: ☒ Research report ☐ Summary of community input ☐ Other ☒ N/A		
	Target completion date: Q3 2026		
	<i>This section to be completed by staff:</i>		
	Council request (if applicable): ☐ Review and comment or reply ☐ Review and decide ☒ Informational only – no response needed		

Budget required:
Staff support required:
Liaison comments: CTAC has reviewed the generative AI guidelines generated in November 2024 for city staff, and is aware of the data assessment project conducted in 2025 to move the city toward the goal of having reliable, organized data to “feed” any future generative AI project. Data cleanup will continue in 2026.

5	Initiative name: mystlouispark (city customer response management system) assessment		
	Initiative type: ☐ Staff support (review project, policy or program and provide feedback) ☒ Independent research project ☐ Gather community feedback ☐ Lead community event	Initiative origin: ☐ Applicant-initiated ☐ Staff-initiated ☒ Commission-initiated ☐ Council-initiated Legally required (e.g. response to Legislative changes or Judicial decisions)? ☐ Yes ☒ No	Commissioner lead(s) name(s): Rudyard Dyer, Shane Leverenz, Tom Marble (school district staff liaison) If joint commission initiative, list other board or commission: Is this an established work group? ☐ Yes ☒ No
	Initiative description: The commission team members will conduct an assessment and review of the current MySLP app. We will document the current feature set, capabilities, accessibility (language options), and integrations. Research will be conducted on industry best practices and peer municipality apps to determine if there are any opportunities to expand, further integrate, or modify the existing MySLP app in any way to provide more or better benefits to residents. We will also examine whether the MySLP app is even necessary. The end deliverable will be a report outlining the current condition and capabilities of MySLP with recommendations for any changes, enhancements, or modifications to the platform.		
	Strategic Priority: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ N/A		
	Deliverable: ☒ Research report ☐ Summary of community input ☐ Other ☒ N/A		
	Target completion date:		
	This section to be completed by staff:		
	Council request (if applicable): ☐ Review and comment or reply ☐ Review and decide ☒ Informational only – no response needed		

	Budget required:
	Staff support required:
	Liaison comments: City staff are currently evaluating this product for compatibility with other software being used in the city for tracking work requests internally, in an attempt to eliminate duplicate efforts.

Initiative Origin Definitions

- Applicant-initiated – Project initiated by 3rd party (statutory boards)
- Staff-initiated – Project initiated by staff liaison or other city staff
- Commission-initiated – Project initiated by the board or commission
- Council-initiated – Project tasked to a board or commission by the city council

Strategic Priorities

1. St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.
2. St. Louis Park is committed to continue to lead in environmental stewardship.
3. St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.
4. St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.
5. St. Louis Park is committed to creating opportunities to build social capital through community engagement

Modifications

- Work plans may be modified, to add or delete items, in one of three ways:
- Work plans can be modified by mutual agreement during a joint work session.

-
- If immediate approval is important, the board or commission can work with their staff liaison to present a modified work plan for city council approval at a council meeting.
 - The city council can direct a change to the work plan at their discretion.

Executive summary

Title: Approve amendment to 2026 social services award for St. Louis Park Emergency Program (STEP)

Recommended action: Approval of the proposed amendment to STEP's 2026 social services contract as presented.

Policy consideration: Does the city council support amending STEP's social services contract to increase funding for food support by \$50,000?

Summary: The city budgeted \$250,000 in 2026 for contractual services with non-profit agencies serving residents in St. Louis Park that offer basic needs services that the city could provide and that address program goals. Following a competitive request for proposals (RFP) process, the council approved the 2026 social services RFP selections at the [Dec. 15, 2025](#) city council meeting. Following council approval, the city entered into a contract with STEP for \$175,000 in emergency housing assistance and \$50,000 to address food insecurity.

STEP has seen a significant increase in need for food assistance due to current federal actions and is requesting an additional \$50,000 to more effectively respond to community need. STEP has made several changes to operations to ensure residents have food and other essentials. In January 2026, STEP saw a 25% increase in the number of families seeking food assistance. In addition, STEP has seen a substantial increase of people shifting from in-person shopping to receiving deliveries at their home, increasing from an average of 70 home deliveries prior to December 2025 to 135 in January 2026. STEP expects this increased need for food and home delivery to continue through the end of the year. STEP is limited by its current facilities and is entering into a 12-month lease at a temporary facility for staging outgoing deliveries to address this critical community need. The attached request outlines the need and budget for food delivery expansion.

This amendment request aligns with the city's strategic priorities and the values shared by community through the visioning process. Upon approval by the city council, staff will prepare an amendment to the contract and work with STEP on funding and reporting requirements.

Financial or budget considerations: \$250,000 was budgeted and fully allocated through the 2026 social services RFP. This emergency \$50,000 request is in addition to the \$250,000 and will be budgeted from the city manager's discretionary fund.

Strategic priority consideration: St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

Supporting documents: STEP supplemental request and contract amendment

Prepared by: Marney Olson, housing manager

Reviewed by: Karen Barton, community development director

Approved by: Cindy Walsh, deputy city manager



STEP Supplemental to the Social Services Contract: 2026 Crisis Response

February 10, 2026

STEP is requesting an amendment to the 2026 Social Services Contract to supplement \$50,000 to more effectively respond to the current crisis. In response to the disruption of federal agents in St. Louis Park, STEP has made significant changes to operations to ensure that residents have food and other essentials. While there has been an increase in the number of families seeking assistance, the main challenge has been shifting people from in-person shopping to receive deliveries to their homes. In response to families' loss of income, STEP has started a "Crisis Rent Assistance" program. STEP is directing the majority of its private donations to fund this need; therefore it is not included in this request.

Deliveries

Previous to December, STEP made about 70 deliveries each month. In December, there were 81 deliveries. In January, there were 135 deliveries. New families are calling daily to request deliveries. Overall in January, STEP served 655 families with food, comprised of 1,861 individuals. This is a 25% increase from December.

STEP is limited by its current facilities. Deliveries must be scheduled at times when STEP is not conducting in-person shopping. The demand for deliveries now exceeds STEP's capacity. Incoming food donations and purchases are crowding out space in STEP's warehouse to stage outgoing deliveries. In order to meet the sustained request, STEP is entering into a 12 month lease arrangement with a local church. The church will lease about 1,000 SF of space to STEP for staging outgoing deliveries.

To support the second site operations, STEP will be hiring a "Food Logistics Coordinator" and recruiting additional community volunteers. The site will require the purchase of additional equipment. Deliveries will be made by vetted and trained volunteers using their personal vehicles.

Security

STEP has developed practices to lawfully protect visitors and clients. It includes monitoring spaces outside and inside the facilities, and protocols if law enforcement comes on site. STEP will hire a paid receptionist at its primary location. Previously, STEP has relied on community volunteers to fulfill this role. To be able to effectively respond to the increase in calls for assistance to STEP and to better manage security needs at the front entrance, STEP will hire a temporary receptionist. STEP is also investigating adding internal and external security cameras, but those costs are not part of this request.

Timeframe and Request

STEP anticipates these enhanced operations will be necessary for many months. Even if the community experiences a significant pull-back of federal enforcement, it will take a long time for vulnerable community members to feel safe leaving their homes. It is imperative we work to find ways to ensure they continue to have food and other essentials. The accompanying budget breaks down the anticipated crisis response costs through the end of 2026. STEP requests funding for \$50,000. STEP believes it can secure the remainder of the funding through private donations. Food purchasing is a smaller portion of the budget because STEP continues to experience a high level of community food donations.

**STEP 2026 CRISIS RESPONSE
SUPPLEMENTAL PROPOSAL**

For food delivery expansion and safety requirements

	<u>Jan-Mar</u>	<u>Apr-Jun</u>	<u>Jul-Sep</u>	<u>Oct-Dec</u>	<u>2026</u>
REVENUE					
City of St. Louis Park Social Service Assistance Contract Amended	\$25,000	\$25,000			\$50,000
Private donations	\$14,000	\$10,700	\$22,500	\$22,500	\$69,700
TOTAL	\$39,000	\$35,500	\$22,500	\$22,500	\$119,500
EXPENSES					
<u>Staffing</u>					
Food Logistics Coordinator (New Position) (1.0 FTE)	\$7,800	\$15,600	\$15,600	\$15,600	\$54,600
Receptionist (New Position) (1.0 FTE)	\$4,200	\$13,000	\$0	\$0	\$17,200
<u>New Leased Facility</u>					
Rent & Utilities	\$3,000	\$4,500	\$4,500	\$4,500	\$16,500
Pest Control	\$100	\$300	\$300	\$300	\$1,000
Internet/Phones/Security	\$200	\$200	\$200	\$200	\$800
Equipment: Racks/Shelving/Tables	\$5,000	\$0	\$0	\$0	\$5,000
Equipment: Carts/Expandable Conveyor	\$5,000	\$0	\$0	\$0	\$5,000
Equipment: Refrigerator	\$3,000	\$0	\$0	\$0	\$3,000
Equipment: Freezer	\$4,000	\$0	\$0	\$0	\$4,000
Equipment: Workstation and Set-Up	\$2,000	\$0	\$0	\$0	\$2,000
Equipment: Printer/Copier	\$800	\$0	\$0	\$0	\$800
Equipment: Floor Scale	\$1,800	\$0	\$0	\$0	\$1,800
<u>Other</u>					
Volunteer background checks	\$300	\$100	\$100	\$100	\$600
Insurance	\$800	\$800	\$800	\$800	\$3,200
<u>Food</u>					
Additional food purchasing	\$1,000	\$1,000	\$1,000	\$1,000	\$4,000
TOTAL	\$39,000	\$35,500	\$22,500	\$22,500	\$119,500
NET	\$0	\$0	\$0	\$0	\$0

**First amendment to
agreement for services
STEP**

This first amendment to agreement for services ("first amendment" is made and entered into as of __ day of _____, 2026 by and between the City of St. Louis Park, a Minnesota municipal corporation ("city") and STEP ("contractor").

WHEREAS, city and contractor entered into an agreement for services dated January 1, 2026; and

WHEREAS, pursuant to the agreement city agreed to pay contractor \$175,000 for emergency housing assistance and \$50,000 to address food insecurity by May 15, 2026; and

WHEREAS, contractor has requested an additional \$50,000 to address emergency need food insecurity; and

WHEREAS, city wishes to pay contractor an additional \$50,000 to address emergency need food insecurity.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Additional payment. Paragraph 4. A. of the agreement is hereby amended by adding the following language after the first sentence:

City shall make an additional one- time only payment to Contractor in the amount of \$50,000 to address an emergency need food insecurity, which shall be paid in one lump sum by _____, 2026. Staffing and facility lease are eligible expenses for the emergency need food insecurity payment.

Agreement terms. All other terms, covenants and conditions of the agreement remain in full force and effect except as modified by this first amendment. The recitals set forth above are incorporated herein and made a part hereof as if they were set forth in the body hereof.

[Remainder of page intentionally left blank. Signatures follow]

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

City of St. Louis Park

By: _____
Kim Keller, city manager

STEP

By: _____
Derek Reise, executive director

Executive summary

Title: Resolution approving a preliminary development agreement with Sentinel Management Company for redevelopment of the Wooddale Station site - Ward 2

Recommended action: Motion to adopt city resolution approving the preliminary development agreement between the city, EDA and Sentinel Management Company, LLC for the Wooddale Station redevelopment site.

Policy consideration: Does the city council support the proposed preliminary development agreement (PDA) with Sentinel Management Company, LLC, which formalizes the respective parties' obligations relative to preparing a mixed-use development plan and contracts for the Wooddale Station redevelopment site?

Summary: At the [study session](#) on Jan. 12, 2026, the city council reviewed Sentinel's proposal for redevelopment of the Wooddale Station site, including the city-owned 5950 36th W property and the adjacent private property, and expressed support for a mixed-use, mixed-income development with a public plaza fronting Wooddale Avenue and the Green Line LRT station.

The city council directed staff to prepare a preliminary development agreement (PDA) with Sentinel Management Company, LLC. The PDA would establish the parties' intent to work toward a mutually acceptable mixed-use development plan and a future purchase and redevelopment contract, authorize site access for due diligence, and outline requirements related to land use approvals and financing. The current agreement requires development of a mixed-income project consistent with the approved concept plan, with minimum project requirements outlined in the attached resolution.

During the term of the PDA, Sentinel Management would have exclusive rights to negotiate the acquisition of 5950 36th Street W and would reimburse the EDA for reasonable administrative costs associated with review of the proposed redevelopment.

The PDA would terminate if a purchase and redevelopment contract is not approved by June 30, 2027, or earlier or upon a determination that negotiations have reached an impasse.

Financial or budget considerations: The precise purchase price of the city's property, as well as the amount of any financial assistance necessary to bring this latest Wooddale Station redevelopment to fruition have yet to be determined.

Strategic priority consideration: St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

Supporting documents: Resolution

Prepared by: Dean Porter-Nelson, redevelopment administrator

Reviewed by: Jennifer Monson, economic development manager

Karen Barton, community development director/EDA executive director

Approved by: Cindy Walsh, deputy city manager

Resolution No. 26-_____

Approving a preliminary development agreement between the City of St. Louis Park, the St. Louis Park Economic Development Authority and Sentinel Management Company, LLC, or an affiliate, successor, or assign thereof

Whereas, pursuant to its authority under Minnesota Statutes, sections 469.090 to 469.1081 and Sections 469.001 through 469.047, both as amended, the St. Louis Park Economic Development Authority (the “authority”) administers its Redevelopment Project No. 1 (the “project”), for the purpose of facilitating the redevelopment of certain substandard property within the project; and

Whereas, the City of St. Louis Park, Minnesota (the “city”) owns certain property within the project (the “city parcel”) and Sentinel Management Company, LLC, a Minnesota limited liability company, or an affiliate, successor, or assign thereof (collectively, the “developer”), intends to acquire certain other property adjacent to the city parcel within the project (the “third-party parcel,” and together with the city parcel, the “development property”), all located on the south side of the proposed Southwest LRT Wooddale Station; and

Whereas, the development property has been the subject of certain preliminary negotiations between the parties for purposes of constructing a 5- and 6-story mixed-use, mixed-income building with approximately 250 to 280 residential units of which at least 21% of units would be restricted to affordable rent and income levels (including at least 10% of total units at 50% of area median income, 10% of total units at 60% of area median income and 5 units at 30% of area median income) spread evenly throughout the building, and comparable in size, number of bedrooms, amenities, and features, consistent with the requirements of the city’s inclusionary housing policy; the project should include at least 4 affordable three-bedroom units, and the project should also include approximately 7,000 to 10,000 square feet of ground floor commercial space (which shall include two or more commercial uses including at least one micro storefront), a public plaza, structured parking, and amenity spaces (the “development”); and

Whereas, the authority, the city, and the developer have negotiated a preliminary development agreement (the “agreement”), providing for the performance of certain activities on the part of the parties in preparation for the negotiation of a definitive purchase and redevelopment contract in connection with the development property and the development, as presented for the city’s consideration; and

Whereas, the city council of the city (the “city council”) has reviewed the agreement and finds that the approval and execution of the agreement are in the best interest of the city and its residents and will spur redevelopment of underutilized and blighted property, encourage commerce and alternative transportation, and enhance the city’s tax base; and

Now therefore be it resolved by the city council of the City of St. Louis Park, Minnesota as follows:

1. The city council hereby approves the agreement in substantially the form presented to the city council, together with any related documents necessary in connection therewith, including without limitation, all documents, exhibits, certifications, or consents referenced in or attached to the agreement (collectively, the “documents”).

2. The city council hereby authorizes the mayor and city manager, in their discretion and at such time, if any, as they may deem appropriate, to execute the documents on behalf of the city, and to carry out, on behalf of the city, the city’s obligations thereunder when all conditions precedent thereto have been satisfied. The documents shall be in substantially the form on file with the city and the approval hereby given to the documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the city and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the city. The execution of any instrument by the appropriate officers of the city herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This resolution shall not constitute an offer and the documents shall not be effective until the date of execution thereof as provided herein.

3. In the event of absence or disability of the officers, any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the city council by any duly designated acting official, or by such other officer or officers of the city council as, in the opinion of the city attorney, may act in their behalf. Upon execution and delivery of the documents, the officers and employees of the city council are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the city council to implement the documents.

4. This resolution shall be effective upon approval.

Reviewed for administration:

Adopted by the city council March 2, 2026:

Kim Keller, city manager

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Executive summary

Title: Resolution approving collateral assignment and subordination agreement related to the Terasa redevelopment - Ward 4

Recommended action: Motion to adopt a resolution approving a collateral assignment and subordination of contract for private development and Tax Increment Financing (TIF) note, and subordination of city Affordable Housing Trust Fund (AHTF) note and city AHTF mortgage, related to the Terasa redevelopment.

Policy consideration: Does the city council approve the collateral assignment and subordination of AHTF and TIF documents as requested by Terasa, LLC, an affiliate of Hempel, at the request of its lender First International Bank & Trust?

Summary: On Feb. 18, 2025, the EDA entered a contract for private development for the Terasa redevelopment which includes 222 housing units, 45 of which are affordable, and approximately 20,000 square feet of commercial space. The contract includes provision of a TIF note in the maximum principal amount of \$5,500,000 and an AHTF loan associated with the affordable housing units in the amount of \$1,000,000.

The Terasa redevelopment recently received its building permit and is approaching a financial closing in early March 2026. As a condition of providing financing to the development, its lender First International Bank & Trust requested assignment of certain rights to the lender and requested that other sources of financing remain subordinate to senior lender financing.

The proposed collateral assignment and subordination of the contract for private development and TIF note, and subordination of city AHTF note and city AHTF mortgage is provided for in the contract for development between the EDA and the redeveloper and is similar to other such assignments and subordinations that the EDA has previously approved for other developments. The proposed agreement has been reviewed by the EDA's legal counsel who recommends its approval.

Financial or budget considerations: All legal fees associated with the preparation of collateral assignment and subordination are to be paid by the owner, Terasa, LLC, or the lender. There are no other budget impacts.

Strategic priority consideration: St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

Supporting documents: Resolution

Prepared by: Dean Porter-Nelson, redevelopment administrator

Reviewed by: Jennifer Monson, economic development manager
Karen Barton, community development director

Approved by: Cindy Walsh, deputy city manager

Resolution No. 26-_____

Approving a collateral assignment and subordination of contract for private development and TIF note, and subordination of city AHTF note and city AHTF mortgage

Be it resolved by the city council (the “city council”) of the City of St. Louis Park, Minnesota (the “city”) as follows:

Section 1. Recitals; authorization.

1.01. The city, the St. Louis Park Economic Development Authority (the “authority”), and Terasa, LLC, a Delaware limited liability company (the “developer”) entered into a contract for private development, dated July 24, 2025 (the “development agreement”), pursuant to which the developer agreed to construct a 220,580 to 245,099 square foot building including approximately 222 units of multifamily rental housing and 18,601 to 20,668 square feet of retail space (the “minimum improvements”).

1.02. To make the minimum improvements financially feasible, the authority and the city agreed to reimburse the developer for a portion of public development costs (defined and described in the in the development agreement). The authority agreed to issue to the developer a taxable tax increment revenue note (Terasa apartments project) (the “TIF note”) in the maximum principal amount of \$5,515,000. The city agreed to make a loan from its affordable housing trust fund (the “AHTF loan”) in an amount equal to the lesser of \$1,000,000 or the amount of public development costs actually incurred less the amount of the TIF note to the developer. The developer’s obligation to repay the AHTF loan is secured by a combination mortgage, security agreement, and fixture financing statement (the “AHTF mortgage”) by the developer in favor of the city, as evidenced by a promissory note (the “AHTF note”) by the developer in favor of the city.

1.03. First International Bank & Trust, a North Dakota banking corporation (the “construction lender”), has agreed to provide a construction loan (the “construction loan”) to the developer in the approximate principal amount of \$63,750,000. As a condition to providing the construction loan, the construction lender requires that the developer assign certain rights under the development agreement and the TIF note to the construction lender, that certain rights of the authority and the city under the development agreement be subordinated to the rights of the construction lender under the loan documents evidencing and securing the construction loan (the “construction loan documents”), and that certain rights of the city under the AHTF mortgage and the AHTF note (together, the “AHTF loan documents”) be subordinated to the rights of the construction lender under the construction loan documents.

1.04. There has been presented to the city council a form of collateral assignment and subordination of contract for private development and TIF note, and subordination of city AHTF note and city AHTF mortgage (the “collateral assignment and subordination agreement”) between the authority, the city, the developer, and the construction lender pursuant to which the developer will assign certain rights under the development agreement and the TIF note to

the construction lender, the authority and the city will subordinate certain of their rights under the development agreement to the rights of the construction lender under the construction loan documents, and the city will subordinate certain of its rights under the AHTF loan documents to the rights of the construction lender under the construction loan documents.

Section 2. Approval of documents.

2.01. The city council approves the collateral assignment and subordination agreement in substantially the form presented to the city council, together with any related documents necessary in connection therewith, including without limitation all other documents, exhibits, certifications, or consents referenced in or attached to the collateral assignment and subordination agreement (the “documents”).

2.02. The city council hereby authorizes the mayor and city manager, in their discretion and at such time, if any, as they may deem appropriate, to execute the documents on behalf of the city, and to carry out, on behalf of the city, the city’s obligations thereunder when all conditions precedent thereto have been satisfied. The documents shall be in substantially the form on file with the city and the approval hereby given to the documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by legal counsel to the city and by the officers authorized herein to execute said documents prior to their execution; and said officers are hereby authorized to approve said changes on behalf of the city. The execution of any instrument by the appropriate officers of the city herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. This resolution shall not constitute an offer and the documents shall not be effective until the date of execution thereof as provided herein.

2.03. In the event of absence or disability of the officers, any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the city council by any duly designated acting official, or by such other officer or officers of the city council as, in the opinion of the city attorney, may act in their behalf. Upon execution and delivery of the documents, the officers and employees of the city council are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the city council to implement the documents.

Section 3. Effective date. This resolution shall be effective upon approval.

Reviewed for administration:

Adopted by the city council March 2, 2026:

Kim Keller, city manager

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Executive summary

Title: Resolution authorizing final payment for the 2025 Pavement Management project (4025-1000) - Ward 4

Recommended action: Motion to adopt resolution accepting work and authorizing final payment in the amount of \$160,776.27 for the 2025 Pavement Management project with Northwest Asphalt – city Contract No. 67-25.

Policy consideration: Not applicable

Summary: On April 7, 2025, the city council awarded a contract in the amount of \$2,767,163.99 to Northwest Asphalt for the 2025 Pavement Management project (4025-1000). The project included roadway, utility and sidewalk construction in the Cedar Manor, Westwood Hills and Kimer Pond neighborhoods, Ward 4.

The final contract amount, \$2,914,503.06, is \$147,339.07 (5.3%) more than the contract amount awarded. Details on the contract changes are included in the discussion section of this report.

Financial or budget considerations: The final cost of the work performed by the contractor under Contract No. 67-25 has been calculated as follows:

Original contract (based on estimated quantities)		\$ 2,767,163.99
Change orders/ extra work	+	\$ 132,960.85
Quantity overruns	+	\$ 14,378.22
Final contract cost		<u>\$ 2,914,503.06</u>
Previous payments	-	\$ 2,753,726.79
Balance due		<u>\$ 160,776.27</u>

This project was included in the Capital Improvement Plan (CIP). Funding was provided by the following sources: franchise fees, utility funds and general obligation bonds (sidewalk). The costs above and beyond the original budget will be covered with sewer and franchise fee revenues.

Strategic priority consideration: St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.

Supporting documents: Discussion
Resolution

Prepared by: Aaron Wiesen, engineering project manager

Reviewed by: Debra Heiser, engineering director; Amelia Cruver, finance director

Approved by: Cindy Walsh, deputy city manager

Discussion

Background: Annually, the city rehabilitates several miles of local residential streets as part of the pavement management program. The work included street rehabilitation, which consisted of removing and replacing the existing bituminous pavement and replacing portions of concrete curb and gutter where needed. Other work included sidewalk repairs, sewer repairs and select watermain replacement. In addition to the street rehabilitation activities, the construction of new sidewalk segments was integrated into the project for cost savings, reduction in customer inconvenience and contractor coordination.

On April 7, 2025, the city council awarded a contract in the amount of \$2,767,163.99 to Northwest Asphalt for the 2025 Pavement Management project. The final contract amount (\$2,914,503.06) was 5.3% more than the contract amount. There were change orders approved and quantity overruns on the project during construction that led to the increased costs.

During construction, some unexpected items came up. This additional work and quantity overruns added \$147,339.07 to the contract. The contract changes and overruns are attributed to:

- During construction of the sanitary sewer lift station and force main on Gettysburg Avenue (west of Flag Avenue), the contractor encountered high groundwater conditions that were not anticipated. Excavation for the sanitary sewer gravity line, force main and structures was halted when groundwater levels could not be adequately lowered through pumping alone. It was determined that groundwater from a nearby lake was contributing to the issue. To safely complete the work, additional measures were required, including installation of excavation sheeting, placement of rock to stabilize the subbase and increased pumping and bypassing. These efforts allowed construction to proceed and were approved as extra work due to unforeseen conditions outside the original contract. The cost was \$68,208.99. This work was paid for using sanitary sewer funds.
- During construction of storm and sanitary sewer manholes, modifications to the structures were identified after excavation. These changes were necessary and approved as extra work. The storm cost was \$42,694.06 and sanitary cost was \$7,642.80. This work was paid for using storm and sanitary sewer funds.
- Additional landscaping and street lighting repairs were identified during construction and added to the project. The cost was \$14,415. This work was paid for using franchise fees.
- There was a quantity overrun that can be attributed to a small adjustment to the project limits, resulting in additional street pavement replacement. The cost was \$14,378.22. This work was paid for using franchise fees.

Financial or budget considerations: Due to these contract changes and quantity overruns, the following are the increases/decreases to each funding source based on contract costs:

Constructions Costs	Low bid	Final
Franchise fees (street)	\$2,147,808.58	\$2,246,603.38
Water utility	\$0	\$0
Stormwater utility	\$288,884.50	\$ 336,726.13
Sanitary sewer utility	\$280,134.47	\$ 284,897.35
Franchise fees (sidewalks)*	\$50,336.44	\$ 46,276.20
Bid total	\$2,767,163.99	\$2,914,503.06

* While new sidewalk construction is typically funded through general obligation bonds, for this project, it was paid for using franchise fees. This was the only project in 2025 that had bonding as a funding source, and the amount was too small to warrant issuing bonds.

The final cost of the work performed by the contractor under contract no. 67-25 has been calculated as follows:

Original contract (based on estimated quantities)	\$ 2,767,163.99
Change orders/ extra work	+ \$ 132,960.85
Quantity overruns	+ \$ 14,378.22
Final contract cost	<u>\$ 2,914,503.06</u>
Previous payments	- \$ 2,753,726.79
Balance due	<u>\$ 160,776.27</u>

This project was included in the Capital Improvement Plan (CIP). Funding was provided by the following sources: franchise fees, utility funds and general obligation bonds (sidewalk).

Resolution No. 26-____

**Authorizing final payment
and accepting work for the
2025 Pavement Management Project**

**City Project No. 4025-1000
Contract No. 67-25**

Be it resolved by the city council of the City of St. Louis Park, Minnesota, as follows:

1. Pursuant to a written contract with the city dated April 7, 2025, Northwest Asphalt has satisfactorily completed the 2025 Pavement Management project, as per Contract No. 67-25.
2. The engineering director has filed her recommendations for final acceptance of the work.
3. The work completed under this contract is accepted and approved. The final contract cost is \$2,914,503.06.
4. The city manager is directed to make final payment in the amount of \$160,776.27 on this contract, taking the contractor's receipt in full.

Reviewed for administration:

Adopted by the city council March 2, 2026:

Kim Keller, city manager

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

Executive summary

Title: Resolution to prioritize federal congressionally directed spending requests

Recommended action: Motion to adopt resolution declaring the official intent of the City of St. Louis Park to prioritize federal congressionally directed spending requests.

Policy consideration: Does the city council agree with the prioritization of the federal congressionally directed spending requests?

Summary: As part of the federal congressionally directed spending (CDS) application, applicants must prioritize all the submitted projects. Staff will be submitting the following projects, in the following prioritization:

1. Oxford and Louisiana Area Improvements, Project No. 4028-1100
2. Minnetonka Boulevard Reconstruction phase 2, Project No. 4028-7000

These projects were prioritized based on need, financial impact and other contextual factors, including the CDS application process itself.

Financial or budget considerations: If CDS funding is received, it provides an opportunity to revise project budgets and reallocate funds if necessary.

Strategic priority consideration: Not applicable.

Supporting documents: Resolution
Oxford and Louisiana Improvements background
Hennepin County Minnetonka Boulevard Open House boards

Prepared by: Clancy Ferris, legislative & grants analyst

Reviewed by: Debra Heiser, engineering director
Amelia Cruver, finance director

Approved by: Cindy Walsh, deputy city manager

Resolution No. 26 - ____

Declaring the official intent of the City of St. Louis Park to prioritize congressional directed spending (CDS) requests

Be it resolved by the city council (the “City Council”) of the City of St. Louis Park, Hennepin County, Minnesota (the “city”) as follows:

1. The City of St. Louis Park intends to submit congressional directed spending (CDS) request
2. The submission requires prioritization of congressional directed spending requests
3. The city council must approve prioritization of congressional directed spending requests
4. The congressional directed spending projects are prioritized as follows:
 1. Oxford and Louisiana Area Improvements,
 2. Minnetonka Boulevard Reconstruction, phase 2

Reviewed for administration:

Adopted by the city council March 2, 2026:

Kim Keller, city manager

Nadia Mohamed, mayor

Attest:

Melissa Kennedy, city clerk

OXFORD AND LOUISIANA AREA INFRASTRUCTURE INVESTMENT

Encouraging community connection, replacing aging infrastructure, preventing pollution and promoting climate resiliency



Video: Experience driving this route

📍 APPLICANT:	CITY OF ST. LOUIS PARK	📍 COUNTY WHERE PROJECT IS LOCATED:	HENNEPIN
📍 AREA:	SOUTHWEST ST. LOUIS PARK	💰 REQUESTED AWARD AMOUNT:	\$7,870,000
📍 CITY WHERE PROJECT IS LOCATED:	ST. LOUIS PARK	💰 TOTAL PROJECT COST:	\$15,740,000



This project is needed to repair existing infrastructure, remove barriers to active transportation and transit, and promote environmental sustainability and climate preparedness. This project will:

1. Increase transportation access to under-served populations
 - a. The area is home to over 1,000 affordable housing units
 - b. 27 percent of residents in area identified as people of color in the 2020 census. This is high when compared to 22.8 percent citywide
 - c. Sidewalk construction will fill in gaps in the network creating connections where none exist today
 - d. Sidewalk construction will connect over 12,000 employees in the area to transit, both transit route 612 and the future Metro Green Line Extension stop making it easier and more attractive to use transit
2. Improve neighborhood livability and community connection
 - a. Creates connections to homes, Cedar Lake regional trail, local businesses and parks.
 - b. New roundabout at the intersection estimated to reduce vehicle emissions by 25%.
 - c. Air quality will be improved by safer access to walking, biking, and transit

3. Reduce downstream pollution and promote climate resiliency
 - a. Minnehaha Creek discharges into the Mississippi River, which provides nearly 20 million people with drinking water and supports a diversity of wildlife
 - b. Currently, the area drains directly into Minnehaha Creek, untreated
 - c. New infrastructure would remove pollutants prior to discharge into the creek, creating safer drinking water and habitat for those downstream
 - d. Building regional flood protection to remove critical infrastructure out of the flood zone, including Methodist Hospital and public roadways

These roadways were last constructed in 1973 and have far exceeded their design life. Reconstruction is necessary because routine maintenance activities such as bituminous overlays and crack seals are no longer cost-effective.

The total project cost is \$15.74 million. The city is requesting 50% of the project cost in state funds and will match the remainder with local funds. This project is included in the city's capital improvement plan.

Public purpose:

These roadways provide regional movement of goods and connections to commerce. They're currently used by almost 4,500 vehicles daily, with 83% of that traffic coming from outside of St. Louis Park. Providing local and regional connections to Highway 7 and Excelsior Boulevard. The project infrastructure reconstruction and improvements will significantly contribute to a state of good repair, reduce travel delays, create connections, and protect the environment.

Project benefits:

- Repairs and modernizes roadways with regional and local significance.
- Enhances transit and pedestrian accessibility to Methodist Hospital, a major hospital serving the Minneapolis-St. Paul area located two blocks south of this project.
- New stormwater infrastructure will remove pollutants from stormwater.
- Provides flood storage, removing critical infrastructure out of the flood zone
- Removes barriers for sustainable, non-motorized transportation
- Supports equitable and affordable transportation alternatives
- Advances the city's goal of carbon neutrality by 2040
- Improves air quality for surrounding neighborhoods
- Replacing at risk watermain and sanitary sewer

Prepared by:



OXFORD AND LOUISIANA AREA INFRASTRUCTURE INVESTMENT

of the city is primarily zoned industrial, and planning for the redevelopment in preparation for light rail has been underway for the last ten years. Redevelopment of the private buildings will provide an economic benefit to area taxpayers along with a variety of housing options for people who would like to live in St. Louis Park. The new buildings will be more efficient, thus helping with the city's climate action goals. The road reconstruction and new sidewalk construction will help residents, employees, and visitors make their way around the city safely.



Project improvements:

- Replacement of 1.67 miles of roadway pavement
- Construction of 0.75 miles of new sidewalk
- Building a roundabout at the intersection of Oxford St and Louisiana Avenue
- Regional stormwater treatment and flood storage
- Crosswalk enhancements for people walking and rolling, with shorter crossing distances, and user-actuated flashing beacons
- Replacement of 0.5 miles of watermain, ensuring continuity of service for Methodist Hospital
- Modification of existing sidewalks and intersections to meet ADA requirements, improve safety and operation needs
- Replacement of existing street lighting with new LED systems
- Public utility repair and replacement

Roadway segments included:

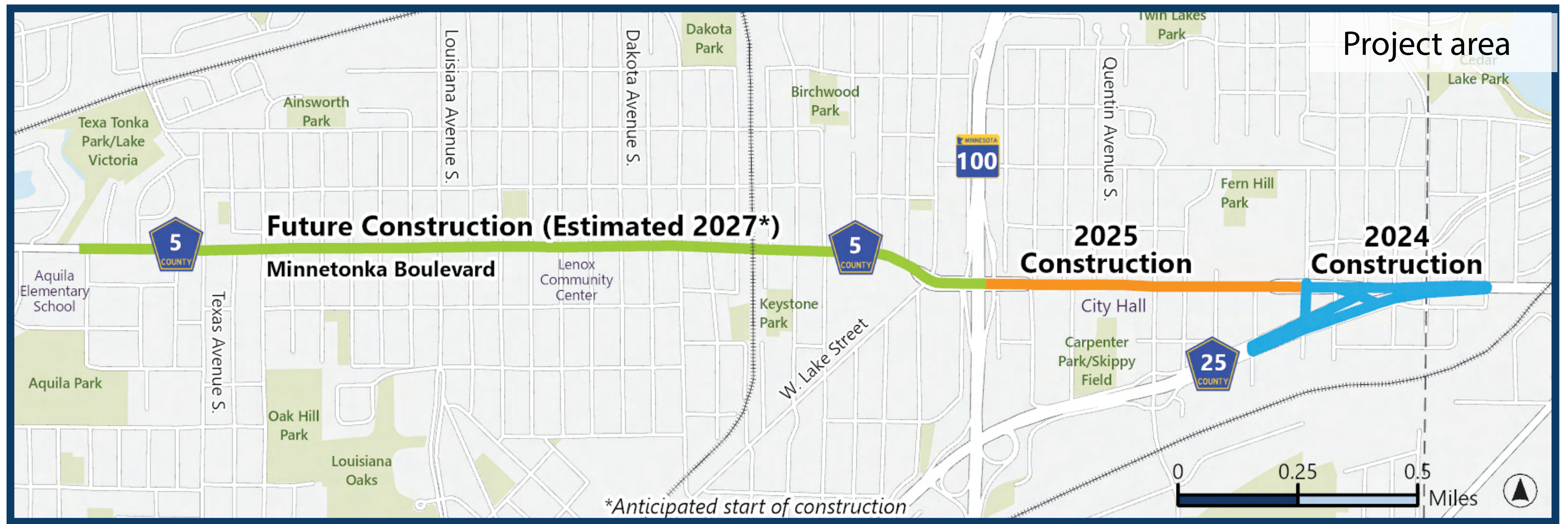
- Meadowbrook Road from Excelsior Boulevard to the Meadowbrook bridge
- Redeking of the Meadowbrook bridge over Minnehaha Creek
- Oxford Street from Minnehaha Creek Bridge to Edgewood Avenue
- Edgewood Avenue from Oxford Street to Cambridge Street
- Cambridge Street from Edgewood Avenue to Alabama Avenue
- Louisiana Avenue from 100 ft north of the intersection with Oxford Street to 300 ft south of the intersection

Prepared by:

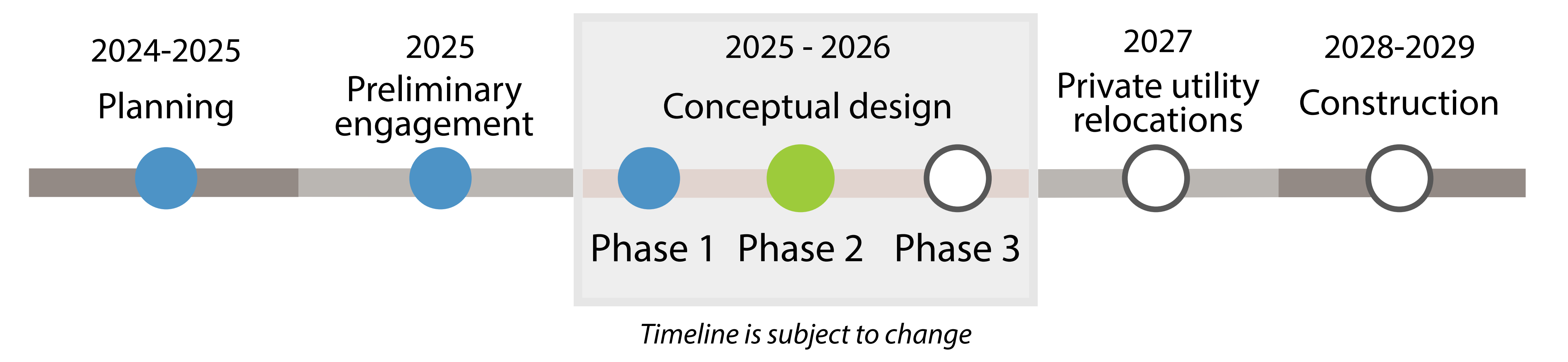
Project background

Hennepin County, in partnership with the City of St. Louis Park, is planning to reconstruct Minnetonka Boulevard between Vernon and Xylon avenues. The project will involve a full reconstruction of the roadway, including sidewalks, boulevards, curb, gutter and streets. The county seeks to replace aging infrastructure and improve safety and comfort for people of all ages and abilities walking, biking, rolling and driving along the corridor.

Construction is planned to begin in 2027. This project is a continuation of reconstruction done on the eastern portion of Minnetonka Boulevard, between Highway 100 and France Avenue.



Project schedule



Engagement goals

The public engagement vision is to connect with community and stakeholders to share information about the project and facilitate a high level of community participation in understanding and shaping the project. We plan to realize this by using the following goals-based approach to public engagement.

- Inclusive engagement
- Arts-based engagement
- Prioritize community relationships

Throughout the project, engagement will be tailored to a diverse audience through a mix of in-person and online opportunities. Art-focused approaches will be used to make engagement more dynamic and to foster a deeper connection between the project and the feedback provided by community members.

What have we heard so far?

Our community engagement

From May to July 2025, the project team went out into the community and used the following methods to gather input on project goals and future visioning, and understand how residents and local businesses use Minnetonka Boulevard.

6

Community events attended

45

Businesses engaged

20

Yard signs placed

130

Event attendees

20

Business survey responses

100

Community survey responses



Community members engage with project staff at the Phase 1 open house (top left, top middle). Community members and project staff participate in a Juneteenth celebration (bottom photo). A yard sign with project information placed along the boulevard (right).

Community goals and visions

Community input from listening sessions and online feedback during preliminary engagement helped shape the vision statements, which reflect the wants and needs expressed by community members. During Phase 1, community members shared how each vision aligned with project goals through an interactive activity and online survey.

Vision #1:
Prioritizing safety and access for people biking and walking

Vision #2:
Prioritizing transit and public spaces

Vision #3:
Prioritizing business needs

MOST AGREEMENT

Many community members agree that Vision #1 best meets project goals

Some community members agreed the that Vision #2 met the project goals

Few community members agreed Vision #3 met the project goals

LEAST AGREEMENT

Community Vision: A thriving, business-supportive streetscape

Goal Evaluation

Please share how well you feel "a thriving, business-supportive streetscape" meets the project goals by placing a sticker on, dragging, retitle, and agree

Disagree

Agree

Community members provide feedback on one of the artistic street renderings at the open house.

Minnetonka Boulevard reconstruction project

Ways you can continue to be involved

Phase 2 feedback will be posted online and used to help narrow down concept alternatives. Phase 3 will begin in early 2026 with more opportunities to share your feedback and engage with the project. This includes pop-up engagement at local community events, surveys, and a public open house. There will also be opportunities to provide feedback online. Your feedback, along with technical data and city and county plans, will be used to create a recommended design for the boulevard.



Phase 3 survey

An online survey will be available on the BeHeard project website, it will provide an online method to gather input about the recommended design concept.



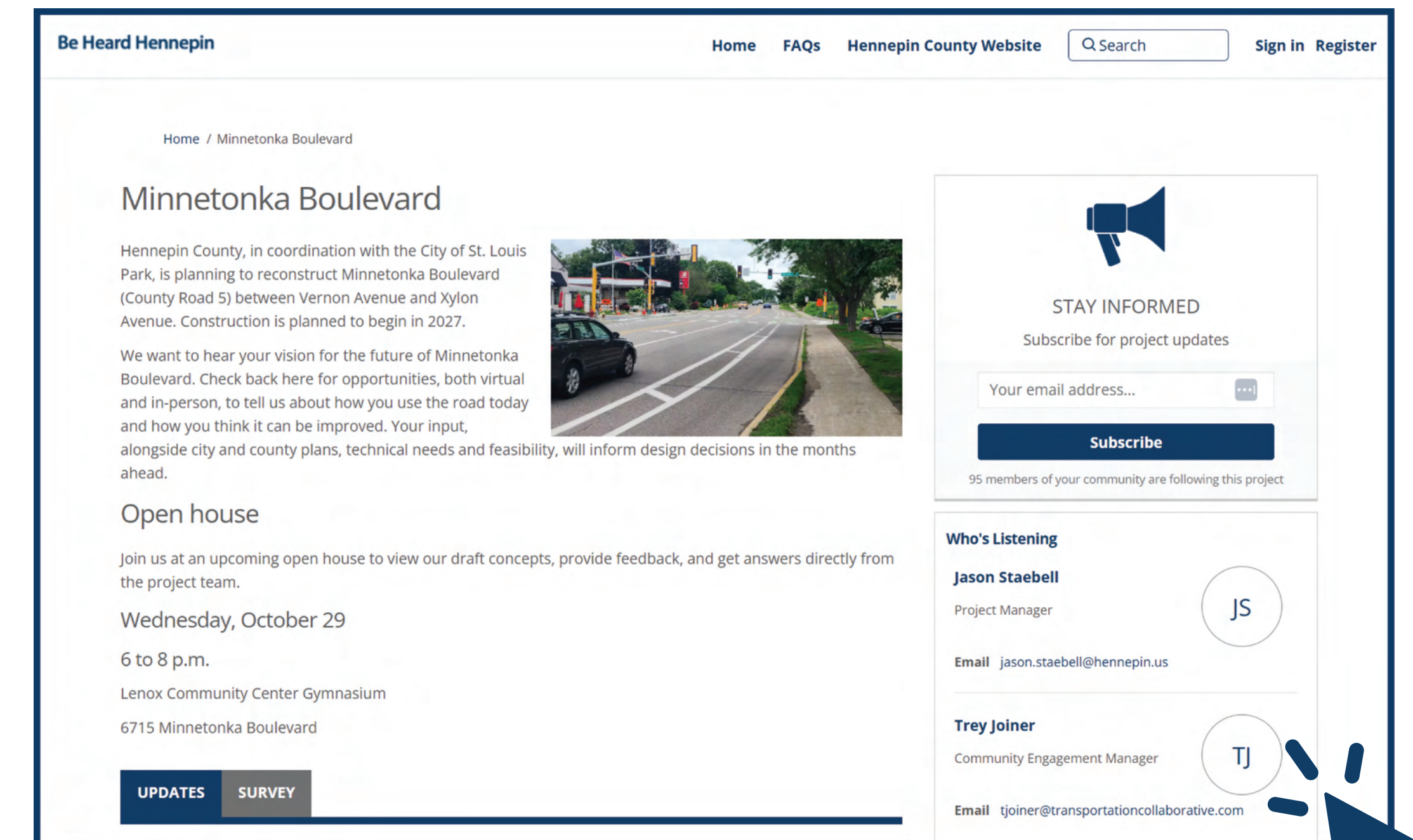
Pop-up events

The project team will attend several pop-up events. These events are designed to raise community awareness about the project and gather input.



Open house

We will host one open house during Phase 3 to gather feedback on the recommended design concept for Minnetonka Boulevard.



Scan the QR code or visit beheardhennepin.org/minnetonka-boulevard to sign up for project updates.

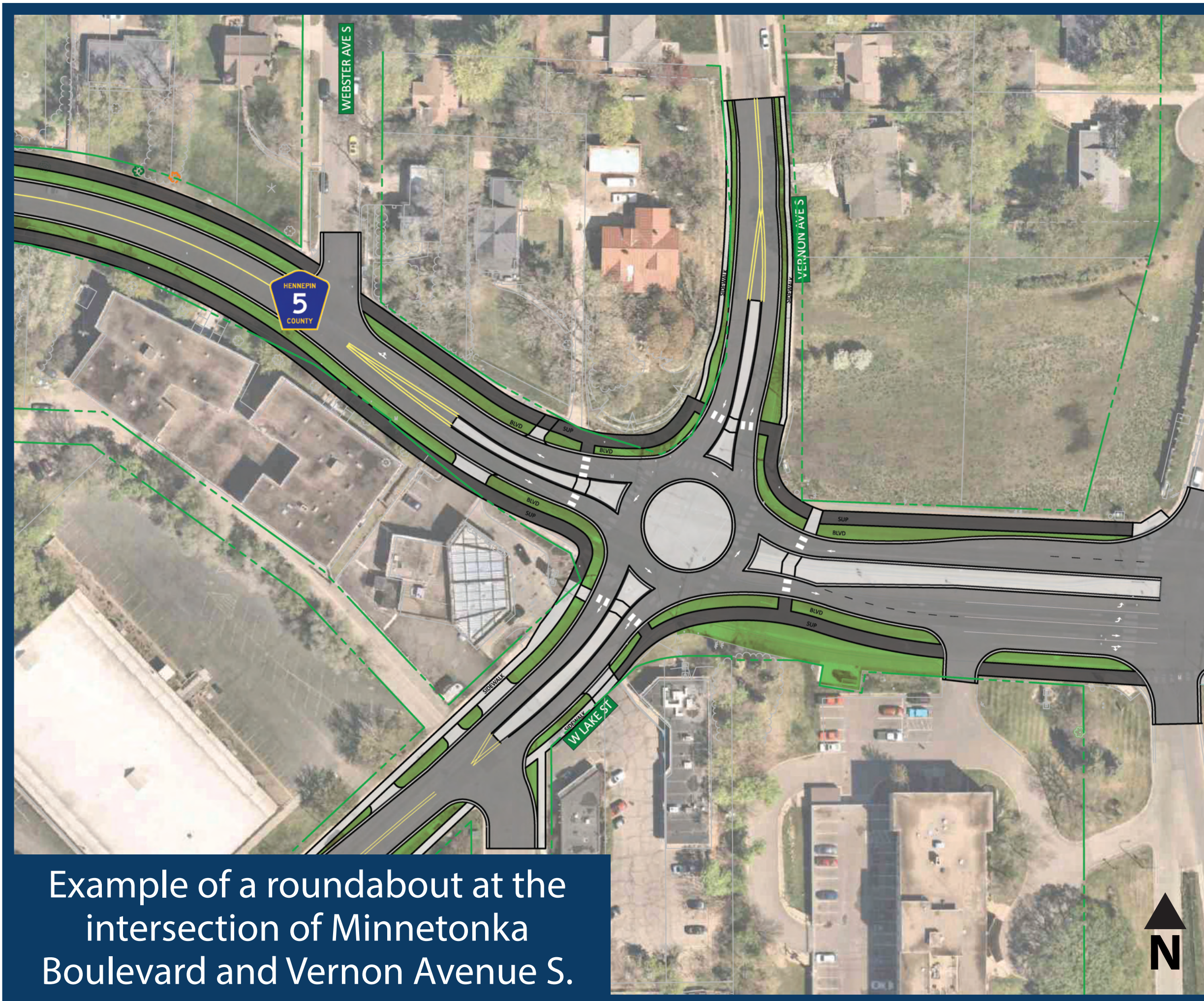
Contact

Jason Staebell
Project Manager
Office: (612) 596-0371

Nick Turner
Design Lead
Office: (612) 767-9350

Roundabouts

Roundabouts are circular intersections that slow traffic, improve safety, and provide continuous flow for all roadway users. Roundabouts are being considered at certain intersections along the boulevard. Using your stickers, please tell us whether you agree with its use along Minnetonka Boulevard in the proposed locations (and add comments or questions below if you have them!).

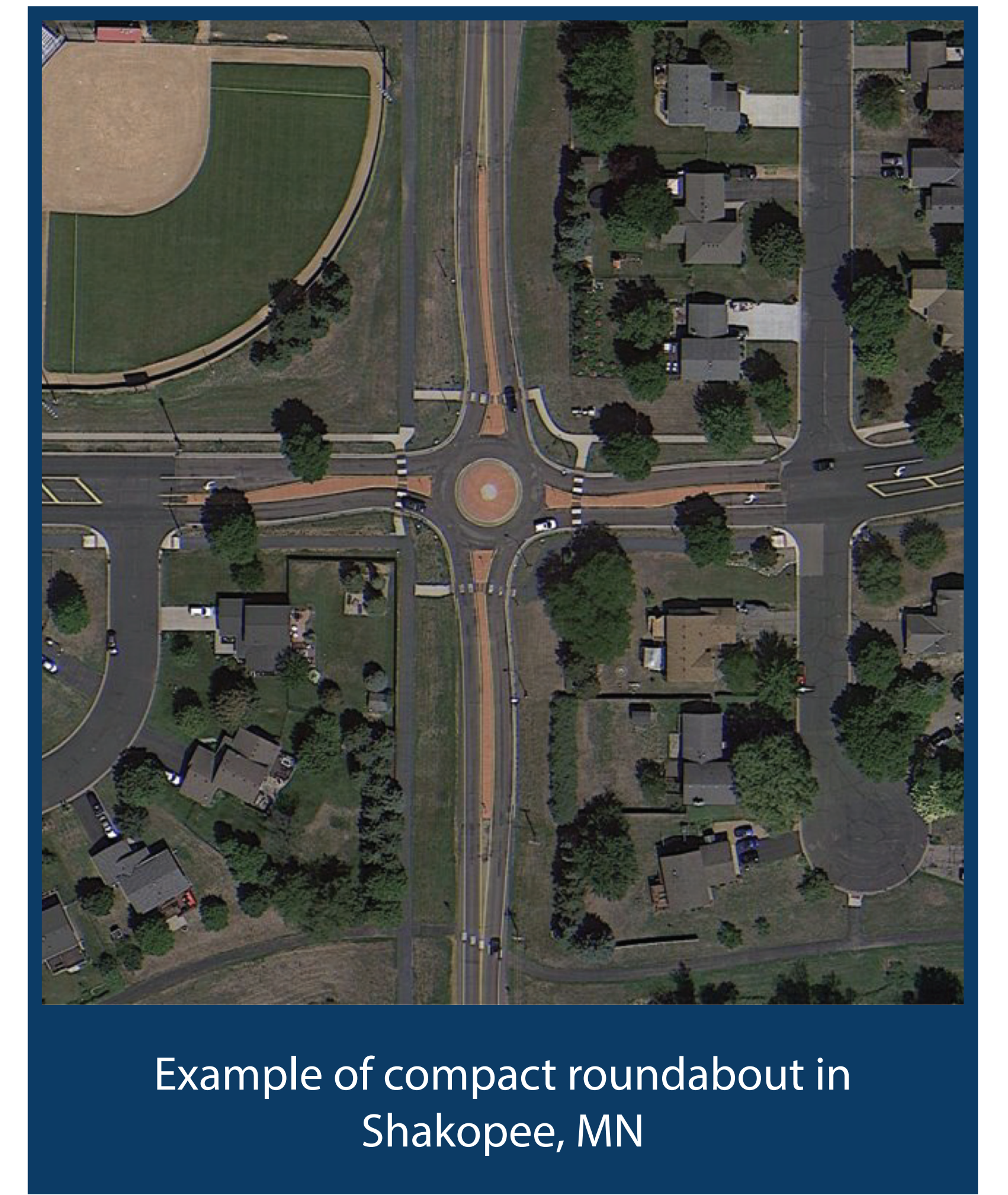


BENEFITS

- Fewer severe crashes
- Less off-peak delays
- Slower vehicle speeds
- Improved walkability
- Lower emissions

TRADEOFFS

- More space needed
- May require property impacts
- Higher upfront costs
- Less familiar for some drivers
- Can be challenging for larger vehicles



FEEDBACK QUESTION

To what extent do you agree with using roundabouts on Minnetonka Boulevard?

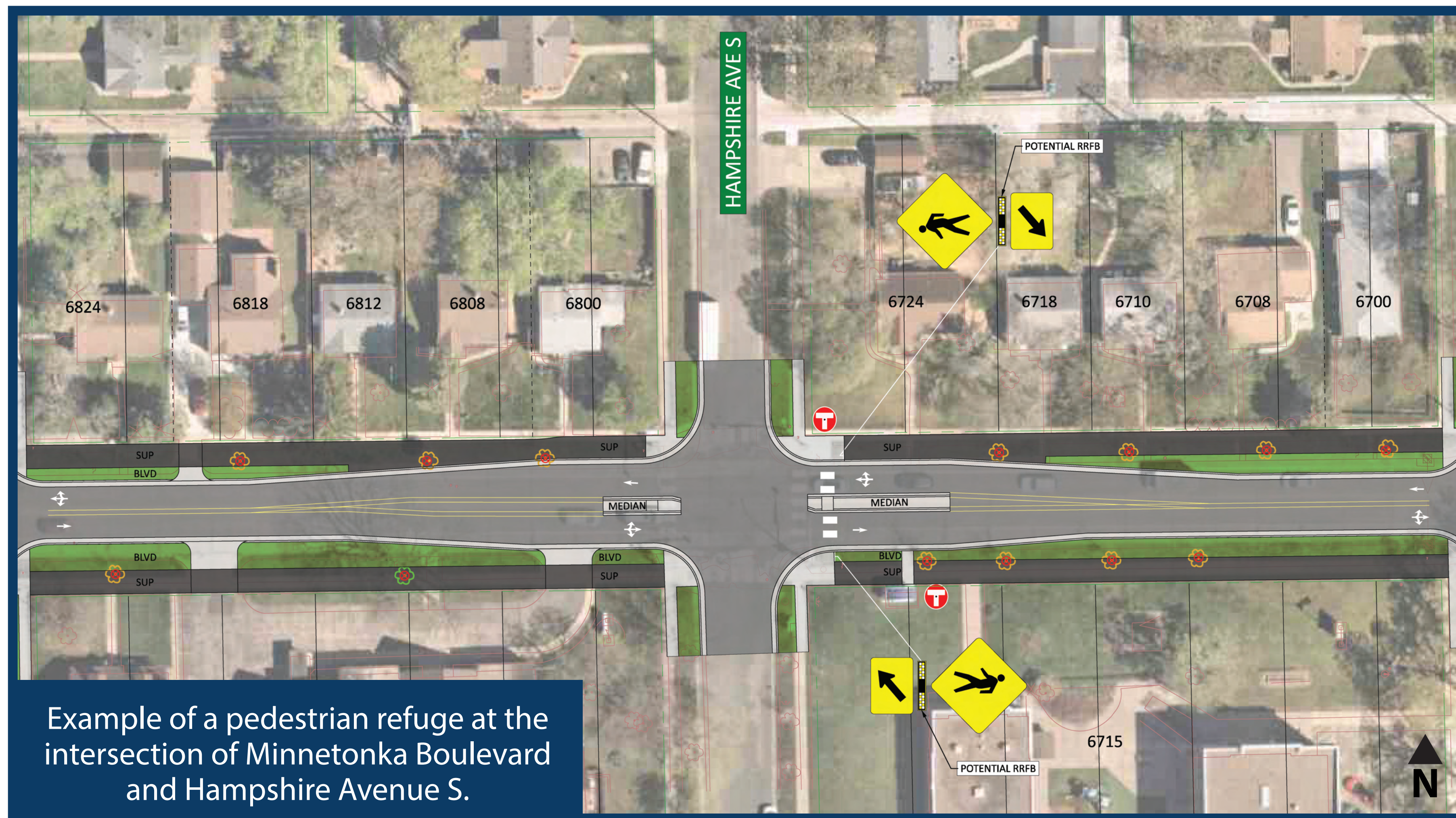
Strongly Disagree



Strongly Agree

Pedestrian refuges

Pedestrian refuges are concrete “islands” in the middle of the road designed to provide people crossing the road with a place to stop for traffic. Pedestrian refuges are being considered in some locations along the boulevard. Using your stickers, please tell us whether you agree with its use along Minnetonka Boulevard in the proposed locations (and add comments or questions below if you have them!).



BENEFITS

- Enhanced crossing visibility
- Landscaping opportunity
- Provides shorter crossing distances for pedestrians
- Slower vehicle speeds

TRADEOFFS

- Wider roadway footprint
- Increased maintenance (if planted)

FEEDBACK QUESTION

To what extent do you agree with using pedestrian refuges on Minnetonka Boulevard?

Strongly Disagree



Strongly Agree

Executive summary

Title: City manager annual performance evaluation

Recommended action: Consultant Georgine Madden will facilitate a discussion with the city manager and council regarding feedback collected from an annual performance evaluation process. City council and Kim Keller, city manager, will review the information together with the consultant and set a course for next steps.

Policy consideration: Not applicable.

Summary: The city council and city manager will discuss the city manager's performance evaluation in a closed executive session. The information will be sent to the city council under separate cover.

Once completed, final documents will be presented for formal approval at the next regular council meeting. In accordance with Minnesota open meeting law, this meeting will be audio-recorded. The law states: "All closed meetings, except those as permitted by the attorney-client privilege, must be electronically recorded at the expense of the public body. Unless otherwise provided by law, the recordings must be preserved for at least three years after the date of the meeting." The city council is not voting on this item on March 2, 2026. The city council will vote on the city manager's performance review at the regular meeting on March 23, 2026.

Financial or budget considerations: None at this time.

Strategic priority consideration: Not applicable.

Supporting documents: None

Prepared by: Rita Vorpahl, HR director

Approved by: Cindy Walsh, deputy city manager

Executive summary

Title: Application for financial assistance – Minnetonka Boulevard Twin Homes - Ward 1

Recommended action: None at this time. This report is for informational purposes only and will be discussed during the study session on March 9, 2026.

Policy consideration: Is the EDA/city council willing to consider entering into a purchase and redevelopment contract with GMHC to sell city owned land, enter into subgrant agreements for existing federal funds and cleanup grants, and provide financing of up to \$400,000 from the Affordable Housing Trust Fund (AHTF) to enable the project to achieve financial feasibility?

Summary: GMHC has a preliminary development agreement with the EDA to acquire four vacant and contaminated city-owned parcels located at 5639, 5643, 5647 and 5707 Minnetonka Boulevard. GMHC plans to construct four twin homes, providing a total of eight affordable homes suitable for long term family ownership, to be kept in a community land trust (CLT) by Homes Within Reach, maintaining permanent affordability of the homes upon resale.

The proposed project has an anticipated total development cost of \$7.86 million. The development has extraordinary project costs associated with contamination cleanup and extensive site improvements, among other factors. All units would be affordable to households with incomes below 80% of the area median income (AMI), with a goal of at least two homebuyers with incomes between 50% AMI - 60% AMI, exceeding the city's Inclusionary Housing Policy requirements. This report includes analysis of GMHC's financial request based on the anticipated gap between proposed sources of funds and uses of funds for project costs.

Financial or budget considerations: Redeveloper GMHC has identified approximately \$7,868,000 in sources of funds, including \$4,127,904 in grant funds secured by the EDA and city on the project's behalf, among other grants and private sources. GMHC is currently completing a bid package to obtain updated contractor estimates and has expressed concern that construction costs may exceed the contingency. As a result, GMHC is requesting up to \$400,000 from the AHTF to ensure the project can commence before year-end. Without this funding, the project risks forfeiting over \$1 million from Hennepin County's Accelerator Program, as the county's funding expires at the end of 2026 and is unable to be extended. Staff and Ehlers, the EDA's financial consultant, are reviewing the request for \$400,000 in financial assistance from the AHTF, pending receipt of final bids with the expectation of minimizing city assistance. The proposed redevelopment would include GMHC purchasing the city's land for \$1 million, utilization of secured city and EDA grants of \$4,127,904, and the creation of permanent affordable homeownership opportunities.

Strategic priority consideration: St. Louis Park is committed to providing a broad range of housing and neighborhood oriented development.

Supporting documents: Discussion, 2025 site plan and renderings

Prepared by: Dean Porter-Nelson, redevelopment administrator
Keith Dahl, municipal advisor, Ehlers

Reviewed by: Jennifer Monson, economic development manager; Karen Barton, community development director and EDA executive director

Approved by: Cindy Walsh, deputy city manager

Discussion

Site information: The proposed redevelopment site consists of four city-owned parcels located at 5639, 5643, 5647 and 5707 Minnetonka Boulevard in the Sorenson neighborhood. The parcels, which were previously occupied by substandard single-family homes with significant deferred maintenance, were purchased by the City of St. Louis Park between 2018 and 2020. The city sought to redevelop the site and demolished the homes in 2022.

The 0.6-acre redevelopment site was an unpermitted dump prior to the construction of the four original homes on the site, requiring extensive contamination clean-up. A response action plan (RAP) prepared by Condition Services and Javelin Group describes the removal of contaminated soils that include VOCs, heavy metals and dump debris containing asbestos. Soils will be replaced with clean fill, allowing for safe and healthy use of the site for owner occupied residences.

The site borders the Colonial Terrace Apartments and the Spirit of Christ Community Lutheran Church. It is also walking distance to nearby amenities such as Caribou Coffee, the Kenwood Gymnastics Center and several local parks (Keystone, Sunshine and Roxbury Parks). Minnetonka Boulevard was recently reconstructed east of Highway 100, including a shared use bike and pedestrian path. The section of Minnetonka Boulevard in front of redevelopment site is slated for reconstruction starting in 2027.

Proposed redevelopment location:



Site area (acres): 0.6 acre

Current use: vacant land/city-owned

Neighborhood: Sorenson

Surrounding land uses:

North: Single family residential

East: Multi-family residential

South: Multi-family residential,
recreational facilities

West: Religious institution

Narrative summary of past actions: The Minnetonka Boulevard Twin Homes project is many years in the making. The project began when the EDA purchased four older, substandard homes between 2018 and 2020 and entered into a preliminary development agreement with GMHC in 2021. In early 2022, the EDA secured Local Housing Incentive Account (LHIA) funds from the Metropolitan Council and the EDA demolished the homes that spring to prepare the site. Later in 2022, the city applied for congressionally directed spending and obtained \$3 million through Congresswoman Omar's office. The funds were awarded to support a multifamily community land trust.

Before funds could be spent, the city worked with Hennepin County to complete a U.S. Department of Housing and Urban Development (HUD) environmental review process that began in late 2024 and concluded in late March 2025. In conjunction with the environmental review, the project then advanced through planning commission review and city council approvals in early 2025. The city council then approved a grant agreement between HUD and the City of St. Louis Park specifically allocating the grant funds to the Minnetonka Boulevard Twin Homes project on July 21, 2025, by [Resolution No. 25-079](#).

In spring 2025, GMHC began due diligence and environmental testing on the site, discovered significant environmental cleanup needs, and prepared a Response Action Plan. The plan was approved by the Minnesota Pollution Control Agency (MPCA) in time to apply for cleanup grants in the Fall of 2025. In October 2025, the EDA applied for environmental cleanup funds from the Metropolitan Council (TBRA) and Hennepin County (ERF), with awards totaling \$870,000 received in late 2025 and early 2026, sufficient to cover the full cleanup costs associated with the project. Most recently, Ehlers, the EDA's financial consultant, reviewed GMHC's request for Affordable Housing Trust Fund assistance to address what GMHC characterizes as a remaining financing gap driven by concerns over potential construction cost increases and the risk of losing more than \$1 million in committed funding if the project does not commence before year-end. Based on the current pro forma, the project has secured sufficient funding to proceed without AHTF assistance at a total development cost of approximately \$7.8 million. However, if rebid construction costs are higher, this will create a financial gap in the pro forma that will need to be addressed.

Present considerations: Nonprofit redeveloper Greater Metropolitan Housing Corporation ("redeveloper") has a preliminary development agreement with the EDA and has secured \$7,868,000 in funds to build four Twin Homes, resulting in eight individual ownership units.

The new twin homes will be constructed as zero lot line structures with one shared wall. Each side of the structure will be located on its own lot and garages will be provided for each unit. GMHC is partnering with Homes Within Reach, who will establish a land trust on the properties

prior to selling the homes to low-income qualified home buyers, meaning that all future buyers will be able to purchase the homes at affordable prices. Minnetonka Boulevard Twin Homes will be a single-phase owner-occupied development.

Rendering of proposed Minnetonka Blvd. Twin Homes



Proposed unit mix: All of the units will be affordable to households at or below 80% of Area Median Income. Four of the homes will have three bedrooms, and four will have four bedrooms to accommodate families of varying sizes. The homes will range from 1,750-1,900 square feet of finished indoor living space and will include front porches and attached garages.

Unit Type	60-80% AMI
3-bedroom	4
4-bedroom	4
Total	8

Upon closing on its financing, the development team plans to commence site cleanup and construction in May or June 2026. The homes will be sold in late 2026 or early 2027. Marketing will be conducted by Homes Within Reach land trust, targeting buyers with incomes up to 80% AMI with preference given to buyers with incomes closer to 60% AMI. The maximum income for all buyers will be 80% of Area Median Income (AMI). The homes will be sold for approximately \$250,000, (depending on buyer's annual income). Homes Within Reach will retain the land in trust through a 99-year ground lease on the land underlying all eight twin homes, allowing for the homes to remain affordable across future resales. This means that future buyers will continue to be able to purchase homes for an affordable price, as future price appreciation of the land will be shared between the seller, and the community land trust.

The developer: Founded in 1970 by the Minneapolis business community in response to social unrest in North Minneapolis, Greater Metropolitan Housing Corporation (GMHC) was created to expand and improve affordable housing for low- and moderate-income households. It launched a single-family homeownership program and a predevelopment revolving loan fund and has built or renovated 1,971 homes totaling more than \$282.5 million in development costs. In the past five years, 79% of buyers were people of color and 79% were first-time homebuyers, with most households earning low to moderate incomes. GMHC has led innovative and energy-efficient projects across Minneapolis and the broader metro area, often in partnership with cities, counties and Minnesota Housing. With decades of experience, GMHC continues to focus on stabilizing neighborhoods, expanding homeownership and advancing affordable housing development. GMHC will partner with Homes Within Reach community land trust on the sale of the homes to income-qualified buyers, and Homes Within Reach will maintain the land in trust.

Homes Within Reach and community land trust background: Homes Within Reach (HWR), also known as West Hennepin Affordable Housing Land Trust, is a nonprofit community-based organization that creates and preserves affordable homeownership opportunities for working families in suburban Hennepin County. Since 2001, it has helped more than 276 households earning below 80% of Area Median Income become homeowners by using the Community Land Trust (CLT) model. Through this approach, the organization acquires and renovates homes, then sells the house to qualified buyers while retaining ownership of the land, making homeownership more affordable and accessible. HWR will participate in the sale and future resale of new construction homes for the Minnetonka Boulevard Twin Home project.

Under the CLT model, buyers purchase only the home and enter into a renewable 99-year Ground Lease for the land at a nominal fee. By removing land costs from the mortgage, families benefit from lower purchase prices, reduced down payments and lower closing costs. Homeowners build equity, receive tax benefits and can pass the home to heirs, while resale is guided by a formula that preserves long-term affordability for future low- to moderate-income buyers. This structure promotes stability for families and strengthens the local workforce and community.

St. Louis Park has historically provided \$120,000 - \$300,000 in funding annually to HWR since 2020. This funding has created 14 affordable home ownership opportunities in the city. HWR received \$300,000 annually in both 2024 (supporting three homebuyer purchases) and 2025 (supporting four homebuyer purchases). The proposed gap funding for the Twin Homes project is anticipated to be the city's 2026 funding for HWR. Given the size of the Twin Homes project and the involvement of HWR in the project, the partnership between HWR and GMHC has requested up to \$400,000 in AHTF to support the overall project.

Inclusionary housing and AHTF policy alignment: The Minnetonka Boulevard Twin Homes project will create eight permanently affordable three- and four-bedroom ownership homes for families earning up to 80 percent of Area Median Income (AMI), exceeding the city's Inclusionary Housing Policy requirements. In addition, targeted outreach will include households earning approximately 60 percent AMI, expanding access to new construction homeownership opportunities for moderate-income buyers who would otherwise be unable to afford them.

The homes will be held in a Community Land Trust (CLT), ensuring long-term affordability through a resale price formula that maintains affordability for future buyers earning between 60 and 80 percent AMI. This structure preserves affordability in perpetuity, rather than relying on one-time subsidies. By providing 100 percent of the units at or below 80 percent AMI, the project meets and exceeds the city's Inclusionary Housing Policy standards.

The project also fully aligns with the city's Affordable Housing Trust Fund (AHTF) Policy. The AHTF supports the creation of permanently affordable ownership housing for low- and moderate-income households and requires that for-sale homes assisted by the fund be made available to households earning at or below 80 percent AMI. Through the CLT model, the project ensures lasting affordability, supports sustainable homeownership and preserves public investment for future generations, thereby meeting all applicable AHTF policy objectives and requirements.

Green building policy alignment: The development team has been working with city staff to incorporate the city's Green Building Policy into the design and specifications of the project. The policies are incorporated into the construction process, including construction waste management, the management of the soil onsite and the stormwater management. The buildings are designed to meet the U.S. Department of Energy (DOE) Zero Energy Ready Home (ZERH) program, which are high performance homes that are net zero ready, will be Energy Star New Home certified and adhere to the Minnesota Green Communities criteria to construct properties beneficial to the health of the environment and the future occupants.

All of the homes will be built with sustainable features including electric appliances, low flow fixtures, LED lighting, high quality building materials and insulation, and will meet the city's green building policy requirements for single-family homes through adherence to Enterprise Green Communities criteria.

Additional community design attributes: The redevelopment advances transit and pedestrian oriented design by creating compact, zero-lot-line twin homes that increase density on infill parcels while maintaining a walkable streetscape. Each unit includes direct sidewalk access and modest garages, encouraging less car-dependence. A pedestrian and bike trail was recently incorporated into the reconstruction of Minnetonka Boulevard east of Highway 100, and the remaining portion of Minnetonka Boulevard fronted by the redevelopment will undergo reconstruction in 2027. The site is within walking distance of parks, schools, retail and services along Minnetonka Boulevard, making daily trips convenient without driving. Homes will be solar-ready and EV-ready, aligning with regional goals for sustainable, multimodal living. Together, these features encourage homeowners to walk, bike and use transit as practical, everyday options.

Racial equity and inclusion: The project will meet the city's Diversity, Equity and Inclusion policy and will set goals for participation of women and BIPOC-owned contractors in the development. In addition, both GMHC and HWR strongly emphasize racial equity throughout their work.

Greater Metropolitan Housing Corporation (GMHC) partners with housing counselors and culturally specific organizations to connect first-generation and BIPOC homebuyers with affordable ownership opportunities. It offers flexible homebuyer education workshops, provides multilingual information and support, and works with seniors and persons with disabilities through housing rehab and repair programs that help residents safely remain in their homes.

Homes Within Reach (HWR), through its Community Land Trust, has successfully marketed and sold permanently affordable homes to communities of color and first-time buyers. HWR partners with nonprofits, schools, and faith-based organizations to reach renters and lower-income households, hosts neighborhood-based information sessions, and uses translated materials and targeted outreach networks to engage underrepresented groups. Together, GMHC and HWR bring a strong track record of inclusive engagement to ensure affordable housing opportunities reach those most impacted by racial and economic disparities.

Analysis of the AHTF request and project's financial need

Financial need: The \$7.86 million project is primarily funded through secured grants (\$4.35 million, 52.6%), supplemented by a \$2 million construction loan (24.2%), a \$1.04 million Hennepin County deferred loan (12.6%) and \$475,000 in MN Housing interim financing (5.7%). As a non-profit organization, GMHC has invested substantial resources in this project to date. Due to the unique circumstances of constructing affordable owner-occupied homes sold below market rate, the developer is not providing cash equity into the project because these homes will not generate any profits. Instead, GMHC will be reimbursed for past and future work by a set developers fees.

Funds will be used for land acquisition (\$1 million), construction of eight twin homes (about \$4.75 million), approximately \$880,599 for grading, site improvements, utilities and landscaping; \$872,760 for soil cleanup and environmental costs; and \$746,836 for soft costs including architecture, engineering and consultants, totaling \$7,868,628.

Sources of Financing	Estimated Amount	Percentage	Per unit
Developer Equity	\$0	0.0%	\$0
Developer Financing A MN Housing Interim Financing	\$475,000	6.0%	\$59,375
Developer Financing B Lender	\$2,000,000	25.4%	\$250,000
Grants	\$4,348,964	54.8%	\$543,620
Other Sources Hennepin County Deferred Loan	\$1,044,664	13.8%	\$130,583
TOTAL SOURCES	\$7,868,628	100%	\$983,579

Uses of Financing	Estimated Amount	Percentage	Per unit
Land acquisition including \$14,400 closing costs	\$1,014,400	12.9%	\$126,800
Construction (including construction of the 8 homes, permits, general contractor fees, contingency, certifications & warranties)	\$4,419,156	56.2%	\$552,395
Grading/excavation, alley/site improvements, landscaping, stormwater management, utilities	\$703,236	8.9%	\$87,905
Soil cleanup & other environmental costs	\$872,760	11.1%	\$109,095
Soft costs (architecture, engineering, environmental, construction interest, legal fees, land trust admin, developer fee, etc.)	\$859,076	10.9%	\$107,385
Total uses	\$7,868,628	100%	\$983,579

Extraordinary development costs: At \$983,579 per home, the total development cost reflects both the desirable location and the unique challenges of building in a fully developed community like St. Louis Park. According to a 2024 appraisal of the properties, commissioned by the EDA, the land cost of \$126,800 per new unit (12.9% of uses) is consistent with assessed market values of residential properties in St. Louis Park, and is similar to what the EDA paid

when then properties were originally acquired. The construction cost of \$552,395 per home (56.2% of uses), equal to about \$276 per square foot for construction costs only, not including other costs, is comparable to the costs of building a new construction home with quality finishes in the Twin Cities. In St. Louis Park, new construction for-sale homes are extremely rare; Redfin currently lists only two new homes, one at \$647,000 and another at \$1,400,000.

Above and beyond the construction cost of the homes, higher costs per unit are driven by site-specific needs, including grading & excavation of a site with varied topography, site improvements, utilities, stormwater management, and landscaping (\$87,905 per unit) and soil cleanup (\$109,095 per unit). Soft costs of \$107,385 per home (10.9% of total development cost) are significant but are not extraordinary in considering the complexity of the project. These costs can rise when project timelines are long or when multiple funding sources require updates to construction drawings, new studies, or additional environmental work. The cumulative total of these costs brings the total development cost per unit to \$983,579.

In addition, when considering the ability of the development to recover construction costs, these homes will be sold under a Community Land Trust (CLT) model, which limits the sale prices of homes so that they are affordable to buyers earning between 60% AMI – 80% AMI (with the possibility of some buyers in the 50% AMI – 60% AMI range), ensuring they remain permanently affordable for future low- to moderate-income families. This means that approximately \$2 million can be recovered through sales (which will be used to pay back the \$2 million construction loan). The community land trust structure provides long-term stability for both families and the community. It allows households to build equity and wealth, access federal tax benefits of homeownership, and remain in a walkable suburban neighborhood in St. Louis Park with access to high quality community facilities and amenities.

Ehlers analysis of development costs and requested assistance: Based upon Ehlers' review of the development financials and current market conditions, the project may require additional assistance from the AHTF depending on final construction costs and actual sales performance of the twin homes. The development reflects a relatively high per-unit cost of approximately \$984,000, driven in large part by site-specific conditions requiring significant excavation, grading, soil correction, and environmental cleanup totaling approximately \$1,575,996, or roughly 20% of the total development budget. While the pro forma currently balances without AHTF participation, the construction budget is based on bids received at the end of 2024. Additionally, the capital stack is heavily reliant on competitive public grant sources, including more than \$1 million from Hennepin County's Accelerator Program that is subject to timing requirements. As a result, the project's financial feasibility remains highly sensitive to construction pricing outcomes and adherence to the proposed development schedule.

Proposed level of assistance: The recommended level of assistance for the project was determined by analyzing private sources of financing, the project's extraordinary site development costs, construction costs, required energy and sustainability improvements, and comparison to other owner-occupied home projects that require compliance with federal requirements. Ehlers concluded that AHTF assistance in the amount of up to \$400,000 may be necessary to enable the proposed development to become financially feasible, pending final cost estimates and additional justification of development costs per unit, which will be provided by the redeveloper prior to approval of a redevelopment agreement. This level of assistance

would sufficiently close the remaining financial gap to allow the proposed development to proceed.

Consistent with previous EDA redevelopment agreements, a "lookback" provision will be incorporated into the redevelopment agreement with the developer. The lookback provision ensures that the developer is not unduly enriched due to the public financial assistance in the project.

Summary and recommendations: Based upon its analysis of the developer's proforma for Minnetonka Boulevard Twin Homes, Ehlers and city staff determined that the proposed development has uncertain final cost figures and may not be financially feasible but for the provision of city financial assistance through the AHTF. However, the project has already secured significant resources exceeding \$7.8 million, including \$4,127,000 in City of St. Louis Park and EDA grant funds associated with the project. The project has received construction estimates but is still subject to final bids.

If city staff and Ehlers determine there is a remaining financial gap, it is proposed that the city consider utilizing up to a \$400,000 grant from the AHTF. The final amount of city assistance will be determined after the project has solidified construction estimates and finalized the sale prices of the homes. The project will be required to demonstrate need for up to the full amount of subsidy, and city funds will be the last funds allocated to the project after all other sources have been exhausted. Prior to sending the project out for bid, GMHC is also working closely with staff on analysis of plans and construction specifications to further reduce construction costs.

Next steps: The EDA/city council are scheduled to discuss the Minnetonka Boulevard Twin Home redevelopment during a study session on March 9, 2026. Representatives from GMHC, Homes Within Reach, and staff will be available to answer any questions.

Previous actions	Governing body	Date
EDA purchased 4 older, substandard homes for future redevelopment (transferred to the city in December 2025).	EDA	2018-2020
EDA enters into a preliminary development agreement with GMHC for the 5639-5707 Minnetonka Boulevard site.	MHFA	July 6, 2021
EDA receives Local Housing Incentive Account (LHIA) grant funds from the Metropolitan Council and enters into a grant agreement.	EDA, Met Council	February 2022
Homes are demolished by the EDA, setting the stage for redevelopment.	EDA	Spring 2022
City applies for and receives \$3,000,000 in congressionally directed spending funds for a multifamily land trust project and allocates those funds to the proposed redevelopment.	City Council	2022-2023
Written report shared with the city council on the project's status.	EDA/City Council	June 10, 2024
HUD environmental review is completed for the project. Hennepin County began the review process in fall 2024, and HUD signed off on the review on 3/26/2025.	Hennepin County, HUD	Fall 2024 – March 26, 2025
The planning commission held a public hearing, and recommended approval of the preliminary and final plat and preliminary and final Planned Unit Development (PUD).	Planning Commission	Feb. 5, 2025
The city council adopted the PUD for the project, following earlier approval of the plat.	City Council	March 17, 2025
City council approves grant agreement HUD for \$3,000,000 in congressionally directed spending, and agreement is executed.	EDA	July 21, 2025
The city council received a written report on the status of the project.	City Council	Nov. 10, 2025
GMHC submits RAP to MPCA, and the EDA authorized applications to the Met Council and Hennepin County for \$870,000 in environmental cleanup funds for the project.	EDA	Oct. 20, 2025
MPCA approves the Response Action Plan (RAP), the environmental cleanup plan, for the project.	MPCA, GMHC	December 2025
Project received notification of awards for Hennepin County ERF and Metropolitan Council TBRA cleanup funds.	EDA, Metropolitan Council, Hennepin County	December 2025 – February 2026
Ehlers, the EDA's financial consultant, examines GMHC's request for AHTF financial assistance.	Ehlers/EDA	January-February 2026

Future actions	Governing body	Anticipated date
The EDA and city council will discuss the Minnetonka Boulevard Twin Home development during a study session with the redeveloper.	EDA, City Council	March 9, 2026
EDA will receive a report outlining the business terms of the Purchase and Redevelopment Contract.	EDA	April 2026
The EDA and city council will be asked to consider approval of a Purchase and Redevelopment Contract.	EDA, City Council	May 2026