City of Blaine
Economic Development Authority

October 7, 2024 | 8:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

The purpose of the Blaine Economic Development Authority is to increase the City's commercial/industrial tax base, provide employment opportunities, undertake redevelopment to enhance and maintain neighborhood economic stability, and address special needs, such as senior housing. As authorized under Minnesota State statutes, the Blaine City Council also serves as the Blaine Economic Development Authority.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. 2024-449 Approval of the September 16, 2024 Economic Development Authority (EDA) Minutes.
Sponsors:

4. New Business

4.1. RES 24-194 Resolution Approving an Amendment to the Blaine Economic Development Project Plan to Establish a Redevelopment Tax Increment Financing District Therein, Approving a Tax Increment Fianancing Plan Therefor (105th Avenue Redevelopment Area-East District) and Authorizing the Execution of a Tax Increment Pledge and Related Documents with the City
Sponsors: Erik Thorvig, Community Development Director

5. Old Business

6. Adjournment

City of Blaine
Economic Development Authority

September 16, 2024 | 8:00 PM
Blaine City Hall
10801 Town Square Drive NE
Blaine, MN 55449

MINUTES

1. Call to Order

The meeting was called to order at 9:51PM by President Sanders followed by the Roll Call.

2. Roll Call

PRESENT: President Tim Sanders, Commissioners Terra Fleming, Leslie Larson, Chris Massoglia, Tom Newland, and Lori Saroya.

ABSENT: Commissioner Jess Robertson.

Quorum Present.

ALSO PRESENT: City Manager Michelle Wolfe; Community Development Director Erik Thorvig; City Planner Sheila Sellman; Director of Administrative Services Scott Johnson; Police Captain Russ Clark; Finance Director Jason Zimmerman; Community Development Specialist Elizabeth Showalter; and City Clerk Catherine Sorensen.

3. Approval of Minutes

3.1. 2024-405 Approval of the September 4, 2024 Economic Development Authority (EDA) Minutes
Sponsors: Erik Thorvig, Community Development Director

Moved by Commissioner Newland, seconded by Commissioner Massoglia, that the Minutes of September 4, 2024, be approved.

Motion adopted unanimously.

4. Public Hearing

4.1. RES 24-174 Resolution Approving for the Sale of the EDA Owned Property in the 105th Avenue Redevelopment District

Sponsors: Erik Thorvig, Community Development Director

Community Development Director Thorvig stated the City of Blaine has acquired certain property within the 105th Avenue Redevelopment district since 2016. The EDA currently owns the following properties:

10610 Nassau Street	10550 Nassau Street
10524 Nassau Street	10601 Nassau Street
10549 Nassau Street	10525 Nassau Street
2111 105th Avenue	10550 Radisson Road
10590 Radisson Road	10600 Radisson Road
2150 106th Lane	2190 106th Lane

Mr. Thorvig reported to date, the EDA has paid $8,408,311 with existing EDA cash for the purchases. An appraisal, paid for by the City, was completed for the entire area to be acquired by the developer, including City and EDA property. The appraisal valued the land as vacant, commercial value. The appraisal identified a value of $11 per square foot of land. The developer will be acquiring a total of 973,130 square feet of land. This includes one property owned by the City of Blaine which is being considered by separate action. This equates to an overall purchase price of $10,704,430. A purchase agreement is currently being drafted that encompasses both the City and EDA-owned property. The purchase agreement identifies a targeted closing date for the week of October 7, 2024. The buyer is Blaine Town Center East, LLC, which is the master developer. The total purchase price is $10,704,430. Any property acquired by the EDA that has an existing lease will be transferred to the buyer. Based on the closed session discussion by the City Council on September 9, 2024, certain components of the purchase agreement are being finalized. Minnesota State Statute requires a public hearing prior to an Economic Development Authority selling property. It was noted the proposed purchase would allow the EDA to be paid $3,704,300 to be used for other citywide EDA programs. Staff commented on the terms of the purchase in agreement noting they are consistent with information discussed by the City Council during their closed session. Staff recommended the EDA hold a public hearing and approve the sale of the EDA owned property in the 105th Avenue Redevelopment District.

President Sanders opened the public hearing at 10:01PM.

There being no public input, President Sanders closed the public hearing at 10:02PM.

Moved by Commissioner Newland, seconded by Commissioner Massoglia, to adopt a Resolution Approving the Sale of the EDA Owned Property in the 105th Avenue Redevelopment District.

Commissioner Saroya explained the City doesn't own three properties within the redevelopment district. She asked for an update on negotiations for the remaining properties and possible eminent domain. Mr. Thorvig explained he and the city attorney have been working with the remaining three property owners. He stated he has been in discussions with one property owner and City Attorney Loonan has been working on the other two properties. He indicated if an when offers are discussed, this will be done in closed session. City Attorney Loonan reported the City has had difficulty in reaching out to two of the property owners, but in recent months has established direct contact with one of the owners. The city was now evaluating this property and active negotiations were moving forward. He commented the other property owner's attorney has been contacted and discussions were underway. He indicated he was directly communicating with both properties and both appear to be heading in a positive direction.

Commissioner Saroya questioned if two property owners were willing to sell and one was not. Mr. Thorvig indicated he was working with the remaining property off of 106th Lane. He explained he last spoke to the property owner a month ago and the property owner was assessing when he would like to sell.

Commissioner Saroya inquired if eminent domain would not be used for the remaining three properties. Mr. Loonan reported the EDA was not contemplating eminent domain for the properties at this time.

Motion adopted unanimously.

5. New Business

5.1. RES 24-166 Resolution Authorizing a Contract with Refined Lending for an Interest Rate Buydown on Home Mortgages

Sponsors: Elizabeth Showalter, Community Development Specialist

Community Development Specialist Showalter stated the City Council directed staff at the July 15 City Council Workshop to pursue an interest rate buy down program with a local lender. Following release of a request for proposals, staff is recommending the EDA select Refined Lending as the lender partner for this program.

Moved by Commissioner Massoglia, seconded by Commissioner Larson, to adopt a Resolution Authorizing a Contract with Refined Lending for an Interest Rate Buydown on Home Mortgages.

Commissioner Newland asked for feedback on why the other lenders chose not to respond. Ms. Showalter explained staff reached out to six different lenders and only heard back from one. She stated she did not hear back from the other lenders on why they chose not to respond to the proposal.

Commissioner Massoglia thanked staff for working to find a lender that would partner with the EDA on this program.

Commissioner Saroya asked if there is a conflict of interest with Mr. Raich with these interest rate buy downs given the fact he was just given a CUP extension. Mr. Thorvig reported Nate Raich was the owner or CEO of Refined Lending, but he was also part of the CUP extension that was discussed at the City Council meeting. Ms. Showalter clarified Mr. Raich is the Regional Vice President of Refined Lending which was a division of Luminate

Home Loans.

Commissioner Saroya questioned if this was a conflict of interest because Mr. Raich would be building houses in the community and then be financing them through a City sponsored loan program. Mr. Loonan explained he was confused by the question. He reported there was nothing indicating Mr. Raich would not be issuing loans for the houses he would be building. He commented on the strict parameters that would be put in place for the loan program and these limitations would be regulated by the City. He was of the opinion the scenario Commissioner Saroya was describing did not exist.

Commissioner Saroya inquired if there would be a separation between Mr. Raich's development and these loans. Mr. Showalter stated there was nothing written into the terms that the borrower would not be eligible for this program. However, in compliance with the multitude of regulations in place for home loans, these homeowners would not be able to reserve the loan funding.

Motion adopted 6-1 (Councilmember Saroya opposed).

5.2. RES 24-167 Resolution Approving Modification of Terms for Down Payment Assistance Program and Utilizing the Local Affordable Housing Aid Fund for Ongoing Funding for the Program

Sponsors: Elizabeth Showalter, Community Development Specialist

Ms. Showalter stated staff is proposing modifications to the existing down payment assistance program to better meet the needs of first time home buyers while maintaining a sustainable level of spending. Staff is also proposing to fund the program out of Local Affordable Housing Aid when funds are available in that account.

Moved by Commissioner Newland, seconded by Commissioner Massoglia, to adopt a Resolution Approving Modification of Terms for Down Payment Assistance Program and Utilizing the Local Affordable Housing Aid Fund for Ongoing Funding for the Program.

Commissioner Massoglia requested further information regarding the funding levels of the programs. Ms. Showalter provided the EDA with further information on the balance LAHA and Hill funds.

Commissioner Massoglia inquired if curb appeal funds could be used for ash tree removal. Ms. Showalter explained 25% of the cost could be covered by curb appeal funds and noted if tree removal was completed something new would have to be replanted.

Motion adopted unanimously.

5.3. RES 24-190 Resolution Adopting the Proposed 2025 Blaine Economic Development Authority Property Tax Levy, Having all the Powers of a Housing Redevelopment Authority

Sponsors: Jason Zimmerman, Finance Director

Finance Director Zimmerman stated Minnesota Statute 275.065 requires that special taxing authorities, including the Blaine Economic Development Authority, to certify to the county auditor the proposed property tax levy for taxes payable in the following year by September 30th annually. Staff commented further on the proposed EDA tax levy and recommended approval.

Moved by Commissioner Newland, seconded by Commissioner Fleming, to adopt a Resolution Adopting the Proposed 2025 Blaine Economic Development Authority Property Tax Levy, Having all the Powers of a Housing Redevelopment Authority.

Motion adopted unanimously.

6. Old Business

None.

7. Adjournment

President Sanders adjourned the EDA meeting at 10:23PM.

City of Blaine
Staff Report

File Number: RES 24-194

Agenda Date	Status
October 7, 2024	
In Control	**File Type**
Economic Development Authority	Resolution

New Business - Erik Thorvig, Community Development Director

Agenda Item # 4.1

Resolution Approving an Amendment to the Blaine Economic Development Project Plan to Establish a Redevelopment Tax Increment Financing District Therein, Approving a Tax Increment Fiananacing Plan Therefor (105th Avenue Redevelopment Area-East District) and Authorizing the Execution of a Tax Increment Pledge and Related Documents with the City

Executive Summary

Background

In early 2021, the City Council identified the 105th Avenue/Radisson Road Industrial area as a priority location for the "Growth Management" portion of the City's strategic plan. Based on council direction, the City embarked on a visioning and design process for the area to assist in marketing and development efforts of the existing site, which consists of older industrial dwellings that are either antiquated due to their age or have excessive outdoor storage, making them inconsistent with the vision for the area. General discussions by the City Council identify this as a potential “city core” where the City should encourage walkable, entertainment-type uses that take advantage of the NSC and be an amenity to Blaine residents and visitors.

In the fall of 2021, a request for proposals (RFP) was advertised seeking proposals from architects to assist the City in preparation of a master plan for the 105th Avenue Redevelopment Area. The RFP was awarded to Sperides Reiners Architects Inc., who led the City Council through several meetings in the winter of 2022 to discuss options within the site and develop a concept consistent with Council goals. The master plan was received in the summer of 2022 outlining potential uses including hotels, restaurants, residential, and retail.

In order to advance redevelopment of the site, an RFP was advertised in fall 2022 seeking a qualified developer to revitalize the 105th Avenue Redevelopment Area. In the winter of 2022, the City Council selected Elevage Development Group, LLC, as the master developer for the site and charged them with undertaking the construction of a mixed-use development consistent with the concepts outlined in the master plan.

Discussion began in the spring of 2023 to identify a process in which the developer could acquire rights to a portion of property that was controlled by the Minnesota Amateur Sports Commission (MASC)/National Sports Center (NSC). Based on legislation with which the property was originally acquired, MASC was allowed to lease up to 16 acres for private development. In May 2024, the City issued bonds to secure a long-term lease agreement, with the intent of financing the project with new values not currently included in the City's property tax calculation. Without the City's assistance, this property would have remained vacant. Additionally, the funding provided to MASC for access to the property was fully reinvested back in the NSC campus for capital improvements.

As the redevelopment concept for this site has advanced, the City Council has been informed of financing considerations and requests from the developer. While the overall financial structure has evolved along with the development concept, the fundamental premises included establishment of a Tax Increment Financing Redevelopment (TIF) District to facilitate financing for redevelopment of the 105thAvenue Redevelopment Area with significant infrastructure and site development required, and construction of a mixed-use development that will include event stadium, foodhall, fieldhouse, hotels, apartments and medical office space. Recent discussions regarding the financial structure of the redevelopment site with the Council have occurred on:

- 105th Redevelopment Area Schedule of Events - September 9
- 105th Redevelopment Updates/Discussion - August 19
- 105th Redevelopment District Updates/Project Discussion - July 8
- Stadium Event Financing Requirements - May 20
- 105th Redevelopment Project Financing Discussion - May 13

On September 16, 2024, the City Council adopted a parameters resolution related to the sale of General Obligation Temporary Taxable Tax Increment Revenue bonds that, subject to certain parameters, will be issued to finance infrastructure improvements for the overall development, land acquisition, demolition and other TIF eligible redevelopment expenses. The authority to issue Tax Increment Revenue Bonds is subject to the establishment of TIF district. The parameters resolution identified a principal amount not to exceed $29,700,000. The Temporary TIF Bonds are expected to be refinanced by permanent financing within 3 years of issuance (by August 1, 2027). The debt service due on the permanent financing issued will be repaid by new property taxes generated from new development within the TIF district. Minimum assessment agreements will be entered into by the developer to ensure the taxable value of the properties matches the necessary value needed to create sufficient property tax revenue to cover debt service. A separate TIF development agreement is standard when a TIF district is created and funds are provided to a developer. There is a separate action item on the October 7 agenda related to approval of the TIF agreement and related minimum assessment agreement.

Tax Increment Financing is a financing tool meant to support local economic development, redevelopment and housing development that would not otherwise occur without assistance. As its name suggests, TIF uses the incremental property taxes, or "tax increments" generated by the increased taxable value of a new development to help finance qualifying costs. TIF is not a tax reduction, taxes are paid on the full taxable value. The original taxable value continues to be part of the tax base that supports the tax levies of the city, county and school district, and other taxing jurisdictions. The new, additional value from development activity is "captured" from the tax base for the duration of a TIF district. After the TIF district is terminated, the captured value becomes part of the tax base.

Minnesota State Law allows for various types of TIF districts to be established. The most common types of TIF districts are redevelopment districts, economic development districts and housing districts. The City of Blaine currently has six TIF districts. They are:

- Oak Park Plaza - Redevelopment district was created to assist in the redevelopment of Oak Park Plaza, which included a new grocery store.
- South Terrace Cove - Redevelopment district was created to redevelop a blighted site for new, for-sale, townhomes.
- Crest View - Housing district to provide affordable, senior housing.
- Town Square - Housing district to provide affordable, senior housing.
- Crown Iron Works - Economic development district to attract the corporate headquarters for Crown Iron Works.
- Blaine 35 - Economic development district to assist in the construction of 300,000 sf. of industrial buildings and 500+ jobs.

Each district has different requirements for how it can be established, what are eligible uses and the maximum duration. In this instance, a redevelopment TIF district is being proposed. For redevelopment districts, allowed activities for which TIF can be used include public improvements (roads, utilities, etc.), site preparation, demolition, cleanup of hazardous substances, property acquisition and parking facilities. The law permits increments for a district to be collected for 25 years after the receipt of the first increment. Since the first year of increment is not counted, 26 years of increment may be collected in total. Traditionally, redevelopment districts have been considered mechanisms to aid the development of "blighted areas", which are sites occupied by dilapidated or rundown buildings or obsolete uses. In order for a TIF district to qualify under the blight test, 70 percent of the district must be occupied by buildings, streets, utilities or other similar structures and more than 50 percent of the buildings must be structurally substandard.

The meaning of "structurally substandard" is crucial since it's the litmus test of blight. A building is not structurally substandard if it's in compliance with the building code for new buildings or could be brought into compliance for less than 15 percent of the cost of building a new building of the same type. In order to complete this analysis, a third-party architect has been hired. Inspections of the buildings to be included within the TIF district have occurred, and it has been determined that the structurally substandard requirement has been met in order to establish a Redevelopment TIF district.
A public hearing is required to be held by the City Council, and a subsequent action to authorize the TIF district by the City Council. These actions are scheduled for the October 7 meeting. However, the TIF district is ultimately created by the EDA which recommended action based on the attached resolution. All other agreements related to the project will be between the developer and City.

Strategic Plan Relationship

The 105th Avenue Redevelopment Area has been in Strategic Plan.

Board/Commission Review

Not applicable.

Financial Impact

The report address the financial impact of creation of a TIF district.

Public Outreach/Input

A public hearing is required to establish a tax increment financing district. As required by Minnesota State Statute, notice of public hearing was published in the city's official newspaper ten days prior to the hearing. This public hearing is held by the City Council and not the EDA.

Staff Recommendation

By motion, adopt the resolution.

Attachment List

1. TIF Plan
2. EDA TIF Resolution
3. Town Center Redevelopment TIF Report FINAL

City of Blaine

Signature Copy

Resolution: RES 24-194

Resolution Approving an Amendment to the Blaine Economic Development Project Plan to Establish a Redevelopment Tax Increment Financing District Therein, Approving a Tax Increment Fianancing Plan Therefor (105th Avenue Redevelopment Area-East District) and Authorizing the Execution of a Tax Increment Pledge and Related Documents with the City

See the attached resolution.

Amendments relating to Blaine Economic Development Project Plan of the Blaine Economic Development Authority, including establishment and approval of the

Tax Increment Financing Plan

for

Tax Increment Financing (Redevelopment) District No. 1-25

(105th Street Redevelopment Area East District)

Blaine Economic Development Authority

City of Blaine, Minnesota

Prepared by
Baker Tilly Municipal Advisors, LLC

Final Draft Dated: October 7, 2024

Public Hearing Scheduled for City Council: October 7, 2024
Anticipated Approval by City Council: October 7, 2024
Anticipated Approval by EDA Board: October 7, 2024

TABLE OF CONTENTS

SECTION I – Amendment of Project Plan for Blaine Economic Development Project

Section A Definitions

The terms defined below, for purposes hereof, shall have the following respective meanings, unless the context specifically requires otherwise. The term "development" includes redevelopment, and the term "developing" includes redeveloping.

"Board" means the Board of Commissioners, the governing body, of the EDA.

"City" means the City of Blaine, Minnesota.

"Council" means the City Council of the City, its governing body.

"Developer" means EB Blaine Development and Blaine Town Center East LLC (or an affiliate thereof).

"Development" means the mixed-use development that is anticipated to incorporate housing, retail, office, parking and other compatible uses described in Section 1.3 and Section II hereof.

"Development District" means Development District No. 1, initially established on August 20, 1981, as amended.

"Development Program" means the Development Program for the Development District, initially adopted on August 20, 1981, as amended.

"EDA" means the Blaine Economic Development Authority, established pursuant to the Enabling Act.

"Enabling Act" means (1) the Housing and Redevelopment Authority Act, as previously codified in Minnesota Statutes, Section 462.411 et seq. and as now codified in Minnesota Statutes, Sections 469.001 through 469.047, and (2) the Economic Development Authority Act, Minnesota Statutes, Sections 469.090 through 469.1082, including all powers provided or referenced therein, and as the same may be amended or supplemented.

"Project Area" means the Blaine Economic Development Project, including without limitation the areas of the City encompassed therein.

"Project Plan" means the plan for the development of the Project Area including the Redevelopment Plan and Development Program, all as amended from time to time.

"Redevelopment Plan" means the Redevelopment Plan for the Redevelopment Project, initially adopted on August 15, 1985, as amended.

"Redevelopment Project" means the Housing and Redevelopment Project No. 1, initially established on August 15, 1985, as amended.

"Tax Increment District" means any of the tax increment financing districts (as amended) established pursuant to the Tax Increment Act within the Project Area, including without limitation any such districts originally established within the Development District or the Redevelopment Project.

"Tax Increment Plans" means the tax increment financing plans, as amended, adopted pursuant to the Tax Increment Act for the Tax Increment Districts.

Section B Amendment of Project Plan

The Project Plan is hereby amended to include the following additional goals, objectives, activities, and public improvement and development costs to be made or incurred within the Project Area and financed in whole or in part by tax increment or other revenues of the EDA. The Developer is expected to acquire and construct on the property located in Tax Increment Financing District No. 1-25 a new mixed-use development that is anticipated to incorporate housing, retail, office, parking and other compatible uses in the City.

The Project Plan is hereby amended to include all of the goals, objectives, activities, and public improvement and development costs to be made or incurred within the Project Area and financed in whole or in part by tax increment or other revenues of the EDA, as provided in this Section I, including without limitation a portion of the estimated costs of the Development as provided in Section K:

Section C Background and Purpose

The City established the Development District and adopted the Development Program pursuant to Minnesota Statutes, Sections 469.124 through 469.134, and established various Tax Increment Financing Districts within the Development District pursuant to the Tax Increment Act.

The Housing and Redevelopment Authority in and for the City of Blaine, Minnesota (the "HRA"), established the Redevelopment Project and adopted the Redevelopment Plan pursuant to Minnesota Statutes, Sections 469.001 through 469.047, and established various Tax Increment Financing Districts within the Redevelopment Project pursuant to the Tax Increment Act.

Pursuant to the Enabling Act, on December 29, 1988, the Council adopted an enabling resolution and thereby established the EDA. Pursuant to Section 469.094, Subdivision 2, of the Enabling Act, the City transferred to the EDA, and the EDA accepted from the City transfer of, the control, authority, and operation of the Development District and the Redevelopment Project, including the existing Tax Increment Districts therein, thereby empowering the EDA to exercise all of the powers that the City and the HRA could exercise with respect to the Development District and the Redevelopment Project, respectively, subject to the covenant and pledge by the EDA to perform the terms, conditions, and covenants of all bond indentures and other agreements executed for the security of any bonds issued and any other activities undertaken with respect to the Development District and the Redevelopment Project, respectively.

Various amendments have been adopted respecting the Project Area, the Project Plan, and the Tax Increment Districts and Plans, including the establishment of additional Tax Increment Districts within the Project Area.

In maintaining the Project Area and carrying out the Project Plan it is the EDA's purpose, consistent with the stated purposes of the Council, to consolidate the City's development areas, goals, objectives, development costs, and activities to the fullest extent permitted by the Enabling Act and other applicable law. The Board and the Council found that through such consolidation the necessary development of the City can be accomplished more consistently, efficiently, and economically.

Pursuant to Section 469.094, Subdivision 2, of the Enabling Act, the EDA is authorized to exercise the powers of a city with respect to a development district under Minnesota Statutes, Sections 469.124 through 469.134, and the powers of a housing and redevelopment authority under Minnesota Statutes, Sections 469.001 through 469.047, among other powers, and it is the intention of the Council and the Board that the EDA shall exercise any and all of said powers as may be necessary or appropriate for the development of the Project Area in accordance with the Project Plan.

SECTION II – ESTABLISHMENT OF THE TAX INCREMENT FINANCING PLAN

FOR TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 1-25

Section D Statement of Objectives

The objectives which the EDA seeks to achieve through the implementation of this Tax Increment District and Plan are set out in the Project Plan for the Project Area, including the Redevelopment Plan and Development Program, all as amended from time to time, and as further provided in Section I above.

Section E Designation of Tax Increment Financing District as a Redevelopment District

Redevelopment districts are a type of tax increment financing district in which one or more of the following conditions exists and is reasonably distributed throughout the district:

(1) parcels comprising at least 70% of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50% of the buildings, not including outbuildings, are structurally substandard requiring substantial renovation or clearance. A parcel is deemed "occupied" if at least 15% of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots, or other similar structures;

(2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used railyards, rail storage facilities, or excessive or vacated railroad right-of-ways; or

(3) tank facilities, or property whose immediately previous use was for tank facilities, as defined in Minnesota Statutes Section 115C.02, Subdivision 15, if the tank facilities:

(i) have or had a capacity of more than 1,000,000 gallons;
(ii) are located adjacent to rail facilities; and
(iii) have been removed or are unused, underused, inappropriately used, or infrequently used.

For districts consisting of two more noncontiguous areas, each area must individually qualify under the provisions listed above, as well as the entire area must also qualify as a whole.

The TIF District qualifies as a redevelopment district in that it meets all of the criteria listed in (1) above. The supporting facts and documentation for this determination will be retained by the City for the life of the TIF District and are available to the public upon request. An analysis was completed by the City to make this determination.

"Structurally substandard" is defined as buildings containing defects or deficiencies in structural elements, essential utilities and facilities, light and ventilation, fire protection (including egress), layout and condition of interior partitions, or similar factors. Generally, a building is not structurally substandard if it is in compliance with the building code applicable to a new building or could be modified to satisfy the existing code at a cost of less than 15% of the cost of constructing a new structure of the same size and type.

A municipality may not find that a building is structurally substandard without an interior inspection, unless it cannot gain access to the property and there exists evidence which supports the structurally substandard finding. Such evidence includes recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence. Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained. A parcel is deemed to be occupied by a structurally substandard building if the following conditions are met:

(1) the parcel was occupied by a substandard building within three years of the filing of the request for certification of the parcel as part of the district;

(2) the demolition or removal of the substandard building was performed or financed by the City, or was performed by a developer under a development agreement with the City;

(3) the City found by resolution before such demolition or removal occurred that the building was structurally substandard, and that the EDA intended to include the parcel in the TIF district; and

(4) the City notifies the county auditor that the original tax capacity of the parcel must be adjusted upon filing the request for certification of the tax capacity of the parcel as part of a district.

In the case of (4) above, the County Auditor shall certify the original net tax capacity of the parcel to be the greater of (a) the current tax capacity of the parcel, or (b) a computed tax capacity of the parcel using the estimated market value of the parcel for the year in which the demolition or removal occurred, and the appropriate classification rate(s) for the current year.

At least 90 percent of the tax increment from a redevelopment district must be used to finance the cost of correcting conditions that allow designation as a redevelopment district. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of land, removal of hazardous substances or remediation necessary to develop the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the EDA may be included in the qualifying costs.

Section F Duration of the TIF District

Redevelopment districts may remain in existence 25 years from the date of receipt by the EDA of the first tax increment. Modifications of this plan (see Section AB) shall not extend these limitations.

Pursuant to Minnesota Statutes Section 469.175, Subdivision 1(b), the EDA specifies 2028 as the first year in which it elects to receive tax increment from the TIF District, which is no later than four years following the year of approval of the TIF District. Thus, the EDA may collect increment from the district through December 31, 2053, but anticipates that the TIF District could be decertified early (see Section Q). All tax increments from taxes payable in the year the TIF District is decertified shall be paid to the EDA.

Section G Property to be Included in the TIF District

The TIF District comprises of the property listed below that will become new parcel numbers and new final legal descriptions that occurred with replatting. The property also includes adjacent streets and right-of-ways located within the Project Area. A map showing the location of the TIF District is shown in Exhibit I. The boundaries and area encompassed by the TIF District are described below:

Parcel Number	Legal Description
21-31-23-24-0010	THAT PRT OF S 435 FT OF E 150 FT OF W 550 FT OF SE1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23 LYG N OF S 218 FT OF SD 1/4 1/4, EX RD; SUBJ TO EASE OF REC
21-31-23-24-0016	UNPLATTED CITY OF BLAINE S 435 FT OF E 200 FT OF W 400 FT OF SE1/4 OF NW1/4 OF SEC 21-31-23-SUBJ TO ROADS
21-31-23-24-0013	UNPLATTED CITY OF BLAINE THE E 165 FT OF THE E 350 FT OF THE W 900 FT OF THE S 285 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23 CITY OF BLAINE ANOKA CNTY, MN(SUBJ TO ROAD OVER THE S 50 FT)&(SUBJ TO EASE O F RECORD IF ANY) ANOKA ELEC COOP EASE PAR REL 12-22-77
21-31-23-24-0006	
21-31-23-24-0003	THE N 150 FT OF S 662.69 FT OF SE1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23 LYG E OF W 900 FT THEREOF, EX RD, SUBJ TO EASE OF REC
21-31-23-24-0004	THE N 150 FT OF S 662.69 FT OF SE1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23 LYG E OF W 900 FT THEREOF, EX RD, SUBJ TO EASE OF REC
21-31-23-24-0023	NORTHWAY ESTATES LOT 4 BLK 1 NORTHWAY ESTATES(SUBJ TO EASE AS SHOWN ON PLAT)
21-31-23-24-0030	THAT PRT OF E 350 FT OF W 900 FT OF SE1/4 OF NW1/4 OF SEC 21 TWP 31 RGE 23 LYG SLY OF N 450 FT THEREOF & LYG NLY OF S 685 FT THEREOF, EX RD, SUBJ TO EASE OF REC
21-31-23-24-0005	UNPLATTED CITY OF BLAINE THE E 350 FT OF THE W 900 FT OF THE N 300 FT OF THE S 685 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23 (SUBJ TO ROAD EASE)
21-31-23-24-0012	UNPLATTED CITY OF BLAINE THE N 250 FT OF THE S 685 FT OF THE W 550 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23 ANOKA CNTY(SUBJ TO AN EASE OVER THE EAST 30 FT THEREOF FOR ROAD PURPOSES)
21-31-23-24-0009	UNPLATTED CITY OF BLAINE THE EAST 150 FT OF THE WEST 550 FT OF THE SOUTH 218 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN & FOR ANOKA CNTY, MN(SUBJ TO ROAD EASEMENTS OF RECORD)
21-31-23-24-0014	UNPLATTED CITY OF BLAINE THE E 185 FT OF THE W 735 FT OF THE S 285 FT OF THE SE1/4 OF NW1/4 OF SEC 21-31-23 ANOKA CNTY, MN(SUBJ TO PUBLIC ROAD EASE OVER THE S 50 FT & THE W 30 FT THEREOF)
21-31-23-24-0002	THAT PRT OF S 512.69 FT OF SE1/4 OF NW1/4 LYG E OF W 900 FT THEREOF, EX S 363 FT OF SD 1/4, 1/4, EX RD SUBJ TO EASE OF REC
21-31-23-24-0025	NORTHWAY ESTATES LOT 6 BLK 1 NORTHWAY ESTATES(SUBJ TO EASE AS SHOWN ON PLAT)

21-31-23-24-0024	NORTHWAY ESTATES LOT 5 BLK 1 NORTHWAY ESTATES(SUBJ TO EASE AS SHOWN ON PLAT)

' parcels are anticipated to be replatted with new parcel ids and legal descriptions to be created.*

The area encompassed by the TIF District shall also include all streets and utility right-of-ways located upon or adjacent to the property described above, as illustrated in the boundary map included in Exhibit I.

Section H Property to be Acquired in the TIF District

The EDA has been acquiring property located within the TIF District to facilitate the proposed redevelopment project. The EDA will acquire all remaining properties within the TIF District and sell them to the developer for redevelopment.

Section I Specific Development Expected to Occur Within the TIF District

EB Blaine Development and Blaine Town Center East LLC (or an affiliate thereof, the "Developer") of the project site has proposed redevelopment which will include acquisition, demolition of the existing substandard buildings and subsequent construction of a new mixed-use development that is anticipated to incorporate housing, retail, office, parking and other compatible uses.

There are significant extraordinary costs associated with redevelopment of the property requiring financial participation through tax increment financing. The City anticipates using tax increment revenues from the project to finance eligible redevelopment costs including demolition, site improvements, utilities, public improvements and other eligible redevelopment costs.

Demolition of the substandard properties and subsequent construction of required infrastructure, site improvements/preparation and installation of public improvements is expected to start in late 2024. Construction of the new building developments is expected to occur in phases starting in 2026 and continue through 2028. The project is expected to be fully constructed by December 31, 2028, and be 100% assessed and on the tax rolls as of January 2, 2029, for taxes payable 2030. Partial valuations are expected to be realized starting in taxes payable 2028.

Section J Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

(1) The TIF District qualifies as a redevelopment district;

> The City hired LHB to inspect and evaluate the properties within the proposed TIF District to be established by the City. The purpose of the evaluation was to determine if the proposed district met the statutory requirements for coverage and if the buildings met the qualifications required for a Redevelopment District.

A final report has been prepared for the City to retain on file in City offices for public inspection. The report contains the details of the findings summarized below regarding the substandard qualifications:

- The TIF District consists of parcels that are occupied with 100 percent of the area of the proposed TIF District (exceeding the 70 percent coverage test);
- 73.3 percent (11 of 15) of the buildings in the proposed TIF District contain code deficiencies exceeding the 15 percent threshold;
- 73.3 percent of the buildings (11 of 15, which is greater than 50%) are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors, which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance, exceeding the more than 50 percent substandard test; and
- The foregoing conditions are reasonably distributed throughout the geographic area of the proposed TIF District.

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

Factual basis:

Proposed development not expected to occur:

The proposed project consists of the redevelopment of property within the City that consists of blighted properties found to be substandard and will be demolished following establishment of the TIF District. The EDA has identified significant and extraordinary costs including acquisition, site development/preparation, demolition, and other redevelopment costs associated with redevelopment of the project site in conjunction with new development. The estimated total redevelopment costs for this property make the total cost of this effort significantly higher than costs reasonably incurred for similar developments on a clean site. The City’s finding that the proposed redevelopment would be unlikely to occur solely through private investment within the reasonably foreseeable future is based on an analysis of the proforma and other materials submitted by the developer.

No higher market value expected:

If the proposed redevelopment did not go forward, for the same reasons described above, no significant alternative redevelopment of the proposed TIF District area would occur. Over 50% of the existing buildings are currently substandard and it is highly unlikely that the improvements would be made on the property site without tax increment financing. In short, there is no basis for expectation that the area would redevelop or be renovated in any significant way purely by private action without public subsidy.

To summarize the basis for the City's findings regarding alternative market value, in accordance with Minnesota Statutes Section 469.175, Subdivision 3(d), the City makes the following determinations:

a. The City's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is anywhere from $0 to some modest amount based on small scale renovation or redevelopment that could be possible without assistance; any estimated values would be too speculative to ascertain.

b. If the proposed development to be assisted with tax increment occurs in the TIF District, the total increase in market value would be approximately $341,594,225, including the value of the buildings (See Exhibit V).

c. The present value of tax increments from the TIF District for the maximum duration of the district permitted by the TIF Plan is estimated to be $29,042,089 (See Exhibit V).

d. Even if some development other than the proposed development were to occur, the City finds that no alternative would occur that would produce a market value increase greater than $312,552,638 (the amount in clause b less the amount in clause c) without tax increment assistance.

(3) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development of the Project Area by private enterprise.

Factual basis:

The anticipated redevelopment of the project site and any subsequent demolition and new construction related to the project will remain consistent with the City's design goals. The development proposed to occur within the TIF District will afford maximum opportunity for the development of the applicable parcels consistent with the needs of the City and the removal of substandard and underutilized buildings. The development will increase the taxable market valuation of the City and provide additional housing options in the City.

(4) The TIF Plan conforms to general plans for development of the City as a whole.

Factual basis: The City has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

(5) The City elects the method of tax increment computation set forth in Minnesota Statutes Section 469.177, Subdivision 3(b) (see method (b) in Section P).

Section K Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Project Costs	Amount
Land/building acquisition	$10,000,000
Site improvements/preparation costs	$15,000,000
Utilities	$7,500,000
Other public improvements	$34,905,295
Construction of affordable housing	$0
Administrative expenses	$3,442,384
Subtotal	$35,942,384
Interest (including capitalized)	$34,905,295
Total	$70,847,679

The EDA anticipates using tax increment to the extent available to finance redevelopment costs of the project including primarily acquisition, site improvement/preparation costs (including demolition), infrastructure and related improvements, capitalized interest, qualifying administrative expenses, and other TIF-eligible expenditures as deemed necessary and related to redevelopment of the project site.

The EDA reserves the right to administratively adjust the amount of any of the items listed in the categories above without a modification to the TIF Plan, as long as the overall TIF Plan budget ($70,847,679) is not increased. The EDA also reserves the right to fund any of the identified costs with any other legally available revenues but anticipates that such costs will be primarily financed with tax increments.

Section L Estimated Sources of Revenue

Sources of Revenue	Amount
Tax Increment revenue	$68,847,679
Interest on invested funds	$2,000,000
Other	$0
Total	**$70,847,679**

The EDA anticipates capturing the tax increments from the project for financing of the identified redevelopment costs and utilizing as repayment for certain obligations and/or reimbursing the EDA and Developer for a portion of those costs. As tax increments are collected from the TIF District in future years, these increments will be used by the EDA to repay debt obligations and other related obligations of the District for reimbursement of public costs incurred (see Section K). The EDA also anticipates retaining any remaining increment to finance eligible administrative or other expenses related to the project.

The EDA reserves the right to finance any or all public costs of the TIF District using pay-as-you- go assistance, internal funding, general obligation or revenue debt, or any other financing mechanism authorized by law. The EDA also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income.

Section M Estimated Amount of Bonded Indebtedness

The maximum principal amount of bonds (as defined in the TIF Act) secured in whole or part with tax increment from the TIF District is $70,847,679. The EDA currently plans to finance the site improvements and redevelopment costs through the issuance of bonds and reserves the right to finance additional improvements through pay-as-you-go notes, EDA and/or City financing in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, Subdivision 7 of the TIF Act.

Section N Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The estimated taxable value of all property within the TIF District as of January 2, 2024, for taxes payable in 2025, is $10,389,800. Upon establishment of the district and reclassification of a portion of the properties from taxable to tax-exempt (private ownership to EDA/City ownership) and subsequent sale to private developers for redevelopment will be reclassified from commercial-industrial to apartments residential rental and commercial-industrial, the estimated original net tax capacity of the TIF District is estimated to be $129,873. This value is also assumed to be the value of the property, including land and buildings, as of the date the substandard buildings occupied the parcels.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

(1) changes in the tax-exempt status of property;

(2) reductions or enlargements of the geographic area of the TIF District;

(3) changes due to stipulation agreements or abatements; or

(4) changes in property classification rates.

Section O Original Local Tax Capacity Rate

The County Auditor shall also certify the original local tax rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original local tax rate of the TIF District.

It is anticipated the request for certification of the District will occur prior to June 30, 2025, and the local tax rates for taxes levied in 2024 and payable in 2025 will apply, for which the County

Auditor shall certify as the original tax capacity rate of the TIF District. The payable 2025 rates are not available at the time of drafting of the TIF Plan. For purposes of estimating the tax increment generated by the TIF District, the sum of the local tax rates for taxes levied in 2023 and payable in 2024 is 89.574% are shown below:

Taxing Jurisdiction	2021/2022 Local Tax Rate
City of Blaine	33.319%
Anoka County	25.629%
ISD #16	216.128%
Other	4.498%
Total	89.574%

Section P Projected Retained Captured Net Tax Capacity and Projected Tax Increment

The EDA anticipates that 25% of the redevelopment will be completed by December 31, 2026, 75% will be completed by December 31, 2027, and 100% of the redevelopment will be completed by December 31, 2028, creating a total tax capacity for the TIF District of $2,460,393 as of January 2, 2029. The captured tax capacity as of the first full year of increment is projected to be $2,144,157, and the first receipt of increment is projected to be $1,920,608 in taxes payable 2030. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District. The estimates shown in this TIF Plan assume that residential rental class rates remain at 1.25% for apartments and commercial-industrial property rates are $150,000 at 1.5% and 2% for value above $150,000 of the estimated taxable value. All current and future taxable values include 3% annual. Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

For communities affected by the fiscal disparity provisions of Minnesota Statutes Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method the EDA elects shall remain the same for the life of the TIF District, except that a single change may be made at any time from method (a) to method (b) above. The EDA elects method (b), or Minnesota Statutes Section 469.177, Subdivision 3(b).

The County Auditor shall certify to the EDA the amount of captured net tax capacity each year. The EDA may choose to retain any or all of this amount. It is the EDA's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District. Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan, including Exhibit III which shows the projected tax increment generated over the anticipated life of the TIF District.

Section Q Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the State. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The EDA has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

(1) pay for the estimated public costs of the TIF District (see Section M) and County administrative costs associated with the TIF District (see Section V);

(2) pay principal and interest on tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(4) pay all or a portion of the county road costs as may be required by the County Board under Minnesota Statutes Section 469.175, Subdivision 1a; or

(5) return excess tax increments to the County Auditor for redistribution to the City, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless both county boards involved waive this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the EDA.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government, or for a commons area used as a public park, or a facility used for social, recreational, or conference purposes. This prohibition does not apply to the construction or renovation of a parking structure or of a privately-owned facility for conference purposes.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less than fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section R Excess Tax Increment

In any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the EDA shall use the excess tax increments to:

(1) prepay any outstanding tax increment bonds;

(2) discharge the pledge of tax increments thereof;

(3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or

(4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section S Tax Increment Pooling and the Five-Year Rule

At least 75% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District (see Section G for additional restrictions). No more than 25% of the tax increments may be spent on costs outside of the TIF District but within the boundaries of the Project Area, except to pay debt service on credit enhanced bonds. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments are considered to have been spent within the TIF District if such amounts are:

(1) actually paid to a third party for activities performed within the TIF District within five years after certification of the district;

(2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund;

(3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district; or

(4) used to reimburse a party for payment of eligible costs (including interest) incurred within five years from certification of the district.

Beginning with the sixth year following certification of the TIF District, at least 75% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The EDA anticipates that an allowable portion of tax increments generated by the project may be spent outside the TIF District (including allowable administrative expenses), and such expenditures are expressly authorized in this TIF Plan.

Section T Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the EDA other than:

(1) amounts paid for the purchase of land;

(2) amounts paid for materials and services, including architectural and engineering services directly connected with the physical development of the real property in the project;

(3) relocation benefits paid to, or services provided for, persons residing or businesses located in the project;

(4) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178; or

(5) amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clause (1) to (3).

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total tax increment expenditures authorized by the TIF Plan or (b) 10% of the total tax increments received by the TIF District.

Section U Limitation on Property Not Subject to Improvements - Four Year Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation, or qualified improvement of an adjacent street has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District, and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The EDA must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the EDA or owner of the parcel subsequently commences any of the above activities, the EDA shall certify to the County Auditor that such activity has commenced, and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

Section V Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The EDA believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified, and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be $69,096,426.

2. To the extent the project in the TIF District generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and the impact of any general obligation tax increment bonds attributable to the district upon the ability to issue other debt for general fund purposes, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the TIF District. The City anticipates issuing General Obligation (GO) Bonds to finance a portion of the redevelopment project costs and reserves the right to use bond financing, internal financing and pay-as-you-go financing, as necessary, to finance a portion of the project costs attributable to the TIF District.

3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be $20,154,860.

4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be $19,769,937.

5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section W Prior Planned Improvements

The EDA shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section X Development Agreements

If within a project containing a redevelopment district, more than 25% of the acreage of the property to be acquired by the EDA is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the EDA must enter into an agreement for the development of the property. Such agreement must provide recourse for the EDA should the development not be completed.
The EDA anticipates entering into an agreement for development and acquiring a portion of the property within the TIF District with the proceeds of tax increment bonds.

Section Y Assessment Agreements

The EDA may, upon entering into a development agreement, also enter into an assessment agreement with the developer, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder or Registrar of Titles, as applicable, of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County and School District.

The EDA anticipates entering into an assessment agreement.

Section Z Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; a determination to capitalize interest on the debt if that determination was not part of the original TIF Plan; increase in the portion of the captured net tax capacity to be retained by the EDA; increase in the total estimated public costs; or designation of property to be acquired by the EDA shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

(1) the only modification is elimination of parcels from the TIF District; and

(2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the EDA agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The EDA must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section AA Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the EDA shall submit a copy of such plan to the Minnesota Department of Revenue and the Office of the State Auditor. The EDA shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the EDA shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The EDA shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the EDA the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

(1) prior to July 1, the EDA shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.

(2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be

recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.

(3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:

(a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;

(b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;

(c) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

The County Auditor shall notify the EDA of all changes made to the original net tax capacity of the TIF District.

Section AB Filing TIF Plan, Financial Reporting and Disclosure Requirements

The EDA will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes Section 469.175, Subdivision 4A. The EDA will comply with all reporting requirements for the TIF District under Minnesota Statutes Section 469.175, Subdivisions 5 and 6.
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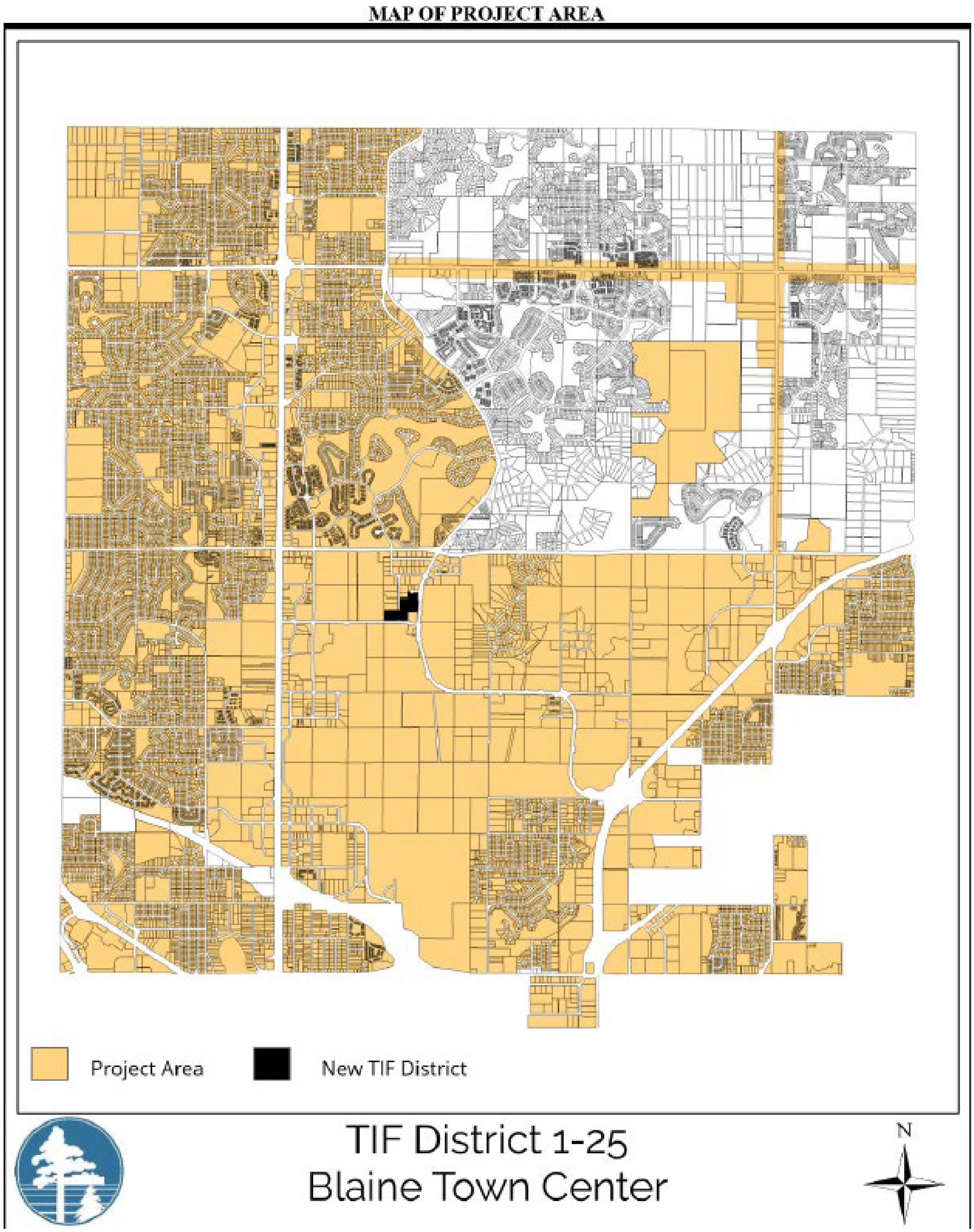
Map of
Tax Increment Financing (Redevelopment) District No. 1-25
(105th Street Redevelopment Area-East District)

DETAILED MAP OF PROJECT AREA

Map of
Project Area



Assumptions Report

City of Blaine, Minnesota
Tax Increment Financing (Redevelopment) District No. 1-25
105th Street Redevelopment Area - East District
Draft TIF Plan Exhibits based on development plans with $173M new taxable value

Type of Tax Increment Financing District	Redevelopment
Maximum Duration of TIF District	25 years from 1st increment Assume 1st Increment is 2028

Projected Certification Request Date	06/30/25	
Decertification Date	12/31/53	(26 Years of Increment)

	2025/2026
Base Estimated Market Value*	10,389,800
Parcel ID:	

** Values provided by County*

Original Net Tax Capacity	129,873

	Assessment/Collection Year			
	2025/2026	2026/2027	2027/2028	2028/2029
Base Estimated Market Value	$10,389,800	$10,389,800	$10,389,800	$10,389,800
Estimated Increase in Value - New Construction	0	0	32,888,950	120,744,813
Total Estimated Market Value	10,389,800	10,389,800	43,278,750	131,134,613
Total Net Tax Capacity	$129,873	$129,873	$596,484	$1,808,870

	Payable 2024
City of Blaine	33.319%
Anoka County	25.629%
ISD #16	26.128%
Other (13 - 10016A)	4.498%
Local Tax Capacity Rate	89.574%
Estimated Frozen Tax Capacity Rate	89.574%

	2026/2027
Fiscal Disparities Contribution From TIF District	30.1859%
Administrative Retainage Percent (maximum = 10%)	5.00%
Pooling Percent	0.00%

<u>Bonds</u>			<u>Projected Pay-as-you-go Note</u>	
Bonds Dated	TBD		Note Dated	TBD
Bond Issue @ TBD	TBD		Note Rate	TBD
Eligible Project Costs	$27,828,038		Note Amount	TBD
Present Value Date & Rate	11/01/24	5.00%	PV Amount	$27,828,038

<u>Notes</u>
Assumes no changes to future class rates and tax rates
Includes 3% annual market value inflator to allow for future growth
Total taxable value based on $235,000/unit for up to 600 new residential housing units and $200/square foot for 150,000 square foot office/retail space

Projected Tax Increment Report

City of Blaine, Minnesota
Tax Increment Financing (Redevelopment) District No. 1-25
105th Street Redevelopment Area - East District
Draft TIF Plan Exhibits based on development plans with $173M new taxable value

Annual Period Ending (1)	Total Market Value [1] (2)	Total Net Tax Capacity [2] (3)	Less: Original Net Tax Capacity [3] (4)	Less: Fiscal Disp. @ 30.1859% (5)	Retained Captured Net Tax Capacity (6)	Times: Tax Capacity Rate [4] (7)	Annual Gross Tax Increment (8)	Less: State Aud. Deduction 0.360% (9)	Subtotal Net Tax Increment (10)	Less: Admin. Retainage 5.00% (11)	Annual Net Revenue (12)	P.V. Annual Net Rev. To 11/01/24 5.00%
12/31/25	10,389,800	129,873	129,873	0	0	89.574%	0	0	0	0	0	0
12/31/26	10,389,800	129,873	129,873	0	0	89.574%	0	0	0	0	0	0
12/31/27	10,389,800	129,873	129,873	0	0	89.574%	0	0	0	0	0 *	0
12/31/28	43,278,750	596,484	129,873	45,052	421,559	89.574%	377,608	1,359	376,249	18,812	357,437	291,683
12/31/29	131,134,613	1,808,870	129,873	136,969	1,542,029	89.574%	1,381,257	4,973	1,376,284	68,814	1,307,470	1,016,140
12/31/30	178,347,401	2,460,393	129,873	186,363	2,144,157	89.574%	1,920,608	6,914	1,913,694	95,685	1,818,009	1,345,639
12/31/31	183,697,823	2,534,227	129,873	191,961	2,212,394	89.574%	1,981,730	7,134	1,974,596	98,730	1,875,866	1,322,346
12/31/32	189,208,758	2,610,277	129,873	197,727	2,282,678	89.574%	2,044,686	7,361	2,037,325	101,866	1,935,459	1,299,386
12/31/33	194,885,020	2,688,608	129,873	203,665	2,355,070	89.574%	2,109,530	7,594	2,101,936	105,097	1,996,839	1,276,756
12/31/34	200,731,571	2,769,288	129,873	209,782	2,429,634	89.574%	2,176,320	7,835	2,168,485	108,424	2,060,061	1,254,456
12/31/35	206,753,518	2,852,389	129,873	216,082	2,506,435	89.574%	2,245,114	8,082	2,237,032	111,852	2,125,180	1,232,486
12/31/36	212,956,124	2,937,984	129,873	222,571	2,585,540	89.574%	2,315,971	8,337	2,307,634	115,382	2,192,252	1,210,842
12/31/37	219,344,807	3,026,146	129,873	229,255	2,667,018	89.574%	2,388,955	8,600	2,380,355	119,018	2,261,337	1,189,523
12/31/38	225,925,152	3,116,952	129,873	236,140	2,750,940	89.574%	2,464,127	8,871	2,455,256	122,763	2,332,493	1,168,527
12/31/39	232,702,906	3,210,484	129,873	243,231	2,837,380	89.574%	2,541,555	9,150	2,532,405	126,620	2,405,785	1,147,852
12/31/40	239,683,993	3,306,821	129,873	250,534	2,926,414	89.574%	2,621,306	9,437	2,611,869	130,593	2,481,276	1,127,495
12/31/41	246,874,513	3,406,048	129,873	258,057	3,018,118	89.574%	2,703,449	9,732	2,693,717	134,686	2,559,031	1,107,455
12/31/42	254,280,748	3,508,252	129,873	265,806	3,112,573	89.574%	2,788,056	10,037	2,778,019	138,901	2,639,118	1,087,727
12/31/43	261,909,171	3,613,522	129,873	273,787	3,209,862	89.574%	2,875,202	10,351	2,864,851	143,243	2,721,608	1,068,310
12/31/44	269,766,446	3,721,950	129,873	282,007	3,310,070	89.574%	2,964,962	10,674	2,954,288	147,714	2,806,574	1,049,202
12/31/45	277,859,439	3,833,631	129,873	290,474	3,413,284	89.574%	3,057,415	11,007	3,046,408	152,320	2,894,088	1,030,398
12/31/46	286,195,223	3,948,662	129,873	299,195	3,519,595	89.574%	3,152,642	11,350	3,141,292	157,065	2,984,227	1,011,896
12/31/47	294,781,079	4,067,145	129,873	308,178	3,629,094	89.574%	3,250,725	11,703	3,239,022	161,951	3,077,071	993,693
12/31/48	303,624,512	4,189,181	129,873	317,430	3,741,879	89.574%	3,351,751	12,066	3,339,685	166,984	3,172,701	975,786
12/31/49	312,733,247	4,314,879	129,873	326,960	3,858,047	89.574%	3,455,807	12,441	3,443,366	172,168	3,271,198	958,171
12/31/50	322,115,244	4,444,348	129,873	336,775	3,977,701	89.574%	3,562,986	12,827	3,550,159	177,508	3,372,651	940,845
12/31/51	331,778,702	4,577,701	129,873	346,885	4,100,943	89.574%	3,673,379	13,224	3,660,155	183,008	3,477,147	923,805
12/31/52	341,732,063	4,715,055	129,873	357,299	4,227,884	89.574%	3,787,085	13,634	3,773,451	188,673	3,584,778	907,048
12/31/53	351,984,025	4,856,529	129,873	368,024	4,358,632	89.574%	3,904,201	14,055	3,890,146	194,507	3,695,639	890,571
							$69,096,427	$248,748	$68,847,679	$3,442,384	$65,405,295	$27,828,038

** City has the ability to make the election to delay receipt of first increment until up to 4 years from approval date*
(1) Total estimated market value based on developer site plan assumptions
preliminary and subject to further review. Includes 3% annual market value inflator
(2) Total net tax capacity based on commercial-industrial class rate of 1.5% first $150,000 value and 2% value above $150,000 and residential rental class rate of 1.25%
(3) Original net tax capacity based on 2024/2025 existing property value
(4) Total local combined tax rate available for taxes payable 2024

Estimated Impact on Other Taxing Jurisdictions Report

City of Blaine, Minnesota
Tax Increment Financing (Redevelopment) District No. 1-25
105th Street Redevelopment Area - East District
Draft TIF Plan Exhibits based on development plans with $173M new taxable value

	Without Project or TIF District		With Project and TIF District						
Taxing Jurisdiction	2023/2024 Taxable Net Tax Capacity (1)	2023/2024 Local Tax Rate	2023/2024 Taxable Net Tax Capacity (1)	+ Projected Retained Captured Net Tax Capacity	= New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Blaine	115,360,897	33.319%	115,360,897	$4,358,632	119,719,529	32.106%	1.213%	1,399,380
Anoka County	544,150,478	25.629%	544,150,478	4,358,632	548,509,110	25.425%	0.204%	1,108,197
ISD #16	70,942,654	26.128%	70,942,654	4,358,632	75,301,286	24.616%	1.512%	1,072,905
Other (2)	---	4.498%	---	4,358,632	---	4.498%	---	---
Totals		89.574%				86.645%	2.929%	

*** Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 2.929% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.
(2) The impact on these taxing jurisdictions has not been calculated. They represent 5.02% of the total tax rate.

Market Value Analysis Report

City of Blaine, Minnesota
Tax Increment Financing (Redevelopment) District No. 1-25
105th Street Redevelopment Area - East District
Draft TIF Plan Exhibits based on development plans with $173M new taxable value

Assumptions	
Present Value Date	11/01/24
P.V. Rate - Gross T.I.	5.00%

Increase in EMV With TIF District	$341,594,225
Less: P.V of Gross Tax Increment	29,398,501
Subtotal	$312,195,724
Less: Increase in EMV Without TIF	0
Difference	$312,195,724

	Year	Annual Gross Tax Increment	Present Value @ 5.00%
1	2028	377,608	308,143
2	2029	1,381,257	1,073,486
3	2030	1,920,608	1,421,580
4	2031	1,981,730	1,396,972
5	2032	2,044,686	1,372,716
6	2033	2,109,530	1,348,809
7	2034	2,176,320	1,325,251
8	2035	2,245,114	1,302,041
9	2036	2,315,971	1,279,175
10	2037	2,388,955	1,256,653
11	2038	2,464,127	1,234,472
12	2039	2,541,555	1,212,630
13	2040	2,621,306	1,191,125
14	2041	2,703,449	1,169,953
15	2042	2,788,056	1,149,113
16	2043	2,875,202	1,128,600
17	2044	2,964,962	1,108,413
18	2045	3,057,415	1,088,548
19	2046	3,152,642	1,069,002
20	2047	3,250,725	1,049,772
21	2048	3,351,751	1,030,854
22	2049	3,455,807	1,012,245
23	2050	3,562,986	993,941
24	2051	3,673,379	975,940
25	2052	3,787,085	958,237
26	2053	3,904,201	940,830
		$69,096,427	$29,398,501

Redevelopment TIF District Qualifications Report

BLAINE ECONOMIC DEVELOPMENT AUTHORITY
COUNTIES OF ANOKA AND RAMSEY
STATE OF MINNESOTA

RESOLUTION NO. ______

RESOLUTION APPROVING AN AMENDMENT TO THE BLAINE ECONOMIC DEVELOPMENT PROJECT PLAN TO ESTABLISH A REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT THEREIN, APPROVING A TAX INCREMENT FINANCING PLAN THEREFOR (105TH STREET REDEVELOPMENT AREA-EAST DISTRICT) AND AUTHORIZING THE EXECUTION OF A TAX INCREMENT PLEDGE AGREEMENT AND RELATED DOCUMENTS WITH THE CITY

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Blaine Economic Development Authority (the "EDA") as follows:

Section 1. Recitals.

1.01 The EDA has proposed to amend the Project Plan (the "Project Plan") for the Blaine Economic Development Project (the "Project Area") to establish Tax Increment Financing Redevelopment District No. 1-25 (105th Street Redevelopment Area-East District) (the "TIF District") within the Project Area and to adopt the Tax Increment Financing Plan relating thereto (the "TIF Plan" and, with the Project Plan, the "Plans"), all pursuant to and in conformity with applicable law, including Minnesota Statutes, Sections 469.001 through 469.047, 469.090 through 469.1082, 469.124 through 469.133, and 469.174 through 469.1794, all inclusive and as amended (collectively, the "TIF Act"), all as reflected in that certain document, dated the date hereof, entitled "Amendments Relating to Blaine Economic Development Project Plan of the Blaine Economic Development Authority, including establishment and approval of the Tax Increment Financing Plan for Tax Increment Financing (Redevelopment) District No. 1-25 (105th Street Redevelopment Area-East District)" and presented for the Board's consideration.

1.02 The Board has investigated the facts relating to the amendment of the Project Plan, the establishment of the TIF District and the adoption of the TIF Plan.

1.03 Certain actions required by law have been or will be performed prior to the establishment of the TIF District and the adoption and approval of the Plans, including, but not limited to, delivering the Plans to the Auditor of Anoka County (the "County"), the Clerk of the Anoka-Hennepin School District (the "School District") and the individual affected County Commissioner; reviewing the Plans for conformity with the City's comprehensive plan; and holding a public hearing on the date hereof by the City Council (the "Council") of the City of Blaine, Minnesota (the "City") thereon following notice thereof published in the City's official newspaper at least 10 but not more than 30 days prior to the public hearing.

1.04 Certain written reports and other documentation, information and materials (collectively, the "Materials") relating to the establishment of the TIF District and the approval and adoption of the Plans, including information supplied by EB Blaine Development and Blaine Town

Center East LLC (or an affiliate thereof, the "Developer") as to the activities contemplated therein, have heretofore been assembled or prepared by staff or others and submitted to the Board and/or made a part of the City or EDA files and proceedings on the TIF Plan. The Materials, which are incorporated herein by reference, include data, information and/or substantiation constituting or relating to (1) the "studies and analyses" on why the new TIF District meets the requirements to be a redevelopment tax increment financing district, including a report prepared by LHB, Inc., Minneapolis, Minnesota, dated the date hereof (the "Blight Report"), (2) why the TIF District meets the so-called "but for" test, including an analysis of the proforma and other materials submitted by the Developer; and (3) the bases for the other findings and determinations made in this resolution. The Board hereby confirms, ratifies and adopts the Materials, which are hereby incorporated into and made as fully a part of this resolution to the same extent as if set forth in full herein.

1.05 The Developer has proposed the demolition of existing substandard buildings in the TIF District and the construction thereon of a new mixed-use development that is anticipated to incorporate housing, retail, office, parking and other compatible uses including the construction of approximately 629 new multifamily housing apartments between 3 buildings with structured and surface parking spaces and supporting amenities and 150,000 square foot medical office building (the "Development") and has requested that the EDA provide tax increment assistance to pay a portion of the public redevelopment costs of the Development.

1.06 The City plans to issue its Taxable General Obligation Temporary Tax Increment Bonds, Series 2024C (together with any bonds issued to refund such bonds, the "TIF Bonds") to finance a portion of the public redevelopment costs of the Development.

Section 2. <u>Findings for the Modification of the Redevelopment Plan, the Creation of the TIF District and Adoption of a TIF Plan Therefor</u>.

2.01 The Board hereby approves the amendment to the Project Plan and specifically finds that: (a) the land within the Project Area would not be available for redevelopment without the financial aid sought under the Redevelopment Plan; (b) the Redevelopment Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Project Area by private enterprise; and (c) the Redevelopment Plan conforms to the general plan for the development of the City as a whole. The Project Area is not being expanded and the only modification of the Redevelopment Plan relates to the incorporation by reference of the proposed TIF District and the terms of the TIF Plan therefor.

2.02 The Board hereby finds that the TIF District is in the public interest and is a redevelopment district, as defined in Minnesota Statutes, Section 469.174, Subdivision 10 for the following reasons:

> The TIF District is, pursuant to Minnesota Statutes, Section 469.174, Subdivision 10, a "redevelopment district" because it consists of a project or portions of a project within which the following conditions, reasonably distributed throughout the TIF District, exist: (1) parcels consisting of at least 70% of the area of the TIF District are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and (2) more than 50% of the buildings located within the TIF District are deemed "structurally substandard" (within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10(b) and (c)) to a

degree requiring substantial renovation or clearance. Such conditions are reasonably distributed throughout the geographic area of the proposed TIF District.

The TIF District consists of 15 parcels which are "occupied" (i.e. 100% of the parcels in the TIF District which is more than 70%) as defined in Minnesota Statutes, Section 469.174, Subd. 10(e), in that at least 15% of the area of each parcel is occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures. There are 15 buildings in the TIF District, and 11 of those buildings (i.e. 73.3% of the buildings in the TIF District which is more than 50%) are structurally substandard to a degree requiring substantial renovation or clearance. In addition, the costs of bringing the structurally substandard building into compliance with building codes applicable to new buildings would exceed 15% of the cost of constructing new structures of the same size and type on the site.

The Materials, including, without limitation, the Blight Report and the supporting facts for these determinations, are on file with the staff of the City. There have been no building permits issued or improvements made to the parcel or the building since the date of the report.

2.03 The Board hereby makes the following additional findings in connection with the TIF District:

(a) The Board further finds that the proposed Development, in the opinion of Board, would not occur solely through private investment within the reasonably foreseeable future and, therefore, the use of tax increment financing is deemed necessary. The specific basis for such finding being:

The property on which the proposed Development will occur would not be developed in the reasonably foreseeable future. The estimated total redevelopment costs for this property make the total cost of this effort significantly higher than costs reasonably incurred for similar developments on a clean site. The demolition and redevelopment costs are higher than for new development and would make development infeasible. The Developer has represented that it could not proceed with the Development without tax increment assistance.

(b) The Board further finds that the Plans conform to the general plan for the development or redevelopment of the City as a whole. The specific basis for such finding being:

The Council reviewed the Plans and found that the Plans conform to the general plan for the development or redevelopment of the City as a whole. The TIF Plan will generally complement and serve to implement policies adopted in the City's comprehensive plan. The City has determined that the Development proposed in the TIF Plan conforms to the City comprehensive plan and is or will be in substantial accordance with the existing zoning or any permitted exception for the property and is consistent with other uses in the area. The anticipated redevelopment of the project site and any subsequent demolition, reconstruction, or renovation related to the

Development will remain consistent with the City's design goals and the Blaine Town Center Master Plan, dated May 27, 2022.

(c) The Board further finds that the TIF Plan will afford maximum opportunity consistent with the sound needs of the City as a whole for the development or redevelopment of the Project Area by private enterprise. The specific basis for such finding being:

> The Development proposed to occur within the TIF District will afford maximum opportunity for the removal of the substandard buildings and the development of the applicable parcels consistent with the needs of the City and the planning goals of the City. The Development will increase the taxable market valuation of the City. The Development will expand the number and type of available housing and commercial options in the City and help fulfill the need for such housing in the City.

(d) For purposes of compliance with Minnesota Statutes, Section 469.175, Subdivision 3(d), the Board hereby finds that the increased market value of the property to be developed within the TIF District that could reasonably be expected to occur without the use of tax increment financing is likely $0 (other than amounts due to inflation), which is less than the increased market value estimated to result from the proposed development (approximately $341,594,255), after subtracting the present value of the projected tax increments for the maximum duration of the TIF District (approximately $29,042,089), which is approximately $312,552,136. In making these findings, the Board has noted that the existing building on the property is blighted and would likely remain in its current condition or further deteriorate if tax increment financing were not available for redevelopment. Thus, the use of tax increment financing will be a positive net gain to the City, the School District, and the County, and the tax increment assistance does not exceed the benefit which will be derived therefrom.

2.04 The provisions of this Section 2 are hereby incorporated by reference into and made a part of the TIF Plan and the findings in the TIF Plan are incorporated herein by reference and made a part hereof.

2.05 The Board further finds that the Plans are intended and, in the judgment of this Board, their effect will be, to promote the public purposes and accomplish the objectives specified therein.

Section 3. <u>Creation of the TIF District and Approval and Adoption of the Plans; Interfund Loans</u>.

3.01 Subject to the approval by the City Council following a public hearing, the amendment to the Project Plan, adoption of the TIF Plan and establishment of the TIF District, as presented to the Board on this date, including without limitation the findings and statements of objectives contained therein, are hereby approved, ratified, established and adopted.

3.02 The EDA elects to retain all of the captured tax capacity to finance the costs of the TIF District. The EDA elects the method of tax increment computation set forth in Minnesota Statutes, Section 469.177, Subd. 3(b).

3.03 In accordance with Minnesota Statutes, Section 469.175, Subd. 1(b), the EDA elects to delay the receipt of the first increment until tax payable year 2028.

3.04 The staff of the EDA and the advisors and legal counsel of the City and the EDA are authorized and directed to proceed with the implementation of the TIF District and the TIF Plan. City staff shall, in writing, request the Anoka County Auditor to certify the new TIF District and shall file the Plans with the Commissioner of Revenue and the Office of the State Auditor.

3.05 The County Auditor is requested to certify the original net tax capacity of the District, as described in the TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased; and the City is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the TIF District, for which building permits have been issued during the 18 months immediately preceding the adoption of this resolution. The Council finds that no "improvement" was made, within the meaning of Minn. Stat., Section 469.177, Subd. 4, under a permit issued during the 18 months immediately preceding the adoption of this resolution.

3.06 The Board hereby approves interfund loans or advances ("Loans") for the TIF District, as follows:

(a) The authorized tax increment eligible costs (including without limitation out-of-pocket administrative expenses in an amount up to $3,442,384, and costs associated with land, buildings and site improvements in an amount up to $67,405,295) payable from the TIF District as provided in the TIF Plan as originally adopted or as it may be amended, may need to be financed on a short-term and/or long-term basis via one or more Loans, as may be determined by the City Finance Director from time to time.

(b) Loans may be advanced if and as needed from available monies in the City's or the EDA's general fund or other City or EDA funds designated by the City Finance Director. Loans may be structured as draw-down or "line of credit" obligations of the lending fund(s).

(c) Neither the maximum principal amount of any one Loan nor the aggregate principal amount of all Loans may exceed $70,847,679 outstanding at any time.

(d) All Loans shall mature not later than February 1, 2054 or such earlier date as the City Finance Director may specify in writing. All Loans may be prepaid, in whole or in part, whether from tax increment revenue, tax increment revenue bond proceeds or other eligible sources including, but not limited to, other bonds to be issued by the City.

(e) The outstanding and unpaid principal amount of each Loan shall bear interest at the rate of 8.00%, which does not exceed the rate prescribed by the statute (Minnesota Statutes, Section 469.178, Subdivision 7), which is the greater of the rates specified under Minnesota Statutes, Sections 270C.40 or 549.09 at the time a Loan, or any part of it, is first made, subject to the right of the City Finance Director to specify a lower rate (but not less than the City's or the EDA's then-current average investment return for similar amount and term).

(f) Such Loans within the above guidelines are pre-approved. The Loans need not take any particular form and may be undocumented, except that the City Finance Director shall specify the principal amount and interest rate and maintain all necessary or applicable data on the Loans.

Section 4. Approval of Pledge Agreement.

4.01 Subject to the approval by the City Council of establishing the TIF District and adopting the TIF Plan therefor following a public hearing, the Board hereby approves a Tax Increment Pledge Agreement between the City and the EDA (the "Pledge Agreement") substantially in the form presented to the Board, and hereby authorizes the President and Executive Director to negotiate the final terms thereof and, in their discretion and at such time, if any, as they may deem appropriate, to execute the same on behalf of the EDA, and to carry out, on behalf of the EDA, the EDA's obligations thereunder.

4.02 The approval hereby given to the Pledge Agreement 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 EDA 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 EDA. The execution of any instrument by the appropriate officers of the EDA herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof.

4.03 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 Pledge Agreement, the officers and employees of the EDA are hereby authorized and directed to take or cause to be taken such actions as may be necessary on behalf of the EDA to implement the Pledge Agreement.

4.04 The Board hereby determines that the execution and performance of the Pledge Agreement will help realize the public purposes of the Act.

PASSED on October 7, 2024, by the Board of Commissioners of the Blaine Economic Development Authority.

SECRETARY'S CERTIFICATE

I, the undersigned, being the duly qualified and acting Secretary of the Blaine Economic Development Authority, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes of a duly called and regularly held meeting of the EDA held on October 7, 2024, with the original minutes thereof on file in my office and that the same is a full, true, and correct transcript thereof insofar as said minutes relate to the tax increment and related actions referenced therein with respect to the Tax Increment Financing District No. 1-25.

Boardmember _______________ moved the adoption of the foregoing resolution, and said motion was duly seconded by Boardmember ________________________, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

WITNESS My hand this ____ day of __________, 2024.

____
Secretary
Blaine Economic Development Authority

BL140-49-979366.v1

REPORT OF INSPECTION PROCEDURES AND RESULTS

FOR

DETERMINING QUALIFICATIONS

OF A

TAX INCREMENT FINANCING DISTRICT

TOWN CENTER
REDEVELOPMENT TIF DISTRICT

Prepared for

CITY OF BLAINE, MINNESOTA

October 2, 2024

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Part 1: Executive Summary

Purpose of the Evaluation

LHB was hired by the City of Blaine to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is bounded by 106th Lane NE, Radisson Road NE, 105th Avenue NE, and bisected by Nassau Street NE (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether fifteen (15) buildings on fifteen (15) parcels located within the proposed TIF District, meet the qualifications required for a Redevelopment District.

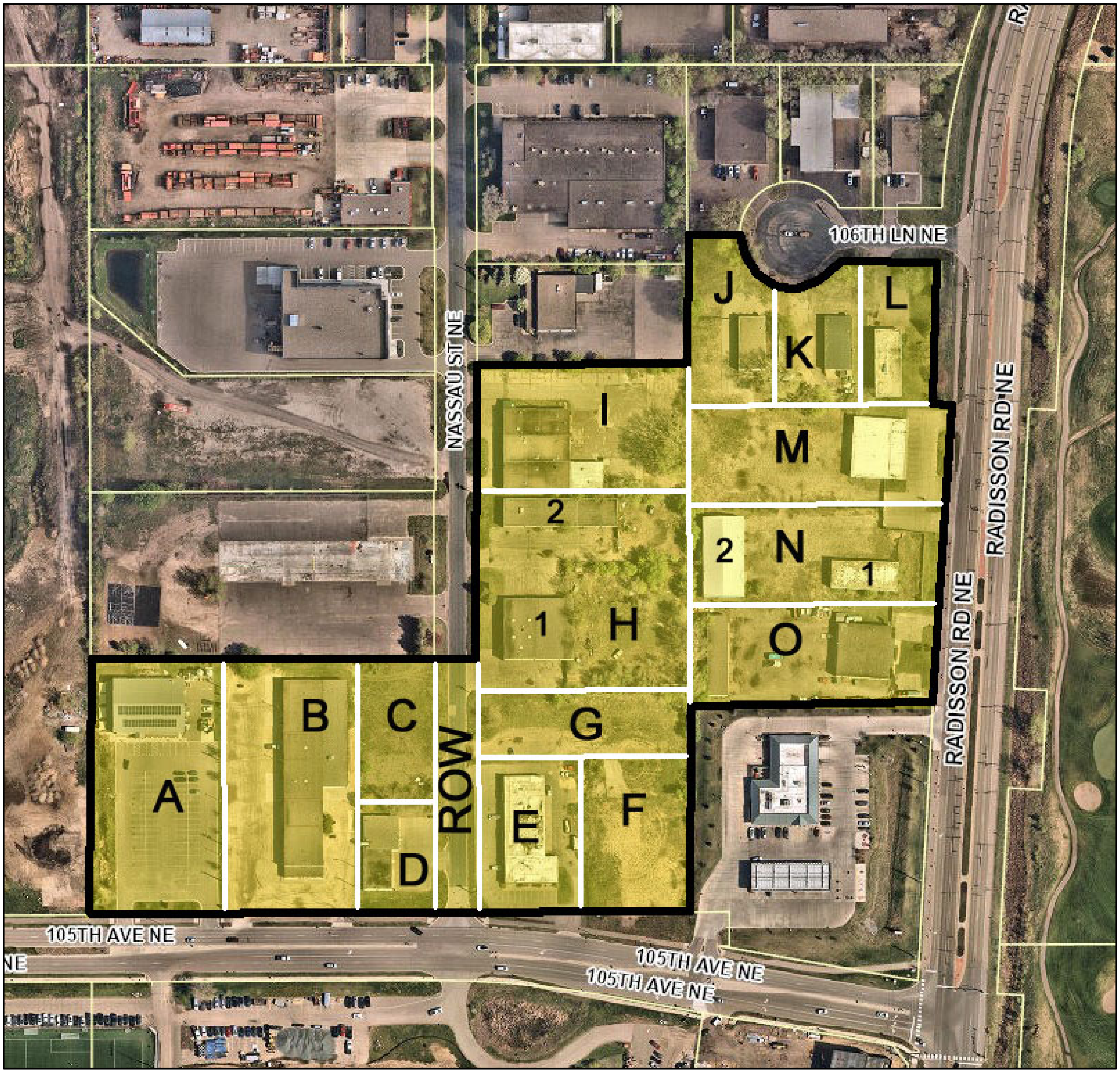

Diagram 1: Proposed TIF District

Scope of Work

The proposed TIF District consists of fifteen (15) parcels and one ROW area with fifteen (15) structures. Eleven (11) buildings were inspected on March 7, 2022, July 12, 2023, August 23, 2024, and August 30, 2024. Building Code and Condition Deficiency reports for the buildings that were inspected and found substandard are in Appendix B.

Conclusion

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

- The proposed TIF District has a coverage calculation of 100 percent which is above the 70 percent requirement.
- 73.3 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed.

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

Part 2: Minnesota Statute 469.174, Subdivision 10 Requirements

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

Interior Inspection

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

Exterior Inspection and Other Means

> "An interior inspection of the property is not required, if the municipality finds that
>
> (1) the municipality or authority is unable to gain access to the property after using its best efforts to obtain permission from the party that owns or controls the property; and
>
> (2) the evidence otherwise supports a reasonable conclusion that the building is structurally substandard."

Documentation

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

Qualification Requirements

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

1. COVERAGE TEST

a. Minnesota Statutes, Section 469.174, Subdivision 10(a)(1) states:

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

b. The coverage required by the parcel to be considered occupied is defined under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which states:

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

2. CONDITION OF BUILDINGS TEST

a. Minnesota Statutes, Section 469.174, Subdivision 10(a) states:

   "…and more than 50 percent of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance;"

b. Structurally substandard is defined under Minnesota Statutes, Section 469.174, Subdivision 10(b), which states:

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

   i. We do not count energy code deficiencies toward the thresholds required by *Minnesota Statutes, Section 469.174, Subdivision 10(b)* defined as "structurally substandard", due to concerns expressed by the State of Minnesota Court of Appeals in the *Walser Auto Sales, Inc. vs. City of Richfield* case filed November 13, 2001.

c. Buildings are not eligible to be considered structurally substandard unless they meet certain additional criteria, as set forth in Subdivision 10(c) which states:

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

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

   i. LHB counts energy code deficiencies toward the 15 percent code threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c)) for the following reasons:
      1) The Minnesota energy code is one of ten building code areas highlighted by the Minnesota Department of Labor and Industry website where minimum construction standards are required by law.
      2) Chapter 13 of the 2015 *Minnesota Building Code* states, "Buildings shall be designed and constructed in accordance with the *International Energy Conservation Code*." Furthermore, Minnesota Rules, Chapter 1305.0021 Subpart 9 states, "References to the *International Energy Conservation Code* in this code mean the *Minnesota Energy Code*…"
      3) Chapter 11 of the 2015 Minnesota Residential Code incorporates Minnesota Rules, Chapters, 1322 and 1323 *Minnesota Energy Code*.
      4) The Senior Building Code Representative for the Construction Codes and Licensing Division of the Minnesota Department of Labor and Industry confirmed that the Minnesota Energy Code is being enforced throughout the State of Minnesota.
      5) In a January 2002 report to the Minnesota Legislature, the Management Analysis Division of the Minnesota Department of Administration confirmed that the construction cost of new buildings complying with the Minnesota Energy Code is higher than buildings built prior to the enactment of the code.
      6) Proper TIF analysis requires a comparison between the replacement value of a new building built under current code standards with the repairs that would be necessary to bring the existing building up to current code standards. For an equal comparison to be made, all applicable code chapters should be applied to both scenarios. Since current construction estimating software automatically applies the construction cost

of complying with the Minnesota Energy Code, energy code deficiencies should also be identified in the existing structures.

3. DISTRIBUTION OF SUBSTANDARD BUILDINGS

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

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

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

(3) tank facilities, or property whose immediately previous use was for tank facilities…"

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

Part 3: Procedures Followed

LHB inspected a building at 10524 Nassau Street NE on March 7, 2022. The building was verified as substandard by the City of Blaine EDA Resolution 22-04 on March 21, 2022, and demolished soon after, allowing the building to be included in this TIF District established within three years of demolition.

LHB also inspected a building at 10601 Nassau St NE on July 12, 2023. The building was verified as substandard by the City of Blaine EDA Resolution 23-136 on August 21, 2023.

Nine more buildings were inspected on August 23 and August 30, 2024.

Four buildings within the District were not inspected.

Part 4: Findings

1. Coverage Test

a. The total square foot area of the parcel in the proposed TIF District was obtained from City records, GIS mapping and site verification.
b. The total square foot area of buildings and site improvements on the parcels in the proposed TIF District was obtained from City records, GIS mapping and site verification.

c. The percentage of coverage for each parcel in the proposed TIF District was computed to determine if the 15 percent minimum requirement was met. The total square footage of parcels meeting the 15 percent requirement was divided into the total square footage of the entire district to determine if the 70 percent requirement was met.

FINDING

The proposed TIF District met the coverage test under *Minnesota Statutes, Section 469.174, Subdivision 10(e)*, which resulted in parcels consisting of 100 percent of the area of the proposed TIF District being occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures (Diagram 2). This exceeds the 70 percent area coverage requirement for the proposed TIF District under Minnesota Statutes, Section 469.174, Subdivision (a) (1).

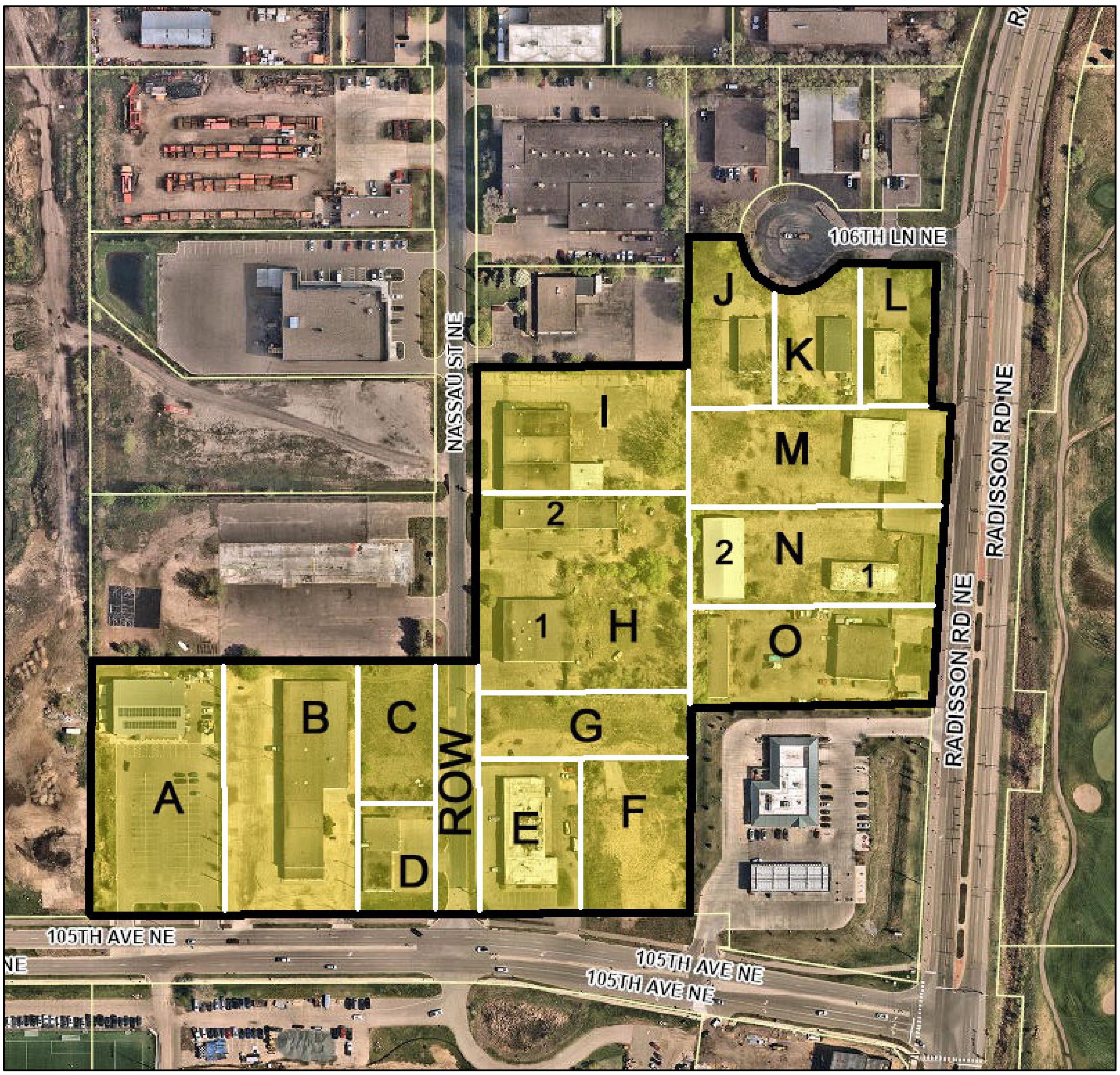

Diagram 2 – Coverage Diagram

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

2. Condition of Building Test

a. BUILDING INSPECTION

i. The first step in the evaluation process is the building inspection. After an initial walk-thru, the inspector makes a judgment whether a building "appears" to have enough defects or deficiencies of sufficient total significance to justify substantial renovation or clearance. If it does, the inspector documents with notes and photographs code and non-code deficiencies in the building.

b. REPLACEMENT COST

i. The second step in evaluating a building to determine if it is substandard to a degree requiring substantial renovation or clearance is to determine its replacement cost. This is the cost of constructing a new structure of the same square footage and type on site. Replacement costs were researched using R.S. Means Cost Works square foot models for 2024.
ii. A replacement cost was calculated by first establishing building use (office, retail, residential, etc.), building construction type (wood, concrete, masonry, etc.), and building size to obtain the appropriate median replacement cost, which factors in the costs of construction in Blaine, Minnesota.
iii. Replacement cost includes labor, materials, and the contractor's overhead and profit. Replacement costs do not include architectural fees, legal fees or other "soft" costs not directly related to construction activities. Replacement cost for each building is tabulated in Appendix A.

c. CODE DEFICIENCIES

i. The next step in evaluating a building is to determine what code deficiencies exist with respect to such building. Code deficiencies are those conditions for a building which are not in compliance with current building codes applicable to new buildings in the State of Minnesota.
ii. Minnesota Statutes, Section 469.174, Subdivision 10(c), specifically provides that a building cannot be considered structurally substandard if its code deficiencies are not at least 15 percent of the replacement cost of the building. As a result, it was necessary to determine the extent of code deficiencies for each building in the proposed TIF District.
iii. The evaluation was made by reviewing all available information with respect to such buildings contained in City Building Inspection records and making interior and exterior inspections of the buildings. LHB utilizes the current Minnesota State Building Code as the official code for our evaluations. The Minnesota State Building Code is a series of provisional codes written specifically for Minnesota only requirements, adoption of several international codes, and amendments to the adopted international codes.
iv. After identifying the code deficiencies in each building, we used R.S. Means Cost Works 2024; Unit and Assembly Costs to determine the cost of correcting the identified deficiencies. We were then able to compare the correction costs with the replacement cost of each building to determine if the costs for correcting code deficiencies meet the required 15 percent threshold.

FINDING

Eleven (11) out of fifteen (15) buildings (73.3 percent) in the proposed TIF District contained code deficiencies exceeding the 15 percent threshold required by Minnesota Statutes, Section 469.174, Subdivision 10(c). Building Code, Condition Deficiency and Context Analysis reports for the buildings in the proposed TIF District can be found in Appendix B of this report.

d. SYSTEM CONDITION DEFICIENCIES

i. If a building meets the minimum code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), then for such building to be "structurally substandard" under Minnesota Statutes, Section 469.174, Subdivision 10(b), the building's defects, or deficiencies should be of sufficient total significance to justify "substantial renovation or clearance." Based on this definition, LHB re-evaluated each of the buildings that met the code deficiency threshold under Minnesota Statutes, Section 469.174, Subdivision 10(c), to determine if the total deficiencies warranted "substantial renovation or clearance" based on the criteria we outlined above.
ii. System condition deficiencies are a measurement of defects or substantial deterioration in site elements, structure, exterior envelope, mechanical and electrical components, fire protection and emergency systems, interior partitions, ceilings, floors, and doors.
iii. The evaluation of system condition deficiencies was made by reviewing all available information contained in City records, and making interior and exterior inspections of the buildings. LHB only identified system condition deficiencies that were visible upon our inspection of the building or contained in City records. We did not consider the amount of "service life" used up for a particular component unless it was an obvious part of that component's deficiencies.
iv. After identifying the system condition deficiencies in each building, we used our professional judgment to determine if the list of defects or deficiencies is of sufficient total significance to justify "substantial renovation or clearance."

FINDING

In our professional opinion, eleven (11) out of fifteen (15) buildings (73.3 percent) in the proposed TIF District are structurally substandard to a degree requiring substantial renovation or clearance, because of defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. This exceeds the 50 percent requirement of Subdivision 10a(1).

3. Distribution of Substandard Structures

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

FINDING

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

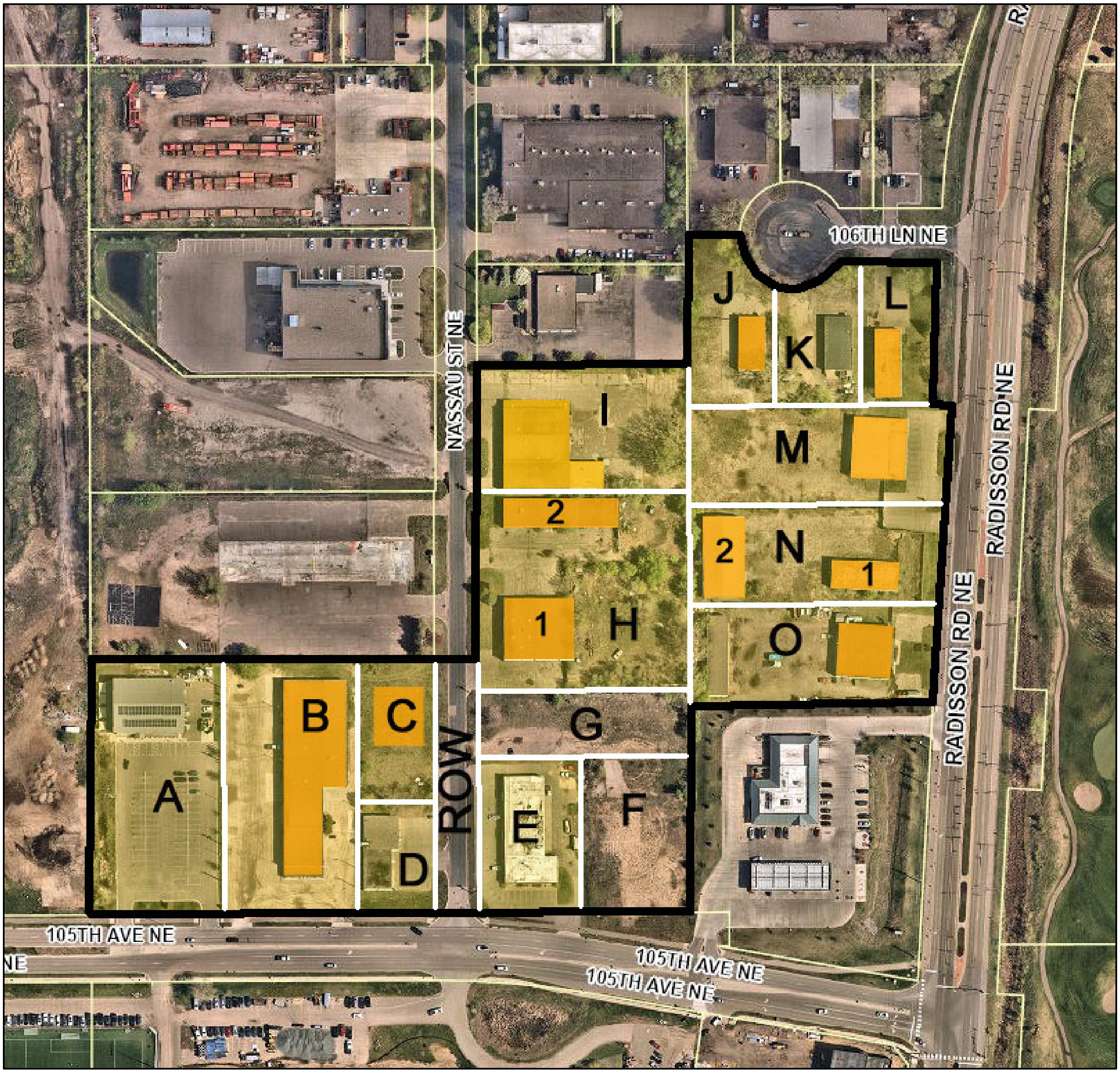

Diagram 3 – Substandard Buildings

Shaded light yellow area depicts parcels with buildings.
Shaded orange area depicts substandard buildings.

Part 5: Team Credentials

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

Michael has 38 years of experience as project principal, project manager, project designer and project architect on planning, urban design, educational, commercial, and governmental projects. He has become an expert on Tax Increment Finance District analysis assisting over 120 cities with strategic planning for TIF Districts. He is an Architectural Principal and Vice President at LHB.

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

Phil Fisher – Inspector

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

Appendices

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

APPENDIX A

Property Condition Assessment Summary Sheet

Blaine Town Center Redevelopment TIF District

Property Condition Assessment Summary Sheet Blaine, Minnesota

TIF Map No.	PID #	Property Address	Improved or Vacant	Survey Method Used	Site Area (S.F.)	Coverage Area of Improvements (S.F.)	Coverage Percent of Improvements	Coverage Quantity (S.F.)	No. of Buildings	Building Replacement Cost	15% of Replacement Cost	Building Code Deficiencies	No. of Buildings Exceeding 15% Criteria	No. of buildings determined substandard
A	21.31.23.24.0015	2025 105th Ave NE	Improved	Exterior	76,665	56,552	73.8%	76,665	1	Note 1			0	0
B	21.31.23.24.0016	2043 105th Ave NE	Improved	Interior/Exterior	76,665	71,360	93.1%	76,665	1	$2,821,074	$423,161	$1,018,360	1	1
C	21.31.23.24.0010	10524 Nassau St NE **	Improved	Interior/Exterior	25,264	18,948	75.0%	25,264	1	$545,357	$81,804	$163,096	1	1
D	21.31.23.24.0009	10500 Nassau St NE	Improved	Exterior	19,602	11,906	60.7%	19,602	1	Note 1			0	0
ROW	NA	NA	Improved	Exterior	24,960	24,960	100.0%	24,960	0					
E	21.31.23.24.0014	2101 105th AVE NE	Improved	Exterior	36,429	30,936	84.9%	36,429	1	Note 1			0	0
F	21.31.23.24.0013	2111 105th Ave NE	Vacant	Exterior	38,756	14,688	37.9%	38,756	0					
G	21.31.23.24.0006	10525 Nassau St NE	Vacant	Exterior	32,053	9,107	28.4%	32,053	0					
H1	21.31.23.24.0005	10549 Nassau St NE	Improved	Interior/Exterior	94,961	40,069	42.2%	94,961	1	$1,100,032	$165,005	$440,800	1	1
H2	21.31.23.24.0005	10591 Nassau St NE	Improved	Interior/Exterior	See H1				1	$955,156	$143,273	$353,030	1	1
I	21.31.23.24.0030	10601 Nassau St NE **	Improved	Interior/Exterior	60,742	59,527	98.0%	60,742	1	$1,970,890	$295,634	$921,536	1	1
J	21.31.23.24.0023	2150 106th LN NE	Improved	Interior/Exterior	30,056	8,954	29.8%	30,056	1	$497,084	$74,563	$172,076	1	1
K	21.31.23.24.0024	2170 106th LN NE	Improved	Interior/Exterior	24,829	10,978	44.2%	24,829	1	Note 1			0	0
L	21.31.23.24.0025	2190 106th LN NE	Improved	Interior/Exterior	23,958	8,441	35.2%	23,958	1	$653,073	$97,961	$158,702	1	1
M	21.31.23.24.0004	10600 Radisson RD NE	Improved	Interior/Exterior	57,934	17,740	30.6%	57,934	1	$1,038,481	$155,772	$507,914	1	1
N1	21.31.23.24.0003	10590 Radisson RD NE	Improved	Interior/Exterior	56,628	11,445	20.2%	56,628	1	$552,167	$82,825	$168,220	1	1
N2	21.31.23.24.0003	10590 Radisson RD NE	Improved	Interior/Exterior	See N1				1	$695,066	$104,260	$254,238	1	1
O	21.31.23.24.0002	10550 Radisson RD NE ***	Improved	Interior/Exterior	55,398	41,014	74.0%	55,398	1	$1,024,390	$153,659	$378,360	1	1
TOTALS					734,900			734,900	15				11	11

Total Coverage Percent: 100.0%

Percent of buildings exceeding 15 percent code deficiency threshold: 73.3%

Percent of buildings determined substandard: 73.3%

Note **: This parcel was inspected at an earlier date and documented in a Letter of Finding

Note ***: This parcel includes a garage which is considered an outbuilding

Note 1: This building was not inspected on the interior

APPENDIX B

Building Code, Condition Deficiency and Context Analysis Reports

Town Center Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel B — Commercial Building

Address:	2043 105th Avenue Northeast, Blaine, Minnesota 55449
Parcel ID:	21-31-23-24-0016
Inspection Date(s) & Time(s):	August 23, 2024, 2:45 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$2,821,074
Estimated Cost to Correct Building Code Deficiencies:	$1,018,360
Percentage of Replacement Cost for Building Code Deficiencies:	36.1%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
   a. There is no designated accessible parking as required by code.
   b. There is no code required accessible route into the building.
   c. There is no code required accessible restroom.
   d. There is no code required drinking fountain.

2. Light and Ventilation
   a. The lighting system does not comply with code.
   b. The electrical wiring system does not comply with code.
   c. The HVAC system does not comply with code.

3. Fire Protection/Adequate Egress
   a. Thresholds do not comply with code for maximum height.
   b. Some door hardware does not comply with code.
   c. The stairs do not comply with code.
   d. The emergency lighting system does not comply with code.
   e. There is no code required emergency notification system.
   f. There is no code required building sprinkler system.

g. There are no code required smoke detectors in the building.
h. The electrical circuit panels are not code compliant.

4. Layout and Condition of Interior Partitions/Materials
   a. The carpet is stained and should be replaced.
   b. Interior walls should be repaired and repainted.
   c. Missing ceiling tile should be replaced.

5. Exterior Construction
   a. Roofing materials are failing, allowing for water intrusion which is contrary to code.
   b. Concrete block walls are cracked, allowing for water intrusion which is contrary to code.
   c. Mortar is missing, allowing for water intrusion which is contrary to code.
   d. Exterior block walls should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Steel lintels should be protected from rusting per code.
2. Code required accessible parking should be established.
3. A code required accessible route into the building should be established.
4. Restrooms should be modified to comply with the accessibility code.
5. Code required drinking fountains should be installed.
6. Install a code compliant lighting system.
7. Install a code compliant electrical wiring system.
8. Install a code compliant HVAC system.
9. Modify thresholds to comply with code for maximum height.
10. Replace non code compliant door hardware.
11. Modify stairs to comply with code.
12. Install a code compliant emergency lighting system.
13. Install a code required emergency notification system.
14. Install code required smoke detectors.
15. Install a code required building sprinkler system.
16. Circuit breaker boxes are missing covers for openings which is contrary to code.
17. Replace failing roofing materials to prevent water intrusion per code.
18. Repair cracked block walls to prevent water intrusion per code.
19. Replace missing mortar to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This commercial building has several vacant suites. Code required accessible parking should be established. A code required accessible route into the building should be created. Restrooms should be modified to comply with code. Steel lintels should be protected from rusting. Cracked exterior block walls should be repaired to prevent water intrusion and then repainted. The carpeting is severely stained and should be replaced. Interior walls should be repaired and repainted. The electrical system does not comply with code. The lighting system does not comply with code. The HVAC system does not comply with code. The circuit breaker boxes have openings that should be covered to comply with code. Non code compliant door hardware should be replaced. Emergency lighting should be made code compliant. A code required emergency notification system should be installed. A code required building sprinkler system should be installed. The stairs should be modified to comply with code. Code required drinking fountains should be installed. Missing brick mortar should be replaced to prevent water intrusion per code. Failing roofing materials should be replaced to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Parcel C — Metal Building

Address:	10524 Nassau Street Northeast, Blaine, Minnesota 55449
Parcel ID:	21-31-23-24-0010
Inspection Date(s) & Time(s):	March 7, 2022, 12:50 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$545,357
Estimated Cost to Correct Building Code Deficiencies:	$163,096
Percentage of Replacement Cost for Building Code Deficiencies:	29.9%

DEFECTS IN STRUCTURAL ELEMENTS

1. None

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
   a. There is no electrical service connected to the building.
   b. There is no potable water connected to the building.
   c. There is no code required accessible parking.
   d. There is no code required accessible route into the building.
   e. There is no code required accessible restroom.
   f. There is no code required accessible drinking water.

2. Light and Ventilation
   a. The lighting does not comply with code.
   b. The electrical wiring does not comply with code.
   c. The HVAC system does not comply with code.

3. Fire Protection/Adequate Egress
   a. Thresholds do not comply with code for maximum height.
   b. Door hardware does not comply with code.
   c. There are no code required smoke detectors.
   d. There is no code required emergency lighting system.

e. There is no code required emergency exit signage.
f. There is no code required emergency notification system.
g. There is no code required building sprinkler system.

4. Layout and Condition of Interior Partitions/Materials
   a. Interior ceilings should be painted.
   b. Interior walls should be repaired/repainted.

5. Exterior Construction
   a. Exterior doors should be repainted.
   b. Exterior walls should be cleaned and repainted.
   c. Failed metal roofing is allowing for water intrusion which is contrary to code.
   d. There are exterior wall penetrations that are allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. There is no code required accessible parking.
2. There is no code required accessible route into the building.
3. There is no code required accessible restroom.
4. There is no code required drinking fountain.
5. The lighting system does not comply with code.
6. The electrical wiring system does not comply with code.
7. The HVAC system does not comply with code.
8. Thresholds do not comply with code for maximum height.
9. Door hardware does not comply with code.
10. There are no code required smoke detectors.
11. There are no code required emergency exit signage.
12. There is no code required emergency lighting.
13. There is no code required emergency notification system.
14. There is no code required building sprinkler system
15. Roofing material has failed allowing for water intrusion which is contrary to code.
16. Open wall penetrations are allowing for water intrusion which is contrary to code.

OVERVIEW OF DEFICIENCIES

This building was previously used as a machine shop. There are currently no utilities connected to the building. The exterior walls and roofing material have penetrations in them allowing for water intrusion which is contrary to code. There is no code required accessible parking or route into the building. There is no code required accessible restroom. There is no code required accessible drinking water in the building. The lighting and electrical wiring systems do not comply with code. The HVAC system does not comply with code. Thresholds do not comply with code for maximum height. Door hardware does not comply with code. There is no code required smoke detector system in the building. There is no code required exit signage in the building. There is no code required emergency lights in the building. There is no code required emergency notification system in the building. There is no code required building sprinkler system.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard:

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Town Center Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel H1 — Commercial Building

Address:	10549 Nassau Street Northeast, Blaine, Minnesota 55449
Parcel ID:	South Building 21-31-23-24-0005
Inspection Date(s) & Time(s):	August 23, 2024, 1:40 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$1,100,032
Estimated Cost to Correct Building Code Deficiencies:	$440,800
Percentage of Replacement Cost for Building Code Deficiencies:	40.1%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
   a. There is no designated accessible parking as required by code.
   b. There is no code required accessible route into the building.
   c. There is no code required accessible restroom.
   d. There is no code required drinking fountain.

2. Light and Ventilation
   a. The lighting system does not comply with code.
   b. The electrical wiring system does not comply with code.
   c. The HVAC system does not comply with code.

3. Fire Protection/Adequate Egress
   a. Thresholds do not comply with code for maximum height.
   b. Some door hardware does not comply with code.
   c. The emergency lighting system does not comply with code.
   d. There is no code required emergency notification system.
   e. There is no code required building sprinkler system.
   f. There are no code required smoke detectors in the building.

g. The electrical circuit panels are not code compliant.
h. Floor grates are damaged creating an impediment to emergency egress which is contrary to code.

4. Layout and Condition of Interior Partitions/Materials
   a. Interior walls should be repaired and repainted.
   b. Block walls have efflorescence which is indicative of water intrusion which is contrary to code.

5. Exterior Construction
   a. Roofing materials are failing, allowing for water intrusion which is contrary to code.
   b. Hollow metal door should be repaired and repainted.
   c. Concrete block walls are cracked, allowing for water intrusion which is contrary to code.
   d. Mortar is missing, allowing for water intrusion which is contrary to code.
   e. Windows are failing and allowing for water intrusion which is contrary to code.
   f. Exterior block walls should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Steel lintels should be protected from rusting per code.
2. Code required accessible parking should be established.
3. A code required accessible route into the building should be established.
4. Restrooms should be modified to comply with the accessibility code.
5. Code required drinking fountains should be installed.
6. Install a code compliant lighting system.
7. Install a code compliant electrical wiring system.
8. Install a code compliant HVAC system.
9. Modify thresholds to comply with code for maximum height.
10. Replace non code compliant door hardware.
11. Install a code compliant emergency lighting system.
12. Install a code required emergency notification system.
13. Install code required smoke detectors.
14. Install a code required building sprinkler system.
15. Replace failing roofing materials to prevent water intrusion per code.
16. Repair cracked block walls to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This commercial building is currently vacant. Code required accessible parking should be established. A code required accessible route into the building should be created. Restrooms should be modified to comply with code. Steel lintels should be protected from rusting. Cracked exterior block walls should be repaired to prevent water intrusion and then repainted. The carpet is severely stained and should be replaced. Interior walls should be repaired and repainted. The electrical system does not comply with code. The lighting system does not comply with code. The HVAC system does not comply with code. Non code compliant door hardware should be replaced. Emergency lighting should be made code compliant. A code required emergency notification system should be installed. A code required building sprinkler system should be installed. Code required drinking fountains should be installed. Failing roofing materials should be replaced to prevent water intrusion per code. Exterior walls should be repainted. Garage doors are damaged and should be repaired.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Town Center Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel H2	**Commercial Building**
Address:	10591 Nassau Street Northeast, Blaine, Minnesota 55449
Parcel ID:	North Building 21-31-23-24-0005
Inspection Date(s) & Time(s):	August 23, 2024, 1:40 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$955,156
Estimated Cost to Correct Building Code Deficiencies:	$353,030
Percentage of Replacement Cost for Building Code Deficiencies:	37.0%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
   a. There is no designated accessible parking as required by code.
   b. There is no code required accessible route into the building.
   c. There is no code required accessible restroom.
   d. There is no code required drinking fountain.

2. Light and Ventilation
   a. The lighting system does not comply with code.
   b. The electrical wiring system does not comply with code.
   c. The HVAC system does not comply with code.

3. Fire Protection/Adequate Egress
   a. Thresholds do not comply with code for maximum height.
   b. Some door hardware does not comply with code.
   c. The emergency lighting system does not comply with code.
   d. There is no code required emergency notification system.
   e. There is no code required building sprinkler system.
   f. There are no code required smoke detectors in the building.

g. The electrical circuit panels are not code compliant.
h. Floor grates are damaged creating an impediment to emergency egress which is contrary to code.

4. Layout and Condition of Interior Partitions/Materials
   a. Interior walls should be repaired and repainted.
   b. Block walls have efflorescence which is indicative of water intrusion which is contrary to code.

5. Exterior Construction
   a. Roofing materials are failing, allowing for water intrusion which is contrary to code.
   b. Concrete block walls are cracked, allowing for water intrusion which is contrary to code.
   c. Mortar is missing, allowing for water intrusion which is contrary to code.
   d. Windows are failing and allowing for water intrusion which is contrary to code.
   e. Exterior block walls should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Steel lintels should be protected from rusting per code.
2. Code required accessible parking should be established.
3. A code required accessible route into the building should be established.
4. Restrooms should be modified to comply with the accessibility code.
5. Code required drinking fountains should be installed.
6. Install a code compliant lighting system.
7. Install a code compliant electrical wiring system.
8. Install a code compliant HVAC system.
9. Modify thresholds to comply with code for maximum height.
10. Replace non code compliant door hardware.
11. Install a code compliant emergency lighting system.
12. Install a code required emergency notification system.
13. Install code required smoke detectors.
14. Install a code required building sprinkler system.
15. Replace failing roofing materials to prevent water intrusion per code.
16. Repair cracked block walls to prevent water intrusion per code.
17. Replace failed windows to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This commercial building is currently vacant. Code required accessible parking should be established. A code required accessible route into the building should be created. Restrooms should be modified to comply with code. Steel lintels should be protected from rusting. Cracked exterior block walls should be repaired to prevent water intrusion and then repainted. The carpet is severely stained and should be replaced. Interior walls should be repaired and repainted. The electrical system does not comply with code. The lighting system does not comply with code. The HVAC system does not comply with code. Non code compliant door hardware should be replaced. Emergency lighting should be made code compliant. A code required emergency notification system should be installed. A code required building sprinkler system should be installed. A code required drinking fountain should be installed. Failing roofing materials should be replaced to prevent water intrusion per code. Windows are failing, allowing water intrusion which is contrary to code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Town Center Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel I	**Concrete Block Building**
Address:	10601 Nassau Street Northeast, Blaine, Minnesota 55449
Parcel ID:	21-31-23-24-0030
Inspection Date(s) & Time(s):	July 12, 2023, 2:00 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$1,970,890
Estimated Cost to Correct Building Code Deficiencies:	$921,536
Percentage of Replacement Cost for Building Code Deficiencies:	46.8%

DEFECTS IN STRUCTURAL ELEMENTS

1. Exterior concrete block walls are deteriorating, causing water intrusion which is contrary to code.
2. There are no lintels over concrete block interior openings as required by code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
    a. There is no code required accessible parking.
    b. There is no code required accessible route into the building.
    c. There is no code required accessible route to all levels of the building.
    d. Restrooms do not comply with code.
    e. The transaction counter does not comply with the accessibility code.
    f. There is no code required water fountain.

2. Light and Ventilation
    a. The lighting system does not comply with code.
    b. The electrical wiring system does not comply with code.
    c. The HVAC system does not comply with code.

3. Fire Protection/Adequate Egress
    a. Thresholds do not comply with code.
    b. Glass doors do not have code required 10-inch kick plates.
    c. Stairs do not comply with code.

d. Door hardware does not comply with code.
e. There is no code required emergency lighting system.
f. There is no code required emergency exit sign system.
g. There is no code required smoke detectors.
h. There is no code required emergency notification system.
i. There is no code required building sprinkler system.

4. Layout and Condition of Interior Partitions/Materials
    a. Ceilings are damaged and should be repaired.
    b. Walls should.be repaired and repainted.
    c. Interior block walls are failing and should be repaired or replaced.

5. Exterior Construction
    a. The exterior block walls should be repaired and repainted.
    b. Windows are failing allowing for water intrusion which is contrary to code.
    c. Exterior overhead doors are damaged and should be replaced.
    d. Roofing material is failing, allowing for water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Exterior concrete block walls that are failing should be repaired to prevent water intrusion per code.
2. Interior block walls with openings should have lintels installed per code.
3. Accessible parking should be created per code.
4. Thresholds do not comply with code for maximum height.
5. An accessible route into the building should be created per code.
6. An accessible route to all levels should be created per code.
7. The restrooms should be modified to comply with code.
8. The transaction counter should be modified to comply with code.
9. A code required drinking fountain should be installed.
10. A code-compliant lighting system should be installed.
11. A code-compliant electrical wiring system should be installed.
12. Glass doors should have code required 10-inch kick plates installed.
13. The stairs should be modified to comply with code.
14. Code compliant door hardware should be installed.
15. Code required emergency lighting should be installed.
16. Code required emergency exit signs should be installed.
17. Code required smoke detectors should be installed.
18. A code required emergency notification system should be installed.
19. A code required building sprinkler system should be installed.
20. Failed windows should be replaced to prevent water intrusion per code.
21. Failed roofing material should be replaced to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This building is currently vacant. There are no utilities active in the building. The exterior block walls are deteriorating and allowing water intrusion which is contrary to code. There is no code required accessible parking or an accessible route into the building. There is no code required accessible route to all levels of the building. Thresholds do not comply with code. The restrooms should be modified to comply with code. The lighting and electrical wiring systems do not comply with code. Interior walls and ceilings should be repaired and repainted. Code compliant door hardware should be installed. The windows are failing, allowing for water intrusion which is contrary to code. There are no code required life safety systems in the building. The roofing material is failing, allowing for water intrusion which is contrary to code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Town Center Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel J — Commercial Building

Address:	2150 106th Lane Northeast, Blaine, Minnesota 55449
Parcel ID:	21-31-23-24-0023
Inspection Date(s) & Time(s):	August 23, 2024, 2:00 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$497,084
Estimated Cost to Correct Building Code Deficiencies:	$172,076
Percentage of Replacement Cost for Building Code Deficiencies:	34.6%

DEFECTS IN STRUCTURAL ELEMENTS

1. No deficiencies observed.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
    a. There is no designated accessible parking as required by code.
    b. There is no code required accessible route into the building.
    c. There is no code required accessible restroom.
    d. There is no code required drinking fountain.

2. Light and Ventilation
    a. The lighting system does not comply with code.
    b. The electrical wiring system does not comply with code.
    c. The HVAC system does not comply with code.

3. Fire Protection/Adequate Egress
    a. Thresholds do not comply with code for maximum height.
    b. Some door hardware does not comply with code.
    c. The emergency lighting system does not comply with code.
    d. There is no code required emergency notification system.
    e. There is no code required building sprinkler system.
    f. The smoke detectors are not code compliant.

4. Layout and Condition of Interior Partitions/Materials
   a. The carpet is stained and should be replaced.
   b. Interior walls should be repaired and repainted.

5. Exterior Construction
   a. Roofing materials are failing, allowing for water intrusion which is contrary to code.
   b. Concrete block walls are cracked, allowing for water intrusion which is contrary to code.
   c. Exterior block walls should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Code required accessible parking should be established.
2. A code required accessible route into the building should be established.
3. Restrooms should be modified to comply with the accessibility code.
4. Code required drinking fountains should be installed.
5. Install a code compliant lighting system.
6. Install a code compliant electrical wiring system.
7. Install a code compliant HVAC system.
8. Modify thresholds to comply with code for maximum height.
9. Replace non code compliant door hardware.
10. Install a code compliant emergency lighting system.
11. Install a code required emergency notification system.
12. Install code compliant smoke detectors.
13. Install a code required building sprinkler system.
14. Replace failing roofing materials to prevent water intrusion per code.
15. Repair cracked block walls to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This commercial building is currently vacant. Code required accessible parking should be established. A code required accessible route into the building should be created. Restrooms should be modified to comply with code. Cracked exterior block walls should be repaired to prevent water intrusion and then repainted. The carpet is severely stained and should be replaced. Interior walls should be repaired and repainted. The electrical system does not comply with code. The lighting system does not comply with code. The HVAC system does not comply with code. Non code compliant door hardware should be replaced. Emergency lighting should be made code compliant. A code required emergency notification system should be installed. Install code compliant smoke detectors. A code required building sprinkler system should be installed. The stairs should be modified to comply with code. Code required drinking fountains should be installed. Missing brick mortar should be replaced to prevent water intrusion per code. Failing roofing materials should be replaced to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Town Center Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel L — Commercial Welding Shop

Address:	2190 106th Lane Northeast, Blaine, Minnesota 55449
Parcel ID:	21-31-23-24-0025
Inspection Date(s) & Time(s):	August 30, 2024, 1:00 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$653,073
Estimated Cost to Correct Building Code Deficiencies:	$158,702
Percentage of Replacement Cost for Building Code Deficiencies:	24.3%

DEFECTS IN STRUCTURAL ELEMENTS

1. No deficiencies observed.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
   a. There is no designated accessible parking as required by code.
   b. The accessible route into the building does not comply with code.
   c. There is no code required accessible restroom.
   d. There is no code required drinking fountain.

2. Light and Ventilation
   a. The lighting system does not comply with code.
   b. The electrical wiring system does not comply with code.
   c. The HVAC system does not comply with code.
   d. Electric motor pullies are not properly protected, per code.

3. Fire Protection/Adequate Egress
   a. Thresholds do not comply with code for maximum height.
   b. The glass door does not have a code required 10-inch kick plate.
   c. Some door hardware does not comply with code.
   d. The stairs do not comply with code.
   e. The elevated loft area does not have a code required toe board.

f. Circuit breaker panels have voids that do not comply with code.
g. The emergency lighting system does not comply with code.
h. There is no code required emergency notification system.
i. The smoke detectors are not code compliant.

4. Layout and Condition of Interior Partitions/Materials
   a. The carpet is stained and should be replaced.
   b. Interior walls should be repaired and repainted.

5. Exterior Construction
   a. Downspouts should be repainted.
   b. Roofing materials are failing, allowing for water intrusion which is contrary to code.
   c. Concrete block walls are cracked, allowing for water intrusion which is contrary to code.
   d. Exterior caulking is failing, allowing for water intrusion which is contrary to code.
   e. Exterior block walls should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Code required accessible parking should be established.
2. The accessible route into the building should be modified to comply with code.
3. Restrooms should be modified to comply with the accessibility code.
4. Code required drinking fountains should be installed.
5. Install a code compliant lighting system.
6. Install a code compliant electrical wiring system.
7. Properly protect circuit breaker panels per code.
8. Properly protect electric motor pullies per code.
9. Install a code compliant HVAC system.
10. Modify thresholds to comply with code for maximum height.
11. Install code required 10-inch kick plate on the glass door.
12. Replace non code compliant door hardware.
13. The stairs should be modified to comply with code.
14. A code required toe board should be installed on the elevated loft area.
15. Install a code compliant emergency lighting system.
16. Install a code required emergency notification system.
17. Install code compliant smoke detectors.
18. Replace failing roofing materials to prevent water intrusion per code.
19. Repair cracked block walls to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This commercial building is currently occupied. Code required accessible parking should be established. The code required accessible route into the building should be modified to comply with code. Restrooms should be modified to comply with code. Cracked exterior block walls should be repaired to prevent water intrusion and then repainted. The carpet is severely stained and should be replaced. Interior walls should be repaired and repainted. The electrical system does not comply with code. The lighting system does not comply with code. The HVAC system does not comply with code. Non code compliant door hardware should be replaced. Emergency lighting should be made code compliant. A code required emergency notification system should be installed. Install code compliant smoke detectors. The stairs should be modified to comply with code. Code required drinking fountains should be installed. Cracked exterior blocks should be replaced to prevent water intrusion per code. Failing roofing materials should be replaced to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Parcel M — Commercial Building

Address:	10600 Radisson Road Northeast, Blaine, Minnesota 55449
Parcel ID:	21-31-23-24-0004
Inspection Date(s) & Time(s):	August 23, 2024, 12:30 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$1,038,481
Estimated Cost to Correct Building Code Deficiencies:	$507,914
Percentage of Replacement Cost for Building Code Deficiencies:	44.6%

DEFECTS IN STRUCTURAL ELEMENTS
1. No deficiencies observed.

COMBINATION OF DEFICIENCIES
1. Essential Utilities and Facilities
   a. There is no designated accessible parking as required by code.
   b. There is no code required accessible route into the building.
   c. There is no code required accessible route to all levels of the building.
   d. There is no code required accessible restroom.
   e. There is no code required drinking fountain.

2. Light and Ventilation
   a. The lighting system does not comply with code.
   b. The electrical wiring system does not comply with code.
   c. The HVAC system does not comply with code.
   d. Restrooms are not properly ventilated per code.

3. Fire Protection/Adequate Egress
   a. Thresholds do not comply with code for maximum height.
   b. Glass doors do not have code required 10-inch kick plates.
   c. Some door hardware does not comply with code.
   d. The stairs are not code compliant.

e. The emergency lighting system does not comply with code.
f. There is no code required emergency notification system.
g. There is no code required building sprinkler system.
h. The smoke detectors are not code compliant.
i. Floor tile is damaged creating an impediment to emergency egress which is contrary to code.
j. Electrical circuit panels have open voids which is contrary to code.

4. Layout and Condition of Interior Partitions/Materials
   a. The carpet is stained and should be replaced.
   b. Interior walls should be repaired and repainted.

5. Exterior Construction
   a. Roofing materials are failing, allowing for water intrusion which is contrary to code.
   b. Concrete windowsills are damaged, allowing for water intrusion which is contrary to code.
   c. Concrete block walls are cracked, allowing for water intrusion which is contrary to code.
   d. Exterior block walls should be repainted.
   e. Windows are failing, allowing for water intrusion which is contrary to code.
   f. Garage doors do not have proper edge seals so they are allowing water intrusion which is contrary to code.

DESCRIPTION OF CODE DEFICIENCIES

1. Code required accessible parking should be established.
2. A code required accessible route into the building should be established.
3. A code required accessible route to all levels of the building should be established.
4. Restrooms should be modified to comply with the accessibility code.
5. Code required drinking fountains should be installed.
6. Install a code compliant lighting system.
7. Install a code compliant electrical wiring system.
8. Install a code compliant HVAC system.
9. Electrical circuit panels should have all voids closed per code.
10. Modify thresholds to comply with code for maximum height.
11. Restrooms should have code compliant ventilation installed.
12. Glass doors should have code required 10-inch kick plates installed.
13. The stairs should be modified to comply with code.
14. Replace non code compliant door hardware.
15. Install a code compliant emergency lighting system.
16. Install a code required emergency notification system.
17. Install code compliant smoke detectors.
18. Damaged floor tile should be replaced to create a code required unimpeded emergency egress.
19. Install a code required building sprinkler system.
20. Replace failing roofing materials to prevent water intrusion per code.
21. Repair cracked block walls to prevent water intrusion per code.

22. Windowsills should be repaired to prevent water intrusion per code.
23. Failing windows should be replaced to prevent water intrusion per code.
24. Garage door seals should be replaced to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This commercial building is currently vacant. Code required accessible parking should be established. A code required accessible route into the building should be created. Glass doors should have code required 10-inch kick plates installed. A code required accessible route to all levels of the building should be established. Restrooms should be modified to comply with code. Cracked exterior block walls and windowsills should be repaired to prevent water intrusion and then repainted. The carpet is severely stained and should be replaced. Interior walls should be repaired and repainted. The electrical system does not comply with code. The lighting system does not comply with code. The HVAC system does not comply with code. Non code compliant door hardware should be replaced. Emergency lighting should be made code compliant. A code required emergency notification system should be installed. Install code compliant smoke detectors. A code required building sprinkler system should be installed. The stairs should be modified to comply with code. Code required drinking fountains should be installed. Missing brick mortar should be replaced to prevent water intrusion per code. Failing roofing materials should be replaced to prevent water intrusion per code. Failing windows should be replaced to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Town Center Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel N1	Commercial Building
Address:	10590 Radisson Road Northeast, Blaine, Minnesota 55449
Parcel ID:	21-31-23-24-0003 East Building
Inspection Date(s) & Time(s):	August 23, 2024, 1:40 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$552,167
Estimated Cost to Correct Building Code Deficiencies:	$168,220
Percentage of Replacement Cost for Building Code Deficiencies:	30.5%

DEFECTS IN STRUCTURAL ELEMENTS

1. No deficiencies observed.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
   a. There is no designated accessible parking as required by code.
   b. There is no code required accessible route into the building.
   c. There is no code required accessible restroom.
   d. There is no code required drinking fountain.

2. Light and Ventilation
   a. The lighting system does not comply with code.
   b. The electrical wiring system does not comply with code.
   c. The HVAC system does not comply with code.

3. Fire Protection/Adequate Egress
   a. Thresholds do not comply with code for maximum height.
   b. Exit doors are not properly spaced per code.
   c. The emergency lighting system does not comply with code.
   d. There is no code required emergency notification system.
   e. There is no code required building sprinkler system.
   f. There are no code required smoke detectors in the building.

4. Layout and Condition of Interior Partitions/Materials
    a. Interior walls should be repaired and repainted.

5. Exterior Construction
    a. Roofing materials are failing, allowing for water intrusion which is contrary to code.
    b. Concrete block walls are cracked, allowing for water intrusion which is contrary to code.
    c. Mortar is missing, allowing for water intrusion which is contrary to code.
    d. Exterior block walls should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Code required accessible parking should be established.
2. A code required accessible route into the building should be established.
3. Restrooms should be modified to comply with the accessibility code.
4. Code required drinking fountains should be installed.
5. Install a code compliant lighting system.
6. Install a code compliant electrical wiring system.
7. Install a code compliant HVAC system.
8. Modify thresholds to comply with code for maximum height.
9. Install a code compliant emergency lighting system.
10. Install a code required emergency notification system.
11. Install code required smoke detectors.
12. Install a code required building sprinkler system.
13. Replace failing roofing materials to prevent water intrusion per code.
14. Repair cracked block walls to prevent water intrusion per code.
15. Replace missing mortar to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This commercial building is currently vacant. Code required accessible parking should be established. A code required accessible route into the building should be created. A code required accessible restroom should be installed. Cracked exterior block walls should be repaired to prevent water intrusion and then repainted. Interior walls should be repaired and repainted. The electrical system does not comply with code. The lighting system does not comply with code. The HVAC system does not comply with code. Emergency lighting should be installed per code. A code required emergency notification system should be installed. A code required building sprinkler system should be installed. A code required drinking fountain should be installed. Missing block mortar should be replaced to prevent water intrusion per code. Failing roofing materials should be replaced to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

Town Center Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel N2	**Commercial Building**
Address:	10590 Radisson Road Northeast, Blaine, Minnesota 55449
Parcel ID:	21-31-23-24-0003 West Building
Inspection Date(s) & Time(s):	August 23, 2024, 12:55 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$695,066
Estimated Cost to Correct Building Code Deficiencies:	$254,238
Percentage of Replacement Cost for Building Code Deficiencies:	36.6%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
   a. There is no designated accessible parking as required by code.
   b. There is no code required accessible route into the building.
   c. There is no code required accessible restroom.
   d. There is no code required drinking fountain.

2. Light and Ventilation
   a. The lighting system does not comply with code.
   b. The electrical wiring system does not comply with code.
   c. The HVAC system does not comply with code.

3. Fire Protection/Adequate Egress
   a. Thresholds do not comply with code for maximum height.
   b. Some door hardware does not comply with code.
   c. The stairs do not comply with code.
   d. The emergency lighting system does not comply with code.
   e. There is no code required emergency notification system.
   f. There is no code required building sprinkler system.

g. There are no code required smoke detectors in the building.
h. The electrical circuit panels are not code compliant.

4. Layout and Condition of Interior Partitions/Materials
   a. Interior walls should be repaired and repainted.
   b. Roofing insulation is damaged and should be repaired.

5. Exterior Construction
   a. Roofing materials are failing, allowing for water intrusion which is contrary to code.
   b. The metal siding is damaged and should be repaired.
   c. Garage doors are damaged and should be repaired.
   d. Metal siding should be repainted.

DESCRIPTION OF CODE DEFICIENCIES

1. Steel lintels should be protected from rusting per code.
2. Code required accessible parking should be established.
3. A code required accessible route into the building should be established.
4. Restrooms should be modified to comply with the accessibility code.
5. Code required drinking fountains should be installed.
6. Install a code compliant lighting system.
7. Install a code compliant electrical wiring system.
8. Install a code compliant HVAC system.
9. Modify thresholds to comply with code for maximum height.
10. Replace non code compliant door hardware.
11. Modify stairs to comply with code.
12. Install a code compliant emergency lighting system.
13. Install a code required emergency notification system.
14. Install code required smoke detectors.
15. Install a code required building sprinkler system.
16. Circuit breaker boxes are missing covers for openings which is contrary to code.
17. Replace failing roofing materials to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This commercial building has several suites that are currently vacant. Code required accessible parking should be established. A code required accessible route into the building should be created. Restrooms should be modified to comply with code. Steel lintels should be protected from rusting. Interior walls should be repaired and repainted. The electrical system does not comply with code. The lighting system does not comply with code. The HVAC system does not comply with code. The circuit breaker boxes have openings that should be covered to comply with code. Non code compliant door hardware should be replaced. Emergency lighting should be made code compliant. A code required emergency notification system should be installed. A code required building sprinkler system should be installed. The stairs should be modified to comply with code. Code required drinking fountains should be installed. Failing roofing materials should be replaced to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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Town Center Redevelopment TIF District

Building Code, Condition Deficiency and Context Analysis Report

Parcel O — Dusty’s Body Shop

Address:	10550 Radisson Road Northeast, Blaine, Minnesota 55449
Parcel ID:	21-31-23-24-0002
Inspection Date(s) & Time(s):	August 23, 2024, 2:15 PM
Inspection Type:	Interior and Exterior
Summary of Deficiencies:	It is our professional opinion that this building is Substandard because: - Substantial renovation is required to correct Conditions found. - Building Code deficiencies total more than 15% of replacement cost, NOT including energy code deficiencies.

Estimated Replacement Cost:	$1,024,390
Estimated Cost to Correct Building Code Deficiencies:	$378,360
Percentage of Replacement Cost for Building Code Deficiencies:	36.9%

DEFECTS IN STRUCTURAL ELEMENTS

1. Steel lintels should be protected from rusting per code.

COMBINATION OF DEFICIENCIES

1. Essential Utilities and Facilities
    a. There is no designated accessible parking as required by code.
    b. There is no code required accessible route into the building.
    c. There is no code compliant accessible route to all levels of the building.
    d. There is no code required accessible restroom.

2. Light and Ventilation
    a. The lighting system does not comply with code.
    b. The electrical wiring system does not comply with code.
    c. The HVAC system does not comply with code.

3. Fire Protection/Adequate Egress
    a. Thresholds do not comply with code for maximum height.
    b. Some door hardware does not comply with code.
    c. Glass doors do not have code required 10-inch kick plates.
    d. The stairs do not comply with code.
    e. The emergency lighting system does not comply with code.
    f. There is no code required emergency notification system.

g. Code-compliant emergency exit signs should be installed.
h. There are no code required smoke detectors in the building.
i. The electrical circuit panels are not code compliant.

4. Layout and Condition of Interior Partitions/Materials
    a. The carpet is stained and should be replaced.
    b. Interior walls should be repaired and repainted.

5. Exterior Construction
    a. Roofing materials are failing, allowing for water intrusion which is contrary to code.
    b. Concrete block walls are cracked, allowing for water intrusion which is contrary to code.
    c. Mortar is missing, allowing for water intrusion which is contrary to code.
    d. Exterior block walls should be repainted.
    e. The exterior grounds should be cleaned up and mowed.

DESCRIPTION OF CODE DEFICIENCIES

1. Steel lintels should be protected from rusting per code.
2. Code required accessible parking should be established.
3. A code required accessible route into the building should be established.
4. Restrooms should be modified to comply with the accessibility code.
5. Install a code compliant lighting system.
6. Install a code compliant electrical wiring system.
7. Install a code compliant HVAC system.
8. Modify thresholds to comply with code for maximum height.
9. Replace non code compliant door hardware.
10. Modify stairs to comply with code.
11. Install a code compliant emergency lighting system.
12. Install a code required emergency notification system.
13. Install code compliant emergency exit signs.
14. Install code required smoke detectors.
15. Replace failing roofing materials to prevent water intrusion per code.
16. Repair cracked block walls to prevent water intrusion per code.
17. Replace missing mortar to prevent water intrusion per code.

OVERVIEW OF DEFICIENCIES

This commercial building has several vacant suites. Code required accessible parking should be established. A code required accessible route into the building should be created. Restrooms should be modified to comply with code. Steel lintels should be protected from rusting. Cracked exterior block walls should be repaired to prevent water intrusion and then repainted. The carpeting is severely stained and should be replaced. Interior walls should be repaired and repainted. The electrical system does not comply with code. The lighting system does not comply with code. The HVAC system does not comply with code. Interior walls and ceilings should be repaired and repainted. Non code compliant door hardware should be replaced. Emergency lighting should be made code compliant. A code required emergency notification system should be installed. The stairs should be modified to comply with code. Missing mortar should be replaced to prevent water intrusion per code. Failing roofing materials should be replaced to prevent water intrusion per code.

ENERGY CODE DEFICIENCIES

In addition to the building code deficiencies listed above, the existing building does not comply with the current energy code. These deficiencies are not included in the estimated costs to correct code deficiencies and are not considered in determining whether the building is substandard.

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APPENDIX C

Building Replacement Cost Reports

Code Deficiency Cost Reports

Photographs

Town Center Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	9/4/2024
Estimate Name:	2043 105th Avenue		
Building Type:	Concrete Block / Steel Joists		
Location:	BLAINE, MN		
Story Count:	1		
Story Height (L.F.):	14.00		
Floor Area (S.F.):	24000		
Labor Type:	OPN		
Basement Included:	No		
Data Release:	Year 2024 Quarter 3	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$117.54	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$2,821,074.09		

		Quantity	% of Total	Cost Per S.F.	Cost
A	**Substructure**		**17.84%**	**$18.24**	**$437,745.32**
A1010	**Standard Foundations**			**$6.12**	**$146,766.44**
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	800		$3.80	$91,260.00
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	880		$2.31	$55,506.44
A1030	**Slab on Grade**			**$11.69**	**$280,446.72**
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	24000		$11.69	$280,446.72
A2010	**Basement Excavation**			**$0.44**	**$10,532.16**
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	24000		$0.44	$10,532.16
B	**Shell**		**27.14%**	**$27.75**	**$665,889.02**
B1020	**Roof Construction**			**$8.80**	**$211,179.12**
B10201162500	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load	24000		$8.80	$211,179.12
B2010	**Exterior Walls**			**$5.87**	**$140,899.58**
B20101116280	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	8960		$5.87	$140,899.58
B2020	**Exterior Windows**			**$1.19**	**$28,655.28**
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'	37.33		$1.19	$28,655.28
B2030	**Exterior Doors**			**$3.06**	**$73,358.68**
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	7.2		$1.23	$29,481.98
B20302204450	Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-0" opening	11.67		$1.83	$43,876.70
B3010	**Roof Coverings**			**$8.82**	**$211,796.36**
B30101051400	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	24000		$4.33	$103,916.64
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	24000		$3.22	$77,184.72
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	800		$0.88	$21,094.88
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	800		$0.40	$9,600.12
C	**Interiors**		**12.60%**	**$12.88**	**$309,025.96**
C1010	**Partitions**			**$5.33**	**$127,886.31**
C10101022300	Lightweight block 4" thick	5040		$1.90	$45,713.61
C10101046000	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	6720		$3.42	$82,172.70
C1020	**Interior Doors**			**$0.50**	**$12,105.30**
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	8		$0.50	$12,105.30
C1030	**Fittings**			**$0.68**	**$16,326.72**
C10301100430	Toilet partitions, cubicles, ceiling hung, phenolic	8		$0.68	$16,326.72
C3010	**Wall Finishes**			**$3.99**	**$95,704.27**
C30102202000	2 coats paint on masonry with block filler	8960		$1.93	$46,202.06
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	9600		$1.11	$26,716.80
C30102300340	Painting, masonry or concrete, latex, brushwork, addition for block filler	9600		$0.95	$22,785.41

C3020	**Floor Finishes**			**$1.61**	**$38,693.18**
C30204100940	Concrete topping, hardeners, metallic additive, minimum	21600		$1.33	$31,851.79
C30204101580	Vinyl, composition tile, minimum	2400		$0.29	$6,841.39
C3030	**Ceiling Finishes**			**$0.76**	**$18,310.18**
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	2400		$0.76	$18,310.18
D	**Services**		**42.41%**	**$43.35**	**$1,040,447.60**
D2010	**Plumbing Fixtures**			**$3.81**	**$91,511.46**
D20101102160	Water closet, vitreous china, bowl only with flush valve, floor mount, 18" high bowl, ADA compliant	8		$0.62	$14,785.20
D20102102000	Urinal, vitreous china, wall hung	8		$0.57	$13,704.24
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	8.16		$0.73	$17,414.17
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	4.08		$1.05	$25,144.33
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	8		$0.85	$20,463.52
D2020	**Domestic Water Distribution**			**$0.64**	**$15,420.77**
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	4.08		$0.64	$15,420.77
D2040	**Rain Water Drainage**			**$2.68**	**$64,364.96**
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	12.24		$2.17	$52,016.02
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102		$0.51	$12,348.94
D3050	**Terminal & Package Units**			**$11.55**	**$277,260.72**
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	24000		$11.55	$277,260.72
D4010	**Sprinklers**			**$6.20**	**$148,914.24**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	24000		$6.20	$148,914.24
D4020	**Standpipes**			**$1.42**	**$34,118.52**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	2.4		$1.30	$31,301.04
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.96		$0.12	$2,817.48
D5010	**Electrical Service/Distribution**			**$0.27**	**$6,454.69**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$0.17	$4,019.48
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.08	$1,964.07
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.02	$471.14
D5020	**Lighting and Branch Wiring**			**$12.28**	**$294,631.20**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	24000		$2.87	$68,801.76
D50201350280	Miscellaneous power, 1 watt	24000		$0.39	$9,426.24
D50201400240	Central air conditioning power, 3 watts	24000		$0.84	$20,147.04
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	24000		$8.18	$196,256.16
D5030	**Communications and Security**			**$4.49**	**$107,771.04**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	2.4		$2.62	$62,985.60
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	2.4		$1.56	$37,392.48
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	4.8		$0.31	$7,392.96
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$102.21**	**$2,453,107.90**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$15.33**	**$367,966.19**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$117.54**	**$2,821,074.09**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel B - 2043 105th Avenue Northeast, Blaine, Minnesota 55449
Parcel ID 21-31-23-24-0016

Building Name or Type
Commercial Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity		Total
Accessibility Items					
Accessible Parking					
Code required accessible parking should be created	$2,000.00	Lump	1	$	2,000.00
Accessible Route					
A code required accessible route into the building should be created	$5,000.00	Lump	1	$	5,000.00
Restooms					
Modify restrooms to comply with accessibility code	$ 2.60	SF	24,000	$	62,400.00
Drinking Fountains					
Install code required drinking fountains	$ 0.85	SF	24,000	$	20,400.00
Structural Elements					
Steel Lintels					
Steel lintels should be protected from rusting per code	$1,000.00	Lump	1	$	1,000.00
Exiting					
Thresholds					
Modify thresholds to comply with maximum height	$ 0.25	SF	24,000	$	6,000.00
Door Hardware					
Replace non code compliant door hardware	$ 250.00	Ea	8	$	2,000.00
Stairs					
Modify stairs to comply with code	$ 600.00	Lump	1	$	600.00
Emergency Lighting					
Install code-compliant emergency lighting	$1,500.00	Ea	12	$	18,000.00
Emergency Notification System					
Install a code required emergency notification system	$ 1.56	SF	24,000	$	37,440.00
Fire Protection					
Smoke Detectors					
Install code required smoke detectors	$ 2.62	SF	24,000	$	62,880.00
Building Sprinkler System					
Install a code required building sprinkler system	$ 1.69	SF	24,000	$	40,560.00
Exterior Construction					
Block Walls					
Replace damaged/missing concrete block to prevent water intrusion per code	$5,000.00	Lump	1	$	5,000.00
Replace missing mortar to prevent water intrusion per code	$ 500.00	Lump	1	$	500.00

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Roof Construction				
Roofing Material				
Replace failed roofing materials to prevent water intrusion per code	$ 8.82	SF	24,000	$ 211,680.00
Mechanical - Electrical				
Mechanical				
Install a code compliant HVAC system	$ 11.55	SF	24,000	$ 277,200.00
Electrical				
Install a code compliant electrical wiring system	$ 2.87	SF	24,000	$ 68,880.00
Install a code compliant lighting system	$ 8.18	SF	24,000	$ 196,320.00
Protect circuit breakers per code	$ 500.00	Lump	1	$ 500.00
			Total Code Improvements	**$ 1,018,360**

Town Center Redevelopment TIF District | Parcel B

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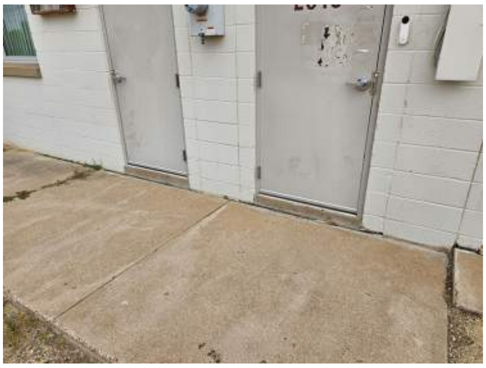

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Town Center Redevelopment TIF District | Parcel B

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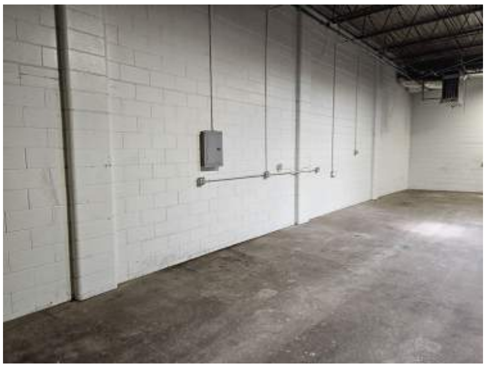

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Town Center Redevelopment TIF District | Parcel B

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Town Center Redevelopment TIF District | Parcel B


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Town Center Redevelopment TIF District | Parcel B

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Town Center Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	3/8/2022
Estimate Name:	10524 Nassau St NE		
Building Type:	Metal Panel / Rigid Steel		
Location:	BLAINE, MN		
Story Count:	1		
Story Height (L.F.):	14.00		
Floor Area (S.F.):	3600		
Labor Type:	OPN		
Basement Included:	No		
Data Release:	Year 2022 Quarter 1	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$151.49	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$545,357.52		

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		19.66%	$25.89	$93,218.95
A1010	Standard Foundations			$12.85	$46,266.16
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	240		$7.63	$27,452.16
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	264		$4.49	$16,161.55
A10102107200	Spread footings, 3000 PSI concrete, load 50K, soil bearing capacity 6 KSF, 3' - 0" square x 12" deep	10		$0.74	$2,652.45
A1030	Slab on Grade			$12.66	$45,577.30
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	3600		$12.66	$45,577.30
A2010	Basement Excavation			$0.38	$1,375.49
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	3600		$0.38	$1,375.49
B	Shell		42.28%	$55.69	$200,482.66
B1020	Roof Construction			$17.15	$61,756.74
B10201243250	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 35'x40' bay, 20 PSF superimposed load, 36.5" deep, 40 PSF total load, add for columns	3600		$2.02	$7,288.74
B10201243300	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 35'x40' bay, 30 PSF superimposed load, 36.5" deep, 50 PSF total load	3600		$15.13	$54,468.00
B2010	Exterior Walls			$20.78	$74,791.13
B20101464500	Metal siding, steel, sandwich panels, factory fabricated, 2" polystyrene, steel core, 26 ga, colored 1 side	2688		$12.75	$45,895.18
B20101544400	Metal siding support, 18' building height, 30 PSF wind load, 35' column spacing	2688		$8.03	$28,895.95
B2020	Exterior Windows			$5.10	$18,355.37
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'	11.2		$5.10	$18,355.37
B2030	Exterior Doors			$4.26	$15,328.39
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	1.08		$1.16	$4,166.49
B20302204450	Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-0" opening	3.5		$3.10	$11,161.90
B3010	Roof Coverings			$8.40	$30,251.03
B30101300200	Roofing, corrugated, aluminum, mill finish, .0175" thick, .272 PSF	3600		$3.29	$11,844.00
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	3600		$2.53	$9,101.45
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	240		$2.58	$9,305.58
C	Interiors		7.28%	$9.59	$34,527.78
C1010	Partitions			$3.94	$14,168.69
C10101022300	Lightweight block 4" thick	756		$1.95	$7,006.06
C10101244500	5/8" gypsum board, taped & finished, painted on 2 x 4 studs 16" O.C.	2688		$1.99	$7,162.63
C1020	Interior Doors			$0.54	$1,957.46
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	1.2		$0.54	$1,957.46
C1030	Fittings			$0.80	$2,897.63
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel	1		$0.80	$2,897.63

C3010	**Wall Finishes**			**$1.48**	**$5,330.63**
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	1440		$0.80	$2,888.17
C30102300340	Painting, masonry or concrete, latex, brushwork, addition for block filler	1440		$0.68	$2,442.46
C3020	**Floor Finishes**			**$1.83**	**$6,595.14**
C30204100940	Concrete topping, hardeners, metallic additive, minimum	3240		$1.61	$5,796.39
C30204101580	Vinyl, composition tile, minimum	360		$0.22	$798.75
C3030	**Ceiling Finishes**			**$0.99**	**$3,578.23**
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	360		$0.99	$3,578.23
D	**Services**		**30.79%**	**$40.55**	**$145,994.54**
D2010	**Plumbing Fixtures**			**$4.02**	**$14,481.42**
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	1.22		$1.43	$5,154.75
D20102102000	Urinal, vitreous china, wall hung	0.61		$0.26	$946.53
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	1.22		$0.80	$2,897.94
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.61		$1.07	$3,862.30
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.61		$0.45	$1,619.90
D2020	**Domestic Water Distribution**			**$0.86**	**$3,105.41**
D20202202260	Gas fired water heater, residential, 100 < F rise, 30 gal tank, 32 GPH	0.61		$0.86	$3,105.41
D3050	**Terminal & Package Units**			**$11.32**	**$40,764.60**
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	3600		$11.32	$40,764.60
D3090	**Other HVAC Systems/Equip**			**$1.17**	**$4,212.30**
D30903201060	Garage, single exhaust, 3" outlet, additional bays up to seven bays	2		$1.17	$4,212.30
D4010	**Sprinklers**			**$5.17**	**$18,612.72**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	3600		$5.17	$18,612.72
D4020	**Standpipes**			**$1.33**	**$4,783.35**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.36		$1.21	$4,373.19
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.14		$0.11	$410.16
D5010	**Electrical Service/Distribution**			**$1.52**	**$5,461.90**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$0.95	$3,435.53
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.45	$1,606.49
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.12	$419.88
D5020	**Lighting and Branch Wiring**			**$10.92**	**$39,306.03**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	3600		$2.56	$9,227.56
D50201350280	Miscellaneous power, 1 watt	3600		$0.35	$1,262.81
D50201400240	Central air conditioning power, 3 watts	3600		$0.74	$2,680.85
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	3600		$7.26	$26,134.81
D5030	**Communications and Security**			**$4.24**	**$15,266.81**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.36		$2.44	$8,780.61
D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit	0.36		$1.52	$5,474.89
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	0.72		$0.28	$1,011.31
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$131.73**	**$474,223.93**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0 %**	**$19.76**	**$71,133.59**
Architectural Fees	**0.0 %**	**$0.00**	**$0.00**
User Fees	**0.0 %**	**$0.00**	**$0.00**
Total Building Cost		**$151.49**	**$545,357.52**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel C - 10524 Nassau Street Northeast, Blaine, Minnesota 55449 | **Building Name or Type**
Parcel ID 21-31-23-24-0010 | Metal Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity		Total
Accessibility Items					
Parking					
Create accessible parking per code	$ 100.00	Lump	1	$	100.00
Accessible Route					
Create an accessible route into the building.	$ 1,500.00	Lump	1	$	1,500.00
Restroom					
Install a code required accessible restroom	$ 3.29	SF	3,600	$	11,844.00
Drinking Fountain					
Install a code required drinking fountain	$ 0.45	SF	3,600	$	1,620.00
Structural Elements					
None observed					
				$	-
Exiting					
Thresholds					
Modify thresholds to comply with code for maximum height	$ 100.00	EA	2	$	200.00
Door Hardware					
Install code compliant door hardware	$ 250.00	EA	2	$	500.00
Emergency Exit Signs					
Install code required emergency exit signs	$ 550.00	EA	2	$	1,100.00
Fire Protection					
Smoke Detectors					
Install code required smoke detectors	$ 2.44	SF	3,600	$	8,784.00
Emergency Lighting System					
Install a code required emergency lighting system	$ 0.95	SF	3,600	$	3,420.00
Emergency Notification System					
Install a code required emergency notification system	$ 1.52	SF	3,600	$	5,472.00
Building Sprinkler System					
Install a code required building sprinkler system	$ 6.50	SF	3,600	$	23,400.00
Exterior Construction					
Exterior Walls					
Repair exterior walls to prevent water intrusion per code	$ 0.75	SF	3,600	$	2,700.00

Code Related Cost Items	Unit Cost		Units	Unit Quantity		Total
Roof Construction						
Roofing Material						
Remove failed roofing material	$	0.25	SF	3,600	$	900.00
Replace failed roofing material to prevent water intrusion per code	$	3.29	SF	3,600	$	11,844.00
Mechanical- Electrical						
Mechanical						
Install code compliant HVAC system	$	12.49	SF	3,600	$	44,964.00
Electrical						
Install code compliant electrical wiring	$	5.17	SF	3,600	$	18,612.00
Install code compliant lightin system	$	7.26	SF	3,600	$	26,136.00
			Total Code Improvements		**$**	**163,096**

Town Center Redevelopment TIF District | Parcel C

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Town Center Redevelopment TIF District | Parcel C


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Town Center Redevelopment TIF District | Parcel C


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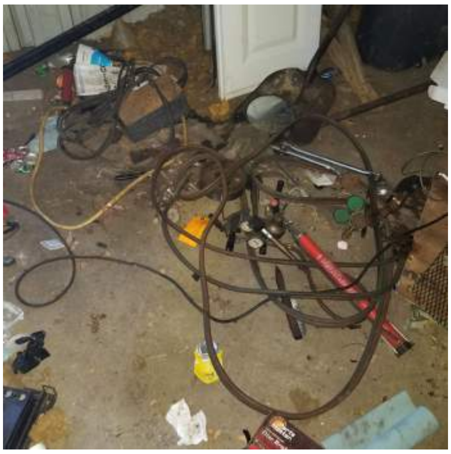
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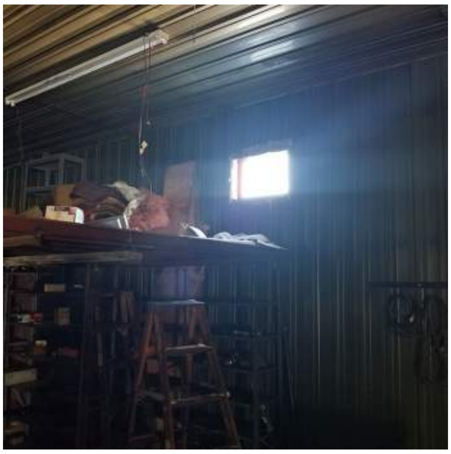
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Town Center Redevelopment TIF District | Parcel C

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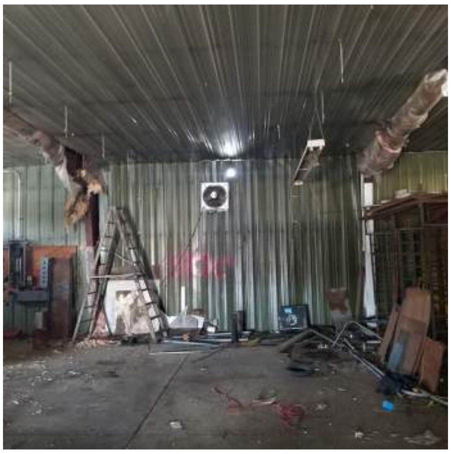

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Town Center Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	9/10/2024
Estimate Name:	10549 Nassau Street NE		
Building Type:	Concrete Block / Steel Joists		
Location:	BLAINE, MN		
Story Count:	1		
Story Height (L.F.):	18.00		
Floor Area (S.F.):	10000		
Labor Type:	STD		
Basement Included:	No		
Data Release:	Year 2021 Quarter 1	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$110.00	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$1,100,032.01		

		Quantity	% of Total	Cost Per S.F.	Cost
A	**Substructure**		**16.64%**	**$15.92**	**$159,156.90**
A1010	**Standard Foundations**			**$6.13**	**$61,305.90**
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	400		$3.99	$39,859.20
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	440		$2.14	$21,446.70
A1030	**Slab on Grade**			**$9.41**	**$94,103.40**
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	10000		$9.41	$94,103.40
A2010	**Basement Excavation**			**$0.37**	**$3,747.60**
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	10000		$0.37	$3,747.60
B	**Shell**		**29.61%**	**$28.32**	**$283,246.07**
B1020	**Roof Construction**			**$7.00**	**$69,998.40**
B10201162500	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load	10000		$7.00	$69,998.40
B2010	**Exterior Walls**			**$9.59**	**$95,924.16**
B20101116280	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	5760		$9.59	$95,924.16
B2020	**Exterior Windows**			**$1.37**	**$13,679.90**
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'	24		$1.37	$13,679.90
B2030	**Exterior Doors**			**$2.84**	**$28,352.57**
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	3		$0.87	$8,683.11
B20302204450	Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-0" opening	7.5		$1.97	$19,669.46
B3010	**Roof Coverings**			**$7.53**	**$75,291.04**
B30101051400	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	10000		$3.66	$36,581.40
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	10000		$2.09	$20,935.60
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	400		$1.24	$12,437.36
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	400		$0.53	$5,336.68
C	**Interiors**		**12.49%**	**$11.95**	**$119,514.13**
C1010	**Partitions**			**$5.69**	**$56,919.13**
C10101022300	Lightweight block 4" thick	2100		$1.98	$19,777.38
C10101046000	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	2800		$3.71	$37,141.75
C1020	**Interior Doors**			**$0.43**	**$4,291.43**
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	3.33		$0.43	$4,291.43
C3010	**Wall Finishes**			**$3.76**	**$37,598.45**
C30102202000	2 coats paint on masonry with block filler	5760		$2.22	$22,189.25
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	4000		$0.86	$8,611.40
C30102300340	Painting, masonry or concrete, latex, brushwork, addition for block filler	4000		$0.68	$6,797.80
C3020	**Floor Finishes**			**$1.45**	**$14,482.94**
C30204100940	Concrete topping, hardeners, metallic additive, minimum	9000		$1.22	$12,234.96
C30204101580	Vinyl, composition tile, minimum	1000		$0.22	$2,247.98

C3030	**Ceiling Finishes**			**$0.62**	**$6,222.18**
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	1000		$0.62	$6,222.18
D	**Services**		**41.26%**	**$39.46**	**$394,632.47**
D2010	**Plumbing Fixtures**			**$4.01**	**$40,103.24**
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	3.4		$1.27	$12,676.14
D20102102000	Urinal, vitreous china, wall hung	1.7		$0.27	$2,656.17
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	3.4		$0.74	$7,415.74
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	1.7		$0.84	$8,381.94
D20107101560	Shower, stall, baked enamel, molded stone receptor, 30" square	1.7		$0.49	$4,921.69
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	1.7		$0.41	$4,051.56
D2020	**Domestic Water Distribution**			**$0.84**	**$8,387.08**
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	1.7		$0.84	$8,387.08
D2040	**Rain Water Drainage**			**$2.71**	**$27,136.60**
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	5.1		$1.93	$19,303.76
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102		$0.78	$7,832.84
D3050	**Terminal & Package Units**			**$11.24**	**$112,397.50**
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	10000		$11.24	$112,397.50
D4010	**Sprinklers**			**$5.07**	**$50,725.70**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	10000		$5.07	$50,725.70
D4020	**Standpipes**			**$1.23**	**$12,319.86**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	1		$1.13	$11,297.28
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.4		$0.10	$1,022.58
D5010	**Electrical Service/Distribution**			**$0.52**	**$5,179.75**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$0.33	$3,336.08
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.14	$1,445.67
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.04	$398.00
D5020	**Lighting and Branch Wiring**			**$9.89**	**$98,895.50**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	10000		$2.55	$25,502.30
D50201350280	Miscellaneous power, 1 watt	10000		$0.34	$3,445.80
D50201400240	Central air conditioning power, 3 watts	10000		$0.70	$6,981.80
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	10000		$6.30	$62,965.60
D5030	**Communications and Security**			**$3.95**	**$39,487.24**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1		$2.33	$23,328.70
D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit	1		$1.33	$13,333.53
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	2		$0.28	$2,825.01
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$95.65**	**$956,549.57**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$14.35**	**$143,482.44**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$110.00**	**$1,100,032.01**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel H1 - 10549 Nassau Street Northeast, Blaine, Minnesota 55449

Parcel ID South Building 21-31-23-24-0005

Building Name or Type

Commercial Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items				
Accessible Parking				
Code required accessible parking should be created	$ 500.00	Lump	1	$ 500.00
Accessible Route				
A code required accessible route into the building should be created	$ 1,000.00	Lump	1	$ 1,000.00
Restooms				
Install code compliant restrooms	$ 2.28	SF	10,000	$ 22,800.00
Drinking Fountains				
Install code required drinking fountains	$ 0.41	SF	10,000	$ 4,100.00
Structural Elements				
Steel Lintels				
Steel lintels should be protected from rusting per code	$ 1,000.00	Lump	1	$ 1,000.00
Exiting				
Thresholds				
Modify thresholds to comply with maximum height	$ 0.05	SF	10,000	$ 500.00
Door Hardware				
Replace non code compliant door hardware	$ 250.00	Ea	2	$ 500.00
Emergency Lighting				
Install code-compliant emergency lighting	$ 1,500.00	Ea	6	$ 9,000.00
Emergency Notification System				
Install a code required emergency notification system	$ 1.33	SF	10,000	$ 13,300.00
Fire Protection				
Smoke Detectors				
Install code required smoke detectors	$ 2.33	SF	10,000	$ 23,300.00
Building Sprinkler System				
Install a code required building sprinkler system	$ 6.23	SF	10,000	$ 62,300.00
Exterior Construction				
Block Walls				
Replace damaged/missing concrete block to prevent water intrusion per code	$ 1.59	Lump	10,000	$ 15,900.00
Roof Construction				
Roofing Material				
Replace failed roofing materials to prevent water intrusion per code	$ 7.53	SF	10,000	$ 75,300.00

Code Related Cost Items	Unit Cost		Units	Unit Quantity	Total	
Mechanical - Electrical						
Mechanical						
Install a code compliant HVAC system	$	11.24	SF	10,000	$	112,400.00
Electrical						
Install a code compliant electrical wiring system	$	3.59	SF	10,000	$	35,900.00
Install a code compliant lighting system	$	6.30	SF	10,000	$	63,000.00
				Total Code Improvements	**$**	**440,800**

Town Center Redevelopment TIF District | Parcel H1

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Town Center Redevelopment TIF District | Parcel H1

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Town Center Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	9/10/2024
Estimate Name:	10591 Nassau St NE		
Building Type:	Concrete Block / Steel Joists		
Location:	BLAINE, MN		
Story Count:	1		
Story Height (L.F.):	16.00		
Floor Area (S.F.):	7000		
Labor Type:	OPN		
Basement Included:	No		
Data Release:	Year 2024 Quarter 3	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$136.45	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$955,156.12		

			Quantity	% of Total	Cost Per S.F.	Cost
A		Substructure		19.72%	$23.39	$163,755.80
A1010		**Standard Foundations**			**$11.27**	**$78,886.96**
A10101051560		Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	430		$7.01	$49,052.25
A10101102700		Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	473		$4.26	$29,834.71
A1030		**Slab on Grade**			**$11.69**	**$81,796.96**
A10301204520		Slab on grade, 6" thick, light industrial, reinforced	7000		$11.69	$81,796.96
A2010		**Basement Excavation**			**$0.44**	**$3,071.88**
A20101104560		Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	7000		$0.44	$3,071.88
B		Shell		29.99%	$35.59	$249,125.58
B1020		**Roof Construction**			**$8.80**	**$61,593.91**
B10201162500		Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load	7000		$8.80	$61,593.91
B2010		**Exterior Walls**			**$12.36**	**$86,552.60**
B20101116280		Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	5504		$12.36	$86,552.60
B2020		**Exterior Windows**			**$0.19**	**$1,343.76**
B20201045600		Windows, steel, picture window, standard glass, 3' x 3'	2		$0.19	$1,343.76
B2030		**Exterior Doors**			**$4.33**	**$30,315.51**
B20302203450		Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.1		$1.23	$8,598.91
B20302204650		Door, steel 24 gauge, overhead, sectional, electric operator, 12'-0" x 12'-0" opening	4		$3.10	$21,716.60
B3010		**Roof Coverings**			**$9.90**	**$69,319.80**
B30101051400		Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	7000		$4.33	$30,309.02
B30103203090		Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	7000		$3.22	$22,512.21
B30104201400		Roof edges, aluminum, duranodic, .050" thick, 6" face	430		$1.62	$11,338.50
B30106305100		Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	430		$0.74	$5,160.07
C		Interiors		12.07%	$14.33	$100,276.29
C1010		**Partitions**			**$5.33**	**$37,300.18**
C10101022300		Lightweight block 4" thick	1470		$1.90	$13,333.14
C10101046000		Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	1960		$3.42	$23,967.04
C1020		**Interior Doors**			**$0.50**	**$3,530.71**
C10201022600		Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	2.33		$0.50	$3,530.71
C3010		**Wall Finishes**			**$6.12**	**$42,819.41**
C30102202000		2 coats paint on masonry with block filler	5504		$4.05	$28,381.27
C30102300320		Painting, masonry or concrete, latex, brushwork, primer & 2 coats	2800		$1.11	$7,792.40
C30102300340		Painting, masonry or concrete, latex, brushwork, addition for block filler	2800		$0.95	$6,645.74
C3020		**Floor Finishes**			**$1.61**	**$11,285.52**
C30204100940		Concrete topping, hardeners, metallic additive, minimum	6300		$1.33	$9,290.11
C30204101580		Vinyl, composition tile, minimum	700		$0.29	$1,995.41

C3030	**Ceiling Finishes**			**$0.76**	**$5,340.47**
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	700		$0.76	$5,340.47
D	**Services**		**38.22%**	**$45.34**	**$317,412.87**
D2010	**Plumbing Fixtures**			**$3.90**	**$27,320.59**
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	2.38		$1.40	$9,825.25
D20102102000	Urinal, vitreous china, wall hung	1.19		$0.29	$2,038.50
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	2.38		$0.73	$5,079.13
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	1.19		$1.05	$7,333.76
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	1.19		$0.43	$3,043.95
D2020	**Domestic Water Distribution**			**$0.64**	**$4,497.72**
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	1.19		$0.64	$4,497.72
D2040	**Rain Water Drainage**			**$3.93**	**$27,520.28**
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	3.57		$2.17	$15,171.34
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102		$1.76	$12,348.94
D3050	**Terminal & Package Units**			**$11.55**	**$80,867.71**
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	7000		$11.55	$80,867.71
D4010	**Sprinklers**			**$6.20**	**$43,433.32**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	7000		$6.20	$43,433.32
D4020	**Standpipes**			**$1.42**	**$9,951.24**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.7		$1.30	$9,129.47
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.28		$0.12	$821.77
D5010	**Electrical Service/Distribution**			**$0.92**	**$6,454.69**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$0.57	$4,019.48
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.28	$1,964.07
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.07	$471.14
D5020	**Lighting and Branch Wiring**			**$12.28**	**$85,934.10**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	7000		$2.87	$20,067.18
D50201350280	Miscellaneous power, 1 watt	7000		$0.39	$2,749.32
D50201400240	Central air conditioning power, 3 watts	7000		$0.84	$5,876.22
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	7000		$8.18	$57,241.38
D5030	**Communications and Security**			**$4.49**	**$31,433.22**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.7		$2.62	$18,370.80
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.7		$1.56	$10,906.14
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	1.4		$0.31	$2,156.28
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$118.65**	**$830,570.54**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$17.80**	**$124,585.58**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$136.45**	**$955,156.12**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel H2 - 10591 Nassau Street Northeast, Blaine, Minnesota 55449
Parcel ID North Building 21-31-23-24-0005

Building Name or Type
Commercial Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items				
Accessible Parking				
Code required accessible parking should be created	$ 500.00	Lump	1	$ 500.00
Accessible Route				
A code required accessible route into the building should be created	$ 500.00	Lump	1	$ 500.00
Restooms				
Install code compliant restrooms	$ 2.42	SF	7,000	$ 16,940.00
Drinking Fountains				
Install code required drinking fountains	$ 0.43	SF	7,000	$ 3,010.00
Structural Elements				
Steel Lintels				
Steel lintels should be protected from rusting per code	$ 1,000.00	Lump	1	$ 1,000.00
Exiting				
Thresholds				
Modify thresholds to comply with maximum height	$ 0.05	SF	7,000	$ 350.00
Door Hardware				
Replace non code compliant door hardware	$ 250.00	Ea	2	$ 500.00
Emergency Lighting				
Install code-compliant emergency lighting	$ 1,500.00	Ea	6	$ 9,000.00
Emergency Notification System				
Install a code required emergency notification system	$ 1.56	SF	7,000	$ 10,920.00
Fire Protection				
Smoke Detectors				
Install code required smoke detectors	$ 2.62	SF	7,000	$ 18,340.00
Building Sprinkler System				
Install a code required building sprinkler system	$ 7.62	SF	7,000	$ 53,340.00
Exterior Construction				
Block Walls				
Replace damaged/missing concrete block to prevent water intrusion per code	$ 1.59	SF	7,000	$ 11,130.00
Roof Construction				
Roofing Material				
Replace failed roofing materials to prevent water intrusion per code	$ 9.90	SF	7,000	$ 69,300.00

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Mechanical - Electrical				
Mechanical				
Install a code compliant HVAC system	$ 11.55	SF	7,000	$ 80,850.00
Electrical				
Install a code compliant electrical wiring system	$ 2.87	SF	7,000	$ 20,090.00
Install a code compliant lighting system	$ 8.18	SF	7,000	$ 57,260.00
			Total Code Improvements	**$ 353,030**

Town Center Redevelopment TIF District | Parcel H2

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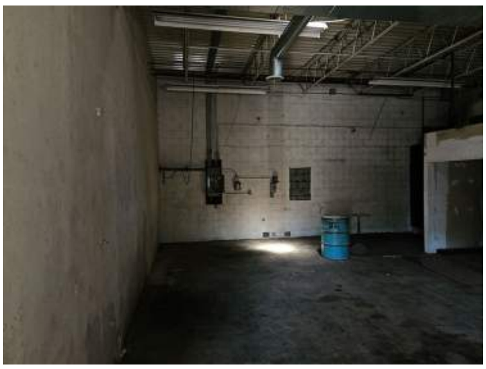

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Town Center Redevelopment TIF District | Parcel H2

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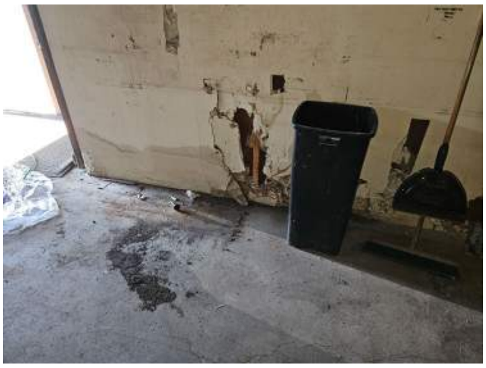

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Town Center Redevelopment TIF District | Parcel H2

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Town Center Redevelopment TIF District

Replacement Cost Report

	Square Foot Cost Estimate Report	Date:	**7/26/2023**
Estimate Name:	**10601 Nassau**		
Building Type:	**Concrete Block / Steel Joists**		
Location:	**BLAINE, MN**		
Story Count:	**1 + Mezzanine**		
Story Height (L.F.):	**20.00**		
Floor Area (S.F.):	**15200**		
Labor Type:	**OPN**		
Basement Included:	**No**		
Data Release:	**Year 2023 Quarter 2**		
Cost Per Square Foot:	**$129.66**		
Building Cost:	**$1,970,890.80**		

Costs are derived from a building model with basic components.
Scope differences and market conditions can cause costs to vary significantly.

		Quantity	% of Total	Cost Per S.F.	Cost
A	**Substructure**		**12.13%**	**$13.68**	**$207,865.75**
A1010	**Standard Foundations**			**$2.57**	**$39,089.66**
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	726		$2.57	$39,089.66
A1030	**Slab on Grade**			**$10.72**	**$162,952.51**
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	15200		$10.72	$162,952.51
A2010	**Basement Excavation**			**$0.38**	**$5,823.58**
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	15200		$0.38	$5,823.58
B	**Shell**		**33.08%**	**$37.30**	**$566,976.06**
B1020	**Roof Construction**			**$8.25**	**$125,450.92**
B10201162500	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load	15200		$8.25	$125,450.92
B2010	**Exterior Walls**			**$10.80**	**$164,200.08**
B20101116280	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	10560		$10.80	$164,200.08
B2020	**Exterior Windows**			**$4.51**	**$68,571.58**
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'	44		$4.51	$68,571.58
B2030	**Exterior Doors**			**$4.63**	**$70,331.56**
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	4.56		$1.07	$16,312.69
B20302204450	Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-0" opening	13.75		$3.55	$54,018.87
B3010	**Roof Coverings**			**$9.11**	**$138,421.92**
B30101051400	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	15200		$4.08	$61,957.78
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	15200		$2.76	$41,959.90
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	660		$1.76	$26,756.20
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	660		$0.51	$7,748.04
C	**Interiors**		**10.85%**	**$12.24**	**$186,034.90**
C1010	**Partitions**			**$5.12**	**$77,843.14**
C10101022300	Lightweight block 4" thick	3192		$1.80	$27,366.77
C10101046000	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	4256		$3.32	$50,476.37
C1020	**Interior Doors**			**$0.37**	**$5,594.44**
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	5.07		$0.37	$5,594.44
C1030	**Fittings**			**$0.17**	**$2,514.50**
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel	1		$0.17	$2,514.50
C2010	**Stair Construction**			**$0.25**	**$3,800.83**
C20101101120	Stairs, wood, prefab box type, oak treads, wood rails 3'-6" wide, 14 risers	1		$0.25	$3,800.83
C3010	**Wall Finishes**			**$4.06**	**$61,726.08**
C30102202000	2 coats paint on masonry with block filler	10560		$2.58	$39,172.32
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	6080		$0.82	$12,432.99
C30102300340	Painting, masonry or concrete, latex, brushwork, addition for block filler	6080		$0.67	$10,120.77

C3020	**Floor Finishes**			**$1.62**	**$24,680.55**
C30204100940	Concrete topping, hardeners, metallic additive, minimum	13680		$1.41	$21,465.29
C30204101580	Vinyl, composition tile, minimum	1520		$0.21	$3,215.26
C3030	**Ceiling Finishes**			**$0.65**	**$9,875.36**
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	1520		$0.65	$9,875.36
D	**Services**		**43.93%**	**$49.54**	**$752,941.38**
D1010	**Elevators and Lifts**			**$5.61**	**$85,296.20**
D10101102200	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	1		$5.61	$85,296.20
D2010	**Plumbing Fixtures**			**$4.15**	**$63,019.67**
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	5.17		$1.41	$21,394.38
D20102102000	Urinal, vitreous china, wall hung	2.58		$0.30	$4,505.33
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	5.17		$0.73	$11,025.77
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	2.58		$1.24	$18,851.70
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	2.58		$0.48	$7,242.49
D2020	**Domestic Water Distribution**			**$0.89**	**$13,472.07**
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	2.58		$0.89	$13,472.07
D2040	**Rain Water Drainage**			**$3.57**	**$54,337.42**
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	7.75		$2.75	$41,727.47
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102		$0.83	$12,609.95
D3050	**Terminal & Package Units**			**$11.30**	**$171,758.78**
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	15200		$11.30	$171,758.78
D4010	**Sprinklers**			**$6.35**	**$96,516.05**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	15200		$6.35	$96,516.05
D4020	**Standpipes**			**$1.59**	**$24,206.95**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	1.52		$1.46	$22,123.83
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.61		$0.14	$2,083.12
D5010	**Electrical Service/Distribution**			**$0.40**	**$6,007.18**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$0.24	$3,719.90
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.13	$1,910.28
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.02	$377.00
D5020	**Lighting and Branch Wiring**			**$11.59**	**$176,155.23**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	15200		$2.67	$40,559.07
D50201350280	Miscellaneous power, 1 watt	15200		$0.36	$5,507.57
D50201400240	Central air conditioning power, 3 watts	15200		$0.79	$11,976.69
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	15200		$7.77	$118,111.90
D5030	**Communications and Security**			**$4.09**	**$62,171.83**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	1.52		$2.42	$36,845.10
D50309100462	Fire alarm command center, addressable with voice, excl. wire & conduit	1.52		$1.38	$20,955.48
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	3.04		$0.29	$4,371.25
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$112.75**	**$1,713,818.09**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$16.91**	**$257,072.71**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$129.66**	**$1,970,890.80**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel I - 10601 Nassau Street Northeast, Blaine, Minnesota 55449

Parcel ID 21-31-23-24-0030

Building Name or Type

Concrete Block Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items				
Parking				
Create code required accessible parking	$ 100.00	Ea	1	$ 100.00
Accessible Route				
Create a code required accessible route into the building	$ 500.00	Lump	1	$ 500.00
Create a code required accessible route to all levels of the building	$ 5.61	SF	15,200	$ 85,272.00
Restooms				
Modify restrooms to comply with code	$ 2.44	SF	15,200	$ 37,088.00
Drinking Fountain				
Install a code required drinking fountain	$ 0.48	SF	15,200	$ 7,296.00
Transaction Counter				
Modify transaction counter to comply with code	$ 500.00	Lump	1	$ 500.00
Structural Elements				
Concrete Block Walls				
Repair exterior concrete block walls to prevent water intrusion per code	$ 10.80	SF	5,000	$ 54,000.00
Install lintels over openings on concrete block walls per code	$ 1,500.00	Lump	1	$ 1,500.00
Exiting				
Glass Doors				
Install code required 10-inch kick plates on glass doors	$ 400.00	Lump	1	$ 400.00
Stairs				
Modify stairs to comply with code	$ 0.25	SF	15,200	$ 3,800.00
Door Hardware				
Install code compliant door hardware	$ 250.00	EA	10	$ 2,500.00
Thresholds				
Modify thresholds to comply with code	$ 500.00	EA	1	$ 500.00
Emergency Lighting				
Install code required emergency lighting	$ 0.55	SF	15,200	$ 8,360.00
Emergency Exit Signs				
Install code required emergency exit signs	$ 0.25	SF	15,200	$ 3,800.00
Emergency Notification System				
Install a code required emergency notification system	$ 1.38	SF	15,200	$ 20,976.00
Fire Protection				
Smoke Detectors				
Install code required smoke detectors	$ 2.42	SF	15,200	$ 36,784.00

Code Related Cost Items	Unit Cost		Units	Unit Quantity	Total	
Building Sprinkler System						
Install a code required building sprinkler system	$	7.94	SF	15,200	$	120,688.00
Exterior Construction						
Windows						
Replace failed windows to prevent water intrusion per code	$	4.51	SF	15,200	$	68,552.00
Roof Construction						
Roofing Material						
Replace failed roofing material to prevent water intrusion per code	$	9.11	SF	15,200	$	138,472.00
Mechanical - Electrical						
Mechanical						
Install a code compliant HVAC system	$	11.30	SF	15,200	$	171,760.00
Electrical						
Install a code compliant lighting system	$	7.77	SF	15,200	$	118,104.00
Install a code compliant electrical wiring system	$	2.67	SF	15,200	$	40,584.00
			Total Code Improvements		**$**	**921,536**

Town Center Redevelopment TIF District | Parcel I

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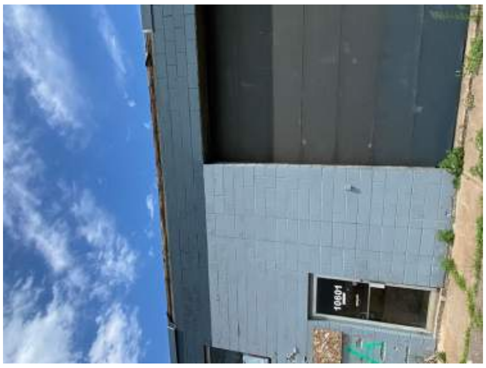

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Town Center Redevelopment TIF District | Parcel I

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Town Center Redevelopment TIF District | Parcel I

		
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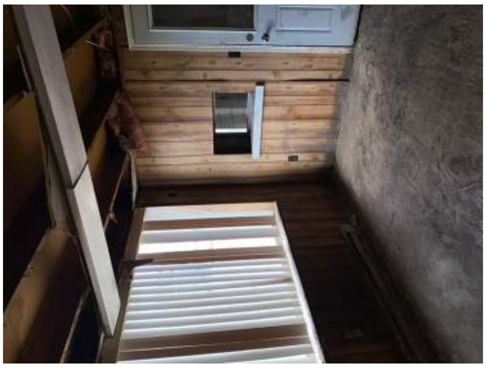
Town Center Redevelopment TIF District | Parcel I



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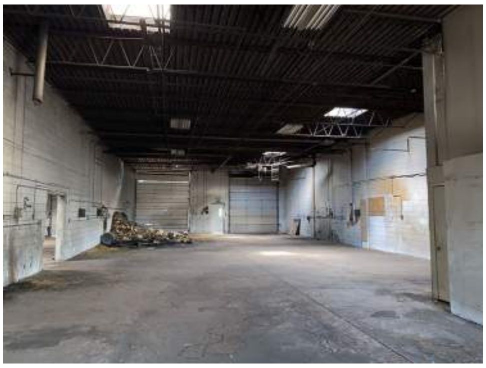

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Town Center Redevelopment TIF District | Parcel I

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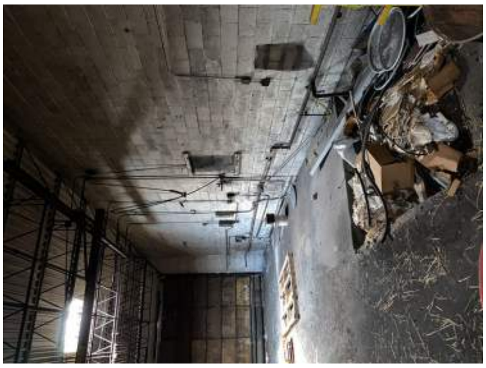

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Town Center Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	9/10/2024
Estimate Name:	2150 106th Lane NE		
Building Type:	Concrete Block / Steel Joists		
Location:	BLAINE, MN		
Story Count:	1		
Story Height (L.F.):	16.00		
Floor Area (S.F.):	3400		
Labor Type:	OPN		
Basement Included:	No		
Data Release:	Year 2024 Quarter 3	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$146.20	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$497,084.35		

			Quantity	% of Total	Cost Per S.F.	Cost
A		Substructure		20.15%	$25.61	$87,086.52
A1010		Standard Foundations			$13.49	$45,864.51
A10101051560		Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	250		$8.39	$28,518.75
A10101102700		Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	275		$5.10	$17,345.76
A1030		Slab on Grade			$11.69	$39,729.95
A10301204520		Slab on grade, 6" thick, light industrial, reinforced	3400		$11.69	$39,729.95
A2010		Basement Excavation			$0.44	$1,492.06
A20101104560		Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	3400		$0.44	$1,492.06
B		Shell		30.05%	$38.21	$129,897.17
B1020		Roof Construction			$8.80	$29,917.04
B10201162500		Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load	3400		$8.80	$29,917.04
B2010		Exterior Walls			$14.80	$50,321.28
B20101116280		Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	3200		$14.80	$50,321.28
B2020		Exterior Windows			$3.01	$10,234.03
B20201066650		Windows, aluminum, sliding, standard glass, 5' x 3'	13.33		$3.01	$10,234.03
B2030		Exterior Doors			$1.23	$4,176.61
B20302203450		Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	1.02		$1.23	$4,176.61
B3010		Roof Coverings			$10.37	$35,248.21
B30101051400		Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	3400		$4.33	$14,721.52
B30103203090		Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	3400		$3.22	$10,934.50
B30104201400		Roof edges, aluminum, duranodic, .050" thick, 6" face	250		$1.94	$6,592.15
B30106305100		Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	250		$0.88	$3,000.04
C		Interiors		11.90%	$15.12	$51,421.17
C1010		Partitions			$5.33	$18,117.22
C10101022300		Lightweight block 4" thick	714		$1.90	$6,476.09
C10101046000		Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	952		$3.42	$11,641.13
C1020		Interior Doors			$0.50	$1,714.92
C10201022600		Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	1.13		$0.50	$1,714.92
C3010		Wall Finishes			$6.92	$23,513.55
C30102202000		2 coats paint on masonry with block filler	3200		$4.85	$16,500.74
C30102300320		Painting, masonry or concrete, latex, brushwork, primer & 2 coats	1360		$1.11	$3,784.88
C30102300340		Painting, masonry or concrete, latex, brushwork, addition for block filler	1360		$0.95	$3,227.93
C3020		Floor Finishes			$1.61	$5,481.54
C30204100940		Concrete topping, hardeners, metallic additive, minimum	3060		$1.33	$4,512.34
C30204101580		Vinyl, composition tile, minimum	340		$0.29	$969.20

C3030	**Ceiling Finishes**			**$0.76**	**$2,593.94**
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	340		$0.76	$2,593.94
D	**Services**		**37.90%**	**$48.19**	**$163,842.40**
D2010	**Plumbing Fixtures**			**$3.90**	**$13,270.00**
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	1.16		$1.40	$4,772.26
D20102102000	Urinal, vitreous china, wall hung	0.58		$0.29	$990.13
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	1.16		$0.73	$2,467.01
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.58		$1.05	$3,562.11
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.58		$0.43	$1,478.49
D2020	**Domestic Water Distribution**			**$0.64**	**$2,184.61**
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	0.58		$0.64	$2,184.61
D2040	**Rain Water Drainage**			**$5.80**	**$19,717.88**
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	1.73		$2.17	$7,368.94
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102		$3.63	$12,348.94
D3050	**Terminal & Package Units**			**$11.55**	**$39,278.60**
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	3400		$11.55	$39,278.60
D4010	**Sprinklers**			**$6.20**	**$21,096.18**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	3400		$6.20	$21,096.18
D4020	**Standpipes**			**$1.42**	**$4,833.45**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.34		$1.30	$4,434.31
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.14		$0.12	$399.14
D5010	**Electrical Service/Distribution**			**$1.90**	**$6,454.69**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$1.18	$4,019.48
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.58	$1,964.07
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.14	$471.14
D5020	**Lighting and Branch Wiring**			**$12.28**	**$41,739.42**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	3400		$2.87	$9,746.92
D50201350280	Miscellaneous power, 1 watt	3400		$0.39	$1,335.38
D50201400240	Central air conditioning power, 3 watts	3400		$0.84	$2,854.16
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	3400		$8.18	$27,802.96
D5030	**Communications and Security**			**$4.49**	**$15,267.57**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.34		$2.62	$8,922.96
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.34		$1.56	$5,297.27
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	0.68		$0.31	$1,047.34
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$127.13**	**$432,247.26**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$19.07**	**$64,837.09**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$146.20**	**$497,084.35**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel J - 2150 106th Lane Northeast, Blaine, Minnesota 55449
Parcel ID 21-31-23-24-0023

Building Name or Type
Commercial Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity		Total
Accessibility Items					
Accessible Parking					
Code required accessible parking should be created	$ 500.00	Lump	1	$	500.00
Accessible Route					
A code required accessible route into the building should be created	$ 1,500.00	Lump	1	$	1,500.00
Restooms					
Modify restrooms to comply with accessibility code	$ 2.42	SF	3,400	$	8,228.00
Drinking Fountains					
Install code required drinking fountains	$ 0.43	SF	3,400	$	1,462.00
Structural Elements					
No Deficiencies Observed				$	-
Exiting					
Thresholds					
Modify thresholds to comply with maximum height	$ 0.25	SF	3,400	$	850.00
Door Hardware					
Replace non code compliant door hardware	$ 250.00	Ea	2	$	500.00
Emergency Lighting					
Install code-compliant emergency lighting	$ 1,500.00	Ea	4	$	6,000.00
Emergency Notification System					
Install a code required emergency notification system	$ 1.56	SF	3,400	$	5,304.00
Fire Protection					
Smoke Detectors					
Install code required smoke detectors	$ 2.62	SF	3,400	$	8,908.00
Building Sprinkler System					
Install a code required building sprinkler system	$ 7.50	SF	3,400	$	25,500.00
Exterior Construction					
Block Walls					
Replace damaged/missing concrete block to prevent water intrusion per code	$ 5,000.00	Lump	1	$	5,000.00
Roof Construction					
Roofing Material					
Replace failed roofing materials to prevent water intrusion per code	$ 10.37	SF	3,400	$	35,258.00

Code Related Cost Items	Unit Cost		Units	Unit Quantity	Total	
Mechanical - Electrical						
Mechanical						
Install a code compliant HVAC system	$	11.55	SF	3,400	$	39,270.00
Electrical						
Install a code compliant electrical wiring system	$	1.76	SF	3,400	$	5,984.00
Install a code compliant lighting system	$	8.18	SF	3,400	$	27,812.00
	Total Code Improvements				**$**	**172,076**

Town Center Redevelopment TIF District | Parcel J

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Town Center Redevelopment TIF District | Parcel J

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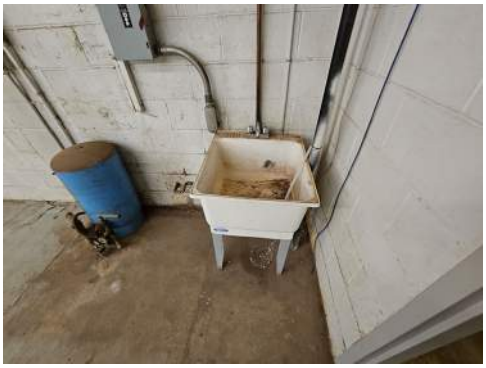
Town Center Redevelopment TIF District | Parcel J



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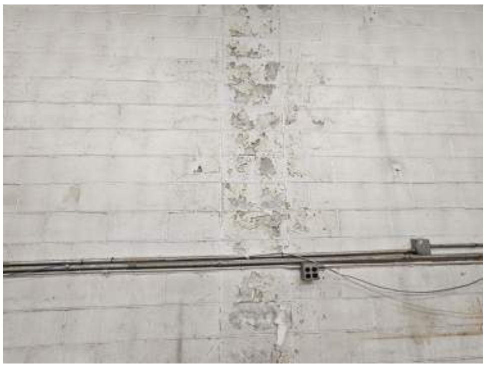

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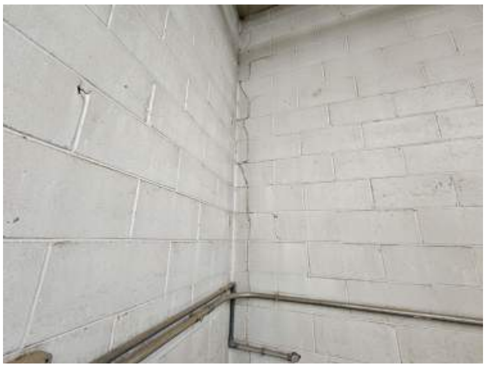

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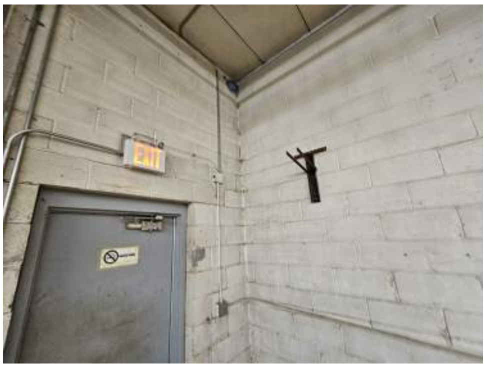

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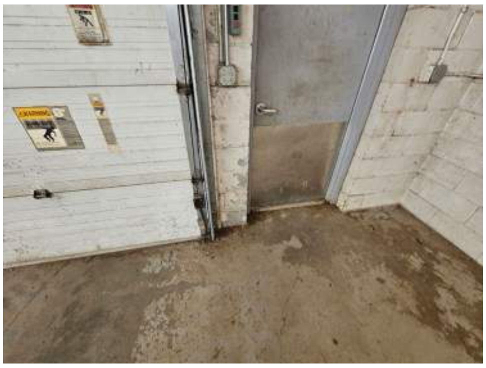

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Town Center Redevelopment TIF District | Parcel J


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Town Center Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	9/10/2024
Estimate Name:	2190 106th Lane NE		
Building Type:	Concrete Block / Steel Joists		
Location:	BLAINE, MN		
Story Count:	1		
Story Height (L.F.):	16.00		
Floor Area (S.F.):	4600		
Labor Type:	OPN		
Basement Included:	No		
Data Release:	Year 2024 Quarter 3	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$141.97	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$653,073.28		

		Quantity	% of Total	Cost Per S.F.	Cost
A	**Substructure**		19.51%	$24.09	$110,808.37
A1010	**Standard Foundations**			**$11.96**	**$55,037.42**
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	300		$7.44	$34,222.50
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	330		$4.52	$20,814.92
A1030	**Slab on Grade**			**$11.69**	**$53,752.29**
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	4600		$11.69	$53,752.29
A2010	**Basement Excavation**			**$0.44**	**$2,018.66**
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	4600		$0.44	$2,018.66
B	**Shell**		29.57%	$36.51	$167,935.07
B1020	**Roof Construction**			**$8.80**	**$40,476.00**
B10201162500	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load	4600		$8.80	$40,476.00
B2010	**Exterior Walls**			**$13.13**	**$60,385.54**
B20101116280	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	3840		$13.13	$60,385.54
B2020	**Exterior Windows**			**$1.37**	**$6,302.94**
B20201045950	Windows, steel, industrial security, insulated glass, 4'-1" x 5'-5"	2		$1.37	$6,302.94
B2030	**Exterior Doors**			**$3.16**	**$14,548.86**
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	1.38		$1.23	$5,650.71
B20302204700	Door, steel 24 gauge, overhead, sectional, electric operator, 20'-0" x 14'-0" opening	1		$1.93	$8,898.15
B3010	**Roof Coverings**			**$10.05**	**$46,221.73**
B30101051400	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	4600		$4.33	$19,917.36
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	4600		$3.22	$14,793.74
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	300		$1.72	$7,910.58
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	300		$0.78	$3,600.05
C	**Interiors**		12.02%	$14.83	$68,233.78
C1010	**Partitions**			**$5.33**	**$24,511.55**
C10101022300	Lightweight block 4" thick	966		$1.90	$8,761.78
C10101046000	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	1288		$3.42	$15,749.77
C1020	**Interior Doors**			**$0.50**	**$2,320.18**
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	1.53		$0.50	$2,320.18
C2010	**Stair Construction**			**$0.26**	**$1,187.60**
C20101101150	Stairs, wood, prefab basement type, oak treads, wood rails 3'-0" W, 14 risers	1		$0.26	$1,187.60
C3010	**Wall Finishes**			**$6.37**	**$29,288.80**
C30102202000	2 coats paint on masonry with block filler	3840		$4.30	$19,800.88
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	1840		$1.11	$5,120.72
C30102300340	Painting, masonry or concrete, latex, brushwork, addition for block filler	1840		$0.95	$4,367.20

C3020	**Floor Finishes**			**$1.61**	**$7,416.20**
C30204100940	Concrete topping, hardeners, metallic additive, minimum	4140		$1.33	$6,104.93
C30204101580	Vinyl, composition tile, minimum	460		$0.29	$1,311.27
C3030	**Ceiling Finishes**			**$0.76**	**$3,509.45**
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	460		$0.76	$3,509.45
D	**Services**		**38.90%**	**$48.02**	**$220,912.59**
D2010	**Plumbing Fixtures**			**$4.43**	**$20,377.87**
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	1.56		$1.40	$6,456.59
D20102102000	Urinal, vitreous china, wall hung	0.78		$0.29	$1,339.59
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	1.56		$0.73	$3,337.72
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.78		$1.05	$4,819.33
D20107101560	Shower, stall, baked enamel, molded stone receptor, 30" square	0.78		$0.53	$2,424.33
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.78		$0.43	$2,000.31
D2020	**Domestic Water Distribution**			**$0.64**	**$2,955.65**
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	0.78		$0.64	$2,955.65
D2040	**Rain Water Drainage**			**$4.85**	**$22,318.68**
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	2.35		$2.17	$9,969.74
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102		$2.68	$12,348.94
D3050	**Terminal & Package Units**			**$11.55**	**$53,141.64**
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	4600		$11.55	$53,141.64
D3090	**Other HVAC Systems/Equip**			**$0.75**	**$3,455.68**
D30903201060	Garage, single exhaust, 3" outlet, additional bays up to seven bays	2		$0.75	$3,455.68
D4010	**Sprinklers**			**$6.20**	**$28,541.90**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	4600		$6.20	$28,541.90
D4020	**Standpipes**			**$1.42**	**$6,539.39**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.46		$1.30	$5,999.37
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.18		$0.12	$540.02
D5010	**Electrical Service/Distribution**			**$1.40**	**$6,454.69**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$0.87	$4,019.48
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.43	$1,964.07
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.10	$471.14
D5020	**Lighting and Branch Wiring**			**$12.28**	**$56,470.98**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	4600		$2.87	$13,187.00
D50201350280	Miscellaneous power, 1 watt	4600		$0.39	$1,806.70
D50201400240	Central air conditioning power, 3 watts	4600		$0.84	$3,861.52
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	4600		$8.18	$37,615.76
D5030	**Communications and Security**			**$4.49**	**$20,656.11**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.46		$2.62	$12,072.24
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.46		$1.56	$7,166.89
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	0.92		$0.31	$1,416.98
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$123.45**	**$567,889.81**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$18.52**	**$85,183.47**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$141.97**	**$653,073.28**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel L - 2190 106th Lane North East, Blaine, Minnesota 55449
Parcel ID 21-31-23-24-0025

Building Name or Type
Welding Shop

Code Related Cost Items	Unit Cost	Units	Unit Quantity		Total
Accessibility Items					
Accessible Parking					
Code required accessible parking should be created	$ 500.00	Lump	1	$	500.00
Accessible Route					
A code required accessible route into the building should be created	$ 1,500.00	Lump	1	$	1,500.00
Restooms					
Modify restrooms to comply with accessibility code	$ 2.42	SF	4,600	$	11,132.00
Drinking Fountains					
Install code required drinking fountains	$ 0.43	SF	4,600	$	1,978.00
Structural Elements					
No Deficiencies Observed				$	-
Exiting					
Thresholds					
Modify thresholds to comply with maximum height	$ 0.25	SF	4,600	$	1,150.00
Door Hardware					
Replace non code compliant door hardware	$ 250.00	Ea	2	$	500.00
Stairs					
Modify stairs to comply with code	$ 0.26	SF	4,600	$	1,196.00
Emergency Lighting					
Install code-compliant emergency lighting	$ 1,500.00	Ea	4	$	6,000.00
Emergency Notification System					
Install a code required emergency notification system	$ 1.56	SF	4,600	$	7,176.00
Elevated Platform					
Install a code required toe board around the elevated platform	$ 500.00	Ea	1	$	500.00
Fire Protection					
Smoke Detectors					
Install code required smoke detectors	$ 2.62	SF	4,600	$	12,052.00
Exterior Construction					
Block Walls					
Replace damaged/missing concrete block to prevent water intrusion per code	$ 5,000.00	Lump	1	$	5,000.00
Roof Construction					

Code	Related Cost Items	Unit Cost		Units	Unit Quantity	Total	
	No Deficiencies Observed					$	-
	Mechanical - Electrical						
	Mechanical						
	Install a code compliant HVAC system	$	11.55	SF	4,600	$	53,130.00
	Electrical						
	Install a code compliant electrical wiring system	$	4.10	SF	4,600	$	18,860.00
	Install a code compliant lighting system	$	8.18	SF	4,600	$	37,628.00
	Properly protect electric motor pullies per code	$	250.00	Ea	1	$	250.00
	Protect opening in circuit breaker panels per code	$	150.00	Lump	1	$	150.00
				Total Code Improvements		**$**	**158,702**

Town Center Redevelopment TIF District | Parcel L

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Town Center Redevelopment TIF District | Parcel L

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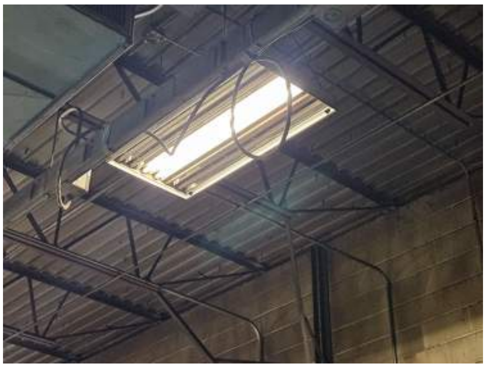
Town Center Redevelopment TIF District | Parcel L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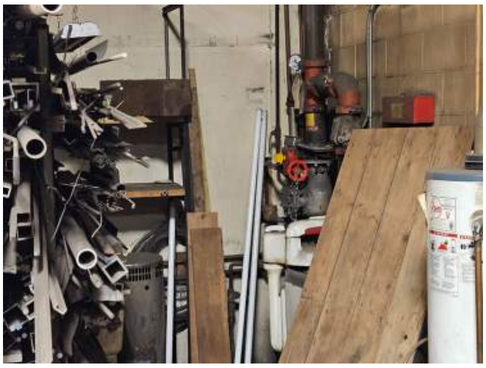
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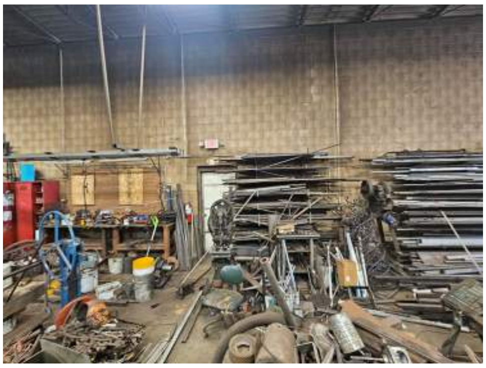
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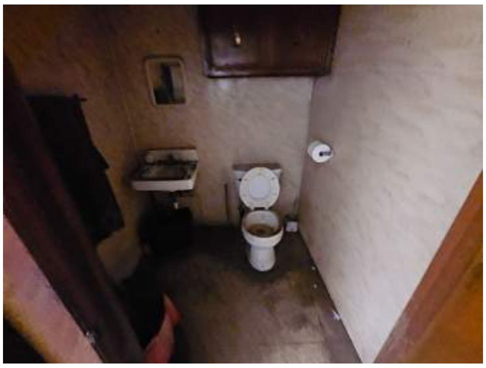
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Town Center Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	9/20/2024
Estimate Name:	10600 Radisson Rd NE		
Building Type:	Concrete Block / Steel Joists		
Location:	BLAINE, MN		
Story Count:	1		
Story Height (L.F.):	16.00		
Floor Area (S.F.):	7800		
Labor Type:	OPN		
Basement Included:	No		
Data Release:	Year 2024 Quarter 3	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$145.90	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$1,137,981.82		

			Quantity	% of Total	Cost Per S.F.	Cost
A		Substructure		16.53%	$20.97	$163,548.36
A1010		Standard Foundations			$8.84	$68,980.23
A10101051560		Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	376		$5.50	$42,892.20
A10101102700		Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	413.6		$3.34	$26,088.03
A1030		Slab on Grade			$11.69	$91,145.18
A10301204520		Slab on grade, 6" thick, light industrial, reinforced	7800		$11.69	$91,145.18
A2010		Basement Excavation			$0.44	$3,422.95
A20101104560		Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	7800		$0.44	$3,422.95
B		Shell		26.90%	$34.12	$266,142.70
B1020		Roof Construction			$8.80	$68,633.21
B10201162500		Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load	7800		$8.80	$68,633.21
B2010		Exterior Walls			$9.70	$75,683.21
B20101116280		Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	4812.8		$9.70	$75,683.21
B2020		Exterior Windows			$1.97	$15,391.98
B20201066650		Windows, aluminum, sliding, standard glass, 5' x 3'	20.05		$1.97	$15,391.98
B2030		Exterior Doors			$4.25	$33,149.71
B20302203450		Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.34		$1.23	$9,581.65
B20302204450		Door, steel 24 gauge, overhead, sectional, manual operation, 12'-0" x 12'-0" opening	6.27		$3.02	$23,568.06
B3010		Roof Coverings			$9.40	$73,284.59
B30101051400		Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	7800		$4.33	$33,772.91
B30103203090		Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	7800		$3.22	$25,085.03
B30104201400		Roof edges, aluminum, duranodic, .050" thick, 6" face	376		$1.27	$9,914.59
B30106305100		Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	376		$0.58	$4,512.06
C		Interiors		11.11%	$14.09	$109,920.63
C1010		Partitions			$5.33	$41,563.05
C10101022300		Lightweight block 4" thick	1638		$1.90	$14,856.92
C10101046000		Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	2184		$3.42	$26,706.13
C1020		Interior Doors			$0.50	$3,934.22
C10201022600		Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	2.6		$0.50	$3,934.22
C1030		Fittings			$0.33	$2,535.39
C10301100460		Toilet partitions, cubicles, ceiling hung, stainless steel	1		$0.33	$2,535.39
C3010		Wall Finishes			$5.24	$40,905.33
C30102202000		2 coats paint on masonry with block filler	4812.8		$3.18	$24,817.11
C30102300320		Painting, masonry or concrete, latex, brushwork, primer & 2 coats	3120		$1.11	$8,682.96
C30102300340		Painting, masonry or concrete, latex, brushwork, addition for block filler	3120		$0.95	$7,405.26

C3020	**Floor Finishes**			**$1.93**	**$15,031.83**
C30204100100	Carpet tile, nylon, fusion bonded, 18" x 18" or 24" x 24", 42 oz	780		$0.60	$4,680.00
C30204100940	Concrete topping, hardeners, metallic additive, minimum	7020		$1.33	$10,351.83
C3030	**Ceiling Finishes**			**$0.76**	**$5,950.81**
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	780		$0.76	$5,950.81
D	**Services**		**45.47%**	**$57.68**	**$449,937.72**
D1010	**Elevators and Lifts**			**$11.09**	**$86,522.00**
D10101102200	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	1		$11.09	$86,522.00
D2010	**Plumbing Fixtures**			**$3.90**	**$30,442.95**
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	2.65		$1.40	$10,948.13
D20102102000	Urinal, vitreous china, wall hung	1.33		$0.29	$2,271.47
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	2.65		$0.73	$5,659.61
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	1.33		$1.05	$8,171.91
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	1.33		$0.43	$3,391.83
D2020	**Domestic Water Distribution**			**$0.64**	**$5,011.75**
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	1.33		$0.64	$5,011.75
D2040	**Rain Water Drainage**			**$3.75**	**$29,254.15**
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	3.98		$2.17	$16,905.21
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102		$1.58	$12,348.94
D3050	**Terminal & Package Units**			**$11.55**	**$90,109.73**
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	7800		$11.55	$90,109.73
D3090	**Other HVAC Systems/Equip**			**$1.45**	**$11,274.48**
D30903201040	Garage, single exhaust, 3" outlet, cars & light trucks, 1 bay	1		$1.00	$7,818.80
D30903201060	Garage, single exhaust, 3" outlet, additional bays up to seven bays	2		$0.44	$3,455.68
D4010	**Sprinklers**			**$6.20**	**$48,397.13**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	7800		$6.20	$48,397.13
D4020	**Standpipes**			**$1.42**	**$11,088.52**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.78		$1.30	$10,172.84
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.31		$0.12	$915.68
D5010	**Electrical Service/Distribution**			**$0.83**	**$6,454.69**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$0.52	$4,019.48
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.25	$1,964.07
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.06	$471.14
D5020	**Lighting and Branch Wiring**			**$12.28**	**$95,755.14**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	7800		$2.87	$22,360.57
D50201350280	Miscellaneous power, 1 watt	7800		$0.39	$3,063.53
D50201400240	Central air conditioning power, 3 watts	7800		$0.84	$6,547.79
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	7800		$8.18	$63,783.25
D5030	**Communications and Security**			**$4.49**	**$35,025.59**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.78		$2.62	$20,470.32
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.78		$1.56	$12,152.56
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	1.56		$0.31	$2,402.71
D5090	**Other Electrical Systems**			**$0.08**	**$601.59**
D50902100280	Generator sets, w/battery, charger, muffler and transfer switch, gas/gasoline operated, 3 phase, 4 wire, 277/480 V, 15 kW	0.78		$0.08	$601.59

E		Equipment & Furnishings		0.00%	$0.00	$0.00
E1090		Other Equipment			$0.00	$0.00
F		Special Construction		0.00%	$0.00	$0.00
G		Building Sitework		0.00%	$0.00	$0.00

SubTotal	100%	$126.87	$989,549.41
Contractor Fees (General Conditions,Overhead,Profit)	15.0%	$19.03	$148,432.41
Architectural Fees	0.0%	$0.00	$0.00
User Fees	0.0%	$0.00	$0.00
Total Building Cost		$145.90	$1,137,981.82

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel M - 10600 Radisson Road Northeast, Blaine, Minnesota 55449 — **Building Name or Type**

Parcel ID 21-31-23-24-0004 — Commercial Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items				
Accessible Parking				
Code required accessible parking should be created	$ 500.00	Lump	1	$ 500.00
Accessible Route				
A code required accessible route into the building should be created	$ 500.00	Lump	1	$ 500.00
A code required accessible route to all levels of the building should be created	$ 11.09	SF	7,800	$ 86,502.00
Restooms				
Modify restrooms to comply with accessibility code	$ 2.75	SF	7,800	$ 21,450.00
Drinking Fountains				
Install code required drinking fountains	$ 0.43	SF	7,800	$ 3,354.00
Structural Elements				
Steel Lintels				
Steel lintels should be protected from rusting per code	$1,000.00	Lump	1	$ 1,000.00
Exiting				
Thresholds				
Modify thresholds to comply with maximum height	$ 0.25	SF	7,800	$ 1,950.00
Door Hardware				
Replace non code compliant door hardware	$ 250.00	Ea	8	$ 2,000.00
Stairs				
Modify stairs to comply with code	$2,000.00	Lump	1	$ 2,000.00
Glass Doors				
Glass doors should have code required 10-inch kick plates installed	$ 250.00	Ea	6	$ 1,500.00
Floor Tile				
Replace damaged floor tile to create a code required unimpeded means for emergency egress	$ 750.00	Lump	1	$ 750.00
Emergency Lighting				
Install code-compliant emergency lighting	$1,500.00	Ea	9	$ 13,500.00
Emergency Notification System				
Install a code required emergency notification system	$ 1.56	SF	7,800	$ 12,168.00
Fire Protection				
Smoke Detectors				
Install code required smoke detectors	$ 2.62	SF	7,800	$ 20,436.00
Building Sprinkler System				
Install a code required building sprinkler system	$ 7.62	SF	7,800	$ 59,436.00

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Exterior Construction				
Block Walls				
Replace damaged/missing concrete block to prevent water intrusion per code	$ 1.59	SF	7,800	$ 12,402.00
Windowsills				
Repair/replace damaged block window sill to prevent water intrusion per code	$2,000.00	Lump	1	$ 2,000.00
Windows				
Replace failled windows to prevent water intrusion per code	$ 1.97	SF	7,800	$ 15,366.00
Garage Doors				
Replace damaged/missing garage door seals to prevent water intrusion per code	$1,000.00	Lump	1	$ 1,000.00
Roof Construction				
Roofing Material				
Replace failed roofing materials to prevent water intrusion per code	$ 9.40	SF	7,800	$ 73,320.00
Mechanical - Electrical				
Mechanical				
Install a code compliant HVAC system	$ 11.55	SF	7,800	$ 90,090.00
Electrical				
Install a code compliant electrical wiring system	$ 2.87	SF	7,800	$ 22,386.00
Install a code compliant lighting system	$ 8.18	SF	7,800	$ 63,804.00
Protect circuit breakers per code	$ 500.00	Lump	1	$ 500.00
			Total Code Improvements	**$ 507,914**

Town Center Redevelopment TIF District | Parcel M

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Town Center Redevelopment TIF District | Parcel M

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Town Center Redevelopment TIF District | Parcel M

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Town Center Redevelopment TIF District | Parcel M

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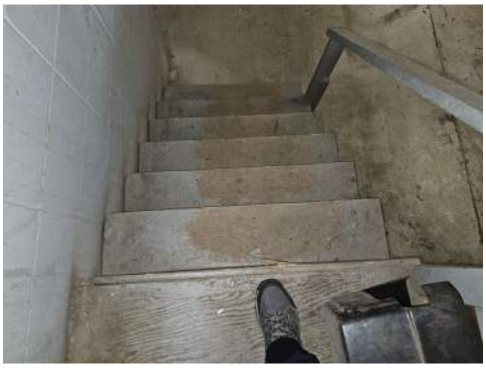

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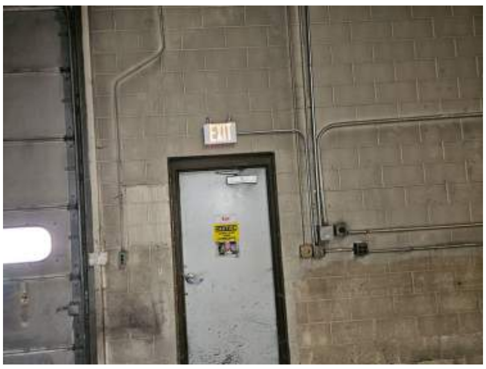

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Town Center Redevelopment TIF District | Parcel M

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Town Center Redevelopment TID District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	8/29/2024
Estimate Name:	10590 Radisson Road NE East Building		
Building Type:	Concrete Block / Steel Joists		
Location:	BLAINE, MN		
Story Count:	1		
Story Height (L.F.):	21		
Floor Area (S.F.):	4000		
Labor Type:	OPN		
Basement Included:	No		
Data Release:	Year 2024 Quarter 3	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$138.04	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$552,167.67		

		Quantity	% of Total	Cost Per S.F.	Cost
A	**Substructure**		**20.80%**	**$24.97**	**$99,864.73**
A1010	**Standard Foundations**			**$12.84**	**$51,368.25**
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	280		$7.99	$31,941.00
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	308		$4.86	$19,427.25
A1030	**Slab on Grade**			**$11.69**	**$46,741.12**
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	4000		$11.69	$46,741.12
A2010	**Basement Excavation**			**$0.44**	**$1,755.36**
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	4000		$0.44	$1,755.36
B	**Shell**		**34.06%**	**$40.89**	**$163,546.27**
B1020	**Roof Construction**			**$8.80**	**$35,196.52**
B10201162500	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load	4000		$8.80	$35,196.52
B2010	**Exterior Walls**			**$18.49**	**$73,972.28**
B20101116280	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	4704		$18.49	$73,972.28
B2020	**Exterior Windows**			**$0.53**	**$2,133.80**
B20201067750	Windows, aluminum, casements, insulated glass, 4'-5" x 5'-3"	1		$0.53	$2,133.80
B2030	**Exterior Doors**			**$2.83**	**$11,316.86**
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	1.2		$1.23	$4,913.66
B20302205200	Door, steel, overhead, rolling, electric operator, 14'-0" x 14'-0" opening	1		$1.60	$6,403.20
B3010	**Roof Coverings**			**$10.23**	**$40,926.81**
B30101051400	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	4000		$4.33	$17,319.44
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	4000		$3.22	$12,864.12
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	280		$1.85	$7,383.21
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	280		$0.84	$3,360.04
C	**Interiors**		**13.50%**	**$16.21**	**$64,822.63**
C1010	**Partitions**			**$5.33**	**$21,314.38**
C10101022300	Lightweight block 4" thick	840		$1.90	$7,618.93
C10101046000	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	1120		$3.42	$13,695.45
C1020	**Interior Doors**			**$0.50**	**$2,017.55**
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	1.33		$0.50	$2,017.55
C1030	**Fittings**			**$0.63**	**$2,535.39**
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel	1		$0.63	$2,535.39
C3010	**Wall Finishes**			**$8.13**	**$32,506.45**
C30102202000	2 coats paint on masonry with block filler	4704		$6.06	$24,256.08
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	1600		$1.11	$4,452.80
C30102300340	Painting, masonry or concrete, latex, brushwork, addition for block filler	1600		$0.95	$3,797.57

C3020	**Floor Finishes**			**$1.61**	**$6,448.86**
C30204100940	Concrete topping, hardeners, metallic additive, minimum	3600		$1.33	$5,308.63
C30204101580	Vinyl, composition tile, minimum	400		$0.29	$1,140.23
D	**Services**		**31.64%**	**$37.98**	**$151,912.17**
D2010	**Plumbing Fixtures**			**$3.90**	**$15,611.77**
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	1.36		$1.40	$5,614.43
D20102102000	Urinal, vitreous china, wall hung	0.68		$0.29	$1,164.86
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	1.36		$0.73	$2,902.36
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.68		$1.05	$4,190.72
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.68		$0.43	$1,739.40
D2020	**Domestic Water Distribution**			**$0.64**	**$2,570.13**
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	0.68		$0.64	$2,570.13
D2040	**Rain Water Drainage**			**$5.25**	**$21,018.28**
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	2.04		$2.17	$8,669.34
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102		$3.09	$12,348.94
D3050	**Terminal & Package Units**			**$2.17**	**$8,684.80**
D30501201070	Space heater, suspended, gas fired, propeller fan, 320 MBH	1		$2.17	$8,684.80
D4010	**Sprinklers**			**$6.20**	**$24,819.04**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	4000		$6.20	$24,819.04
D4020	**Standpipes**			**$1.42**	**$5,686.42**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.4		$1.30	$5,216.84
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.16		$0.12	$469.58
D5010	**Electrical Service/Distribution**			**$1.61**	**$6,454.69**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$1.00	$4,019.48
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.49	$1,964.07
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.12	$471.14
D5020	**Lighting and Branch Wiring**			**$12.28**	**$49,105.20**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	4000		$2.87	$11,466.96
D50201350280	Miscellaneous power, 1 watt	4000		$0.39	$1,571.04
D50201400240	Central air conditioning power, 3 watts	4000		$0.84	$3,357.84
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	4000		$8.18	$32,709.36
D5030	**Communications and Security**			**$4.49**	**$17,961.84**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.4		$2.62	$10,497.60
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.4		$1.56	$6,232.08
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	0.8		$0.31	$1,232.16
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$120.04**	**$480,145.80**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$18.01**	**$72,021.87**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$138.04**	**$552,167.67**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel N1 - 10590 Radisson Road Northeast, Blaine, Minnesota 55449 — **Building Name or Type**

Parcel ID 21-31-23-24-0003 East Building — Commercial Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items				
Accessible Parking				
Code required accessible parking should be created	$ 500.00	Lump	1	$ 500.00
Accessible Route				
A code required accessible route into the building should be created	$ 500.00	Lump	1	$ 500.00
Restooms				
Modify restrooms to comply with accessibility code	$ 3.05	SF	4,000	$ 12,200.00
Drinking Fountains				
Install code required drinking fountains	$ 0.48	SF	4,000	$ 1,920.00
Structural Elements				
No Deficiencies Observed				$ -
Exiting				
Thresholds				
Modify thresholds to comply with maximum height	$ 0.15	SF	4,000	$ 600.00
Emergency Lighting				
Install code-compliant emergency lighting	$ 1,500.00	Ea	4	$ 6,000.00
Emergency Notification System				
Install a code required emergency notification system	$ 1.56	SF	4,000	$ 6,240.00
Fire Protection				
Smoke Detectors				
Install code required smoke detectors	$ 2.62	SF	4,000	$ 10,480.00
Building Sprinkler System				
Install a code required building sprinkler system	$ 7.62	SF	4,000	$ 30,480.00
Exterior Construction				
Block Walls				
Replace damaged/missing concrete block to prevent water intrusion per code	$ 5,000.00	Lump	1	$ 5,000.00
Replace missing mortar to prevent water intrusion per code	$ 500.00	Lump	1	$ 500.00
Roof Construction				
Roofing Material				
Replace failed roofing materials to prevent water intrusion per code	$ 10.23	SF	4,000	$ 40,920.00

Code Related Cost Items	Unit Cost		Units	Unit Quantity	Total	
Mechanical - Electrical						
Mechanical						
Install a code compliant HVAC system	$	2.17	SF	4,000	$	8,680.00
Electrical						
Install a code compliant electrical wiring system	$	2.87	SF	4,000	$	11,480.00
Install a code compliant lighting system	$	8.18	SF	4,000	$	32,720.00
				Total Code Improvements	**$**	**168,220**

Town Center Redevelopment TIF District | Parcel N1


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Town Center Redevelopment TIF District | Parcel N1

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Town Center Redevelopment TIF District

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	9/10/2024
Estimate Name:	10590 Radisson Road NE West Building		
Building Type:	Metal Sandwich Panel / Rigid Steel		
Location:	Blaine, MN		
Story Count:	1		
Story Height (L.F.):	16.00		
Floor Area (S.F.):	7400		
Labor Type:	STD		
Basement Included:	No		
Data Release:	Year 2021 Quarter 1	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$93.93	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$695,066.35		

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		20.85%	$17.03	$126,002.95
A1010	Standard Foundations			$7.41	$54,825.75
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	345		$4.65	$34,378.56
A10101102900	Strip footing, concrete, reinforced, load 6.8 KLF, soil bearing capacity 3 KSF, 12" deep x 32" wide	345		$2.59	$19,138.19
A10102107300	Spread footings, 3000 PSI concrete, load 75K, soil bearing capacity 6 KSF, 4' - 0" square x 12" deep	3.7		$0.18	$1,309.00
A1030	Slab on Grade			$9.41	$69,636.52
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	7400		$9.41	$69,636.52
A2010	Basement Excavation			$0.21	$1,540.68
A20101105740	Excavate and fill, 30,000 SF, 4' deep, sand, gravel, or common earth, on site storage	7400		$0.21	$1,540.68
B	Shell		41.88%	$34.21	$253,143.45
B1020	Roof Construction			$13.15	$97,302.30
B10201245800	Roof, steel joists, joist girder, 1.5" 22 ga metal deck, on columns, 50'x50' bay, 40 PSF superimposed load, 59" deep, 64 PSF total load	7400		$13.15	$97,302.30
B2010	Exterior Walls			$8.96	$66,330.89
B20101464100	Metal siding, steel, sandwich panels, factory fabricated, 1" polystyrene, steel core, 26 ga, galvanized	370		$0.69	$5,106.00
B20101464200	Metal siding, steel, sandwich panels, factory fabricated, 1" polystyrene, stl. core, 26 ga, colored 1 side	3864		$8.27	$61,224.89
B2030	Exterior Doors			$3.38	$25,024.95
B20302204700	Door, steel 24 gauge, overhead, sectional, electric operator, 20'-0" x 14'-0" opening	3		$3.38	$25,024.95
B3010	Roof Coverings			$8.71	$64,485.31
B30101301000	Roofing, corrugated, steel, colored, 28 ga, 1.08 PSF	7400		$4.75	$35,150.00
B30103200300	Insulation, rigid, roof deck, fiberboard, mineral, 1-1/2" thick, R4.17	7400		$2.22	$16,440.88
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	345		$1.45	$10,727.22
B30104300040	Flashing, aluminum, no backing sides, .019"	345		$0.29	$2,167.21
C	Interiors		0.50%	$0.41	$3,023.95
C1020	Interior Doors			$0.26	$1,905.40
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	1.48		$0.26	$1,905.40
C3010	Wall Finishes			$0.15	$1,118.55
C30102300300	Painting, masonry or concrete, latex, brushwork, primer & 1 coat	740		$0.15	$1,118.55
D	Services		36.77%	$30.03	$222,235.17
D2010	Plumbing Fixtures			$2.11	$15,613.94
D20101102000	Water closet, vitreous china, tank type, 2 piece close coupled	2.52		$0.53	$3,917.19
D20102102040	Urinal, vitreous china, stall type	0.63		$0.22	$1,608.70
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	2.52		$0.74	$5,487.65
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	0.63		$0.42	$3,101.32

D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	0.63		$0.20	$1,499.08
D2020	**Domestic Water Distribution**			**$3.33**	**$24,655.18**
D20202502260	Gas fired water heater, commercial, 100< F rise, 600 MBH input, 576 GPH	0.63		$3.33	$24,655.18
D2040	**Rain Water Drainage**			**$1.52**	**$11,255.95**
D20402104280	Roof drain, CI, soil,single hub, 5" diam, 10' high	2.96		$1.17	$8,678.13
D20402104320	Roof drain, CI, soil,single hub, 5" diam, for each additional foot add	41.44		$0.35	$2,577.82
D3050	**Terminal & Package Units**			**$3.09**	**$22,843.50**
D30501201070	Space heater, suspended, gas fired, propeller fan, 320 MBH	3		$3.09	$22,843.50
D4010	**Sprinklers**			**$3.87**	**$28,638.00**
D40104100620	Wet pipe sprinkler systems, steel, light hazard, 1 floor, 10,000 SF	7400		$3.87	$28,638.00
D4020	**Standpipes**			**$1.51**	**$11,147.58**
D40203100560	Wet standpipe risers, class I, steel, black, sch 40, 4" diam pipe, 1 floor	1		$1.51	$11,147.58
D5010	**Electrical Service/Distribution**			**$1.11**	**$8,234.60**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	0.46		$0.21	$1,542.94
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	37		$0.24	$1,782.99
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.37		$0.66	$4,908.67
D5020	**Lighting and Branch Wiring**			**$11.85**	**$87,658.32**
D50201100320	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 W per SF, with transformer	7400		$2.81	$20,778.16
D50201350200	Miscellaneous power, to .5 watts	7400		$0.19	$1,390.16
D50202081160	Fluorescent fixtures, type B, 80 fixtures per 4000 SF	7400		$8.85	$65,490.00
D5030	**Communications and Security**			**$1.65**	**$12,188.10**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.37		$1.17	$8,631.62
D50309100460	Fire alarm command center, addressable without voice, excl. wire & conduit	1		$0.48	$3,556.48
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$81.68**	**$604,405.52**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$12.25**	**$90,660.83**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**
Total Building Cost		**$93.93**	**$695,066.35**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel N2 - 10590 Radisson Road Northeast, Blaine, Minnesota 55449 **Building Name or Type**

Parcel ID 21-31-23-24-0003 West Building Commercial Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items				
Accessible Parking				
Code required accessible parking should be created	$ 500.00	Lump	1	$ 500.00
Accessible Route				
A code required accessible route into the building should be created	$ 500.00	Lump	1	$ 500.00
Restooms				
Modify restrooms to comply with accessibility code	$ 1.49	SF	7,400	$ 11,026.00
Drinking Fountains				
Install code required drinking fountains	$ 0.20	SF	7,400	$ 1,480.00
Structural Elements				
Steel Lintels				
Steel lintels should be protected from rusting per code	$ 1,000.00	Lump	1	$ 1,000.00
Exiting				
Thresholds				
Modify thresholds to comply with maximum height	$ 0.25	SF	7,400	$ 1,850.00
Door Hardware				
Replace non code compliant door hardware	$ 250.00	Ea	3	$ 750.00
Stairs				
Modify stairs to comply with code	$ 600.00	Lump	1	$ 600.00
Emergency Lighting				
Install code-compliant emergency lighting	$ 1,500.00	Ea	6	$ 9,000.00
Emergency Notification System				
Install a code required emergency notification system	$ 0.48	SF	7,400	$ 3,552.00
Fire Protection				
Smoke Detectors				
Install code required smoke detectors	$ 1.17	SF	7,400	$ 8,658.00
Building Sprinkler System				
Install a code required building sprinkler system	$ 5.38	SF	7,400	$ 39,812.00
Exterior Construction				
No Deficiencies Observed				$ -

Code Related Cost Items	Unit Cost		Units	Unit Quantity		Total
Roof Construction						
Roofing Material						
Replace failed roofing materials to prevent water intrusion per code	$	8.71	SF	7,400	$	64,454.00
Mechanical - Electrical						
Mechanical						
Install a code compliant HVAC system	$	3.09	SF	7,400	$	22,866.00
Electrical						
Install a code compliant electrical wiring system	$	3.00	SF	7,400	$	22,200.00
Install a code compliant lighting system	$	8.85	SF	7,400	$	65,490.00
Protect circuit breakers per code	$	500.00	Lump	1	$	500.00
				Total Code Improvements	**$**	**254,238**

Town Center Redevelopment TIF District | Parcel N2

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Town Center Redevelopment TIF District | Parcel N2

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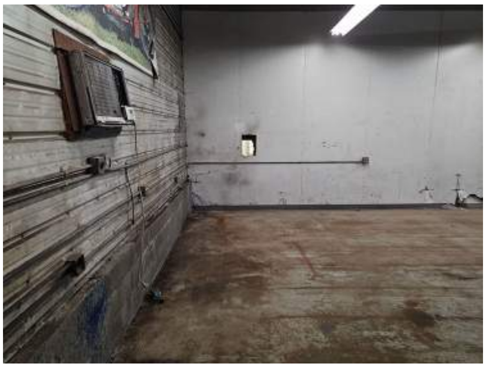

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Town Center Redevelopment TIF District | Parcel N2

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Town Center Redevelopment TIF District

Replacement Cost Report

RSMeans data from GORDIAN	Square Foot Cost Estimate Report	Date:	9/19/2024
Estimate Name:	10550 Radisson Rd NE		
Building Type:	Concrete Block / Steel Joists		
Location:	BLAINE, MN		
Story Count:	1		
Story Height (L.F.):	18.00		
Floor Area (S.F.):	6800		
Labor Type:	OPN		
Basement Included:	No		
Data Release:	Year 2024 Quarter 3	Costs are derived from a building model with basic components.	
Cost Per Square Foot:	$150.65	Scope differences and market conditions can cause costs to vary significantly.	
Building Cost:	$1,024,390.00		

		Quantity	% of Total	Cost Per S.F.	Cost
A	Substructure		16.13%	$21.14	$143,719.00
A1010	Standard Foundations			$9.01	$61,274.99
A10101051560	Foundation wall, CIP, 4' wall height, direct chute, .148 CY/LF, 7.2 PLF, 12" thick	334		$5.60	$38,101.05
A10101102700	Strip footing, concrete, reinforced, load 11.1 KLF, soil bearing capacity 6 KSF, 12" deep x 24" wide	367.4		$3.41	$23,173.94
A1030	Slab on Grade			$11.69	$79,459.90
A10301204520	Slab on grade, 6" thick, light industrial, reinforced	6800		$11.69	$79,459.90
A2010	Basement Excavation			$0.44	$2,984.11
A20101104560	Excavate and fill, 10,000 SF, 4' deep, sand, gravel, or common earth, on site storage	6800		$0.44	$2,984.11
B	Shell		26.90%	$35.24	$239,616.59
B1020	Roof Construction			$8.80	$59,834.08
B10201162500	Roof, steel joists, 1.5" 22 ga metal deck, on bearing walls, 40' bay, 25.5" deep, 40 PSF superimposed load, 61 PSF total load	6800		$8.80	$59,834.08
B2010	Exterior Walls			$11.12	$75,632.88
B20101116280	Concrete block (CMU) wall, regular weight, 75% solid, 8 x 8 x 16, 4500 PSI, reinforced, vertical #5@32", grouted	4809.6		$11.12	$75,632.88
B2020	Exterior Windows			$2.26	$15,381.74
B20201066650	Windows, aluminum, sliding, standard glass, 5' x 3'	20.04		$2.26	$15,381.74
B2030	Exterior Doors			$3.62	$24,640.68
B20302203450	Door, steel 18 gauge, hollow metal, 1 door with frame, no label, 3'-0" x 7'-0" opening	2.04		$1.23	$8,353.23
B20302204650	Door, steel 24 gauge, overhead, sectional, electric operator, 12'-0" x 12'-0" opening	3		$2.40	$16,287.45
B3010	Roof Coverings			$9.43	$64,127.21
B30101051400	Roofing, asphalt flood coat, gravel, base sheet, 3 plies 15# asphalt felt, mopped	6800		$4.33	$29,443.05
B30103203090	Insulation, rigid, roof deck, composite with 2" EPS, 1" perlite	6800		$3.22	$21,869.00
B30104201400	Roof edges, aluminum, duranodic, .050" thick, 6" face	334		$1.30	$8,807.11
B30106305100	Gravel stop, aluminum, extruded, 4", mill finish, .050" thick	334		$0.59	$4,008.05
C	Interiors		10.91%	$14.29	$97,176.85
C1010	Partitions			$5.33	$36,234.45
C10101022300	Lightweight block 4" thick	1428		$1.90	$12,952.19
C10101046000	Concrete block (CMU) partition, light weight, hollow, 8" thick, no finish	1904		$3.42	$23,282.26
C1020	Interior Doors			$0.50	$3,429.83
C10201022600	Door, single leaf, kd steel frame, hollow metal, commercial quality, flush, 3'-0" x 7'-0" x 1-3/8"	2.27		$0.50	$3,429.83
C1030	Fittings			$0.37	$2,535.39
C10301100460	Toilet partitions, cubicles, ceiling hung, stainless steel	1		$0.37	$2,535.39
C3010	Wall Finishes			$5.71	$38,826.24
C30102202000	2 coats paint on masonry with block filler	4809.6		$3.65	$24,800.61
C30102300320	Painting, masonry or concrete, latex, brushwork, primer & 2 coats	2720		$1.11	$7,569.76
C30102300340	Painting, masonry or concrete, latex, brushwork, addition for block filler	2720		$0.95	$6,455.87
C3020	Floor Finishes			$1.61	$10,963.06

C30204100940	Concrete topping, hardeners, metallic additive, minimum	6120		$1.33	$9,024.67
C30204101580	Vinyl, composition tile, minimum	680		$0.29	$1,938.39
C3030	**Ceiling Finishes**			**$0.76**	**$5,187.88**
C30302105800	Acoustic ceilings, 5/8" fiberglass board, 24" x 48" tile, tee grid, suspended support	680		$0.76	$5,187.88
D	**Services**		**46.06%**	**$60.33**	**$410,261.47**
D1010	**Elevators and Lifts**			**$12.72**	**$86,522.00**
D10101102200	Hydraulic, passenger elevator, 3000 lb, 2 floors, 100 FPM	1		$12.72	$86,522.00
D2010	**Plumbing Fixtures**			**$4.43**	**$30,123.81**
D20101102080	Water closet, vitreous china, bowl only with flush valve, wall hung	2.31		$1.40	$9,544.53
D20102102000	Urinal, vitreous china, wall hung	1.16		$0.29	$1,980.26
D20103102080	Lavatory w/trim, wall hung, PE on CI, 19" x 17"	2.31		$0.73	$4,934.02
D20104404340	Service sink w/trim, PE on CI,wall hung w/rim guard, 24" x 20"	1.16		$1.05	$7,124.23
D20107101560	Shower, stall, baked enamel, molded stone receptor, 30" square	1.16		$0.53	$3,583.79
D20108201920	Water cooler, electric, wall hung, wheelchair type, 7.5 GPH	1.16		$0.43	$2,956.98
D2020	**Domestic Water Distribution**			**$0.64**	**$4,369.22**
D20202202260	Gas fired water heater, residential, 100< F rise, 30 gal tank, 32 GPH	1.16		$0.64	$4,369.22
D2040	**Rain Water Drainage**			**$3.98**	**$27,086.81**
D20402106200	Roof drain, steel galv sch 40 threaded, 4" diam piping, 10' high	3.47		$2.17	$14,737.87
D20402106240	Roof drain, steel galv sch 40 threaded, 4" diam piping, for each additional foot add	102		$1.82	$12,348.94
D3050	**Terminal & Package Units**			**$11.55**	**$78,557.20**
D30501503120	Rooftop, single zone, air conditioner, factories, 10,000 SF, 33.33 ton	6800		$11.55	$78,557.20
D3090	**Other HVAC Systems/Equip**			**$1.66**	**$11,274.48**
D30903201040	Garage, single exhaust, 3" outlet, cars & light trucks, 1 bay	1		$1.15	$7,818.80
D30903201060	Garage, single exhaust, 3" outlet, additional bays up to seven bays	2		$0.51	$3,455.68
D4010	**Sprinklers**			**$6.20**	**$42,192.37**
D40104101080	Wet pipe sprinkler systems, steel, ordinary hazard, 1 floor, 10,000 SF	6800		$6.20	$42,192.37
D4020	**Standpipes**			**$1.42**	**$9,666.92**
D40203101540	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, 1 floor	0.68		$1.30	$8,868.63
D40203101560	Wet standpipe risers, class III, steel, black, sch 40, 4" diam pipe, additional floors	0.27		$0.12	$798.29
D5010	**Electrical Service/Distribution**			**$0.95**	**$6,454.69**
D50101200280	Overhead service installation, includes breakers, metering, 20' conduit & wire, 3 phase, 4 wire, 120/208 V, 200 A	1		$0.59	$4,019.48
D50102300280	Feeder installation 600 V, including RGS conduit and XHHW wire, 200 A	30		$0.29	$1,964.07
D50102400200	Switchgear installation, incl switchboard, panels & circuit breaker, 120/208 V, 3 phase, 400 A	0.03		$0.07	$471.14
D5020	**Lighting and Branch Wiring**			**$12.28**	**$83,478.84**
D50201100280	Receptacles incl plate, box, conduit, wire, 4 per 1000 SF, .5 watts per SF	6800		$2.87	$19,493.83
D50201350280	Miscellaneous power, 1 watt	6800		$0.39	$2,670.77
D50201400240	Central air conditioning power, 3 watts	6800		$0.84	$5,708.33
D50202100520	Fluorescent fixtures recess mounted in ceiling, 1.6 watt per SF, 40 FC, 10 fixtures @32watt per 1000 SF	6800		$8.18	$55,605.91
D5030	**Communications and Security**			**$4.49**	**$30,535.13**
D50309100452	Communication and alarm systems, fire detection, addressable, 25 detectors, includes outlets, boxes, conduit and wire	0.68		$2.62	$17,845.92
D50309100462	Fire alarm command center, addressable with voice, excl.wire & conduit	0.68		$1.56	$10,594.54
D50309200104	Internet wiring, 4 data/voice outlets per 1000 S.F.	1.36		$0.31	$2,094.67
E	**Equipment & Furnishings**		**0.00%**	**$0.00**	**$0.00**
E1090	**Other Equipment**			**$0.00**	**$0.00**
F	**Special Construction**		**0.00%**	**$0.00**	**$0.00**
G	**Building Sitework**		**0.00%**	**$0.00**	**$0.00**

SubTotal	**100%**	**$131.00**	**$890,773.91**
Contractor Fees (General Conditions,Overhead,Profit)	**15.0%**	**$19.65**	**$133,616.09**
Architectural Fees	**0.0%**	**$0.00**	**$0.00**
User Fees	**0.0%**	**$0.00**	**$0.00**

Total Building Cost	**$150.65**	**$1,024,390.00**

Town Center Redevelopment TIF District

Code Deficiency Cost Report

Parcel O - 10550 Radisson Road Northeast, Blaine, Minnesota 55449 — **Building Name or Type**

Parcel ID 21-31-23-24-0002 — Commercial Building

Code Related Cost Items	Unit Cost	Units	Unit Quantity	Total
Accessibility Items				
Accessible Parking				
Code required accessible parking should be created	$ 500.00	Lump	1	$ 500.00
Accessible Route				
A code required accessible route into the building should be created	$ 500.00	Lump	1	$ 500.00
Create a code required accessible route to all levels of the building	$ 12.72	SF	6,800	$ 86,496.00
Restooms				
Install code compliant restrooms	$ 2.79	SF	6,800	$ 18,972.00
Drinking Fountain				
Install code required drinking fountains	$ 0.43	SF	6,800	$ 2,924.00
Structural Elements				
Steel Lintels				
Steel lintels should be protected from rusting per code	$ 1,000.00	Lump	1	$ 1,000.00
Exiting				
Thresholds				
Modify thresholds to comply with maximum height	$ 0.25	SF	6,800	$ 1,700.00
Door Hardware				
Replace non code compliant door hardware	$ 250.00	Ea	4	$ 1,000.00
Stairs				
Modify stairs to comply with code	$ 0.30	SF	6,800	$ 2,040.00
Emergency Lighting				
Install code-compliant emergency lighting	$ 1,500.00	Ea	8	$ 12,000.00
Emergency Notification System				
Install a code required emergency notification system	$ 1.56	SF	6,800	$ 10,608.00
Fire Protection				
Smoke Detectors				
Install code required smoke detectors	$ 2.62	SF	6,800	$ 17,816.00
Exterior Construction				
Block Walls				
Replace damaged/missing concrete block to prevent water intrusion per code	$ 5,000.00	Lump	1	$ 5,000.00
Roof Construction				
Roofing Material				

Code	Related Cost Items	Unit Cost		Units	Unit Quantity	Total	
	Replace failed roofing materials to prevent water intrusion per code	$	9.43	SF	6,800	$	64,124.00
Mechanical - Electrical							
	Mechanical						
	Install a code compliant HVAC system	$	11.55	SF	6,800	$	78,540.00
	Electrical						
	Install a code compliant electrical wiring system	$	2.87	SF	6,800	$	19,516.00
	Install a code compliant lighting system	$	8.18	SF	6,800	$	55,624.00
				Total Code Improvements		**$**	**378,360**

Town Center Redevelopment TIF District | Parcel O

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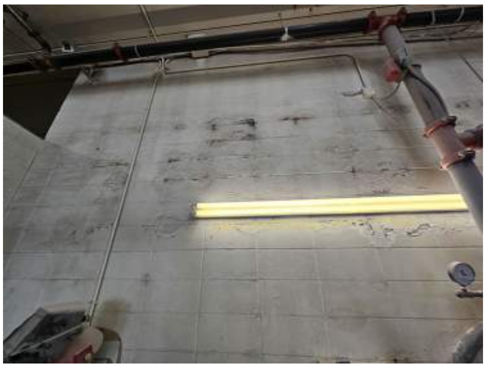

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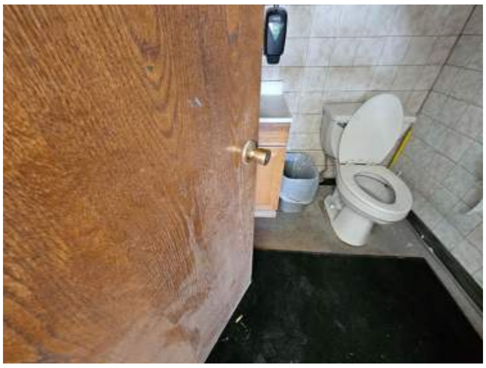

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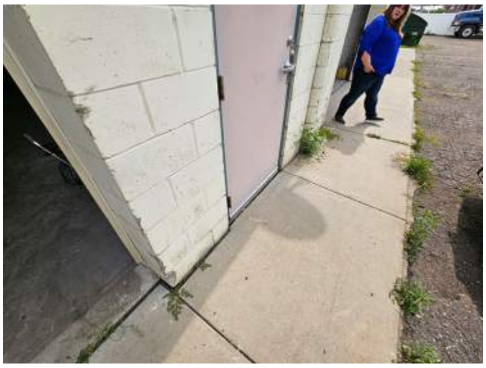

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