

**CITY OF PLYMOUTH  
AGENDA  
Regular City Council  
Council Chambers  
3400 Plymouth Boulevard, Plymouth, MN  
March 24, 2026, 7:00 PM**

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. PLYMOUTH FORUM** - Individuals may address the council about any item not contained on the regular agenda. A maximum of three minutes is allotted per individual with a total of 15 minutes for the forum. If the full 15 minutes are not needed for the forum, the City Council will continue with the agenda. The City Council will take no official action on items discussed at the forum, with the exception of referral to staff or commission or committee for future report.
- 4. PRESENTATIONS AND PUBLIC INFORMATION ANNOUNCEMENTS**
  - 4.1** Oath of Office for Officers Andreasen, Briesch, Griswold, Kelley, Karpe, Rolston, Treichler and Zeiher (Public Safety Director Erik Fadden and City Clerk/Administrative Coordinator Jodi Gallup)
- 5. APPROVE AGENDA** - Council members may add items to the agenda including items contained in the Council Information Memorandum for discussion purposes or staff direction only. The council will not normally take official action on items added to the agenda.
- 6. CONSENT AGENDA** - These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a council member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.
  - 6.1** Adopt proposed minutes
    1. March 6 Special
    2. March 10 Special
    3. March 10 Regular
  - 6.2** Approve disbursements
    1. Invoice Expense Distribution
    2. City Council Resolution 2026-082
  - 6.3** Approve Waiver of Real Property Declaration Certification and Authorize Participation in Metropolitan Council Environmental Services 2023 Municipal Inflow/Infiltration Grant Program
    1. Certification Form
    2. City Council Resolution 2026-083

3. City Council Resolution 2026-084
- 6.4** Appoint alternate director for the Bassett Creek Watershed Management Organization
  1. City Council Resolution 2026-085
- 6.5** Approve zoning ordinance text amendment requests adding a definition of hardware stores to the rules and definitions section, and allowing hardware stores as a permitted use in the C-3 (highway commercial) zoning district (Grow Supplies MN, LLC - 2026005)
  1. Minutes
  2. Planning Commission Report
  3. SECTION 21465 - C-3 HIGHWAY COMMERCIAL DISTRICT
  4. Zoning Map - C-3 Properties
  5. Application
  6. Applicant's Narrative
  7. City Council Ordinance 2026-03
  8. City Council Resolution 2026-086
  9. (Removed from Agenda) Resolution - Summary Publication
- 6.6** Approve Tax Increment Financing Assistance Package for Plymouth Plaza MC LLC for Plymouth Plaza
  1. TIF Development Agreement
  2. City Council Resolution 2026-087
- 6.7** Approve final closeout for the Palmer Creek Estates Stream Stabilization Project
  1. Project Location Map
  2. Pay Application 4 and Final
  3. City Council Resolution 2026-088

## **7. PUBLIC HEARINGS**

- 7.1** Public improvement and assessment hearing, order improvements, adopt assessments and award contract for the 2026 Street Rehabilitation Project (ST269002)
  1. Presentation
  2. Location Maps
  3. Award Recommendation Letter
  4. Bid Tabulation
  5. Assessment Roll and Maps
  6. Written Objection Letter from Stuart Gilbert
  7. (Tabled to 4/13) Resolution - Order Improvement
  8. (Tabled to 4/13) Resolution - Adopting Assessments
  9. (Tabled to 4/13) Resolution - Awarding Contract
- 7.2** Public improvement and assessment hearing, order improvements, adopt

assessments, award contract and supplemental agreement and approve a temporary construction easement agreement for the 2026 Street Reconstruction Project (ST269001)

1. Presentation
2. Location Maps
3. Award Recommendation Letter
4. Bid Tabulation
5. Assessment Roll & Map
6. Supplemental Agreement
7. Temporary Construction Easement Agreement
8. Written Objection Letter from Harold and Diane Miller
9. Written Objection Letter from Steven Swanson
10. Written Objection Letter from Andrew and Sydney Long
11. Written Objection Letter from Jonathan and Jennifer Nowlin
12. Written Objection Letter from Wendy Nelson
13. Written Objection Letter from David and Jean Egeland
14. Written Objection Letter from Catherine Susan Silverman
15. Written Objection Letter from Mary Kathleen Ness
16. (Tabled to 4/13) Resolution - Ordering Improvement
17. (Tabled to 4/13) Resolution - Adopting Assessments
18. (Tabled to 4/13) Resolution - Awarding Contract & Approving Supplemental Agreement
19. (Tabled to 4/13) Resolution - Approving Temporary Construction Easement Agreement

**7.3** Public assessment hearing for the 15725 48th Avenue N Drainage Project (WRN25001)

1. Presentation
2. Location Map
3. Assessment Roll
4. City Council Resolution 2026-089

**8. GENERAL BUSINESS**

**9. REPORTS AND STAFF RECOMMENDATIONS**

**10. ADJOURNMENT**

---

**To:** Dave Callister, City Manager

**Prepared by:** Erik Fadden, Public Safety Director

**Reviewed by:**

**Item:** **Oath of Office for Officers Andreasen, Briesch, Griswold, Kelley, Karpe, Rolston, Treichler and Zeiher (Public Safety Director Erik Fadden and City Clerk/Administrative Coordinator Jodi Gallup)**

---

**1. Action Requested:**

City Clerk to administer the oath of office to Officers Kyle Andreasen, Haley Briesch, Nate Griswold, James Kelley, Gerald Karpe, Dan Rolston, Caleb Treichler and Markayla Zeiher.

**2. Background:**

Not applicable.

**3. Budget Impact:**

Not applicable.

**4. Attachments:**



---

**To:** Dave Callister, City Manager

**Prepared by:** Jodi Gallup, City Clerk

**Reviewed by:** Amanda Kaufman, Deputy City Manager

**Item:** **Adopt proposed minutes**

---

**1. Action Requested:**

Adopt proposed minutes.

**2. Background:**

Not applicable.

**3. Budget Impact:**

Not applicable.

**4. Attachments:**

1. March 6 Special
2. March 10 Special
3. March 10 Regular

# Proposed Minutes Special Council Meeting March 6, 2026

Mayor Wosje called a Special Meeting of the Plymouth City Council to order at 8:30 a.m. at the Plymouth Community Center, 14800 34th Avenue N., on March 6, 2026.

PLYMOUTH COUNCIL PRESENT: Mayor Wosje, Councilmembers Spoonheim, Gregor, Pointner, Peterson, Aldrich and Nelson.

PLYMOUTH COUNCIL ABSENT: None.

PLYMOUTH STAFF PRESENT: City Manager Callister, Deputy City Manager Kaufman, Public Safety Director Fadden, Fire Chief Etzel, Public Works Director Thompson, Parks and Recreation Director Tomlinson, Finance Director Rich, Community and Economic Development Director Fernelius, Housing Manager Schmidt, Senior Human Resources Generalist Moreen and Public Works Operations Manager Browen.

## Council Workshop

Council and the staff senior leadership team held a workshop to review housing goals and initiatives, conduct team building and discuss redevelopment initiatives and visioning.

## Adjournment

Mayor Wosje adjourned the meeting at 3:55 p.m.

---

Jodi M. Gallup, City Clerk/Administrative Coordinator

# Proposed Minutes Special Council Meeting March 10, 2026

Mayor Wosje called a Special Meeting of the Plymouth City Council to order at 5:00 p.m. at Plymouth City Hall, 3400 Plymouth Boulevard, on March 10, 2026.

COUNCIL PRESENT: Mayor Wosje, Councilmembers Peterson, Pointner, Aldrich, Nelson, Spoonheim and Gregor.

COUNCIL ABSENT: None.

STAFF PRESENT: City Manager Callister, Deputy City Manager Kaufman, Public Works Director Thompson, Public Safety Director Fadden, Community and Economic Development Director Fernelius, Parks and Recreation Director Tomlinson, Finance Director Rich, Human Resources Director Timpone, Fire Chief Etzel, Parks & Forestry Manager Swartzler, Ice Center Manager Halverson, Parks and Forestry Projects Supervisor Rippe and City Clerk/Administrative Coordinator Gallup.

## **Discuss proposed amenities at Four Seasons Regional Sports Complex**

Staff provided background information on the operating impacts of a covered refrigerated outdoor rink. Council asked questions, requested additional information on long-term capital and operating costs and provided feedback to move forward with planning for the inclusion of a covered refrigerated outdoor rink at the proposed Four Seasons Regional Sports complex.

## **Review policy on vendor selection and request for proposals**

Staff provided background information on the city's policy regarding vendor selection and request for proposals for professional services. Council asked questions and provided feedback on a draft timeline for future request for proposals.

## **Set future study sessions and agenda topics**

Council scheduled the following meetings:

- Budget/Capital Improvement Plan study session #1 on August 25 at 5 p.m.
- Budget/Capital Improvement Plan study session #2 on September 8 at 5 p.m.
- Budget/Capital Improvement Plan study session #3 on October 27 at 5 p.m.

## **Adjournment**

Mayor Wosje adjourned the meeting at 6:42 p.m.

---

Jodi M. Gallup, City Clerk/Administrative Coordinator

# Proposed Minutes Regular City Council Meeting March 10, 2026

Mayor Wosje called a Regular Meeting of the Plymouth City Council to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on March 10, 2026.

COUNCIL PRESENT: Mayor Wosje, Councilmembers Peterson, Pointner, Aldrich, Nelson, Spoonheim, and Gregor.

COUNCIL ABSENT: None.

STAFF PRESENT: City Manager Callister, Deputy City Manager Kaufman, Public Works Director Thompson, Public Safety Director Fadden, Community and Economic Development Director Fernelius, Finance Director Rich, Human Resources Director Timpone, Fire Chief Etzel, Parks and Recreation Director Tomlinson, Housing Manager Schmidt, City Attorney Mattick and City Clerk/Administrative Coordinator Gallup.

## **Plymouth Forum**

Scott Johnson, Ward 2 resident, suggested a fruit and vegetable growing contest to help the local food shelf, encouraged residents to attend the monthly meetings with city council members, and congratulated Director of Public Safety Fadden for the City's ranking as the 5th safest city in the state.

Kevin Peterson, Ward 2 resident, expressed his frustration with potential abuse of the Hennepin County medical system by using property taxes as a way to insure the uninsured. He also suggested Mayor Wosje sign the letter that pushes for increased financial management at the county level and discussed his opinion on the new Minnesota flag.

Kurt Peterson, Ward 2 resident, suggested an inviting forum to discuss how the current immigration process is affecting the community.

## **Presentations and Public Information Announcements**

### **(4.1) Proclamation recognizing Women's History Month**

Councilmember Peterson read and proclaimed March 2026 as Women's History Month in the City of Plymouth.

**(4.2) Proclamation recognizing Pihlstrom Consulting Group, LLC, and its founder, Armetha Pihlstrom**

Mayor Wosje read and recognized Pihlstrom Consulting Group LLC., and its founder, Armetha Pihlstrom, for her outstanding business etiquette and continued work and leadership with minorities. Ms. Pihlstrom thanked everyone for the honor.

**(4.3) Announce Wayzata School District referendum on April 14**

Superintendent Anderson presented this item and provided information on the upcoming referendum.

In response to questions from the council, Superintendent Anderson provided the following information:

- Expressed willingness to continue to work with outside agencies to ensure the use of facilities
- Provided tax impacts on each of the three referendum options
- Discussed growing student population
- Construction timelines
- Reasons to hold the vote in April

**Approval of Agenda**

Motion was made by Councilmember Pointner, and seconded by Councilmember Peterson, to approve the agenda. With all members voting in favor, the motion carried.

**Consent Agenda**

Motion was made by Councilmember Peterson, and seconded by Councilmember Nelson, to adopt the Consent Agenda that included the following items:

**(6.1)** Council minutes from regular meeting of February 24, 2026.

**(6.2)** Resolution approving disbursements ending February 27, 2026 (Res2026-073).

**(6.3)** Resolution ordering preliminary engineering report for the 2026 Peony Lane and 10th Avenue Area Rehabilitation Project (ST259002) (Res2026-074), Resolution receiving preliminary engineering report, ordering preparation of plans and specifications, and calling for a public hearing for the Peony Lane and 10th Avenue Area Rehabilitation Project (ST259005) (Res2026-075), Resolution approving plans and specifications and ordering advertisement for bids for the Peony Lane and 10th Avenue Area Rehabilitation Project (ST259005) (Res2026-076), Resolution declaring cost to be assessed, and ordering preparation of proposed assessment for the Peony Lane and 10th Avenue Area Rehabilitation Project (ST259005) (Res2026-077), Resolution calling for hearing on proposed assessment for the Peony Lane and 10th Avenue Area Rehabilitation Project (ST259005) (Res2026-078).

**(6.4)** Resolution approving application to Hennepin County Brownfield Gap Financing Program for Willow Wood Estates Rehabilitation Project (Res2026-079).

**(6.5)** Resolution approving submission of Plymouth Colony application for 4D(1) Low Income Rental Classification (Res2026-080).

With all members voting in favor, the motion carried.

### **Public Hearings**

There were no public hearings scheduled.

### **General Business**

**(8.1) Approve bid and authorize construction of the Plymouth Creek Trail (PR260006)**

Parks and Recreation Director Tomlinson presented this item, provided a project update, discussed the urgency of the project due to the delayed lumber supply, and provided a timeline for completion.

Motion was made by Councilmember Peterson, and seconded by Councilmember Pointner, to adopt Resolution approving the bid and authorizing construction of the Plymouth Creek Trail (PR260006) (Res2026-081). With all members voting in favor, the motion carried.

### **Reports and Staff Recommendations**

There were no reports.

### **Adjournment**

Mayor Wosje adjourned the regular meeting at 8:15 p.m.

---

Jodi Gallup, City Clerk/Administrative Coordinator

---

**To:** Dave Callister, City Manager

**Prepared by:** Tammy Geurkink, Accounting Specialist

**Reviewed by:** Andrea Rich, Finance Director

**Item:** **Approve disbursements**

---

**1. Action Requested:**

Approve disbursements ending March 13, 2026.

**2. Background:**

Not applicable.

**3. Budget Impact:**

Not applicable.

**4. Attachments:**

1. Invoice Expense Distribution
2. City Council Resolution 2026-082

Invoice Expense Distribution for Period Ended 3/13/26 Council Meeting 3/24/26

FUND	100	General Fund	628,926.20
	200	Recreation Fund	131,137.14
	210	Parker's Lake Cemetery Maint	0.00
	215	Destination Marketing Org Fund	10,005.03
	220	Transit System Fund	471,089.79
	234	Economic Development Fund	0.00
	240	Lawful Gambling	0.00
	250	Comm Dev Block Grant Fund	118.58
	254	HRA Section 8 Fund	1,660.00
	254	HAP Check Summary	0.00
	258	HRA General Fund	1,105.04
	280	Opioid Settlement Fund	0.00
	308	2005A TIF #1-1	0.00
	310	2009A TIF #7-5A Refund 1998A	0.00
	312	2010A GO Open Space	0.00
	314	2012A GO Refunding 2004A	0.00
	315	2015A GO Open Space	0.00
	316	Plymouth Creek Center Bonds	0.00
	400	General Capital Projects Fund	181,239.25
	401	Minnesota State Aid Fund	0.00
	404	Community Improvement	0.00
	405	Park Replacement Fund	80,850.00
	406	Street Reconstruction Fund	0.00
	407	Project Administration Fund	0.00
	408	Park Construction	0.00
	409	Capital Improvement Fund	0.00
	412	Water Sewer Replace	0.00
	413	Improvement Project Construction	262,565.49
	417	Project Warranty Repairs	0.00
	418	Utility Trunk System Expansion	0.00
	420	Water Sewer Construction	0.00
	421	ENT-Water Resources Constrctn	0.00
	422	TIF 7-4 PTP Construction	0.00
	423	TIF 7-5 Rottlund (Const)	0.00
	424	TIF 7-6 Berkshire	0.00
	425	TIF Housing Assistance Program	0.00
	426	TIF 7-7 Stonecreek	0.00
	427	TIF 1-1 Shops at Plymth Crk	0.00
	428	TIF 1-2 Vicksburg Commons	0.00
	429	TIF HRA 1-3 Crossroads Station	0.00
	432	TIF 7-8 Quest	0.00
	433	TIF 7-9 Four Seasons	0.00
	434	TIF 7-10 Sands	0.00
	435	Plymouth Creek Center Expansion	0.00
	436	Doran Bassett Creek	0.00
	437	CON - Fire Stations	0.00
	438	TIF 7-12-Prudential/Blvd	0.00
	439	TIF 7-13-Plymouth Plaza	2,800.00
	500	Water Fund	632,636.82
	510	Water Resources Fund	111,339.24
	520	Sewer Fund	29,860.41
	530	Solid Waste Management Fund	254,207.75
	540	Ice Center Fund	62,267.54
	550	Field House Fund	12,320.96
	600	Central Equipment Fund	122,433.51
	610	Public Facilities Fund	68,093.82
	620	Information Technology Fund	131,655.57
	630	Risk Management Fund	10,909.49
	640	Employee Benefits Fund	458,048.68
	660	Resource Planning	0.00
	700	Parkers's Lake Cemetery	0.00
	800	Investment Trust Fund	0.00
	850	Plymouth Town Square	0.00
	851	Vicksburg Crossing	0.00

Total Invoice Expense Distribution:

**3,665,270.31**

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-082

### RESOLUTION APPROVING DISBURSEMENTS ENDING MARCH 13, 2026

WHEREAS, a list of disbursements for the period ending March 13, 2026 was presented to the City Council for approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the payment of the list of disbursements of the following funds is approved.

#### US Bank – Check Register

General & Special Revenue	\$ 1,241,276.74
Construction & Debt Service	\$ 527,454.74
Enterprise & Internal Service	\$ 1,893,773.79
Housing Redevelopment	<u>\$ 2,765.04</u>
Check Register Total	\$ 3,665,270.31

#### US Bank – Housing Assistance Payments

Housing & Redevelopment Authority	<u>\$ 0.00</u>
	\$ 0.00
GRAND TOTAL FOR ALL FUNDS	\$ 0.00

Additionally, the US Bank Check Register amounts split by type of payment follow:

EFT	155,986.83
Check (#182337-182678)	3,509,283.48
Total	3,665,270.31

APPROVED by the City Council on this 24th day of March, 2026.

---

**To:** Dave Callister, City Manager

**Prepared by:** Michael Payne, City Engineer/Deputy Public Works Director

**Reviewed by:** Michael Thompson, Public Works Director

**Item:** **Approve Waiver of Real Property Declaration Certification and Authorize Participation in Metropolitan Council Environmental Services 2023 Municipal Inflow/Infiltration Grant Program**

---

### **1. Action Requested:**

Adopt attached resolutions approving Waiver of Real Property Declaration Certification and authorizing participation in the Metropolitan Council Environmental Services 2023 Municipal Inflow & Infiltration Grant Program.

### **2. Background:**

Metropolitan Council Environmental Services (MCES) is administering the 2023 Municipal Inflow/Infiltration Grant Program which consists of \$12 million authorized by the legislature for the purpose of providing grants to municipalities for capital improvements to public infrastructure to mitigate inflow and infiltration (I/I). To qualify, a city must be identified by MCES as a contributor of excessive I/I or have a measurable flow rate within 20 percent of the allowable flow limit. The grant program would provide reimbursement for a portion of project costs on capital improvements completed in 2024 and 2025. To participate in the grant program, the city is required to submit a resolution authorizing participation in the grant program.

The grant program is funded by general obligation (GO) bonds from the state. The attached certification is required when state GO bonds are used for capital public improvement projects or the betterment of public property. Although unlikely, if in the future the city wanted to dispose of the right of way or easements in the project areas, it would need approval from the Commissioner of Minnesota Management and Budget.

The city has completed approximately \$2.9 million in capital project costs eligible for the

grant program. The final reimbursement amount will be determined by MCES based on the capital costs submitted by all participating cities, but it is anticipated that the city will receive approximately \$250,000. It is anticipated that MCES will notify participating cities of their final reimbursement amount and send a grant agreement for approval in May 2026.

**3. Budget Impact:**

The final reimbursement amount will be determined by MCES based on the capital costs submitted by all participating cities, but it is anticipated that the city will receive approximately \$250,000. The grant agreement will be brought before Council at a future date for approval and will include the final reimbursement amount. Reimbursed funds will be applied to the Sanitary Sewer fund.

**4. Attachments:**

- 1. Certification Form
- 2. City Council Resolution 2026-083
- 3. City Council Resolution 2026-084

**Attachment I-A**

**State of Minnesota  
General Obligation Bond Financed  
CERTIFICATION**

The undersigned hereby certifies as follows:

This Certification is being submitted pursuant to the Waiver of Real Property Declaration granted by Minnesota Management and Budget to Metropolitan Council for Municipal Publicly Owned Infrastructure Inflow/Infiltration projects or the portions thereof which lie entirely within public road, street and highway rights-of-way and utility easements.

The City of Plymouth certifies that City has read and will comply with the terms and conditions of the Waiver of Real Property Declaration, a copy of which is attached to this Certification and further, that the Governmental Program which is the subject of and described in the Municipal Publicly-Owned Infrastructure Inflow/Infiltration Grant Agreement [No. \_\_\_\_\_] between the City of Plymouth and Metropolitan Council qualifies for the Waiver of Real Property Declaration attached hereto.

The undersigned owns  fee title to property and/or  permanent easement and/or  other easement which meets the requirements of this Agreement for wastewater collection purposes and/or permit for pipe in City of Plymouth public right of way which meets the requirements of this Agreement for wastewater collection purposes and a wastewater collection system within the fee title, permanent easement, and/or the other easement and wastewater collection system being located in Hennepin County, Minnesota. The fee title property, permanent easement and/or other easement and the wastewater collection system therein is referred to as “Restricted Property” and is described in Exhibit A attached hereto by **legal description, narrative description, or diagram.**

As the owner of the Restricted Property, the undersigned hereby acknowledges the following restrictions and encumbrances with respect to the Restricted Property:

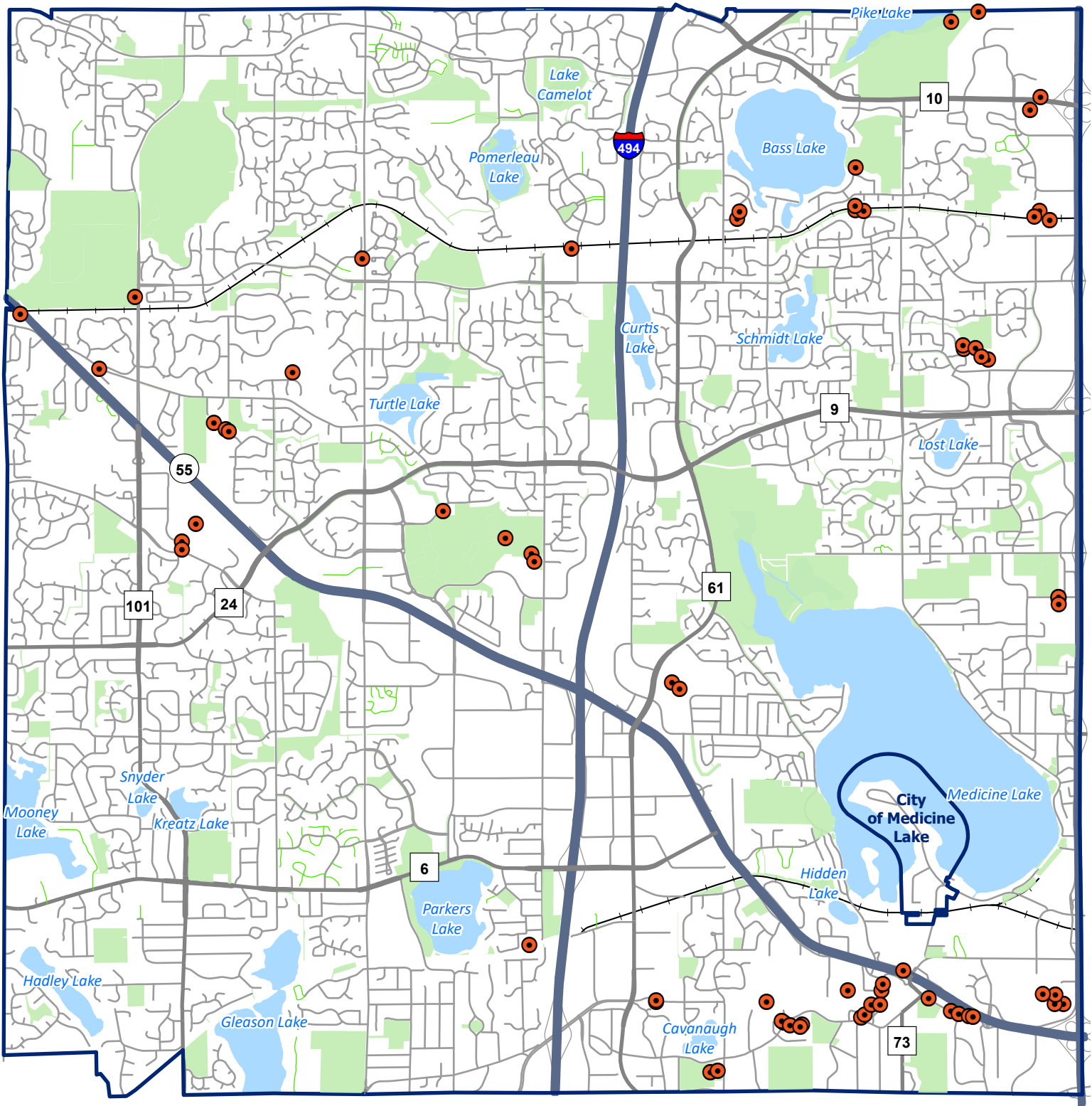
- A. The Restricted Property is State bond financed property within the meaning of Minn. Stat. § 16A.695 that exists as of the effective date of the grant agreement identified in paragraph B below, is subject to the encumbrance created and requirements imposed by such statutory provision, and cannot be sold, mortgaged, encumbered or otherwise disposed of without the approval of the Commissioner of Minnesota Management and Budget, or its successor, which approval must be evidenced by a written statement signed by said commissioner and attached to the deed, mortgage, encumbrance or instrument used to sell or otherwise dispose of the Restricted Property; and



**Exhibit A**  
**LEGAL DESCRIPTION, NARRATIVE DESCRIPTION, OR MAP OF RESTRICTED**  
**PROPERTY**

**Please see attached maps**

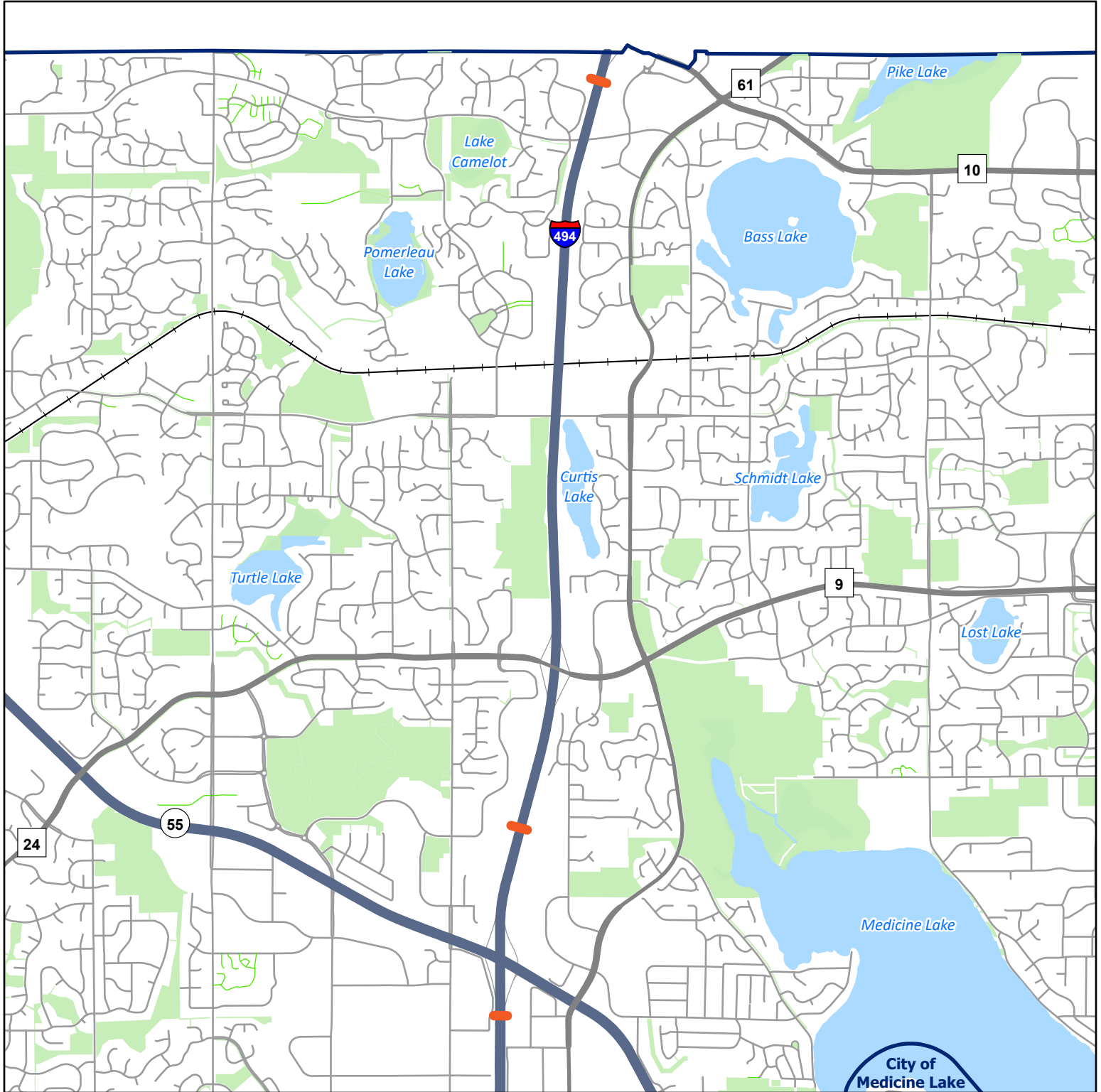
# 2024 Manhole Sealing Project



● Manholes Sealed (68)



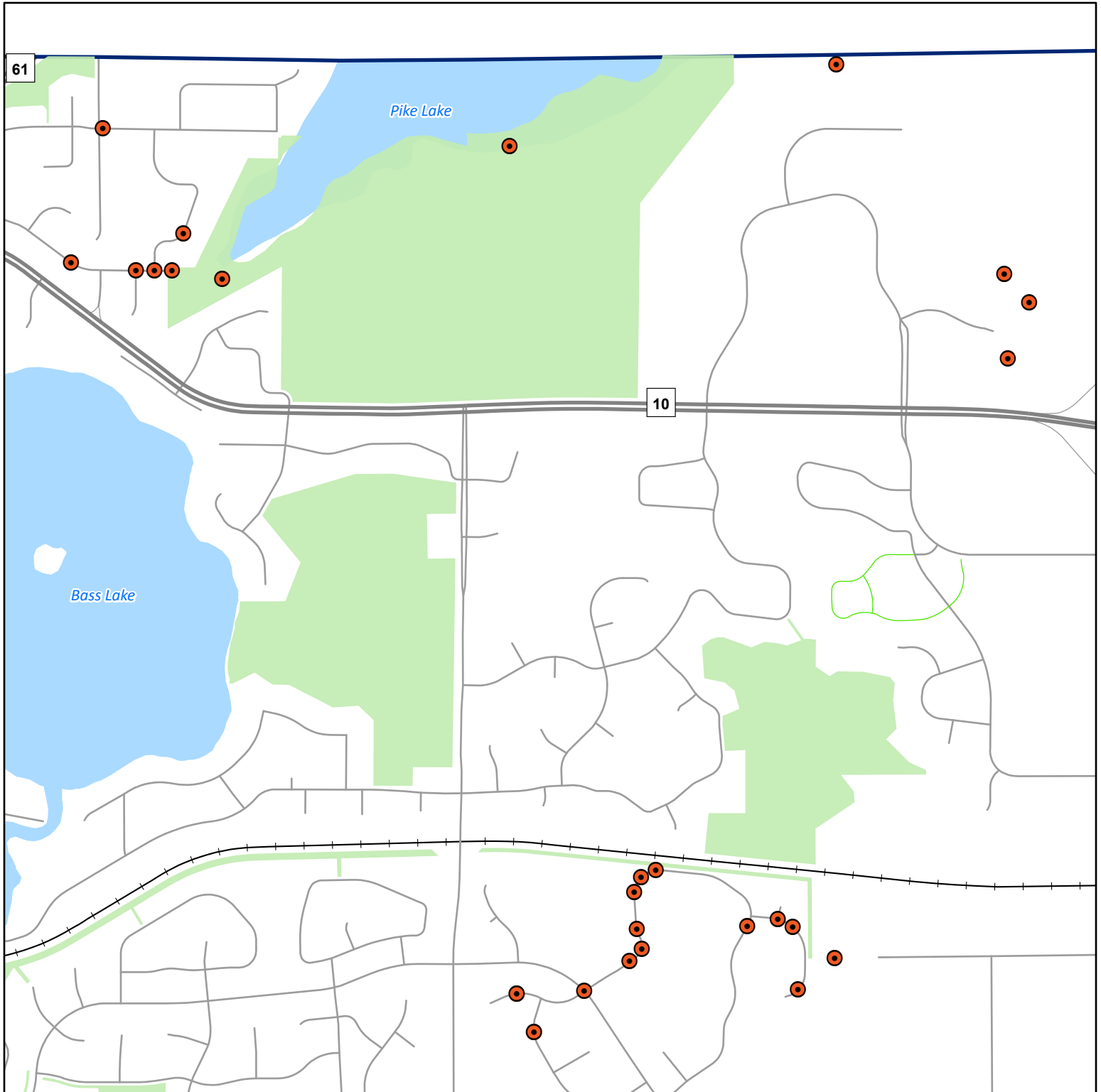
# 2024 Sewer Lining and Maintenance Project



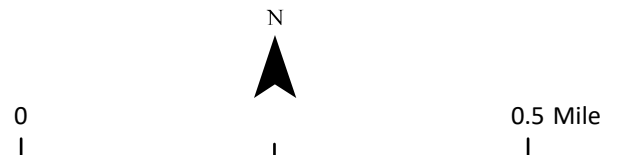
 Project Locations



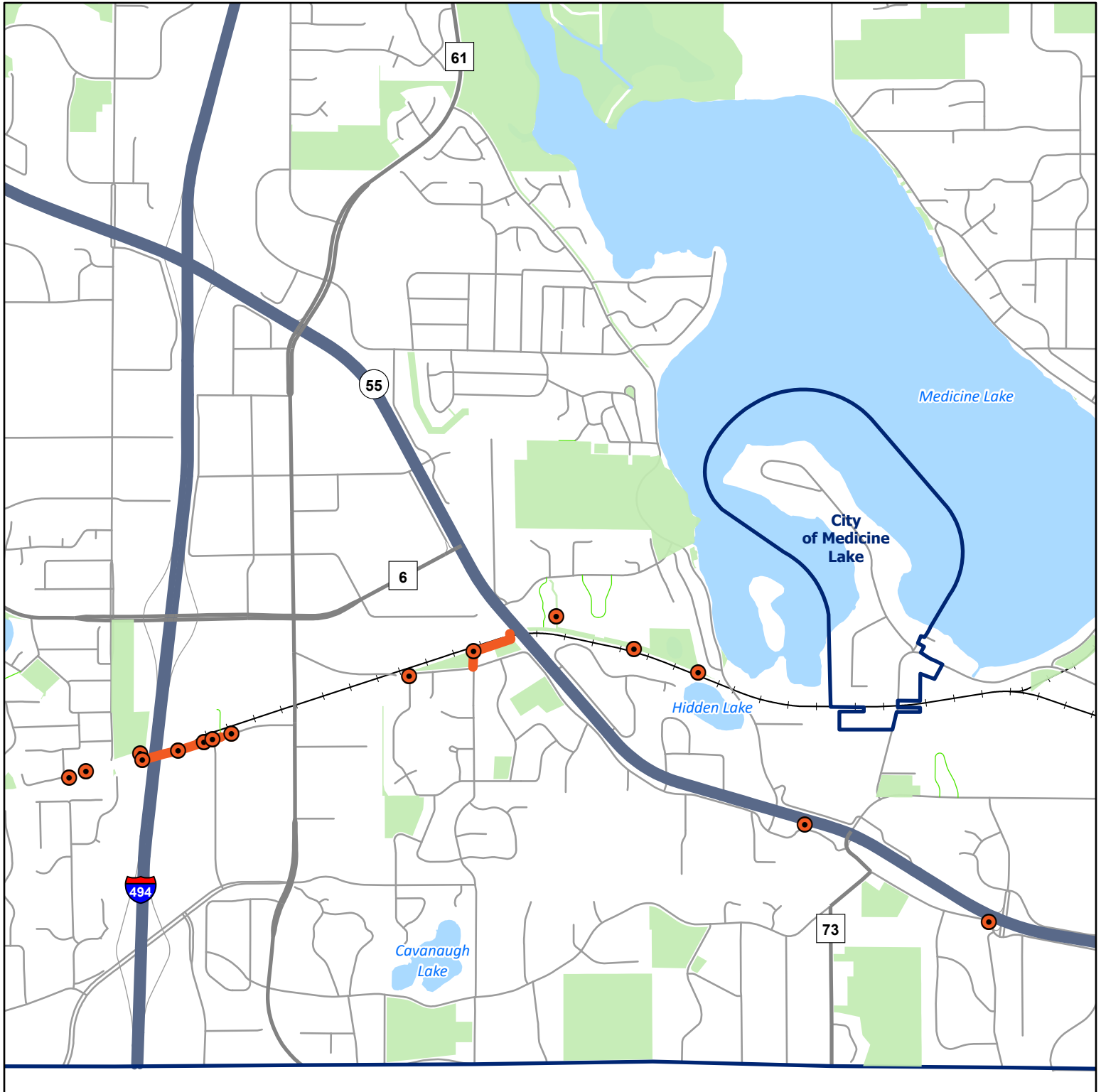
# 2025 Manhole Sealing Project



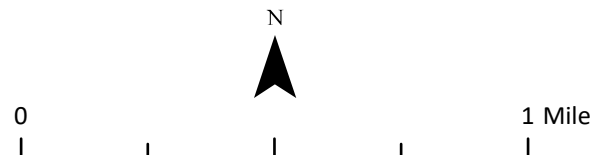
● Manholes Sealed (28)



# 2025 Sewer Lining and Maintenance Project



- Lined Pipe
- Manhole Maintenance



# CITY OF PLYMOUTH

## RESOLUTION No. 2026-083

### RESOLUTION AUTHORIZING PARTICIPATION IN THE METROPOLITAN COUNCIL ENVIRONMENTAL SERVICES 2023 MUNICIPAL INFLOW/INFILTRATION GRANT PROGRAM

WHEREAS, the Minnesota State Legislature has appropriated \$12,000,000 in bonding bill funding for municipalities to reduce inflow and infiltration (I/I) in their public wastewater system infrastructure through the 2023 Municipal I/I Grant Program administered by Metropolitan Council Environmental Services (MCES); and

WHEREAS, MCES is offering a Preliminary Minimum Allocation of \$50,000 for each eligible city with provisions for distribution of remaining funds proportionally to submitted eligible project costs until all \$12,000,000 in available funding has been allocated; and

WHEREAS, the city has identified sanitary sewer projects that reduce inflow and infiltration in its capital improvement program that are eligible for funding under the MCES grant.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that participation in the MCES 2023 Municipal I/I Grant Program is authorized.

APPROVED by the City Council on this 24th day of March, 2026.

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-084

### RESOLUTION APPROVING WAIVER OF REAL PROPERTY DECLARATION CERTIFICATION FOR THE METROPOLITAN COUNCIL ENVIRONMENTAL SERVICES 2023 MUNICIPAL INFLOW/INFILTRATION GRANT PROGRAM

WHEREAS, the Minnesota State Legislature has appropriated \$12,000,000 in bonding bill funding for municipalities to reduce inflow and infiltration in their public wastewater system infrastructure through the 2023 Municipal Inflow/Infiltration (I/I) Grant Program administered by Metropolitan Council Environmental Services (MCES); and

WHEREAS, MCES is offering a Preliminary Minimum Allocation of \$50,000 for each eligible city with provisions for distribution of remaining funds proportionally to submitted eligible project costs until all \$12,000,000 in available funding has been allocated; and

WHEREAS, the city has identified sanitary sewer projects that reduce inflow and infiltration in its capital improvement program that are eligible for funding under the MCES grant; and

WHEREAS, the Waiver of Real Property Declaration Certification is required for participation in the MCES grant program.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the Waiver of Real Property Declaration Certification is approved.

APPROVED by the City Council on this 24th day of March, 2026.

**To:** Dave Callister, City Manager

**Prepared by:** Jodi Gallup, City Clerk

**Reviewed by:** Amanda Kaufman, Deputy City Manager

**Item:** **Appoint alternate director for the Bassett Creek Watershed Management Organization**

---

**1. Action Requested:**

Appoint alternate director for the Bassett Creek Watershed Management Organization.

**2. Background:**

Representatives for the Bassett Creek Watershed Management Organization were appointed at the January 13, 2026 council meeting. Bill Wixon was appointed as the alternate director representative. Mr. Wixon is no longer able to serve. Monika Vadali previously served on the Bassett Creek Watershed Management Organization from 2022-2025 and has agreed to serve for the remainder of the year as the alternate director.

**3. Budget Impact:**

Not applicable.

**4. Attachments:**

1. City Council Resolution 2026-085

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-085

### RESOLUTION APPOINTING ALTERNATE DIRECTOR TO THE BASSETT CREEK WATERSHED MANAGEMENT ORGANIZATION

BE IT RESOLVED by the City Council of the City of Plymouth, Minnesota, that the following individual is appointed as the 2026 Alternate Director to the Bassett Creek Watershed Management Organization:

<u>Name</u>	<u>Commission</u>	<u>Seat</u>
Monika Vadali	Bassett Creek Watershed Management Organization	Alternate Director

APPROVED by the City Council on this 24th day of March, 2026.

---

**To:** Dave Callister, City Manager

**Prepared by:** Kip Berglund, Senior Planner

**Reviewed by:** Lori Sommers, Planning Manager  
Grant Fernelius, CED Director

**Item:** **Approve zoning ordinance text amendment requests adding a definition of hardware stores to the rules and definitions section, and allowing hardware stores as a permitted use in the C-3 (highway commercial) zoning district (Grow Supplies MN, LLC - 2026005)**

---

### **1. Action Requested:**

Adopt resolution for findings of fact for a zoning ordinance text amendment, ordinance amending Chapter 21 to add a definition of hardware stores in Section 21005 - rules and definitions, and add hardware stores (containing less than 3,000 square feet of gross floor area) as a permitted use in Section 21465 - C-3, highway commercial zoning district, as recommended by the Planning Commission, and resolution approving summary publication.

All items require a 4/7 vote for approval. However, the resolution approving summary publication of the ordinance requires a 6/7 vote for approval.

### **2. Background:**

On March 4, 2026, the Planning Commission conducted a public hearing on this matter and subsequently voted unanimously to recommend approval of the request. Other than the applicant, there was nobody from the public that spoke about the item.

The applicant stated that the proposed amendments are a minor adjustment to the code to allow indoor hardware stores in a zoning district that currently allows for other retail stores of similar size, and is consistent with other types of uses allowed in the C-3 zoning district.

The Planning Commission discussed the proposed definition of a hardware store that was drafted by the applicant, and suggested less specificity in some places of the definition and more specificity in another area. They discussed how live plants are typically sold in hardware stores during specific times of the year and should be included in the definition. A motion was made that included a revised definition of hardware store. The revised definition removed specific items that were listed, such as fertilizers and plant nutrients, and added live plants. For consistency purposes, staff has added language to the definition that prohibits live cannabis plants, similar to language that was added to the landscape nursery definition during the adoption of the current cannabis ordinance. The proposed and revised definitions are below and the revised definition is included in the draft ordinance.

Proposed draft definition: *Hardware Store*: An indoor retail establishment primarily engaged in the retail sales of hardware and associated products. These stores may offer a variety of hardware products, including but not limited to tools, housewares, maintenance and improvement supplies, and gardening supplies, such as filters, trimming tools, growing equipment, growing tents and growing lights. These stores may also offer associated indoor gardening supplies, including but not limited to fertilizers, plant nutrients, and general gardening products such as potting soils and other garden products.

Revised draft definition: *Hardware Store*: An indoor retail establishment primarily engaged in the retail sales of hardware and associated products. These stores may offer a variety of hardware products, including but not limited to tools, housewares, maintenance and improvement supplies, indoor and outdoor gardening and growing supplies, and live plants, excluding cannabis.

**3. Budget Impact:**

Not applicable.

**4. Attachments:**

- 1. Minutes
- 2. Planning Commission Report
- 3. SECTION 21465 - C-3 HIGHWAY COMMERCIAL DISTRICT
- 4. Zoning Map - C-3 Properties
- 5. Application
- 6. Applicant's Narrative
- 7. City Council Ordinance 2026-03
- 8. City Council Resolution 2026-086
- 9. (Removed from Agenda) Resolution - Summary Publication

# Proposed Minutes Planning Commission Meeting March 4, 2026

Acting Chair Anderson called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on March 4, 2026.

COMMISSIONERS PRESENT: Acting Chair Marc Anderson, Greg Hanson, Josh Fowler, Neha Markanda, and Jim Willis

COMMISSIONERS ABSENT: Chair Boo and Julie Olson

STAFF PRESENT: Planning Manager Lori Sommers, Senior Planner Kip Berglund, and City Council Liaison Julie Pointner

Acting Chair Anderson led the Pledge of Allegiance.

## **Call to Order**

## **Public Forum**

## **Approval of Agenda**

Motion was made by Commissioner Markanda and seconded by Commissioner Fowler to approve the agenda. With all Commissioners voting in favor, the motion carried.

## **Consent Agenda**

**(4.1) Planning Commission minutes from meeting held on January 21, 2026.**

Motion was made by Commissioner Markanda and seconded by Commissioner Fowler to approve the consent agenda. With all Commissioners voting in favor, the motion carried.

## **Public Hearing**

**(5.1) Zoning ordinance text amendment requests adding a definition of hardware stores to the rules and definitions section and allowing hardware stores as a permitted use in the C-3 (highway commercial) zoning district (Grow Supplies MN, LLC – 2026005)**

Senior Planner Berglund presented the staff report.

Commissioner Fowler referenced the definition of hardware store, which is specific to garden supplies.

Senior Planner Berglund replied that the definition was provided by the applicant. He agreed that it does get specific, and the commission could have more discussion on whether to broaden that definition.

Commissioner Markanda asked if other cities have done something similar to this.

Senior Planner Berglund replied that he did not do a study of adjacent cities. He noted that Plymouth tends to have larger home improvement stores and specialized contractor businesses. He stated that Plymouth currently does not have the smaller stores, but noted that Golden Valley has some of the smaller hardware stores within their commercial districts, similar to this request.

Commissioner Hanson stated that hardware and gardening stores typically have outdoor displays and asked if this request would include that allowance.

Senior Planner Berglund replied that the applicant has stated that they do not anticipate any outdoor display items. He stated that there is a process within the ordinance that would allow a business to request an outdoor display area through an administrative permit.

Acting Chair Anderson stated that in the spring, the big box hardware stores and even grocers construct a canopy for plant sales, and asked if that would be allowed.

Senior Planner Berglund commented that a business can apply for an administrative permit for outdoor sales, such as a greenhouse or fireworks. He noted that activity is limited to 90 days.

Acting Chair Anderson asked if there would be a downside to approving this request.

Senior Planner Berglund noted that would be up for discussion. He stated that the positive would be that this would open the door for other businesses to come to town.

Acting Chair Anderson introduced the applicant, Craig Hardie, who thanked staff for their assistance throughout this process. He requested that the commission approve the request tonight to add the definition of hardware store to the code and to allow hardware stores of less than 3,000 gross square feet within the commercial highway district. He believed that this was a modest adjustment to allow small indoor specialty hardware stores into an area that already allows for other stores of similar size. He believed that the proposed use would be consistent with other stores allowed in the district and asked the commission to support the request.

Commissioner Fowler asked if the sales would include live plants or seeds.

Mr. Hardie replied that the business could include seedlings but would not include live plants.

Commissioner Markanda asked the anticipated hours of operation.

Mr. Hardie replied that the hours would be typical hours of perhaps 8 a.m. to 8 p.m. but noted that they are still finalizing those details.

Commissioner Markanda asked if the business would anticipate different hours on the weekend.

Mr. Hardie replied that they would be open on the weekends with similar hours.

Commissioner Hanson asked the gross square footage of the subject property.

Mr. Hardie commented that the property is under 2,400 gross square feet. He noted that site has a history of office and retail uses, and this amendment would allow this type of business within the site. He realized that this amendment would open up this use throughout the district, which is why they were specific with language.

Acting Chair Anderson asked how the 3,000 gross square feet limit was determined.

Mr. Hardie replied that arose through discussions with staff, noting that staff have been extremely helpful throughout this process.

Acting Chair Anderson opened the public hearing.

No comments.

Acting Chair Anderson closed the public hearing.

Commissioner Fowler stated that he is generally supportive of the change as this type of business seems to fit well in the district. He stated that he would like less specificity in some places of the definition and more in other areas. He stated that perhaps the end of the first sentence is indoor and outdoor growing supplies. He asked if this would/could include live plants. He stated that it appears the only live plant sales currently allowed in the district are for live Christmas tree sales.

Senior Planner Berglund stated that the question would be whether there are live plants in a hardware store and noted that most often there are during certain times of year.

Commissioner Fowler agreed that it does make sense and believed that should be included in the definition to make it clear. He reviewed the updated definition that he would propose as: An indoor retail establishment primarily engaged in the retail sales of hardware and associated products. These stores may offer a variety of hardware products, including but not limited to tools, housewares, maintenance and improvement supplies, indoor and outdoor gardening and growing supplies, and live plants.

**Motion was made by Commissioner Fowler, and seconded by Commissioner Willis, to recommend approval of an ordinance amending chapter 21, including the revised definition of hardware store in the rules and definitions section, and to allow hardware stores as a permitted use in the C-3 (highway commercial) zoning district, including the findings of fact and summary publication. With all Commissioners voting in favor, the motion carried.**

It was noted that this item is scheduled to go before the City Council on March 24, 2026.

**New Business**

**Adjournment**

Acting Chair Anderson adjourned the meeting at 7:32 p.m.

**To:** Plymouth Planning Commission

**From:** Kip Berglund, Senior Planner (763-509-5453)  
Community and Economic Development Department

**Subject:** Grow Supplies MN, LLC  
Text amendment request to the rules and definitions and C-3 (highway commercial) zoning district sections - 2026005

**Ward:** City-wide

**Deadline:** May 28, 2026

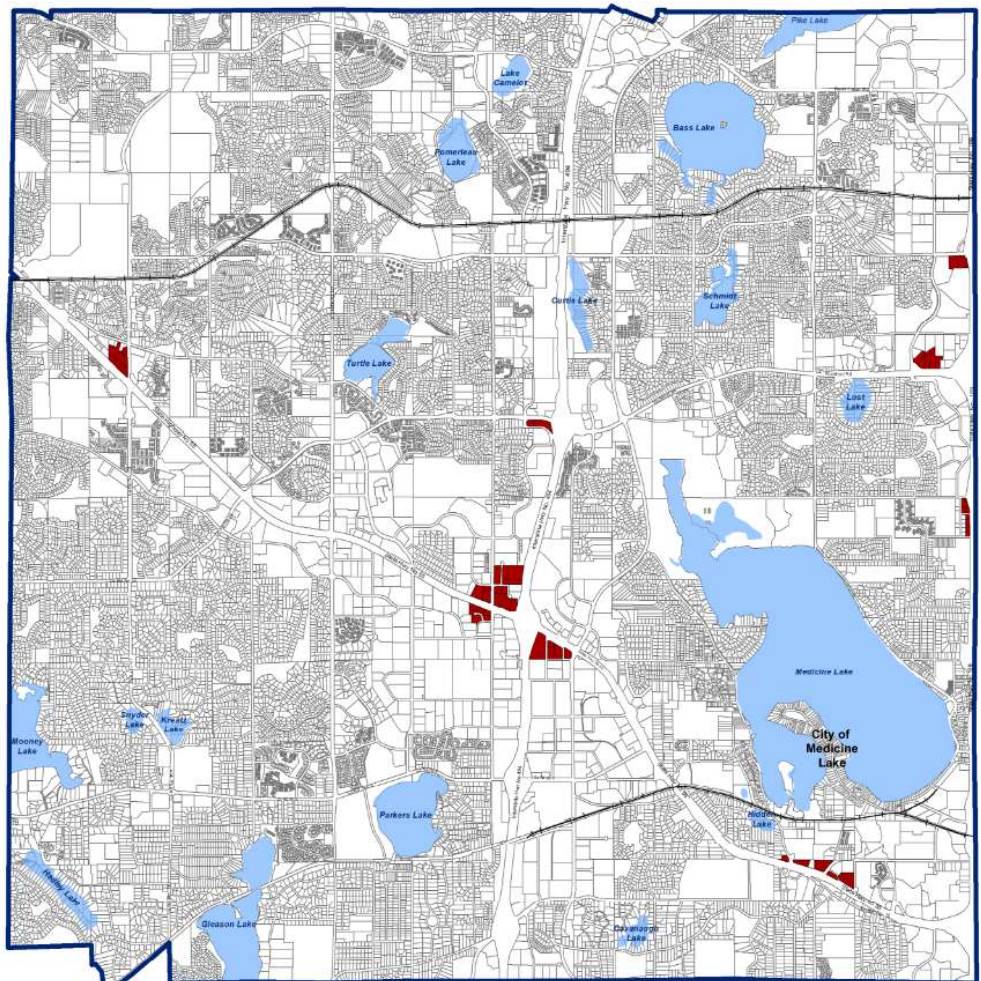
**Summary**

Request for a zoning ordinance text amendment to add a definition of hardware store in the rules and definitions section and to allow hardware stores as a permitted use in the C-3 (highway commercial) zoning district.

A map showing the C-3 properties in red is included to the right for reference on the C-3 zoning district context.

**Recommended Action**

Community and Economic Development Department staff is recommending approval of the zoning ordinance text amendment to add a definition of hardware store in the rules and definitions section and to allow hardware stores as a permitted use in the C-3 (highway commercial) zoning district.



**Analysis of Request**

The applicant is requesting approval of zoning text amendments to add a definition of hardware store to the rules and definitions section, and to allow hardware stores as a permitted use in the C-3 (highway commercial) zoning district. Hardware stores are a listed permitted use in the C-2 (neighborhood commercial) and C-4 (community commercial) zoning districts.

This change would add a definition of hardware stores in the rules and definitions section and allow hardware stores as a permitted use in the C-3 zoning district. Examples of other permitted retail uses within the C-3 zoning district, that sell a variety of products, similar to hardware stores, are auto accessory stores (not including service), bicycle sales and repair, convenience grocery markets, pet sales, supplies and grooming, and sporting goods and recreational equipment sales.

The applicant states that hardware stores are compatible with other permitted retail uses, such as the before mentioned bicycle stores and repair, sporting goods and recreational equipment sales, and pet sales. In addition, the city's comprehensive plan guides the property as commercial, which allows a wide variety of convenience, neighborhood, highway, community and bulk retail-oriented uses for consumers. Commercial areas are designed to provide a wide range of goods and services to serve the shopping needs of local residents as the proposed hardware use would.

The applicant states the proposed amendment is intended to accommodate smaller type hardware stores that offer a variety of hardware products and associated indoor gardening products direct to consumers. To achieve this, the proposed definition of hardware store includes a limitation of a gross floor area of no more than 3,000 square feet to avoid big box stores from qualifying as a hardware store within the C-3.

As previously mentioned, hardware stores are a listed permitted use in the C-2 and C-4 zoning districts. The intent of the proposed text amendments would not be to limit the square footage of a hardware store within the C-4 zoning district, as that district is the zoning district where larger retail stores are permitted. Therefore, staff is recommending that if approved, the listed permitted use contain the 3,000 square foot limitation, as opposed to the hardware store definition. A current example of a permitted use within the C-3 zoning district that contains a size limitation is furniture stores containing less than 5,000 square feet of gross floor area.

**Zoning Ordinance Text Amendments**

The City's commercial land uses occupy a relatively small amount of the City's land area, just over five percent. Staff notes that the proposed hardware store use, as a permitted use within the C-3 zoning district, is allowed in similar and other commercial zoning districts (C-2 and C-4), and that other similar types of uses, retail operations, that allow the sale of a variety of products, are permitted in the C-3 zoning district. The C-3 zoned properties are located along the major roadways, and the proposed use would fit in with other permitted uses within the district.

When considering a text amendment to the zoning ordinance, the Planning Commission must determine whether or not the proposed use would: 1) be compatible with other permitted and conditional uses of the district; 2) be consistent with the purpose and intent of the district; 3) have adequate infrastructure; 4) have adequate buffer or transition provided between potentially incompatible districts.

The purpose of the C-3 districts is to provide for the establishment of service and limited retail businesses primarily oriented toward motorists and requiring high volumes of traffic and visibility from major roadways.

The proposed text amendment for the rules and definitions section and C-3 zoning district is as follows:

Section 21005 – Rules and Definitions

Section 21005.02 – Definitions.

Hardware Store: An indoor retail establishment primarily engaged in the retail sales of hardware and associated products. These stores may offer a variety of hardware products, including but not limited to tools, housewares, maintenance and improvement supplies, and gardening supplies, such as filters, trimming tools, growing equipment, growing tents and growing lights. These stores may also offer associated indoor gardening supplies, including but not limited to fertilizers, plant nutrients, and general gardening products such as potting soils and other garden products.

Section 21465 – C-3, Highway Commercial District:

21465.03 – Permitted Uses

The following are permitted uses in the C-3 District:

**Subd. 20.** Hardware stores (containing less than 3,000 square feet of gross floor area).

*Findings:*

Staff has reviewed the text amendment request according to the standards listed in Section 21010.01, Subd. 6 of the zoning ordinance and has made the following findings:

1. The proposed use is consistent with the Plymouth Comprehensive Plan. The commercial zoning districts currently allow other similar types of uses that sell a variety of products and two districts allow standalone hardware stores.
2. The proposed use meets the purpose and intent of the ordinance as the comprehensive plan does envision this type of use.

3. There is adequate infrastructure available to serve the proposed use.
4. There is an adequate buffer or transition provided between potentially incompatible districts.

**Level of Discretion in Decision-Making**

The City has a high level of discretion in approving amendments to the zoning ordinance. Amendments to the zoning ordinance must be consistent with the City's comprehensive plan and compatible with other policies, uses and provisions of the zoning ordinance.

**Public Notice**

Notice of the public hearing was published in the city's official newspaper (Sun Sailor).

## SECTION 21465. - C-3, HIGHWAY COMMERCIAL DISTRICT

## 21465.01. - Purpose.

The purpose of the C-3, Highway Commercial District is to provide for the establishment of service and limited retail businesses primarily oriented toward motorists and requiring high volumes of traffic and visibility from major roads.

(Amended by Ord. No. 2000-09, 03/21/00)

## 21465.03. - Permitted Uses.

The following are permitted uses in the C-3 District:

- Subd. 1. Amusement centers.
- Subd. 2. Auto accessory stores (not including service).
- Subd. 3. Automobile detailing shops.
- Subd. 4. Banks, credit unions, and other financial institutions (excluding currency exchanges) with or without drive up tellers. (Drive up teller service is regulated by Section 21120.04, Subd. 3 of this Chapter.)
- Subd. 5. Beauty salons and day spas.
- Subd. 6. Bicycle sales and repair.
- Subd. 7. Breweries with a taproom.
- Subd. 8. Brewpub restaurants (no drive-in or drive-through service).
- Subd. 9. Bus/transit stations or terminals without vehicle storage.
- Subd. 10. Candy, ice cream, popcorn, nuts, frozen desserts, and soft drink sales.
- Subd. 11. Commercial recreation, indoor (e.g., bowling alleys, roller rinks).
- Subd. 12. Convenience grocery markets (without motor fuel facilities or delicatessen food service).
- Subd. 13. Copy/printing services (excludes printing presses and publishing facilities).
- Subd. 14. Delicatessens/coffee houses without drive-through service.
- Subd. 15. Dining restaurants (no drive-in or drive-through service).
- Subd. 16. Dry cleaning pick up and laundry pick up stations including incidental repair but not including processing.
- Subd. 17. Essential services not including structures, except those requiring administrative permits or conditional use permits pursuant to Section 21160 of this Chapter.
- Subd. 18. Furniture stores containing less than 5,000 square feet of gross floor area.

- Subd. 19. Governmental and public utility (essential service) buildings and structures, including public works type facilities, excluding outdoor storage.
- Subd. 20. Hotels.
- Subd. 21. Liquor, off sale, pursuant to the required liquor license.
- Subd. 22. Locksmiths.
- Subd. 23. Offices, administrative/commercial.
- Subd. 24. Offices/clinics for medical, dental, or chiropractic services.
- Subd. 25. Pet sales, supplies and grooming.
- Subd. 26. Prepared food restaurants: delivery and/or take out only, with no interior seating.
- Subd. 27. Private clubs (may serve food and beverages).
- Subd. 28. Reception halls/event centers, with or without catering services.
- Subd. 29. Religious institutions such as churches, chapels, temples, synagogues, mosques limited to worship and directly related social events.
- Subd. 30. Sexually oriented businesses - accessory or principal (as regulated by Section 21195 of this Chapter).
- Subd. 31. Shoe repair.
- Subd. 32. Sporting goods and recreational equipment sales, not including motorized vehicles or boats.
- Subd. 33. Sports and fitness clubs.
- Subd. 34. Tailoring services.
- Subd. 35. Tanning salons.
- Subd. 36. Therapeutic massage.
- Subd. 37. Tutoring/learning centers
- Subd. 38. Veterinary clinics and related indoor kennel.

(Amended by Ord. No. 2000-09, 03/21/00; Ord. No. 2001-06, 02/13/01; Ord. No. 2001-28, 08/14/01; Ord. No. 2002-27, 08/13/02; Ord. No. 2002-32, 11/26/02; Ord. No. 2004-11, 07/27/04; Ord. No. 2005-01, 01/11/05; Ord. No. 2006-04, 02/07/06; Ord. No. 2007-05, 01/23/07; Ord. No. 2008-09, 03/25/08; Ord. No. 2009-07, 05/12/09; Ord. No. 2010-01, 02/23/10; Ord. No. 2011-05, 02/22/11; Ord. No. 2011-22, 07/26/11; Ord. No. 2012-05, 02/28/12; Ord. No. 2013-11, 04/23/13; Ord. No. 2013-19, 06/25/13; Ord. No. 2014-12, 02/25/14; Ord. No. 2016-11, 04/26/16; Ord. No. 2019-01, 02/12/19; Ord. No. 2020-11, § 35, 10/13/2020; Ord. No. 2022-10, § 36, 8/16/2022)

21465.05. - Accessory Uses.

The following are permitted accessory uses within the C-3 District.

- Subd. 1.

Accessory buildings and structures for a use accessory to the principal use provided such structure shall not exceed 30 percent of the gross floor space of the principal use.

- Subd. 2. Accessory uses incidental and customary to the uses listed as permitted, conditional, interim, and uses by administrative permit in this Section.
- Subd. 3. Electric Vehicle Supply Equipment, as regulated by Section 21120.02. Subd. 10 of this Chapter.
- Subd. 4. Fences, as regulated by Section 21130 of this Chapter.
- Subd. 5. Lower-potency hemp edible (LPHE) products as accessory sales to an allowed retail use, as licensed by the State and registered with the City of Plymouth.
- Subd. 6. Off-street parking and off-street loading as regulated by Section 21135 of this Chapter, but not including parking of semi-trailers or semi-trailer trucks.
- Subd. 7. Radio and television receiving antennas including single satellite dish TVROs two meters or less in diameter, short-wave radio dispatching antennas, or those necessary for the operation of electronic equipment including federally licensed amateur radio stations, as regulated by Section 21175 of this Chapter.
- Subd. 8. Roof-Mounted Solar Energy Systems, as regulated by Section 21174 of this Chapter.
- Subd. 9. Signs, as regulated by Section 21155 of this Chapter.

(Amended by Ord. No. 2008-09, 03/25/08; Ord. No. 2009-07, 05/12/09; Ord. No. 2011-22, 07/26/11; Ord. No. 2024-22, § 39, 9/24/2024; Ord. No. 2025-02, §§ 62, 63, 3/25/2025)

#### 21465.07. - Conditional Uses.

The following are conditional uses in the C-3 District and require a conditional use permit based upon procedures set forth in and regulated by Section 21015 of this Chapter. Additionally, besides the specific standards and criteria which may be cited below for respective conditional uses, each request for a conditional use permit shall be evaluated based upon the standards and criteria set forth in Sections 21015.02, Subd. 5 and 21015.04 of this Chapter.

- Subd. 1. Accessory retail, accessory rental, or accessory service activity other than that allowed as a permitted use or conditional use within this Section, provided that:
  - (a) Such accessory use is allowed as a permitted use in a commercial district.
  - (b) Such accessory use does not occupy more than 50 percent of the gross floor area of its associated principal use, or more than 2,500 square feet, whichever is less.
- Subd. 2. Antennas not located upon an existing structure or existing tower, as regulated by Section 21175 of this Chapter.
- Subd. 3. Buildings in excess of height limitations as specified in Section 21465.13 of this Chapter, provided that:
  - (a)

For each additional five feet in height above the maximum building height specified in this district, the front and side yard setback requirements shall be increased by one foot.

(b) The construction does not limit solar access to abutting and/or neighboring properties.

Subd. 4. Commercial car washes (drive-through, mechanical and self-service as a principal or accessory use) with one or more bays provided that:

(a) Stacking space is provided to accommodate an appropriate number of vehicles and shall be subject to the approval of the City Council.

(b) The entire area shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice buildup during winter months.

Subd. 5. Convenience grocery markets with prepared food and/or motor fuel sales with accessory car wash (no vehicle service or repair), provided that:

(a) Convenience/deli food is of the take-out type only and that no provision for seating or consumption on the premises is provided. Furthermore, that the enclosed area devoted to such activity, use and merchandise shall not exceed 15 percent of the gross floor area.

(b) The storage, preparation and serving of food items are subject to the approval of the Zoning Administrator who shall provide specific written sanitary requirements based upon the applicable State and County regulations.

(c) That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Outdoor display of merchandise shall be allowed by administrative permit, pursuant to Section 21465.11, Subd. 5 of this Chapter.

(d) The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.

(e) Hours of operation: The hours of operation for a convenience grocery market shall be limited to 6:00 a.m. to 11:00 p.m., unless extended by the Council as part of the conditional use permit. Unless otherwise limited or prohibited by the Council as part of the conditional use permit, the hours of operation for pay-at-the-pump motor fuel sales may be 24 hours per day.

(f) Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

(g)

A protective canopy located over pump islands may be an accessory structure on the property and may be located 20 feet or more from the front lot line, provided adequate visibility both on and off site is maintained.

- (h) All canopy lighting for motor fuel station pump islands shall be recessed or fully shielded. Luminaires for pump islands shall comply with Section 21105.06 of this Chapter.
- (i) Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.
- (j) All pumps and any related canopy shall be set back at least 300 feet from residentially zoned or guided property, unless screened by an intervening building or located across an arterial or major collector roadway from residentially zoned or guided property.
- (k) Accessory Car Wash/Vacuums.
  - (1) No more than one car wash bay shall be allowed.
  - (2) The car wash shall be designed to be an integral part of the principal building, and may not be a separate freestanding structure.
  - (3) The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
  - (4) The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.
  - (5) Neither the car wash nor an accessory vacuum shall be located within 300 feet of any residentially zoned or guided property, unless completely screened by an intervening building or located across an arterial or major collector roadway from residentially zoned or guided property.
  - (6) Both the car wash and accessory vacuum shall conform to noise regulations as defined in Section 21105.10 of this Chapter.

Subd. 6. Day care facilities as a principal or accessory use, provided that the use complies with Section 21150 of this Chapter.

Subd. 7. Delicatessens/coffee houses with drive-through service, provided that:

- (a) The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.
- (b) The drive-through operation shall comply with the performance standards listed in Section 21120.04, Subd. 3 of this Chapter.

Subd. 8. Drive-in and/or drive-through restaurants, provided that:

- (a) The storage, preparation and service of food items are subject to the approval of the Zoning Administrator who shall provide specific written sanitary requirements based upon applicable State and County requirements.
- (b) Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.
- (c) These facilities shall be located only on sites having direct access to a minor arterial street, collector or service road.
- (d) The applicant shall demonstrate that such use will not significantly lower the existing level of service on streets and intersections.
- (e) Alcoholic beverages shall not be sold or served.
- (f) Drive-through service windows may be allowed subject to the performance standards stipulated in Section 21120.04, Subd. 3 and Section 21135 of this Chapter.

Subd. 9. Dry cleaners with accessory processing facilities provided that:

- (a) The business does not exceed 3,000 square feet.
- (b) The retail portion of the tenant space (including the counter area and clothing storage) occupies a minimum of 25 percent of the total gross floor area of the building or lease area.
- (c) The use generates no or minimal hazardous waste, as determined by Hennepin County.

Subd. 10. Entertainment, live; in association with a restaurant.

Subd. 11. Essential services requiring a conditional use permit pursuant to Section 21160 of this Chapter.

Subd. 12. Essential service structures (as defined by Section 21005 of this Chapter) that exceed five feet in height or 20 square feet in area, necessary for the health, safety and general welfare of the City, excluding public works type facilities, provided that equipment is completely enclosed in a permanent structure with no outside storage.

Subd. 13. Laundromats, self-service washing and drying, provided that the hours of operation are limited to 7:00 a.m. to 10:00 p.m.

Subd. 14. Motor vehicle fuel sales (excluding those accessory to a convenience grocery market); and automobile repair—minor provided that:

- (a) Regardless of whether the dispensing, sale or offering for sale of motor fuels and/or oil is incidental to the conduct of the use or business, the standards and requirements imposed by this Section for motor fuel stations shall apply. These standards and requirements are,

however, in addition to other requirements which are imposed for other uses of the property.

- (b) Motor fuel facilities shall be installed in accordance with State and County standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site.
- (c) Whenever fuel pumps are to be installed, pump islands shall be installed. Pump islands and their related parking and maneuvering aisle shall be located no closer to the street or adjacent property lines than this Chapter allows for parking spaces, provided that such location does not encroach upon street right-of-way, pedestrian areas, or adjacent property.
- (d) A protective canopy located over pump islands may be an accessory structure on the property and may be located 20 feet or more from the front lot line, provided adequate visibility both on and off site is maintained. All canopy lighting for motor fuel station pump islands shall be recessed or fully shielded. Luminaires for pump islands shall comply with Section 21105.06 of this Chapter.
- (e) There shall be no outdoor service operation of lubrication equipment, hydraulic lifts of service pits, tire changing, drive systems repair and tuning, or similar operations.
- (f) No outside storage shall be allowed except as specifically allowed by separate administrative use permit, pursuant to item (h) below and Section 21465.11, Subd. 7 of this Chapter.
- (g) Sale of products other than those specifically mentioned in this sub-section shall be limited to those allowed in this district and shall be subject to approval as part of the conditional use permit.
- (h) No outside storage of parts, equipment, or inoperable vehicles shall be allowed.
- (i) Unless otherwise limited or prohibited by the Council as part of the conditional use permit, the hours of operation for pay-at-the-pump motor fuel sales may be 24 hours per day.

(Amended by Ord. No. 2000-09, 03/21/00; Ord. No. 2002-32, 11/26/02; Ord. No. 2006-04, 02/07/06; Ord. No. 2006-27, 10/10/06; Ord. No. 2008-09, 03/25/08; Ord. No. 2009-07, 05/12/09; Ord. No. 2012-05, 02/28/12; Ord. No. 2013-11, 04/23/13; Ord. No. 2013-13, 04/23/13; Ord. No. 2013-27, 10/22/13; Ord. No. 2016-11, 04/26/16; Ord. No. 2019-01, 02/12/19)

21465.09. - Interim Uses.

Subject to applicable provisions of this Chapter, the following are interim uses in the C-3 District and are governed by Section 21020 of this Chapter.

Subd. 1. Reserved.

(Amended by Ord. No. 2019-01, 02/12/19)

21465.11. - Uses by Administrative Permit.

Subject to applicable provisions of this Section, performance standards established by this Chapter, and processing requirements of Section 21025, the following are uses allowed in the C-3 District by administrative permit as may be issued by the Zoning Administrator:

Subd. 1. Antennas located upon an existing structure or existing tower, as regulated by Section 21175 of this Chapter.

Subd. 2. Essential services requiring a permit as provided by Section 21160 of this Chapter.

Subd. 3. Essential Service structures (as defined by Section 21005 of this Chapter) that do not exceed five feet in height or 20 square feet in area, necessary for the health, safety and general welfare of the City, excluding public works type facilities and uses, provided that:

- (a) Equipment is completely enclosed in a permanent structure with no outside storage.
- (b) Landscaping is provided to screen any such structure.

Subd. 4. Ground-Mounted Solar Energy Systems, as regulated by Section 21174 of this Chapter.

Subd. 5. Other uses of the same general character as those listed as a permitted use in this District.

Subd. 6. Outdoor display (permanent) of seasonal or convenience items (e.g., windshield washer fluid, softener salt) as an accessory use in association with an allowed principal use provided that:

- (a) The area so occupied shall not exceed ten percent of the gross floor area of the principal building or 100 square feet, whichever is less.
- (b) No display of merchandise shall occur within the required front, rear, or side yards.
- (c) Such outdoor display of merchandise shall be limited to the area of customer entrances or within pump islands.
- (d) Such outdoor display of merchandise shall not exceed five feet in height.
- (e) Such outdoor display area shall be included in the calculations for parking spaces required for the use and shall not occupy space required for parking as regulated by Section 21135 of this Chapter, except as may be exempted for cause by the Zoning Administrator.

Subd. 7. Outside, above ground storage facilities for fuels used for heating purposes; outdoor generators located 200 feet or more away from residentially guided or zoned property; and outdoor equipment used for dispensing fuels to vehicles or containers used in conjunction with the approved principal use, but not for sale. Such features for new developments shall

be included with the site plan submitted for review and approval as required by this Chapter, and such features for existing developments shall be subject to the approval of the Zoning Administrator and the following criteria:

- (a) The design, construction, and location of any such features must comply with State and City codes including appropriate National Fire Protection Association standards, Minnesota State Fire Code requirements, and manufacturer's specifications.
- (b) An accurate site plan for the development based upon a certified survey, shall be submitted showing to scale the location of such features, including any fencing and landscaping related to safety or screening.
- (c) To assure that fire hose streams can be directed onto such features with minimal obstruction, solid wall enclosures shall not be used.
- (d) Such features must be located so as not to obstruct approved parking spaces, driving aisles, fire lanes, utility easements, or required building ingress or egress points.
- (e) No signage shall be permitted, other than required safety information, product identification, product hazards, and operation instructions. For the purpose of this Section, "signage" includes words, graphics, logos, and symbols.
- (f) Outdoor generators located less than 200 feet from residentially guided or zoned property shall require the approval of a site plan (or site plan amendment) for a major project, pursuant to Section 21045.05 of this Chapter.

Subd. 8. Outside storage as an accessory use provided that:

- (a) The storage area does not take up parking space or loading space as required for conformity to this Chapter.
- (b) All requirements of Section 21105.11 of this Chapter are met.

Subd. 9. Satellite schools for post-secondary education or trade schools, provided it is demonstrated that adequate on-site parking would be available for the use.

Subd. 10. Temporary mobile towers for personal wireless service antennas, as regulated by Section 21175 of this Chapter.

Subd. 11. Temporary events and outdoor sales subject to the following criteria:

- (a) Special Promotional Events (except Carnivals).
  - (1) Such activity is directed towards the general public and includes grand openings, business events, craft shows, flea markets, mechanical and animal rides, and outdoor display of materials.
  - (2) The event shall not exceed the period specified in the administrative permit and in no case shall exceed three consecutive calendar days per event.
  - (3)

There shall be no more than two special events per calendar year per property. However, each tenant in a multi-tenant building shall be permitted one special event per year. Multi-tenant buildings with less than five lease spaces shall be considered as a single property for purposes of this provision.

(b) Carnivals.

- (1) The applicant must submit an amusement license application as required by Section 1100 of the City Code.
- (2) The event shall not exceed the period specified in the administrative permit and in no case shall exceed seven consecutive calendar days per event.
- (3) There shall be no more than one carnival per calendar year per property.

(c) Outdoor Sales, including but not limited to transient merchants and transient produce merchants (excluding Christmas Tree Sales):

- (1) Such activity is directed towards the general public and includes warehouse sales, sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, sales of fireworks, seasonal merchandise sales (except Christmas trees), and transient merchant and transient produce merchant sales.
- (2) The following specific standards shall apply to all proposed temporary outdoor sales activities allowed by this paragraph and by City Code business licensing provisions in addition to other applicable building and safety code requirements as determined by the Zoning Administrator.
  - a. The maximum total time for temporary outdoor sales activities shall be the period specified in the administrative permit and, in no case, shall exceed 90 days per calendar year per property.
  - b. There shall be no more sales activities than those specified in the administrative permit and, in no case, shall there be more than ten sales activities per year per property.
  - c. Sales activities may be conducted within a required yard provided the area is paved and the activity does not interfere with parking, traffic circulation or emergency vehicle access. Temporary sales on unpaved landscaped areas is prohibited.
  - d. Sales of fireworks shall also be regulated by Section 1110 of the City Code.

(d) Outdoor Christmas Tree Sales.

- (1) Such activity is directed towards the general public and consists of the outdoor sales of cut evergreen trees, boughs, wreaths and other natural holiday decorations and related products.

(2)

The following specific standards shall apply to all proposed outdoor Christmas tree sales allowed by this paragraph and by City Code business licensing provisions in addition to other applicable building and safety code requirements as determined by the Zoning Administrator.

- a. The maximum total time for sales activities shall be the period specified in the administrative permit and, in no case, shall exceed 45 days per calendar year per property.
  - b. There shall be no more than one sales activity per year per property, which shall be in addition to any special events or other outdoor sales permitted on the property.
  - c. Sales activities may be conducted within a required yard provided the area is paved and the activity does not interfere with parking, traffic circulation or emergency vehicle access. Sales on unpaved landscaped areas is prohibited.
- (e) General Standards applying to all temporary events and outdoor sales.
- (1) The event or sale shall be accessory to or promoting the permitted or conditional use approved for the site.
  - (2) Tents, stands, and other similar temporary structures may be used, provided they are clearly identified on the submitted plan and provided that it is determined by the Zoning Administrator that they will not impair the parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site.
  - (3) The submitted plan shall clearly demonstrate that adequate off-street parking for the proposed event can and will be provided for the duration of the event. Determination of compliance with this requirement shall be made by the Zoning Administrator who shall consider the nature of the event and the applicable parking requirements of Section 21135. Consideration shall be given to the parking needs and requirements of other occupants in the case of multi-tenant buildings. Parking on public right-of-way and streets is prohibited; except that parking on local streets may be allowed on Saturday and Sunday only, provided that the petitioner arranges for traffic control by authorized enforcement officers, as approved in writing by the Police Chief, at the petitioner's expense.
  - (4) Signage related to the event or sale shall be in compliance with the temporary sign standards of Section 21155 and shall be allowed for the duration of the event. The Zoning Administrator may authorize special signage for purposes of traffic direction and control; the erection and removal of such signage shall be the responsibility of the applicant.
  - (5) The approved permit shall be displayed on the premises for the duration of the event.

(6) All activity related to the event or sale must take place within the time permitted in the administrative permit. No buildings, equipment or materials may be erected or displayed prior to the start date identified in the permit application and all structures, equipment and displays must be removed by the end date identified in the administrative permit.

(7) Not more than one such event or sale shall be allowed per property at any given time.

Subd. 12. Temporary structures, as regulated by Section 21167 of this Chapter.

(Amended by Ord. No. 2008-09, 03/25/08; Ord. No. 2009-07, 05/12/09; Ord. No. 2019-01, 02/12/19; Ord. No. 2024-22, § 40, 9/24/2024; Ord. No. 2025-02, § 64, 3/25/2025)

21465.13. - Area Requirements and Construction Limitations.

The following requirements shall be observed in the C-3 District subject to additional requirements, exceptions and modifications set forth in this Chapter.

District Area Minimum	Lot Area Minimum	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Maximum Structural Coverage (a)	Minimum Setbacks (feet) (a)		Maximum Building Height	
1 acre	1 acre	100	100	50%	Abutting Residential District		Princ. Bldg.	45 feet
					Front yard (b) (c)	75	Acc. Bldg.	20 feet
					Side yard (b)	75		
					Rear yard (b)	75		

					Abutting Non-Residential District		
					Front yard (c)	50	
					Side yard-	15	
					Rear yard	15	


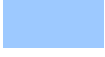

- (a) Special requirements apply for environmental overlay districts — See appropriate text
- (b) Where a C-3 District abuts a residential district or is separated from a residential district by a local or minor collector street
- (c) Applies to each street frontage

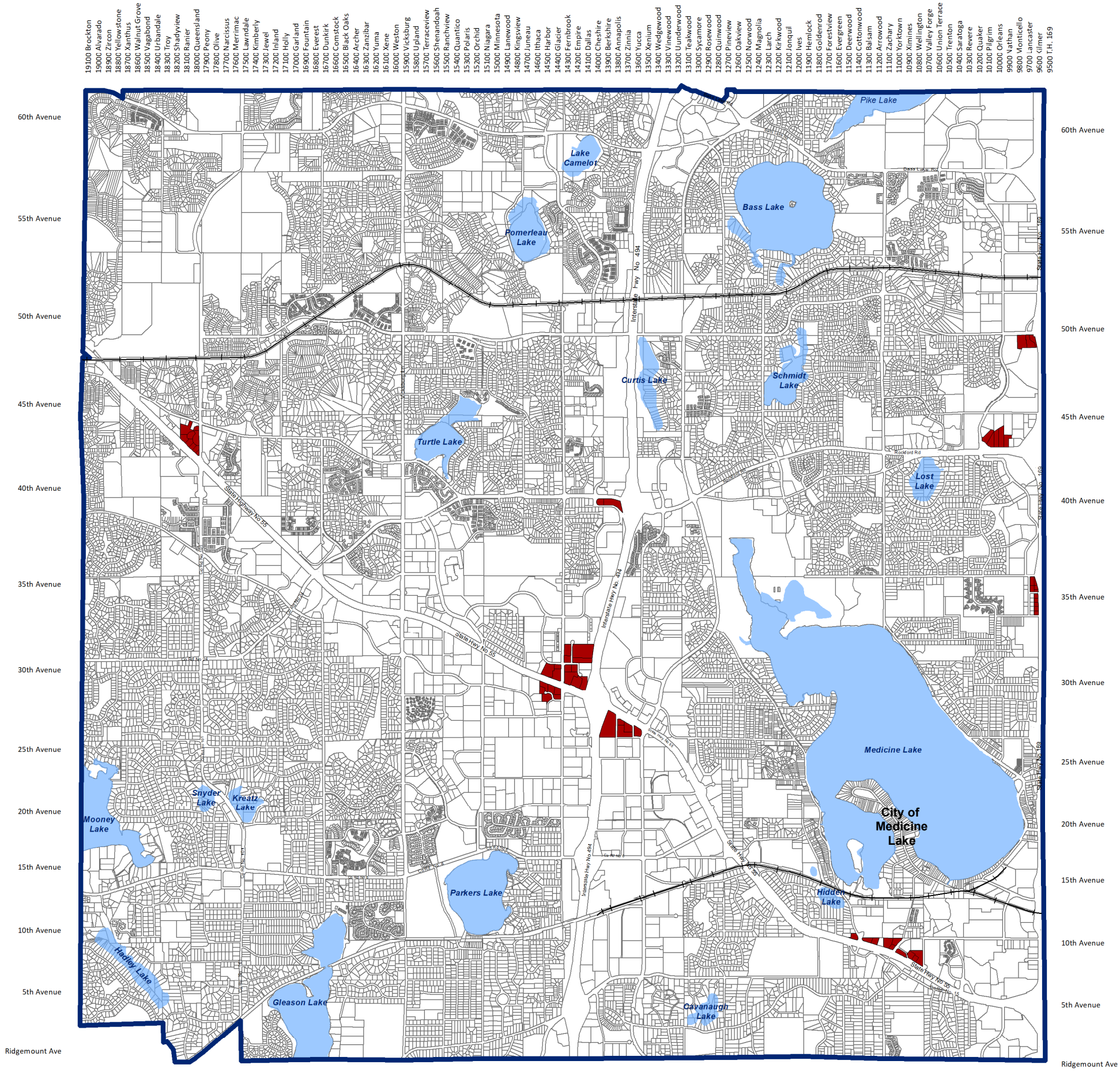
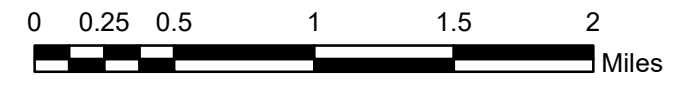
(Amended by Ord. No. 2002-32, 11/26/02; Ord. No. 2009-07, 05/12/09)

# Zoning Map

Adopted December 18, 1996  
 Dated January 9th, 2024  
 Per Ordinance NO. 2024-01

## Legend

-  City Limits
-  Lakes
-  C-3, Highway Commercial

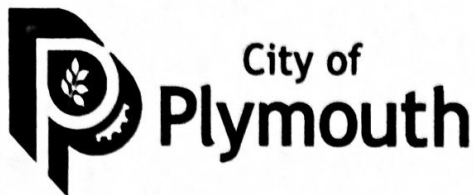


19100 Brockton  
 19000 Alvarado  
 18900 Tricon  
 18800 Yellowstone  
 18700 Xanthus  
 18600 Walnut Grove  
 18500 Vagabond  
 18400 Urbandale  
 18300 Troy  
 18200 Shadyview  
 18100 Ranier  
 18000 Queensland  
 17900 Peony  
 17800 Olive  
 17700 Narcissus  
 17600 Merrimac  
 17500 Lawdale  
 17400 Kimberly  
 17300 Jewel  
 17200 Inland  
 17100 Holly  
 17000 Garland  
 16900 Fountain  
 16800 Everest  
 16700 Dunkirk  
 16600 Comstock  
 16500 Black Oaks  
 16400 Archer  
 16300 Zanzibar  
 16200 Yuma  
 16100 Yene  
 16000 Weston  
 15900 Vicksburg  
 15800 Upland  
 15700 Terraceview  
 15600 Shenandoah  
 15500 Ranchview  
 15400 Quantico  
 15300 Polaris  
 15200 Orchid  
 15100 Niagara  
 15000 Minnesota  
 14900 Lanewood  
 14800 Kingsview  
 14700 Lunau  
 14600 Itasca  
 14500 Harbor  
 14400 Glacier  
 14300 Fernbrook  
 14200 Empire  
 14100 Dallas  
 14000 Cheshire  
 13900 Berkshire  
 13800 Annapolis  
 13700 Zinnia  
 13600 Yucca  
 13500 Zenium  
 13400 Wedgewood  
 13300 Vinewood  
 13200 Underwood  
 13100 Teakwood  
 13000 Sycamore  
 12900 Rosewood  
 12800 Quinwood  
 12700 Pineview  
 12600 Oakview  
 12500 Norwood  
 12400 Magnolia  
 12300 Larch  
 12200 Kirkwood  
 12100 Jonquil  
 12000 Ives  
 11900 Hemlock  
 11800 Goldenrod  
 11700 Forestview  
 11600 Evergreen  
 11500 Deerwood  
 11400 Cottonwood  
 11300 Balsam  
 11200 Arrowwood  
 11100 Zachary  
 11000 Yorktown  
 10900 Ximines  
 10800 Wellington  
 10700 Valley Forge  
 10600 Union Terrace  
 10500 Trenton  
 10400 Saratoga  
 10300 Revere  
 10200 Quaker  
 10100 Pilgrim  
 10000 Orleans  
 9900 Nathan  
 9800 Monticello  
 9700 Lancaster  
 9600 Kilmer  
 9500 T.H. 169

19100 Brockton  
 19000 Alvarado  
 18900 Tricon  
 18800 Yellowstone  
 18700 Xanthus  
 18600 Walnut Grove  
 18500 Vagabond  
 18400 Urbandale  
 18300 Troy  
 18200 Shadyview  
 18100 Ranier  
 18000 Queensland  
 17900 Peony  
 17800 Olive  
 17700 Narcissus  
 17600 Merrimac  
 17500 Lawdale  
 17400 Kimberly  
 17300 Jewel  
 17200 Inland  
 17100 Holly  
 17000 Garland  
 16900 Fountain  
 16800 Everest  
 16700 Dunkirk  
 16600 Comstock  
 16500 Black Oaks  
 16400 Archer  
 16300 Zanzibar  
 16200 Yuma  
 16100 Yene  
 16000 Weston  
 15900 Vicksburg  
 15800 Upland  
 15700 Terraceview  
 15600 Shenandoah  
 15500 Ranchview  
 15400 Quantico  
 15300 Polaris  
 15200 Orchid  
 15100 Niagara  
 15000 Minnesota  
 14900 Lanewood  
 14800 Kingsview  
 14700 Lunau  
 14600 Itasca  
 14500 Harbor  
 14400 Glacier  
 14300 Fernbrook  
 14200 Empire  
 14100 Dallas  
 14000 Cheshire  
 13900 Berkshire  
 13800 Annapolis  
 13700 Zinnia  
 13600 Yucca  
 13500 Zenium  
 13400 Wedgewood  
 13300 Vinewood  
 13200 Underwood  
 13100 Teakwood  
 13000 Sycamore  
 12900 Rosewood  
 12800 Quinwood  
 12700 Pineview  
 12600 Oakview  
 12500 Norwood  
 12400 Magnolia  
 12300 Larch  
 12200 Kirkwood  
 12100 Jonquil  
 12000 Ives  
 11900 Hemlock  
 11800 Goldenrod  
 11700 Forestview  
 11600 Evergreen  
 11500 Deerwood  
 11400 Cottonwood  
 11300 Balsam  
 11200 Arrowwood  
 11100 Zachary  
 11000 Yorktown  
 10900 Ximines  
 10800 Wellington  
 10700 Valley Forge  
 10600 Union Terrace  
 10500 Trenton  
 10400 Saratoga  
 10300 Revere  
 10200 Quaker  
 10100 Pilgrim  
 10000 Orleans  
 9900 Nathan  
 9800 Monticello  
 9700 Lancaster  
 9600 Kilmer  
 9500 T.H. 169



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.  
 N:\PROJECTS\PLANNING\Zoning Map



**Community and Economic  
Development Department**  
3400 Plymouth Blvd  
Plymouth, MN 55447  
(763) 509-5450

## Planning and Zoning Application Form

Please submit via email to [planning@plymouthmn.gov](mailto:planning@plymouthmn.gov) to submit your application.

Applications will be processed once all items are submitted.

Helpful links: [City Fee Schedule](#), [Application Checklists](#), [Zoning Ordinance](#)

Property Location: 10730 Hwy 55. Plymouth. MN 55441

Legal Description: Lot 2. Block 4. Schiebes Highland View Addition

Property Owner Name: Hasmukh II LLC

Company Name: Hasmukh II LLC Email: \_\_\_\_\_

Address: 195 Chanticleer Ln.

City: Alamo State: CA Zip Code: 94507

Phone Number: \_\_\_\_\_ Secondary Phone Number: \_\_\_\_\_

Applicant/Contact Person: Zach Walsh

Company Name: Grow Supplies MN. LLC Email: growsuppliesmn@gmail.com

Address: 10730 Hwy 55

City: Plymouth State: MN Zip Code: 55441

Phone Number: (612) 310-4136 Secondary Phone Number: \_\_\_\_\_

### Requested Application(s):

- |  |   |
|--|---|
| <input type="checkbox"/> Administrative Permit                     | <input type="checkbox"/> PUD Final Plan                             |
| <input type="checkbox"/> Comprehensive Plan Amendment              | <input type="checkbox"/> PUD General Plan                           |
| <input type="checkbox"/> Conditional Use Permit/Interim Use Permit | <input type="checkbox"/> Site Plan or Site Plan Amendment           |
| <input type="checkbox"/> Final Plat                                | <input type="checkbox"/> Rezoning                                   |
| <input type="checkbox"/> Home Occupation License                   | <input type="checkbox"/> Variance                                   |
| <input type="checkbox"/> Plan Modification                         | <input type="checkbox"/> Wetland-Related                            |
| <input type="checkbox"/> Preliminary Plat                          | <input checked="" type="checkbox"/> Zoning Ordinance Text Amendment |
| <input type="checkbox"/> PUD Amendment                             | <input type="checkbox"/> Other: _____                               |





Community and Economic  
Development Department  
3400 Plymouth Blvd  
Plymouth, MN 55447  
(763) 509-5450


**Brief Description of Request:** \_\_\_\_\_

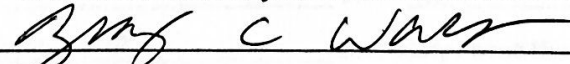
The Applicant requests a zoning ordinance text amendment to section 21465.03 of the ~~C-3 Highway Commercial District regulations to allow hardware stores as permitted~~ uses. The request also proposes that a new definition for "Hardware Store" be added to section 21005.02 to define the use. The Applicant's request is described more fully in the enclosed Application Narrative \_\_\_\_\_

I hereby apply for the above consideration and declare that the information and materials submitted with this application are complete and accurate per city code and ordinance requirements. I understand that the city will process the application once the planning division finds that it is complete. I understand and agree that the city may place a sign on my property for purposes of notification that an application is under consideration and enter the property to inspect as it relates to this application.

I agree that the City of Plymouth may transfer my application fee(s) and/or escrow(s) payments provided in this application to a new application if the terms and conditions of this application have been satisfied.

**Please note: If the property fee owner is not the applicant, the applicant must provide written authorization from the property fee owner in order to make application.**

Property Owner(s) Signature(s): 

Applicant(s) Signature(s): 

Date: 1-16-2025

For City Use Only

Application Fee: \$ \_\_\_\_\_  
 Sign Fee: \$ \_\_\_\_\_  
 Wetland-Related Fees: \$ \_\_\_\_\_  
 Escrow (400-2800): \$ \_\_\_\_\_  
 Total Fees Due: \$ \_\_\_\_\_

Fees Approved for Deposit By: \_\_\_\_\_



January 22, 2026

City of Plymouth  
Attn: Lori Sommers, Planning Manager  
3400 Plymouth Boulevard  
Plymouth, MN 55447

**Via Email**  
[planning@plymouthmn.gov](mailto:planning@plymouthmn.gov)

Re: Request for Zoning Text Amendment to C-3 Highway Commercial District Regulations

Dear Ms. Sommers:

We are writing on behalf of Grow Supplies MN, LLC, an online retailer of specialty indoor gardening products. Grow Supplies currently operates its non-retail offices at 10730 Hwy 55, Plymouth, MN 55441 (the "Property"). We are seeking a zoning text amendment to allow for expanded operations to include on-site retail sales of gardening supplies, hardware and specialty items for indoor gardening. We are excited about the opportunity to expand this local business from online-only sales to include on-site retail sales, which will provide residents with on-demand hardware, indoor gardening and specialty products. Please accept this letter in support of the proposed zoning text amendment to the C-3 Highway Commercial regulations to allow "hardware stores" as permitted uses.

### **Project Description**

The Property currently supports Grow Supplies' offices, but customers that visit cannot purchase products on-site at this time. Current operations focus on providing high-quality indoor gardening supplies to customers nationwide through an online platform. Standard products include various hardware items, such as filters, trimming tools, ventilation items, LED grow lights, and a variety of high-end grow tents. Other products offered include various advanced fertilizers, nutrients and specialty growing soils. By offering high end products and providing excellent customer service, Grow Supplies has garnered a loyal customer base and positive recognition within the industry.

The proposed hardware store use consists of an entirely indoor retail operation offering specialty hardware and associated products direct to consumer that cannot be found at the average big box store. No outdoor sales, storage, assembly, or display are proposed. This initiative will not only enhance current service offerings but also provide a unique shopping experience for local residents interested in indoor gardening but lacking the hardware to do it. Parking and signage will be provided in accordance with applicable City Code regulations relevant to the C-3 District.

The proposed hardware store use for this small, expanding business aligns with the City's goals of promoting sustainable development and supporting local businesses. This proposal would result in a unique addition to the community by facilitating access to specialty hardware items by novice and expert indoor gardeners.

### Proposed Text Amendment

The proposed hardware store use is not currently allowed in the C-3 Highway Commercial District, but is compatible with other permitted retail uses, such as bicycle sales and repair, sporting goods and recreational equipment sales, and pet sales. The proposed text amendment seeks to make a “hardware store” a permitted use in the C-3 Highway Commercial District. The amendment proposes a new subdivision 20 to City Code section 21465.03 (due to alphabetical ordering of permitted uses):

#### **21465.03. - Permitted Uses.**

The following are permitted uses in the C-3 District:

...

Subd. 18. Furniture stores containing less than 5,000 square feet of gross floor area.

Subd. 19. Governmental and public utility (essential service) buildings and structures, including public works type facilities, excluding outdoor storage.

Subd. 20. Hardware stores.

...

Lastly, the proposed text amendment proposes adding a corresponding definition for “Hardware Store” to section 21005.02:

#### **21005.02 – Definitions**

...

Hardware Store: An indoor retail establishment with a gross floor area of no more than 3,000 square feet primarily engaged in the retail sale of hardware and associated products. These stores may offer a variety of hardware products, including but not limited to tools, housewares, maintenance and improvement supplies, and gardening supplies, such as filters, trimming tools, growing equipment, growing tents and growing lights. These stores may also offer associated indoor gardening supplies, including but not limited to special fertilizers, plant nutrients, and general gardening products, such as potting soils and other garden products.

Limiting the gross floor area of hardware stores in the C-3 Highway Commercial District avoids big box stores from qualifying as a hardware store under the proposed language. Instead, the proposed amendment is intended to accommodate smaller “mom and pop” style hardware stores that offer a variety of hardware products and associated indoor gardening products direct to consumer.

### Review Criteria for Proposed Text Amendment

The Property is guided Commercial and zoned C-3 Highway Commercial. City Code section 21010.01, subdivision 6 directs the Planning Commission to consider adverse effects of the

proposed amendment and base its judgment on, but not limit it to, consideration of the following four factors.

- A. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.**

The City's Comprehensive Plan guides the Property as Commercial, which allows a wide variety of convenience, neighborhood, highway, community and bulk retail oriented uses for consumers. Commercial areas are designed to provide a wide range of goods and services to serve the shopping needs of local residents. The proposed hardware store use aligns with the guiding by adding another limited retail use to a Commercial area. The proposed use will be limited in scale by offering low to moderate intensity retail goods entirely indoors. The gross floor area restriction further limits the scale of uses that fall within the hardware store definition.

- B. The proposed action meets the purpose and intent of this Ordinance or in the case of a map amendment, it meets the purpose and intent of the individual district.**

The City's zoning ordinance is designed to assist the City in ensuring orderly and quality development, ensuring compatibility between different land uses, implementing its Comprehensive Plan, and otherwise protecting the public health, safety and welfare of the community. Under that general purpose, the C-3 District is designed to "provide for the establishment of service and *limited retail businesses* primarily oriented toward motorists and requiring high volumes of traffic and visibility from major roads." City Code § 21465.01 (emphasis added).

The proposed hardware store use is limited in scope to be compatible with the C-3 District purpose and adjacent uses. All activities involved in the proposed hardware store use will occur entirely within a building, aligning with the C-3 District's expectations for orderly and compatible commercial uses. The retail floor area is limited to less than 3,000 square feet, aligning with the intent of the C-3 District to support limited retail businesses.

The scale and intensity of the proposed use is comparable to other existing commercial uses in the area. The Property has historically been a printing shop/retail office, meaning the proposed use will not constitute an abrupt land use change.<sup>1</sup> The basic retail use is compatible with other permitted uses in the C-3 District, and importantly, other existing adjacent uses. The space intended to be used as a hardware store is part of a small strip mall that is home to a restaurant and banquet establishment (Absheron Palace) and a small retail furniture and lighting store (The House of Kariel). The Property is also adjacent to Latuff's Pizzeria and Aurora Tower, an office property that was renovated in 2018 and leases office space for tenants.

---

<sup>1</sup> The historical retail use of the Property has arguably created a legal nonconforming use that should be allowed as of right.

The proposed use is consistent with the purpose and intent of the zoning ordinance by ensuring compatibility with surrounding land uses. The proposed use will offer a quality, unique retail establishment for local residents to enjoy, which aligns with the intent of the zoning ordinance.

**C. There is adequate infrastructure available to serve the proposed action.**

The Property is currently served by City utilities and is supported by existing infrastructure that is more than sufficient to serve the proposed limited hardware store use. The Property includes off-street parking that will easily accommodate motorists visiting to purchase specialty hardware products. Moreover, access to the Property is provided via a low-traffic frontage road with multiple points of ingress and egress. There are no concerns with the existing infrastructure for the proposed use.

**D. There is an adequate buffer or transition provided between potentially incompatible districts.**

Nearby zoning districts include property zoned as RMF-2, Multiple Family 2 to the north and northeast, which currently supports Sun Valley Mobile Home Park. There is an adequate natural buffer that consists of vegetation and mature trees between Sun Valley Mobile Home Park and the Property. This natural screening provides a sufficient buffer between the RMF-2 District. Moreover, the Property has historically been used as office and retail space nearby to the RMF-2 residential use without issue. The frontage road that provides access to the Property acts as a buffer between Highway 55 and commercial uses located on the other side of it.

**Conclusion**

The Property is arguably a legally nonconforming retail space as the strip mall has historically been operated as such. Thus, the retail hardware store use should be allowed as of right; however, if it is determined to not be legally nonconforming, we respectfully request the City approve the application for a zoning text amendment to permit hardware stores as a permitted use within the C-3 District. We are confident that this expansion will bring significant benefits to the City and the community, aligning with the city's strategic objectives and enhancing the quality of life for the community.

Thank you for considering this request. We look forward to the opportunity to contribute further to the City's growing commercial and retail sector. Please feel free to contact me should you require any additional information or have questions regarding the proposal.

Sincerely,



Jacob W. Steen, for  
Larkin Hoffman

Direct Dial: 952-896-3239

Direct Fax: 952-842-1738

Email: [jsteen@larkinhoffman.com](mailto:jsteen@larkinhoffman.com)

cc: Zach Walsh, Grow Supplies MN, LLC (Via Email)  
Kip Berglund, Senior Planner, City of Plymouth (Via Email)

4937-7770-5323, v. 2

# CITY OF PLYMOUTH

## ORDINANCE NO. 2026-03

### ORDINANCE AMENDING CHAPTER 21 ENTITLED THE ZONING ORDINANCE OF THE PLYMOUTH CITY CODE (2026005)

THE CITY OF PLYMOUTH ORDAINS:

**Section 1.** Legislative Formatting for Amendments. Amendments within this ordinance are marked as follows: underlined text = new text to be added. Any text without markings (i.e., not underlined) shall remain as currently exists.

**Section 2.** Amendment of City Code. Section 21005.02 of the Plymouth City Code (RULES AND DEFINITIONS - DEFINITIONS) is hereby amended to add, in alphabetical order, the definition of "Hardware Store":

Hardware Store: An indoor retail establishment primarily engaged in the retail sales of hardware and associated products. These stores may offer a variety of hardware products, including but not limited to tools, housewares, maintenance and improvement supplies, indoor and outdoor gardening and growing supplies, and live plants, excluding cannabis.

**Section 3.** Amendment of City Code. Section 21465.03 of the Plymouth City Code (C-3, HIGHWAY COMMERCIAL DISTRICT – PERMITTED USES) is hereby amended to add a new subdivision 19 as follows, with renumbering of the subsequent items:

Subd. 19 Hardware stores (containing less than 3,000 square feet of gross floor area).

**Section 4.** Effective Date. This amendment shall take effect immediately upon its passage.

ADOPTED by the City Council this 24th day of March, 2026.

---

Jeffry Wosje, Mayor

**ATTEST:**

---

Jodi M. Gallup, City Clerk

# CITY OF PLYMOUTH

## RESOLUTION No.2026-086

### **RESOLUTION APPROVING FINDINGS OF FACT FOR A ZONING ORDINANCE TEXT AMENDMENT TO A SECTION OF CHAPTER 21 ENTITLED THE ZONING ORDINANCE TO ADD A DEFINITION OF HARDWARE STORES IN THE RULES AND DEFINITIONS SECTION AND ADD HARDWARE STORES AS A PERMITTED USE WITHIN THE C-3, HIGHWAY COMMERCIAL ZONING DISTRICT (2026005)**

WHEREAS, Grow Supplies MN, LLC, initiated an amendment to Section 21005 – Rules and Definitions, and 21465 - C-3, Highway Commercial zoning district of the zoning ordinance; and,

WHEREAS, the Planning Commission reviewed the proposed text amendment at a duly called public hearing and recommends approval of the text amendment.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it approves the zoning ordinance text amendments to add a definition of hardware stores in Section 21005, and add hardware stores as a permitted use in Section 21465 - C-3, highway commercial zoning district, and modify the city code, based upon the finding that the proposed amendment would be consistent with the city’s comprehensive plan and with the purpose and intent of the city’s ordinances and policies.

APPROVED by the City Council this 24th day of March, 2026.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on March 24, 2026, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE No. 2026-

Ordinance No. 2026-\_\_\_ amending Chapter 21 (Zoning Ordinance) to add a definition of hardware stores in Section 21005, and add hardware stores as a permitted use in Section 21465 - C-3, highway commercial zoning district.

A printed copy of the entire ordinances are available for inspection at the City Clerk's Office during regular office hours.

APPROVED for summary publication by the City Council this this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_.

DRAFT

---

**To:** Dave Callister, City Manager

**Prepared by:** Jennifer Erickson, Economic Development Coordinator

**Reviewed by:** Grant Fernelius, CED Director

**Item:** **Approve Tax Increment Financing Assistance Package for Plymouth Plaza MC LLC for Plymouth Plaza**

---

### **1. Action Requested:**

Approve the resolution authorizing execution of the Tax Increment Financing (TIF) Development Agreement by and between the City of Plymouth and Plymouth Plaza MC LLC for the Plymouth Plaza Redevelopment Project.

### **2. Background:**

The city has been working with Marco McLane Development (Marco McLane) on a potential TIF assistance package in conjunction with the redevelopment of the Plymouth Plaza site at 1455 County Road 101. The proposed project includes the construction of a 195-unit apartment building. Marco McLane is co-developing with Mithun Companies, and the apartment part of the project will move forward under Plymouth Plaza MC LLC, a Minnesota limited liability company (the "Developer").

Ehlers conducted an analysis of the developer's costs in light of the assistance request and determined that the development would not reasonably be expected to proceed without public assistance. They recommended \$4,768,000 in TIF assistance, structured as a 20-year pay-as-you-go note. On November 25, 2025, the City Council approved a TIF term sheet and authorized the development of a TIF Plan and drafting of a TIF development agreement and related documents.

On February 24, 2026, the City Council held a public hearing and adopted a resolution establishing Tax Increment Financing District No. 7-13 within Development District No. 7 and approved the TIF Plan. The TIF Plan allows the city to capture the tax increment for up to 25 years after receipt of the first increment, which is anticipated to start in 2028. \$4,768,000 of the increment would be pledged to the Developer.

The Developer has agreed to meet the requirements of the city's Inclusionary Housing Policy, which is a prerequisite for city financial assistance. 20% of the units in the apartment building will be reserved for residents making 60% AMI or less, distributed proportionately among the different unit sizes.

The city's redevelopment counsel, Taft, has drafted a TIF Development Agreement, an Assessment Agreement, and a Declaration of Restrictive Covenants that outline the terms of the assistance and requirements to establish and maintain compliance with the city's Inclusionary Housing Policy.

**3. Budget Impact:**

The assistance provided to the developer is generated from the new incremental taxes created by the development. The base taxes will continue to be collected and distributed to the various tax jurisdictions, including the city.

**4. Attachments:**

- 1. TIF Development Agreement
- 2. City Council Resolution 2026-087

TIF DEVELOPMENT AGREEMENT

BY AND BETWEEN

THE CITY OF PLYMOUTH, MINNESOTA

AND

PLYMOUTH PLAZA MC LLC

This document drafted by:

Taft Stettinius & Hollister LLP (RMS)  
2200 IDS Center  
80 South 8<sup>th</sup> Street  
Minneapolis, Minnesota 55402

## TABLE OF CONTENTS

	<b>Page</b>
ARTICLE I. DEFINITIONS.....	2
Section 1.1    Definitions.....	2
ARTICLE II. REPRESENTATIONS AND WARRANTIES.....	5
Section 2.1    Representations and Warranties of the City.....	5
Section 2.2    Representations and Warranties of the Developer.....	5
ARTICLE III. UNDERTAKINGS BY DEVELOPER AND CITY .....	7
Section 3.1    Development Property, Site Improvements, Project and Legal and Administrative Expenses .....	7
Section 3.2    Limitations on Undertaking of the City .....	7
Section 3.3    Reimbursement: Tax Increment Revenue Note .....	7
Section 3.4    Execution of Assessment Agreement; Market Value .....	8
Section 3.5    Real Property Taxes .....	9
Section 3.6    Look Back and Reduction of TIF Assistance .....	10
Section 3.7    Property Sale.....	13
Section 3.8    Compliance with Housing Policy of the City .....	13
Section 3.9    Declaration of Restrictive Covenants .....	14
Section 3.10   Reduction of TIF Note as the result of Rate Classification .....	14
Section 3.11   Prohibition Against Transfer of Project and Assignment of Agreement.....	14
ARTICLE IV. EVENTS OF DEFAULT .....	16
Section 4.1    Events of Default Defined .....	16
Section 4.2    Remedies on Default.....	16
Section 4.3    No Remedy Exclusive.....	17
Section 4.4    No Implied Waiver .....	17
Section 4.5    Agreement to Pay Attorneys' Fees and Expenses.....	17
Section 4.6    Indemnification of City.....	17
ARTICLE V. ADDITIONAL PROVISIONS .....	19
Section 5.1    Restrictions on Use .....	19
Section 5.2    Conflicts of Interest.....	19
Section 5.3    Titles of Articles and Sections .....	19
Section 5.4    Notices and Demands .....	19

**TABLE OF CONTENTS**  
(continued)

	<b>Page</b>
Section 5.5 Counterparts .....	20
Section 5.6 Law Governing .....	20
Section 5.7 Expiration.....	20
Section 5.8 Provisions Surviving Rescission or Expiration.....	20
Section 5.9 Assignability of TIF Note .....	20
Section 5.10 Amendment.....	20
Section 5.11 Recording.....	20
EXHIBIT A DESCRIPTION OF DEVELOPMENT PROPERTY .....	A-1
EXHIBIT B FORM OF TAX INCREMENT NOTE .....	B-1
EXHIBIT C PROJECTED SITE COSTS ELIGIBLE FOR INCLUSION IN TIF NOTE.....	C-1
EXHIBIT D FORM OF ASSESSMENT AGREEMENT .....	D-1
EXHIBIT E SAMPLE LOOK BACK CALCULATION.....	E-1
EXHIBIT F PRO FORMA .....	F-1
EXHIBIT G TOTAL DEVELOPMENT COSTS.....	G-1
EXHIBIT H FORM OF DECLARATION OF RESTRICTIVE COVENANTS.....	H-1
EXHIBIT I INCLUSIONARY HOUSING POLICY.....	I-1

## TIF DEVELOPMENT AGREEMENT

THIS TIF DEVELOPMENT AGREEMENT, made as of the 24th day of March, 2026 ("Effective Date"), by and between the City of Plymouth, Minnesota (the "City"), a municipal corporation organized and existing under the laws of the State of Minnesota, and Plymouth Plaza MC LLC, a Minnesota limited liability company (the "Developer").

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 through 469.133, as amended, the City has formed Development District No. 7 (the "Development District") and has adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (hereinafter, the "Tax Increment Act"), the City has created Tax Increment Financing District No. 7-13 (Plymouth Plaza) (the "Tax Increment District") within the Development District, and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Development District; and

WHEREAS, in order to achieve the objectives of the Development Program and Tax Increment Financing Plan and particularly to make the land in the Development District available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Tax Increment District as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, do not apply to this Agreement because of an exemption for housing;

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I.

DEFINITIONS

Section 1.1 Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this TIF Development Agreement, as the same may be from time to time modified, amended or supplemented;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

Assessment Agreement means the agreement, in substantially the form of the agreement contained in Exhibit D attached hereto and hereby made a part of this Agreement, among the Developer, the City and the Assessor for the County, entered into pursuant to Article III of this Agreement;

Assessor's Minimum Market Value means \$47,775,000, which is the agreed minimum market value of the Development Property and Project for calculation of real property taxes as determined by the Assessor for the County pursuant to the Assessment Agreement;

City means the City of Plymouth, Minnesota;

City Development Contract means the Site Improvement Performance Agreement to be entered by and between the City of Plymouth, Minnesota, and the Developer, relating to the construction of the Project;

Compliance Certificate means the certificate of Continuing Program Compliance set forth in Exhibit C to the Declaration;

Consultant means the City's municipal advisor;

County means Hennepin County, Minnesota;

Declaration means the Declaration of Restrictive Covenants in substantially the form attached as Exhibit H;

Developer means Plymouth Plaza MC LLC, a Minnesota limited liability company, its successors and assigns;

Development District means the real property described in the Development Program for Development District No. 7;

Development Program means the development program approved in connection with the Development District;

Development Property means the real property legally described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Housing Policy means the Inclusionary Housing Policy of the City in effect as of the Effective Date, attached hereto as Exhibit I.

Legal and Administrative Expenses means the fees and expenses incurred by the City in connection with the review and analysis of the development proposed under this Agreement, the adoption and administration of the Tax Increment Financing Plan and establishment of the Tax Increment District, the preparation of this Agreement and the issuance of the TIF Note including, but not limited to, attorney and municipal advisor fees and expenses;

Note Payment Date means August 1, 2029, and each February 1 and August 1 of each year thereafter to and including February 1, 2048; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Person means any individual, corporation, partnership, joint venture, association, joint stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof;

Prime Rate means the rate of interest from time to time publicly announced by U.S. Bank National Association in Minneapolis, Minnesota, as its "reference rate" or any successor rate, which rate shall change as and when that prime rate or successor rate changes;

Project means the construction on the Development Property of approximately 195 units of multifamily rental housing;

Site Improvements means the site improvements to be undertaken on the Development Property as identified on Exhibit C attached hereto;

State means the State of Minnesota;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing District No. 7-13 (Plymouth Plaza), located within the Development District, a description of which is set forth in the Tax Increment Financing Plan, which was qualified as a redevelopment district under the Tax Increment Act;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council on March 24, 2026, and any future amendments thereto;

Tax Increment Note, TIF Note or Note means the Tax Increment Revenue Note (Plymouth Plaza Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, the form of which is attached hereto as Exhibit B;

Tax Increments means 90% of the tax increments derived from the Development Property which have been received and retained by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Termination Date means the earlier of (i) February 1, 2048, (ii) the date the TIF Note is paid in full, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, delays in delivery of materials for the construction of the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City) which directly result in delays, government order or law, national or regional emergency, disease, pandemics or epidemics.

## ARTICLE II.

### REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) Tax Increment District is a "redevelopment district" within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10, and was created, adopted and approved in accordance with the terms of the Tax Increment Act.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(4) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for a portion of the costs of the acquisition of the Development Property and the construction of Site Improvements as further provided in this Agreement.

(5) The City makes no representation or warranty, either expressed or implied, as to the Development Property or its condition or the soil conditions thereon, or that the Development Property shall be suitable for the Developer's purposes or needs.

(6) The execution, delivery and performance of this Agreement and of any other documents or instruments required pursuant to this Agreement by the City, and consummation of the transactions contemplated therein and the fulfillment of the terms thereof, do not and will not conflict with or constitute a breach of or default under any existing (i) indenture, mortgage, deed of trust or other agreement or instrument to which the City is a party or by which the City or any of its property is or may be bound; or (ii) legislative act, constitution or other proceedings establishing or relating to the establishment of the City or its officers or its resolutions.

(7) There is not pending, nor to the best of the City's knowledge is there threatened, any suit, action or proceeding against the City before any court, arbitrator, administrative agency or other governmental authority that materially and adversely affects the validity of any of the transactions contemplated hereby, the ability of the City to perform its obligations hereunder, or the validity or enforcement of this Agreement.

Section 2.2 Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Minnesota limited liability company and has power to enter into this Agreement and to perform its obligations hereunder and is not in violation of the laws of the State.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the City Development Contract, the Housing Policy of the City, the Development Program, and all local, state and federal laws and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations) that are applicable to the Development Property.

(3) The Developer shall comply with the terms and conditions contained in the preliminary and final plat approvals and the preliminary and final PUD approvals.

(4) The Developer shall obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

(5) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(6) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(7) The Developer will cooperate fully with the City with respect to any litigation commenced with respect to the Project.

(8) The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project. Nothing herein shall require Developer to remedy conditions not caused by the Project or to fund off-site public improvements except as expressly provided in the final PUD approvals.

(9) The Developer shall commence construction of the Project by July 1, 2027, and barring Unavoidable Delays, the Project will be completed, as evidenced by the Developer's receipt of a temporary certificate of occupancy for the Project, by June 30, 2029.

(10) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Financing Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for a portion of the costs of the acquisition of the Development Property and the construction of Site Improvements as provided in Article III.

ARTICLE III.

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1 Development Property, Site Improvements, Project and Legal and Administrative Expenses.

(1) The parties agree that the acquisition of the Development Property and the installation of the Site Improvements are essential to the successful completion of the Project. The costs of the acquisition of the Development Property and the Site Improvements shall be paid by the Developer. The City shall reimburse the Developer for the lesser of (a) \$4,768,000, or (b) a portion of the costs of the acquisition of the Development Property and costs of the Site Improvements actually incurred and paid by the Developer (the "Reimbursement Amount"), as further provided in Section 3.3 hereof.

(2) The Developer has deposited \$52,000 with the City to pay actual out of pocket Legal and Administrative Expenses and any excess will be returned to the Developer after payment of all Legal and Administrative Expenses. If the City determines the deposit to be inadequate, the City shall provide written notice to the Developer, together with supporting documentation, and the Developer shall provide additional funds in the amount determined by the City to be reasonably necessary to replenish the escrow.

Section 3.2 Limitations on Undertaking of the City. Notwithstanding the provisions of Sections 3.1, the City shall have no obligation to the Developer under this Agreement to reimburse the Developer for the Reimbursement Amount, if the City, at the time or times such payment is to be made is entitled under Section 4.2 to exercise any of the remedies set forth therein as a result of an Event of Default which has not been cured, provided that such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured and if the Agreement has not been canceled or rescinded.

Section 3.3 Reimbursement: Tax Increment Revenue Note. The City shall reimburse the Developer for the costs identified in Section 3.1(1) through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

(1) The TIF Note shall be dated, issued and delivered when the Developer shall have (a) demonstrated in writing to the reasonable satisfaction of the City that (i) the costs of construction of the Site Improvements and the costs of the acquisition of the Development Property have been incurred, and (ii) the construction of the Project has been completed and a certificate of occupancy has been issued by the City for the Project; (b) submitted paid invoices for the costs of construction of the Site Improvements and a settlement statement or other evidence of payment of the costs of the Development Property in an amount not less than the Reimbursement Amount; and (c) provided the actual Total Development Costs to the City as required by Section 3.3(3) of the Agreement.

(2) The unpaid principal amount of the TIF Note shall bear simple, non-compounding interest from the date that the City has determined that the paid invoices and settlement statement

are in compliance with the terms of the Development Agreement, at the lower of 5.50% per annum or the Developer's interest rate on the permanent Project financing as determined by the City's Consultant. Interest shall be computed on the basis of a 360-day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) The payment dates of the TIF Note shall be the Note Payment Dates. On each Note Payment Date and subject to the provisions of the TIF Note, the City shall pay, against the principal and interest outstanding on the TIF Note, the Tax Increments received by the City during the preceding six (6) months; provided that on the first Note Payment Date, the City shall apply the Tax Increments received by the City prior to the first Note Payment Date. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and interest on the TIF Note. If, on any Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirement that (a) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement; provided that such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured and if the Agreement has not been canceled or rescinded and (b) this Agreement shall not have been rescinded pursuant to Section 4.2(b).

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B and Sections 3.6, 3.7 and 3.9. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.3, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

#### Section 3.4 Execution of Assessment Agreement; Market Value.

(1) Simultaneously with the execution of this Agreement, the Developer and the City shall execute an Assessment Agreement pursuant to the provisions of Minnesota Statutes, Section 469.177, Subdivision 8, specifying the Assessor's Minimum Market Value for the Development Property and the Project for calculation of real property taxes. Specifically, the Developer shall agree to a market value for the Development Property and the Project which will result in a market value as of January 2, 2029 of not less than \$47,775,000 until the Termination Date (such minimum market value at the time applicable is herein referred to as the "Assessor's Minimum Market Value"). Nothing in the Assessment Agreement shall limit the discretion of the Assessor to assign

a market value to the Development Property and the Project in excess of such Assessor's Minimum Market Value. The Assessment Agreement shall remain in effect until the Termination Date. The Assessment Agreement shall be certified by the Assessor for the County as provided in Minnesota Statutes, Section 469.177, Subdivision 8, upon a finding by the Assessor that the Assessor's Minimum Market Value represents a reasonable estimate based upon the plans and specifications for the Project to be constructed on the Development Property and the market value previously assigned to the Development Property. Pursuant to Minnesota Statutes, Section 469.177, Subdivision 8, the Assessment Agreement shall be filed by the Developer for record in the office of the county recorder or registrar of titles of Hennepin County, and such filing shall constitute notice to any subsequent encumbrancer or purchaser of the Development Property (or part thereof), whether voluntary or involuntary, and such Assessment Agreement shall be binding and enforceable in its entirety against any such subsequent purchaser or encumbrancer, including the holder of any mortgage recorded against the Development Property. The Developer shall provide the City with a recorded copy of the Assessment Agreement.

(2) The Developer may seek through petition or other means to have the market value of the Development Property and the Project reduced, provided however, that the Developer shall not seek a reduction of such market value below the Assessor's Minimum Market Value. Until the Note is fully paid, such activity must be preceded by written notice from the Developer to the City indicating its intention to do so. Upon receiving such notice, or otherwise learning of the Developer's intentions, the City may suspend payments due under the TIF Note until the actual amount of the reduction is determined, whereupon the City will make the suspended payments less any amount that the City is required to repay the County as a result of any reduction in market value of the Development Property and the Project. During the period that the payments are subject to suspension the City may make partial payments on the TIF Note if it determines, in its sole and absolute discretion, that the amount retained will be sufficient to cover any repayment which the County may require. The City's suspension of payments on the TIF Note pursuant to this Section shall not be considered a default under this Agreement.

Section 3.5 Real Property Taxes. Prior to the Termination Date, the Developer shall pay all real property taxes payable with respect to all and any parts of the Development Property acquired and owned by it and pursuant to the provisions of the Assessment Agreement until the Developer's obligations have been assumed by any other person pursuant to the provisions of this Agreement or title to the Development Property is vested in another person.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the ad valorem property taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the

unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings with respect to the Development Property; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under Minnesota Statutes, Section 469.1813, or any other State or federal law, of the ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date.

(4) It may seek to have 20% (*i.e.* 39) of the residential units in the Development Property classified as 4d(1) property for rental properties under Minnesota Statutes, Section 273.13, Subd. 25(e).

### Section 3.6 Look Back and Reduction of TIF Assistance

(1) *Generally.* The financial assistance to the Developer under this Agreement is based on certain assumptions regarding likely performance of the Project including operating revenues, expenses and development costs of construction of the Project. The City and the Developer agree that the actual financial performance of the Project will be reviewed as described in this Section, and that the TIF Note may be adjusted accordingly.

(2) *Definitions.* For the purposes of this Section, the following terms have the following meanings:

(a) "Calculation Date" means:

(A) For the lookback upon Completion of Construction: within 60 days after the City's issuance of a Certificate of Occupancy;

(B) For the Lookback upon Stabilization: 90 days after the earlier of (i) the date of Stabilization: or (ii) three years after the date of completion, as evidenced by the City's issuance of a Certificate of Completion, or;

(C) For the Lookback on Sale: at least 30 days prior to sale of the Project.

(b) "Capitalization Rate" means 5.50% at the time of Stabilization .

(c) "Internal Rate of Return (IRR)" means discount rate for all cashflows for the Developer ten (10) years from the start of construction on the Minimum Improvements. For purposes of the IRR calculation on the Calculation Date: (i) revenue shall be based upon 95% occupancy regardless of whether the average occupancy for the measured period is higher or lower than 95%, (ii) revenue for periods after the Calculation Date shall be inflated by 3% annually, and (iii) Operating Expenses for periods after the Calculation Date, shall be inflated by 3% annually, (iv) IRR calculation shall incorporate the actual timing (month and year) of each equity contribution, each cash distribution to equity, and the disposition of the Project, utilizing a daily-timing IRR methodology. The rate shall be calculated by considering the Developer's:

- (i) equity contributions to the project;
- (ii) actual annual cash outflows before taxes but after principal and interest debt service; and
- (iii) theoretical sale proceeds assuming a sale in the tenth year minus customary sales expenses not to exceed 1% and utilizing the Capitalization Rate for the project value in year ten (10), or actual sale proceeds in the event of Lookback upon Sale.

(d) “Net Annual Cashflow” means annual Net Operating Income, plus any refinancing proceeds, less annual debt service payments for actual or proposed debt or similar debt obligations.

(e) “Net Operating Income (NOI)” means total annual income and other project-derived annual revenue, including payments under the TIF Note, less Operating Expenses, which excludes debt service payments. For purposes of the IRR calculation on the Calculation Date, (i) revenue shall be based upon 95% occupancy regardless of whether the average occupancy for the measured period is higher or lower than 95%, (ii) revenue for periods after the Calculation Date shall be inflated by 3% annually, and (iii) Operating Expenses for periods after the Calculation Date, shall be inflated by 3% annually.

(f) “Operating Expenses” means reasonable and customary expenses actually incurred in operating the Project and any other expenses actually incurred by the Developer pursuant to its obligations under this Agreement, determined in the same manner as shown in the Pro Forma Financial Statement, which excludes expenses after debt service, and includes administrative, payroll, marketing, insurance, property management fees, utilities, maintenance, deposits to commercially reasonable capital replacement reserves and payment of real estate taxes, but subject to final review and acceptance by the Consultant.

(g) “Pro Forma Financial Statement” means the cash flow pro forma model financial statement projecting future returns, a summary of which is attached to this Agreement as Exhibit F.

(h) “Stabilization” means the calendar month-end date on which the Project has first achieved an average occupancy of 95% during the preceding 12 calendar months, or such earlier date as may be requested by the Developer but, for purposes of the IRR calculation, assuming 95% occupancy notwithstanding actual occupancy rate as of such date.

(i) “Total Development Cost” means the actual total expenditures to complete the Project inclusive of land acquisition, hard construction costs, soft costs, and financing costs, a current estimate of which is shown on Exhibit G. Such costs may be revised by the Developer to reflect actual costs and actual funding of reserves to the extent commercially necessary and reasonable.

(3) *Lookback at Completion of Construction:* After completion of the Project but prior to issuance of the TIF Note, the Developer agrees to submit evidence of its actual Total Development Costs to the City for comparison with the estimated Total Development Costs listed

on Exhibit G. If the actual Total Development Costs are more than \$100,000 less than the estimated Total Development Costs, the TIF Note will be reduced by fifty percent (50%) of the amount by which the estimated costs exceed the actual costs. The TIF Note will not be issued until the City has compared estimated Total Development Cost with the actual Total Development Cost as described herein and adjusted the principal amount of the TIF Note, if necessary.

(4) *Lookback on Stabilization:* On or before the Calculation Date, the Developer shall deliver to the City and Consultant, at a minimum: the Developer's actual Pro Forma Financial Statement showing equity, NOI, debt service, assumed or actual refinance proceeds, or other capital events, and Net Annual Cashflow, and such other financial information as the Consultant shall reasonably require. A sale shall be assumed to occur in year ten (10).

(a) The projected IRR shall be calculated by the Consultant based on the financial statements submitted to the City pursuant to clause (4) above, (in the manner consistent with the sample lookback calculation attached as Exhibit E, as approved by the City).

(b) If the projected IRR does not exceed 15%, the TIF Note will not be revised for Lookback on Stabilization.

(c) If the Consultant determines, based on such review, that the projected IRR exceeds 15%, then the principal balance of the TIF Note will be reduced as determined by the Consultant below:

(A) First, by determining the present value of the TIF Note payments after year 10 (year 11 through the term of the TIF Note), that make a 15% IRR.

(B) Second, by determining the future TIF Note annual payments after year ten (10) that are needed to satisfy (A)

(C) Third, by determining the present value of the combination of the TIF Note payments up to year ten (10) and those determined in (B)

(D) Fourth, by determining the amount equal to 50% of the difference between the original principal amount of the TIF Note and the amount in clause (C) above.

(E) Finally, the new principal amount of the TIF Note will then be determined by subtracting the amounts in clause (D) from the original TIF Note principal amount and rounding to the nearest \$1,000 (the "Revised TIF Note Principal Amount").

Such Revised TIF Note Principal Amount will be effective upon delivery to the Developer of a written notice stating the Revised TIF Note Principal Amount as determined by the Consultant in accordance with this Section, accompanied by the Consultant's report. Developer shall have thirty (30) days to review such determination and raise written objections prior to issuance of a revised TIF Note. The Developer shall, thereupon, deliver the TIF Note in exchange for a new TIF Note in the Revised TIF Note Principal Amount.

Section 3.7 Property Sale. If the Developer sells the Project to an unrelated third party during the first 7 years of the term of this Agreement, the Developer agrees to provide to the Consultant reasonable background documentation related to Project income and expenses for the period from the date of this Agreement through such sale date. If the Consultant determines, based on such review, that the actual profit realized by the Developer has exceeded a 16% IRR during that period of up to 7 years, then the same calculations shall be completed as in Section 3.6(4)(c) and the amount payable under the TIF Note and the principal amount of the TIF Note will be reduced accordingly. Such reduction will be effective upon delivery to Developer of a written notice stating the amount of such excess profit as determined by the City in accordance with this Section, accompanied by the Consultant's report. Developer shall have thirty (30) days to review such determination and provide written comments prior to issuance of any revised TIF Note.

Section 3.8 Compliance with Housing Policy of the City.

(1) The Developer has read and understood the Housing Policy of the City, which is fully incorporated herein by reference. The Developer shall at all times comply with the Housing Policy.

(2) In compliance with the Housing Policy the Developer must meet the below requirements as follows:

(a) At least 20% (*i.e.* 39) of the residential units in the Project (the “Affordable Units”) must be occupied or available for occupancy by persons whose incomes do not exceed 60% of the Area Median Income (AMI) for the Twin Cities metropolitan area adjusted for family size and calculated annually by Minnesota Housing; and

(b) The monthly rental price for the Affordable Units shall include rent and utility costs and shall be based on the AMI for the Twin Cities metropolitan area adjusted for family size and calculated annually by Minnesota Housing for establishing rent limits for the Low-Income Housing Tax Credit (LIHTC) program; and

(c) The Affordable Units shall consist of 20% of each unit type, allocated on a pro rata basis in compliance with the Housing Policy (attached hereto as Exhibit I), which based upon the unit mix contemplated for the Project, the Affordable Units are expected to include 4 studio units, 21 one-bedroom units, 12 two-bedroom units, and 2 three-bedroom units. The final number and configuration of Affordable Units may change if the Project’s unit mix is modified, provided that the Project shall at all times comply with the requirements of the Housing Policy.

(d) The limits described in this Section 3.8(2) must be satisfied for a period of twenty-five (25) years commencing from the date the Project receives a certificate of occupancy. Income for occupants of units described in clause (a) shall be adjusted for family size in accordance with Section 142(d) of the Internal Revenue Code and related regulations.

(3) If the Developer applies to have the Development Property classified as 4d(1) property under Minnesota Statutes, Section 273.13, Subd. 25(e), the Developer shall comply with the requirements of Minnesota Statutes, Section 273.128.

(4) On or before April 1, commencing on April 1, 2028, for the period of twenty-five (25) years the Developer or an agent of the Developer must deliver or cause to be delivered to the City a Compliance Certificate, in the form set forth in Exhibit C to the Declaration; executed by the Developer covering the preceding twelve (12) months. In determining compliance with this Section, the Developer must use the County median incomes for the year in which the payment is due on the TIF Note, as promulgated by the Minnesota Housing Finance Agency based on the area median incomes established by the United States Department of Housing and Urban Development.

(5) The Developer agrees to accept for a period of twenty-five (25) years commencing from the date the Project receives a certificate of occupancy, on the same basis as all other prospective tenants of low- and moderate-income, tenants who are recipients of federal certificates for rent subsidies pursuant to the existing program under Section 8 of the Housing Act or its successor and shall not apply selection criteria to Section 8 certificate/voucher holders that are more burdensome than the criteria applied to all other prospective tenants. The Developer shall make any modifications to its leases as necessary to allow for the rental of the housing units to Section 8 certificate/voucher holders. For any tenant who is a Section 8 certificate/voucher holder, a copy of such tenant's Section 8 certificate/voucher shall be sufficient supportive evidence in lieu of income verification for that tenant's household, as required by Section 3.8(2).

Section 3.9 Declaration of Restrictive Covenants. The Developer shall execute a Declaration of Restrictive Covenants in form attached hereto as Exhibit H.

Section 3.10 Reduction of TIF Note as the result of Rate Classification. In the event of legislative changes reducing the tax rate classification of certain qualified low-income rental housing under Minnesota Statutes, Section 273.13, Subd. 25(e), the Developer expressly agrees and acknowledges that the City will adjust the principal amount of the TIF Note to reflect such reduction. The parties agree that they will work in good faith to determine the appropriate amount of such reduction, it being the intent that the aggregate effect of such changes (i.e., the projected expense savings to the Developer attributable to the reduction to the annual tax liability with regard to the Project and the projected income reduction to the Developer attributable to the reduction in the amount of payments under the TIF Note) will be revenue-neutral to the Developer. If the principal amount of the TIF Note is reduced pursuant to this section, and there is subsequently a legislative change which increases the tax rate classification (i.e., the legislation giving rise to the reduction is repealed), the City shall adjust the principal amount of the TIF Note to reflect such increased tax burden in the same manner as the reduction aforesaid; provided, however, that any such increase shall be limited to the aggregate amount by which the principal balance of the TIF Note was previously reduced pursuant to this section.

Section 3.11 Prohibition Against Transfer of Project and Assignment of Agreement. The Developer represents and agrees that prior to the Termination Date of this Agreement the Developer shall not transfer the Project or any part thereof or any interest therein, without the prior written approval of the City, which shall not be unreasonably withheld, conditioned, or delayed, if the following conditions are met:

(1) Any proposed transferee shall have the qualifications and financial responsibility, in the reasonable judgment of the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer.

(2) Any proposed transferee, by instrument in writing satisfactory to the City shall, for itself and its successors and assigns, and expressly for the benefit of the City, have expressly assumed all of the obligations of the Developer under this Agreement and agreed to be subject to all the conditions and restrictions to which the Developer is subject.

(3) There shall be submitted to the City for the City's review and prior written approval the instrument by which the proposed transferee assumes the obligations of the Developer under this Agreement and agrees to be subject to all of the conditions and restrictions to which the Developer is subject and any estoppel certificate that the Developer or proposed transferee requests the City to execute in connection with the transfer (collectively, the "Transfer Instruments").

In the event that City consent is granted and the foregoing conditions are satisfied, then the Developer will be released from its obligations under this Agreement upon assumption of such Developer obligations by the transferee.

Notwithstanding the foregoing, the consent of the City shall not be required for the transfer of the Project to any related entity controlling, controlled by, or under common control with the Developer so long as at least fifty percent (50%) of the asserted related entity is held by Developer or in common ownership by those persons or entities holding at least fifty percent (50%) ownership of Developer (each an "Affiliate"), with each such transfer to an Affiliate of the Developer subject to the provisions of this Agreement.

## ARTICLE IV.

### EVENTS OF DEFAULT

Section 4.1 Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes and special assessments levied against the Development Property and all public utility or other City payments due and owing with respect to the Development Property when due and payable.

(2) Failure by the Developer to cause the construction of the Project to be completed pursuant to the terms, conditions and limitations of this Agreement.

(3) Failure of the Developer to observe or perform any other covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

(4) If the Developer shall:

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) make an assignment for the benefit of its creditors; or

(c) admit in writing its inability to pay its debts generally as they become due;  
or

(d) be adjudicated a bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer, as a bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, trustee or liquidator of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within sixty (60) days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

(5) The Developer fails to comply with the requirements of the Declaration.

Section 4.2 Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of thirty (30) days' written notice to the Developer citing with specificity the item or items of default and notifying the Developer that it has thirty (30) days within which to cure said Event of Default. If the Event of Default has not been cured within said thirty (30) days:

(1) The City may suspend its performance under this Agreement until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure the Event of Default and continue its performance under this Agreement, and no interest shall accrue on the TIF Note while performance is suspended in accordance with this Section 4.2.

(2) The City may cancel and rescind the Agreement and the TIF Note.

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

Section 4.3 No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 4.4 No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 4.5 Agreement to Pay Attorneys' Fees and Expenses. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses so incurred by the City.

Section 4.6 Indemnification of City.

(1) The Developer releases from and covenants and agrees that the City, its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees thereof (hereinafter, for purposes of this Section, collectively the "Indemnified Parties") shall not be liable for and agrees to indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project, provided that the foregoing indemnification shall not be effective for any actions of the Indemnified Parties that are not contemplated by this Agreement.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to indemnify and hold the Indemnified Parties harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and

operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in Section 4.7 this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement but shall, in any event and without regard to any fault on the part of the City, apply to any pecuniary loss or penalty (including interest thereon from the date the loss is incurred or penalty is paid by the City at a rate equal to the Prime Rate) as a result of the Developer operating the Project so that the Tax Increment District does not qualify or ceases to qualify as a "redevelopment district" under Section 469.174, Subdivision 10, of the Act or to violate limitations as to the use of Tax Increments as set forth in Section 469.176, Subdivision 4d.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City, as the case may be.

ARTICLE V.

ADDITIONAL PROVISIONS

Section 5.1 Restrictions on Use. The Developer agrees for itself, its successor and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and its successors and assigns shall operate, or cause to be operated, the requisite portion of the Project as low and moderate income housing as provided in this Agreement, and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

Section 5.2 Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

Section 5.3 Titles of Articles and Sections. Any titles of the several parts, articles and sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 5.4 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

- (1) in the case of the Developer is addressed to or delivered personally to:

Plymouth Plaza MC LLC  
950 Wayzata Blvd.  
Suite 104  
Wayzata, MN 55391

with a copy to:

Larkin Hoffman  
Attn: Megan Rogers  
8300 Norman Center Drive  
Suite 1000  
Minneapolis, MN 55437

- (2) in the case of the City is addressed to or delivered personally to the City at:

City of Plymouth, Minnesota

Plymouth City Hall  
3400 Plymouth Boulevard  
Plymouth, Minnesota 55447-1482  
Attn: City Manager

with a copy to:

Taft Stettinius & Hollister LLP  
Attention: Rhonda Skoby  
2200 IDS Center  
80 South 8<sup>th</sup> Street  
Minneapolis, MN 55402

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 5.5 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 5.6 Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 5.7 Expiration. This Agreement shall expire on the Termination Date.

Section 5.8 Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof. Section 3.8 shall survive any rescission, termination or expiration of this Agreement.

Section 5.9 Assignability of TIF Note. The TIF Note may only be assigned pursuant to the terms of the TIF Note and shall not be unreasonably withheld.

Section 5.10 Amendment. This Agreement may be amended only by written agreement approved by the City and the Developer.

Section 5.11 Recording. The City shall not record this Agreement or any of the exhibits hereto (other than the Declaration and the Assessment Agreement) without the prior written consent of the Developer, which may be withheld by the Developer in its sole and absolute discretion. The Developer shall record the Declaration and the Assessment Agreement, and if the Developer fails to do so, the City may record the Declaration and the Assessment Agreement without further consent of the Developer.

IN WITNESS WHEREOF, the City has caused this TIF Development Agreement to be duly executed in its name and on its behalf and its seal to be hereunto duly affixed, and the Developer has caused this Agreement to be duly executed on its behalf, on or as of the date first above written.

(SEAL)

CITY OF PLYMOUTH, MINNESOTA

By \_\_\_\_\_  
Its Mayor

By \_\_\_\_\_  
Its City Manager

This is a signature page to the TIF Development Agreement by and between the City of Plymouth and Plymouth Plaza MC LLC.

PLYMOUTH PLAZA MC LLC

By: \_\_\_\_\_  
Name:  
Its:

This is a signature page to the TIF Development Agreement by and between the City of Plymouth and Plymouth Plaza MC LLC.

**EXHIBIT A**

**DESCRIPTION OF DEVELOPMENT PROPERTY**

The real property located in the City of Plymouth, Hennepin County, Minnesota with the following legal description:

Lot 1, Block 1, Schiebe's Oakwood Second Plat

**EXHIBIT B**

**FORM OF TAX INCREMENT NOTE**

No. R-1

\$ \_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF MINNESOTA  
COUNTY OF HENNEPIN  
CITY OF PLYMOUTH

**TAX INCREMENT REVENUE NOTE  
(PLYMOUTH PLAZA PROJECT)**

The City of Plymouth, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to Plymouth Plaza MC LLC (the "Developer") or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof; provided that the sum of the principal amount listed above shall in no event exceed \$4,768,000 as provided in that certain TIF Development Agreement, dated as of March 24, 2026, as the same may be amended from time to time (the "Development Agreement"), by and between the City and the Developer and may be reduced as provided in Sections 3.6, 3.7 and 3.9. The unpaid principal amount hereof shall bear interest from the date that the Developer has submitted to the City and the City has determined that the closing statement, purchase agreement and paid invoices in the amount of the Reimbursement Amount (as defined in the Development Agreement) are in compliance with the terms of the Development Agreement at the lower of (i) the simple non-compounded rate of 5.5% per annum, or (ii) the Developer's interest rate on the permanent Project financing as determined by the City's Consultant. Interest shall be computed on the basis of a 360-day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2028, and on each February 1 and August 1 thereafter to and including February 1, 2048, or, if the first should not be a Business Day (as defined in the Development Agreement), the next succeeding Business Day (the "Payment Dates"). On each Payment Date the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall first be applied to accrued interest and then to principal. This Note is prepayable by the City, in whole or in part, on any date.

The Payment Amounts due hereon shall be payable solely from 90% of tax increments (the "Tax Increments") from the Development Property (as defined in the Development Agreement)

within City's Tax Increment Financing District No. 7-13 (Plymouth Plaza) (the "Tax Increment District") within its Development District No. 7 which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the "Tax Increment Act"). This Note shall terminate and be of no further force and effect following the last Payment Date defined above, on any date upon which the City shall have terminated the Development Agreement under Section 4.2(b) thereof, the date the Tax Increment District is terminated, or on the date that all principal and interest payable hereunder shall have been paid in full, whichever occurs earliest.

The City makes no representation or covenant, expressed or implied, that the Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The Tax Increment District includes properties other than the Development Property and Hennepin County remits Tax Increment to the City on the basis of the Captured Tax Capacity of the entire Tax Increment District. For purposes of this Tax Increment Revenue Note, the City will determine Tax Increment generated from the Development Property and improvements thereon in accordance with the Tax Increment Act.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the Development Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the Development Agreement the City elects to cancel and rescind the Development Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the Development Agreement, including without limitation Section 3.3 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act.

This Note may be assigned only with the consent of the City which consent shall not be unreasonably withheld, conditioned, or delayed. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee

shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, City of Plymouth, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and City Manager and has caused this Note to be dated as of \_\_\_\_\_.

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Mayor

**DO NOT EXECUTE UNTIL PAID INVOICES, A SETTLEMENT STATEMENT OR OTHER EVIDENCE OF PAYMENT FOR ACQUISITION OF THE DEVELOPMENT PROPERTY AND COSTS OF THE SITE IMPROVEMENTS ARE GIVEN TO THE CITY - REFER TO SECTION 3.3(1).**

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was registered in the name of Plymouth Plaza MC LLC, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

<u>NAME AND ADDRESS OF REGISTERED OWNER</u>	<u>DATE OF REGISTRATION</u>	<u>SIGNATURE OF CITY MANAGER</u>
Plymouth Plaza MC LLC 950 Wayzata Boulevard Suite 104 Wayzata, MN 55391		

## **EXHIBIT C**

### **PROJECTED SITE COSTS ELIGIBLE FOR INCLUSION IN TIF NOTE**

Building Demolition  
Environmental Testing  
Foundations and Footings  
Grading/earthwork  
Landscaping, including irrigation  
Onsite Utilities and Utility Connection Fees  
Onsite Road, Curb, Gutter, Driveway, Sidewalk and Streetscape Improvements  
Outdoor Lighting  
Parking  
SAC/WAC Fees  
Site Preparation  
Soil Testing & Boring  
Soil Correction  
Storm Water/Ponding  
Survey

**EXHIBIT D**

**FORM OF ASSESSMENT AGREEMENT**

THIS AGREEMENT, dated as of this 24th day of March, 2026, is by and among the City of Plymouth, Minnesota (the "City") and Plymouth Plaza MC LLC, a Minnesota limited liability company (the "Developer").

**WITNESSETH**

WHEREAS, on or before the date hereof the City and Developer have entered into a Development Agreement dated as of March 24, 2026 (the "Agreement") regarding certain real property located in the City (the "Development Property") which property is legally described on Exhibit A attached hereto and made a part hereof.

WHEREAS, it is contemplated that pursuant to said Agreement, the Developer will construct approximately 195 units multifamily rental housing (the "Project") on the Development Property, with twenty percent (20%) of the units made affordable to families at or below sixty percent (60%) of the area median income.

WHEREAS, the City and Developer desire to establish a minimum market value for the Development Property and the improvements constructed or to be constructed thereon, pursuant to Minnesota Statutes, Section 469.177, Subdivision 8.

WHEREAS, the Developer has acquired the Development Property.

WHEREAS, the City and the Hennepin County Assessor (the "Assessor") have reviewed plans and specifications for the Project.

NOW, THEREFORE, the parties to this Agreement, in consideration of the promises, covenants and agreements made by each to the other, do hereby agree as follows:

1. As of January 2, 2029, through and thereafter until the Termination Date (as defined in the Development Agreement), the minimum market value which shall be assessed for the Project shall be not less than \$47,775,000.
2. The minimum market value herein established shall be of no further force and effect and this Agreement shall terminate on the Termination Date.
3. This Agreement shall be recorded by the City with the County Recorder of Hennepin County, Minnesota. The Developer shall pay all costs of recording.
4. The Assessor has reviewed the plans and specifications for the improvements and the market value previously assigned to the land upon which the improvements are to be constructed, and that the "minimum market value" as set forth above is reasonable.

5. Neither the preamble nor provisions of this Agreement are intended to, or shall they be construed as, modifying the terms of the Agreement between the City and the Developer.

6. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

IN WITNESS WHEREOF, the City, the Developer and the Assessor have caused this Agreement to be executed in their names and on their behalf all as of the date set forth above.

This Instrument Drafted By:  
Taft Stettinius & Hollister LLP (RMS)  
2200 IDS Center  
80 South 8<sup>th</sup> Street  
Minneapolis, MN 55402



PLYMOUTH PLAZA MC LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF HENNEPIN )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, the \_\_\_\_\_ of Plymouth Plaza MC LLC, a Minnesota limited liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public

Signature page for Assessment Agreement by and between the City of Plymouth, Minnesota and Plymouth Plaza MC LLC.



EXHIBIT A TO ASSESSMENT AGREEMENT

Legal Description of Development Property

The real property located in the City of Plymouth, Hennepin County, Minnesota with the following legal description:

Lot 1, Block 1, Schiebe's Oakwood Second Plat

CONSENT TO ASSESSMENT AGREEMENT

\_\_\_\_\_, \_\_\_\_\_, of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ (the "Bank"), does hereby consent to all terms, conditions and provisions of the foregoing Assessment Agreement and agrees that, in the event it purchases the Development Property at a foreclosure sale or acquires the Development Property through a deed in lieu of foreclosure or otherwise in satisfaction of the indebtedness owed by the Developer, it and its respective successors and assigns, shall be bound by all terms and conditions of the Assessment Agreement, including but not limited to the provision which requires that the minimum market value of the Development Property and the Project shall be not less than the amounts set forth in the Assessment Agreement.

IN WITNESS WHEREOF, we have caused this Consent to Assessment Agreement to be executed in its name and on its behalf as of this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

By \_\_\_\_\_

Its \_\_\_\_\_

STATE OF )  
 ) ss.  
COUNTY OF )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ banking corporation on behalf of the corporation.

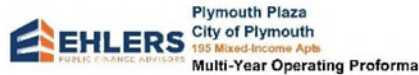
\_\_\_\_\_  
Notary Public

## EXHIBIT E

### SAMPLE LOOK BACK CALCULATION

		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
<b>Projected IRR</b>																						
NET CASH FLOW AVAILABLE FOR DISTRIBUTION			577,621	762,107	1,845,661	2,100,787	2,249,962	2,403,528	2,561,615	2,724,359	2,891,898	3,064,375	3,241,938	3,424,737	3,612,930	3,806,677	4,006,144	4,211,501	4,422,925	4,640,596	4,864,701	5,095,432
Equity		(24,560,583)																				
Gross Sales Price Based on Cap Rate of: 5.50%												94,079,594										
Refinancing Proceeds (if any)																						
Remaining Balance: First Mortgage																						
Sales Expense: 1.15%																						
Present Value of Remaining TF Payments (Years 11+)																						
NET CASH FLOW FOR IRR CALCULATION		(24,560,583)	577,621	762,107	1,845,661	2,100,787	2,249,962	2,403,528	2,561,615	2,724,359	2,891,898	67,288,045										
Projected IRR												15.22%										
<b>Revised for Threshold IRR</b>																						
NET CASH FLOW AVAILABLE FOR DISTRIBUTION			577,621	762,107	1,845,661	2,100,787	2,249,962	2,403,528	2,561,615	2,724,359	2,891,898	3,064,375										
Equity		(24,560,583)																				
Gross Sales Price Based on Cap Rate of: 5.50%												94,079,594										
Refinancing Proceeds (if any)																						
Remaining Balance: First Mortgage																						
Sales Expense: 1.15%																						
Threshold TF Note Payments																						
NET CASH FLOW FOR IRR CALCULATION		(24,560,583)	577,621	762,107	1,845,661	2,100,787	2,249,962	2,403,528	2,561,615	2,724,359	2,891,898	85,075,368										
Threshold IRR												15.00%										
<b>Annual Net Present Value</b>																						
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
A	0	27,819	154,288	211,489	213,604	215,740	217,897	220,076	222,277	224,500	226,745	229,012	231,302	233,616	235,952	238,311						
B	0	27,819	154,288	211,489	213,604	215,740	217,897	220,076	222,277	224,500	226,745	229,012	231,302	233,616	235,952	238,311						
C	0	51,995	325,134	679,764	1,019,025	1,343,582	1,654,073	1,951,108	2,235,269	2,507,114	2,767,178	3,015,971	3,253,981	3,481,676	3,699,502	3,907,671	4,106,281	4,295,531	4,475,521	4,646,351	4,808,121	
Present Value of TIF Note at Threshold IRR		3,837,671																				
<b>Present Value of revised Abatement Payments after year 10</b>																						
2,227,900																						
<b>Lookback Calculations</b>																						
Present Value of TIF Note at Threshold IRR		3,837,671																				
Original TIF Note Principal		4,763,000																				
50% of the Difference		(465,165)																				
Revised TIF Note Principal		4,302,835																				

# EXHIBIT F PRO FORMA



	Const.		Pro-Stat	Stabilized												
	2027	2028	2029	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	
<b>Income</b>																
<b>Rental Income</b>																
Gross Potential Rent	4,374,548	4,487,684	4,542,960	4,628,685	4,716,689	4,806,225	4,897,543	4,990,567	5,085,418	5,182,041	5,280,500	5,380,829	5,483,065	5,587,243	5,693,401	
Less: 5.0% Stabilized Vacancy	(218,727)	(222,883)	(227,118)	(231,433)	(235,830)	(240,311)	(244,877)	(249,530)	(254,271)	(259,102)	(264,025)	(269,041)	(274,153)	(279,362)	(284,670)	
Less: Additional Pre-stabilization Vacancy																
<b>Total Rental Income</b>	<b>4,155,821</b>	<b>4,234,781</b>	<b>4,315,242</b>	<b>4,397,232</b>	<b>4,480,779</b>	<b>4,565,914</b>	<b>4,652,666</b>	<b>4,741,037</b>	<b>4,831,147</b>	<b>4,922,939</b>	<b>5,016,475</b>	<b>5,111,788</b>	<b>5,208,912</b>	<b>5,307,881</b>	<b>5,408,731</b>	
Parking	181,166	184,626	188,136	191,711	195,353	199,065	202,847	206,701	210,626	214,630	218,708	222,864	227,098	231,413	235,810	
Misc Income	67,607	68,891	70,200	71,534	72,893	74,278	75,689	77,127	78,593	80,086	81,608	83,158	84,738	86,346	87,989	
RUBS	112,676	114,816	117,000	119,223	121,488	123,797	126,149	128,545	130,986	133,477	136,013	138,597	141,230	143,914	146,648	
Hot	37,559	38,273	39,000	39,741	40,496	41,266	42,050	42,848	43,663	44,492	45,336	46,196	47,071	47,961	48,863	
Less: Vacancy	(19,951)	(20,331)	(20,717)	(21,110)	(21,512)	(21,920)	(22,337)	(22,761)	(23,194)	(23,634)	(24,083)	(24,541)	(25,007)	(25,482)	(25,966)	
Less: Additional Pre-stabilization Vacancy	(4,534,896)	(4,621,061)														
<b>Total Other Residential Income</b>	<b>(4,155,821)</b>	<b>(4,234,781)</b>	<b>393,619</b>	<b>401,098</b>	<b>408,719</b>	<b>416,484</b>	<b>424,398</b>	<b>432,461</b>	<b>440,678</b>	<b>449,051</b>	<b>457,583</b>	<b>466,277</b>	<b>475,136</b>	<b>484,164</b>	<b>493,363</b>	
<b>Effective Gross Income (EGI)</b>	<b>(0)</b>	<b>0</b>	<b>4,708,861</b>	<b>4,798,330</b>	<b>4,889,498</b>	<b>4,982,398</b>	<b>5,077,064</b>	<b>5,173,528</b>	<b>5,271,825</b>	<b>5,371,990</b>	<b>5,474,058</b>	<b>5,578,065</b>	<b>5,684,048</b>	<b>5,792,045</b>	<b>5,902,094</b>	
<b>Expenses</b>																
<b>Rental Unit Expenses</b>																
Operating Expenses	946,602	975,000	1,004,250	1,034,378	1,065,409	1,097,371	1,130,292	1,164,201	1,199,127	1,235,101	1,272,154	1,310,318	1,349,628	1,390,117	1,431,820	
Management Fee: 3.0% of EGI	136,047	0	141,266	143,950	146,685	149,472	152,312	155,206	158,155	161,160	164,222	167,342	170,522	173,762	177,063	
Property Taxes	699,877	(20,874)	742,500	764,775	787,718	811,350	835,690	860,761	886,584	913,161	940,577	968,794	997,858	1,027,794	1,058,627	
Reserve: \$250 PUPY	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	48,750	
Modified Rental Expense During Stabilization	(1,831,277)	(1,749,624)														
<b>Total Rental Unit Expenses</b>	<b>(0)</b>	<b>(0)</b>	<b>1,936,766</b>	<b>1,991,853</b>	<b>2,048,562</b>	<b>2,106,943</b>	<b>2,167,045</b>	<b>2,228,918</b>	<b>2,292,616</b>	<b>2,358,192</b>	<b>2,425,703</b>	<b>2,495,205</b>	<b>2,566,758</b>	<b>2,640,422</b>	<b>2,716,261</b>	
<b>Total Expenses</b>	<b>(0)</b>	<b>(0)</b>	<b>1,936,766</b>	<b>1,991,853</b>	<b>2,048,562</b>	<b>2,106,943</b>	<b>2,167,045</b>	<b>2,228,918</b>	<b>2,292,616</b>	<b>2,358,192</b>	<b>2,425,703</b>	<b>2,495,205</b>	<b>2,566,758</b>	<b>2,640,422</b>	<b>2,716,261</b>	
<b>NET OPERATING INCOME</b>	<b>0</b>	<b>0</b>	<b>2,772,095</b>	<b>2,806,477</b>	<b>2,840,936</b>	<b>2,875,455</b>	<b>2,910,019</b>	<b>2,944,610</b>	<b>2,979,209</b>	<b>3,013,798</b>	<b>3,048,355</b>	<b>3,082,860</b>	<b>3,117,290</b>	<b>3,151,623</b>	<b>3,185,833</b>	
<b>Tax Increment Financing Revenue</b>	<b>0</b>	<b>0</b>	<b>467,775</b>	<b>472,453</b>	<b>477,177</b>	<b>481,949</b>	<b>486,769</b>	<b>491,636</b>	<b>496,553</b>	<b>501,518</b>	<b>506,533</b>	<b>511,599</b>	<b>516,715</b>	<b>521,882</b>	<b>527,101</b>	
<b>ADJUSTED NET OPERATING INCOME</b>	<b>0</b>	<b>0</b>	<b>3,239,870</b>	<b>3,278,930</b>	<b>3,318,113</b>	<b>3,357,404</b>	<b>3,396,788</b>	<b>3,436,246</b>	<b>3,475,762</b>	<b>3,515,316</b>	<b>3,554,888</b>	<b>3,594,459</b>	<b>3,634,005</b>	<b>3,673,505</b>	<b>3,712,933</b>	
<b>Debt Service</b>																
Debt A: Permanent Loan	0	0	2,403,874	2,403,874	2,403,874	2,403,874	2,403,874	2,403,874	2,403,874	2,403,874	2,403,874	2,403,874	2,403,874	2,403,874	2,403,874	
<b>Total Debt Service</b>	<b>0</b>	<b>0</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	<b>2,403,874</b>	
Debt Coverage	0%	0%	135%	136%	138%	140%	141%	143%	145%	146%	148%	150%	151%	153%	154%	
Debt Coverage w/o Tax Increment Financing	0%	0%	115%	117%	118%	120%	121%	122%	124%	125%	127%	128%	130%	131%	133%	
<b>NET CASH FLOW</b>	<b>0</b>	<b>0</b>	<b>835,996</b>	<b>875,056</b>	<b>914,239</b>	<b>953,530</b>	<b>992,914</b>	<b>1,032,372</b>	<b>1,071,888</b>	<b>1,111,442</b>	<b>1,151,014</b>	<b>1,190,584</b>	<b>1,230,131</b>	<b>1,269,630</b>	<b>1,309,059</b>	

**EXHIBIT G**

**TOTAL DEVELOPMENT COSTS**

<b>SOURCES</b>			
	Amount	Pct.	Per Unit
Permanent Loan	32,790,000	53%	168,154
TIF	4,768,000	8%	24,451
Equity	24,560,583	40%	125,952
<b>TOTAL SOURCES</b>	<b>62,118,583</b>	<b>100%</b>	<b>318,557</b>

<b>USES</b>			
	Amount	Pct.	Per Unit
Acquisition Costs	4,500,000	7%	23,077
Construction Costs	50,322,233	81%	258,063
Contractor Fee	1,217,307	2%	6,243
Environmental Abatement/Soil Correction	100,000	0%	513
Professional Services	2,098,124	3%	10,760
Financing Costs	1,083,871	2%	5,558
Developer Fee	1,101,124	2%	5,647
Cash Accounts/Escrows/Reserves	1,695,924	3%	8,697
<b>TOTAL USES</b>	<b>62,118,583</b>	<b>100%</b>	<b>318,557</b>

## EXHIBIT H

### FORM OF DECLARATION OF RESTRICTIVE COVENANTS

#### DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (this "Declaration") dated as of March 24, 2026, by PLYMOUTH PLAZA MC LLC, a Minnesota limited liability company (the "Developer"), in favor of the CITY OF PLYMOUTH, a public body corporate and politic under the laws of the State of Minnesota (the "City").

#### RECITALS

WHEREAS, the City entered into that certain TIF Development Agreement, dated March 24, 2026 (the "Agreement"), between the City and the Developer; and

WHEREAS, pursuant to the Agreement, the Developer is obligated to cause construction of approximately 195 housing units of rental housing (the "Project") on the property described in EXHIBIT A attached hereto (the "Property"), and to cause compliance with certain affordability covenants described in Section 3.8 of the Agreement; and

WHEREAS, the Developer intends, declares, and covenants that the restrictive covenants set forth herein shall be and are covenants running with the Property during the Qualified Project Period (as defined herein) and binding upon all subsequent owners of the Property for such period, and are not merely personal covenants of the Developer; and

WHEREAS, capitalized terms in this Declaration have the meaning provided in the Agreement unless otherwise defined herein.

NOW, THEREFORE, in consideration of the promises and covenants hereinafter set forth, and of other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer agrees as follows:

1. Term of Restrictions.

(a) Occupancy Restrictions. The term of the Occupancy Restrictions set forth in Section 3 hereof shall commence on the date the Project receives a certificate of occupancy. The period from commencement to termination is the "Qualified Project Period."

(b) Termination of Declaration. This Declaration shall automatically terminate upon the date that is twenty-five (25) years after the commencement of the Qualified Project Period.

(c) Removal from Real Estate Records. Upon termination of this Declaration, the City shall, upon request by and at the expense of the Developer or its assigns, file any

document appropriate to remove this Declaration from the real estate records of Hennepin County, Minnesota.

2. Project Restrictions.

(a) The Developer represents, warrants, and covenants that:

(i) All leases of units to Qualifying Tenants (as defined in Section 3(a)(i) hereof) shall contain clauses, among others, wherein each individual lessee:

(1) Certifies the accuracy of the statements made in its application and Eligibility Certification (as defined in Section 3(a)(ii) hereof); and

(2) Agrees that the family income at the time the lease is executed shall be deemed substantial and material obligation of the lessee's tenancy, that the lessee will comply promptly with all requests for income and other information relevant to determining Qualifying Tenant status from the Developer or the City, and that the lessee's failure or refusal to comply with a request for information with respect thereto shall be deemed a violation of a substantial obligation of the lessee's tenancy.

(ii) The Developer shall permit during normal business hours and upon reasonable notice, any duly authorized representative of the City to inspect the books and records of the Developer pertaining to the income of Qualifying Tenants residing in the Project.

3. Occupancy Restrictions.

(a) Tenant Income Provisions. The Developer represents, warrants, and covenants that:

(i) Qualifying Tenants. From the commencement of the Qualified Project Period, at least twenty percent (20%) of the rental housing units in the Project ("Rental Housing Units") shall be occupied (or treated as occupied as provided herein) or held vacant and available for occupancy by persons and families who shall be determined from time to time by the Developer to have combined adjusted income that does not exceed sixty percent (60%) of the Hennepin County (the "County") median income for the applicable calendar year adjusted for family size (the "Qualifying Tenants"). For purposes of this definition, the occupants of a residential unit shall not be deemed to be Qualifying Tenants if all the occupants of such residential unit at any time are "students," as defined in Section 151(c)(4) of the Internal Revenue Code of 1986, as amended (the "Code"), not entitled to an exemption under the Code. The determination of whether an individual or family are Qualifying Tenants shall be made at the time the tenancy commences and on an ongoing basis thereafter, determined annually. If during their tenancy a Qualifying Tenant's income exceeds one hundred forty percent (140%) of the maximum income qualifying as low or moderate income for a family

of its size, the next available unit (determined in accordance with the Code and applicable regulations) (the "Next Available Unit Rule") must be leased to a Qualifying Tenant or held vacant and available for occupancy by a Qualifying Tenant. If the Next Available Unit Rule is violated, the Next Available Unit will not continue to be treated as a Qualifying Unit. The annual recertification and Next Available Unit Rule requirements of this paragraph shall not apply to a given year if, during such year, no residential unit in the Project is occupied by a new resident whose income exceeds the applicable income limit for Qualifying Tenants. Based on the unit mix currently contemplated for the Project, the Affordable Units are anticipated to include approximately four (4) studio units, twenty-one (21) one-bedroom units, twelve (12) two-bedroom units, and two (2) three-bedroom units. The foregoing unit counts are illustrative only and shall not constitute minimum requirements or fixed unit counts. If the unit mix for the Project changes, the number and distribution of Affordable Units shall adjust automatically on a pro rata basis to remain in compliance with the Housing Policy, and no amendment to this Declaration shall be required to reflect such adjustment.

(ii) Certification of Tenant Eligibility. As a condition to initial and continuing occupancy, each person who is intended to be a Qualifying Tenant shall be required annually to sign and deliver to the Developer a Certification of Tenant Eligibility substantially in the form attached as EXHIBIT B hereto, or in such other form as may be approved by the City (the "Eligibility Certification"), in which the prospective Qualifying Tenant certifies that he or she is a Qualifying Tenant. In addition, such person shall be required to provide whatever other information, documents, or certifications are deemed necessary by the City to substantiate the Eligibility Certification, on an ongoing annual basis, and to verify that such tenant continues to be a Qualifying Tenant within the meaning of Section 3(a)(i) hereof. Eligibility Certifications will be maintained on file by the Developer with respect to each Qualifying Tenant who resides in a Project unit or resided therein during the immediately preceding calendar year.

(iii) Lease. The form of lease to be utilized by the Developer in renting any Rental Housing Units in the Project to any person who is intended to be a Qualifying Tenant shall provide for termination of the lease and consent by such person to immediate eviction for failure to qualify as a Qualifying Tenant as a result of any material misrepresentation made by such person with respect to the Eligibility Certification.

(iv) Annual Report. The Developer covenants and agrees that during the Qualified Project Period, it will prepare and submit to the City on or before April 1 of each year, a certificate substantially in the form of EXHIBIT C hereto, executed by the Developer, (a) identifying the tenancies and the dates of occupancy (or vacancy) for all Qualifying Tenants in the Project, including the percentage of the Rental Housing Units which were occupied by Qualifying Tenants (or held vacant and available for occupancy by Qualifying Tenants) at all times during the year preceding the date of such certificate; (b) describing all transfers or other changes in ownership of the Project or any interest therein; and (c) stating, that to the best

knowledge of the person executing such certificate after due inquiry, all such units were rented or available for rental on a continuous basis during such year to members of the general public and that the Developer was not otherwise in default under this Declaration during such year.

(v) Notice of Non-Compliance. The Developer will promptly notify the City if at any time during the term of this Declaration the number of Rental Housing Units required to be occupied by Qualifying Tenants are not occupied by or are not available for occupancy by Qualifying Tenants as required by the terms of this Declaration.

(b) Section 8 Housing. During the term of this Declaration, the Developer shall not adopt any policies specifically prohibiting or excluding rental to tenants holding certificates/vouchers under Section 8 of the United States Housing Act of 1937, as amended, codified as 42 U.S.C. Sections 1401 et seq., or its successor, because of such prospective tenant's status as such a certificate/voucher holder.

4. [Reserved]

5. Transfer Restrictions. The Developer represents and agrees that prior to the termination of the Occupancy Restrictions provided herein, the Developer shall not transfer the Project or any part thereof or any interest therein, without the prior written approval of the City, which shall not be unreasonably withheld, conditioned, or delayed. The Developer covenants and agrees that the Developer will cause or require as a condition precedent to any conveyance, transfer, assignment, or any other disposition of the Project prior to the termination of the Occupancy Restrictions (the "Transfer") that the transferee of the Project pursuant to the Transfer assume in writing, in a form acceptable to the City, all duties and obligations of the Developer under this Declaration, including this Section 5, in the event of a subsequent Transfer by the transferee prior to expiration of the Occupancy Restrictions provided herein (the "Assumption Agreement"). The Developer shall deliver the Assumption Agreement to the City prior to the Transfer.

6. [Reserved]

7. Enforcement.

(a) The Developer shall permit, during normal business hours and upon reasonable notice, any duly authorized representative of the City to inspect any books and records of the Developer regarding the Project with respect to the incomes of Qualifying Tenants.

(b) The Developer shall submit any other information, documents or certifications requested by the City which the City deems reasonably necessary to substantial continuing compliance with the provisions specified in this Declaration.

(c) The Developer acknowledges that the primary purpose for requiring compliance by the Developer with the restrictions provided in this Declaration is to ensure compliance of the property with the housing affordability covenants set forth in Section

3.8 of the Agreement, and by reason thereof, the Developer, in consideration for assistance provided by the City under the Agreement that makes possible the construction of the Project on the Property, hereby agrees and consents that the City shall be entitled, upon any breach of the provisions of this Declaration, and in addition to all other remedies provided by law or in equity, to enforce specific performance by the Developer of its obligations under this Declaration in a state court of competent jurisdiction. The Developer hereby further specifically acknowledges that the City cannot be adequately compensated by monetary damages in the event of any default hereunder.

(d) The Developer understands and acknowledges that, in addition to any remedy set forth herein for failure to comply with the restrictions set forth in this Declaration, the City may exercise any remedy available to it under Article IV of the Agreement.

8. Indemnification. The Developer hereby indemnifies, and agrees to defend and hold harmless, the City from and against all liabilities, losses, damages, costs, expenses (including attorneys' fees and expenses), causes of action, suits, allegations, claims, demands, and judgments of any nature arising from the consequences of a legal or administrative proceeding or action brought against them, or any of them, on account of any failure by the Developer to comply with the terms of this Declaration, or on account of any representation or warranty of the Developer contained herein being untrue.

9. Agent of the City. The City shall have the right to appoint an agent to carry out any of its duties and obligations hereunder and shall inform the Developer of any such agency appointment by written notice.

10. Severability. The invalidity of any clause, part or provision of this Declaration shall not affect the validity of the remaining portions thereof.

11. Notices. All notices to be given pursuant to this Declaration must be in writing and shall be deemed given when mailed by certified or registered mail, return receipt requested, to the parties hereto at the addresses set forth below, or to such other place as a party may from time to time designate in writing. The Developer and the City may, by notice given hereunder, designate any further or different addresses to which subsequent notices, certificates, or other communications shall be sent. The initial addresses for notices and other communications are as follows:

To the City: City of Plymouth  
Plymouth City Hall  
3400 Plymouth Boulevard  
Plymouth, MN 55447  
Attention: City Manager

To the Developer: Plymouth Plaza MC LLC  
950 Wayzata Blvd.  
Suite 104  
Wayzata, MN 55391

with a copy to:           Larkin Hoffman  
                                  Megan Rogers  
                                  8300 Norman Center Drive  
                                  Minneapolis, MN 55437

12.    Governing Law. This Declaration shall be governed by the laws of the State of Minnesota and, where applicable, the laws of the United States of America.

13.    Attorneys' Fees. Whenever any Event of Default occurs and if the City employs attorneys or incurs other expenses for the collection of payments due or to become due or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer under this Declaration, and the City prevails in the action, the Developer agrees that it will, within ten days of written demand by the City, pay to the City the reasonable fees of the attorneys and the other expenses so incurred by the City.

14.    Conflict. In the event of a conflict between this Declaration and the Agreement this Declaration shall control.

15.    Declaration Binding. This Declaration and the covenants contained herein shall run with the real property comprising the Project and shall bind the Developer and its successors and assigns and all subsequent owners of the Project or any interest therein, and the benefits shall inure to the City and its successors and assigns for the term of this Declaration as provided in Section 1(b) hereof.

Drafted by:

Taft Stettinius & Hollister LLP  
2200 IDS Center  
80 South 8<sup>th</sup> Street  
Minneapolis, Minnesota 55402

IN WITNESS WHEREOF, the Developer has caused this Declaration of Restrictive Covenants to be signed by its respective duly authorized representatives, as of the day and year first written above.

**PLYMOUTH PLAZA MC LLC, a Minnesota limited liability company**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF HENNEPIN    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, the \_\_\_\_\_ of Plymouth Plaza MC LLC, a Minnesota limited liability company, on behalf of the Developer.

\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
to Declaration of Restrictive Covenants

**Legal Description**

The real property located in the City of Plymouth, Hennepin County, Minnesota with the following legal description:

Lot 1, Block 1, Schiebe's Oakwood Second Plat

**EXHIBIT B**  
to Declaration of Restrictive Covenants

Certification of Tenant Eligibility

Project: \_\_\_\_\_

Developer: Plymouth Plaza MC LLC

Unit Type: \_\_\_\_\_ Alcove Studio      \_\_\_\_\_ 1 BR    \_\_\_\_\_ 2 BR    \_\_\_\_\_ 3BR

1. I/We, the undersigned, being first duly sworn, state that I/we have read and answered fully, frankly and personally each of the following questions for all persons (including minors) who are to occupy the unit in the above apartment development for which application is made, all of whom are listed below:

Name of Members of the Household	Relationship To Head of Household	Age	Place of Employment
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Income Computation

2. The anticipated income of all the above persons during the 12-month period beginning this date,

(a) including all wages and salaries, overtime pay, commissions, fees, tips and bonuses before payroll deductions; net income from the operation of a business or profession or from the rental of real or personal property (without deducting expenditures for business expansion or amortization of capital indebtedness); interest and dividends; the full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts; payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay; the maximum amount of public assistance available to the above persons; periodic and determinable allowances, such as alimony and child support payments and regular contributions and gifts received from persons not residing in the dwelling; and all regular pay, special pay and allowances of a member of the Armed Forces (whether or not living in the dwelling) who is the head of the household or spouse; but

(b) excluding casual, sporadic or irregular gifts; amounts which are specifically for or in reimbursement of medical expenses; lump sum additions to family assets, such as

inheritances, insurance payments (including payments under health and accident insurance and workmen's compensation), capital gains and settlement for personal or property losses; amounts of educational scholarships paid directly to the student or the educational institution, and amounts paid by the government to a veteran for use in meeting the costs of tuition, fees, books and equipment, but in either case only to the extent used for such purposes; special pay to a serviceman head of a family who is away from home and exposed to hostile fire; relocation payments under Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; foster child care payments; the value of coupon allotments for the purchase of food pursuant to the Food Stamp Act of 1964 which is in excess of the amount actually charged for the allotments; and payments received pursuant to participation in ACTION volunteer programs, is as follows: \$\_\_\_\_\_.

3. If any of the persons described above (or whose income or contributions was included in item 2) has any savings, bonds, equity in real property or other form of capital investment, provide:

(a) the total value of all such assets owned by all such persons: \$\_\_\_\_\_;

(b) the amount of income expected to be derived from such assets in the 12-month period commencing this date: \$\_\_\_\_\_; and

(c) the amount of such income which is included in income listed in item 2: \$\_\_\_\_\_.

4. (a) Will all of the persons listed in item 1 above be or have they been full-time students during five calendar months of this calendar year at an educational institution (other than a correspondence school) with regular faculty and students?

Yes \_\_\_\_\_ No \_\_\_\_\_

(b) Is any such person (other than nonresident aliens) married and eligible to file a joint federal income tax return?

Yes \_\_\_\_\_ No \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION SET FORTH ABOVE IS TRUE AND CORRECT. THE UNDERSIGNED ACKNOWLEDGE THAT THE LEASE FOR THE UNIT TO BE OCCUPIED BY THE UNDERSIGNED WILL BE CANCELLED UPON 10 DAYS WRITTEN NOTICE IF ANY OF THE INFORMATION ABOVE IS NOT TRUE AND CORRECT.

\_\_\_\_\_  
Head of Household

\_\_\_\_\_  
Spouse

H-B-2

FOR COMPLETION BY OWNER  
(OR ITS MANAGER) ONLY

1. Calculation of Eligible Tenant Income:

(a) Enter amount entered for entire household in 2 above: \$\_\_\_\_\_

(b) If the amount entered in 3(a) above is greater than \$5,000, enter the greater of (i) the amount entered in 3(b) less the amount entered in 3(c) or (ii) 10% of the amount entered in 3(a): \$\_\_\_\_\_

(c) TOTAL ELIGIBLE INCOME (Line 1(a) plus Line 1(b)): \$\_\_\_\_\_

5. The amount entered in 1(c) is less than or equal to \_\_\_\_\_ 60% of median income for the area in which the Project is located, as defined in the Declaration. 60% is necessary for status as a "Qualifying Tenant" under Section 3(a) of the Declaration.

6. Number of apartment unit assigned: \_\_\_\_\_.

7. This apartment unit was \_\_\_\_ was not \_\_\_\_ [check one] last occupied for a period of at least 31 consecutive days by persons whose aggregate anticipated annual income as certified in the above manner upon their initial occupancy of the apartment unit was less than or equal to 60% of Median Income in the area.

8. Check as applicable: \_\_\_\_\_ Applicant qualifies as a Qualifying Tenant (tenants of at least \_\_ units must meet), or \_\_\_\_\_ Applicant otherwise qualifies to rent a unit.

THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE HAS NO KNOWLEDGE OF ANY FACTS WHICH WOULD CAUSE HIM/HER TO BELIEVE THAT ANY OF THE INFORMATION PROVIDED BY THE TENANT MAY BE UNTRUE OR INCORRECT.

PLYMOUTH PLAZA MC LLC,  
a Minnesota limited liability company

By: \_\_\_\_\_  
Its: \_\_\_\_\_

EXHIBIT C  
to Declaration of Restrictive Covenants

Certificate of  
Continuing Program Compliance

Date: \_\_\_\_\_, \_\_\_\_\_.

The following information with respect to the Project located at \_\_\_\_\_, Plymouth, Minnesota (the "Project"), is being provided by Plymouth Plaza MC LLC (the "Developer") to the City of Plymouth, Minnesota (the "City"), pursuant to that certain Declaration of Restrictive Covenants, dated \_\_\_\_\_, 20\_\_ (the "Declaration"), with respect to the Project:

(A) The total number of residential units which are available for occupancy is 195. The total number of such units occupied is \_\_\_\_\_.

(B) The following residential units (identified by unit number) have been designated for occupancy by "Qualifying Tenants," as such term is defined in the Declaration (for a total of \_\_\_\_ units):

Alcove Studio Units:

1 BR Units:

2 BR Units:

3 BR Units

(C) The following residential units which are included in (B) above, have been re-designated as units for Qualifying Tenants since \_\_\_\_\_, 20\_\_, the date on which the last "Certificate of Continuing Program Compliance" was filed with the City by the Developer:

Unit Number	Previous Designation of Unit (if any)	Replacing Unit Number
_____	_____	_____
_____	_____	_____

(D) The following residential units are considered to be occupied by Qualifying Tenants based on the information set forth below:

	Unit Number	Name of Tenant	Number of Persons Residing in the Unit	Number of Bedrooms	Total Adjusted Gross Income	Date of Initial Occupancy
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						

(E) The Developer has obtained a "Certification of Tenant Eligibility," in the form provided as EXHIBIT B to the Declaration, from each Tenant named in (D) above,

and each such Certificate is being maintained by the Developer in its records with respect to the Project. Attached hereto is the most recent "Certification of Tenant Eligibility" for each Tenant named in (D) above who signed such a Certification since \_\_\_\_\_, \_\_\_\_\_, the date on which the last "Certificate of Continuing Program Compliance" was filed with the City by the Developer.

(F) In renting the residential units in the Project, the Developer has not given preference to any particular group or class of persons (except for persons who qualify as Qualifying Tenants); and none of the units listed in (D) above have been rented for occupancy entirely by students, no one of which is entitled to file a joint return for federal income tax purposes. All of the residential units in the Project have been rented pursuant to a written lease.

(G) The information provided in this "Certificate of Continuing Program Compliance" is accurate and complete, and the Developer has no actual knowledge that any of the information provided herein, or in any "Certification of Tenant Eligibility" obtained from the Tenants named herein, is inaccurate or incomplete in any respect.

(H) The Project is in continuing compliance with the Declaration.

(I) The Developer certifies that as of the date hereof at least 20% of the residential dwelling units in the Project are occupied or held open for occupancy by Qualifying Tenants, as defined and provided in the Declaration.

(J) If Developer has applied for 4d(1) property classification under Minnesota Statutes, Section 273.13, Subd. 25(e), attached is documentation evidencing the certification requirements of Minnesota Statutes, Section 273.128.

IN WITNESS WHEREOF, I have hereunto affixed my signature, on behalf of the Developer, on \_\_\_\_\_, 20\_\_\_\_.

Plymouth Plaza MC LLC,  
a Minnesota limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

**EXHIBIT I**  
**INCLUSIONARY HOUSING POLICY**

(Attached)

## Inclusionary Housing Policy

The City of Plymouth recognizes the need to provide affordable housing for a broad range of income levels to maintain a diverse population and attract residents to live or work in the city. This policy has been created to ensure that a reasonable proportion of each new residential development receiving City financial assistance include units affordable to low and moderate income households (generally defined as 30% to 80% of Area Median Income). The requirements set forth in this policy further the City's housing goals as outlined in the Comprehensive Plan to create and preserve affordable housing opportunities.

### I. Definitions

City Financial Assistance: The use of public funds of, or administered by, the City for any new residential development, including but not limited to:

- A. City or HRA funds or fee waivers;
- B. Community Development Block Grant (CDBG);
- C. Housing Rehabilitation Funds;
- D. Revenue Bonds (private activity bonds are negotiable);
- E. Tax Increment Financing (TIF);
- F. Tax Abatement;
- G. Land Write Downs;

Unit(s): Apartment, housing condominium, townhome, duplex, triplex, fourplex or a single-family dwelling.

Development: Any undertaking to provide residential dwelling Units to which requests for City Financial Assistance are made.

### II. Applicability and Minimum Development Size

This policy applies to all new residential Developments and existing multi-family dwellings that receive City Financial Assistance and meet the following thresholds:

- A. New Developments that create at least 10 dwelling Units; or
- B. Reconstruction, expansion, or demolition of an existing residential multi-family building that will contain after completion of such alteration at least 10 dwelling Units.

### III. Affordable Dwelling Units

To ensure affordability, the City requires that (i) a certain percentage of Units in a Development that receive City Financial Assistance are reserved for and leased or sold to individuals or families of low or moderate-income as described in this section, and (ii) that the rents for such Units remain affordable for such individuals and families, or, in the case of the sale of a Unit, that the sale price at the time of sale is affordable for such individuals and families.

#### Number of Affordable Units

A Development that is subject to this policy shall provide affordable dwelling Units equal to the percentages cited below, times the total number of Units in the Development. The required number of affordable dwelling Units is based on the total number of dwelling Units that are approved by the City Council. If the final calculation includes a fraction, the fraction shall be rounded to the nearest whole number.

#### Income Targets

The required number of affordable dwelling Units within a residential Development subject to this policy shall be reserved for and either leased to or sold to individuals or families who meet the income thresholds as outlined below. The Developer can select the level of affordability that is appropriate for their project:

##### (1) Rental Developments:

- a. At least twenty percent (20%) of the Units shall be reserved for and leased to individuals or families whose household income does not exceed sixty percent (60%) of the Area Median Income (AMI); or
- b. At least ten percent (10%) of the Units shall be reserved for and leased to individuals and families whose household income does not exceed fifty percent (50%) of AMI; or
- c. At least five percent (5%) of the Units shall be reserved for and leased to individuals or families whose household income does not exceed thirty percent (30%) of AMI.

## (2) For-Sale Developments:

- a. At least fifteen percent (15%) of the Units shall be reserved for and sold to individuals or families whose household income does not exceed eighty percent (80%) of the AMI.

### Rent and Sale Price Levels

For rental developments, the monthly rental price for affordable dwelling Units shall include rent and utility costs and shall be based on the applicable Area Median Income (AMI) for the Twin Cities metropolitan area adjusted for bedroom size and calculated annually by Minnesota Housing for establishing rent limits for the Low-Income Housing Tax Credit (LIHTC) Program.

On for-sale developments, the qualifying sale price for an owner-occupied affordable dwelling Unit shall be based on the applicable amount affordable to household or individual at 80% Area Median Income (AMI) for the metropolitan area and calculated annually by Minnesota Housing for the Impact Fund program.

### Period of Affordability

For rental Developments subject to this policy, the period of affordability for the affordable dwelling Units shall be a minimum of twenty-five (25) years. Units available in for sale Developments shall be subject to this policy until sold to an income eligible owner.

## IV. Standards for Affordable Rental Units

### Size and Design of Affordable Units

The size and design of the affordable dwelling Units should be consistent and comparable with the market rate Units in the same project and are subject to the approval of the City Council.

### Exterior/Interior Appearance

The exterior materials and design of the affordable dwelling Units in any Development subject to this policy shall be indistinguishable in style and quality with the market rate Units in the Development. The interior finish and quality of construction of the affordable dwelling units shall at a minimum be comparable to entry level rental or ownership housing in the city. Construction of the affordable dwelling Units shall be concurrent with construction of the market rate dwelling Units.

## V. Integration of Affordable Dwelling Units

### Distribution of Affordable Housing Units

The affordable dwelling Units shall be incorporated into the overall Development unless expressly allowed to be in a separate building or a different location approved by the City Council. Affordable dwelling Units shall be distributed equally by bedroom size and throughout the building.

### Number of Bedrooms

The affordable dwelling Units shall have a number of bedrooms in the approximate proportion as the market rate Units unless the developer demonstrates the need for a different proportion based upon a documented need for such units within the city. The mix of Unit types, both bedroom and accessible Units, of the affordable dwelling Units shall be approved by the City Council.

### Tenants' Change of Income

Affordable rental dwelling Units shall be rented only to income eligible families during the period of affordability. An income eligible family may remain in the affordable dwelling Unit for additional rental periods if the income of the family does not exceed one-hundred forty percent (140%) of the applicable AMI. If the family income exceeds this amount, they must be moved to the first available market rate Unit that meets their household size. This provision shall not supersede any rules that may apply for a federal or state housing program that allows for a different change in tenant income.

## VI. Non-Discrimination Based on Rent Subsidies

Developments covered by this policy must not discriminate against tenants paying rent with federal, state, or local public assistance, including, but not limited to rental assistance, rent supplements, and Housing Choice Vouchers.

## VII. Housing Performance Agreement

### Applicability

Developments that are subject to this policy shall enter into a Housing Performance Agreement as described below, which outlines how the developer will comply with each of the applicable requirements of this policy.

## Approval

The Housing Performance Agreement shall be approved by the City Council.

## Contents

The Housing Performance Agreement shall include at least the following:

- a. General information about the nature and scope of the development subject to these regulations.
- b. For requests to an alternative to on-site provision of affordable housing, evidence that the proposed alternative will further affordable housing opportunities in the City to an equivalent or greater extent than compliance with the otherwise applicable on-site requirements of this policy.
- c. The total number of market rate Units and affordable dwelling Units in the development by bedroom size and income threshold.
- d. The pricing for each affordable ownership dwelling Unit. The pricing of each unit shall be determined at time of approval. At time of sale this price may be adjusted if there has been a change in the median income or a change in the formulas used in this policy.
- e. Proposed schedule of individual Unit development (market rate vs. affordable units).
- f. For owner-occupied units, documentation and specifications regarding the exterior appearance, materials and finishes of the development for each of the affordable dwelling units illustrating that the appearance of affordable Units are comparable to the appearance of the market-rate Units.
- g. All other information that City staff may request to achieve the City Council's affordable housing goals.

## VIII. Recorded Agreements, Conditions and Restrictions

- (1) The Housing Performance Agreement and/or Declaration of Restrictive Covenants shall be executed between the City and Developer, in a form approved by the City Attorney, which formally sets forth Development approval and requirements to achieve affordable

housing in accordance with this policy and location criteria. The Housing Performance Agreement shall identify:

- a. The location, number, type, and size of affordable housing Units to be constructed; and
  - b. Income limitations for the affordable Units; and
  - c. Sales and/or rental terms; occupancy requirements; and
  - d. A timetable for completion of the Units; and
  - e. Restrictions that will be placed on the Units to ensure affordability; and
  - f. Annual rental tenant income and rent reporting requirements; and
  - g. Any terms contained in the approval resolution by the City as applicable.
- (2) The applicant or owner shall execute all documents deemed necessary by the City Manager, including, without limitation, a Declaration of Restrictive Covenants, and other related instruments, to ensure the affordability of the affordable housing Units in accordance with this policy.
- (3) The applicant or owner must record all documents, restrictions, easements, covenants, and/or agreements that are specified by the City Council as conditions of approval of the application prior to issuance of a building permit for any Development subject to this policy.
- (4) Documents described above shall be recorded in the Hennepin County Registry of Deeds as appropriate.

## IX. State and Federal Law

This policy is not to be interpreted, nor intended to conflict with state or federal law. If any portion of this policy is determined to be in conflict, state or federal law will control. Many state and federal programs provide for similar regulations regarding affordability levels. In such instances where participation in a state or federal program results in a more restrictive set of standards regarding affordability, such Development will be deemed to have met the requirements of this policy.

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-087

### RESOLUTION AUTHORIZING EXECUTION OF A TAX INCREMENT FINANCING DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS

WHEREAS, Plymouth Plaza MC, LLC (the “Developer”) has requested the city assist with the financing of certain costs incurred in connection with the construction of 195 units of multifamily rental housing (the “Project”) on property located within the city (the “Development Property”); and

WHEREAS, the City Council, by resolution approved on February 24, 2026, has previously established Tax Increment Financing District No. 7-13 (the “TIF District”) within Development District No. 7 and approved a Tax Increment Financing Plan therefore under the provisions of Minnesota Statutes, Sections 469.174 to 469.1794, as amended; and

WHEREAS, the Development Property is located with the TIF District; and

WHEREAS, the Developer and the city have determined to enter into a TIF Development Agreement providing for the city's financial assistance for the Project (the "TIF Development Agreement"); and

WHEREAS, the Developer and city have determined to enter into an Assessment Agreement (the “Assessment Agreement”), which provides a minimum market value for the Development Property and the Project; and

WHEREAS, the Developer will execute a Declaration of Restrictive Covenants (the “Declaration”) in favor of the city, which shall run with the Development Property and Project and be binding upon all subsequent owners of the Development Property and Project for a period of twenty-five years following the Developer’s receipt of certificate of occupancy for the Project.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA as follows:

- (1) The city approves the TIF Development Agreement, the Assessment Agreement, and the Declaration (collectively, the “City Documents”) in substantially the form submitted, and the Mayor and the City Manager are hereby authorized and directed to execute the City Documents on behalf of the City.
- (2) The approval given to the City Documents includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the city officials authorized by this resolution to execute the City Documents. The execution of the City Documents by the appropriate officer or officers of the city shall be conclusive evidence of the approval of the City Documents in accordance with the terms hereof.

APPROVED by the City Council on this 24th day of March, 2026.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on March 24, 2026, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the corporate seal of the city this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

---

**To:** Dave Callister, City Manager

**Prepared by:** Ben Scharenbroich, Water Resources Supervisor

**Reviewed by:** Michael Thompson, Public Works Director

**Item:** **Approve final closeout for the Palmer Creek Estates Stream Stabilization Project**

---

### **1. Action Requested:**

Adopt attached resolution approving final closeout for the Palmer Creek Estates stream Restoration Project (WR15003).

### **2. Background:**

This project consisted of erosion corrections, bank slope grading, storm sewer pipe maintenance and dredging of accumulated sediments in the stream adjacent to the Palmer Creek Estates neighborhood north of Schmidt Lake Road and east of Larch Lane. Also included was tree thinning and buckthorn removal that will help reduce erosion in the stream/channel and improve water quality in Bass Lake. The work has been completed and certified as meeting project specifications by the city engineer. No warranty items arose during the warranty period.

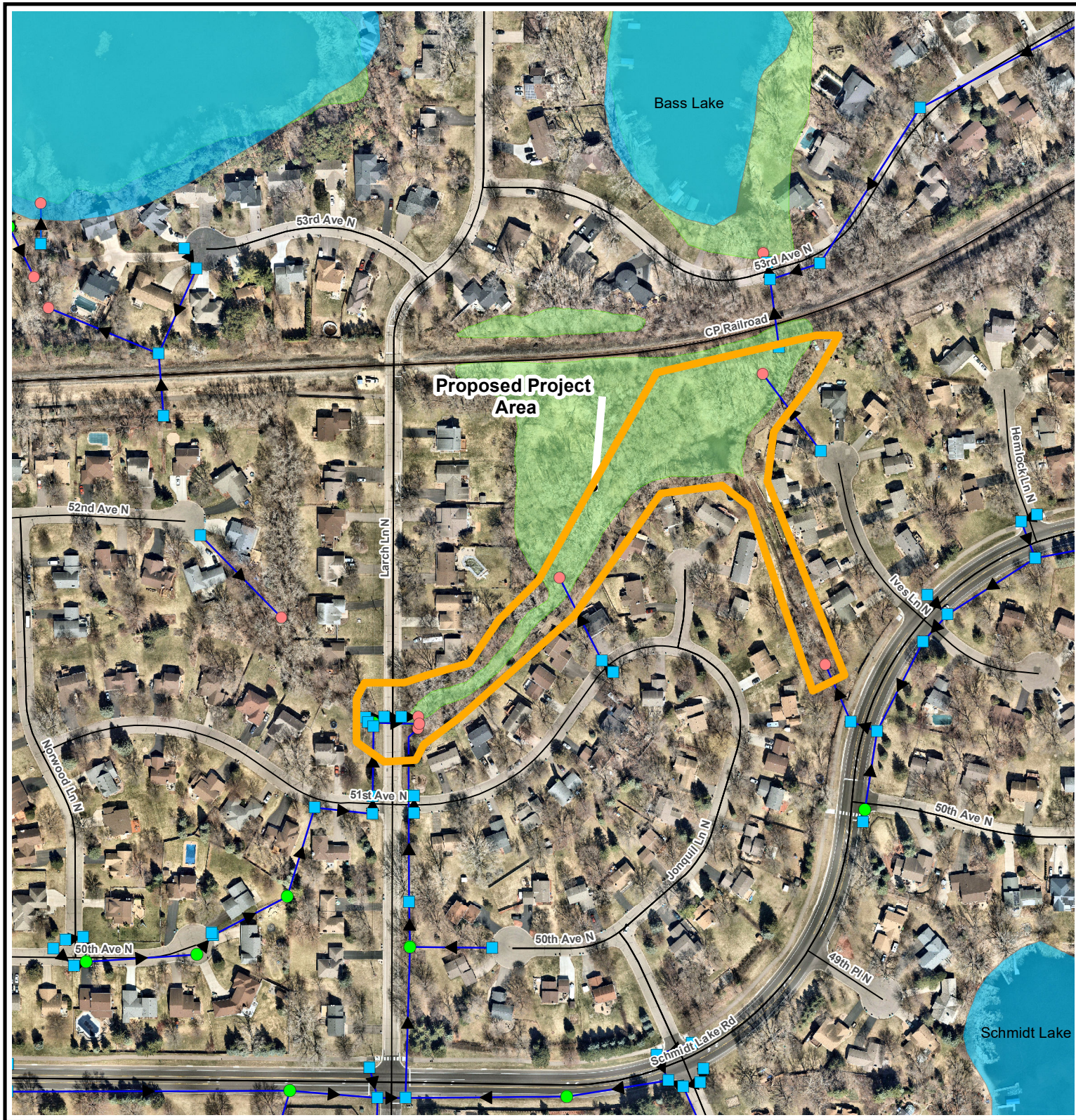
### **3. Budget Impact:**

Council previously approved a budget of \$636,300 for this project. At project completion, the total cost was \$407,798.77 which includes improvements (\$334,587.70) and engineering and administration (\$73,211.07). The Shingle Creek Watershed Management Commission is fully reimbursing the city for project costs.

### **4. Attachments:**

1. Project Location Map
2. Pay Application 4 and Final
3. City Council Resolution 2026-088

# Palmer Creek Drainage Improvement Project

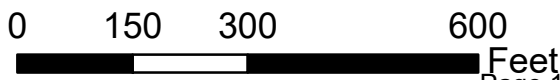


### Legend

- Storm Inlet
- Storm Outlet
- Storm Main

### Surface Water Resources

- Wetland
- Lakes





City of

**Plymouth**

**Palmer Creek Estates Stream Restoration Project  
Pay Voucher 4 and Final**

**Pay and Close PO  
PO# 2023-00000069  
CIP# WR210002  
Employee# 6806**

City of Plymouth	Sunram Construction, Inc.
Project #: WR-210002	20010 75th Ave N
PO #: 2023-069	Corcoran, MN 55340

Original Contract Amount:	\$	558,098.00
Contract Changes:		
Revised Contract Amount:	\$	558,098.00

Value Completed to Date:	\$	334,587.70
Material on Hand:	\$	-
Amount Earned:	\$	334,587.70
Less Retainage: <u>0%</u>	\$	-
Less Liquidated Damages:	\$	-
Sub-Total:	\$	334,587.70
Less Amount Paid Previously:	\$	326,489.82
<b>Amount Due This Pay Voucher:</b>	<b>\$</b>	<b>8,097.88</b>
<i>Percent Complete</i>		<i>59.95%</i>

Payment Summary:

PV #	Up Through Date	Work Certified Via PV	Retainage in PV	Amount Paid in PV
1	3/9/2023	\$ 185,971.13	\$ 9,298.56	\$ 176,672.57
2	7/7/2023	\$ 26,865.65	\$ 1,343.28	\$ 25,522.37
3	11/10/2023	\$ 115,550.63	\$ 1,155.51	\$ 124,294.88
		\$ 328,387.41	\$ 11,797.34	\$ 326,489.82

This is to certify that the items of work shown in this Pay Voucher have been actually furnished and installed for the above referenced project and in accordance with the contract plans and specifications. Further the contractor and owner confirm that work completed to date is accurate and complete as of this Pay Voucher.

Recommended for Approval (ENGINEER)

By:

Date: 8/20/2024

Approved By: (CONTRACTOR)

By:

Date: 8/20/24

Approved By: (OWNER)

By:

Date: 8/20/2024

Ok to Pay



Palmer Creek Estates Stream Restoration Project  
City Project No. WR-210002

Pay Voucher No. 4 and Final  
Period: 11/10/2023-7/25/2024

ITEM NO.	MNDOT NO.	DESCRIPTION	UNIT	BID UNIT PRICE	CONTRACT QUANTITY	QUANTITY THIS PERIOD	VALUE THIS PERIOD	QUANTITY TO DATE	VALUE TO DATE
<b>BASE BID</b>									
1		MOBILIZATION/DEMOBILIZATION	LS	\$ 26,550.50	1		\$ -	1.00	\$ 26,550.50
2		TRAFFIC CONTROL	LS	\$ 18,500.00	1		\$ -	1.00	\$ 18,500.00
3		TEMPORARY CONSTRUCTION ENTRANCE - MAINTAINED	EA	\$ 800.00	3		\$ -	2.00	\$ 1,600.00
4		STREET SWEEPER (WITH PICKUP BROOM)	HR	\$ 155.00	12		\$ -	1.00	\$ 155.00
5		SEDIMENT CONTROL LOG TYPE STRAW (BIOROLL) - MAINT/	LF	\$ 4.00	110		\$ -	110.00	\$ 440.00
6		STORM DRAIN INLET PROTECTION - MAINTAINED	EA	\$ 150.00	5		\$ -	1.00	\$ 150.00
7		CLEAR TREE (GREATER THAN 6" DBH)	EA	\$ 685.00	69		\$ -	69.00	\$ 47,265.00
8		CLEARING AND GRUBBING	SY	\$ 3.25	450		\$ -	450.00	\$ 1,462.50
9		CLASS II RIPRAP, ANGULAR, GRANITE	TON	\$ 70.00	740		\$ -	744.00	\$ 52,080.00
10		CLASS III RIPRAP, ANGULAR, GRANITE	TON	\$ 70.00	30		\$ -	70.00	\$ 4,900.00
11		CLASS IV RIPRAP, ANGULAR, GRANITE	TON	\$ 70.00	185		\$ -	198.00	\$ 13,860.00
12		MUCK EXCAVATION (EV) - TIER 2 - OFFSITE DISPOSAL	CY	\$ 35.00	1,030		\$ -	858.00	\$ 30,030.00
13		TOPSOIL BORROW (CV)	CY	\$ 54.50	100		\$ -		\$ -
14		EROSION CONTROL BLANKET (CATEGORY 25)	SY	\$ 2.35	6,560		\$ -	4,900.00	\$ 11,515.00
15		WOVEN EROSION CONTROL BLANKET (COIR MAT)	SY	\$ 3.05	1,300		\$ -	1,300.00	\$ 3,965.00
16		REMOVE STORM SEWER PIPE	LF	\$ 52.00	38		\$ -	16.00	\$ 832.00
17		REMOVE STORM SEWER STRUCTURE	EA	\$ 4,000.00	1		\$ -		\$ -
18		10' DIA DIVERSION STRUCTURE	EA	\$ 67,775.00	1		\$ -		\$ -
19		10' DIA HYDRODYNAMIC SEPARATOR	EA	\$ 119,575.00	1		\$ -		\$ -
20		8' DIA HYDRODYNAMIC SEPARATOR	EA	\$ 89,875.00	1		\$ -	1.00	\$ 89,875.00
21		REPAIR 48" RC PIPE JOINTS	LS	\$ 3,725.00	1		\$ -	2.00	\$ 7,450.00
22		REMOVE 24" FLARED END SECTION	EA	\$ 925.00	1		\$ -		\$ -
23		24" RC FLARED END SECTION	EA	\$ 3,825.00	1		\$ -		\$ -
24		30" PVC STORM SEWER	LF	\$ 280.00	32		\$ -		\$ -
25		SALVAGE FOOTBRIDGE	LS	\$ 185.00	1		\$ -	1.00	\$ 185.00
26		SALVAGE AND STOCKPILE FENCE	LF	\$ 14.00	40		\$ -	40.00	\$ 560.00
27		REMOVE BITUMINOUS TRAIL	SY	\$ 9.00	40		\$ -	80.00	\$ 720.00
28		PATCH BITUMINOUS TRAIL	SY	\$ 35.00	40		\$ -	80.00	\$ 2,800.00
29		REMOVE BITUMINOUS ROAD PAVEMENT	SY	\$ 15.00	120		\$ -		\$ -
30		PATCH BITUMINOUS ROAD PAVEMENT	SY	\$ 50.00	120		\$ -		\$ -
31		REMOVE AND REPLACE CONCRETE CURB & GUTTER	LF	\$ 100.00	50		\$ -		\$ -
32		MNDOT SEED MIX 25-151 (RESIDENTIAL TURF, 120 PLS)	LB (PLS)	\$ 22.00	20		\$ -	71.00	\$ 1,562.00
33		MNDOT SEED MIX 34-181 (RIPARIAN SOUTH AND WEST, 5 PL)	LB (PLS)	\$ 54.00	5		\$ -	1.00	\$ 54.00
34		MNDOT SEED MIX 36-711 (WOODLAND EDGE CENTRAL, 71 PL)	LB (PLS)	\$ 76.00	80		\$ -	67.90	\$ 5,160.40
35		TEMPORARY SEED AND STABILIZATION MNDOT SEED 21-11	SY	\$ 0.55	6,560		\$ -	2,546.00	\$ 1,400.30
36		1 YEAR - VEGETATION ESTABLISHMENT AND MAINTENANCE	LS	\$ 4,800.00	1		\$ 4,800.00	1.00	\$ 4,800.00

BASE BID TOTALS = \$ 4,800.00 \$ 327,871.70



**Palmer Creek Estates Stream Restoration Project**  
City Project No. WR-210002

Pay Voucher No. 4 and Final  
Period: 11/10/2023-7/25/2024

NO.	ITEM	UNIT	CHANGE ORDER UNIT PRICE	CHANGE ORDER QUANTITY	QUANTITY THIS PERIOD	VALUE THIS PERIOD	QUANTITY TO DATE	VALUE TO DATE
<b>CHANGE ORDER 1</b>								
37	TREE CLEARING & GRUBBING	L.S.	\$2,288.50	1		\$ -	1	\$ 2,288.50
38	REINSTALL FENCE AND GATE	L.S.	\$4,427.50	1		\$ -	1	\$ 4,427.50

CHANGE ORDER 1 TOTAL = \$ - \$ 6,716.00

TOTAL AMOUNT EARNED = \$ 4,800.00 \$ 334,587.70

RETAINAGE WITHHELD = \$ - \$ -

PREVIOUS RETAINAGE RELEASED (1%) = \$ 3,297.80

TOTAL PAYMENT AMOUNT = \$ 8,097.80 \$ 334,587.70

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-088

### RESOLUTION APPROVING FINAL CLOSEOUT FOR THE PALMER CREEK ESTATES STREAM RESTORATION PROJECT (WR210002)

WHEREAS, the City of Plymouth as the owner, and Sunram Construction, Inc. as the contractor, have entered into an agreement for the Palmer Creek Estates Stream Restoration Project. Said agreement was approved by the City Council on December 13, 2022; and

WHEREAS, the City Engineer has certified his acceptance of the work and his approval of the request for final payment.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. That the original contract amount between the owner and the contractor was \$558,098 and the final contract amount is \$334,587.70, or 40.05% under the contract amount.
2. That the work performed by the contractor for the Palmer Creek Estates Stream Restoration Project and certified to the council by the engineer as acceptable, being the same, is released from the contract except as to the conditions of the performance bond, any and all legal rights of the owner, required guarantees and correction of faulty work after final payment.
3. The total project cost is \$407,798.77, which includes the improvements (\$334,587.70) and engineering and administration (\$73,211.07).

BE IT FURTHER RESOLVED, that funding for this project is from the Shingle Creek Watershed Management Commission.

APPROVED by the City Council on this 24th day of March, 2026.

---

**To:** Dave Callister, City Manager

**Prepared by:** Tony Miller, Engineering Project Manager

**Reviewed by:** Michael Thompson, Public Works Director

**Item:** **Public improvement and assessment hearing, order improvements, adopt assessments and award contract for the 2026 Street Rehabilitation Project (ST269002)**

---

### **1. Action Requested:**

Adopt attached resolutions ordering improvement, adopting assessments and awarding contract for the 2026 Street Rehabilitation Project (ST269002). Approval of resolution ordering the improvement requires 6/7 vote of the City Council and all other resolutions require 4/7 vote.

### **2. Background:**

On January 27, 2026, council approved plans and specifications, ordered advertisement for bids and set March 24, 2026 as the date for the public improvement and assessment hearing for the 2026 Street Rehabilitation Project. In accordance with state statute, notice of the improvement and assessment hearing was sent to all affected property owners and has been advertised in the city's designated newspaper.

The project area includes Zachary Lane between 36th Avenue and Rockford Road, Holly Lane between Old Rockford Road and 46th Avenue and streets within the Amhurst neighborhood. Location maps of the streets included with the project are attached. This project is one of two pavement rehabilitation projects included in the 2025–2034 Capital Improvement Plan (CIP) with construction scheduled for 2026. Project improvements include mill and overlay or pavement rehabilitation. Paving will be completed by city maintenance crews or a contractor. Additional improvements include utility repairs, replacement of curb and gutter, trail replacement along Holly Lane and Zachary Lane and replacement of pedestrian ramps to comply with the Americans with Disabilities Act (ADA). The trail on Zachary Lane is being replaced in coordination with Three Rivers Park District as it is part of their larger regional trail

system and will be owned and maintained by Three Rivers.

Bids were publicly opened for this project on February 20, 2026. The city received six bids as detailed in the attached bid tabulation. Staff reviewed the bidding documents submitted by Northwest Asphalt, Inc. of Shakopee, Minnesota for compliance with the responsible bidder criteria and finds their bid acceptable. Northwest Asphalt, Inc. has completed similar projects for Plymouth in the past and staff believes Northwest Asphalt, Inc. is capable of constructing the project in accordance with the approved plans and specifications.

Recommended special assessments reflect the rates for single-family properties approved by council in October 2025. The rates for single-family properties impacted by a mill and overlay are \$1,500 for detached homes and \$750 for attached homes. The rates for single-family properties impacted by a full-depth reclamation are \$4,250 for detached homes. Assessments for other property types were calculated based on the lowest responsible bid.

If the street construction contract is awarded, construction is expected to start in the spring and be substantially completed in the fall. Final completion, including restoration, will occur in the spring of 2027.

**3. Budget Impact:**

This project is one of two pavement rehabilitation projects included in the 2025 Capital Improvement Plan (2025-2034) with an estimated cost of \$10,150,000. The total estimated project cost of the 2026 Street Rehabilitation Project, based on the low bid, is \$3,811,400. Additionally, Three Rivers Park District has agreed to reimburse the city up to \$500,000 for the costs associated with the rehabilitation of the trail along Zachary Lane.

The project cost and funding sources are listed below:

<b>Project Cost</b>	<b>Amount</b>
Improvements	\$ 2,779,677.27
Engineering, Inspection and Administration	\$ 892,000.00
Contingency	\$ 139,722.73
<b>Total</b>	<b>\$ 3,811,400.00</b>

<b>Project Funding</b>	<b>Amount</b>
Street Reconstruction Fund	\$ 2,243,050.02
Water Fund	\$ 285,000.00
Water Resources Fund	\$ 160,000.00
Sewer Fund	\$ 120,000.00
Special Assessments	\$ 553,349.98
Three Rivers Park District	\$ 450,000.00
<b>Total</b>	<b>\$ 3,811,400.00</b>

#### **4. Attachments:**

1. Presentation
2. Location Maps
3. Award Recommendation Letter
4. Bid Tabulation
5. Assessment Roll and Maps
6. Written Objection Letter from Stuart Gilbert
7. (Tabled to 4/13) Resolution - Order Improvement
8. (Tabled to 4/13) Resolution - Adopting Assessments
9. (Tabled to 4/13) Resolution - Awarding Contract



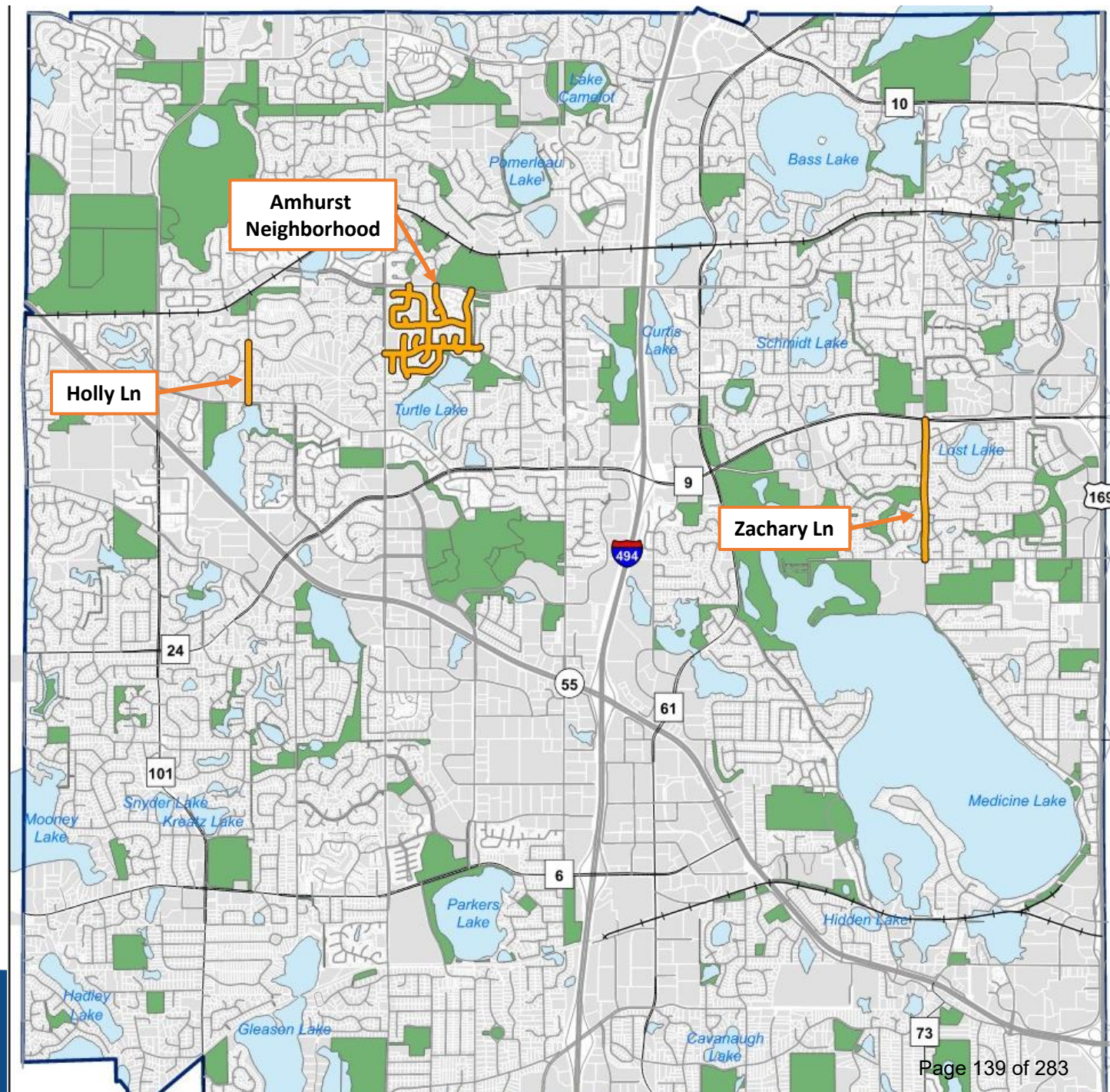
# 2026 Street Rehabilitation Project

Public Improvement and Assessment Hearing - March 24<sup>th</sup>, 2026



# Project Area

- Holly Lane
- Amhurst Neighborhood
- Zachary Lane



# Existing Conditions

- Pavement is deteriorating
- Spot curb and gutter cracking/heaving
- Aging/spot utility failures



# Existing Conditions - Holly Ln

Holly Ln & Old Rockford Rd  
(Facing South)



Holly Ln & 46<sup>th</sup> Ave  
(Facing South)



# Existing Conditions - Amhurst



# Existing Conditions - Zachary Ln

Zachary Ln & 39<sup>th</sup> Ave  
(Facing North)



Zachary Ln & Old Rockford Rd  
(Looking South)



# Proposed Improvements

- Street
  - Full depth reclamation
    - Holly Lane
  - Mill & overlay
    - Amhurst neighborhood
    - Zachary Lane
- Spot Curb & gutter replacement
- Spot pedestrian improvements
- Spot utility repairs & improvements
- Trail rehabilitation
  - Holly Lane & Zachary Lane



# Project Costs & Funding

- Cost: \$ 3,811,400.00
- Funding:
  - Street Reconstruction Fund: \$ 2,243,050.02
  - Water Fund: \$ 285,000.00
  - Water Resources Fund: \$ 160,000.00
  - Sewer Fund: \$ 120,000.00
  - Special Assessments: \$ 553,349.98
  - Three Rivers Park District: \$ 450,000.00



# Assessment Policy - last revised Oct 2025

- Assesses benefiting properties

Type of Implement	Single Family Detached Assessment	Single Family Attached Assessment
Full Depth Reclamation	\$4,250.00	\$2,125.00
Mill and Overlay	<del>\$1,150.00</del> \$1,500.00	\$750.00

- City pays remainder
- Costs not assessed and fully paid by City
  - Water main improvements
  - Sanitary sewer improvements
  - Trail improvements




1

1 Correction made during the March 24 City Council Meeting



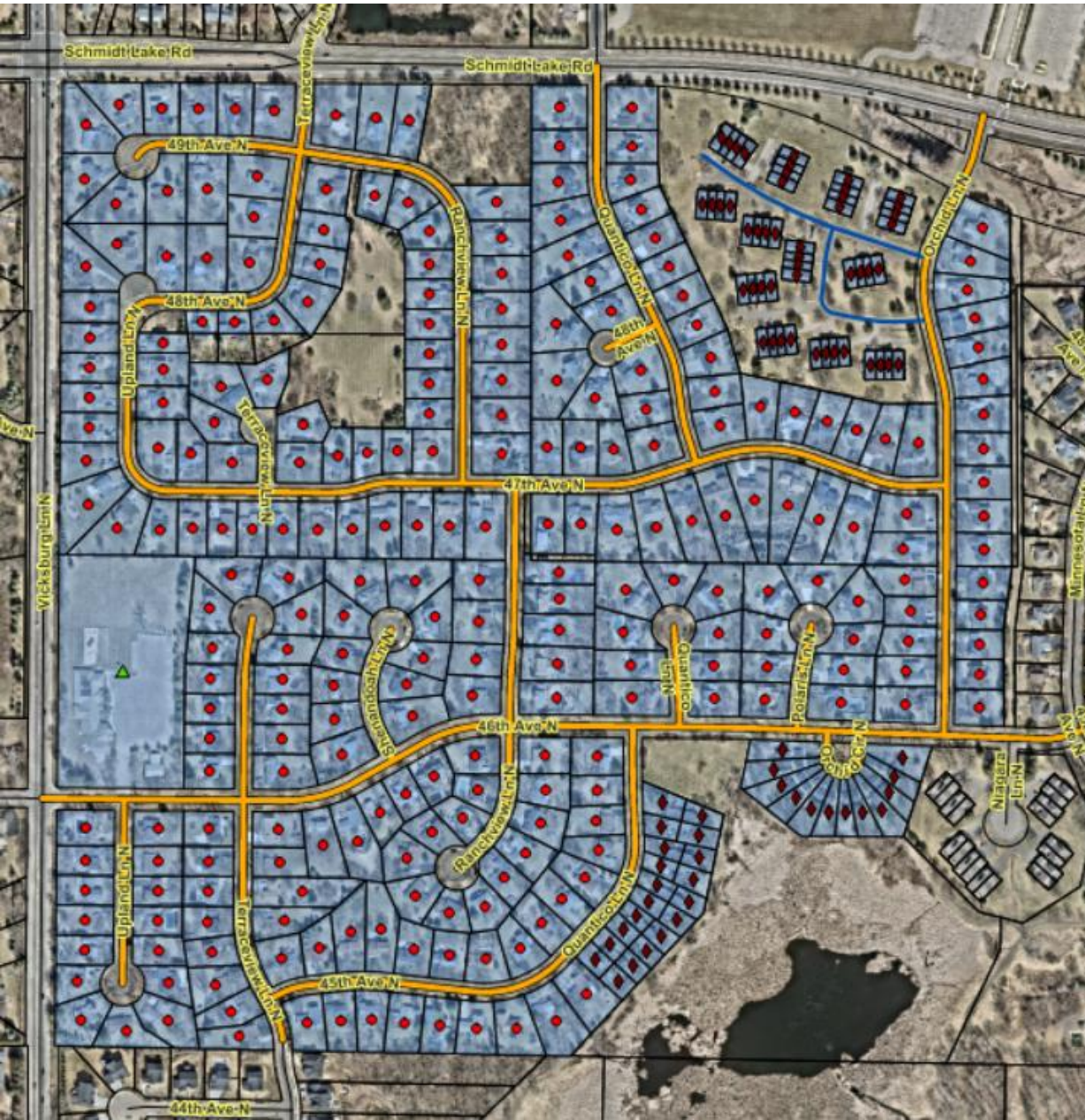
# Proposed Assessments - Holly Lane

- Single Family Detached - \$4,250
- Other – \$ Varies







-  Project Area
-  Assessed Parcels
-  Single Family Detached Unit



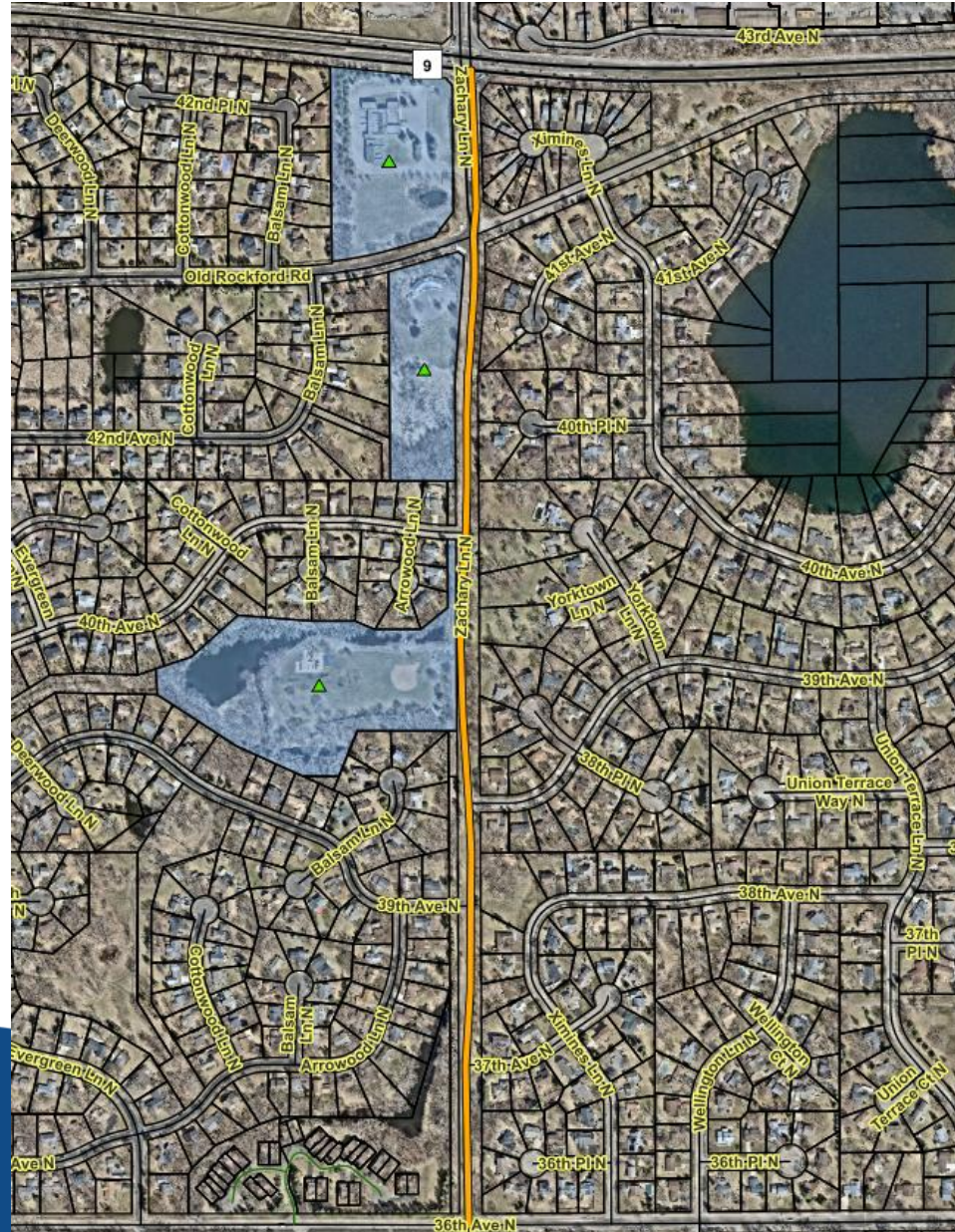
# Proposed Assessments - Amhurst Neighborhood



- Single Family Detached - \$1,500
- Single Family Attached - \$750
- Other – \$ Varies

-  Project Area
-  Private Driveway
-  Assessed Parcels
-  Single Family Detached Unit
-  Single Family Attached Unit
-  Other

# Proposed Assessments - Zachary Lane



- Other – \$ Varies

-  Project Area
-  Assessed Parcels
-  Other

# Assessment Payment Options

- Pay in full or partial payment by 10/31/26 [without interest]
- Full payment between 11/1/26 and 11/1/27 [includes 1<sup>st</sup> year of interest]
- Paid with property taxes over the assessment term [default & includes interest]
- Assessment terms and interest rates
- Deferrals available
  - Seniors & people with disabilities

Assessment Amount	Assessment Term	Interest Rate
< \$5,000	5 years	3%
\$5,001 - \$10,000	10 years	3%
> \$10,000	15 years	3%



# Assessment Appeals

- Must notify the City Clerk of objection in writing before the close of the hearing.
- Must serve notice upon the Mayor or City Clerk within 30 days of adoption of the assessments.
- Must file served notice to the district court within 10 days of notice to Mayor or City Clerk.

# Project Outreach & Communication

- Mailings
  - March 2025 – Project Notification
  - November 2025 – Informational Meeting Notification
  - March 2026 – Public Hearing Notification
- Informational Meeting – 11/13/2025
- Webpage
  - Project information
  - Status updates
  - Option to sign up for email updates
- Onsite meetings as requested



# Project Schedule

- March 24<sup>th</sup>
  - Public Improvement & Assessment Hearing
- April 13<sup>th</sup>
  - Consider award of Contract
- Construction
  - Spring/early summer thru fall

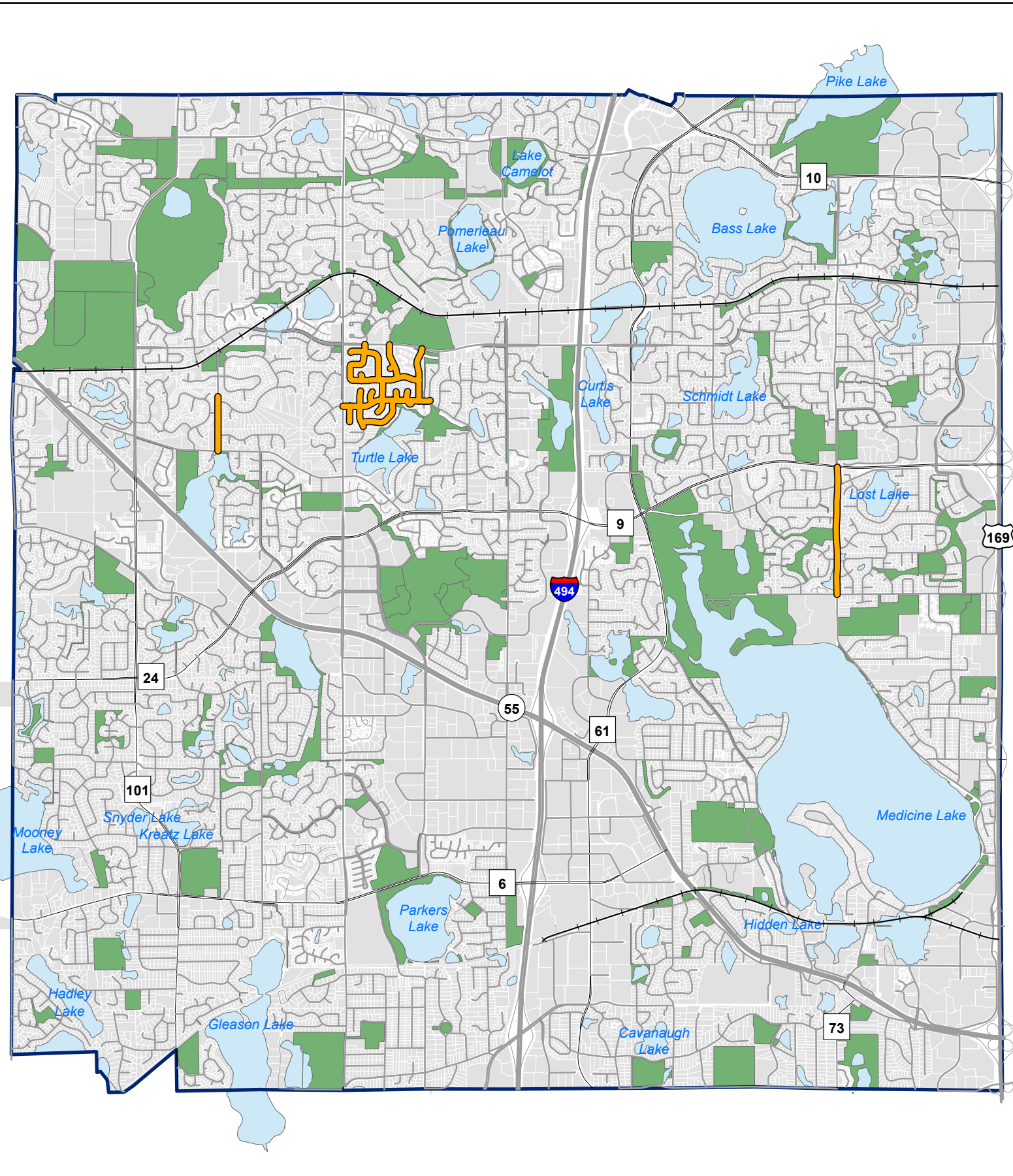


# Recommendations

- Hold Public Improvement & Assessment Hearing
- Close the Public Improvement & Assessment Hearing
- Continue the vote on the following Resolutions at the next meeting
  - Approve Resolution Ordering Improvement
  - Approve Resolution Adopting Assessments
  - Approve Resolution Awarding Contract

# Questions or Comments?



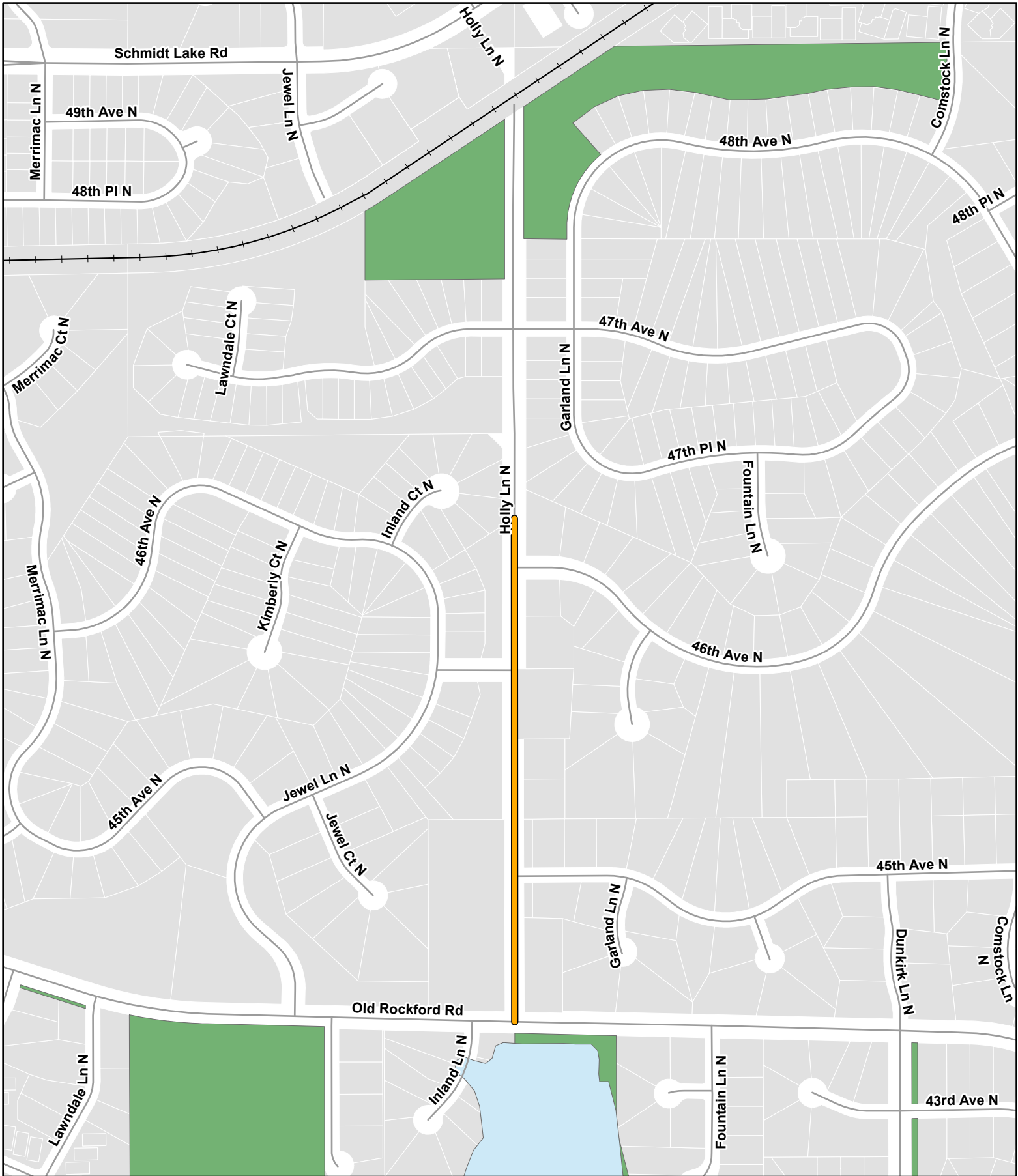


0 1 Miles

**2026 Street Rehabilitation Projects  
City Project #ST269002**

 2026 Rehabilitation Project Areas



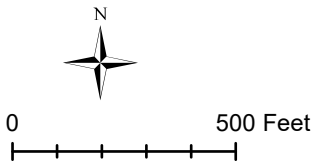


**2026 Street Rehabilitation Projects**

**Holly Lane**

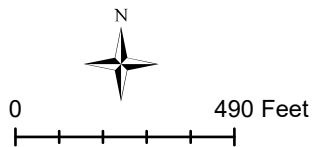
**City Project #ST269002**

 Project Area



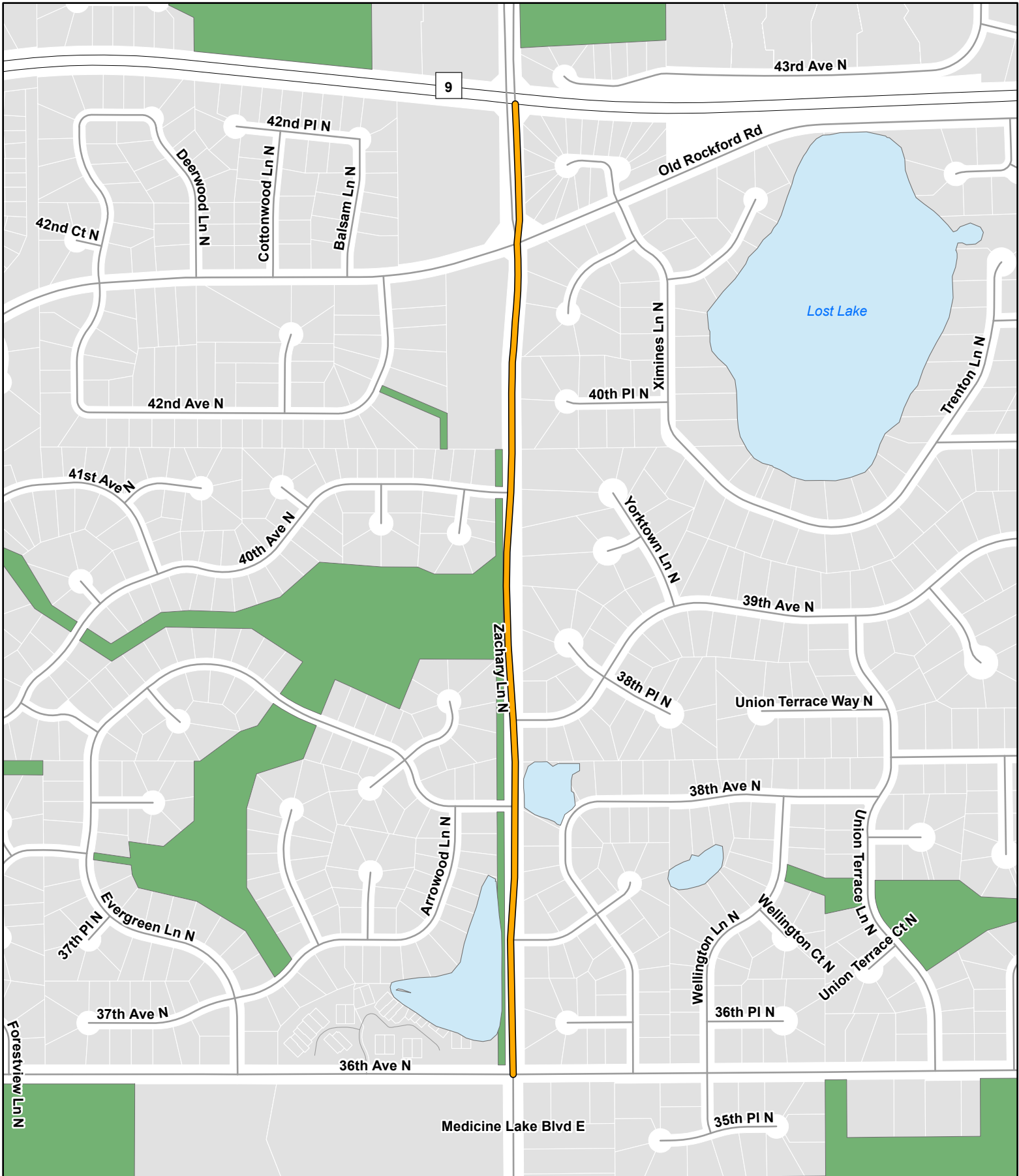


**2026 Street Rehabilitation Projects  
Amhurst Area  
City Project #ST269002**

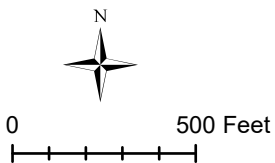


— Project Area





**2026 Street Rehabilitation Projects**  
**Zachary Lane**  
**City Project #ST269002**



Project Area



February 20, 2026

Mr. Tony Miller  
Engineering Project Manager  
City of Plymouth

**Re: 2026 Street Rehabilitation Project  
City Project No. ST269002  
Recommendation to Award Construction Contract**

Dear Mr. Miller:

Regarding the above-named project, this letter summarizes the public bidding process and bid results and makes a recommendation for award of a construction contract to complete the proposed work.

The project was advertised on January 30, 2026 on the QuestCDN online bidding site. Additionally, an advertisement was posted in the Sun Sailor to serve as the City's official publication. Bids were publicly read at an online bid opening on February 20, 2026. The following six bids were submitted:

<b>Contractor</b>	<b>Base Bid</b>
Northwest Asphalt	\$2,027,277.27
GMH Asphalt Corporation	\$2,210,976.85
Asphalt Surface Technologies Corp.	\$2,356,165.82
Wm. Mueller & Sons	\$2,397,635.00
Park Construction Company	\$2,466,556.57
Bituminous Roadways Inc.	\$2,687,049.00

We have reviewed the bid submitted by the apparent low bidder, Northwest Asphalt, and have confirmed the accuracy and completeness of their bid and that they are the lowest responsive and

responsible bidder. Therefore, we recommend that the City award a construction contract to Northwest Asphalt to complete the proposed 2026 Street Rehabilitation project.

Sincerely,



Eric Nelson, PE  
Principal

**BID TABULATION**  
2026 Street Rehabilitation Project  
City of Plymouth Project No. ST269002  
Solicitor: Alliant Engineering, Inc  
02/20/2026 10:00 AM CST

Item No.	Item Description	Unit	Quantity	Engineer Estimate		Northwest		GMH Asphalt Corporation		Asphalt Surface Technologies Corp.		Wm. Mueller & Sons		Park Construction Company		Bituminous Roadways Inc.	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
<b>BASE BID</b>																	
1	MOBILIZATION	LS	1	\$150,000.00	\$150,000.00	\$79,000.00	\$79,000.00	\$80,500.00	\$80,500.00	\$170,000.00	\$170,000.00	\$79,000.00	\$79,000.00	\$326,692.84	\$326,692.84	\$130,000.00	\$130,000.00
2	CLEARING	EA	133	\$300.00	\$39,900.00	\$254.00	\$33,782.00	\$278.00	\$36,974.00	\$660.00	\$87,780.00	\$500.00	\$66,500.00	\$261.62	\$34,795.46	\$500.00	\$66,500.00
3	GRUBBING	EA	133	\$200.00	\$26,600.00	\$110.00	\$14,630.00	\$120.00	\$15,960.00	\$82.50	\$10,972.50	\$200.00	\$26,600.00	\$113.30	\$15,068.90	\$225.00	\$29,925.00
4	TREE TRIMMING/PRUNING	HOURL	10	\$500.00	\$5,000.00	\$750.00	\$7,500.00	\$820.00	\$8,200.00	\$412.50	\$4,125.00	\$400.00	\$4,000.00	\$772.50	\$7,725.00	\$1,000.00	\$10,000.00
5	REMOVE BOLLARDS	EA	7	\$100.00	\$700.00	\$10.00	\$70.00	\$100.00	\$700.00	\$253.00	\$1,771.00	\$50.00	\$350.00	\$109.24	\$764.68	\$350.00	\$2,450.00
6	REMOVE GATE VALVE & BOX	EA	3	\$500.00	\$1,500.00	\$1,820.00	\$5,460.00	\$961.00	\$2,883.00	\$1,774.30	\$5,322.90	\$1,166.67	\$3,500.01	\$849.02	\$2,547.06	\$1,300.00	\$3,900.00
7	REMOVE DRAINAGE STRUCTURE	EA	1	\$750.00	\$750.00	\$940.00	\$940.00	\$1,108.00	\$1,108.00	\$578.60	\$578.60	\$500.00	\$500.00	\$850.10	\$850.10	\$900.00	\$900.00
8	REMOVE SIGN	EA	87	\$50.00	\$4,350.00	\$25.00	\$2,175.00	\$26.40	\$2,296.80	\$27.50	\$2,392.50	\$25.00	\$2,175.00	\$41.20	\$3,584.40	\$25.00	\$2,175.00
9	SALVAGE SIGN	EA	1	\$50.00	\$50.00	\$25.00	\$25.00	\$26.40	\$26.40	\$27.50	\$27.50	\$25.00	\$25.00	\$41.20	\$41.20	\$25.00	\$25.00
10	SALVAGE SIGN PANEL	EA	3	\$50.00	\$150.00	\$25.00	\$75.00	\$26.40	\$79.20	\$27.50	\$82.50	\$25.00	\$75.00	\$41.20	\$123.60	\$25.00	\$75.00
11	REMOVE WATER MAIN	LF	38	\$20.00	\$760.00	\$30.00	\$1,140.00	\$21.90	\$832.20	\$16.50	\$627.00	\$184.21	\$6,999.98	\$151.19	\$5,745.22	\$35.00	\$1,330.00
12	REMOVE SEWER PIPE (STORM)	LF	130	\$15.00	\$1,950.00	\$21.00	\$2,730.00	\$10.95	\$1,423.50	\$19.80	\$2,574.00	\$10.00	\$1,300.00	\$18.75	\$2,437.50	\$15.00	\$1,950.00
13	REMOVE CURB & GUTTER	LF	8110	\$10.00	\$81,100.00	\$10.50	\$85,155.00	\$8.50	\$68,935.00	\$9.74	\$78,991.40	\$10.00	\$81,100.00	\$13.30	\$107,863.00	\$11.00	\$89,210.00
14	REMOVE RETAINING WALL	LF	55	\$20.00	\$1,100.00	\$7.70	\$423.50	\$30.00	\$1,650.00	\$68.20	\$3,751.00	\$20.86	\$1,147.30	\$29.46	\$1,620.30	\$70.00	\$3,850.00
15	REMOVE BITUMINOUS PAVEMENT	SY	2910	\$8.00	\$23,280.00	\$3.82	\$11,116.20	\$9.40	\$27,354.00	\$20.46	\$59,538.60	\$9.95	\$28,954.50	\$26.56	\$77,289.60	\$8.50	\$24,735.00
16	REMOVE BITUMINOUS WALK	SF	55540	\$1.50	\$83,310.00	\$0.42	\$23,326.80	\$1.30	\$72,202.00	\$0.66	\$36,656.40	\$0.43	\$23,882.20	\$1.01	\$56,095.40	\$1.00	\$55,540.00
17	REMOVE CONCRETE WALK	SF	1441	\$2.50	\$3,602.50	\$2.77	\$3,991.57	\$3.00	\$4,323.00	\$2.75	\$3,962.75	\$1.37	\$1,974.17	\$2.70	\$3,890.70	\$4.00	\$5,764.00
18	REMOVE CONCRETE VALLEY GUTTER	SY	116	\$10.00	\$1,160.00	\$29.00	\$3,364.00	\$26.75	\$3,103.00	\$32.78	\$3,802.48	\$17.32	\$2,009.12	\$18.89	\$2,191.24	\$35.00	\$4,060.00
19	REPAIR INVISIBLE DOG FENCE	SYSTEM	10	\$250.00	\$2,500.00	\$200.00	\$2,000.00	\$211.00	\$2,110.00	\$198.00	\$1,980.00	\$250.00	\$2,500.00	\$331.72	\$3,317.20	\$300.00	\$3,000.00
20	STABILIZING AGGREGATE	TON	100	\$75.00	\$7,500.00	\$30.52	\$3,052.00	\$55.30	\$5,530.00	\$59.29	\$5,929.00	\$121.10	\$12,110.00	\$68.64	\$6,864.00	\$100.00	\$10,000.00
21	EXCAVATION - COMMON	CY	1800	\$30.00	\$54,000.00	\$33.80	\$60,840.00	\$51.25	\$92,250.00	\$26.40	\$47,520.00	\$26.32	\$47,376.00	\$12.88	\$23,184.00	\$65.00	\$117,000.00
22	COMMON EMBANKMENT (CV)	CY	125	\$5.00	\$625.00	\$1.00	\$125.00	\$20.00	\$2,500.00	\$36.85	\$4,606.25	\$63.86	\$7,982.50	\$0.01	\$1.25	\$40.00	\$5,000.00
23	EXCAVATION - SUBGRADE	CY	180	\$10.00	\$1,800.00	\$33.80	\$6,084.00	\$75.40	\$13,572.00	\$35.20	\$6,336.00	\$30.75	\$5,535.00	\$42.03	\$7,565.40	\$65.00	\$11,700.00
24	EXPLORATORY EXCAVATION	HOURL	15	\$300.00	\$4,500.00	\$385.00	\$5,775.00	\$500.00	\$7,500.00	\$715.00	\$10,725.00	\$500.00	\$7,500.00	\$878.84	\$13,182.60	\$800.00	\$12,000.00
25	SUBGRADE PREPARATION	SY	6170	\$2.00	\$12,340.00	\$1.91	\$11,784.70	\$1.65	\$10,180.50	\$1.47	\$9,069.90	\$0.88	\$5,429.60	\$0.64	\$3,948.80	\$2.00	\$12,340.00
26	AGGREGATE BASE (CV) CLASS 5 - TRAIL	CY	1340	\$40.00	\$53,600.00	\$54.25	\$72,695.00	\$43.55	\$58,357.00	\$53.13	\$71,194.20	\$70.50	\$94,470.00	\$0.01	\$13.40	\$34.00	\$45,560.00
27	FULL DEPTH RECLAMATION	SY	6160	\$5.00	\$30,800.00	\$1.07	\$6,591.20	\$4.15	\$25,564.00	\$2.31	\$14,229.60	\$1.63	\$10,040.80	\$2.98	\$18,356.80	\$6.00	\$36,960.00
28	BITUMINOUS PATCHING MIXTURE	TON	590	\$175.00	\$103,250.00	\$178.16	\$105,114.40	\$151.00	\$89,090.00	\$170.39	\$100,530.10	\$128.36	\$75,732.40	\$217.54	\$128,348.60	\$135.00	\$79,650.00
29	MILL BITUMINOUS SURFACE (2.5")	SY	17540	\$3.00	\$52,620.00	\$1.65	\$28,941.00	\$1.35	\$23,679.00	\$1.76	\$30,870.40	\$2.38	\$41,745.20	\$1.76	\$30,870.40	\$1.50	\$26,310.00
30	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2170	\$4.00	\$8,680.00	\$0.01	\$21.70	\$3.50	\$7,595.00	\$3.30	\$7,161.00	\$4.50	\$9,765.00	\$4.23	\$9,179.10	\$1.00	\$2,170.00
31	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TON	4080	\$90.00	\$367,200.00	\$82.40	\$336,192.00	\$87.80	\$358,224.00	\$86.13	\$351,410.40	\$81.40	\$332,112.00	\$84.76	\$345,820.80	\$90.00	\$367,200.00
32	15" RC PIPE SEWER DES 3006 CL V	LF	70	\$80.00	\$5,600.00	\$119.00	\$8,330.00	\$159.00	\$11,130.00	\$121.00	\$8,470.00	\$146.46	\$10,252.20	\$145.56	\$10,189.20	\$110.00	\$7,700.00
33	24" RC PIPE SEWER DES 3006 CL V	LF	75	\$95.00	\$7,125.00	\$174.00	\$13,050.00	\$175.00	\$13,125.00	\$195.80	\$14,685.00	\$145.33	\$10,899.75	\$220.04	\$16,503.00	\$155.00	\$11,625.00
34	IRRIGATION SYSTEM REPAIR	ALLOWANCE	1	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
35	CONNECT TO EXISTING WATERMAIN	EACH	8	\$2,000.00	\$16,000.00	\$2,030.00	\$16,240.00	\$1,096.00	\$8,768.00	\$1,535.60	\$12,284.80	\$1,700.00	\$13,600.00	\$1,038.00	\$8,304.00	\$3,500.00	\$28,000.00
36	ADJUST VALVE BOX	EA	61	\$500.00	\$30,500.00	\$345.00	\$21,045.00	\$900.00	\$54,900.00	\$492.80	\$30,060.80	\$550.00	\$33,550.00	\$490.15	\$29,899.15	\$650.00	\$39,650.00
37	HYDRANT EXTENSION	LF	3	\$1,000.00	\$3,000.00	\$2,560.00	\$7,680.00	\$2,082.00	\$6,246.00	\$2,255.00	\$6,765.00	\$1,823.67	\$5,471.01	\$1,865.59	\$5,596.77	\$3,000.00	\$9,000.00
38	REPAIR WATER VALVE (REPLACE BOLTS & VALVE BOX)	EA	8	\$4,500.00	\$36,000.00	\$4,050.00	\$32,400.00	\$4,175.00	\$33,400.00	\$4,023.80	\$32,190.40	\$4,471.38	\$35,771.04	\$3,537.23	\$28,297.84	\$5,500.00	\$44,000.00
39	REPLACE 6" WATER VALVE	EA	4	\$5,500.00	\$22,000.00	\$3,980.00	\$15,920.00	\$3,885.00	\$15,540.00	\$4,078.80	\$16,315.20	\$4,666.75	\$18,667.00	\$4,173.21	\$16,692.84	\$12,500.00	\$50,000.00
40	REPLACE FITTING BOLTS	EA	50	\$50.00	\$2,500.00	\$42.00	\$2,100.00	\$43.85	\$2,192.50	\$100.10	\$5,005.00	\$131.00	\$6,550.00	\$71.19	\$3,559.50	\$4,000.00	\$20,000.00
41	6" PVC WATERMAIN C900	LF	20	\$75.00	\$1,500.00	\$138.00	\$2,760.00	\$54.80	\$1,096.00	\$83.60	\$1,672.00	\$161.00	\$3,220.00	\$78.68	\$1,573.60	\$200.00	\$4,000.00
42	DUCTILE IRON FITTINGS	LB	164	\$15.00	\$2,460.00	\$21.50	\$3,526.00	\$17.55	\$2,878.20	\$25.30	\$4,149.20	\$31.13	\$5,105.32	\$35.63	\$5,843.32	\$35.00	\$5,740.00
43	CASTING ASSEMBLY	EA	1	\$1,000.00	\$1,000.00	\$1,525.00	\$1,525.00	\$800.00	\$800.00	\$1,045.00	\$1,045.00	\$825.00	\$825.00	\$1,272.20	\$1,272.20	\$2,000.00	\$2,000.00
44	ADJUST FRAME & RING CASTING (STORM)	EA	61	\$850.00	\$51,850.00	\$525.00	\$32,025.00	\$600.00	\$36,600.00	\$825.00	\$50,325.00	\$1,600.00	\$97,600.00	\$481.19	\$29,352.59	\$450.00	\$27,450.00
45	ADJUST FRAME & RING CASTING (SANITARY)	EA	87	\$850.00	\$73,950.00	\$800.00	\$69,600.00	\$1,400.00	\$121,800.00	\$888.80	\$77,325.60	\$1,600.00	\$139,200.00	\$811.14	\$70,569.18	\$1,350.00	\$117,450.00
46	RECONSTRUCT DRAINAGE STRUCTURE	EA	23	\$3,500.00	\$80,500.00	\$1,205.00	\$27,715.00	\$642.00	\$14,766.00	\$5,000.00	\$115,000.00	\$1,650.00	\$37,950.00	\$2,147.63	\$49,395.49	\$2,400.00	\$55,200.00
47	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EA	6	\$1,500.00	\$9,000.00	\$1,435.00	\$8,610.00	\$1,096.00	\$6,576.00	\$2,185.70	\$13,114.20	\$1,200.00	\$7,200.00	\$1,212.01	\$7,272.06	\$1,950.00	\$11,700.00
48	REPAIR DRAINAGE STRUCTURE	EA	33	\$500.00	\$16,500.00	\$275.00	\$9,075.00	\$548.00	\$18,084.00	\$627.00	\$20,691.00	\$365.00	\$12,045.00	\$365.17	\$12,050.61	\$850.00	\$28,050.00
49	INSTALL MANHOLE SEALING SYSTEM	EA	87	\$250.00	\$21,750.00	\$150.00	\$13,050.00	\$0.01	\$0.87	\$159.50	\$13,876.50	\$200.00	\$17,400.00	\$153.80	\$13,380.60	\$500.00	\$43,500.00
50	6" CONCRETE WALK	SF	4945	\$15.00	\$74,175.00	\$15.04	\$74,372.80	\$10.10	\$49,944.50	\$8.80	\$43,516.00	\$15.05	\$74,422.25	\$16.12	\$79,713.40	\$9.00	\$44,505.00
51	3" BITUMINOUS WALK	SF	59940	\$4.50	\$269,730.00	\$1.81	\$108,491.40	\$1.90	\$113,886.00	\$2.11	\$126,473.40	\$1.63	\$97,702.20	\$2.34	\$140,259.60	\$1.60	\$95,904.00
52	8" CONCRETE DRIVEWAY PAVEMENT	SY	90	\$100.00	\$9,000.00	\$123.36	\$11,102.40	\$109.25	\$9,832.50	\$110.00	\$9,900.00	\$143.20	\$12,888.00	\$140.62	\$12,655.80	\$110.00	\$9,900.00
53	CONCRETE CURB & GUTTER	LF	8070	\$35.00	\$282,450.00	\$31.00	\$250,170.00	\$33.00	\$266,310.00	\$28.60	\$230,802.00	\$35					

Item No.	Item Description	Unit	Quantity	Engineer Estimate		Northwest		GMH Asphalt Corporation		Asphalt Surface Technologies Corp.		Wm. Mueller & Sons		Park Construction Company		Bituminous Roadways Inc.	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
<b>BASE BID</b>																	
57	TRAFFIC CONTROL SUPERVISOR	LS	1	\$10,000.00	\$10,000.00	\$1.00	\$1.00	\$1.06	\$1.06	\$2,750.00	\$2,750.00	\$1.00	\$1.00	\$5,480.04	\$5,480.04	\$10,000.00	\$10,000.00
58	TRAFFIC CONTROL	LS	1	\$75,000.00	\$75,000.00	\$19,350.00	\$19,350.00	\$20,414.00	\$20,414.00	\$22,000.00	\$22,000.00	\$19,350.00	\$19,350.00	\$11,845.00	\$11,845.00	\$60,000.00	\$60,000.00
59	CONSTRUCTION SIGN SPECIAL	SF	45	\$100.00	\$4,500.00	\$30.00	\$1,350.00	\$31.65	\$1,424.25	\$33.00	\$1,485.00	\$30.00	\$1,350.00	\$21.63	\$973.35	\$40.00	\$1,800.00
60	PORTABLE CHANGEABLE MESSAGE SIGN	UDAY	50	\$70.00	\$3,500.00	\$50.00	\$2,500.00	\$52.75	\$2,637.50	\$55.00	\$2,750.00	\$50.00	\$2,500.00	\$128.75	\$6,437.50	\$100.00	\$5,000.00
61	INSTALL SIGN PANEL	EA	2	\$100.00	\$200.00	\$100.00	\$200.00	\$106.00	\$212.00	\$110.00	\$220.00	\$100.00	\$200.00	\$51.50	\$103.00	\$150.00	\$300.00
62	INSTALL SIGN	EA	2	\$50.00	\$100.00	\$150.00	\$300.00	\$158.00	\$316.00	\$165.00	\$330.00	\$150.00	\$300.00	\$128.75	\$257.50	\$350.00	\$700.00
63	SIGN	SF	302	\$80.00	\$24,160.00	\$72.00	\$21,744.00	\$75.95	\$22,936.90	\$79.20	\$23,918.40	\$72.00	\$21,744.00	\$47.38	\$14,308.76	\$50.00	\$15,100.00
64	SIGN PANEL	SF	58	\$50.00	\$2,900.00	\$50.00	\$2,900.00	\$52.75	\$3,059.50	\$55.00	\$3,190.00	\$50.00	\$2,900.00	\$36.05	\$2,090.90	\$35.00	\$2,030.00
65	SIGN	EA	32	\$750.00	\$24,000.00	\$375.00	\$12,000.00	\$396.00	\$12,672.00	\$412.50	\$13,200.00	\$375.00	\$12,000.00	\$669.50	\$21,424.00	\$650.00	\$20,800.00
66	ADJUST HANDHOLE	EA	3	\$1,000.00	\$3,000.00	\$943.00	\$2,829.00	\$2,006.00	\$6,018.00	\$1,039.50	\$3,118.50	\$943.00	\$2,829.00	\$971.29	\$2,913.87	\$950.00	\$2,850.00
67	CONIFEROUS TREE 4' HT B&B	EA	20	\$750.00	\$15,000.00	\$600.00	\$12,000.00	\$369.00	\$7,380.00	\$770.00	\$15,400.00	\$1,600.00	\$32,000.00	\$575.74	\$11,514.80	\$550.00	\$11,000.00
68	DECIDUOUS TREE 4' HT B&B	EA	20	\$750.00	\$15,000.00	\$600.00	\$12,000.00	\$317.00	\$6,340.00	\$770.00	\$15,400.00	\$1,600.00	\$32,000.00	\$628.56	\$12,571.20	\$500.00	\$10,000.00
69	STORM DRAIN INLET PROTECTION	EA	118	\$200.00	\$23,600.00	\$100.00	\$11,800.00	\$220.00	\$25,960.00	\$220.00	\$25,960.00	\$225.00	\$26,550.00	\$169.62	\$20,015.16	\$280.00	\$33,040.00
70	SEDIMENT CONTROL LOG TYPE WOOD CHIP	LF	7455	\$2.50	\$18,637.50	\$3.50	\$26,092.50	\$5.80	\$43,239.00	\$3.30	\$24,601.50	\$2.39	\$17,817.45	\$3.01	\$22,439.55	\$3.50	\$26,092.50
71	COMMON TOPSOIL BORROW	CY	850	\$50.00	\$42,500.00	\$52.86	\$44,931.00	\$0.01	\$8.50	\$24.20	\$20,570.00	\$79.23	\$67,345.50	\$110.91	\$94,273.50	\$60.00	\$51,000.00
72	FERTILIZER TYPE 3	LB	140	\$1.50	\$210.00	\$2.00	\$280.00	\$1.52	\$212.80	\$1.10	\$154.00	\$3.00	\$420.00	\$2.11	\$295.40	\$2.00	\$280.00
73	ROLLED EROSION PREVENTION CATEGORY 20	SY	12940	\$2.00	\$25,880.00	\$2.50	\$32,350.00	\$2.14	\$27,691.60	\$1.10	\$14,234.00	\$2.39	\$30,926.60	\$1.91	\$24,715.40	\$1.75	\$22,645.00
74	SEEDING	ACRES	2.6	\$1,500.00	\$3,900.00	\$1,000.00	\$2,600.00	\$846.00	\$2,199.60	\$1,200.00	\$3,120.00	\$10,000.00	\$26,000.00	\$475.38	\$1,235.99	\$450.00	\$1,170.00
75	SEED SOUTHERN BOULEVARD	LB	416	\$3.00	\$1,248.00	\$10.00	\$4,160.00	\$8.20	\$3,411.20	\$7.15	\$2,974.40	\$5.60	\$2,329.60	\$7.39	\$3,074.24	\$7.00	\$2,912.00
76	WATER	HOUR	60	\$100.00	\$6,000.00	\$200.00	\$12,000.00	\$333.00	\$19,980.00	\$71.50	\$4,290.00	\$265.00	\$15,900.00	\$158.46	\$9,507.60	\$150.00	\$9,000.00
77	LANDSCAPING ALLOWANCE	ALLOWANCE	1	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
78	4" SOLID LINE PAINT - WHITE	LF	485	\$1.00	\$485.00	\$0.35	\$169.75	\$1.34	\$649.90	\$1.16	\$562.60	\$0.35	\$169.75	\$1.10	\$533.50	\$1.00	\$485.00
79	4" BROKEN LINE PAINT - YELLOW	LF	949	\$1.00	\$949.00	\$1.00	\$949.00	\$1.34	\$1,271.66	\$1.16	\$1,100.84	\$1.00	\$949.00	\$1.10	\$1,043.90	\$1.00	\$949.00
80	4" DBLE SOLID LINE PAINT - YELLOW	LF	655	\$1.00	\$655.00	\$0.70	\$458.50	\$2.67	\$1,748.85	\$2.31	\$1,513.05	\$0.70	\$458.50	\$2.20	\$1,441.00	\$2.00	\$1,310.00
81	4" SOLID LINE MULTI COMP - WHITE	LF	6580	\$2.00	\$13,160.00	\$0.70	\$4,606.00	\$0.57	\$3,750.60	\$0.55	\$3,619.00	\$0.70	\$4,606.00	\$0.47	\$3,092.60	\$0.50	\$3,290.00
82	24" SOLID LINE MULTI COMP - YELLOW	LF	152	\$10.00	\$1,520.00	\$12.00	\$1,824.00	\$10.15	\$1,542.80	\$8.80	\$1,337.60	\$12.00	\$1,824.00	\$8.37	\$1,272.24	\$8.00	\$1,216.00
83	4" DBLE SOLID LINE MULTI COMP - YELLOW	LF	3869	\$1.50	\$5,803.50	\$1.40	\$5,416.60	\$1.14	\$4,410.66	\$1.00	\$3,869.00	\$1.40	\$5,416.60	\$0.94	\$3,636.86	\$1.00	\$3,869.00
84	PAVT MSSG PREF THERMO GR IN	SF	128	\$30.00	\$3,840.00	\$32.00	\$4,096.00	\$29.10	\$3,724.80	\$25.20	\$3,225.60	\$32.00	\$4,096.00	\$23.95	\$3,065.60	\$22.50	\$2,880.00
85	CROSSWALK PREF THERMO GR IN	SF	1845	\$15.00	\$27,675.00	\$15.25	\$28,136.25	\$15.90	\$29,335.50	\$13.75	\$25,368.75	\$15.25	\$28,136.25	\$13.07	\$24,114.15	\$12.50	\$23,062.50
<b>TOTAL FOR BASE BID:</b>					<b>\$2,624,455.50</b>		<b>\$2,027,277.27</b>		<b>\$2,210,976.85</b>		<b>\$2,356,165.82</b>		<b>\$2,397,635.00</b>		<b>\$2,466,556.57</b>		<b>\$2,687,049.00</b>



Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
08-118-22-34-0009	WESTON T BOSER		4540 HOLLY LA N	PLYMOUTH MN 55446	4540 HOLLY LA N	PLYMOUTH MN 55446	\$ 4,250.00
08-118-22-34-0015	MATT NIELAND	AMANDA NIELAND	4520 HOLLY LA N	PLYMOUTH MN 55446	4520 HOLLY LA N	PLYMOUTH MN 55446	\$ 4,250.00
08-118-22-34-0016	RODNEY BERG & BEVERLY BERG		4510 HOLLY LA N	PLYMOUTH MN 55446	4510 HOLLY LN N	PLYMOUTH MN 55446	\$ 4,250.00
08-118-22-34-0081	RICHARD J DEZIEL	LYNETTE M DEZIEL	4600 HOLLY LA N	PLYMOUTH MN 55446	4600 HOLLY LA N	PLYMOUTH MN 55446	\$ 4,250.00
09-118-22-31-0001	MARK BARTA & KATHRYN BARTA		4850 ORCHID LA N	PLYMOUTH MN 55446	4850 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0002	REJOICE TARFA		4840 ORCHID LA N	PLYMOUTH MN 55446	4840 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0003	RICK STEPAN		4830 ORCHID LA N	PLYMOUTH MN 55446	4830 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0004	JESSE MATTER & CHERYL MATTER		4820 ORCHID LA N	PLYMOUTH MN 55446	4820 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0005	MARK SCHMID		4810 ORCHID LA N	PLYMOUTH MN 55446	4810 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0006	LUANN S BERG		4800 ORCHID LA N	PLYMOUTH MN 55446	4800 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0007	PAUL & ANGELA WAROSH		4720 ORCHID LA N	PLYMOUTH MN 55446	4720 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0008	THOMAS E VERTES		4710 ORCHID LA N	PLYMOUTH MN 55446	4710 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0009	MICHAEL S WILMO		4700 ORCHID LA N	PLYMOUTH MN 55446	4700 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0010	ALEXIS J PROWIZOR		4660 ORCHID LA N	PLYMOUTH MN 55446	4660 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0011	ARUN KUMAR & MEENAXI SHARMA		4650 ORCHID LA N	PLYMOUTH MN 55446	4650 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0012	KOTHALASAMY MUTHURAJ		4665 ORCHID LA N	PLYMOUTH MN 55446	15725 43RD PL N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0013	THOMAS L & JAN M SCHULTZ		4655 ORCHID LA N	PLYMOUTH MN 55446	4655 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0014	ERIC W PETERSON	MARY H PETERSON	15190 47TH AVE N	PLYMOUTH MN 55446	15190 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0015	MUSTAFA AKRAM	LESLIE D AKRAM	4861 ORCHID LA N	PLYMOUTH MN 55446	2242 LAKE PULASKI DR	BUFFALO MN 55313	\$ 750.00
09-118-22-31-0016	VICKI L AROLA		4859 ORCHID LA N	PLYMOUTH MN 55446	4859 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0017	XING LIU		4857 ORCHID LA N	PLYMOUTH MN 55446	4857 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0018	METROPOLITAN COUNCIL	FAMILY AFFORD HSG PROGRAM	4855 ORCHID LA N	PLYMOUTH MN 55446	390 ROBERT ST N	ST PAUL MN 55101	\$ 750.00
09-118-22-31-0019	ROBERT J FORD II		4853 ORCHID LA N	PLYMOUTH MN 55446	4853 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0020	ALLISON M DYER		4851 ORCHID LA N	PLYMOUTH MN 55446	4851 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0021	CAITLIN GATZKE		4849 ORCHID LA N	PLYMOUTH MN 55446	4849 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0022	WILLIAM GRANDSTAFF		4847 ORCHID LA N	PLYMOUTH MN 55446	4847 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0023	MICHAEL R DYKEMA		4839 ORCHID LA N	PLYMOUTH MN 55446	4839 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0024	GLENN R CROUSE		4845 ORCHID LA N	PLYMOUTH MN 55446	4845 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0025	LINDA S RUSSELL		4843 ORCHID LA N	PLYMOUTH MN 55446	4843 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0026	MARINA O KONTOROVICH		4841 ORCHID LA N	PLYMOUTH MN 55446	4841 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0027	BECKY L MILLHOUSE		4807 ORCHID LA N	PLYMOUTH MN 55446	4807 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0028	LEO B BERENS		4805 ORCHID LA N	PLYMOUTH MN 55446	4805 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0029	PAMELA MASON		4803 ORCHID LA N	PLYMOUTH MN 55446	4803 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0030	GRAHAM WONG		4801 ORCHID LA N	PLYMOUTH MN 55446	1701 PONDVIEW TERRACE	WAYZATA MN 55391	\$ 750.00
09-118-22-31-0031	PATRICIA A LUEDERS		4815 ORCHID LA N	PLYMOUTH MN 55446	4815 ORCHID LA	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0032	RHONDA R NOWICKI		4813 ORCHID LA N	PLYMOUTH MN 55446	4813 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0033	MARSHA J GARNER TRUST		4811 ORCHID LA N	PLYMOUTH MN 55446	4811 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0034	CHARLENE K ANDERSON PAULSON		4809 ORCHID LA N	PLYMOUTH MN 55446	4809 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0035	MICHAEL C ACHTERKIRCH &	JULIE F ACHTERKIRCH	4823 ORCHID LA N	PLYMOUTH MN 55446	37169 LAKE COUNTRY DR	CROSSLAKE MN 56442	\$ 750.00
09-118-22-31-0036	OLEKSANDR VINNYTSKY	LYUDMYLA VINNYSKA	4821 ORCHID LA N	PLYMOUTH MN 55446	4821 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0037	ABDOULAYE SACKO		4819 ORCHID LA N	PLYMOUTH MN 55446	4819 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0038	SHARON FRICKE		4817 ORCHID LA N	PLYMOUTH MN 55446	4817 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00



Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-31-0039	ROBERT D SUMP		4825 ORCHID LA N	PLYMOUTH MN 55446	4825 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0040	MELISSA J CONNELL		4827 ORCHID LA N	PLYMOUTH MN 55446	4827 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0041	JAIME KELLI BENNETT		4829 ORCHID LA N	PLYMOUTH MN 55446	4829 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0042	CAROLYN THERESE MEYER		4831 ORCHID LA N	PLYMOUTH MN 55446	4831 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0043	BONITA JOHNSON		4863 ORCHID LA N	PLYMOUTH MN 55446	4863 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0044	HARRIET H ABDO		4837 ORCHID LA N	PLYMOUTH MN 55446	5904 KILLARNEY LA	EDINA MN 55436	\$ 750.00
09-118-22-31-0045	STEPHANIE N MASER	MARK D MASER	4835 ORCHID LA N	PLYMOUTH MN 55446	4835 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0046	SCOTT ANDERSON		4833 ORCHID LA N	PLYMOUTH MN 55446	4833 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0047	CAROLE J STEPHENS		4871 ORCHID LA N	PLYMOUTH MN 55446	4871 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0048	ZHIJUN GUO		4869 ORCHID LA N	PLYMOUTH MN 55446	4869 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0049	BRYAN JOHNSON	ANGELA GROSHKOVA	4867 ORCHID LA N	PLYMOUTH MN 55446	4867 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0050	JANICE K KURTZ		4865 ORCHID LA N	PLYMOUTH MN 55446	4865 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0051	MATTHEW D BACHMAN		4879 ORCHID LA N	PLYMOUTH MN 55446	4879 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0052	AUDREY F JOHNSON		4877 ORCHID LA N	PLYMOUTH MN 55446	4877 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0053	JOHN ADDINGTON		4875 ORCHID LA N	PLYMOUTH MN 55446	4875 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0054	JOHN W HERMAN	CAROL I HERMAN	4873 ORCHID LA N	PLYMOUTH MN 55446	4873 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0055	SUSAN M MADISON		4895 ORCHID LA N	PLYMOUTH MN 55446	4895 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0056	DAVYD LEVKOVICH	LIANA ASTVATSATUROVA	4893 ORCHID LA N	PLYMOUTH MN 55446	4893 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0057	CAROL PETERSON		4891 ORCHID LA N	PLYMOUTH MN 55446	4891 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0058	CAROLYN A WACKER		4889 ORCHID LA N	PLYMOUTH MN 55446	4889 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0059	LILA M STRAND		4887 ORCHID LA N	PLYMOUTH MN 55446	4887 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0060	N C PETERSON & B P SIMPSON		4885 ORCHID LA N	PLYMOUTH MN 55446	4885 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0061	MD SHARIF UDDIN		4883 ORCHID LA N	PLYMOUTH MN 55446	4883 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0062	BRENT R HAUPT		4881 ORCHID LA N	PLYMOUTH MN 55446	4881 ORCHID LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-31-0068	JOHN & BRENDA HUH		4700 QUANTICO LA N	PLYMOUTH MN 55446	4700 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0069	RANGESH K SHAH	AVANIKA R SHAH	15300 47TH AVE N	PLYMOUTH MN 55446	15300 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0070	MICHAEL A & BARBARA J BARNES		15230 47TH AVE N	PLYMOUTH MN 55446	15230 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0071	SEBASTIAN JOSEPH HAUGEN		15220 47TH AVE N	PLYMOUTH MN 55446	15220 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0072	TERRY STEBNER	JILL MARIE STEBNER	15210 47TH AVE N	PLYMOUTH MN 55446	15210 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0073	JUNG NAM LEE/YONG AE LEE		15200 47TH AVE N	PLYMOUTH MN 55446	15200 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0074	LOUISE JENSEN		4650 RANCHVIEW LA N	PLYMOUTH MN 55446	4650 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0075	MICHAEL DURKIN & NORA DURKIN		15425 47TH AVE N	PLYMOUTH MN 55446	15425 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0076	ZACHARY THOMAS SERRE	STEPHANIE MARIE SERRE	15415 47TH AVE N	PLYMOUTH MN 55446	15415 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0077	PETER KHAMUTOUSKI		15405 47TH AVE N	PLYMOUTH MN 55446	15405 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0078	AKANKSHA BHATNAGAR	RAJAT BHATNAGAR	15325 47TH AVE N	PLYMOUTH MN 55446	15325 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0079	MARK & DEBORAH CULLINAN		15315 47TH AVE N	PLYMOUTH MN 55446	15315 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0080	CODY J MEYER & BETH E MEYER		15305 47TH AVE N	PLYMOUTH MN 55446	15305 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0081	GEORGE & KATHRYN LYTWYN		15225 47TH AVE N	PLYMOUTH MN 55446	15225 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0082	CRAIG WILLIAM TROCHINSKI	LISA CLAIRE TROCHINSKI	15215 47TH AVE N	PLYMOUTH MN 55446	15215 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0083	ALEX IVAN & JILL IVAN		15205 47TH AVE N	PLYMOUTH MN 55446	15205 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0084	TYLER SCOTT & JENNIFER SCOTT		15440 47TH AVE N	PLYMOUTH MN 55446	15440 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0085	ROBERT H & JOANNE F ZEIDLER		15430 47TH AVE N	PLYMOUTH MN 55446	15430 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00



Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-31-0086	JULIE L HANKEN		15420 47TH AVE N	PLYMOUTH MN 55446	15420 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0087	LEROY V & MARILYN A MOTZKO		4705 QUANTICO LA N	PLYMOUTH MN 55446	4705 QUANTICO LA	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0088	CARA L HUGHES		4925 QUANTICO LA N	PLYMOUTH MN 55446	4925 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0089	BRENT L VERBRIDGE &	MERRILEE ANNE VERBRIDGE	4915 QUANTICO LA N	PLYMOUTH MN 55446	4915 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0090	CHRIS I AAL		4905 QUANTICO LA N	PLYMOUTH MN 55446	4905 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0091	JEFF R & VICTORIA E JUREK		4835 QUANTICO LA N	PLYMOUTH MN 55446	4835 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0092	CHRISTINE M FORBES		4825 QUANTICO LA N	PLYMOUTH MN 55446	4825 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0093	DELANO A & LISA K CERNEY		4815 QUANTICO LA N	PLYMOUTH MN 55446	4815 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0094	KEVIN D MCELROY	BARB MCELROY	15400 48TH AVE N	PLYMOUTH MN 55446	15400 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0095	ADAM T BEBUS		15410 48TH AVE N	PLYMOUTH MN 55446	15410 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0096	JOSHUA R BERHOW	NATALIE BERHOW	15420 48TH AVE N	PLYMOUTH MN 55446	15420 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0097	PATRICK J & DARLENE A SIMS		15415 48TH AVE N	PLYMOUTH MN 55446	15415 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0098	SANDEEP RAMDAS JADHAV	VRUSHALI SANDEEP JADHAV	15405 48TH AVE N	PLYMOUTH MN 55446	15405 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0099	ROBERT BARTLOV	GABRIELLA BARTLOV	4715 QUANTICO LA N	PLYMOUTH MN 55446	4715 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0100	JORDAN M HERZOG	KIRSTEN HERZOG	4920 QUANTICO LA N	PLYMOUTH MN 55446	4920 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0101	WILLIAM & LISA MIELKE		4910 QUANTICO LA N	PLYMOUTH MN 55446	4910 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0102	MARY KAY FISCHER		4900 QUANTICO LA N	PLYMOUTH MN 55446	4900 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0103	TODD G & MOLLY A WIRTH		4830 QUANTICO LA N	PLYMOUTH MN 55446	4830 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0104	COREY MORTENSON	AMANDA LITTLE	4820 QUANTICO LA N	PLYMOUTH MN 55446	4820 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0105	DANIEL L & RACHEL A PELC		4810 QUANTICO LA N	PLYMOUTH MN 55446	4810 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0106	PAUL E BOUCHER	ROSE MARIE C BOUCHER	4800 QUANTICO LA N	PLYMOUTH MN 55446	14800 QUANTICO LANE	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0107	MARCUS MEIER/CLAUDIA KABELLA		4730 QUANTICO LA N	PLYMOUTH MN 55446	4730 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0108	LOREN & DEBORA FOLEY		4720 QUANTICO LA N	PLYMOUTH MN 55446	4720 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-31-0109	YONG LIN & YUZHU XIAO		4710 QUANTICO LA N	PLYMOUTH MN 55446	4710 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0004	ERIK & MARLENY OLSON		15820 49TH AVE N	PLYMOUTH MN 55446	15820 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0005	MICHAEL D & CYNTHIA S NOLL		15810 49TH AVE N	PLYMOUTH MN 55446	15810 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0006	SHARON A BLOODWORTH		15800 49TH AVE N	PLYMOUTH MN 55446	15800 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0007	ALENA IGOREVNA GREENHALGE		15720 49TH AVE N	PLYMOUTH MN 55446	15720 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0008	LAUREN MICHELLE KURTH		15710 49TH AVE N	PLYMOUTH MN 55446	15710 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0009	ERIC S OLSON		15700 49TH AVE N	PLYMOUTH MN 55446	15700 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0010	BRENDA J JAKOBER		4835 TERRACEVIEW LA N	PLYMOUTH MN 55446	4835 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0011	JACOB GAVE & SALLY GAVE		4825 TERRACEVIEW LA N	PLYMOUTH MN 55446	4825 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0012	ANGELO ARBONELL		4815 TERRACEVIEW LA N	PLYMOUTH MN 55446	4815 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0013	RYAN HANRATTY		4765 UPLAND LA N	PLYMOUTH MN 55446	4765 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0014	MICHAEL R TRUBY	ELIZABETH B TRUBY	15625 49TH AVE N	PLYMOUTH MN 55446	15625 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0015	LAURIE A SLAVIK		4820 TERRACEVIEW LA N	PLYMOUTH MN 55446	4820 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0016	KEVIN WELLMANN	ASHLEY WELLMANN	4810 TERRACEVIEW LA N	PLYMOUTH MN 55446	13430 43RD AVE N	PLYMOUTH MN 55442	\$ 1,500.00
09-118-22-32-0017	MICHAEL & HEIDI STANTON		4800 TERRACEVIEW LA N	PLYMOUTH MN 55446	4800 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0018	MURRAY WARREN WOLF	ELIZABETH JULIA ATKINSON	15705 48TH AVE N	PLYMOUTH MN 55446	15705 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0019	RANDALL D BERG		15715 48TH AVE N	PLYMOUTH MN 55446	15715 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0020	HILDANIA KRISTENSEN		15725 48TH AVE N	PLYMOUTH MN 55446	15725 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0022	JOANNE PRILLAMAN	RICHARD J PEELER JR	15615 49TH AVE N	PLYMOUTH MN 55446	15615 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00



Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-32-0023	CHUN NING		15605 49TH AVE N	PLYMOUTH MN 55446	15605 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0024	REBECCA L BURROUGHS		15620 49TH AVE N	PLYMOUTH MN 55446	15620 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0025	JORDAN SJOSELIUS	STACEY ROJAS	15610 49TH AVE N	PLYMOUTH MN 55446	15610 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0026	THOMAS J VICTOR	THERESA L SINDERMAN	15600 49TH AVE N	PLYMOUTH MN 55446	15600 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0028	KAITLYN NYSTUL		4755 UPLAND LA N	PLYMOUTH MN 55446	14751 126TH AVE N	DAYTON MN 55327	\$ 1,500.00
09-118-22-32-0029	ALEXANDER SPANGLER		4745 UPLAND LA N	PLYMOUTH MN 55446	4745 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0030	MITCHELL J BERENS		4735 UPLAND LA N	PLYMOUTH MN 55446	4735 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0031	ERIN E HARDER		4725 UPLAND LA N	PLYMOUTH MN 55446	4725 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0032	GREGORY J & TAMMY JO MAKI		4715 UPLAND LA N	PLYMOUTH MN 55446	4715 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0033	RYAN B & JENNIFER M GRAVES		4705 UPLAND LA N	PLYMOUTH MN 55446	4705 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0034	VINCENT GERMSCHIED		15815 47TH AVE N	PLYMOUTH MN 55446	15815 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0035	THOMAS W WYATT	SHARON J WYATT	15805 47TH AVE N	PLYMOUTH MN 55446	15805 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0039	CU COMPANIES ATT JOHN A		4750 UPLAND LA N	PLYMOUTH MN 55446	500 MAIN ST STE 100	NEW BRIGHTON MN 55112	\$ 1,500.00
09-118-22-32-0040	NICOLE O BROOKS		4740 UPLAND LA N	PLYMOUTH MN 55446	4740 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0041	ADRIAN WILLHITE	NATSUA WILLHITE	4730 UPLAND LA N	PLYMOUTH MN 55446	4730 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0043	CRAIG & KATHY LEERVIG		15800 47TH AVE N	PLYMOUTH MN 55446	15800 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0044	DWIGHT C TANGREN		15730 47TH AVE N	PLYMOUTH MN 55446	15730 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0045	THOMAS E BRANSON		15720 47TH AVE N	PLYMOUTH MN 55446	4705 TERRACEVIEW LA	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0046	MARK P & MARA J CLYSDALE		4715 TERRACEVIEW LA N	PLYMOUTH MN 55446	4715 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0047	JOHN & HUIZHU CHEN		4725 TERRACEVIEW LA N	PLYMOUTH MN 55446	4725 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0048	CHATHERINE GRACE MUSICK	THOMAS C MUSICK	4720 TERRACEVIEW LA N	PLYMOUTH MN 55446	4720 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0049	ANDREA M BERGERON		4710 TERRACEVIEW LA N	PLYMOUTH MN 55446	4710 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0050	SUSAN K & MARK S DYAS		4700 TERRACEVIEW LA N	PLYMOUTH MN 55446	4700 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0051	ERIKA ANN THOMPSON	RICHARD CHESTER PROPPE JR	15630 47TH AVE N	PLYMOUTH MN 55446	42179 VISTA RD	ISLE MN 56342	\$ 1,500.00
09-118-22-32-0052	ERIC D BACHMEIER	MEGAN A BACHMEIER	15620 47TH AVE N	PLYMOUTH MN 55446	15620 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0053	YANG LIU & JIE MA		15610 47TH AVE N	PLYMOUTH MN 55446	15610 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0054	BROTTLUND BACH PROP LLC		15600 47TH AVE N	PLYMOUTH MN 55446	3506 MEADOW LANE	MINNETONKA MN 55345	\$ 1,500.00
09-118-22-32-0055	CHRISTOPHER DOBBERSTEIN	JOANNA DOBBERSTEIN	4715 RANCHVIEW LA N	PLYMOUTH MN 55446	4715 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0056	SARAH A TAM	ADI TAM	4805 RANCHVIEW LA N	PLYMOUTH MN 55446	4805 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0057	CHAU TAM		4815 RANCHVIEW LA N	PLYMOUTH MN 55446	4815 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0058	RAKESH K PANDEY	MRIDULA PANDEY	4810 RANCHVIEW LA N	PLYMOUTH MN 55446	4810 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0059	THOMAS J CLEMENT		4800 RANCHVIEW LA N	PLYMOUTH MN 55446	4800 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0060	BHARATHAN J PULLUVALLIL	SALINI NARAYANAN NAIR	4710 RANCHVIEW LA N	PLYMOUTH MN 55446	4710 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0061	HAROLD L CRAGG	JUDITH ANN CRAGG	4700 RANCHVIEW LA N	PLYMOUTH MN 55446	4700 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0062	CODY ANDERSON	MICHELLE RYNDA	15735 47TH AVE N	PLYMOUTH MN 55446	15735 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0063	MATTHEW BOATMAN	JAMES R BOATMAN JR	15725 47TH AVE N	PLYMOUTH MN 55446	15725 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0064	STEVEN R & LISA M JOHNSTON		15715 47TH AVE N	PLYMOUTH MN 55446	15715 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0065	ADAM MAHER & ANNA MAHER		15705 47TH AVE N	PLYMOUTH MN 55446	15705 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0066	XIAOXIANG CHENG & BELLE HU		15635 47TH AVE N	PLYMOUTH MN 55446	15635 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0067	CHRISTOPHER/KRISTINE BISANZ		15625 47TH AVE N	PLYMOUTH MN 55446	15625 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0068	SUE JEONG SHIN		15615 47TH AVE N	PLYMOUTH MN 55446	15615 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0069	MARIA C RUCKE		15605 47TH AVE N	PLYMOUTH MN 55446	15605 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00



Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-32-0070	LOTHAR & ALICIA SCHWAB		15515 47TH AVE N	PLYMOUTH MN 55446	15515 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0071	D F THOMPSON & J H THOMPSON		15505 47TH AVE N	PLYMOUTH MN 55446	15505 47TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0075	AMANDA R DUDEK		4825 RANCHVIEW LA N	PLYMOUTH MN 55446	4825 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0076	GERARDO TORRES RENDON		4835 RANCHVIEW LA N	PLYMOUTH MN 55446	4835 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0077	KERWIN & SHERYL NESS		4845 RANCHVIEW LA N	PLYMOUTH MN 55446	4845 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0078	NIKOLAY ALEXANDROV	TIHOMIRA VALKOVA	4855 RANCHVIEW LA N	PLYMOUTH MN 55446	4855 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0079	JENNIFER JERULLE		4850 RANCHVIEW LA N	PLYMOUTH MN 55446	4850 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0080	KATHRYN DICKSON		4840 RANCHVIEW LA N	PLYMOUTH MN 55446	4840 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0081	PAUL BECK & AMANDA BECK		4830 RANCHVIEW LA N	PLYMOUTH MN 55446	4830 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0082	LANE UHERKA		4820 RANCHVIEW LA N	PLYMOUTH MN 55446	4820 RANCHVIEW LANE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0086	SARAH JOSEPHS/JASON JOSEPHS		15825 49TH AVE N	PLYMOUTH MN 55446	15825 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0087	MATTHEW J STEWART	SARA M STEWART	15815 49TH AVE N	PLYMOUTH MN 55446	15815 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0088	BAO D LE		15805 49TH AVE N	PLYMOUTH MN 55446	15805 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0089	LARRY M BENSON	KATHERINE M BENSON	15715 49TH AVE N	PLYMOUTH MN 55446	15715 49TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0090	JAMES OWEN ELLSWORTH		15720 48TH AVE N	PLYMOUTH MN 55446	15720 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0091	JONATHAN D & ALYSSA M KOSCH		15800 48TH AVE N	PLYMOUTH MN 55446	15800 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0092	GABRIEL C & LILIAN C EJEBE		15810 48TH AVE N	PLYMOUTH MN 55446	15810 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-32-0093	BARBARA SYVERSON		15820 48TH AVE N	PLYMOUTH MN 55446	15820 48TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0002	JASON DONALD MENKEN	EMILY MENKEN	4565 UPLAND LA N	PLYMOUTH MN 55446	4565 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0003	MARK B SHALEEN		4555 UPLAND LA N	PLYMOUTH MN 55446	4555 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0004	ANITA ADJEI-WIAFE	ERNEST WIAFE	4545 UPLAND LA N	PLYMOUTH MN 55446	16050 55TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0005	JEREMY D & JENNIFER M SWIFT		4535 UPLAND LA N	PLYMOUTH MN 55446	4535 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0006	JEFFREY ADAIR WALLSMITH		4525 UPLAND LA N	PLYMOUTH MN 55446	4525 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0007	DENNIS OLSEN/NICOLE HASKAMP		4515 UPLAND LA N	PLYMOUTH MN 55446	4515 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0008	BRUCE E ARNE		4505 UPLAND LA N	PLYMOUTH MN 55446	4505 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0010	PETER ALEXANDER SHERMAN	EMMY JEAN FRITZ	4500 UPLAND LA N	PLYMOUTH MN 55446	4500 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0011	RICHARD A RAAEN	KARI H RAAEN	4510 UPLAND LA N	PLYMOUTH MN 55446	4510 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0012	TIMOTHY KELLY & TARA KELLY		4520 UPLAND LA N	PLYMOUTH MN 55446	4520 UPLAND LA	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0013	THOMAS G OLSON	ELIZABETH M OLSON	4530 UPLAND LA N	PLYMOUTH MN 55446	4530 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0014	MATTHEW E COOKSEY	ALICIA M COOKSEY	4540 UPLAND LA N	PLYMOUTH MN 55446	4540 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0015	BENJAMIN J METLING	CAROLINE E SAWYER	4550 UPLAND LA N	PLYMOUTH MN 55446	4550 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0016	DAYA RAM		4560 UPLAND LA N	PLYMOUTH MN 55446	4560 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0017	BRADLEY J MERSEREAU	JENNIFER R MERSEREAU	4570 UPLAND LA N	PLYMOUTH MN 55446	4570 UPLAND LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0018	ADAM ALTEPETER	JENNA ALTEPETER	4565 TERRACEVIEW LA N	PLYMOUTH MN 55446	4565 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0019	CRAIG G & EDITH A RHOMBS		4555 TERRACEVIEW LA N	PLYMOUTH MN 55446	4555 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0020	ARETIA SENENFELDER		4545 TERRACEVIEW LA N	PLYMOUTH MN 55446	4545 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0021	MICHAEL P BAETZ	NANCY E BAETZ	4535 TERRACEVIEW LA N	PLYMOUTH MN 55446	4535 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0022	YUANDONG QI & QIANZHI JIN		4525 TERRACEVIEW LA N	PLYMOUTH MN 55446	4525 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0023	DANIEL FENSKE & KESSA FENSKE		4515 TERRACEVIEW LA N	PLYMOUTH MN 55446	4515 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0024	CARL A & PATRICIA M SCHU		4505 TERRACEVIEW LA N	PLYMOUTH MN 55446	4505 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0025	THOMAS R MCMONAGLE		4485 TERRACEVIEW LA N	PLYMOUTH MN 55446	4485 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0026	MOLLY STEWART	CHRISTOPHER SAPP	4540 TERRACEVIEW LA N	PLYMOUTH MN 55446	4540 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00



Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-33-0027	GARY J & ELIZABETH OUELLETTE		4530 TERRACEVIEW LA N	PLYMOUTH MN 55446	4530 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0028	AMBER LYNN ETZEL	JAKE RICHARD OBRIEN	4520 TERRACEVIEW LA N	PLYMOUTH MN 55446	4520 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0029	JOHN L THORVILSON		4510 TERRACEVIEW LA N	PLYMOUTH MN 55446	4510 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0030	CRAIG N JENSEN	JILL S JENSEN	15640 45TH AVE N	PLYMOUTH MN 55446	15640 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0031	HPA BORROWER 2016 2 LLC	120 S RIVERSIDE PLAZA	15630 45TH AVE N	PLYMOUTH MN 55446	SUITE 2000	CHICAGO IL 60606	\$ 1,500.00
09-118-22-33-0032	PHILLIP GLAPA & SARAH GLAPA		15620 45TH AVE N	PLYMOUTH MN 55446	15620 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0033	JAMES N GRUBE		15610 45TH AVE N	PLYMOUTH MN 55446	15610 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0034	KEITH L & ELIZABETH E PASKEY		15600 45TH AVE N	PLYMOUTH MN 55446	15600 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0035	YUAN FANG		15520 45TH AVE N	PLYMOUTH MN 55446	15520 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0036	R C LOSINGER & B L LOSINGER		15510 45TH AVE N	PLYMOUTH MN 55446	15510 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0037	TERRY ANDERSON		15500 45TH AVE N	PLYMOUTH MN 55446	15500 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0038	STEVEN M KEITH		4530 RANCHVIEW LA N	PLYMOUTH MN 55446	4530 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0039	THOMAS M FEITEN	MICHELLE FEITEN	4520 RANCHVIEW LA N	PLYMOUTH MN 55446	4520 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0040	MEHMET AKCAKAYA		4510 RANCHVIEW LA N	PLYMOUTH MN 55446	4510 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0041	JAMES D & MARTI R LILLESVE		4500 RANCHVIEW LA N	PLYMOUTH MN 55446	4500 RANCHVIEW LA	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0042	CEDAR L PALAIA		4505 RANCHVIEW LA N	PLYMOUTH MN 55446	4505 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0043	KENNETH J & SUSAN K EITEL		4515 RANCHVIEW LA N	PLYMOUTH MN 55446	4515 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0044	LAURI BARNES	BINA NAGARAJ	4525 RANCHVIEW LA N	PLYMOUTH MN 55446	4525 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0045	DAVID D KILGARD		4535 RANCHVIEW LA N	PLYMOUTH MN 55446	4535 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0046	ROXANNE LIESER		4545 RANCHVIEW LA N	PLYMOUTH MN 55446	4545 RANCHVIEW LANE	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0047	ZESHENG GUAN		4555 RANCHVIEW LA N	PLYMOUTH MN 55446	4555 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0048	DAVID KRAKER/A JODY ROWLAND		15515 46TH AVE N	PLYMOUTH MN 55446	15515 46TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0049	J J COLLINS & N A ROSSCUP		15605 46TH AVE N	PLYMOUTH MN 55446	15605 46TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0050	MATHEW BEDARD/ASHLEY BEDARD		15615 46TH AVE N	PLYMOUTH MN 55446	15615 46TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0051	ARCHANA A SHELKE		15625 46TH AVE N	PLYMOUTH MN 55446	15625 46TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0052	SAMANTHA KEOGH		15635 46TH AVE N	PLYMOUTH MN 55446	18999 180TH AVE	BIG LAKE MN 55309	\$ 1,500.00
09-118-22-33-0053	LAWRENCE E KOLSTAD	MARY L KOLSTAD	15635 45TH AVE N	PLYMOUTH MN 55446	15635 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0054	JEFFREY & LENORE WATKINS		15625 45TH AVE N	PLYMOUTH MN 55446	15625 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0055	ROBERT T PARLATO		15615 45TH AVE N	PLYMOUTH MN 55446	15615 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0056	SARA HUNSTIGER	JEFF HUNSTIGER	15605 45TH AVE N	PLYMOUTH MN 55446	15605 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0057	PAUL CURRY		15545 45TH AVE N	PLYMOUTH MN 55446	15545 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0058	IGOR & MAYA MELAMED		15535 45TH AVE N	PLYMOUTH MN 55446	15535 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0059	BLAKE GUYER & ASHLEY GUYER		15525 45TH AVE N	PLYMOUTH MN 55446	15525 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0064	MARTIN ELIASSON	NICOLE SCHNEIDER	4605 TERRACEVIEW LA N	PLYMOUTH MN 55446	4605 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0065	JOSHUA ROSENBLUM	ELIZABETH ROSENBLUM	4615 TERRACEVIEW LA N	PLYMOUTH MN 55446	4615 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0066	SAMY M MAKLAD		4625 TERRACEVIEW LA N	PLYMOUTH MN 55446	15600 55TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0067	JESSE GREEN & REBECCA GREEN		4635 TERRACEVIEW LA N	PLYMOUTH MN 55446	4635 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0068	CHRISTOPHER TAYLOR	ESZTER TAMAS	4645 TERRACEVIEW LA N	PLYMOUTH MN 55446	4645 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0069	DANIEL J LEVERENTZ TRSTEE	GAYLE L LEVERENTZ TRSTEE	4655 TERRACEVIEW LA N	PLYMOUTH MN 55446	4655 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0070	JERIK ELM & KRISTEN ELM		4665 TERRACEVIEW LA N	PLYMOUTH MN 55446	4665 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0071	BRIAN F & JOELLYN S MORAN		4660 TERRACEVIEW LA N	PLYMOUTH MN 55446	4660 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0072	TIANRONG LIU		4650 TERRACEVIEW LA N	PLYMOUTH MN 55446	4650 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00



Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-33-0073	JAMES FERGUSON		4640 TERRACEVIEW LA N	PLYMOUTH MN 55446	4640 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0074	DONNA R SANKEY		4630 TERRACEVIEW LA N	PLYMOUTH MN 55446	4630 TERRACEVIEW LANE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0075	ROBERT J HOLLY	JESSIE M HOLLY	4620 TERRACEVIEW LA N	PLYMOUTH MN 55446	4620 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0076	JOHN HELMEN & MEGAN HELMEN		4610 TERRACEVIEW LA N	PLYMOUTH MN 55446	4610 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0077	BRIANA BURBACH	CODY BURBACH	4600 TERRACEVIEW LA N	PLYMOUTH MN 55446	4600 TERRACEVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0078	RICHARD ELSNER/TRUDY ELSNER		4605 SHENANDOAH LA N	PLYMOUTH MN 55446	4605 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0079	DONALD J & NANCY L BUSHEK		4615 SHENANDOAH LA N	PLYMOUTH MN 55446	4615 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0080	EDWARD M & JOAN E GARTNER		4625 SHENANDOAH LA N	PLYMOUTH MN 55446	4625 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0081	RUIRONG HE & HUAIYU PENG		4635 SHENANDOAH LA N	PLYMOUTH MN 55446	4635 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0082	PAYSON M LIPPERT	TARYN LACE LIPPERT	4645 SHENANDOAH LA N	PLYMOUTH MN 55446	4645 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0083	CHARLENE SCHNOBRICH		4655 SHENANDOAH LA N	PLYMOUTH MN 55446	4655 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0084	HENRY THOMAS MORRIS	NANETTE SCHULMAN MORRIS	4640 SHENANDOAH LA N	PLYMOUTH MN 55446	4640 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0085	DEBORAH L OJEDA	DEBORAH LOUISE OJEDA TRUST	4630 SHENANDOAH LA N	PLYMOUTH MN 55446	4630 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0086	JOSHUA & JANELLE BERTELSON		4620 SHENANDOAH LA N	PLYMOUTH MN 55446	4620 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0087	KATHERINE MITCHELL	THOMAS MITCHELL	4610 SHENANDOAH LA N	PLYMOUTH MN 55446	4610 SHENANDOAH LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0088	GREGORY D BAUFIELD		4600 SHENANDOAH LA N	PLYMOUTH MN 55446	4600 SHENANDOAH LANE	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0089	ASCENSION EVAN LUTH CHURCH		15830 46TH AVE N	PLYMOUTH MN 55446	15870 46TH AVE N	PLYMOUTH MN 55446	\$ 21,445.09
09-118-22-33-0090	PATRICK D QUIGG		4635 RANCHVIEW LA N	PLYMOUTH MN 55446	4635 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0091	SCOTT C/JENNIFER L ANDERSON		4625 RANCHVIEW LA N	PLYMOUTH MN 55446	4833 ORCHID LN N	MINNEAPOLIS MN 55446	\$ 1,500.00
09-118-22-33-0092	SCOTT & MARY JANE BERGLUND		4615 RANCHVIEW LA N	PLYMOUTH MN 55446	4615 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-33-0093	RUSS FLATEN & CATHRYN R DANA		4605 RANCHVIEW LA N	PLYMOUTH MN 55446	4605 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0001	ROSS L ALLANSON		4505 QUANTICO LA N	PLYMOUTH MN 55446	4505 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0002	BETHANY S VAN KEUREN		4515 QUANTICO LA N	PLYMOUTH MN 55446	4515 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0003	CHAD KREUTZ & MONIQUE KREUTZ		4525 QUANTICO LA N	PLYMOUTH MN 55446	4525 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0004	L C SPOONER & L M SPOONER		4535 QUANTICO LA N	PLYMOUTH MN 55446	4535 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0005	NGOC HONG LE		4545 QUANTICO LA N	PLYMOUTH MN 55446	4545 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0006	VIKTOR POTERYAKHIIN		4555 QUANTICO LA N	PLYMOUTH MN 55446	4555 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0007	V KESSLER & M KESSLER		4565 QUANTICO LA N	PLYMOUTH MN 55446	4565 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0008	JOHN MILLER		4560 RANCHVIEW LA N	PLYMOUTH MN 55446	4560 RANCHVIEW LA	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0009	CRAIG A & JO A ANDERSON		4550 RANCHVIEW LA N	PLYMOUTH MN 55446	4550 RANCHVIEW LANE	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0010	MATTHEW BROWER/MARIA BROWER		4540 RANCHVIEW LA N	PLYMOUTH MN 55446	4540 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0011	WILLIAM GORMAN	MEGHAN MORONEY GORMAN	15515 45TH AVE N	PLYMOUTH MN 55446	15515 45TH AVE N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0012	REC PROPERTY GROUP LLC		15505 45TH AVE N	PLYMOUTH MN 55446	6000 BASS LAKE RD #207	CRYSTAL MN 55429	\$ 1,500.00
09-118-22-34-0013	MATTHEW EARHART		4500 QUANTICO LA N	PLYMOUTH MN 55446	4500 QUANTICO LANE N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0014	KEVIN CHEN		4502 QUANTICO LA N	PLYMOUTH MN 55446	4502 QUANTICO LANE N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0015	HOLLY PFEIFFER		4504 QUANTICO LA N	PLYMOUTH MN 55446	4504 QUANTICO LANE N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0016	ELLEN B BRUEGGEMAN	JASON T BRUEGGEMAN	4506 QUANTICO LA N	PLYMOUTH MN 55446	216 INTERLACHEN RD	HOPKINS MN 55343	\$ 750.00
09-118-22-34-0017	HAILEY HINRICHS		4508 QUANTICO LA N	PLYMOUTH MN 55446	4508 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0018	ANDRIY PAVLOVSKYY		4510 QUANTICO LA N	PLYMOUTH MN 55446	4510 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0019	BARBARA S TOM		4512 QUANTICO LA N	PLYMOUTH MN 55446	4512 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0020	MEI ZHOU & JOE ZHOU		4514 QUANTICO LA N	PLYMOUTH MN 55446	14825 44TH PL N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0021	SHARON J CONZET	PATRICIA CONZET	4516 QUANTICO LA N	PLYMOUTH MN 55446	4516 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00



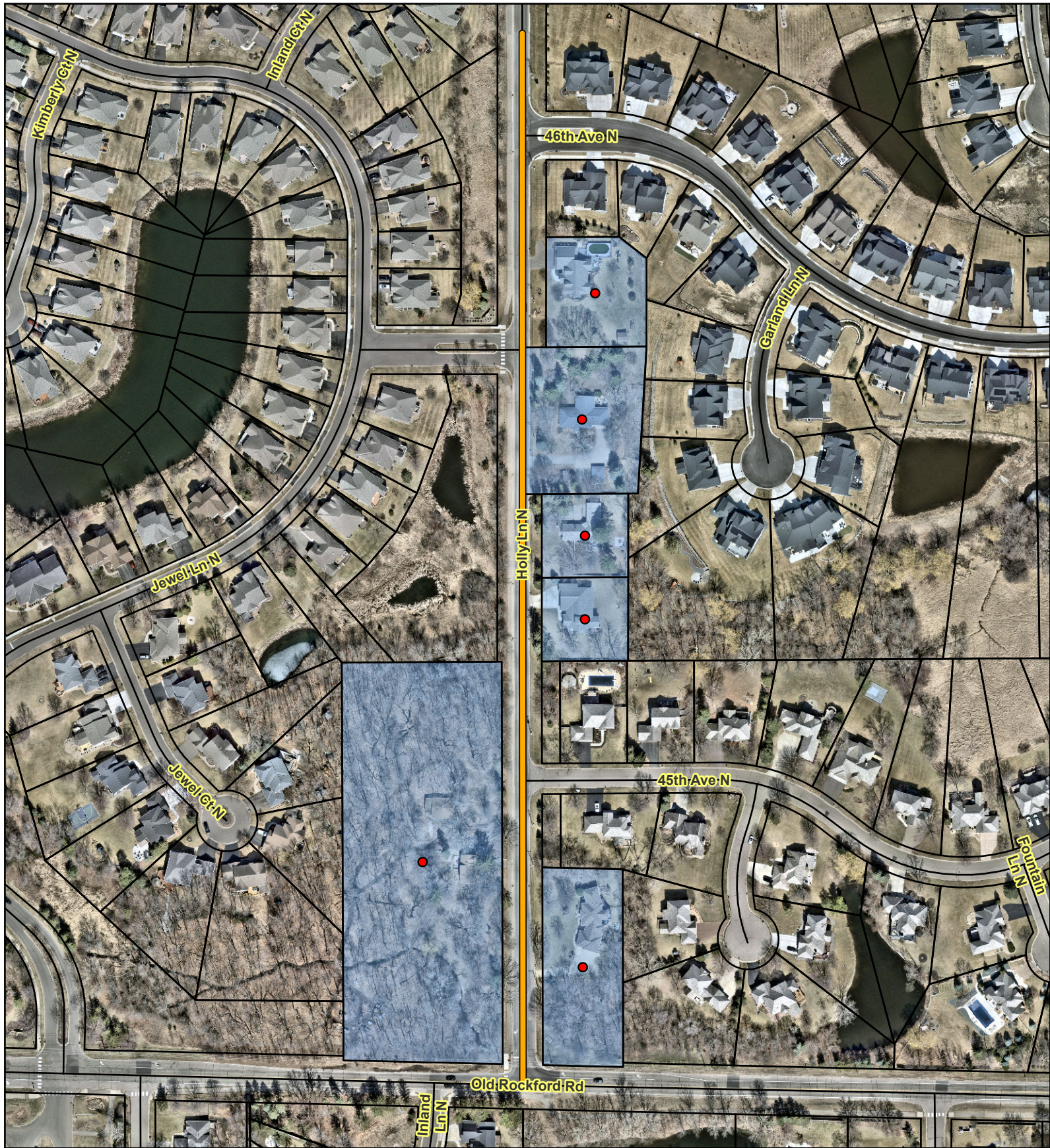
Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-34-0022	JOSHUA & JAKOBE MARKWORTH		4518 QUANTICO LA N	PLYMOUTH MN 55446	6807 34TH AVE N	CRYSTAL MN 55427	\$ 750.00
09-118-22-34-0023	HA NGUYEN		4520 QUANTICO LA N	PLYMOUTH MN 55446	4520 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0024	DIANNE L BOLSTROM		4522 QUANTICO LA N	PLYMOUTH MN 55446	4522 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0025	TOM PULLES	CAROLYN SCHROEDER	4524 QUANTICO LA N	PLYMOUTH MN 55446	4524 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0026	JOSEPH J CAVANAUGH		4526 QUANTICO LA N	PLYMOUTH MN 55446	3650 YUMA LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0027	SUSAN GAITHER		4528 QUANTICO LA N	PLYMOUTH MN 55446	16500 45TH AVE N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0028	SETH GOLDFARB	KERRIE ANN GOLDFARB	4530 QUANTICO LA N	PLYMOUTH MN 55446	4530 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0029	SUSAN A BEEBE		4532 QUANTICO LA N	PLYMOUTH MN 55446	4532 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0030	BARBARA J MAKOUSKY		4534 QUANTICO LA N	PLYMOUTH MN 55446	4534 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0031	GARY BAILEY		4536 QUANTICO LA N	PLYMOUTH MN 55446	4536 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0032	TAYLOR HOULE & DANIA HOULE		4538 QUANTICO LA N	PLYMOUTH MN 55446	4538 QUANTICO LA N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0036	MICHELLE R GUERICKE	JUDSON G GUERICKE	4555 ORCHID CIR N	PLYMOUTH MN 55446	4555 ORCHID CIR N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0037	WILLIAM A HAGEN		4545 ORCHID CIR N	PLYMOUTH MN 55446	3300 PLYMOUTH BLVD #47061	PLYMOUTH MN 55447	\$ 750.00
09-118-22-34-0038	MYKOLA M SARAZHYNSKY	TETIANA DROBOT	4535 ORCHID CIR N	PLYMOUTH MN 55446	4535 ORCHID CIR N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0039	DIVAKAR MURALI		4525 ORCHID CIR N	PLYMOUTH MN 55446	4525 ORCHID CIR N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0040	LINDA LEVIN		4515 ORCHID CIR N	PLYMOUTH MN 55446	4515 ORCHID CIR N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0041	SHAWN REGER & NICOLE REGER		4505 ORCHID CIR N	PLYMOUTH MN 55446	4505 ORCHID CIR N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0042	AMANDA WILSON		4500 ORCHID CIR N	PLYMOUTH MN 55446	4500 ORCHID CIRCLE	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0043	MARK DUSBABEK		4510 ORCHID CIR N	PLYMOUTH MN 55446	4510 ORCHID CIR	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0044	AMY NICOLE SCHEVING	JUSTIN LEE MERRILL	4520 ORCHID CIR N	PLYMOUTH MN 55446	4520 ORCHID CIR N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0045	MICHELLE A OELKE		4530 ORCHID CIR N	PLYMOUTH MN 55446	4530 ORCHID CIR N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0046	JUSTINE BOLOGNINO		4540 ORCHID CIR N	PLYMOUTH MN 55446	4540 ORCHID CIRCLE N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0047	KIMBERLY M NIEMAN		4550 ORCHID CIR N	PLYMOUTH MN 55446	4550 ORCHID CIR N	PLYMOUTH MN 55446	\$ 750.00
09-118-22-34-0053	SFR BORROWER 2022 LLC		4645 ORCHID LA N	PLYMOUTH MN 55446	120 S RIVERSIDE PLZ #1600	CHICAGO IL 60606	\$ 1,500.00
09-118-22-34-0054	DONNA L ROEHL		4635 ORCHID LA N	PLYMOUTH MN 55446	4635 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0055	YOUNGJOO LEE		4625 ORCHID LA N	PLYMOUTH MN 55446	4625 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0056	DALE A & ALICE E WOLD		4615 ORCHID LA N	PLYMOUTH MN 55446	4615 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0057	CHIATING LU & MEIYAO CHENG		4605 ORCHID LA N	PLYMOUTH MN 55446	4605 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0058	TIMOTHY D REISNER	DEBORAH R REISNER	4640 ORCHID LA N	PLYMOUTH MN 55446	4640 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0059	JOHN POHL		4630 ORCHID LA N	PLYMOUTH MN 55446	4630 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0060	KENNETH ELANDER	DONNA ELANDER	4620 ORCHID LA N	PLYMOUTH MN 55446	4620 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0061	GARY MACKINNON	KATHERINE MACKINNON	4610 ORCHID LA N	PLYMOUTH MN 55446	4610 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0062	WAYNE FROESE & SHERYL FROESE		4600 ORCHID LA N	PLYMOUTH MN 55446	4600 ORCHID LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0065	HEATHER HAMILTON SIMONETT	JOSEPH EDWARD SIMONETT	4630 RANCHVIEW LA N	PLYMOUTH MN 55446	4630 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0066	MILLS RE0030917	PDS TAX SERVICES	4620 RANCHVIEW LA N	PLYMOUTH MN 55446	PO BOX 13519	ARLINGTON TX 76094	\$ 1,500.00
09-118-22-34-0067	ANTHONY W SAUCIER	HEATHER M SAUCIER	4610 RANCHVIEW LA N	PLYMOUTH MN 55446	4610 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0068	MARISSA LAUREN JAHNKE	MATTHEW JAHNKE	4600 RANCHVIEW LA N	PLYMOUTH MN 55446	4600 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0069	MARY C MATHIESON		4605 QUANTICO LA N	PLYMOUTH MN 55446	4605 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0070	ADRISH SEN & NANDINI SEN		4615 QUANTICO LA N	PLYMOUTH MN 55446	4615 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0071	SUSAN K NOHA		4625 QUANTICO LA N	PLYMOUTH MN 55446	4625 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0072	DANIEL C & JACQUELINE A LEE		4635 QUANTICO LA N	PLYMOUTH MN 55446	4635 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0073	TIMOTHY V GRIFFIN		4640 QUANTICO LA N	PLYMOUTH MN 55446	4640 QUANTICO LA	PLYMOUTH MN 55446	\$ 1,500.00






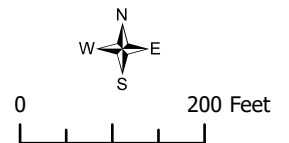
Assessment Roll

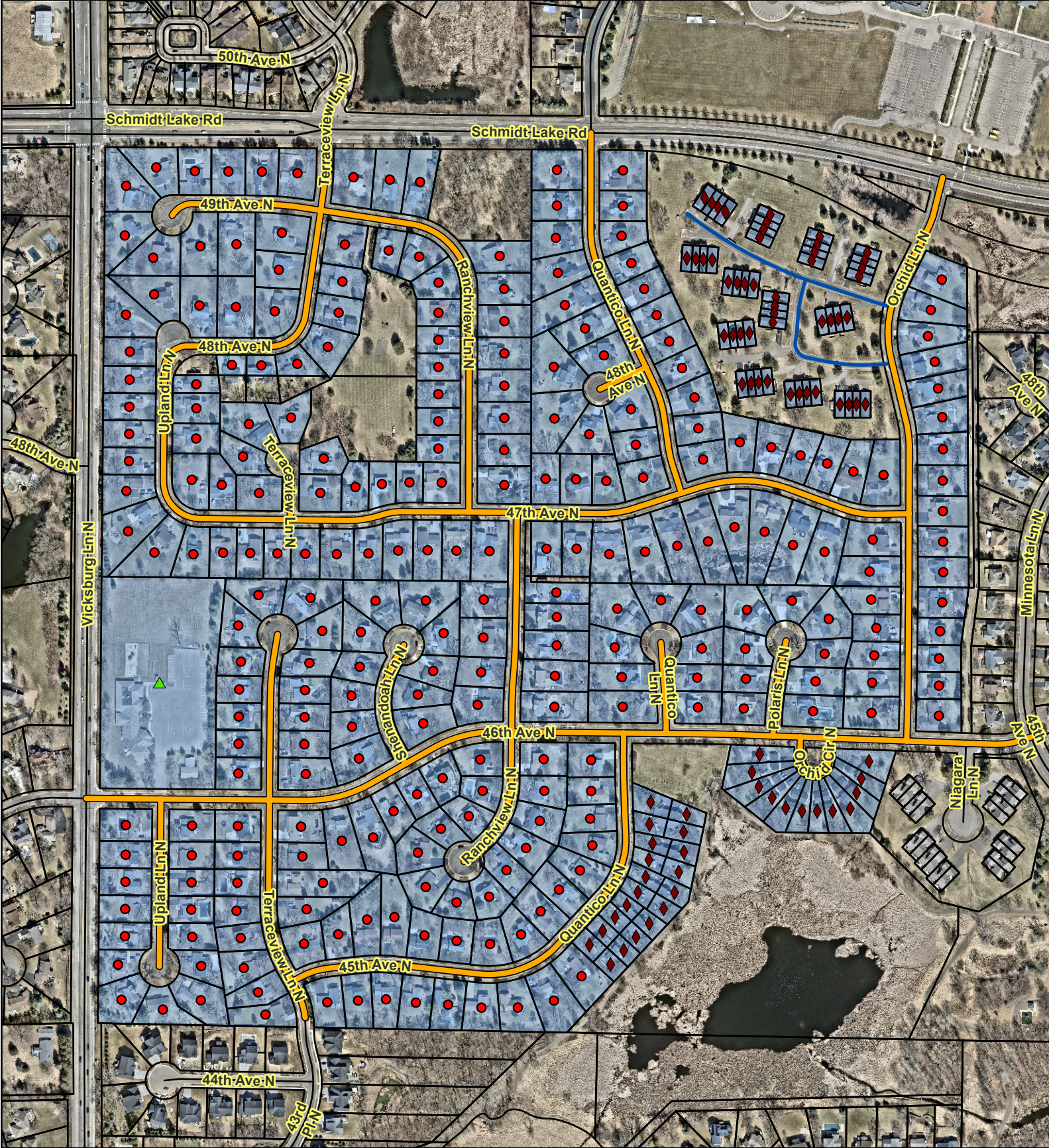
PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-34-0074	TOR SWANSON	JESSICA SWANSON	4630 QUANTICO LA N	PLYMOUTH MN 55446	4630 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0075	MARY JO A BALL		4620 QUANTICO LA N	PLYMOUTH MN 55446	4620 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0076	ELIZABETH J & ALLAN J COTIE		4610 QUANTICO LA N	PLYMOUTH MN 55446	4610 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0077	DEREK & SUSAN GULLETT		4600 QUANTICO LA N	PLYMOUTH MN 55446	4600 QUANTICO LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0078	DARIN J DVORAK		4605 POLARIS LA N	PLYMOUTH MN 55446	4605 POLARIS LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0079	JEFFREY CHENGCHAROEN	MAKIKO ISHIZAWA	4615 POLARIS LA N	PLYMOUTH MN 55446	4615 POLARIS LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0080	URI P ROSENWALD	KARA L ROSENWALD	4625 POLARIS LA N	PLYMOUTH MN 55446	4625 POLARIS LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0081	MATTHEW & AMY ROEHL		4635 POLARIS LA N	PLYMOUTH MN 55446	4635 POLARIS LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0082	KEVIN D & SHEENA M SWANSON		4640 POLARIS LA N	PLYMOUTH MN 55446	4640 POLARIS LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0083	PETER E & LORA L SELINGER		4630 POLARIS LA N	PLYMOUTH MN 55446	4630 POLARIS LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0084	REBECCA S SHAFFER		4620 POLARIS LA N	PLYMOUTH MN 55446	4620 POLARIS LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0085	JOSHUA HEATH & SARA JOHNSON		4610 POLARIS LA N	PLYMOUTH MN 55446	4610 POLARIS LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0086	R H MATERNA & T A MATERNA		4600 POLARIS LA N	PLYMOUTH MN 55446	4600 POLARIS LA N	PLYMOUTH MN 55446	\$ 1,500.00
09-118-22-34-0087	JAMES NIELSEN/MISTY NIELSEN		4640 RANCHVIEW LA N	PLYMOUTH MN 55446	4640 RANCHVIEW LA N	PLYMOUTH MN 55446	\$ 1,500.00
14-118-22-14-0006	LAKNATH GOONETILLEKE		4155 ZACHARY LA N	PLYMOUTH MN 55441	4440 GLACIER LA N	PLYMOUTH MN 55446	\$ 10,595.23
14-118-22-14-0041	CITY OF PLYMOUTH		4295 ZACHARY LA N	PLYMOUTH MN 55441	3400 PLYMOUTH BLVD	PLYMOUTH MN 55447	\$ 19,131.67
14-118-22-41-0067	CITY OF PLYMOUTH		40 ADDRESS UNASSIGNED	PLYMOUTH MN 00000	3400 PLYMOUTH BLVD	PLYMOUTH MN 55447	\$ 19,177.99
17-118-22-21-0050	MARK H BOOK & SHELLY M BOOK		4400 HOLLY LA N	PLYMOUTH MN 55446	4400 HOLLY LA N	PLYMOUTH MN 55446	\$ 4,250.00
17-118-22-22-0001	MARK & SHELLY BOOK		4425 HOLLY LA N	PLYMOUTH MN 55446	4400 HOLLY LANE NORTH	PLYMOUTH MN 55446	\$ 4,250.00









**2026 Street Rehabilitation Projects  
City Project #ST269002 - Holly Lane  
Assessment Map**

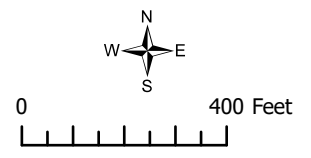
-  Project Area
-  Assessed Parcels
-  Single Family Detached Unit

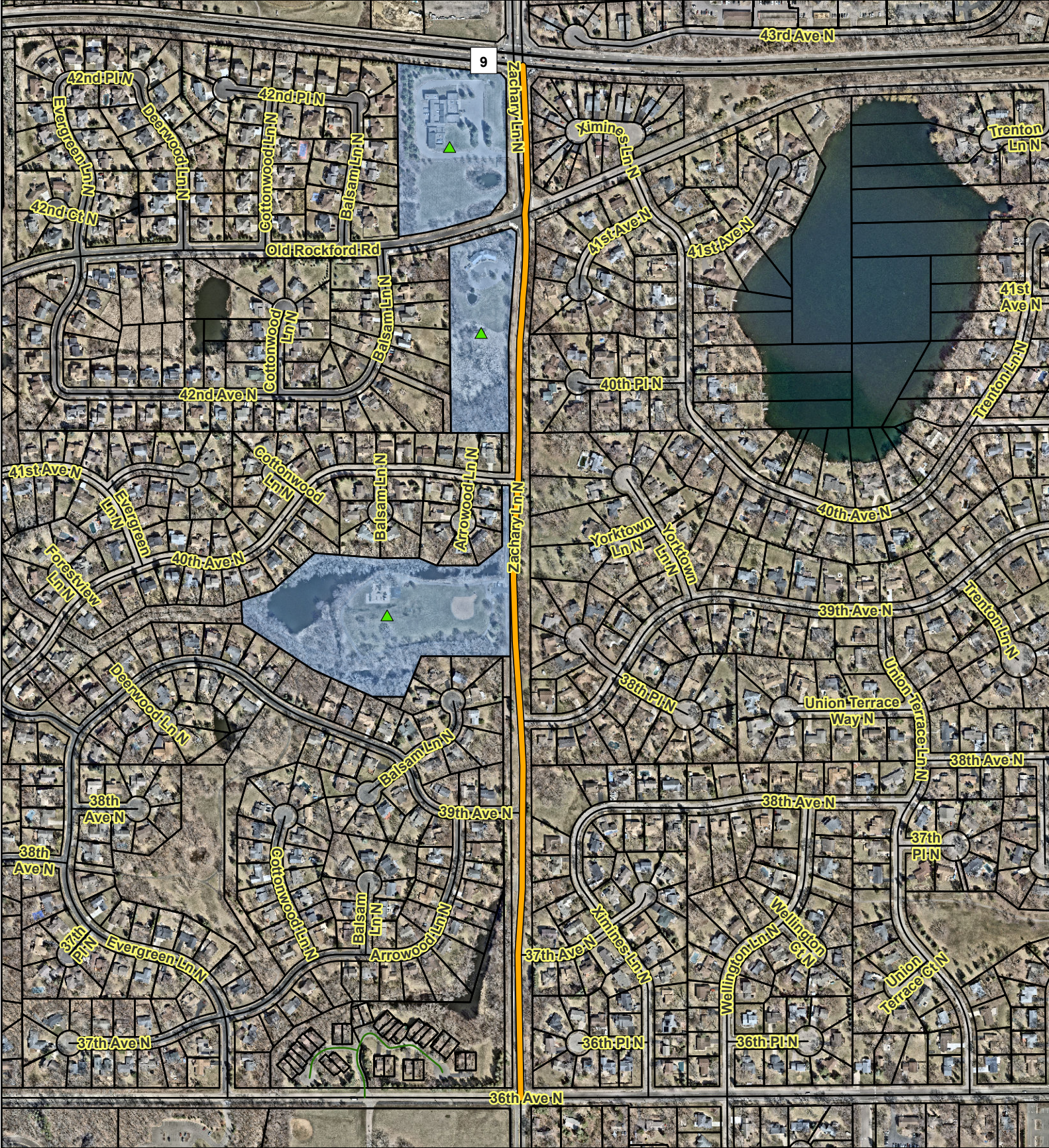




-  Project Area
-  Private Driveway
-  Assessed Parcels
-  Single Family Detached Unit
-  Single Family Attached Unit
-  Other

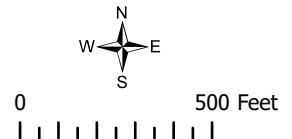
**2026 Street Rehabilitation Projects**  
**City Project #ST269002 - Amhurst Area**  
**Assessment Map**





## 2026 Street Rehabilitation Projects City Project #ST269002 - Zachary Lane Assessment Map

- Project Area
- Assessed Parcels
- Other



**NOTICE OF PUBLIC HEARING  
PUBLIC IMPROVEMENT AND ASSESSMENT HEARING ON  
2026 STREET REHABILITATION PROJECT  
CITY PROJECT NO. ST269002**

*3/24/26*

09-118-22-33-0089  
ASCENSION EVAN LUTH CHURCH  
15870 46TH AVE N  
PLYMOUTH MN 55446

*OBJECT TO ASSESSMENT  
STUART GILBERT  
PRESIDENT*

Notice is hereby given that the City Council of the City of Plymouth, Minnesota will meet at the City Council Chambers, Plymouth City Hall, 3400 Plymouth Boulevard, at 7:00 p.m., on Tuesday, March 24, 2026 to consider the improvement of the project area including Zachary Lane between 36th Avenue and Rockford Road, Holly Lane between Old Rockford Road and 160 feet north of 46th Avenue, and the streets south of Schmidt Lake Road, west of Minnesota Lane, north of 44th Avenue, east of Vicksburg Lane, but excluding Niagara Lane. The proposed improvement includes pavement reclamation, pavement mill and overlay, spot curb and gutter repair, utility repair and improvements, trail replacement, and all necessary items pursuant to Minnesota Statutes, §§ 429.011 to 429.111. The purpose of the combined improvement and assessment hearing is to allow affected property owners to review and comment on the nature and merits of undertaking the improvement project, and the assessments proposed to be levied against their property. Adoption by the Council of the proposed assessment may be taken at the hearing.

The area proposed to be assessed for such improvement is:

SEC	TWP	RNG	Q/Q	SUFFIX
08	118	22	34	0009, 0015-0016, 0081
09	118	22	31	0001-0062, 0068-109
09	118	22	32	0004-0020, 0022-0026, 0028-0035, 0039-0041, 0043-0071, 0075-0082, 0086-0093
09	118	22	33	0002-0008, 0010-0059, 0064-0093
09	118	22	34	0001-0032, 0036-0047, 0053-0062, 0065-0087
14	118	22	14	0006, 0041
14	118	22	41	0067
17	118	22	21	0050
17	118	22	22	0001

The estimated cost of such improvement is \$2,919,400.00. Such persons as desired to be heard with reference to the above proposed improvement will be heard at this meeting.

The proposed assessment is on file for public inspection at the office of the City Clerk. Written or oral objections will be considered at the hearing. The total amount of the proposed assessment is \$553,349.98. The amount proposed to be assessed to individual properties and a description of the methodology for that assessment will be available at the hearing and the amount of the proposed assessment for individual properties will be mailed to owners of those particular lots, pieces or parcels of land prior to the hearing.

*Assessed  
3.8%  
of  
TOTAL*

Following the hearing, the Council will decide whether to undertake the project as proposed or modified, and whether any adjustments in the assessment roll are necessary and will, by resolution, order the improvement and adopt the roll.

Property owners have options to pay for the assessment. If a property owner pays their assessment in full by October 31, 2026, no interest will be charged. A property owner may make a partial prepayment of the assessment by October 31, 2026. If a partial prepayment is made, the remaining unpaid balance shall be spread over the period of time established by the Council for installment payment of the assessment. The first installment will appear on the 2027 property tax statement and shall include interest at the rate of 3.0% per year for a 5 year assessment period, 3.0% for a 10 year term, or 3.0% for a 15 year term per annum from November 1, 2026 until December 31, 2026. If no payment is made by October 31, 2026, the full assessment amount will be certified to the County for collection through property taxes. Prepayments should be made to the City Treasurer at City Hall.

You may appeal any assessment to the District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or the City Clerk within 30 days after the adoption of the assessment roll and filing such notice with the Clerk of District Court within ten (10) days after service upon the Mayor or City Clerk. No such appeal as to the amount of an assessment as to a specific parcel of land may be made unless the owner has either filed a signed written objection to that assessment with the City Clerk prior to the hearing or has presented the written objection to the presiding officer at the hearing.

Under Minn. Stat. §§ 435.193 to 435.195, the Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, request of the City Clerk the form for such deferral of payment of this special assessment on his property.

Jodi M. Gallup, City Clerk

DATED: March 5, 2026

PIN:	09-118-22-33-0089
Proposed Assessment Total:	\$21,445.09

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION ORDERING IMPROVEMENT FOR THE 2026 STREET REHABILITATION PROJECT (ST269002)

WHEREAS, the City Council adopted a resolution on the 27th day of January, 2026, which fixed a date for the council hearing on the proposed improvement of the project area including Zachary Lane between 36th Avenue and Rockford Road, Holly Lane between Old Rockford Road and 160 feet north of 46th Avenue, and the streets south of Schmidt Lake Road, west of Minnesota Lane, north of 44th Avenue, east of Vicksburg Lane, but excluding Niagara Lane by pavement reclamation, pavement mill and overlay, spot curb and gutter repair, utility repair and improvements, trail replacement and all necessary appurtenances; and

WHEREAS, a minimum of 10 days mailed notice and two weeks published notice of the hearing was given and the hearing was held thereon the 24th day of March, 2026, at which all persons desiring to be heard will be given an opportunity to be heard thereon.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. Such improvement is ordered as proposed in the council resolution adopted March 24, 2026.
2. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of the tax exempt bond or other identified sources for this project.

APPROVED by the City Council on this this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

## CITY OF PLYMOUTH

### RESOLUTION No. 2026-

#### RESOLUTION ADOPTING ASSESSMENTS FOR 2026 STREET REHABILITATION PROJECT (ST269002)

Whereas, pursuant to proper notice duly given as required by law, the council has met, heard and passed upon all objections to the proposed assessment for the improvement of the project area which includes Zachary Lane between 36th Avenue and Rockford Road, Holly Lane between Old Rockford Road and 160 feet north of 46th Avenue, and the streets south of Schmidt Lake Road, west of Minnesota Lane, north of 44th Avenue, east of Vicksburg Lane, and excluding Niagara Lane by pavement reclamation, pavement mill and overlay, spot curb and gutter repair, utility repair and improvements, trail replacement and all necessary appurtenances.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. Such proposed assessments, a copy of which is attached hereto and made a part hereof, is accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessments between \$0 and \$5,000 shall be payable in equal annual installments extending over a period of 5 years, the first of the installments to be payable on or before the first Monday in January, 2027, and shall bear the interest rate of 3% per annum for a 5 year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. Such assessments between \$5,001 and \$10,000 shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January, 2027, and shall bear the interest rate of 3% per annum for a 10 year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
4. Such assessments over \$10,000 shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2027, and shall bear the interest rate of 3% per annum for a 15 year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

5. The owner of any property so assessed may, at any time prior to certification of the assessment to Hennepin County, pay the whole of the assessment on such property with interest accrued to the date of payment to the City of Plymouth Finance Department, except that no interest shall be charged if the entire assessment was paid by October 31, 2026 and the property owner may at any time thereafter, pay the City of Plymouth Finance Division the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made by November 15 or interest will be charged through December 31 of the next succeeding year. The owner of any property so assessed may also, until October 31, 2026, make a partial payment of at least \$100 to the City of Plymouth Finance Division. The remaining unpaid balance will be certified as the new assessment amount. The owner may also at any time prior to November 15, of any year, pay the remaining unpaid principal balance with interest accrued to November 15 of the year in which such prepayment is made.
6. The clerk shall forthwith transmit a certified duplicate of this assessment to Hennepin County to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

The total cost of the improvement assessed by this resolution is \$553,349.98.

APPROVED by the City Council on this this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on \_\_\_\_\_, \_\_\_\_ with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

## CITY OF PLYMOUTH

### RESOLUTION No. 2026-

#### RESOLUTION AWARDING CONTRACT AND APPROVING SUPPLEMENTAL AGREEMENT FOR THE 2026 STREET REHABILITATION PROJECT (ST269002)

WHEREAS, pursuant to an advertisement for bids for the 2026 Street Rehabilitation Project, bids were received, opened and tabulated according to State law, and the following bids were received complying with the advertisement:

Contractor	Base Bid
Northwest Asphalt, Inc.	\$2,027,277.27
GMH Asphalt Corporation	\$2,210,976.85
Asphalt Surface Technologies Corp.	\$2,356,165.82
Wm. Mueller & Sons	\$2,397,635.00
Park Construction Company	\$2,466,556.57
Bituminous Roadways Inc.	\$2,687,049.00
<i>Engineers Estimate</i>	<i>\$2,624,455.50</i>

WHEREAS, Northwest Asphalt, Inc of Shakopee, MN, is the lowest responsible bidder, complying with the minimum qualifications; and

WHEREAS, the City Engineer recommends awarding the project to Northwest Asphalt, Inc.; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. The mayor and city manager are authorized and directed to enter into the contract with Northwest Asphalt, Inc of Shakopee, MN, in the name of the City of Plymouth for the 2026 Street Rehabilitation Project according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer in the amount of \$2,027,277.27.
2. The total cost of the project is \$3,811,400 as detailed in the below table:

Project Cost	Amount
Improvements	\$2,779,677.27
Engineering, Inspection and Administration	\$892,000.00
Contingency	\$139,722.73
<b>Total</b>	<b>\$3,811,400.00</b>

BE IT FURTHER RESOLVED, that this project will be funded as detailed in the below table:

<b>Project Funding</b>	<b>Amount</b>
Street Reconstruction Fund	\$2,243,050.02
Water Fund	\$285,000.00
Water Resources Fund	\$160,000.00
Sewer Fund	\$120,000.00
Special Assessments	\$553,349.98
Three Rivers Park District	\$450,000.00
<b>Total</b>	<b>\$3,811,400.00</b>

APPROVED by the City Council on this this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

DRAFT

---

**To:** Dave Callister, City Manager

**Prepared by:** Tony Miller, Engineering Project Manager

**Reviewed by:** Michael Thompson, Public Works Director

**Item:** **Public improvement and assessment hearing, order improvements, adopt assessments, award contract and supplemental agreement and approve a temporary construction easement agreement for the 2026 Street Reconstruction Project (ST269001)**

---

### **1. Action Requested:**

Adopt attached resolutions ordering improvement, adopting assessments, awarding contract, approving supplemental agreement and approving temporary construction easement agreement for the 2026 Street Reconstruction Project (ST269001). Approval of resolution ordering the improvement requires 6/7 vote of the City Council and all other resolutions require 4/7 vote.

### **2. Background:**

On January 27, 2026, council approved plans and specifications, ordered an advertisement for bids and set March 24, 2026, as the date for the public improvement and assessment hearing for the 2026 Street Reconstruction Project. In accordance with state statute, notice of the improvement and assessment hearing was sent to all affected property owners and has been posted in the city's designated newspaper.

Streets included in the project are 8th Avenue, 9th Avenue and Weston Lane in the Birch Briar neighborhood, as well as Highway 55 Frontage Road from 15th Avenue to Cottonwood Lane. Location maps of streets included with the project are attached. Improvements with the project include reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer upgrades, minor sanitary sewer repairs and sidewalk and pedestrian improvements. Also included are water quality improvements to meet permit requirements for environmental stewardship related to storm water, which are required when the city undertakes large scale street

reconstruction improvements. To take advantage of the unique characteristics of the neighborhood and large available area, the size of the water quality improvements are being increased to provide additional regional water quality benefits.

Bids were publicly opened for this project on February 19, 2026, and a total of 7 bids were received as detailed in the attached bid tabulation. Staff reviewed the information submitted by Veit & Company, Inc. of Rogers, Minnesota, for compliance with the responsible bidder criteria and finds the information acceptable. Veit & Company, Inc. has completed similar projects with other nearby cities. Staff believe that Veit & Company, Inc. is capable of constructing the project in accordance with the approved plans and specifications.

The special assessment for single-family properties is \$12,000, which reflects the rate approved by council in October 2025. Assessments for single-family properties with indirect access are proposed to be \$6,000 and assessments for other property types were calculated based on the lowest bid received.

A temporary construction easement is required from 900 Forestview Lane to construct the improvements on the Highway 55 Frontage Road. The attached agreement with Fourth Baptist Church provides the necessary temporary easement.

Bolton & Menk, Inc. was designated as engineer for the project and provided engineering design services. A proposal was solicited from Bolton & Menk to provide construction staking, construction observation, project management support and other construction services necessary to support city staff in the administration and inspection of the project. If the construction contract is awarded, construction is expected to start in the spring and be substantially completed in the fall. Final completion, including restoration and wear course (in the Birch Briar neighborhood), will occur in the spring of 2027.

### **3. Budget Impact:**

This project is included in the 2025 Capital Improvement Plan (2025-2034) with an estimated planning level cost of \$6,810,000. The estimated project cost after more detailed design was \$8,240,000. The total estimated project cost of the 2026 Street Reconstruction Project, based on the low bid, is \$8,270,000. The estimated project cost includes the cost for the larger stormwater infiltration system (\$614,000) and sidewalk (\$411,000) that were not originally included with the project in the CIP.

The project cost and funding sources are listed below:

<b>Project Cost</b>	<b>Amount</b>
Improvements	\$ 6,392,743.04
Engineering, Inspection and Administration	\$ 1,557,000.00
Contingency	\$ 320,256.96
<b>Total</b>	<b>\$ 8,270,000.00</b>

<b>Project Funding</b>	<b>Amount</b>
Street Reconstruction Fund	\$ 3,794,299.70
Water Fund	\$ 2,230,000.00
Water Resources Fund	\$ 1,357,000.00
Sewer Fund	\$ 89,000.00
Special Assessments	\$ 799,700.30
<b>Total</b>	<b>\$ 8,270,000.00</b>

#### **4. Attachments:**

1. Presentation
2. Location Maps
3. Award Recommendation Letter
4. Bid Tabulation
5. Assessment Roll & Map
6. Supplemental Agreement
7. Temporary Construction Easement Agreement
8. Written Objection Letter from Harold and Diane Miller
9. Written Objection Letter from Steven Swanson
10. Written Objection Letter from Andrew and Sydney Long
11. Written Objection Letter from Jonathan and Jennifer Nowlin
12. Written Objection Letter from Wendy Nelson
13. Written Objection Letter from David and Jean Egeland
14. Written Objection Letter from Catherine Susan Silverman
15. Written Objection Letter from Mary Kathleen Ness
16. (Tabled to 4/13) Resolution - Ordering Improvement
17. (Tabled to 4/13) Resolution - Adopting Assessments
18. (Tabled to 4/13) Resolution - Awarding Contract & Approving Supplemental Agreement
19. (Tabled to 4/13) Resolution - Approving Temporary Construction Easement Agreement



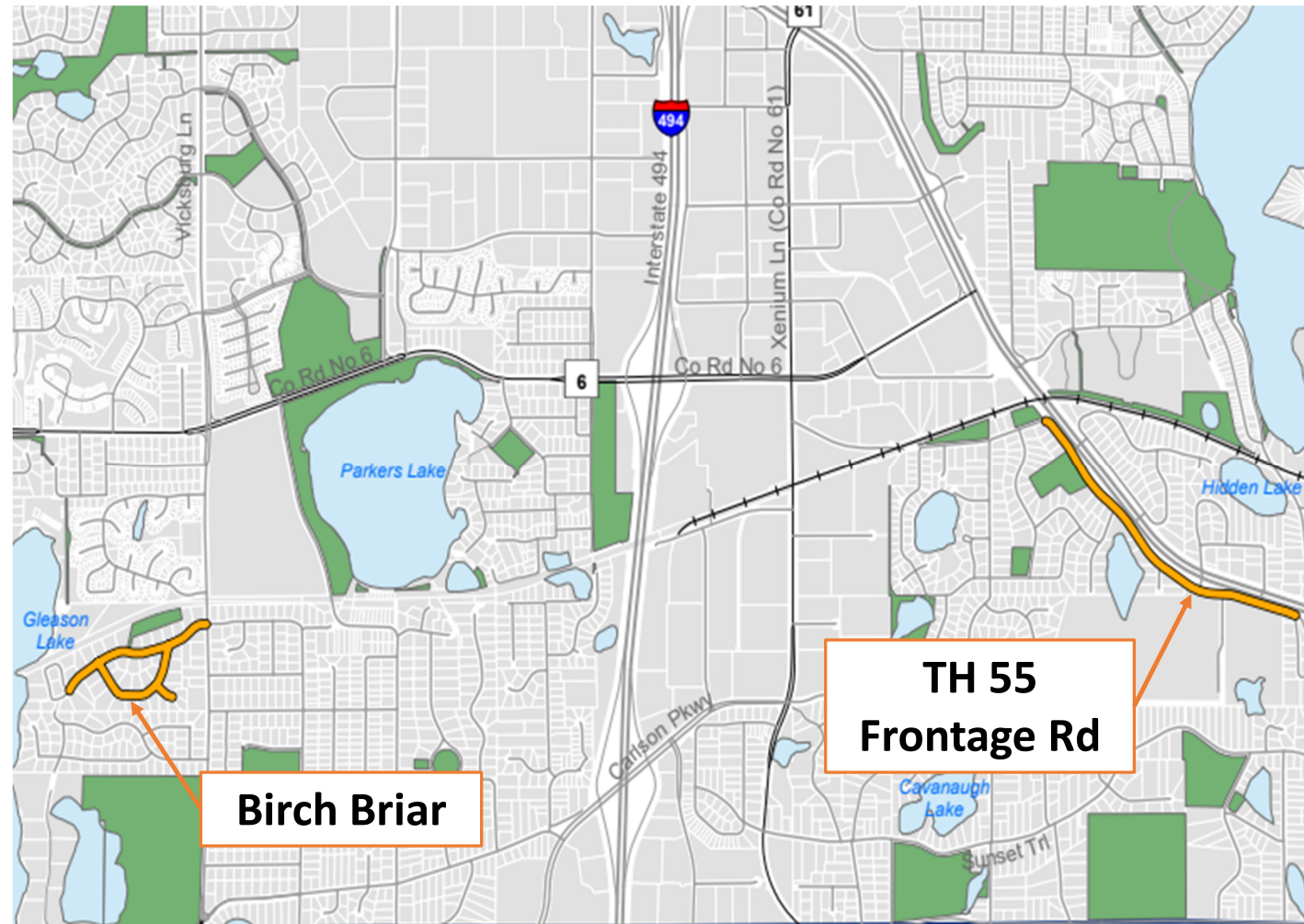
# 2026 Street Reconstruction Project

Public Improvement and Assessment Hearing - March 24th, 2026



# Project Area

- Birch Briar
  - 9<sup>th</sup> Avenue
  - 8<sup>th</sup> Avenue
  - Weston Lane
- TH 55 Frontage Rd
  - 15<sup>th</sup> Avenue to Cottonwood Lane



# Existing Conditions

- Pavement has deteriorated
- Lacks curb and gutter
- Minimal storm sewer
- Water main is in poor condition



# Existing Conditions - Birch Briar

9th Ave near the private road  
(Facing West)



9th Ave near Vicksburg Ln  
(Facing East)



# Existing Conditions - TH 55 Frontage Rd

Larch Ln to TH 55 Frontage Rd  
(Facing East, towards TH55)



TH 55 Frontage Rd between Kirkwood Ln  
& Ives Ln (Facing Southeast)



# Proposed Improvements

- Street Reconstruction
  - Engineered road section
  - Curb & gutter – barrier style
  - Drain tile at catch basins
- Utilities
  - Storm sewer system improvements
  - Replacement of water main and services to curb stop
  - Infiltration & inflow barriers on sanitary sewer manholes
- Sidewalk (Hwy 55 Frontage Road)
- Water Quality Improvements (Birch Briar)



# Project Costs & Funding

- Cost: \$ 8,270,000.00
- Funding:
  - Street Reconstruction Fund: \$ 3,794,299.70
  - Water Fund: \$ 2,230,000.00
  - Water Resources Fund: \$ 1,357,000.00
  - Sewer Fund: \$ 89,000.00
  - Special Assessments: \$ 799,700.30



# Assessment Policy - last revised Oct 2025

- Assesses benefiting properties

Type of Implement	Single Family Detached Assessment	Single Family Attached Assessment
Street Reconstruction	\$12,000.00	\$6,000.00

- City pays remainder
- Costs not assessed and fully paid by City
  - Water main replacement and utility improvements
  - Water quality
  - Sidewalk/trail improvements



# Project Cost & Proposed Assessments - Birch Briar



- Single Family (direct) - \$12,000.00
- Single Family (indirect) - \$6,000

# Project Cost & Proposed Assessments - TH55 Frontage Rd



- Single Family (direct) - \$12,000.00
- Other – \$ Varies



# Assessment Payment Options

- Pay in full or partial payment by 10/31/26 [without interest]
- Full payment between 11/1/26 and 11/1/27 [includes 1<sup>st</sup> year of interest]
- Paid with property taxes over the assessment term [default & includes interest]
- Assessment terms and interest rates
- Deferrals available
  - Seniors, active military & people with disabilities

Assessment Amount	Assessment Term	Interest Rate
< \$5,000	5 years	3.0%
\$5,001 - \$10,000	10 years	3.0%
> \$10,000	15 years	3.0%



# Assessment Appeals

- Must notify the City Clerk of objection in writing before the close of the hearing.
- Must serve notice upon the Mayor or City Clerk within 30 days of adoption of the assessments.
- Must file served notice to the district court within 10 days of notice to Mayor or City Clerk.

# Project Outreach & Communication

- Mailings
  - February 2025 – Project Notification
  - June 2025 – Informational Meeting Notification
  - November 2025 – Open House Notification
  - March 2026 – Public Hearing Notification
- Informational Meeting – Spring 2025
- Open House – Fall 2025
- Webpage
  - Option to sign up for email updates
- Onsite meetings as requested

# Project Schedule

- March 2026
  - Public Improvement & Assessment Hearing
- April
  - Consider award of contract
- Construction
  - Spring/early summer thru fall 2026
- Final Restoration & Final Pavement Lift
  - Spring/early summer (2027 Birch Briar)
  - Fall 2026 (Th 55 Frontage Road)

# Recommendations

- Open the Public Improvement & Assessment Hearing
- Close the Public Improvement & Assessment Hearing
- Continue the vote on the following resolutions at the next meeting
  - Approve Resolution Ordering Improvement
  - Approve Resolution Adopting Assessments
  - Approve Resolution Awarding Contract and Approving Supplemental Agreement
  - Approve Resolution Approving Grant of Temporary Construction Easement Agreement



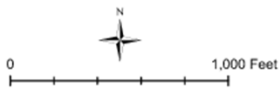
# Questions or Comments?





2026 Street Reconstruction Project  
 City Project #ST269001 - Birch Briar

— Reconstruction Project  
— Private Road

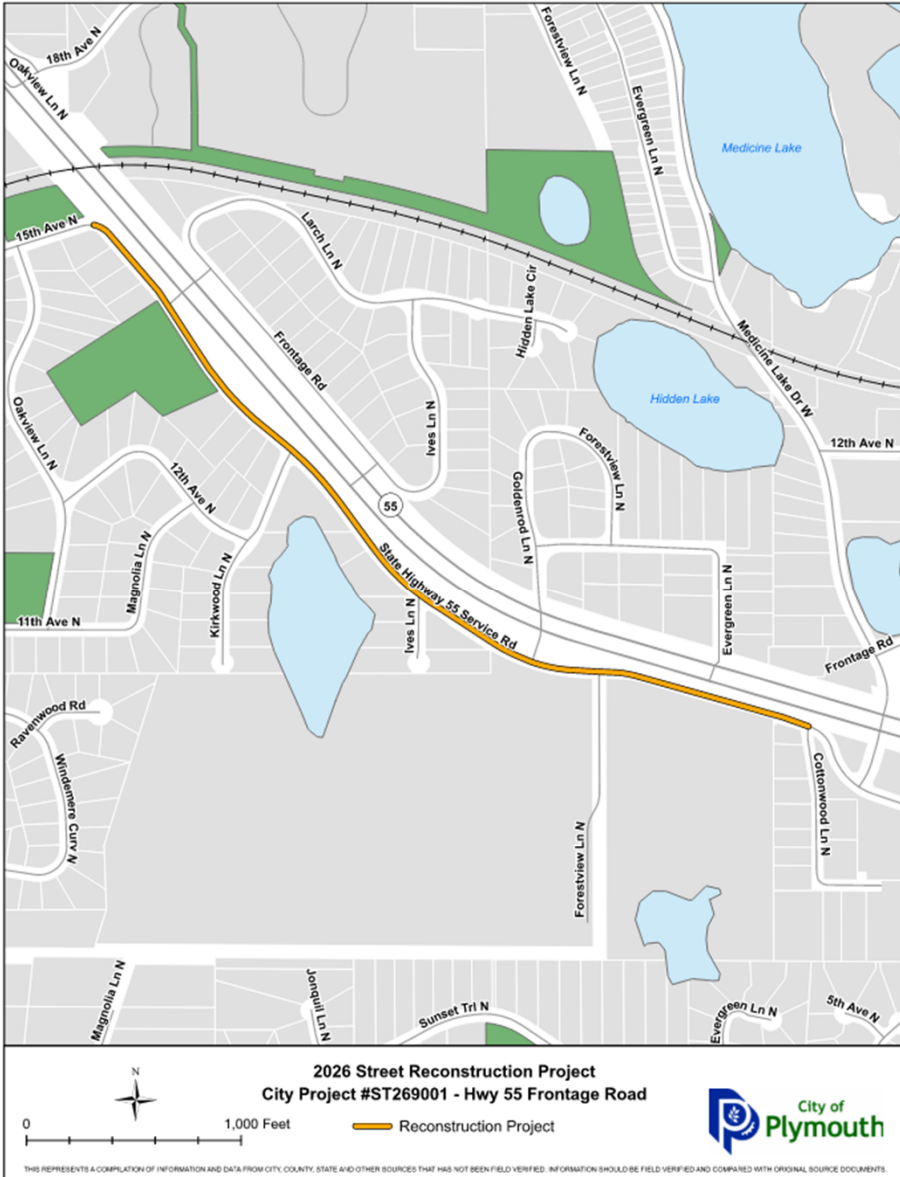


THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

# Project Location

- Birch Briar Neighborhood  
 (Contractor Full Reconstruct)

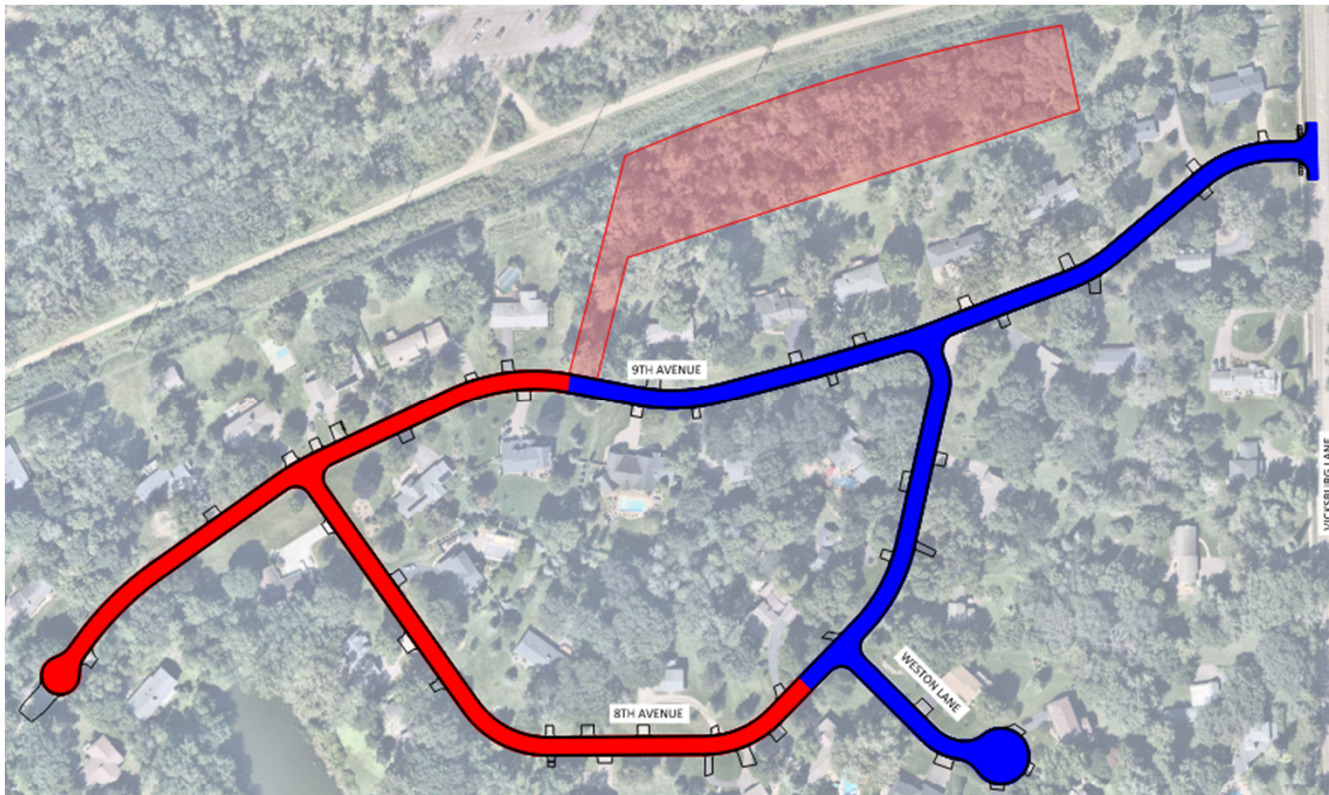




# Project Location

- TH 55 Frontage Rd  
 (Contractor Full Reconstruct)

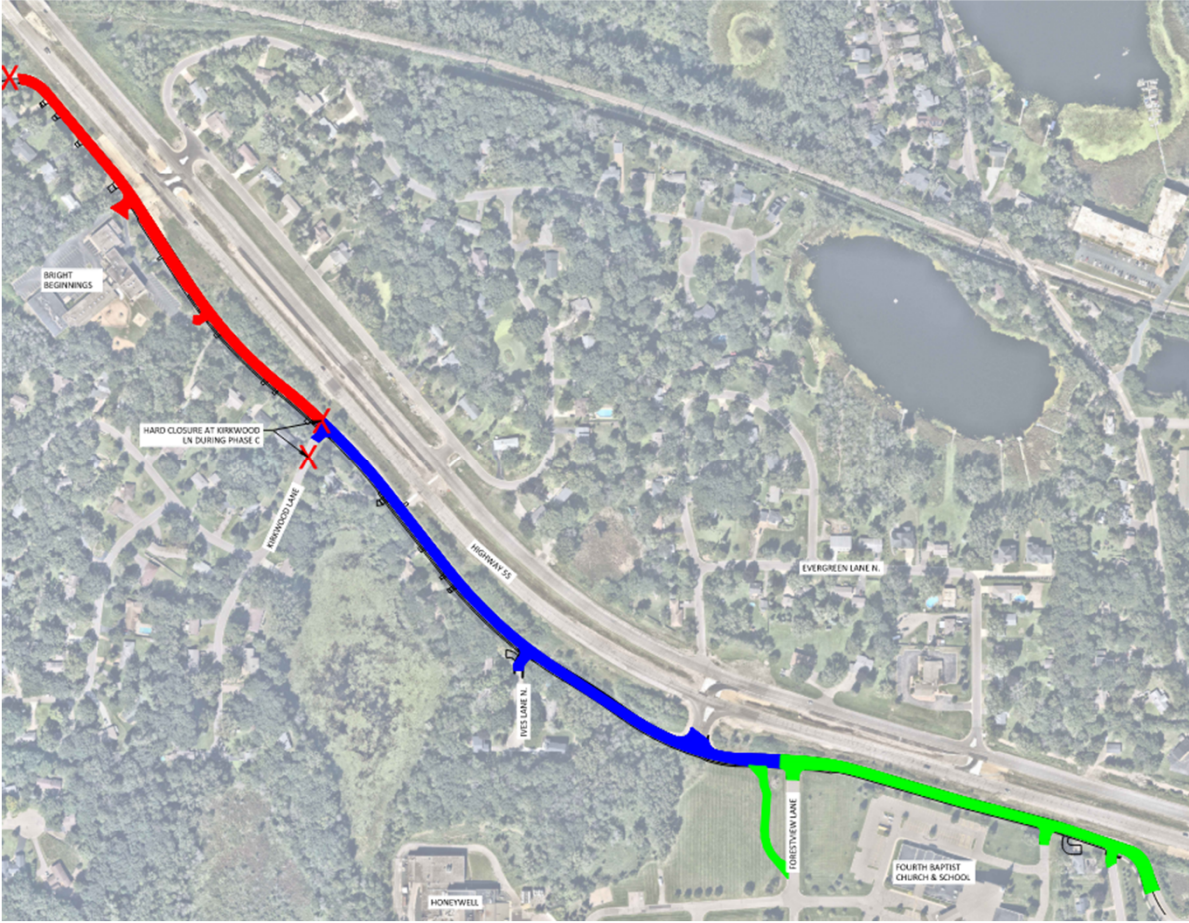




## Construction Phasing Map (Birch Briar)

LEGEND	
PHASE 1	<span style="color: red;">■</span>
PHASE 1A	<span style="color: lightcoral;">■</span>
PHASE 2	<span style="color: blue;">■</span>





## Construction Phasing Map (Th 55 Frontage Road)

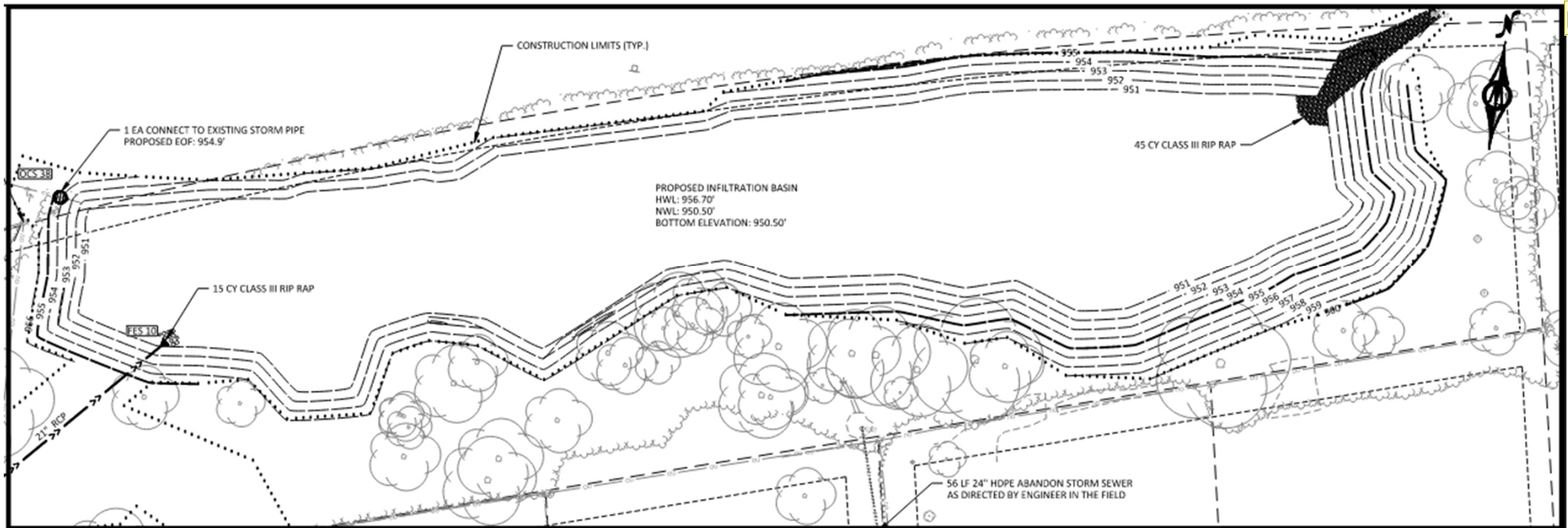
LEGEND	
PHASE A	<span style="color: red;">█</span>
PHASE B	<span style="color: green;">█</span>
PHASE C	<span style="color: blue;">█</span>



# Stormwater BMP - Location



# Stormwater BMP - Design



DBC

**Slide 22**

---

**DB0** Update description to your liking  
David Buganski, 2026-03-04T17:18:17.692

# Why Water Quality

- Permitting requirements
  - MPCA MS4 General Permit
- Environmental stewardship
- Project water quality improvements
  - Filtration basin
  - Sump storm structures with baffles
  - Decrease in impervious surface



# Why Assessments?

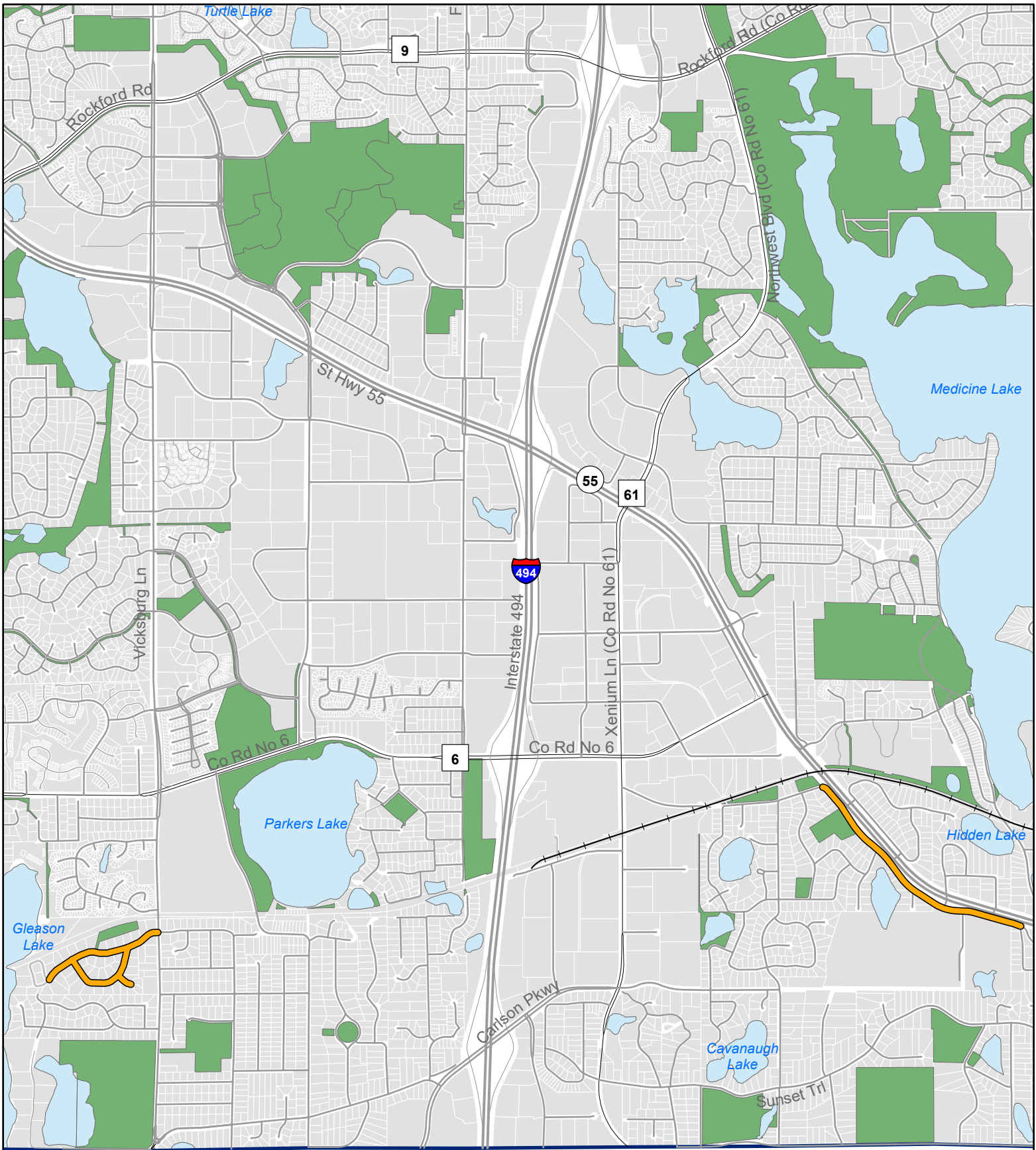
- Assessment Policy
  - Adopted September 12, 1966
  - Last amended October, 2025
- October 2023 Council Work Session
- 2018 State of the Streets Report
  - Reconstruct all streets to urban section by mid-2030's

# Why Assessments?


- Assessment Policy
  - Put in place September 12, 1966. Last amended October 28, 2025
- Primarily used for:
  - Street projects
  - Street lighting
  - New neighborhood sidewalks
  - Area, lateral, & connection utility charges *[developments]*
  - Delinquent bills and code enforcement actions *[not in policy]*
- Not used for:
  - Maintenance work (ex. fog seals, crack filling, sweeping)
  - Landscaping, city led trail construction, retaining walls, utility replacement, etc.
- 2018 State of the Streets Report
  - Reconstruct all streets to urban section by mid-2030's

# Why Assessments?

- Assessment Policy
  - Put in place September 12, 1966
  - Last amended October 28, 2025
- 2018 State of the Streets Report
  - Reconstruct all streets to urban section by mid-2030's



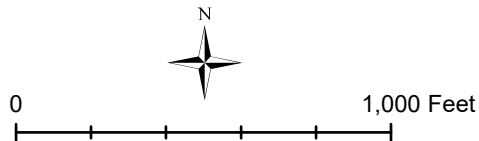
**2026 Street Reconstruction Project  
City Project #ST269001**

 Reconstruction Project





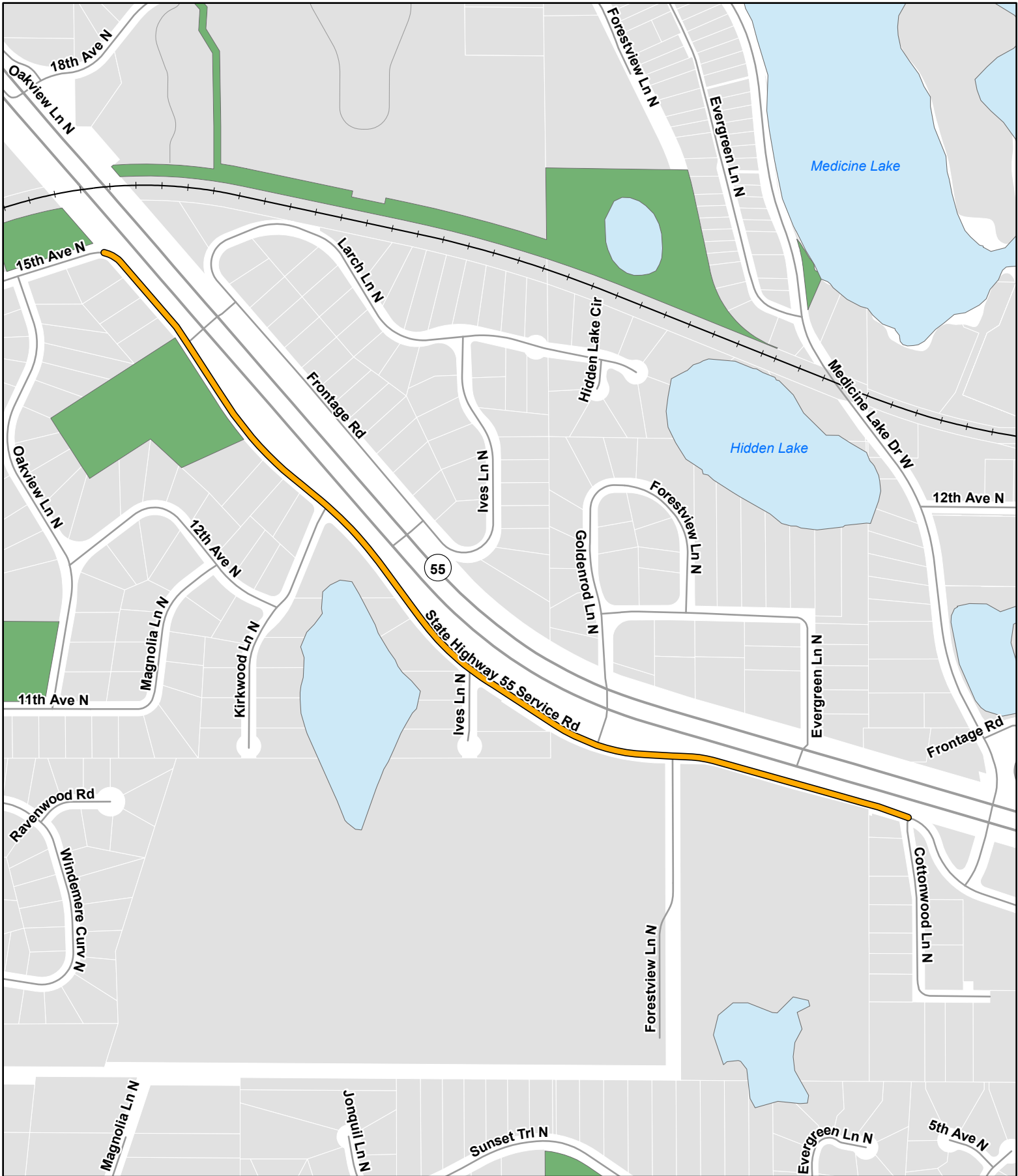
**2026 Street Reconstruction Project  
City Project #ST269001 - Birch Briar**



- Reconstruction Project
- Private Road



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.



**2026 Street Reconstruction Project**  
**City Project #ST269001 - Hwy 55 Frontage Road**



— Reconstruction Project



Real People. Real Solutions.

12224 Nicollet Avenue  
Burnsville, MN 55337-1649

Ph: (952) 890-0509  
Fax: (952) 890-8065  
Bolton-Menk.com

March 9, 2026

Mr. Tony Miller, P.E., Engineering Project Manager  
City of Plymouth  
3400 Plymouth Blvd  
Plymouth, MN 55447

RE: 2026 Street Reconstruction  
City of Plymouth, Minnesota  
City Project No. ST269001  
Project No.: 25X.137928

Dear Mr. Miller,

Bids on the above-referenced project were opened at 10:00 a.m. on February 19, 2026. There were seven bidders for the project and a detailed bid abstract is enclosed. The low bidder on the project is Veit & Company, Inc. with a bid of \$6,392,743.04. Veit & Company has previous experience on projects of this size and complexity in the Twin Cities Metro area.

Based on Veit's experience, acceptable bid prices, and the competitive bids the City received, we recommend the City of Plymouth award the project to Veit & Company, Inc. following the Public Improvement and Assessment Hearings on March 24, 2026.

If you have any questions regarding this award recommendation, please contact me at your convenience.

Sincerely,

**Bolton & Menk, Inc.**

A handwritten signature in black ink that reads 'Nick Amatuuccio'.

**Nicholas J. Amatuuccio, P.E.**  
Municipal Project Manager | Principal

**TABULATION**

2026 Street Reconstruction

City Project No. ST269001

City of Plymouth MN

BMI Project No. 25X.137928

Bid: 02/19/2026 10:00 AM CST

Section Title	Line Item	Item Code	Item Description	UoFM	Quantity	Engineer Estimate		1 Veit & Company, Inc.		2 LaTour Construction, Inc.		3 Ryan Contracting Co.		4 Northwest		5 S.M. Hentges & Sons, Inc.		6 Geislinger & Sons		7 New Look Contracting, Inc.		
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price
BASE BID																						
	1	2021.501	MOBILIZATION	LUMP SUM	1	\$275,000.00	\$275,000.00	\$331,208.47	\$331,208.47	\$127,000.00	\$127,000.00	\$250,000.00	\$250,000.00	\$348,058.00	\$348,058.00	\$192,497.85	\$192,497.85	\$402,200.00	\$402,200.00	\$1,000,000.00	\$1,000,000.00	
	2	2572.51	PRUNE TREES (TREE TRIMMING)	HOUR	75	\$250.00	\$18,750.00	\$443.19	\$33,239.25	\$412.00	\$30,900.00	\$400.00	\$30,000.00	\$385.00	\$28,875.00	\$405.00	\$30,375.00	\$385.00	\$28,875.00	\$860.00	\$64,500.00	
	3	2101.502	CLEARING	EACH	271	\$300.00	\$81,300.00	\$276.27	\$74,869.17	\$257.00	\$69,647.00	\$300.00	\$81,300.00	\$240.00	\$65,040.00	\$400.00	\$108,400.00	\$240.00	\$65,040.00	\$540.00	\$146,340.00	
	4	2101.502	GRUBBING	EACH	274	\$150.00	\$41,100.00	\$69.07	\$18,925.18	\$64.00	\$17,536.00	\$200.00	\$54,800.00	\$60.00	\$16,440.00	\$100.00	\$27,400.00	\$60.00	\$16,440.00	\$135.00	\$36,990.00	
	5	2101.505	BRUSH CLEARING	ACRE	0.3	\$20,000.00	\$6,000.00	\$2,417.40	\$725.22	\$2,247.00	\$674.10	\$2,100.00	\$630.00	\$2,100.00	\$630.00	\$5,000.00	\$1,500.00	\$2,100.00	\$630.00	\$4,720.00	\$1,416.00	
	6	2104.502	SALVAGE MAILBOX	EACH	50	\$80.00	\$4,000.00	\$121.68	\$6,084.00	\$134.00	\$6,700.00	\$125.00	\$6,250.00	\$125.00	\$6,250.00	\$135.00	\$6,750.00	\$85.00	\$4,250.00	\$280.00	\$14,000.00	
	7	2104.502	SALVAGE CASTING (SANITARY)	EACH	22	\$350.00	\$7,700.00	\$1,254.05	\$27,589.10	\$96.00	\$2,112.00	\$100.00	\$2,200.00	\$250.00	\$5,500.00	\$400.00	\$8,800.00	\$500.00	\$11,000.00	\$2,000.00	\$44,000.00	
	8	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	10	\$700.00	\$7,000.00	\$592.57	\$5,925.70	\$430.00	\$4,300.00	\$1,000.00	\$10,000.00	\$1,100.00	\$11,000.00	\$800.00	\$8,000.00	\$400.00	\$4,000.00	\$2,000.00	\$20,000.00	
	9	2104.502	REMOVE HYDRANT	EACH	11	\$400.00	\$4,400.00	\$113.61	\$1,249.71	\$374.00	\$4,114.00	\$1,000.00	\$11,000.00	\$1,000.00	\$11,000.00	\$700.00	\$7,700.00	\$150.00	\$1,650.00	\$2,000.00	\$22,000.00	
	10	2104.502	REMOVE SIGN POST	EACH	26	\$50.00	\$1,300.00	\$22.32	\$580.32	\$21.40	\$556.40	\$50.00	\$1,300.00	\$20.00	\$520.00	\$22.00	\$572.00	\$20.00	\$520.00	\$45.00	\$1,170.00	
	11	2104.502	SALVAGE SIGN PANEL	EACH	4	\$100.00	\$400.00	\$22.32	\$89.28	\$21.40	\$85.60	\$50.00	\$200.00	\$20.00	\$80.00	\$22.00	\$88.00	\$20.00	\$80.00	\$45.00	\$180.00	
	12	2104.502	SALVAGE GATE VALVE	EACH	6	\$750.00	\$4,500.00	\$19.11	\$114.66	\$107.00	\$642.00	\$1,000.00	\$6,000.00	\$250.00	\$1,500.00	\$1,400.00	\$8,400.00	\$500.00	\$3,000.00	\$1,940.00	\$11,640.00	
	13	2104.502	REMOVE SIGN PANEL	EACH	41	\$50.00	\$2,050.00	\$22.32	\$915.12	\$21.40	\$877.40	\$50.00	\$2,050.00	\$20.00	\$820.00	\$22.00	\$902.00	\$20.00	\$820.00	\$45.00	\$1,845.00	
	14	2506.502	ADJUST FRAME AND RING CASTING (STORM)	EACH	2	\$400.00	\$800.00	\$992.47	\$1,984.94	\$920.00	\$1,840.00	\$1,000.00	\$2,000.00	\$577.50	\$1,155.00	\$700.00	\$1,400.00	\$1,000.00	\$2,000.00	\$3,500.00	\$7,000.00	
	15	2104.503	REMOVE CURB AND GUTTER	LIN FT	1386	\$7.50	\$10,395.00	\$2.56	\$3,548.16	\$3.20	\$4,435.20	\$5.00	\$6,930.00	\$4.80	\$6,652.80	\$5.00	\$6,930.00	\$5.00	\$6,930.00	\$11.00	\$15,246.00	
	16	2104.503	REMOVE WATERMAIN	LIN FT	7070	\$6.00	\$42,420.00	\$4.35	\$30,754.50	\$6.40	\$45,248.00	\$8.00	\$56,560.00	\$18.50	\$130,795.00	\$20.00	\$141,400.00	\$6.00	\$42,420.00	\$50.00	\$353,500.00	
	17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	520	\$9.00	\$4,680.00	\$17.23	\$8,959.60	\$12.85	\$6,682.00	\$12.00	\$6,240.00	\$31.50	\$16,380.00	\$28.00	\$14,560.00	\$12.00	\$6,240.00	\$70.00	\$36,400.00	
	18	2104.503	SALVAGE RETAINING WALL	LIN FT	50	\$50.00	\$2,500.00	\$22.20	\$1,110.00	\$43.00	\$2,150.00	\$50.00	\$2,500.00	\$45.00	\$2,250.00	\$26.00	\$1,300.00	\$15.00	\$750.00	\$150.00	\$7,500.00	
	19	2104.604	SALVAGE & REINSTALL EMERGENCY EXIT CONCRETE BLOCK MAT	SQ YD	50	\$100.00	\$5,000.00	\$25.38	\$1,269.00	\$43.00	\$2,150.00	\$100.00	\$5,000.00	\$20.00	\$1,000.00	\$210.00	\$10,500.00	\$100.00	\$5,000.00	\$150.00	\$7,500.00	
	20	2104.601	SALVAGE CHURCH MONUMENT SIGN	LUMP SUM	1	\$7,500.00	\$7,500.00	\$2,537.57	\$2,537.57	\$270.00	\$270.00	\$2,500.00	\$2,500.00	\$1,250.00	\$1,250.00	\$3,800.00	\$3,800.00	\$10,000.00	\$10,000.00	\$22,000.00	\$22,000.00	
	21	2104.518	REMOVE CONCRETE WALK	SQ FT	355	\$1.50	\$532.50	\$0.81	\$287.55	\$1.10	\$390.50	\$1.00	\$355.00	\$1.00	\$355.00	\$5.00	\$1,775.00	\$1.50	\$532.50	\$5.00	\$1,775.00	
	22	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	170	\$14.00	\$2,380.00	\$6.00	\$1,020.00	\$7.50	\$1,275.00	\$15.00	\$2,550.00	\$11.70	\$1,989.00	\$15.00	\$2,250.00	\$5.00	\$850.00	\$50.00	\$8,500.00	
	23	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	1880	\$5.00	\$9,400.00	\$2.41	\$4,530.80	\$3.20	\$6,016.00	\$10.00	\$18,800.00	\$9.70	\$18,236.00	\$6.00	\$11,280.00	\$4.00	\$7,520.00	\$32.00	\$60,160.00	
	24	2104.504	REMOVE BITUMINOUS PAVEMENT (STREET) (P)	SQ YD	29035	\$1.50	\$43,552.50	\$3.24	\$94,073.40	\$3.70	\$107,429.50	\$5.00	\$145,175.00	\$1.45	\$42,100.75	\$6.00	\$174,210.00	\$5.00	\$145,175.00	\$5.50	\$159,692.50	
	25	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	225	\$5.00	\$1,125.00	\$12.09	\$2,720.25	\$11.80	\$2,655.00	\$11.00	\$2,475.00	\$11.37	\$2,558.25	\$25.00	\$5,625.00	\$11.00	\$2,475.00	\$23.00	\$5,175.00	
	26	2104.503	REMOVE BITUMINOUS PAVING WEDGE	LIN FT	7700	\$2.25	\$17,325.00	\$2.80	\$21,560.00	\$2.70	\$20,790.00	\$3.00	\$23,100.00	\$1.57	\$12,089.00	\$2.10	\$16,170.00	\$2.55	\$19,635.00	\$2.50	\$19,250.00	
	27	2104.502	ABANDON DRAINAGE STRUCTURE	EACH	1	\$2,000.00	\$2,000.00	\$564.33	\$564.33	\$650.00	\$650.00	\$1,500.00	\$1,500.00	\$1,150.00	\$1,150.00	\$1,600.00	\$1,600.00	\$500.00	\$500.00	\$2,250.00	\$2,250.00	
	28	2104.503	ABANDON STORM SEWER	LIN FT	210	\$30.00	\$6,300.00	\$28.55	\$5,995.50	\$20.00	\$4,200.00	\$20.00	\$4,200.00	\$36.75	\$7,717.50	\$68.00	\$14,280.00	\$24.00	\$5,040.00	\$60.00	\$12,600.00	
	29	2104.503	ABANDON WATERMAIN	LIN FT	3615	\$10.00	\$36,150.00	\$6.84	\$24,726.60	\$5.20	\$18,798.00	\$4.00	\$14,460.00	\$13.50	\$48,802.50	\$12.00	\$43,800.00	\$7.00	\$25,305.00	\$38.00	\$137,370.00	
	30	2563.601	TEMPORARY ACCESS ROAD (HONEYWELL)	LUMP SUM	1	\$10,000.00	\$10,000.00	\$2,606.54	\$2,606.54	\$11,000.00	\$11,000.00	\$15,000.00	\$15,000.00	\$6,600.00	\$6,600.00	\$52,000.00	\$52,000.00	\$40,000.00	\$40,000.00	\$90,000.00	\$90,000.00	
	31	2106.507	EXCAVATION - COMMON (BIRCH BRIAR NEIGHBORHOOD) (P)	CU YD	11640	\$30.00	\$349,200.00	\$26.87	\$312,766.80	\$31.50	\$366,660.00	\$25.00	\$291,000.00	\$28.08	\$326,851.20	\$24.00	\$279,360.00	\$35.00	\$407,400.00	\$77.00	\$896,280.00	
	32	2106.507	EXCAVATION - COMMON (HIGHWAY 55 FRONTAGE ROAD) (P)	CU YD	17120	\$30.00	\$513,600.00	\$28.29	\$484,324.80	\$31.60	\$540,992.00	\$25.00	\$428,000.00	\$28.08	\$480,729.60	\$24.00	\$410,880.00	\$35.00	\$599,200.00	\$72.00	\$1,232,640.00	
	33	2106.507	EXCAVATION - SUBGRADE (EV)	CU YD	1210	\$30.00	\$36,300.00	\$28.56	\$34,557.60	\$34.10	\$41,261.00	\$10.00	\$12,100.00	\$28.08	\$33,976.80	\$30.00	\$36,300.00	\$26.00	\$31,460.00	\$85.00	\$102,850.00	
	34	2106.507	COMMON BORROW (P)	CU YD	115	\$25.00	\$2,875.00	\$12.52	\$1,439.80	\$44.20	\$5,128.80	\$30.00	\$3,450.00	\$1.00	\$115.00	\$16.00	\$1,840.00	\$12.00	\$1,380.00	\$25.00	\$2,875.00	
	35	2106.509	STABILIZING AGGREGATE (3" CLEAR)	TON	2205	\$30.00	\$66,150.00	\$42.09	\$92,808.45	\$24.00	\$97,020.00	\$20.00	\$44,100.00	\$40.00	\$88,200.00	\$50.00	\$110,250.00	\$38.10	\$84,015.00	\$87.00	\$191,835.00	
	36	2118.609	TEMPORARY AGGREGATE FOR TRAFFIC CONTROL (3" MINUS)	TON	600	\$25.00	\$15,000.00	\$31.11	\$18,666.00	\$44.00	\$26,400.00	\$20.00	\$12,000.00	\$38.25	\$22,950.00	\$44.00	\$26,400.00	\$38.10	\$22,860.00	\$159.00	\$95,400.00	
	37	2106.507	SELECT GRANULAR EMBANKMENT (CV)	CU YD	9240	\$24.00	\$221,760.00	\$15.29	\$141,279.60	\$32.20	\$297,528.00	\$35.00	\$323,400.00	\$30.04	\$277,569.60	\$28.00	\$258,720.00	\$35.00	\$323,400.00	\$70.00	\$646,800.00	
	38	2108.504	GEOTEXTILE FABRIC TYPE 5	SQ YD	26265	\$1.50	\$39,397.50	\$2.23	\$58,579.95	\$2.75	\$72,228.75	\$1.50	\$39,397.50	\$1.27	\$33,356.55	\$2.50	\$65,662.50	\$4.00	\$105,060.00	\$5.50	\$144,457.50	
	39	2106.61	EXPLORATORY EXCAVATION	HOUR	20	\$400.00	\$8,000.00	\$253.22	\$5,064.40	\$740.00	\$14,800.00	\$300.00	\$6,000.00	\$385.00	\$7,700.00	\$500.00	\$10,000.00	\$1,000.00	\$20,000.00	\$1,750.00	\$35,000.00	
	40	2211.507	AGGREGATE BASE CLASS 5 (CV)	CU YD	6110	\$30.00	\$183,300.00	\$10.90	\$66,599.00	\$35.00	\$213,850.00	\$45.00	\$274,950.00	\$44.68	\$272,994.80	\$57.00	\$348,270.00	\$40.00	\$244,400.00	\$120.00	\$733,200.00	
	41	2118.509	AGGREGATE SURFACING, CLASS 2 (GRAVEL DRIVEWAY)	TON	19	\$50.00	\$950.00	\$55.89	\$1,061.91	\$31.40	\$596.60	\$40.00	\$760.00	\$47.80	\$908.20	\$90.00	\$1,710.00	\$22.00	\$418.00	\$260.00	\$4,940.00	
	42	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1460	\$6.00	\$8,760.00	\$4.56	\$6,657.60	\$4.40	\$6,424.00	\$4.25	\$6,205.00	\$4.00	\$5,840.00	\$4.00	\$5,840.00	\$4.15	\$6,059.00	\$9.50	\$13,870.00	
	43	2360.504	TYPE SP 9.5 WEAR COURSE MIX (2.8) 3.0" THICK DRIVEWAY	SQ YD	1625	\$35.00	\$56,875.00	\$38.65	\$62,806.25	\$47												

Section Title	Line Item	Item Code	Item Description	UoFM	Quantity	Engineer Estimate		1 Veit & Company, Inc.		2 LaTour Construction, Inc.		3 Ryan Contracting Co.		4 Northwest		5 S.M. Hentges & Sons, Inc.		6 Geislinger & Sons		7 New Look Contracting, Inc.	
						Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	94	2106.607	INFILTRATION BASIN EXCAVATION (P)	CU YD	12550	\$30.00	\$376,500.00	\$25.76	\$323,288.00	\$32.60	\$409,130.00	\$25.00	\$313,750.00	\$27.18	\$341,109.00	\$31.00	\$389,050.00	\$35.00	\$439,250.00	\$70.00	\$878,500.00
	95	2574.605	SUBSOILING (P)	ACRE	0.9	\$5,000.00	\$4,500.00	\$546.79	\$492.11	\$2,140.00	\$1,926.00	\$5,000.00	\$4,500.00	\$3,500.00	\$3,150.00	\$4,000.00	\$3,600.00	\$500.00	\$450.00	\$675.00	\$607.50
	96	2123.605	ROTARY TILLER (P)	ACRE	0.9	\$10,000.00	\$9,000.00	\$546.79	\$492.11	\$4,300.00	\$3,870.00	\$5,000.00	\$4,500.00	\$2,500.00	\$2,250.00	\$4,000.00	\$3,600.00	\$500.00	\$450.00	\$11,500.00	\$10,350.00
	97	2574.605	SOIL BED PREPARATION (COMPACTION OR SCARIFYING)	ACRE	0.9	\$7,500.00	\$6,750.00	\$382.76	\$344.48	\$4,300.00	\$3,870.00	\$5,000.00	\$4,500.00	\$3,000.00	\$2,700.00	\$4,000.00	\$3,600.00	\$350.00	\$315.00	\$1,200.00	\$1,080.00
	98	2571.502	DECIDUOUS TREE 2" CAL B&B	EACH	33	\$650.00	\$21,450.00	\$771.62	\$25,463.46	\$524.00	\$17,292.00	\$500.00	\$16,500.00	\$600.00	\$19,800.00	\$850.00	\$28,050.00	\$707.75	\$23,355.75	\$1,800.00	\$59,400.00
	99	2571.502	CONIFEROUS TREE 6" HT B&B	EACH	33	\$650.00	\$21,450.00	\$638.39	\$21,066.87	\$514.00	\$16,962.00	\$500.00	\$16,500.00	\$600.00	\$19,800.00	\$800.00	\$26,400.00	\$605.00	\$19,965.00	\$1,700.00	\$56,100.00
	100	2572.503	PROTECT TREE WITH FENCE	EACH	135	\$125.00	\$16,875.00	\$81.95	\$11,063.25	\$80.00	\$10,800.00	\$80.00	\$10,800.00	\$150.00	\$20,250.00	\$280.00	\$37,800.00	\$104.00	\$14,040.00	\$450.00	\$60,750.00
	101	2521.518	4" CONCRETE WALK	SQ FT	20300	\$10.00	\$203,000.00	\$6.51	\$132,153.00	\$8.50	\$172,550.00	\$8.00	\$162,400.00	\$6.55	\$132,965.00	\$9.10	\$184,730.00	\$6.30	\$127,890.00	\$12.00	\$243,600.00
	102	2521.518	6" CONCRETE WALK (PEDESTRIAN RAMP)	SQ FT	1740	\$20.00	\$34,800.00	\$16.19	\$28,170.60	\$17.80	\$30,972.00	\$15.00	\$26,100.00	\$15.25	\$26,535.00	\$18.30	\$31,842.00	\$15.00	\$26,100.00	\$32.00	\$55,680.00
	103	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	17170	\$22.00	\$377,740.00	\$20.44	\$350,954.80	\$21.90	\$376,023.00	\$23.00	\$394,910.00	\$18.50	\$317,645.00	\$26.10	\$448,137.00	\$20.00	\$343,400.00	\$42.00	\$721,140.00
	104	2532.503	CONCRETE CURB DESIGN V	LIN FT	150	\$42.00	\$6,300.00	\$44.19	\$6,628.50	\$44.90	\$6,735.00	\$40.00	\$6,000.00	\$40.00	\$6,000.00	\$64.40	\$9,660.00	\$40.00	\$6,000.00	\$90.00	\$13,500.00
	105	2531.504	6" CONCRETE DRIVEWAY	SQ YD	254	\$85.00	\$21,590.00	\$105.19	\$26,718.26	\$113.00	\$28,702.00	\$90.00	\$22,860.00	\$96.00	\$24,384.00	\$141.40	\$35,915.60	\$91.50	\$23,241.00	\$200.00	\$50,800.00
	106	2531.504	6" CONCRETE DRIVEWAY SPECIAL 1 (EXPOSED AGGREGATE)	SQ YD	59	\$180.00	\$10,620.00	\$119.72	\$7,063.48	\$125.00	\$7,375.00	\$120.00	\$7,080.00	\$107.50	\$6,342.50	\$164.60	\$9,711.40	\$103.00	\$6,077.00	\$225.00	\$13,275.00
	107	2531.504	6" CONCRETE DRIVEWAY SPECIAL 2 (STAMPED AND COLORED)	SQ YD	46	\$180.00	\$8,280.00	\$150.69	\$6,931.74	\$155.00	\$7,130.00	\$140.00	\$6,440.00	\$135.50	\$6,233.00	\$204.00	\$9,384.00	\$131.00	\$6,026.00	\$287.00	\$13,202.00
	108	2530.604	8" CONCRETE DRIVEWAY	SQ YD	110	\$115.00	\$12,650.00	\$129.28	\$14,220.80	\$134.00	\$14,740.00	\$110.00	\$12,100.00	\$115.50	\$13,205.00	\$166.00	\$18,260.00	\$111.00	\$12,210.00	\$243.00	\$26,730.00
	109	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	20	\$120.00	\$2,400.00	\$122.31	\$2,446.20	\$103.00	\$2,060.00	\$130.00	\$2,600.00	\$96.00	\$1,920.00	\$172.00	\$3,440.00	\$96.00	\$1,920.00	\$216.00	\$4,320.00
	110	2531.618	TRUNCATED DOMES	SQ FT	156	\$75.00	\$11,700.00	\$66.28	\$10,339.68	\$64.20	\$10,015.20	\$80.00	\$12,480.00	\$60.00	\$9,360.00	\$80.00	\$12,480.00	\$61.00	\$9,516.00	\$135.00	\$21,060.00
	111	2540.602	TEMPORARY MAILBOX	EACH	52	\$75.00	\$3,900.00	\$37.44	\$1,946.88	\$80.00	\$4,160.00	\$150.00	\$7,500.00	\$75.00	\$3,900.00	\$80.00	\$4,160.00	\$50.00	\$2,500.00	\$169.00	\$8,788.00
	112	2540.602	INSTALL MAILBOX AND SUPPORT	EACH	50	\$175.00	\$8,750.00	\$162.22	\$8,111.00	\$198.00	\$9,900.00	\$185.00	\$9,250.00	\$185.00	\$9,250.00	\$195.00	\$9,750.00	\$85.00	\$4,250.00	\$215.00	\$10,750.00
	113	2411.603	INSTALL RETAINING WALL	LIN FT	50	\$175.00	\$8,750.00	\$32.81	\$1,640.50	\$134.00	\$6,700.00	\$80.00	\$4,000.00	\$40.00	\$2,000.00	\$148.00	\$7,400.00	\$25.00	\$1,250.00	\$336.00	\$16,800.00
	114	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$40,000.00	\$40,000.00	\$11,270.62	\$11,270.62	\$11,000.00	\$11,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$12,000.00	\$12,000.00	\$14,000.00	\$14,000.00	\$23,000.00	\$23,000.00
	115	2564.502	INSTALL SIGN PANEL	EACH	5	\$75.00	\$375.00	\$139.49	\$697.45	\$134.00	\$670.00	\$125.00	\$625.00	\$125.00	\$625.00	\$130.00	\$650.00	\$125.00	\$625.00	\$280.00	\$1,400.00
	116	2564.502	CONSTRUCT SIGN PANEL	EACH	22	\$250.00	\$5,500.00	\$290.13	\$6,382.86	\$280.00	\$6,160.00	\$260.00	\$5,720.00	\$260.00	\$5,720.00	\$270.00	\$5,940.00	\$260.00	\$5,720.00	\$585.00	\$12,870.00
	117	2564.602	CONSTRUCT SIGN PANEL SPECIAL - STREET NAME BLADES	EACH	17	\$300.00	\$5,100.00	\$323.61	\$5,501.37	\$310.00	\$5,270.00	\$300.00	\$5,100.00	\$290.00	\$4,930.00	\$300.00	\$5,100.00	\$290.00	\$4,930.00	\$650.00	\$11,050.00
	118	2564.502	SIGN POST	EACH	27	\$150.00	\$4,050.00	\$83.69	\$2,259.63	\$80.00	\$2,160.00	\$75.00	\$2,025.00	\$75.00	\$2,025.00	\$79.00	\$2,133.00	\$75.00	\$2,025.00	\$170.00	\$4,590.00
	119	2564.518	CONSTRUCTION SIGN SPECIAL	SQ FT	100	\$25.00	\$2,500.00	\$23.43	\$2,343.00	\$22.50	\$2,250.00	\$21.00	\$2,100.00	\$21.00	\$2,100.00	\$22.00	\$2,200.00	\$21.00	\$2,100.00	\$48.00	\$4,800.00
	120	2564.601	INSTALL CHURCH MONUMENT SIGN	LUMP SUM	1	\$15,000.00	\$15,000.00	\$2,537.57	\$2,537.57	\$23,800.00	\$23,800.00	\$8,000.00	\$8,000.00	\$8,750.00	\$8,750.00	\$8,300.00	\$8,300.00	\$5,000.00	\$5,000.00	\$50,000.00	\$50,000.00
	121	2573.501	EROSION CONTROL INSPECTOR	LUMP SUM	1	\$2,500.00	\$2,500.00	\$2,877.97	\$2,877.97	\$5,400.00	\$5,400.00	\$1.00	\$1.00	\$500.00	\$500.00	\$15,000.00	\$15,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
	122	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	5	\$1,500.00	\$7,500.00	\$1,979.37	\$9,896.85	\$1,400.00	\$7,000.00	\$500.00	\$2,500.00	\$2,200.00	\$11,000.00	\$5,800.00	\$29,000.00	\$2,500.00	\$12,500.00	\$3,500.00	\$17,500.00
	123	2573.502	STORM DRAIN INLET PROTECTION	EACH	73	\$150.00	\$10,950.00	\$304.13	\$22,201.49	\$214.00	\$15,622.00	\$150.00	\$10,950.00	\$125.00	\$9,125.00	\$220.00	\$16,060.00	\$250.00	\$18,250.00	\$400.00	\$29,200.00
	124	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	3850	\$4.00	\$15,400.00	\$3.35	\$12,897.50	\$3.20	\$12,320.00	\$3.00	\$11,550.00	\$3.50	\$13,475.00	\$3.15	\$12,127.50	\$3.15	\$12,127.50	\$10.00	\$38,500.00
	125	2573.503	DITCH CHECK BIOLOG	LIN FT	250	\$12.00	\$3,000.00	\$4.43	\$1,107.50	\$4.20	\$1,050.00	\$4.00	\$1,000.00	\$5.00	\$1,250.00	\$4.15	\$1,037.50	\$3.75	\$937.50	\$12.00	\$3,000.00
	126	2573.503	SILT FENCE	LIN FT	5109	\$4.00	\$20,436.00	\$2.13	\$10,882.17	\$2.00	\$10,218.00	\$2.00	\$10,218.00	\$2.50	\$12,772.50	\$2.00	\$10,218.00	\$2.00	\$10,218.00	\$8.00	\$40,872.00
	127	2574.507	LOAM TOPSOIL BORROW (LV)	CU YD	880	\$42.00	\$36,960.00	\$17.28	\$15,206.40	\$47.10	\$41,448.00	\$50.00	\$44,000.00	\$52.00	\$45,760.00	\$48.00	\$42,240.00	\$60.65	\$53,372.00	\$90.00	\$79,200.00
	128	2574.507	COMMON TOPSOIL BORROW (LV)	CU YD	3891	\$38.00	\$147,858.00	\$17.56	\$68,325.96	\$49.30	\$191,826.30	\$40.00	\$155,640.00	\$44.50	\$173,149.50	\$48.00	\$186,768.00	\$48.70	\$189,491.70	\$90.00	\$350,190.00
	129	2575.523	WATERING (TURF ESTABLISHMENT)	MGAL	1000	\$55.00	\$55,000.00	\$22.43	\$22,430.00	\$21.40	\$21,400.00	\$20.00	\$20,000.00	\$20.00	\$20,000.00	\$21.00	\$21,000.00	\$7.50	\$7,500.00	\$45.00	\$45,000.00
	130	2575.504	SODDING TYPE LAWN	SQ YD	13814	\$6.50	\$89,791.00	\$8.08	\$111,617.12	\$7.70	\$106,367.80	\$9.00	\$124,326.00	\$7.20	\$99,460.80	\$7.50	\$103,605.00	\$9.30	\$128,470.20	\$17.00	\$234,838.00
	131	2575.504	NETLESS STRAW BLANKET W/ SEED MIXTURE WD	SQ YD	13472	\$5.00	\$67,360.00	\$3.08	\$41,493.76	\$2.90	\$39,068.80	\$3.00	\$40,416.00	\$2.75	\$37,048.00	\$2.90	\$39,068.80	\$3.05	\$41,089.60	\$6.25	\$84,200.00
	132	2575.504	ROLLED EROSION PREVENTION CATEGORY 20 W/ SEED MIXTURE (SB)	SQ YD	1437	\$3.50	\$5,029.50	\$1.91	\$2,744.67	\$1.80	\$2,586.60	\$2.00	\$2,874.00	\$1.70	\$2,442.90	\$1.80	\$2,586.60	\$2.50	\$3,592.50	\$4.00	\$5,748.00
	133	2576.504	ROLLED EROSION PREVENTION CATEGORY 20 W/ SEED MIXTURE (RT)	SQ YD	1487	\$4.50	\$6,691.50	\$1.96	\$2,914.52	\$1.90	\$2,825.30	\$2.00	\$2,974.00	\$1.75	\$2,602.25	\$1.85	\$2,750.95	\$2.25	\$3,345.75	\$4.00	\$5,948.00
	134	2582.518	PAVEMENT MESSAGES - THERMOPLASTIC (GR IN)	SQ FT	30	\$25.00	\$750.00	\$22.21	\$666.30	\$21.40	\$642.00	\$20.00	\$600.00	\$20.00	\$600.00	\$21.00	\$630.00	\$20.00	\$600.00	\$65.00	\$1,950.00
	135	2582.503	4" LATEX PAINT - WHITE OR YELLOW	LIN FT	450	\$3.00	\$1,350.00	\$2.22	\$999.00	\$2.10	\$945.00	\$2.00	\$900.00	\$2.00	\$900.00	\$2.10	\$945.00	\$2.00	\$900.00	\$7.00	\$3,150.00
	136	2582.503	6" LATEX PAINT - WHITE OR YELLOW	LIN FT	25	\$6.00	\$150.00	\$2.22	\$55.50	\$5.40	\$135.00	\$2.00	\$50.00	\$2.00	\$50.00	\$2.10	\$52.50	\$2.00	\$50.00	\$7.00	\$175.00
	137	2582.503	24" LATEX PAINT - WHITE OR YELLOW	LIN FT	100	\$12.00	\$1,200.00	\$6.66	\$666.00	\$6.40	\$640.00	\$6.00	\$600.00	\$6.00	\$600.00	\$6.30	\$630.00				



Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
26-118-22-33-0011	CHRISTOPHER BARON		12417 STATE HWY NO 55	PLYMOUTH MN 55441	12417 STATE HWY NO 55	PLYMOUTH MN 55441	\$ 12,000.00
26-118-22-33-0012	TAYLOR W COLLINS	CHRISTOPHER B JACOBSEN	12411 STATE HWY NO 55	PLYMOUTH MN 55441	12411 STATE HWY 55	PLYMOUTH MN 55441	\$ 12,000.00
26-118-22-33-0013	CASEY G WIGGINS	KIRSTIE J KELLEY	12409 STATE HWY NO 55	PLYMOUTH MN 55441	12409 STATE HWY NO 55	PLYMOUTH MN 55441	\$ 12,000.00
26-118-22-33-0014	CLAIRE M COONEY	ALEXANDER S COONEY	12405 STATE HWY NO 55	PLYMOUTH MN 55441	12405 HWY 55	PLYMOUTH MN 55441	\$ 12,000.00
26-118-22-33-0040	NURSING VALUES LLC		12325 STATE HWY NO 55	PLYMOUTH MN 55441	5110 QUANTICO LN N	MINNEAPOLIS MN 55446	\$ 39,804.40
32-118-22-13-0003	SUZANNE GALLOWAY	J PATRICK STEWART	16515 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16515 BIRCH BRIAR TR N	PLYMOUTH MN 55447	\$ 6,000.00
32-118-22-13-0005	JOHN G & SUSAN PETERSON		16545 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16545 BIRCH BRIAR TR N	PLYMOUTH MN 55447	\$ 6,000.00
32-118-22-13-0006	ELIZABETH ANN SIMMONS	CHRISTIAAN M SIMMONS	16410 9TH AVE N	PLYMOUTH MN 55447	16410 9TH AVE N	PLYMOUTH MN 55447	\$ 6,000.00
32-118-22-13-0007	TAMARA N COMBS	BRIAN T COMBS	16330 9TH AVE N	PLYMOUTH MN 55447	16330 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-13-0008	SUSAN MARIE STROM		16320 9TH AVE N	PLYMOUTH MN 55447	16320 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-13-0009	NISSA R MANLEY		16300 9TH AVE N	PLYMOUTH MN 55447	16300 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-13-0010	CATHERINE SUSAN SILVERMAN		16425 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16425 BIRCH BRIAR TR N	PLYMOUTH MN 55447	\$ 6,000.00
32-118-22-13-0011	BRADLEY R ANDERSON		16415 9TH AVE N	PLYMOUTH MN 55447	16415 9TH AVE N	PLYMOUTH MN 55447	\$ 6,000.00
32-118-22-13-0012	THOMAS G/THERESE A GRIFFITH		16405 9TH AVE N	PLYMOUTH MN 55447	16405 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-13-0013	CHRISTOPHER & BARBRA MACK		16315 9TH AVE N	PLYMOUTH MN 55447	16315 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-13-0014	SWANDAL LIVING TRUST		16305 8TH AVE N	PLYMOUTH MN 55447	16305 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-13-0015	PHILIP RICHARD PALQUIST		16225 8TH AVE N	PLYMOUTH MN 55447	16225 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-13-0016	STEVEN C SWANSON	PHOEBE G KREJCI	16535 BIRCH BRIAR TR N	PLYMOUTH MN 55447	801 8TH ST NE	MINNEAPOLIS MN 55414	\$ 6,000.00
32-118-22-13-0017	JONATHAN NOWLIN	JENNIFER NOWLIN	16525 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16525 BIRCH BRIAR TR N	PLYMOUTH MN 55447	\$ 6,000.00
32-118-22-13-0019	DAVID M EGELAND	JEAN A EGELAND	16505 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16505 BIRCH BRIAR TR N	PLYMOUTH MN 55447	\$ 6,000.00
32-118-22-13-0020	ANDREW LONG & SYDNEY LONG		16550 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16550 BIRCH BRIAR TR N	PLYMOUTH MN 55447	\$ 6,000.00
32-118-22-13-0021	DIANE L/HAROLD E MILLER III		16430 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16430 BIRCH BRIAR TR N	PLYMOUTH MN 55447	\$ 6,000.00
32-118-22-14-0002	MATTHEW J HAUX		15935 9TH AVE N	PLYMOUTH MN 55447	15935 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0004	DAVID A & KATHLEEN A ZENK		16230 9TH AVE N	PLYMOUTH MN 55447	16230 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0005	JOHN R TORRANCE		16210 9TH AVE N	PLYMOUTH MN 55447	16210 9TH AVE NO	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0006	CITY OF PLYMOUTH		16200 9TH AVE N	PLYMOUTH MN 55447	3400 PLYMOUTH BLVD	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0007	WENDY SUE NELSON		16130 9TH AVE N	PLYMOUTH MN 55447	16130 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0008	MARY KATHLEEN NESS		16110 9TH AVE N	PLYMOUTH MN 55447	16110 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0009	DAVID J & NORA J ELLIS		16030 9TH AVE N	PLYMOUTH MN 55447	16030 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0010	AMY J DUEPNER TRUSTEE	RICHARD E WILSON TRUSTEE	16020 9TH AVE N	PLYMOUTH MN 55447	16020 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0011	RAMON J & LINDA M BAILER		16000 9TH AVE N	PLYMOUTH MN 55447	16000 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0012	JAMES R FRANTZ		15920 9TH AVE N	PLYMOUTH MN 55447	15920 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0013	MAUREEN A FISH REV TRUST		15900 9TH AVE N	PLYMOUTH MN 55447	15900 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0014	J P & M C HAYDEN SODERBERG		16235 9TH AVE N	PLYMOUTH MN 55447	16235-9TH AVE NO	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0015	KATHERINE KIRK MORRIS		16215 9TH AVE N	PLYMOUTH MN 55447	16215 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0016	SHANNON E POWELL		16135 9TH AVE N	PLYMOUTH MN 55447	16135 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0017	MARILYN WHITEHURST		16115 9TH AVE N	PLYMOUTH MN 55447	16115 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0018	GREGORY & KRISTEN FRANK		16035 9TH AVE N	PLYMOUTH MN 55447	16035 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0019	DANIEL J HARMeyer	HANNAH J DEIBERT HARMeyer	16030 8TH AVE N	PLYMOUTH MN 55447	16030 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0020	DANIEL & LORI BRAEGELMAN		16120 8TH AVE N	PLYMOUTH MN 55447	16120 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0021	THOMAS M HINNENTHAL		16130 8TH AVE N	PLYMOUTH MN 55447	16130 8TH AVE NO	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0022	JOHN D & DIANA L DANIELSON		16210 8TH AVE N	PLYMOUTH MN 55447	16210 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00



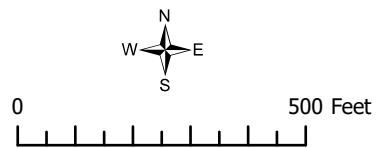
Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
32-118-22-14-0023	JOEL LARSON		16230 8TH AVE N	PLYMOUTH MN 55447	16230 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0024	LUKE D ANDERSON	ANGELA N ANDERSON	16215 8TH AVE N	PLYMOUTH MN 55447	16215 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0025	JUDITH A SUPER		16205 8TH AVE N	PLYMOUTH MN 55447	16205 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0026	KATHERINE MAURA DREWS	NATHAN TYLER DREWS	16125 8TH AVE N	PLYMOUTH MN 55447	16125 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0027	JAMES W MOROWCZYNSKI	JULIE ANN MOROWCZYNSKI	16115 8TH AVE N	PLYMOUTH MN 55447	16115 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0028	WARREN N/VIRGINIA M CALDWELL		16015 9TH AVE N	PLYMOUTH MN 55447	16015 9TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0029	KEVIN ALLEN SCHOENROCK		16025 8TH AVE N	PLYMOUTH MN 55447	16025 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0030	LEE A DORNBUSCH		16035 8TH AVE N	PLYMOUTH MN 55447	16035 8TH AVE N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0032	MINNESOTA ECO HOMES LLC		835 VICKSBURG LA N	PLYMOUTH MN 55447	500 FAR HILL ROAD	WAYZATA MN 55391	\$ 12,000.00
32-118-22-14-0036	ALAN D & JEAN C PAULSEN		690 WESTON LA N	PLYMOUTH MN 55447	690 WESTON LA N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0037	KAREN COTCH & PAUL STOCKING		680 WESTON LA N	PLYMOUTH MN 55447	680 WESTON LA N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0038	DANIEL P JAMES	NICOLE JAMES	670 WESTON LA N	PLYMOUTH MN 55447	670 WESTON LA N	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0039	SUSAN H GORDON		675 WESTON LA N	PLYMOUTH MN 55447	675 WESTON LANE	PLYMOUTH MN 55447	\$ 12,000.00
32-118-22-14-0040	GREGORY T SEDGWICK	JOY SZARKE	685 WESTON LA N	PLYMOUTH MN 55447	685 WESTON LA N	PLYMOUTH MN 55447	\$ 12,000.00
35-118-22-13-0013	FOURTH BAPTIST CHURCH MPLS	ATTN LUKE FORMAN	900 FORESTVIEW LA N	PLYMOUTH MN 55441	900 FORESTVIEW LA N	PLYMOUTH MN 55441	\$ 63,895.90
35-118-22-14-0007	GARY G BENDICKSON		11425 STATE HWY NO 55	PLYMOUTH MN 55441	11425 STATE HWY NO 55	PLYMOUTH MN 55441	\$ 12,000.00
35-118-22-21-0013	JAMES B AYERS JR	MARLANA AYERS	12109 STATE HWY NO 55	PLYMOUTH MN 55441	12109 STATE HWY NO 55	PLYMOUTH MN 55441	\$ 12,000.00
35-118-22-21-0014	KEVIN F DORSEY		12231 STATE HWY NO 55	PLYMOUTH MN 55441	12231 STATE HWY NO 55	PLYMOUTH MN 55441	\$ 12,000.00
35-118-22-21-0015	ROBERT GEORGE SHELTON	SAMSAM MOHAMED GHEDI	12225 STATE HWY NO 55	PLYMOUTH MN 55441	12225 STATE HWY NO 55	PLYMOUTH MN 55441	\$ 12,000.00
35-118-22-21-0016	MARIE C ELLIOTT		12215 STATE HWY NO 55	PLYMOUTH MN 55441	12215 HWY 55	PLYMOUTH MN 55441	\$ 12,000.00
35-118-22-21-0033	JENNIFER VAGTS		12011 STATE HWY NO 55	PLYMOUTH MN 55441	12011 STATE HWY NO 55	PLYMOUTH MN 55441	\$ 12,000.00
35-118-22-21-0034	DAVID A JOHNSON LIVING TRUST		12007 STATE HWY NO 55	PLYMOUTH MN 55441	12007 STATE HIGHWAY NO 55	PLYMOUTH MN 55441	\$ 12,000.00
35-118-22-22-0031	SHANE T & REBEKAH FAWCETT		12235 STATE HWY NO 55	PLYMOUTH MN 55441	1000 BROWN RD S	WAYZATA MN 55391	\$ 12,000.00



## 2026 Street Reconstruction Project City Project #ST269001 - Birch Briar Assessment Map

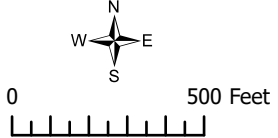
- Project Area
- Private Roadway
- Assessed Parcels
- Single Family Detached Unit, Direct Access
- Single Family Detached Unit, Indirect Access Private Roadway





## 2026 Street Reconstruction Project City Project #ST269001 - Hwy 55 Frontage Road Assessment Map

- Project Area
- Assessed Parcels
- Single Family Detached Unit, Direct Access
- Other, Direct Access



# SUPPLEMENTAL AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

1. **MASTER AGREEMENT.** The parties have previously entered into a Master Agreement for Professional Engineering Services which is incorporated herein by reference. In the event of a conflict between the Master Agreement and this Supplemental Agreement the Supplemental Agreement shall control with respect to the project for which it applies.

2. **BACKGROUND.**

- A. Date of Supplemental Agreement: **April 13, 2026**
- B. Owner: **City of Plymouth**
- C. Engineer: **Bolton & Menk, Inc.**
- D. Project: **2026 Street Reconstruction Project No. ST269001**

3. **SERVICES.** The Engineer shall perform the following services for the Owner as per the Agreement for Engineering Services dated **February 25<sup>th</sup> 2025** and the Scope Amendment, dated **March 9, 2026** (attached).

4. **PAYMENT.** The Owner shall pay the Engineer for services rendered under the Supplemental Agreement as follows:

- Lump sum of: \$ \_\_\_\_\_
- Standard hourly rate pursuant to rate schedule on file with the City as of the date of this Supplemental Agreement.
- Standard hourly rate pursuant to rate schedule included in the proposal with a not to exceed of **\$1,209,485**, including reimbursable expenses.  
Agreement for Engineering Services: **\$740,435.00**  
Supplemental Agreement (4/13/2026): **\$469,050**

- **Extension of construction phase services**

5. **COMPLETION DATE.** Services performed by Engineer pursuant to this Supplemental Agreement must be completed on or before **May 28<sup>th</sup>, 2028**.

**CITY OF PLYMOUTH**

**BOLTON & MENK, INC.**

BY: \_\_\_\_\_

Jeffry Wosje  
Mayor

BY: \_\_\_\_\_

David Callister  
City Manager

REVIEWED BY: \_\_\_\_\_

Michael Thompson, PE  
Public Works Director

BY: Mike Waltman  
Mike Waltman (Mar 16, 2026 10:04:37 CDT)

Mike Waltman  
Municipal Group Leader /Principal Engineer



**BOLTON  
& MENK**

Real People. Real Solutions.

12224 Nicollet Avenue  
Burnsville, MN 55337-1649

Ph: (952) 890-0509  
Fax: (952) 890-8065  
Bolton-Menk.com

March 9, 2026

Mr. Tony Miller, P.E.  
Engineering Project Manager  
City of Plymouth  
3400 Plymouth Boulevard  
Plymouth, MN 55345

Re: Proposal for Professional Engineering & Surveying Services  
2026 Street Reconstruction Project  
Amendment #1 – Construction Phase Services

Mr. Miller:

Building on the final design efforts for the 2026 Street Reconstruction project, Bolton & Menk has drafted a proposed amendment to our agreement for the construction phase of the project, as requested. Efforts include construction staking, shop drawing review, construction phase startup efforts (including leading a preconstruction meeting), construction administration, full-time construction observation for the Birch Briar neighborhood project area, infiltrometer testing, construction phase design revision support as necessary, project closeout, as-built survey, and record drawing efforts. Our proposed fee for this amendment is \$469,050 for 2590 proposed hours of labor by Bolton & Menk.

Thank you for allowing Bolton & Menk to submit this proposal for your consideration. Please contact me at (612) 965-3926 or [nickam@bolton-menk.com](mailto:nickam@bolton-menk.com) with any questions or comments.

Sincerely,  
**Bolton & Menk, Inc.**

**Nicholas J. Amatuuccio, P.E.**  
Municipal Project Manager | Principal

cc: Joe Shamla, PE, Assistant City Engineer, City of Plymouth  
Mike Payne, PE, City Engineer/Deputy Public Works Director, City of Plymouth  
Mike Waltman, PE, Municipal Practice Leader | Principal, Bolton & Menk

## PROPOSED SCOPE OF WORK

The work to be performed by Bolton & Menk, Inc. under this agreement shall encompass and include detailed work, services, materials, equipment and supplies necessary for construction staking, shop drawing and submittal review, construction phase 'start up', construction administration, construction observation, project closeout, as-built survey, and record drawings.

The project consists of roadway and utility improvements along Highway 55 Frontage Road and the streets within the Birch Briar neighborhood, along with improvements to the Pineview Lane and 6<sup>th</sup> Avenue intersection. Details of the improvements are identified in the final plans for the 2026 Street Reconstruction project. Building from the initial scope of work performed by Bolton & Menk for the City of Plymouth on the 2026 Street Reconstruction project (tasks 1 through 4), work under this amendment addresses engineering and surveying support needs required during the construction phase. The scope of work to be performed for Task 5 – Construction Phase Services is as follows:

### TASK 5 – CONSTRUCTION PHASE SERVICES

Construction phase professional engineering and surveying services to be provided by Bolton & Menk are as follows:

#### Task 5.1 - Construction Staking

Bolton & Menk will complete construction staking as required of the Owner/Engineer specified in the project manual. More specifically, staking will be provided as follows:

1. Storm Sewer: Staking will be furnished and set by Bolton & Menk at 50.0-foot spacing (usually offset for construction) for the storm sewer. Cuts to the proposed pipeline grade will be furnished by Bolton & Menk. Manholes and catch basins will be staked with an offset and a witness with a cut to the lowest structure invert. Location staking shall be provided for service wyes for new construction.
2. Watermain: Staking will be provided at intervals of 50.0-feet. Cuts to the proposed pipeline grade will be furnished by Bolton & Menk, and location staking will be provided for valves and fittings. Hydrants will be staked with an offset and a witness with a cut to the ground elevation at the hydrant.
3. Curb: Offset staking will be provided with cuts and fills to proposed grade at 50-foot spacing on tangents, and 25-foot spacing on horizontal or vertical curves, shall be furnished and set along curb segments to be replaced at intersection and corners and replacements of 50-foot length or longer.
4. Pedestrian Ramps: Staking will be provided by the Bolton & Menk as specified in the plans for pedestrian ramps. Staking will be provided for the curb & gutter including the 0" curb height locations, curb begin radii, curb end radii, and trail/walk connection points to the pedestrian ramps. Bolton & Menk will not be required to stake location and elevation of landings, ramps, domes, and concrete carriage walks, as those features are required to be laid out by the contractor.
5. Sidewalks: Staking will be provided at 50.0-foot intervals along concrete sidewalks that are not directly adjacent to the back of curb. No staking will be provided for sidewalks along the back of curb.
6. Miscellaneous: Location stakes will be provided for silt fence locations at 100.0-foot spacing. No staking will be provided for sediment control logs or bioroll ditch checks. Location stakes representing clearing and grubbing limits will be provided at 100.0-foot spacing. Infiltration basin excavation and grading stakes will be provided at 50.0-foot to 100.0-foot spacing for offset/reference stakes to the top and bottom of the basin. Right-of-way and easements will only be staked as requested or needed for specific properties of concern.
7. Bolton & Menk will provide horizontal and vertical control points on the project's datum.

# 2026 Street Reconstruction Amendment 1 – Construction Services

City of Plymouth



Real People. Real Solutions.

8. The City's contractor will be responsible for having all areas where stakes need to be set to be clear of debris. The contractor needs to also provide a clear line of sight for staking.
9. The Owner's project representative shall notify Bolton & Menk a minimum of 48 hours in advance of the need for construction stakes on the project, excluding Saturdays, Sundays, and legal holidays. Staking requests submitted after 2pm shall be recorded as being received the next business day.
10. The City's Contractor shall protect and preserve all such stakes and marks, and Owner will charge the contractor and pay Bolton & Menk expense of resetting all such stakes and marks destroyed or disturbed due to the Contractor's carelessness or negligence. Stakes that are destroyed due to vandalism, erosion or other incidents shall be re-staked by the Bolton & Menk and will be at the OWNER's expense.
11. In the event of apparent or questionable errors or inconsistencies in such stakes set for control of line and/or grade, the Contractor shall promptly notify the Engineer of such error or inconsistency and shall not proceed with the work until such stake, grade, or mark shall have been verified or corrected by Bolton & Menk.
12. Bolton & Menk will mark the existing boundary monuments prior to construction. The Contractor is responsible for protecting the monuments during construction. If monuments are removed the Bolton & Menk will reset them post construction at the Contractor's expense.
13. All other line and grade staking shall be the responsibility of the City's Contractor. The Contractor shall furnish sufficient equipment and personnel for determination of plan grades, cross sections, course thicknesses, etc.

## Task 5.2 – Construction Administration

Bolton & Menk will provide construction administration for the project. Bolton & Menk will have qualified and appropriate staff:

1. Review required shop drawings submitted by the contractor, coordinate with contractors, suppliers, and City Staff as necessary, and issue comments or approvals as appropriate. Shop drawing review will be completed based on our review of the final plans and specifications, as well as supplemental conversations with City Staff and research should we identify such needs.
2. Lead the preconstruction meeting, coordinate any remaining permits necessary for construction, and complete transition of private utility relocation coordination to the contractor.
3. Attend weekly scheduling meetings with the contractor during construction and prepare/distribute meeting minutes.
4. Track the project schedule and milestones with the contractor.
5. Prepare change orders and review change order requests as necessary.
6. Prepare monthly pay estimates with the project representatives for the review by the City and payment to the contractor.
7. Coordinate weekly web updates with the project representatives and City Staff.
8. Review for conformance with design alternatives submitted by the contractor.
9. Assist in review, response, and/or production of temporary traffic control modification desires being contemplated or specifically desired by the City.

10. Visit the site during or following the construction effort to review constructed elements for compliance with the project documents and intent.
11. Attend the final walk through for review of substantially completed work and develop the project punch list.

During construction, unforeseen conditions can necessitate plan changes or design revision considerations. Bolton & Menk will be available to respond immediately to such needs to avoid contractor delays and associated costs. A budget is included for this potential need, which will be expended on an hourly basis as requested by the City's Project Team.

### **Task 5.3 – Birch Briar Construction Observation**

Bolton & Menk will provide a Construction Project Representative to perform full-time construction observation and inspection of the Birch Briar neighborhood project area and the intersection of Pineview Ln & 6<sup>th</sup> Avenue. It is understood that City Staff will be performing full-time construction observation and inspection of the Highway 55 Frontage Road project area. Bolton & Menk will have qualified and appropriate staff:

1. Observe the Contractor's operations and the installation of public infrastructure to confirm the materials and construction methods are per the project plans and specifications.
2. Document the daily construction activity and site conditions.
3. Coordinate with the Contractor, City Staff, and project area residents as needed.
4. Schedule construction staking needs with Bolton & Menk survey staff.
5. Schedule materials testing with the City's geotechnical engineering consultant. This proposal does not include construction materials testing required for the project as it's understood that the City is contracting with a geotechnical engineering consultant directly to complete this effort.
6. Measure and record quantities for monthly pay estimates and coordinate with the City's inspector to combine quantities and pay items into one monthly pay app for both project areas.
7. Attend weekly construction scheduling meetings.
8. Coordinate any necessary design changes in the field with Bolton & Menk's design team and/or the City's inspector and/or project manager.

For budgeting purposes, we are assuming that full-time observation will be necessary for 50 hours per week for a duration of 24 weeks in 2026 and part-time observation will be necessary in the spring of 2027 for final wear course bituminous paving of the Birch Briar neighborhood along with any remaining punch list items for the contractor to complete.

### **Task 5.4 – Birch Briar Infiltrometer Testing, Coordination, and Reporting**

Bolton & Menk will perform the infiltrometer testing required for the Birch Briar infiltration basin at the rates specified in the project manual. The Construction Project Representative will coordinate with the Contractor and the person(s) taking the infiltrometer tests from Bolton & Menk to schedule the tests as needed. It is assumed that two sets of tests requiring two separate trips will be completed. Results of the infiltrometer testing will be reported to the City and Contractor when all tests have been completed.

## **Task 5.5 – Project Closeout, As-Built Survey, and Record Drawings**

The Construction Project Representative and Construction Manager will attend the final project walk-through for review of substantially completed work and assist with development of the project punch list. Once the punch list is created, Bolton & Menk will follow up with the Contractor and inspect the work as it is completed to work towards closeout of the project, of which Bolton & Menk will administer and coordinate with both the City and Contractor to complete. Bolton & Menk understands that the final punch list work and project closeout will likely go beyond the substantial completion date into late October or early November 2026 and possibly into the following spring of 2027, so a budget has been included for this work in addition to the weekly observation needs during the anticipated construction season.

Bolton & Menk will collect as-built survey information on the installed storm sewer components, including elevation data on installed pipes at each structure invert, and installed watermain components, including elevation data on installed hydrants and locations of curb stops. This information will be incorporated into an as-built plan set, along with construction notes collected by Bolton & Menk's Construction Project Representative and the City's inspector, following construction. The as-builts provided by Bolton & Menk will include the streets, typical sections, storm sewer with the profile of each pipe including grades and elevations, striping, signage, and the infiltration basin along with any other permanent BMPs.

## **PROPOSED FEES**

A detailed cost breakdown including hours is shown on the attached Detailed Fee Estimate. Our total proposed hourly not-to-exceed fee for this task is \$469,050.

# 2026 Street Reconstruction Amendment 1 – Construction Services

City of Plymouth



## DETAILED FEE ESTIMATE - PROPOSAL

Client: City of Plymouth  
Project: 2026 Street Reconstruction

WORK TASK DESCRIPTION	Principal Project Manager	Communications Specialist	Construction Project Representative	GIS Specialist / Engineering Technician	Water Resources Engineer	Principal Land Surveyor	Survey Crew Chief	Survey Technician	Administrative/ Clerical	Total Hours	Total Cost
<b>HOURLY RATE</b>	\$220	\$150	\$160	\$160	\$190	\$220	\$205	\$195	\$125		
<b>5.0 Construction Phase Services</b>											
5.1 Construction Staking						54	410	120	4	588	\$ 119,830
5.2 Construction Administration	420	100		20					32	572	\$ 114,600
5.3 Birch Briar Construction Observation (24 Weeks @ 50 Hours/Week)			1200							1200	\$ 192,000
5.4 Birch Briar Infiltrometer Testing, Coordination, and Reporting	10		10		60					80	\$ 15,200
5.5 Project Closeout, As-Built Survey, and Record Drawings	10		60	10		6	50	10	4	150	\$ 27,420
<b>TOTAL PROPOSED - TASK 5</b>	<b>440</b>	<b>100</b>	<b>1270</b>	<b>30</b>	<b>60</b>	<b>60</b>	<b>460</b>	<b>130</b>	<b>40</b>	<b>2590</b>	<b>\$ 469,050.00</b>
<b>Total Proposed Amount</b>	<b>440</b>	<b>100</b>	<b>1270</b>	<b>30</b>	<b>60</b>	<b>60</b>	<b>460</b>	<b>130</b>	<b>40</b>	<b>2590</b>	<b>\$ 469,050.00</b>







# Final- 2026 BMI Engineering Services Supplemental Agreement - 2026 Reconstruction Project

Final Audit Report

2026-03-16

Created:	2026-03-16
By:	Danielle Kiminski (dkiminski@plymouthmn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGAKuwweTHHh7eRrgvxtmHL55M5Oalqga

## "Final- 2026 BMI Engineering Services Supplemental Agreement - 2026 Reconstruction Project" History

-  Document created by Danielle Kiminski (dkiminski@plymouthmn.gov)  
2026-03-16 - 2:53:39 PM GMT
-  Document emailed to michael.waltman@bolton-menk.com for signature  
2026-03-16 - 2:54:26 PM GMT
-  Email viewed by michael.waltman@bolton-menk.com  
2026-03-16 - 3:04:03 PM GMT
-  Signer michael.waltman@bolton-menk.com entered name at signing as Mike Waltman  
2026-03-16 - 3:04:35 PM GMT
-  Document e-signed by Mike Waltman (michael.waltman@bolton-menk.com)  
Signature Date: 2026-03-16 - 3:04:37 PM GMT - Time Source: server
-  Agreement completed.  
2026-03-16 - 3:04:37 PM GMT

(reserved for recording)

---

## **TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

This Temporary Construction Easement Agreement (hereafter, this “Agreement”), is made by and between **FOURTH BAPTIST CHURCH, INC.**, a Minnesota nonprofit corporation (hereafter, the “**Church**”), as Grantor, and the **CITY OF PLYMOUTH**, a Minnesota municipal corporation (hereafter, the “**City**”), as Grantee.

### **RECITALS**

Whereas the Church is the fee owner of that property having an address of 900 Forestview Lane North, Plymouth, Minnesota, as more particularly described on **Exhibit A** attached hereto (hereafter, the “**Church Property**”), which property abuts that certain roadway owned by the City located south of Highway 55 and known as the Highway 55 Service Road (hereafter, the “**Service Road**”); and

Whereas the City intends to reconstruct the Service Road pursuant to the “**2026 Street Reconstruction Project**” as identified on the City of Plymouth’s website. The 2026 Street Reconstruction Project includes, without limitation, the rebuilding of the Service Road, the installation of concrete curbing, gutter, and sidewalks, and water main and storm sewer improvements. Accordingly, the City has requested that the Church grant to the City certain rights of access to the Church Property as more particularly set forth herein;

Now therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Church and the City hereby agree as follows:

### **AGREEMENT**

1. Recitals. The aforesaid Recitals are hereby incorporated herein as if restated in full. That portion of the 2026 Street Reconstruction Project which affects or abuts the Church Property and which includes such further work as delineated under this Agreement is collectively hereafter referred to as the “**Service Road Project**”. The City represents that the reconstructed Service

Road and the new curbing, gutter, and sidewalks will be constructed within the existing right of way to which the Church Property is already subject.

2. Grant. The Church hereby grants to the City, its agents, employees, and contractors, a limited and temporary construction easement (hereafter, the “**Temporary Easement**”) over, across, on under and through that portion of the Church Property as described on the attached Exhibit B, and as depicted and identified as the “proposed temporary construction easement” on the attached Exhibit C (hereafter, the “**Temporary Easement Premises**”) solely for the limited purpose of facilitating the Service Road Project including the undertaking of the additional obligations set forth herein. This Temporary Easement includes the right of the City to enter upon the Temporary Easement Premises for the purposes of constructing, reconstructing, grading, inspecting, repairing, and undertaking the Service Road Project and its obligations hereunder. This Temporary Easement shall commence on April 1, 2026 and expire on June 30, 2027 (hereafter, the “**Easement Period**”). The Church hereby grants the Temporary Easement herein specified without divesting itself of the right to own, use and enjoy the above-described Temporary Easement Premises, subject only to the right of the City to use the same for the purposes herein expressed.

3. Access. In recognition of the fact that a K-12 school, a seminary, and a church are operated on the Church Property, all of which render the Church Property heavily accessed by automobiles on a daily basis (particularly during the school year), the City agrees that during the Easement Period, the City shall use reasonable efforts to continually provide automobile access to and from the Church Property as it undertakes the Service Road Project and its obligations hereunder. This access shall be provided at either the driveway to the Church Property from the Service Road (near Cottonwood Lane) or the entrance point off of Forestview Lane. The City shall further use reasonable efforts to undertake the work between Forestview Lane and Cottonwood Lane between the dates of May 23, 2026, and August 23, 2026 -- when Fourth Baptist Christian School is not in session during summer break.

4. Grading. The City hereby agrees, at its sole cost, shall make a reasonable effort to grade the Temporary Easement Premises (hereafter, the “**Grading Work**”) as outlined in the Bid Documents posted to QuestCDN on January 29, 2026 (the design intent to have a maximum grade of twenty percent, 20%, from the area commencing at (a) the level of the sidewalk to be installed adjacent to the Service Road (or the corresponding curbing, if higher) and terminating at (b) the curbing of the parking lot, which is the boundary of the Temporary Easement Premises depicted on Exhibit C). The City shall likewise at its sole cost remove all excess dirt and vegetation arising from the grading of the Temporary Easement Premises and dispose of the same.

5. Sprinkler System. There is an underground sprinkler system installed throughout the grounds of the Church Property. A portion of that sprinkler system is located within and near the boundary of the Temporary Easement Premises by the curbing of the adjacent parking lot. The Church shall be solely responsible for turning off the zone of the sprinkler system located within the Temporary Easement Premises. The Church shall likewise identify the location of its underground sprinkler lines by installing identification flags within the Temporary Easement Premises. The City shall provide the Church with advance notice at least two weeks prior to the start of construction of the Service Road Project to provide sufficient lead time for the Church to do so. The City shall use reasonable efforts to protect the existing sprinkler system from damage, including without limitation, all sprinkler heads and buried sprinkler lines. In the event

of any damage to any components of the sprinkler system, the City shall repair and replace such

components at its sole cost immediately following completion of the grading work, but prior to installation of new sod.

6. Trees. The City shall remove from the Church Property those trees so identified for removal on Exhibit C. The City shall bear the sole cost and expense of removal and disposal of said trees, and shall purchase and plant a replacement tree for every tree so removed. Replacement trees shall have a trunk diameter of at least 2", and shall be of one or more species selected by the Church from the species outlined in the project specifications. All new trees shall be planted in locations within the Temporary Easement Premises pre-approved by the Church, but in no event directly beneath overhead power lines. In the event the Church requests that any replacement tree be planted in a location outside the Temporary Easement Premises, the Church will provide the City the right to access the Church Property as is necessary to do so. The City shall install watering bags around each newly planted tree at the time of planting. The Church shall bear sole responsibility for the watering, maintenance and care of all replacement trees following planting and installation of watering bags. The City hereby provides the Church with a two-year warranty on all new trees planted in the Temporary Easement Premises, provided that adequate maintenance has been provided by the Church. In the event any such tree(s) die or fail to thrive during the warranty period, the City shall remove such tree(s) and replace the same at its sole cost and expense, including the installation of watering bags. Except for those trees identified on Exhibit C for removal, the City shall use reasonable efforts to protect all other trees within the Temporary Easement Premises from damage arising from undertaking the Service Road Project. Any such trees not identified for removal but damaged by the City while undertaking the Service Road Project to such an extent that they die within one year following completion of the work hereunder shall likewise be removed and replaced by the City at its sole cost and expense in the same manner as the trees identified for replacement as aforesaid.

7. Sod. Two weeks following completion of all tree removals, grading, utility work, sidewalk installation, and base pavement, the City shall, at its sole cost, replace all areas of disturbed turf with fresh sod, provided, however, that it is agreed that such turf restoration work shall be undertaken at a time during the year which is most likely to result in successful establishment of the sod. The City hereby provides the Church with a thirty-day warranty on such sod, thus agreeing to replace any sod that doesn't meet the project specification upon inspection by the City during said warranty period following planting. The Church shall be solely responsible watering all new sod once laid by the City on a watering schedule determined by the Church..

8. Equipment Staging. All construction equipment, including but not limited to grading and tree removal equipment, shall remain within the Temporary Easement Premises. Parking lots on the Church Property are not to be used for staging, storing or parking of construction equipment or automobiles of contractors or other parties undertaking the Service Road Project or the work hereunder unless prior written permission is obtained from the Church.

9. Utility Identification. Utility companies are responsible for relocating their own lines and will do so with locate tickets through the State's Gopher State One Call system, called in by the City's Contractor, prior to commencing any construction work on the Church Property. The City is not relying on any current or future knowledge of or representation by the Church or any of its employees, agents, or contractors regarding the location, existence, or non-existence of any such utility lines, but will contact the utility companies and/or Gopher State One Call directly for

this information. The Church will be responsible for locating all their private utilities, including the electrical lines for its infrastructure, including but not limited to the Church's Monument Sign. The Church shall identify the location of its private utilities by installing identification flags or paint within the Temporary Easement Premises. The City shall provide the Church with advance notice at least two weeks prior to the start of construction of the Service Road Project to provide sufficient lead time for the Church to do so.

10. Monument Sign. The Church currently has a metal and brick monument sign with lighting located within the Temporary Easement Premises which must be moved in order to

perform the Grading Work. The City shall, at its sole cost, (a) remove such sign, using reasonable efforts to preserve the metal panel intact without damage for reuse (b) dispose of the brick base, (c) remove the lights for disposal, and (d) cap off the electrical service to the sign. The City shall pay for the reconstruction of a substantially similar sign using the undamaged, salvaged metal panel (or paying for replacement components in the event of damage during removal) and new bricks and other components, in a location to be selected by the Church. In the event the Church desires to move the sign to a new location, then the Church shall be responsible for (a) obtaining the necessary sign permit from the City prior to installation of the sign in the new location, and (b) paying all costs of electrical work necessary to install electrical lighting in the new location. The Church will obtain at least three quotes for reinstalling the sign. The City will reimburse the Church once the work is completed and the Church provides the City with a paid receipt. In the event the Church chooses to select a contractor other than the Low Bid Contractor, the City will reimburse only up to the value of the lowest quote. In the event that the Church selects the Low Bid Contractor and additional fees arise due to unforeseen issues, the City will pay for these as long as the City has been made aware of any changes at least 72 hours prior giving the sign contractor authorization to proceed with the unforeseen work.

11. Indemnity. In the event of any other damage to the Church Property arising out of the Service Road Project, the City shall at its cost repair such damage and restore the same to the condition existing prior to such damage. The City shall not be held liable for any damage to the Church Property caused by utility companies conducting work in connection with the Service Road Project. The City hereby agrees to indemnify, defend, and hold the Church harmless from all claims, actions, losses, costs and expenses (including attorney's fees and litigation costs), incurred or suffered by any third parties (including, without limitation, the City's contractors and subcontractors) in connection with loss of life, personal injury and/or damage to property arising out of the negligent or intentional acts or omissions of the City or its contractors or subcontractors in connection with the exercise of its rights or performance of its obligations pursuant to this Agreement. Nothing herein shall obligate the City to indemnify, defend, and hold the Church harmless for costs, damages, claims, actions, liabilities, and proceedings arising out of the Church's negligent or intentional acts or omissions.

12. Authority. The Church hereby represents that the undersigned individual signing on its behalf is authorized to execute this Agreement on its behalf, and it has undertaken all requisite corporate procedures to authorize the same. The City hereby represents that the undersigned individual signing on its behalf is authorized to execute this Agreement on its behalf and it has undertaken all requisite corporate procedures to authorize the same.

13. Miscellaneous. Paragraph headings are for convenience alone and do not limit or constrain the provisions of the corresponding paragraphs hereunder. This Agreement may be executed in any number of counterparts, all of which are considered one and the same Amendment notwithstanding that all parties hereto have not signed the same counterpart. Signatures of this Agreement which are transmitted by electronic or telephonic means (including, without limitation, facsimile and email) constitute valid delivery and are valid and binding for all purposes. Obligations of the parties hereunder which are unfulfilled or incomplete as of the expiration or earlier termination of the Easement Period shall survive the expiration or earlier termination of the Easement Period.

[remainder of page is intentionally left blank]

**IN WITNESS WHEREOF**, this Temporary Construction Easement Agreement is hereby executed by the parties on the date last set forth below.

**CITY OF PLYMOUTH,**  
a Minnesota municipal corporation

By: \_\_\_\_\_  
Jeffry Wosje, Mayor

(SEAL)

By: \_\_\_\_\_  
Dave Callister, City Manager

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF HENNEPIN    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Jeffry Wosje and Dave Callister, respectively, the Mayor and City Manager of the City of Plymouth, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

\_\_\_\_\_  
Notary Public

**FOURTH BAPTIST CHURCH, INC.**

A Minnesota nonprofit corporation

By: *Matthew Morrell*

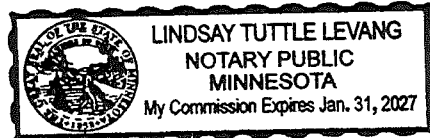
Printed name: Matthew Morrell

Its: President

STATE OF MINNESOTA )  
(ss.  
COUNTY OF Hennepin )

The foregoing instrument was acknowledged before me this 4 day of February, 2026, by Matthew Morrell, the president of **FOURTH BAPTIST CHURCH, INC.**, a Minnesota nonprofit corporation, on behalf of the corporation.

*Lindsay Tuttle Levang*  
Notary Public



**EXHIBIT A TO  
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

Lot 1, Block 1, FOURTH BAPTIST CHURCH, Hennepin County, Minnesota.

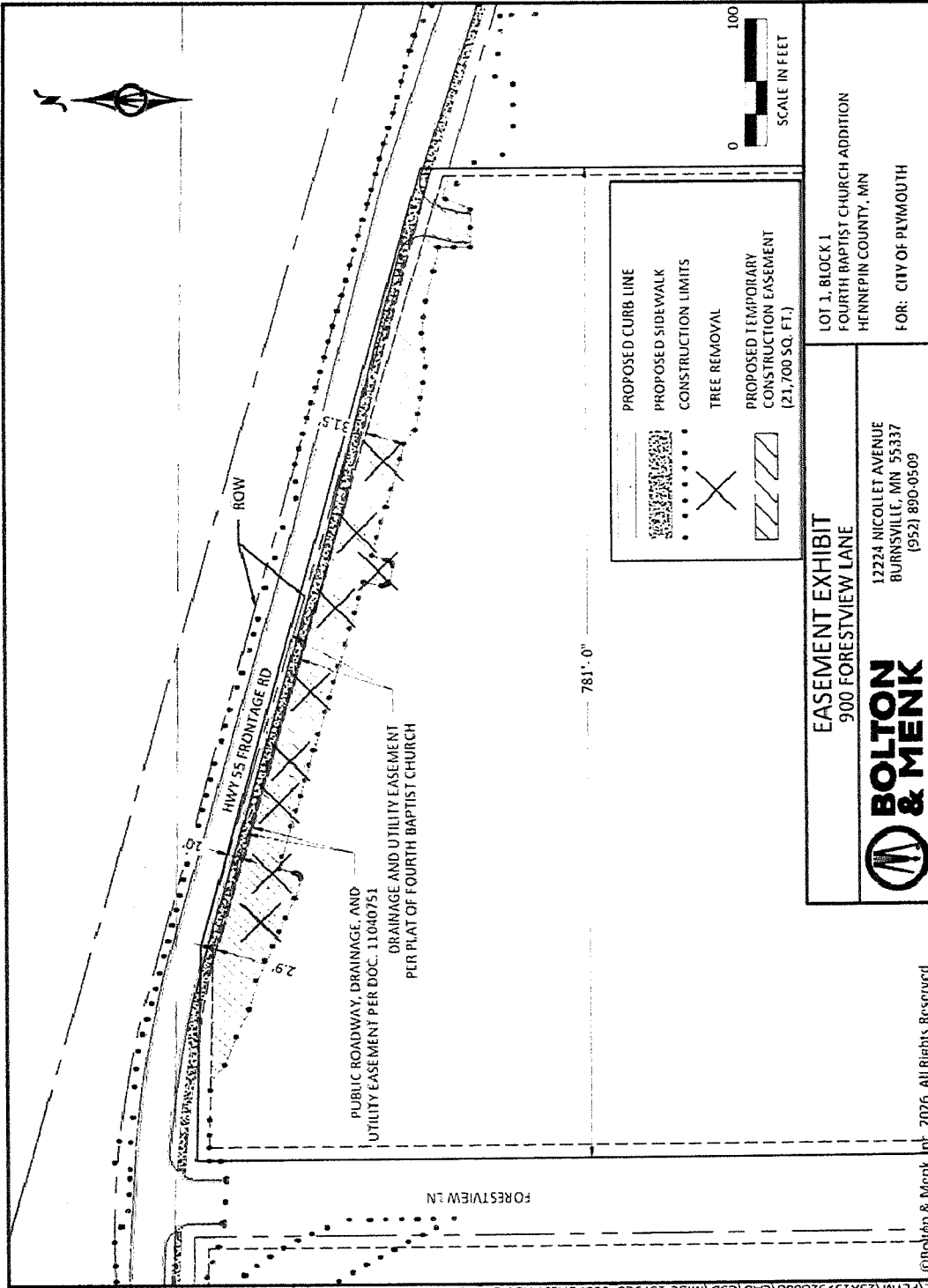
**EXHIBIT B TO  
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT**

An easement for temporary construction purposes over a portion of the following described property: Lot 1, Block 1, FOURTH BAPTIST CHURCH, Hennepin County, Minnesota.

Said easement lies northerly of the dotted line labeled the "Construction Limits" on Exhibit C, and includes solely the area labeled "Proposed Temporary Construction Easement" on Exhibit C.

EXHIBIT C TO TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

PARCEL 1



LOT 1, BLOCK 1  
 FOURTH BAPTIST CHURCH ADDITION  
 HENNEPIN COUNTY, MN  
 FOR: CITY OF PLYMOUTH  
 DRAWN BY: JEW

**EASEMENT EXHIBIT**  
 900 FORESTVIEW LANE

12224 NICOLLET AVENUE  
 BURNSVILLE, MN 55337  
 (952) 890-0509



JOB NUMBER: 25X137928000

H:\PLM\25X137928000\CAD\CAD\MISC-137928 900FORESTVIEWLN TEMPEASEMENT1.DWG 1/7/2026 5:35 PM

March 20, 2026

**Jodi Gallup, City Clerk**  
City of Plymouth  
3400 Plymouth Boulevard  
Plymouth, Minnesota 55447

**Re: Written Objection to Amount of Special Assessment — 2026 Street Reconstruction Project, City Project No. ST269001**  
**Property Address:** 16430 Birch Briar Trail, Plymouth, Minnesota 55447  
**PIN:** 32-118-22-13-0021

Dear City Clerk Gallup:

We, Harold E. Miller and Diane L. Miller, owners of the property located at 16430 Birch Briar Trail, Plymouth, Minnesota 55447 (PIN 32-118-22-13-0021), hereby submit this signed written objection to the amount of the proposed special assessment applied to our property in connection with the above-referenced project. The proposed assessment amount is not supported by the actual benefit our property will receive from the reconstruction project, and this objection is made on that basis.

In addition, and in order to preserve our right of appeal to District Court pursuant to Minnesota Statutes Section 429.081, this letter is also submitted as a signed written objection filed with the City Clerk prior to the public hearing, as required by statute.

Our objection rests on two primary grounds: (1) the proposed assessment amount is disproportionate to the actual benefit our property will receive from the reconstruction project; and (2) the methodology used to calculate the projected market value increase lacks transparency and has not been made available for independent review.

## **I. The Proposed Assessment Is Disproportionate to Actual Benefit**

---

The property at 16430 Birch Briar Trail is situated on a private road. As an indirectly benefiting property, the assessment amount being applied to our property is disproportionate to the actual benefits we will receive from the street reconstruction project.

The City retained Nagell Appraisal to evaluate potential market value benefits across properties involved in the reconstruction project. Nagell's appraisal identified nine factors relevant to potential benefit. However, the vast majority of those factors apply only to directly benefiting properties — those with frontage on the public road being reconstructed. Private road properties that do not abut the reconstructed street represent a distinct class from directly benefiting properties, and the special benefit test requires that assessments be uniform as applied to the same class of property within the assessed area. Applying an assessment methodology designed primarily for directly

abutting properties to our non-abutting private road property raises a fundamental question as to whether that uniformity standard is satisfied.

As private road property owners, we will not benefit from, and will not receive, any of the following improvements delivered by the project:

- New curb and gutter
- Sanitary sewer improvements
- Stormwater and drainage improvements
- Water main replacement
- A new road surface on the private road

At most, our property and other private road properties may experience a marginal indirect benefit from the visual improvement of the adjacent public road and the general enhancement of road condition from its current state to a new condition. These limited aesthetic and access adjacency benefits do not justify the assessment amount being proposed.

Furthermore, the private road is and will continue to be privately maintained by its property owners. The condition, appearance, and long-term value of our property are tied principally to the private road — not to the surrounding public street network. The reconstruction project will make no changes or improvements to the private road itself.

## **II. The Assessment Methodology Lacks Transparency and Accountability**

---

The proposed assessment amount is predicated on a projected market value increase that has not been made available for independent review or verification by the City or affected property owners. The detailed methodology underlying the appraisal is contained in a restricted workfile that is not accessible to the public. We are therefore required to accept on faith that the projected valuations are accurate, reasonable, and correctly applied — without any ability to examine or challenge the analytical basis.

While the City has indicated it is following its adopted special assessment policy, applicable state statutes, and past practice, the specific methodology used to calculate projected market value increases has not been communicated clearly or made accessible to affected property owners.

Minnesota Statutes Section 429.031 imposes specific procedural requirements directly relevant to this concern. The statute requires that a description of the methodology used to calculate individual assessments for affected parcels be available at the assessment hearing. This is not a discretionary courtesy; it is a statutory obligation. Specifically, the circumstance of private road properties being assessed as indirectly benefiting properties in a public street reconstruction project is not a common situation in Plymouth or in comparable municipalities. It is therefore unclear whether the appraisal relied upon actual precedent and comparable neighborhood and property data sufficient to support a credible determination of market value benefit for this specific class of property.

The treatment of the Nagell Appraisal workfile as a restricted, non-public document in this proceeding is inconsistent with the transparency these requirements are designed to ensure. This lack of transparency undermines confidence in the process and constitutes a fundamental accountability concern: affected property owners are left with no meaningful basis to evaluate whether the appraisal is reasonable, accurate, or justified.

### **III. Request for Review and Justification Prior to Assessment Adoption**

---


For the City to fulfill its obligation to apply special assessments consistently and equitably, we respectfully request the following prior to the adoption of the assessment roll:


1. A formal review of the limited and indirect nature of the benefits expected to accrue to private road property owners as a result of this project;
2. Disclosure of the methodology and comparable data used by Nagell Appraisal to calculate the projected market value increase attributable to indirectly benefiting properties on private roads; and
3. A clear and documented justification for the assessment amount as applied to our property, demonstrating that it does not exceed the special benefit conferred.

Absent such review and justification, we maintain that the assessment amount as proposed is not supportable under the City of Plymouth's Public Improvement Special Assessment Policy, which states that a property may only be assessed to the extent the improvement causes the property to increase in market value.

We object to the amount of the special assessment described herein as it applies to our property. This written objection is also submitted in accordance with Minnesota Statutes Section 429.081 to preserve our right of appeal to the District Court. We respectfully request that this objection be entered into the official record of the public hearing.

Sincerely,

  
\_\_\_\_\_  
Harold E. Miller

  
\_\_\_\_\_  
Diane L. Miller  
16430 Birch Briar Trail  
Plymouth, Minnesota 55447

**From: Steven Swanson, 16535 Birch Briar Trail, Plymouth MN 55447**

March 22, 2026

Jodi Gallup, City Clerk City of Plymouth 3400 Plymouth Blvd, Plymouth, MN 55447

**Objection to the Amount of the Special Assessment - 2026 Street Reconstruction Project, No. ST269001**

Hello Jodi,


I, and my wife Phoebe Krejci, own the property 16535 Birch Briar Trail, Plymouth MN 55447. We are submitting this letter to inform you that we object to the amount of the assessment placed upon us for the changes proposed in the City Project #ST269001. We find this amount, \$6000, unreasonably high as, we benefit only periferally at best from the changes that this project provides. It will be nice but, not entirely necessary to have fresh pavement on 9th Ave N. Apart from that indirect benefit, we see this project contributing nothing to justify an increase in our property value. In fact, we prefer the current condition and, the rustic aesthetic of Birch Briar Trail which, is why we and our neighbors have chosen to NOT make those kinds of changes to our private roadway.

Regarding roadway improvements as they pertain to properties on Birch Briar Trail, one might view the situation somewhat in reverse in this instance to understand that our property values on Birch Briar Trail are enhanced more by the rustic unimproved quality of our roadway than by having curbs and gutters and storm sewers etcetera. Were those kinds of changes made to our private road, we would have lost a valuable feature that is unique to our properties. We continue to maintain our road privately in an effort to preserve those simple conditions and rustic natural aesthetics.

In light of the listed benefits to those of us indirectly impacted by the project, we would like to see justification for this assessment. How do those improvements, benefit us on Birch Briar Trail? We understand that the appraisal company will not disclose their process however, since the City is required to disclose the methodology, perhaps the City should hire a firm that will share the information required by law to be relayed to us. What methods were used in in the calculations? We see no analytics, no comparables and, nothing to support the amount that we are being assessed. In the absence of a basis to evaluate, one is left to wonder whom to trust.

We see no initiatives in this project that could contribute to a measurable increase in our property value. We request a review of the process of this assessment and, a justification for the amount, \$6000 which, as of now appears to be a very arbitrary and elevated figure.

Please enter this objection into the official record of the public hearing. Thank you.

A handwritten signature in blue ink, appearing to be "H. L. ...", written in a cursive style.

March 24, 2026

Jodi Gallup, City Clerk  
City of Plymouth  
3400 Plymouth Boulevard  
Plymouth, Minnesota 55447

**Re: Written Objection to Amount of Special Assessment — 2026 Street  
Reconstruction Project, City Project No. ST269001**  
**Property Address: 16550 Birch Briar Trail, Plymouth, Minnesota 55447**

Dear City Clerk:

We, Andrew & Sydney Long, are the owners of the property located at 16550 Birch Briar Trail, Plymouth, Minnesota 55447 and hereby submit this written objection to the proposed special assessment associated with the referenced project. We believe the assessment exceeds the actual benefit our property will receive. This objection is also submitted to preserve our right of appeal under Minnesota Statutes Section 429.081.

Our objection is based on two primary concerns. First, the proposed assessment is disproportionate to the limited and indirect benefit our property will receive. As a property located on a private road, we will not directly benefit from the core project improvements, such as curb and gutter, utilities, drainage, or road reconstruction. Any benefit is minimal and largely aesthetic, which does not justify the proposed assessment amount.

Second, the methodology used to determine the projected increase in market value lacks transparency. The appraisal relied upon has not been made available for independent review, and the basis for applying it to private road properties remains unclear. This raises concerns regarding compliance with statutory requirements and the equitable application of the City's assessment policy.

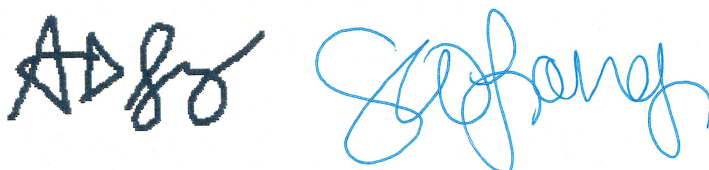
Given these concerns, we respectfully request: (1) a review of the limited benefits to private road properties; (2) disclosure of the methodology and supporting data used in the appraisal; and (3) clear justification demonstrating that the assessment does not exceed the special benefit to our property.

Absent this information, we maintain that the proposed assessment is not supported and should not be adopted as applied to our property. We respectfully request that this objection be entered into the official public hearing record.

Sincerely,

Andrew & Sydney Long

16550 Birch Briar Trail, Plymouth, Minnesota 55447

The image shows two handwritten signatures in blue ink. The signature on the left is 'AD Long' and the signature on the right is 'Sydney Long'.

March 24, 2026

**Jodi Gallup, City Clerk**  
City of Plymouth  
3400 Plymouth Boulevard  
Plymouth, Minnesota 55447

**Re: Written Objection to Amount of Special Assessment — 2026 Street Reconstruction Project, City Project No. ST269001**  
**Property Address:** 16525 Birch Briar Trail, Plymouth, Minnesota 55447  
**PIN:** 32-118-22-13-0017

Dear City Clerk Gallup:

We, Jonathan Nowlin and Jennifer Nowlin, owners of the property located at 16525 Birch Briar Trail, Plymouth, Minnesota 55447 (PIN 32-118-22-13-0017), submit this signed written objection to the amount of the proposed special assessment cost applied to our property in connection with the 2026 9<sup>th</sup> Avenue road reconstruction project. The proposed assessment amount is not conclusively supported by the actual benefit our property will receive from the reconstruction project. This is the basis of our objection.

We are submitting this letter to preserve our right of appeal to District Court pursuant to Minnesota Statutes Section 429.081, as a signed written objection filed with the City Clerk prior to the public hearing on the evening of March 24, 2026, as required by statute.

Our objection is based on the lack of transparency of the methodology used to calculate the projected market value increase. Applying an assessment methodology that is designed primarily for directly abutting properties to our non-abutting private road property raises doubts and questions as to the validity of the proposed special assessment cost applied to our property.

We would ask that the City of Plymouth consider an alternative approach to estimating the proposed special assessment cost for our non-abutting private road property and other non-abutting private road properties that is simplified and aligned with the main purpose of 9<sup>th</sup> Avenue as an access road. The private neighborhood of Birch Briar Trail has two access points on 9<sup>th</sup> Avenue; one directly to the West and one directly to the North. These two access points could be considered under the same cost assessment criteria as the directly abutting properties on 9<sup>th</sup> Avenue. The City of Plymouth could then work with the Birch Briar Trail private neighborhood property owners to determine specific allocation of the cost assessment per property.

We object to the amount of the special assessment described as it applies to our property and request consideration and review of an alternative approach to estimating

the proposed special assessment cost for our non-abutting private road property and other non-abutting private road properties.

This written objection is also submitted in accordance with Minnesota Statutes Section 429.081 to preserve our right of appeal to the District Court. We respectfully request that this objection be entered into the official record of the public hearing.

Sincerely,

  
Jonathan Nowlin

  
Jennifer Nowlin  
16525 Birch Briar Trail  
Plymouth, Minnesota 55447

3/24/2026

I Wendy Nelson  
11630 9th Ave. No.  
Plymouth, Mn. 55447

I Object to the  
storm water feature  
on 9th Ave. Birch Briar

The above and beyond  
is at my living expense  
my home during the  
project. I will not  
be able to live comfortably  
while they are driving  
trucks next and behind  
my home.

I feel they could do  
something less that  
would be efficient.

Wendy Nelson

March 23, 2025

Joni Gallup, City Clerk  
City of Plymouth  
340 Plymouth Boulevard  
Plymouth, MN 55447

RE: Written Objection to Amount of Special Assessment – 2026 Street Reconstruction Project, City Project No. ST269001  
Property Address: 16505 Birch Briar Trail, Plymouth, MN 55447  
PIN: 32-118-22 13 0019

Dear City Clerk Gallup:

We, David M. Egeland and Jean A. Egeland, owners of the property located at 16505 Birch Briar Trail, Plymouth, MN 55447 (PIN: 32-118-22 13 0019), hereby submit this signed written objection to the amount of the proposed special assessment applied to our property in connection with the above-referenced project. The proposed assessment amount is not supported by the actual benefit our property will receive from the reconstruction project, and this objection is made on that basis.

In addition, and in order to preserve our right of appeal to District Court pursuant to Minnesota Statutes Section 429.031, this letter is also submitted as a signed written objection filed with the City Clerk prior to the public hearing, as required by statute.

Our objection is based on a few points enumerated below:

#### **NOTIFICATION TIMELINE**

**1-Letter from Tony Miller**, Engineering Project Manager **dated February 5, 2025** (copy attached), in which he states:

“Currently, the project scope does **not** include street improvements along the gravel private roadway, Birch Briar Trail, unless residents along the private road are interested in turning over ownership and maintenance responsibilities to the city.”

**2-Letter from Tony Miller**, Engineering Project Manager, **dated August 28, 2025** (copy attached), in which he states:

“I want to clarify that the City’s 2026 Street Reconstruction Project area does **NOT** include the private roadway known as Birch Briar Trail.”

**3-Letter from Tony Miller**, Engineering Project Manager, **dated March 5, 2026** (copy attached), sent only recently, and more than 6 months after stating repeatedly that Birch Briar Trail will **not** be included in the Project, which includes:

- a colored map showing Birch Briar Trail in a separate color, as **not** being included in the Project
- and Notice of a “Public Hearing and Assessment,” in which it is **stated for the very first time** that we will be assessed \$6,000

4-We have attended many meetings and received all correspondence associated with this Project, and **nothing previously has led us to believe we would be any part of this Project, including the cost.**

5-Also, **no basis was provided on how the proposed assessment would increase our property value.**

**NO SPECIAL BENEFIT**

**1-Birch Briar Trail is a private roadway:**

- The roadway has signage stating it is a private drive
- We pay as owners on the roadway, for all charges associated with maintaining the roadway, including road surface maintenance and snow snowplowing
- **The City provides no services to maintain our roadway**

**2-None of these Project changes directly affect our property, nor will add to our value.**

- We do not benefit from - nor receive the improvements in - the project:
  - New curb and gutter
  - Sanitary sewer improvements
  - Water main replacement
  - A new road surface on our private drive

**3-Our property values derive principally from the unique private drive**, offering a natural setting in a rustic wooded environment, for which we pay all costs in maintaining.

We object to the amount of the special assessment described herein as it applies to our property. This written objection is also submitted in accordance with Minnesota Statutes Section 429.081 to preserve our right of appeal to the District Court. We respectfully request that this objection be entered into the official record of the public hearing.

Sincerely,



David M. Egeland



Jean A. Egeland

16505 Birch Briar Trail  
Plymouth, MN 55447

February 5, 2025

Re: City of Plymouth's 2026 Street Reconstruction Project

Dear Resident,

The City of Plymouth plans to make improvements to the streets and utilities in the Birch Briar neighborhood in 2026 (see map on back). This letter is simply intended to inform you of the upcoming project and field work that will be completed within the neighborhood in the near future.

As part of the preliminary engineering process, some surveying and geotechnical work will be occurring. Survey will likely take place around mid to late February and conclude in March. The City's Consultant, Bolton & Menk, will use survey equipment to collect data on the existing infrastructure conditions. Geotechnical work is planned for late February or Early March. During this time, you may see individuals in the neighborhood collecting soils samples. The project team will be reviewing the survey and geotechnical information collected to confirm the scope of the project over the coming months.

The preliminary project scope generally includes:

- Bituminous pavement reconstruction
- Addition of concrete curb and gutter
- Storm sewer and drainage improvements
- Watermain and service replacement
- Sanitary sewer manhole casting adjustments

Currently, the project scope does not include street improvements along the gravel private roadway, Birch Briar Trail, unless residents along the private road are interested in turning over ownership and maintenance responsibilities to the City. If this is of interest to you, please reach out to one of the individuals below for more information, and a future meeting will likely be held with City staff and residents of the private roadway to discuss the project. Regardless of any street improvements along Birch Briar Trail, the project team will be evaluating the existing City owned watermain underneath the gravel road to determine whether any improvements to the water system should be included with the project. This will require survey and geotechnical work to occur along with the rest of the neighborhood.

For information and to sign up for eNotification email updates about the project, visit [www.plymouthmn.gov/2026streetrecon](http://www.plymouthmn.gov/2026streetrecon). Additional information will be provided as the project matures, including a project open house. Should you have any questions about the project at this time, please contact one of the individuals below.

**Tony Miller, Engineering Project Manager**  
City of Plymouth  
[tmmiller@plymouthmn.gov](mailto:tmmiller@plymouthmn.gov)  
763-509-5528

**Nick Amatuccio, Project Manager**  
Bolton & Menk, Inc.  
[Nicholas.Amatuccio@bolton-menk.com](mailto:Nicholas.Amatuccio@bolton-menk.com)  
612-965-3926



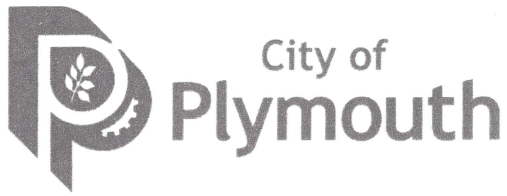
**2026 Street Reconstruction Project  
City Project #ST269001 - Birch Briar**



- Reconstruction Project
- Private Road



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.



32-118-22-13-0019  
DAVID M EGELAND  
JEAN A EGELAND  
16505 BIRCH BRIAR TR N  
PLYMOUTH MN 55447

August 28, 2025

Subject: 2026 Street Reconstruction Project, City Project ST269001  
CenterPoint Energy

Dear Property Owner,

CenterPoint Energy has notified City Staff they intend to replace most of their infrastructure adjacent to the roadways as well as the services to the homes. This will likely happen for all public roadways within the City's 2026 Street Reconstruction Project area AS WELL AS the private roadway, Birch Briar Trail.

CenterPoint typically does this work using trenchless technologies such as directional boring. CenterPoint, as well as any other private utility company that choose to work within the public right of way, is required to restore the surface once done.

I want to clarify that the City's 2026 Street Reconstruction Project area does NOT include the private roadway known as Birch Briar Trail. The City will NOT be replacing the water infrastructure below Birch Briar Trail with the 2026 Street Reconstruction Project. CenterPoint Energy is a private company. Their decision to update their infrastructure is independent from the City's Project.

CenterPoint will be sending a letter to all affected owners 2-4 weeks prior to the start of their project, likely the spring of 2026. If you have questions regarding CenterPoint Energy's project, please contact Paul Jacks at [paul.jacks@centerpointenergy.com](mailto:paul.jacks@centerpointenergy.com) or Annah Anderson at [annah.anderson@centerpointenergy.com](mailto:annah.anderson@centerpointenergy.com).

Sincerely,

A handwritten signature in black ink that reads 'Tony Miller'.

Tony Miller, PE  
Engineering Project Manager  
[TonyMiller@PlymouthMN.gov](mailto:TonyMiller@PlymouthMN.gov)  
(763) 509-5528





March 5, 2026

32-118-22-13-0019  
DAVID M EGELAND  
JEAN A EGELAND  
16505 BIRCH BRIAR TR N  
PLYMOUTH MN 55447

SUBJECT: 2026 STREET RECONSTRUCTION PROJECT  
CITY PROJECT NO. ST269001  
PUBLIC IMPROVEMENT & ASSESSMENT HEARING

Dear Property Owner:

As noted on the enclosed notice, a public hearing has been scheduled for March 24, 2026, City Council meeting for the proposed 2026 Street Reconstruction Project. At this meeting, the City Council will consider ordering the improvement, adopting the assessments, and awarding the contract for the work related to the project. A map showing the streets included in this proposed project can be found on the City's webpage for the project at [www.plymouthmn.gov/2026StreetRecon](http://www.plymouthmn.gov/2026StreetRecon). Improvements proposed with this project include reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer and sanitary sewer repairs, water quality improvements, pedestrian improvements, and all necessary appurtenances.

The City Council has adopted an assessment policy that assesses adjacent, benefiting property owners a portion of the cost of the improvement. Attached is the notice for the public hearing that includes information about the hearing and the recommended assessment. Following the public hearing, you will receive a letter notifying you if the project was approved, the final assessment amount, and payment options. Property owners will be notified of the preliminary schedule if the project is awarded after the City is able to meet with the Contractor.

If you have any questions, please contact me at 763-509-5528 or [TonyMiller@plymouthmn.gov](mailto:TonyMiller@plymouthmn.gov).

Sincerely

A handwritten signature in black ink, appearing to read 'Tony Miller', is written over a light blue horizontal line.

Tony Miller  
Engineering Project Manager

Enclosure: NOTICE OF PUBLIC HEARING



**NOTICE OF PUBLIC HEARING  
PUBLIC IMPROVEMENT AND ASSESSMENT HEARING ON  
2026 STREET RECONSTRUCTION PROJECT  
CITY PROJECT NO. ST269001**

32-118-22-13-0019  
DAVID M EGELAND  
JEAN A EGELAND  
16505 BIRCH BRIAR TR N  
PLYMOUTH MN 55447

Notice is hereby given that the City Council of the City of Plymouth, Minnesota will meet at the City Council Chambers, Plymouth City Hall, 3400 Plymouth Boulevard, at 7:00 p.m., on Tuesday, March 24, 2026 to consider the improvement of the project area the streets south of and including 9th Avenue, west of Vicksburg Lane, north of and including 8th Avenue and Weston Lane, and east of the Private Road, Birch Briar Trail and Highway 55 Frontage Road, from 15th Avenue to Cottonwood Lane. The proposed improvement includes the reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer and sanitary sewer repairs, water quality improvements, pedestrian improvements, and all necessary items pursuant to Minnesota Statutes, §§ 429.011 to 429.111. The purpose of the combined improvement and assessment hearing is to allow affected property owners to review and comment on the nature and merits of undertaking the improvement project, and the assessments proposed to be levied against their property. Adoption by the Council of the proposed assessment may be taken at the hearing.

The area proposed to be assessed for such improvement is:

SEC	TWP	RNG	Q/Q	SUFFIX
26	118	22	33	0011-0014, 0040
32	118	22	13	0003, 0005-0017, 0019-0021
32	118	22	14	0002, 0004-0030, 0032, 0036-0040
35	118	22	13	0013
35	118	22	14	0007
35	118	22	21	0013-0016, 0033, 0034
35	118	22	22	0031

The estimated cost of such improvement is \$6,713,000.00. Such persons as desired to be heard with reference to the above proposed improvement will be heard at this meeting.

The proposed assessment is on file for public inspection at the office of the City Clerk. Written or oral objections will be considered at the hearing. The total amount of the proposed assessment is \$799,700.30. The amount proposed to be assessed to individual properties and a description of the methodology for that assessment will be available at the hearing and the amount of the proposed assessment for individual properties will be mailed to owners of those particular lots, pieces or parcels of land prior to the hearing.

Following the hearing, the Council will decide whether to undertake the project as proposed or modified, and whether any adjustments in the assessment roll are necessary and will, by resolution, order the improvement and adopt the roll.

Property owners have options to pay for the assessment. If a property owner pays their assessment in full by October 31, 2026, no interest will be charged. A property owner may make a partial prepayment of the assessment by October 31, 2026. If a partial prepayment is made, the remaining unpaid balance shall be spread over the period of time established by the Council for installment payment of the assessment. The first installment will appear on the 2027 property tax statement and shall include interest at the rate of 3.0% per year for a 5 year assessment period, 3.0% for a 10 year term, or 3.0% for a 15 year term per annum from November 1, 2026 until December 31, 2026. If no payment is made by October 31, 2026, the full assessment amount will be certified to the County for collection through property taxes. Prepayments should be made to the City Treasurer at City Hall.

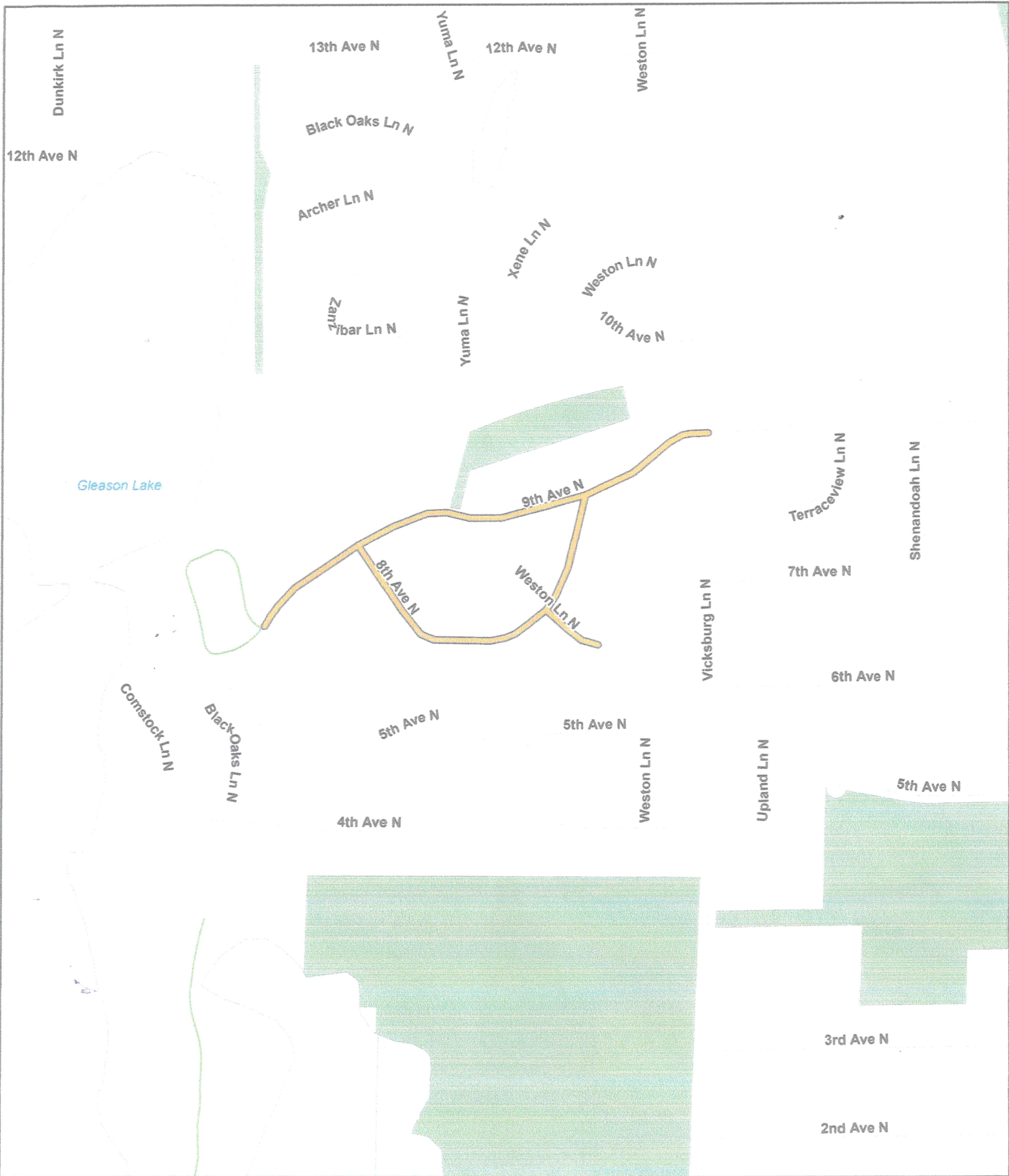
You may appeal any assessment to the District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or the City Clerk within 30 days after the adoption of the assessment roll and filing such notice with the Clerk of District Court within ten (10) days after service upon the Mayor or City Clerk. No such appeal as to the amount of an assessment as to a specific parcel of land may be made unless the owner has either filed a signed written objection to that assessment with the City Clerk prior to the hearing or has presented the written objection to the presiding officer at the hearing.

Under Minn. Stat. §§ 435.193 to 435.195, the Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, request of the City Clerk the form for such deferral of payment of this special assessment on his property.

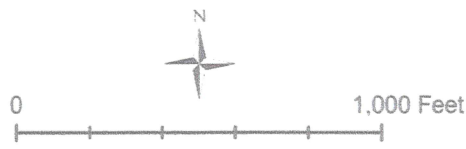
Jodi M. Gallup, City Clerk

DATED: March 5, 2026

PIN:	32-118-22-13-0019
Proposed Assessment Total:	\$6,000.00



**2026 Street Reconstruction Project  
City Project #ST269001 - Birch Briar**



- Reconstruction Project
- Private Road



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

3/23/26 & 3/24/26

To the City of Plymouth / Subject  
2026 Reconstruction Street Project

Pin 32-118-22-13-0010

Catherine Susan Silverman

16425 Birch Briar Trail

Plymouth, Minnesota 55447

Public Hearing March 24<sup>th</sup> 7pm

City Project No. ST269001

Public Hearing & Improvement &  
Assessment Hearing

I totally agree with my fellow  
neighbors here on Birch Briar as  
being a Private Drive Road, we do our  
maintenance & plow ourselves and  
have no interest in becoming Public,  
though have & allow neighbors to  
access the Luceline thru our Private  
Drive/Road for others to have  
access -

The objection #1 proposed assessment  
is disproportionate to actual benefit/property

The objection #2 The methodology of Property  
market value & Assessment

The objection #3 we are a Private Road  
nothing to do with City Projects -

Mary Kathleen (KAY) Ness  
16110 9th Ave N  
Plymouth, MN 55447  
612-327-6070  
[kay\\_ness@me.com](mailto:kay_ness@me.com)  
March 24, 2026

City of Plymouth City Hall  
3400 Plymouth Blvd  
Plymouth MN 55447

SUBJECT: Concerns RE: Birch Briar Drainage Pond Project

City Hall Officials.

I am here this evening to express my serious concerns re the proposed reconstruction project at Birch Briar, specifically the inclusion of the new drainage pond. While understanding the importance of infrastructure improvements and responsible water management, I, and several of my neighbors are significantly impacted and have serious concerns that warrant careful reconsideration.

FIRST, communication with residents has been insufficient. Many of us feel that we have not been adequately informed re the scope of the project, the reasoning behind key decisions, or the potential impacts on our properties and daily lives. For a project of this magnitude, clearer more proactive communication is essential.

SECOND, the proposed drainage pond appears to be highly disruptive. The changes will significantly alter the character of the homes on 9th ave ( those facing the Luce line) ,impact green spaces and potentially affect property values. The scale and location of the pond raises concerns re aesthetics and overall neighborhood cohesions. Usability and enjoyment and privacy of backyard spaces will be significantly and negatively impacted.

FINALLY, I question whether the drainage pond as currently designed is necessary. The goal of the drainage pond has not been clearly explained..it is also not clear that alternative, less intrusive solutions have been fully explored or presented to residents. I strongly encourage the City postpone implementing the drainage pond, using a year to revisit the analysis and supposed rationale, at the same time considering options that would achieve the same goals, with less negative impact, if the pond is necessary at all.

I respectfully request that the city

1. Provide clearer and more detailed communication to residents
2. Reevaluate the necessity and design of the drainage pond
3. Consider less disruptive alternatives

4. Engage more directly with the community before moving forward, delaying the drainage project by a year to achieve these goals

Thank you for your time and consideration. I hope that the city will take these concerns seriously and work with the residents to reach a solution that is more compatible with the character and well being of our neighborhood.

Sincerely,

Mary Kathleen (KAY) Ness

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION ORDERING IMPROVEMENT FOR THE 2026 STREET RECONSTRUCTION PROJECT (ST269001)

WHEREAS, the City Council adopted a resolution on the 27th day of January, 2026, which fixed a date for the council hearing on the proposed improvement located on the streets south of and including 9th Avenue, west of Vicksburg Lane, north of and including 8th Avenue and Weston Lane, and east of the Private Road, Birch Briar Trail and Highway 55 Frontage Road, from 15th Avenue to Cottonwood Lane by reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer and sanitary sewer repairs, water quality improvements, pedestrian improvements and all necessary appurtenances; and

WHEREAS, a minimum of 10 days mailed notice and two weeks published notice of the hearing was given and the hearing was held thereon the 24th day of March, 2026, at which all persons desiring to be heard will be given an opportunity to be heard thereon.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. Such improvement is ordered as proposed in the council resolution adopted \_\_\_\_\_, \_\_\_\_\_.
2. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of the tax-exempt bond or other identified sources for this project.

APPROVED by the City Council on this this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

## CITY OF PLYMOUTH

### RESOLUTION No. 2026-

#### RESOLUTION ADOPTING ASSESSMENTS FOR THE 2026 STREET RECONSTRUCTION PROJECT (ST269001)

Whereas, pursuant to proper notice duly given as required by law, the City Council has met, heard and passed upon all objections to the proposed assessment for the improvement located on the streets south of and including 9th Avenue, west of Vicksburg Lane, north of and including 8th Avenue and Weston Lane, and east of the Private Road, Birch Briar Trail and Highway 55 Frontage Road, from 15th Avenue to Cottonwood Lane by reconstruction of streets, installation of concrete curb and gutter, water main, and storm sewer, sanitary sewer repairs, water quality improvements and all necessary appurtenances.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. Such proposed assessments, a copy of which is attached hereto and made a part hereof, is accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessments between \$0 and \$5,000 shall be payable in equal annual installments extending over a period of 5 years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear the interest rate of 3% per annum for a 5-year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. Such assessments between \$5,001 and \$10,000 shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear the interest rate of 3% per annum for a 10-year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
4. Such assessments over \$10,000 shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear the interest rate of 3% per annum for a 15-year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026, until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

5. The owner of any property so assessed may, at any time prior to certification of the assessment to Hennepin County, pay the whole of the assessment on such property with interest accrued to the date of payment to the City of Plymouth Finance Department, except that no interest shall be charged if the entire assessment was paid by October 31, 2026 and the property owner may at any time thereafter, pay the City of Plymouth Finance Department the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made by November 15 or interest will be charged through December 31 of the next succeeding year. The owner of any property so assessed may also, until October 31, 2026, make a partial payment of at least \$100 to the City of Plymouth Finance Department. The remaining unpaid balance will be certified as the new assessment amount. The owner may also at any time prior to November 15, of any year, pay the remaining unpaid principal balance with interest accrued to November 15 of the year in which such prepayment is made.
6. The clerk shall forthwith transmit a certified duplicate of this assessment to Hennepin County to be extended on the property tax lists of the County. Such assessments shall be collected and paid in the same manner as other municipal taxes.

The total cost of the improvement assessed by this resolution is \$799,700.30.

APPROVED by the City Council on this this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on \_\_\_\_\_, \_\_\_\_\_ with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk

## CITY OF PLYMOUTH

### RESOLUTION No. 2026-

#### RESOLUTION AWARDING CONTRACT AND APPROVING SUPPLEMENTAL AGREEMENT FOR THE 2026 STREET RECONSTRUCTION PROJECT (ST269001)

WHEREAS, pursuant to an advertisement for bids for the 2026 Street Reconstruction Project, bids were received, opened and tabulated according to state law, and the following bids were received complying with the advertisement:

Contractor	Total Bid
Veit & Company, Inc.	\$6,392,743.04
LaTour Construction, Inc.	\$6,597,448.45
Ryan Contracting Co.	\$6,726,714.50
Northwest Asphalt, Inc.	\$7,074,678.25
S.M. Hentges & Sons, Inc.	\$7,707,000.00
Geislinger & Sons	\$8,196,115.55
New Look Contracting, Inc.	\$17,633,748.50
<i>Engineers Estimate</i>	<i>\$6,720,056.00</i>

WHEREAS, Veit & Company, Inc. of Rogers, MN, is the lowest responsible bidder, complying with the minimum qualifications; and

WHEREAS, the City Engineer recommends awarding the project to Veit & Company, Inc.

WHEREAS, Bolton & Menk, Inc. has been designated as engineer for the project; and

WHEREAS, staff believes it to be in the best interest of the City to approve the supplemental agreement with Bolton and Menk, Inc. to provide construction engineering services including, construction surveying, construction observation, project management, and administration support at an additional cost of \$469,050.00.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. The Mayor and City Manager are authorized to enter into a \$6,392,743.04 contract with Veit & Company, Inc. of Rogers, MN, in the name of the City of Plymouth for the 2026 Street Reconstruction Project. This project will be constructed according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer.

2. The Supplemental Agreement with Bolton & Menk, Inc. is hereby approved at an additional cost of \$469,050.
3. The total cost of the project is \$8,270,000.00 as detailed in the below table:

Project Cost	Amount
Improvements	\$ 6,392,743.04
Engineering, Inspection and Administration	\$ 1,557,000.00
Contingency	\$ 320,256.96
<b>Total</b>	<b>\$ 8,270,000.00</b>

BE IT FURTHER RESOLVED, that this project will be funded as detailed in the below table:

Project Funding	Amount
Street Reconstruction Fund	\$ 3,794,299.70
Water Fund	\$ 2,230,000.00
Water Resources Fund	\$ 1,357,000.00
Sewer Fund	\$ 89,000.00
Special Assessments	\$ 799,700.30
<b>Total</b>	<b>\$8,270,000.00</b>

APPROVED by the City Council on this this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-

### RESOLUTION APPROVING GRANT OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT WITH FOURTH BAPTIST CHURCH, INC. FOR THE 2026 STREET RECONSTRUCTION PROJECT (ST269001)

WHEREAS, the city requires temporary easement for construction of improvements with the 2026 Street Reconstruction Project (ST269001); and

WHEREAS, Fourth Baptist Church, Inc. is the grantor "Owner" of real property located within the City of Plymouth legally described in the attached easement document and identified as Lot 1, Block 1, Forth Baptist Church, Hennepin County, Minnesota; and

WHEREAS, the Owner has agreed to grant the city temporary easement for construction of improvements with the 2026 Street Reconstruction Project (ST269001) purposes over, across, on and under a portion of the subject property; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the temporary construction easement agreement is approved.

APPROVED by the City Council on this this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

**To:** Dave Callister, City Manager

**Prepared by:** Michael Payne, City Engineer/Deputy Public Works Director

**Reviewed by:** Michael Thompson, Public Works Director

**Item:** **Public assessment hearing for the 15725 48th Avenue N Drainage Project (WRN25001)**

---

### **1. Action Requested:**

Adopt attached resolution adopting assessments for the 15725 48th Avenue N Drainage Project (WRN25001). This item requires a 4/7 vote for approval.

### **2. Background:**

This project involved grading and drainage improvements at 15725 48th Avenue to restore the approved and natural drainage pattern over the property.

In 2020 work performed by the property owner altered the natural drainage patterns on the site, resulting in drainage impacts to the adjacent property at 15715 48th Avenue. The work that the property owner performed was completed without city approval and was in violation of the City Code.

It is important to note that the city tried to avoid the legal approach and offered to restore the property to its original condition at the city's own cost in order to avoid accumulated legal costs and to quickly fix the flooding issue that was created by the homeowner. However, the owner did not allow for that, so the city moved forward with legal proceedings.

In 2021 the city initiated legal action related to these violations. In 2023 the court issued an Order Granting Summary Judgment requiring the property owner to correct the violations within 60 days. The order further authorized the city to enter the property to bring it into compliance if the violations were not remedied and allowed the city to

assess the costs of abatement.

In 2025 after the property owner failed to comply, the court issued an order holding the property owner in contempt and granted the city permission to enter the property to complete the corrective work.

The city retained Bolton & Menk, Inc. to prepare construction plans to restore the original drainage patterns. The project was solicited to five contractors, and on May 29, 2025, the city received two quotes. The lowest quote was submitted by Diversified Drainage. Construction was completed in late June 2025.

This public assessment hearing is authorized by the court and is required to assess and recoup the engineering and construction costs incurred by the city to abate the code violations.

### **3. Budget Impact:**

The total cost assessed is \$24,695.71 and includes the improvements (\$16,015.71) and engineering (\$8,680). It should be noted that this is only a portion of the city's overall cost to remedy this issue. However, this is the only amount the court legally allows the city to recoup per the order. The city has expended more than double this amount on legal and associated tasks over recent years.

### **4. Attachments:**

1. Presentation
2. Location Map
3. Assessment Roll
4. City Council Resolution 2026-089



# 15725 48<sup>th</sup> Avenue N Drainage Project

Public Assessment Hearing - March 24, 2026

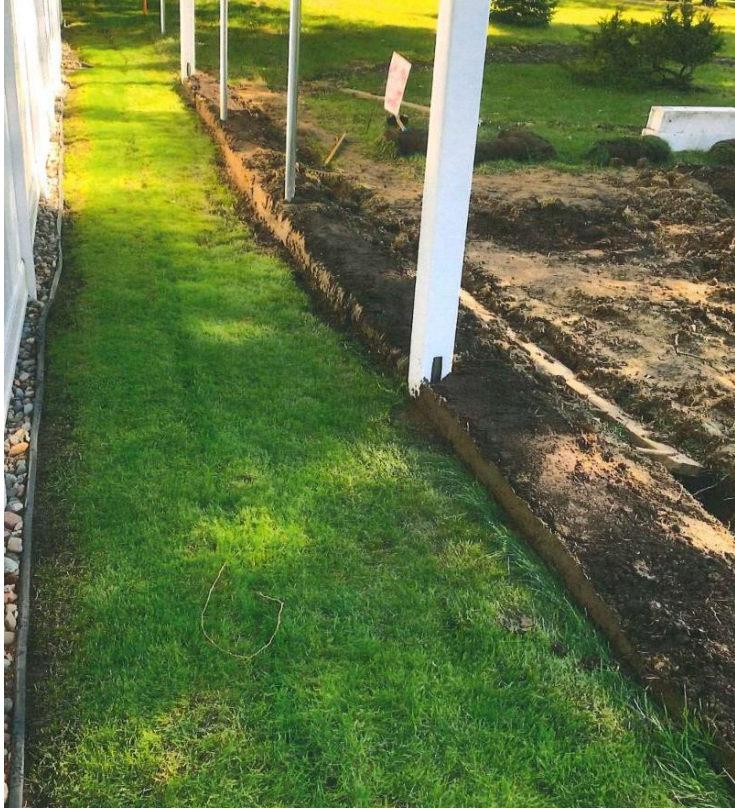


# Project Area and Background

- 15725 48<sup>th</sup> Avenue
- Property owner altered grading and drainage
- Work was in violation of City Code and resulted in flooding of adjacent property (15715 48<sup>th</sup> Avenue)
- City project to remedy violation



# Project Area and Background continued



# Project Area and Background continued

- August 2020 – Owner of 15725 48<sup>th</sup> Ave alters drainage
- June 2021 – City initiates legal action for violations of City Code
- March 2023 – Court issues order granting summary judgement
  - Owner must correct violations, or city can enter property to complete work and assess costs
- February 2025 – Court issues order holding owner in contempt
- May 2025 – City solicits quotes for work to remedy violation
- June 2025 – Work completed



# Project Costs & Assessment

- Court order allows for City to assess costs
- Total cost to be assessed - \$24,695.71
  - Construction - \$16,015.71
  - Engineering - \$8,680.00
- Assessment payment options
  - Pay in full or partial payment by 10/31/26 (without interest)
  - Full payment between 11/1/26 and 11/1/27 (includes 1<sup>st</sup> year of interest)
  - Paid with property taxes over the assessment term (default & includes interest)
    - 10-year term & 3% interest



# Assessment Appeals

- Must notify the City Clerk of objection in writing before the close of the hearing.
- Must serve notice upon the Mayor or City Clerk within 30 days of adoption of the assessments.
- Must file served notice to the district court within 10 days of notice to Mayor or City Clerk.



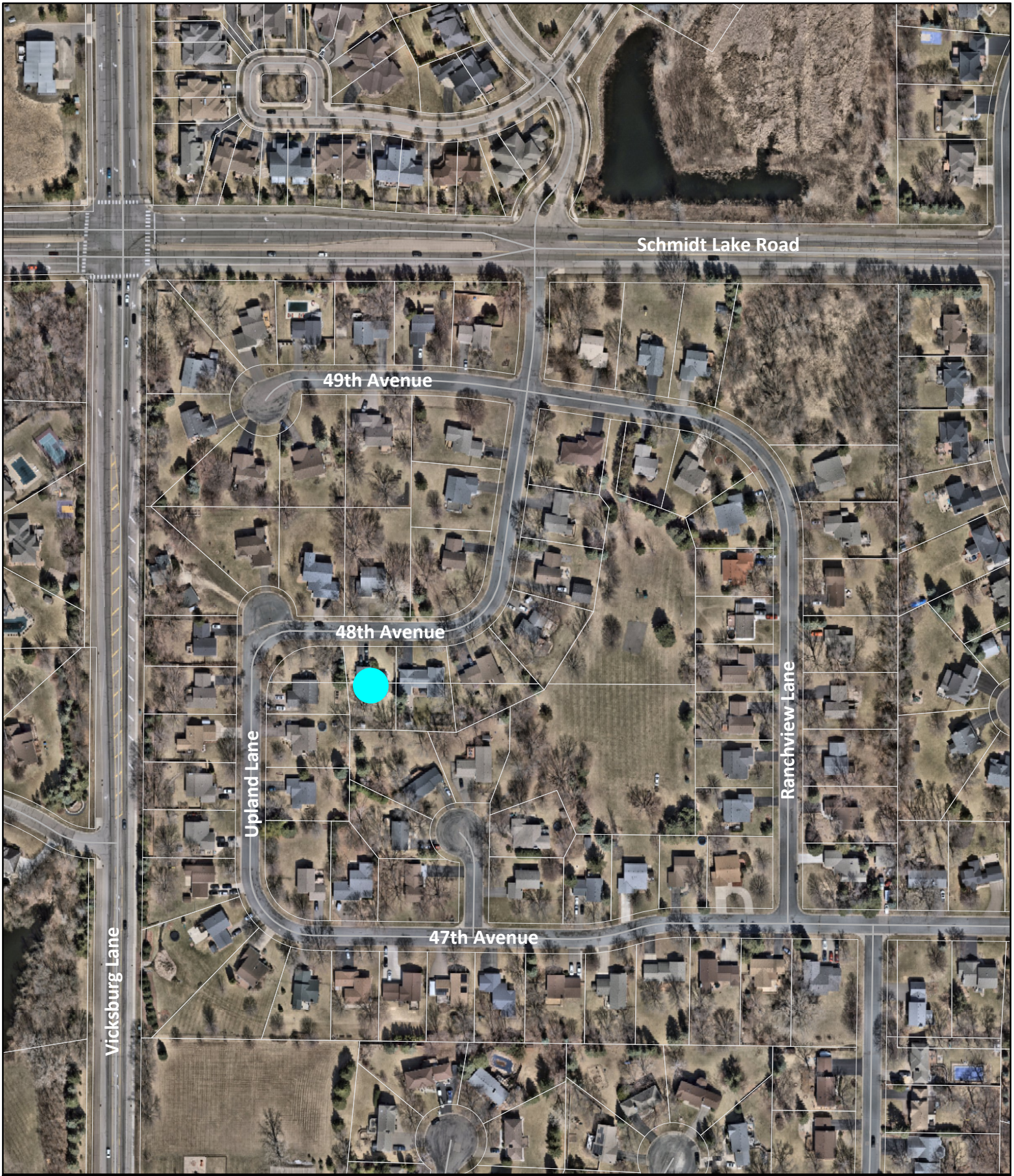
# Recommendations

- Hold public assessment hearing
- Approve resolution adopting assessments



# Questions or Comments?





15725 48th Avenue N Drainage Project  
WRN25001  
Location Map



0 320 Feet



Assessment Roll

15725 48th Avenue N Drainage Project  
City Project No. WRN25001

No	PID	Owner	Property Address	Property City, State, Zip	Taxpayer Address	Taxpayer City, State, Zip	Assessment
1	09-118-22-32-0038	HILDANIA C KRISTENSEN	15725 48TH Ave N	PLYMOUTH MN 55446	15725 48TH Ave N	PLYMOUTH MN 55446	\$ 24,695.71

# CITY OF PLYMOUTH

## RESOLUTION No. 2026-089

### RESOLUTION ADOPTING ASSESSMENTS FOR THE 15725 48TH AVENUE N DRAINAGE PROJECT (WRN25001)

Whereas, pursuant to proper notice duly given as required by law, the City Council has met, heard and passed upon all objections to the proposed assessment for the improvement located at 15725 48th Avenue N by making drainage improvements, and all necessary appurtenances.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January 2027 and shall bear the interest rate of 3% per annum for a 10-year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026, until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to Hennepin County, pay the whole of the assessment on such property with interest accrued to the date of payment to the City of Plymouth Finance Department, except that no interest shall be charged if the entire assessment was paid by October 31, 2026 and the property owner may at any time thereafter, pay the City of Plymouth Finance Department the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made by November 15 or interest will be charged through December 31 of the next succeeding year. The owner of any property so assessed may also, until October 31, 2026, make a partial payment of at least \$100 to the City of Plymouth Finance Department. The remaining unpaid balance will be certified as the new assessment amount. The owner may also at any time prior to November 15, of any year, pay the remaining unpaid principal balance with interest accrued to November 15 of the year in which such prepayment is made.
4. The clerk shall forthwith transmit a certified duplicate of this assessment to Hennepin County to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

The total cost of the improvement assessed by this resolution is \$24,695.71.

APPROVED by the City Council on this 24th day of March, 2026.

STATE OF MINNESOTA)  
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on March 24, 2026 with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
City Clerk