

LA CRESCENT CITY COUNCIL
AGENDA
REGULAR MEETING
MONDAY, JULY 28, 2025
5:00 P.M.
LA CRESCENT COMMUNITY BUILDING
336 SOUTH FIRST STREET

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Action to Change Agenda
5. Consent Agenda
 - a. Minutes – July 14, 2025
 - b. Bills Payable through July 25, 2025
 - c. Gambling Permit Application
6. Service Member Recognition – Mary Gegen.
7. Review Development Agreement for Cannabis Projects.
8. Agenda Request – Additional Cannabis License/Cultivation in Commercial Area.
9. Personnel Committee Recommendations.

WORK SESSION

10. City Hall/Public Library/Police Department Facilities.
 - a. Review preliminary facility conceptual plan as well as current and proposed square footages.
 - b. Update and review of USDA Loan/Grant for Public Safety Facility – and 2026 Bonding Bill application.
 - c. Review Land Exchange Agreement with VSC Corporation.
 - d. Review 2022 & 2023 Five-Year Capital Improvement Plans.
11. Review Schedule for 2025/2026 Bond Issue.
12. Review 2026 Public Improvement Projects.
 - a. Walnut Street Project.
 - b. Redwood Drive East Project.
 - c. Maple/South Fourth Street Project.
 - d. Wieser Park Project.
13. Review Status of Various Grants.
 - a. Sustainability Coordinator Grant Report.
 - b. Community Development Director Grant Report.
14. Discuss next steps.
15. Chamber of Commerce/Houston County.
16. Items for next Agenda.
17. Adjournment.

MINUTES, REGULAR MEETING
CITY COUNCIL, CITY OF LA CRESCENT, MINNESOTA
JULY 14, 2025

Pursuant to due call and notice thereof, the first meeting of the City Council of the City of La Crescent for the month of July was called to order by Mayor Mike Poellinger at 5:00 PM in the La Crescent Community Building, La Crescent, Minnesota, on Monday, July 14, 2025.

Upon a roll call taken and tallied by the City Clerk, the following members were present: Members Cheryl Jostad, Chris Langen, Teresa O'Donnell-Ebner, Dale Williams, and Mayor Mike Poellinger. Members absent: None. Also present were, City Administrator Bill Waller, Public Works Director Tyler Benish, City Attorney Skip Wieser, Community Development Director Larry Kirch, and City Clerk Angie Boettcher.

ITEM 1 – CONSENT AGENDA

At this time, the Mayor read the following items to be considered as part of the Consent Agenda for this regular meeting:

- 1.1 MINUTES – JUNE 23, 2025
- 1.2 BILLS PAYABLE THROUGH – JULY 11, 2025

At the conclusion of the reading of the Consent Agenda, Mayor Poellinger asked if the Council wished to have any of the items removed from the Consent Agenda for further discussion.

Member O'Donnell-Ebner made a motion, seconded by Member Langen, as follows:

A MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED.

Upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Cheryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and none voted against the same. The motion was declared duly carried.

ITEM 3.1 – PLANNING COMMISSION MINUTES – JULY 1, 2025

City Attorney Wieser reviewed the July 1, 2025, Planning Commission Minutes with City Council.

ITEM 3.2 – REZONING RECOMMENDATION – C-1 HIGHWAY COMMERCIAL TO CENTRAL BUSINESS DISTRICT – BLOCK 10, BLOCK 87, AND PART OF BLOCK 86

City Attorney Wieser reviewed with City Council a rezoning recommendation from the Planning Commission to rezone Blocks 10, 87, and part of 86 (portions of South Walnut, South 2nd, and South 3rd Street) of the La Crescent Zoning Map from C-1 Highway Commercial to Central Business District (CBD). A copy of the zoning map was included. It was recommended that City Council approve the rezoning request based on the following Findings:

1. The property is currently zoned commercial (Highway Commercial) and the proposed rezoning is another commercial zoning district (Central Business District).
2. The rezoning is consistent with the City's Comprehensive Plan and the Downtown La Crescent Vision and Strategic Plan.
3. The Planning Commission held a public hearing on the matter on July 1, 2025.
4. There were no objections from the affected property owners in attendance.
5. No comments or objections have been received by city staff of the proposal.
6. Properties that are currently residential in use are legal non-conforming uses and the proposed zoning does not change that status.
7. Rezoning sections (blocks) 10, 87 and part of 86 squares off the Central Business District zoning in a logical pattern.
8. Highway Commercial is not an appropriate zoning for this area along Walnut Street, South 2nd Street, and South 3rd Street.

Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Langen as follows:

MOTION TO APPROVE THE REZONING OF BLOCKS 10, 87, AND PART OF 86 OF THE LA CRESCENT ZONING MAP FROM C-1 HIGHWAY COMMERCIAL TO CENTRAL BUSINESS DISTRICT (CBD) BASED ON THE FINDINGS.

Upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes

and none voted against the same. The motion was declared duly carried.

ITEM 3.3 – PLANNED UNIT WAIVER REQUEST – 350 STRUPP AVENUE

City Attorney Wieser reviewed with City Council cannabis related items identified in order of receipt as 3.3 A, 3.3B, and 3.3C. Item 3.3C was reviewed first, which was a request for reconsideration of license denials.

3.3C - At the June 23rd, 2025, City Council meeting the City Council denied the cannabis retail license applications from Duki Holdings LLC, 270 Strupp Avenue, Suite 101 and Happy Multiverse LLC, 270 Strupp Avenue, Suite 102 based on the following Findings:

Duki Holdings LLC for property located at 270 Strupp Avenue, Suite 101

1. On November 27, 2024, representatives for the property owner at 270 East Strupp Avenue, La Crescent requested a waiver (“Application”) from the Master Plan and PUD requirements for C-PD Commercial Planned Development overlay contained in Section 12.23 subd. 5 of the City Zoning Ordinance.
2. The Application requested to “construct a new ~ 12,000 square foot Cannabis Dispensary on the subject site and to utilize C-1 Zoning Standards to develop the site”. See pages 150-154 of the council packet. Based upon the language of the application, 270 Strupp was considered a singular dispensary.
3. On May 27, 2025, City of La Crescent approved High Hopes Ventures LLC request for retail registration for 270 Strupp Avenue, Suite 103.
4. The current request for retail registration at 270 Strupp Avenue, Suite 101, La Crescent would exceed the scope and extent of the requested waiver made by the property owner. In order to obtain additional retail registrations at 270 Strupp Avenue, the owner/developer will need to request an amendment to the waiver seeking approval to allow multiple locations.
5. Ordinance 588 adopted by the City of La Crescent on December 9, 2024, defines dispensary as “An entity in possession of a cannabis retailer license or otherwise authorized to acquire, possess, transfer, sell, dispense, or distribute products containing cannabis and related supplies and products pursuant to Minnesota Statutes, Chapter 342.”

Happy Multiverse LLC for property located at 270 Strupp Avenue, Suite 102

1. On November 27, 2024, representatives for the property owner at 270 East Strupp Avenue, La Crescent requested a waiver (“Application”) from the Master Plan and PUD

requirements for C-PD Commercial Planned Development overlay contained in Section 12.23 subd. 5 of the City Zoning Ordinance.

2. The Application requested to “construct a new ~ 12,000 square foot Cannabis Dispensary on the subject site and to utilize C-1 Zoning Standards to develop the site”. See pages 150-154 of the council packet. Based upon the language of the application, 270 Strupp was considered a singular dispensary.
3. On May 27, 2025, City of La Crescent approved High Hopes Ventures LLC request for retail registration for 270 Strupp Avenue, Suite 103.
4. The current request for retail registration at 270 Strupp Avenue, Suite 102, La Crescent would exceed the scope and extent of the requested waiver made by the property owner. In order to obtain additional retail registrations at 270 Strupp Avenue, the owner/developer will need to request an amendment to the waiver seeking approval to allow multiple locations.
5. Ordinance 588 adopted by the City of La Crescent on December 9, 2024, defines dispensary as “An entity in possession of a cannabis retailer license or otherwise authorized to acquire, possess, transfer, sell, dispense, or distribute products containing cannabis and related supplies and products pursuant to Minnesota Statutes, Chapter 342.”

After the June 23rd meeting City staff received correspondence from the legal representative of Duki Holdings, LLC and Happy Multiverse, LLC asking City Council to reconsider the previously taken action. Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Langen as follows:

MOTION TO DENY THE REQUEST FOR RECONSIDERATION BASED ON THE PREVIOUS FINDINGS FOR DUKI HOLDINGS LLC FOR PROPERTY LOCATED AT 270 STRUPP AVENUE, SUITE 101.

Pedro Piquar, representative for the 270 Strupp Avenue property was in attendance and addressed City Council regarding the reconsideration request.

Upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and none voted against the same. The motion was declared duly carried.

Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Langen as follows:

MOTION TO DENY THE REQUEST FOR RECONSIDERATION BASED ON THE PREVIOUS FINDINGS FOR HAPPY MULTIVERSE LLC FOR PROPERTY LOCATED AT 270 STRUPP AVENUE, SUITE 102

Upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and none voted against the same. The motion was declared duly carried.

3.3A - City Attorney Wieser reviewed with City Council a Request for Waiver of Master Plan and Planned Unit Development requirement for property located at 350 Strupp Avenue. Justin Dunaskiss from Dunaskiss Consulting and Development, Inc., was in attendance to answer questions. It was recommended by the Planning Commission that City Council approve the waiver request for Mango Cannabis/Twin Pines Ventures, LLC located at 350 Strupp Avenue, based on the following conditions of approval with a recommended change of the wording to number six as shown:

1. Developer or Owner will apply for MN DOT Development Review and comply with all recommendations at Developer or Owner expense.
2. Developer or Owner will submit a stormwater plan in compliance with City's MS4 permit,
3. Developer or Owner will submit a grading plan to be approved by City Engineer or City Building Official.
4. Developer or Owner will be bound by the terms of the development agreement by lessees of 350 Strupp Avenue, La Crescent, Minnesota.
5. Developer or Owner will comply with other conditions reasonably determined by the City Engineer or City Building Official related to proposed use of the property located at 350 Strupp Avenue, La Crescent, Minnesota.
6. ~~Said location to be utilized for a singular dispensary.~~ Said location to be utilized for a singular cannabis retail location.
7. The City of La Crescent issuing a Cannabis Retail License for this location.
8. Developer or Owner will resurface the road adjacent to the property to the City specifications approved by the City Engineer at Developer or Owner sole expense.

Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Williams as follows:

MOTION TO APPROVE THE REQUEST FOR WAIVER OF MASTER PLAN AND PLANNED UNIT DEVELOPMENT REQUIREMENTS FOR MANGO CANNABIS/TWIN PINES VENTURES, LLC LOCATED AT 350 STRUPP AVENUE, BASED ON THE CONDITIONS OF APPROVAL WITH THE RECOMMENDED CHANGE OF WORDING TO NUMBER SIX.

Upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and Member Jostad voted against the same. The motion was declared duly carried by a 4-1 vote.

3.3B – City Attorney Wieser reviewed with City Council a request from Mango Cannabis/Twin Pines Ventures, LLC for a retail cannabis license application for 350 Strupp Avenue. It was recommended that City Council approve the application based on the same eight conditions provided under 3.3A with an additional ninth condition of approval as follows:

- 9. Developer or Owner will enter into a development agreement with the City of La Crescent to address those conditions contained in 3.3A.

Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Williams as follows:

MOTION TO APPROVE THE RETAIL CANNABIS LICENSE APPLICATION FOR MANGO CANNABIS/TWIN PINES VENTURES, LLC LOCATED AT 350 STRUPP AVENUE BASED ON THE SAME EIGHT CONDITIONS OF APPROVAL IN 3.3A WITH THE ADDITION OF NUMBER NINE AS STATED ABOVE.

Upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and Member Jostad voted against the same. The motion was declared duly carried by a 4-1 vote.

ITEM 3.4 – 2026 TRANSIT OPERATING GRANT RESOLUTION

City Council reviewed a Resolution to approve the State Transit Operating Assistance application for 2026. The resolution is adopted and submitted to MnDOT each year. In 2025, the City will receive approximately \$242,000 in Federal and State funds to operate the local bus services. It was recommended that City Council adopt the resolution. Following discussion, Member Langen introduced the following Resolution and moved its passage and adoption:

RESOLUTION NO. 07-25-24

RESOLUTION OF THE GOVERNING BODY OF THE CITY OF LA CRESCENT ENTERING INTO AN AGREEMENT WITH THE STATE OF MINNESOTA TO PROVIDE PUBLIC TRANSPORTATION IN THE CITY OF LA CRESCENT

The City of La Crescent, Minnesota has resolved to apply for the 2026 Greater Minnesota Transit Operating Grant and enter into an Agreement with the State of Minnesota to provide public transportation in the City of La Crescent.

FURTHER RESOLVED that the City of La Crescent, Minnesota agrees to provide a local share of up to fifteen percent (15%) of the total operating costs and up to twenty percent (20%) of total capital costs.

FURTHER RESOLVED that the City of La Crescent, Minnesota agrees to provide one hundred percent (100%) of the local share necessary for expenses that exceed funds available from the State.

FURTHER RESOLVED that the City of La Crescent, Minnesota authorizes the Mayor and/or City Administrator to execute the aforementioned agreement and any amendments thereto.

FURTHER RESOLVED that the City Administrator or Transit Manager is hereby authorized to execute requests for reimbursement to the Minnesota Department of Transportation.

ADOPTED this 14th day of July 2025.

SIGNED:

Mayor

ATTEST:

City Administrator

The foregoing motion was duly seconded by Member O'Donnell-Ebner and upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Christopher Lange	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and none voted against the same. The motion was declared duly carried.

ITEM 3.5 – PERSONNEL COMMITTEE RECOMMENDATIONS

The Personnel Committee had the following recommendations for consideration by the City Council:

1. On August 12, 2025, Tanner Weinfurtner will have successfully completed his one-year probationary period as a Peace Officer for the City of La Crescent. Effective August 12, 2025, the Personnel Committee is recommending that Mr. Weinfurtner's probationary status be removed, and that he be classified as a regular City of La Crescent employee. A letter from the Police Chief regarding the recommendation was included. Following discussion, Member Williams made a motion, seconded by Member Langen as follows:

MOTION TO REMOVE TANNER WEINFURTNER'S PROBATIONARY STATUS AS A PEACE OFFICER AND THAT HE BE CLASSIFIED AS A REGULAR CITY OF LA CRESCENT EMPLOYEE EFFECTIVE AUGUST 12, 2025.

Upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and none voted against the same. The motion was declared duly carried.

2. The Personnel Committee is recommending that the City Council promote Austin Johnson from Lead Worker to Assistant Clubhouse Manager at Pine Creek Golf Course. This is Mr. Johnson's second year of employment with the City at the Golf Course. The position of Assistant Clubhouse Manager has been vacant for several years. Pursuant to the terms and conditions of the Operating Engineers Union Agreement, Mr. Johnson will serve a 120-calendar day probationary period. The

effective date of the promotion will be July 15, 2025. A letter from the Golf Course Superintendent regarding the recommendation was included. Following discussion, Member Williams made a motion, seconded by Member Langen as follows:

MOTION TO APPROVE THE PROMOTION OF AUSTIN JOHNSON FROM LEAD WORKER TO ASSISTANT CLUBHOUSE MANAGER AT PINE CREEK GOLF COURSE EFFECTIVE JULY 15, 2025, WITH MR. JOHNSON SERVING A 120-CALENDAR DAY PROBATIONARY PERIOD PURSUANT TO THE TERMS AND CONDITIONS OF THE OPEARTING ENGINEERS UNION AGREEMENT.

Upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and none voted against the same. The motion was declared duly carried.

ITEM 3.6 – GRAVEL NATIONAL BICYCLE RACE RECOMMENDATIONS

Public Works Director Tyler Benish reviewed with City Council information for the 2025/2026 USA Cycling Gravel National Championship which will be held in La Crescent on September 20th, 2025, and September 19, 2026. The Local Organizing Committee is requesting City Council approval for the following:

1. To close a portion of Main Street starting the morning of Friday, September 19th through the completion of the race on Saturday, September 20th for the start and finish lines as well as other roads needing to be temporarily closed during the race. A map of the requested road closures for the race was included.
2. Build a route for the racers to enter off of South 7th Street to Stoney Point Park.
3. Support from the Police Department and Reserve Officers at critical intersections along the route.
4. Support from the Fired Department to provide medical assistance as well as traffic control along the route for participants.
5. Support from the Public Works Department to provide traffic control, set up, and tear down.
6. Allow the use of the Community Building for race registration, check-in, and as a backup medical aid station, beginning Thursday, September 18th through Saturday, September 20th along with closure of the alley adjacent to the building on Friday, September 19th during registration and set-up and during the race on Saturday.

7. Provide the use of golf carts from a sponsor of the event to use on city streets for Gravel National Championship related needs. The golf carts will be clearly marked.
8. Allow the use of Main Street for the vendor expo with set-up beginning at 7:30 a.m. on Friday, September 19th, and concluding at 3:00 p.m. on Saturday, September 20th to include the sale of food and other goods in the public right of way.
9. Allow discretion of the department heads for the Police, Fire, and Public Works Departments to accommodate items or concerns that are not listed if it is critical to the success of the Gravel National Championship and Applefest activities.

Following discussion, Member Langen made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION TO APPROVE THE LOCAL ORGANIZING COMMITTEE REQUESTS FOR THE 2025/2026 GRAVEL NATIONAL CHAMPIONSHIP RACE AS STATED.

Upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and none voted against the same. The motion was declared duly carried.

ITEM 3.7 – DONATION RESOLUTION

City Council reviewed a Resolution regarding the acceptance of donations to the City for the Month of June. Following review and discussion, Member Jostad introduced the following Resolution and moved its passage and adoption:

RESOLUTION NO. 07-25-25

**RESOLUTION ACCEPTING DONATIONS MADE TO THE
CITY OF LA CRESCENT IN JUNE 2025**

WHEREAS, the following donations were made to the City of La Crescent in the month of June 2025:

1. Crescent Electric wishes to donate \$250.00 to the La Crescent Police Department/Neighbor's Night Out.

2. Marvin & Roberta Bringe wish to donate \$25.00 to the La Crescent Fire Department in memory of Terry Meyer.
3. An Anonymous donor wishes to donate \$52,170.74 to Wieser Park.
4. Connected Family Chiropractic wishes to donate \$100.00 to the La Crescent Police Department/Neighbor's Night Out.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of La Crescent hereby accepts the donations as stated above.

ADOPTED this 14th Day of July 2025.

SIGNED:

Mayor

ATTEST:

City Clerk

The foregoing motion was duly seconded by Member Williams and upon a roll call vote taken and tallied by the City Clerk, the following Members voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mayor Poellinger	Yes

and none voted against the same. The motion was declared duly carried.

ITEM 3.8 – NATIONAL NIGHT OUT

City Council reviewed information regarding the 19th Annual Neighbors Night Out event to be held on Tuesday, August 5, 2025, from 5:00 pm to 8:00 pm at Frank J. Kistler Memorial Park. This was informational only.

7. CHAMBER OF COMMERCE

A representative from the Chamber of Commerce was in attendance and provided an update.

There being no further business to come before the Council at this time, Member O'Donnell-Ebner made a motion, seconded by Member Langen to adjourn the meeting. Upon a roll call vote taken and tallied by the City Clerk, the following Members present voted in favor thereof, viz;

Cherryl Jostad	Yes
Chris Langen	Yes
Teresa O'Donnell-Ebner	Yes
Dale Williams	Yes
Mike Poellinger	Yes

and none voted against the same. The motion was declared duly carried and the meeting duly adjourned at 5:39 P.M.

APPROVAL DATE: _____.

SIGNED:

Mayor

ATTEST:

City Administrator

#5.b.



TO: Honorable Mayor and City Council Members
FROM: Bill Waller, City Administrator *Bill*
DATE: July 25, 2025
RE: Bills Payable

Attached for review and consideration by the City Council are the bills payable for the period ending July 25, 2025. We would suggest that the City Council approve the payment of the bills payable as presented.

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
A1 PRECISION PUMPING INC						
13665	GC - PUMP SEPTIC TANK FOR CLUBHOUSE	07/01/2025	300.00	.00		
Total 9080:			300.00	.00		
ABILITY BUILDING CENTER INC						
26191	CITY HALL - CLEANING	06/30/2025	110.40	.00		
26191	CITY HALL - SHREDDING	06/30/2025	36.39	.00		
26192	FD - CLEANING COMM RM	06/30/2025	348.40	.00		
26192	FD - CLEANING STATION	06/30/2025	253.50	.00		
Total 8085:			748.69	.00		
AMAZON CAPITAL SERVICES						
1334-Y3LR-DX1	CITY HALL - OFFICE SUPPLIES	07/21/2025	69.96	.00		
1334-Y3LR-DX1	CITY HALL - CLEANING SUPPLIES	07/21/2025	7.24	.00		
14G7-HJFX-XC7	CITY HALL - FAN FOR WOMENS BATHROOM CREDIT	07/10/2025	75.99	.00		
16CL-63HN-MNJ	LIBRARY - BOOKS	07/17/2025	15.25	.00		
171G-LHRQ-1NH	CITY HALL - OFFICE SUPPLIES	07/18/2025	56.98	.00		
17CK-JJWL-K6P	POOL - CLEANING SUPPLIES	07/18/2025	13.29	.00		
17CK-JJWL-K6P	POOL - OFFICE SUPPLIES	07/18/2025	24.99	.00		
17CK-JJWL-K6P	POOL - SAFETY SUPPLIES	07/18/2025	11.31	.00		
17HG-N6RY-7Y3	LIBRARY - BOOKS GRANT FUNDED	07/12/2025	8.45	.00		
19YL-WV1H-6YP	LIBRARY - BOOKS GRANT FUNDED	07/24/2025	34.73	.00		
1C74-LHNC-VJP	LIBRARY - PROCESSING MATERIALS	07/14/2025	10.24	.00		
1DKV-DP7W-NQ	POOL - CARD PROTECTORS FOR SWIM TEAM	07/18/2025	5.49	.00		
1DXK-NWNQ-C9	LIBRARY - PROCESSING MATERIALS	07/12/2025	25.98	.00		
1GQX-6GYX-RN	LIBRARY - PROGRAM SUPPLIES CREDIT	07/22/2025	19.99	.00		
1GR9-CJ7T-C66	LIBRARY - BOOKS GRANT FUNDED	07/17/2025	104.51	.00		
1GR9-K9T1-QR	LIBRARY - BOOKS	07/22/2025	22.83	.00		
1HKK-G9J6-DDV	CITY HALL - ANNUAL MEMBERSHIP FEE	07/17/2025	87.25	.00		
1HKK-G9J6-DDV	LIBRARY - ANNUAL MEMBERSHIP FEE	07/17/2025	87.25	.00		
1HKK-G9J6-DDV	PD - ANNUAL MEMBERSHIP FEE	07/17/2025	87.25	.00		
1HKK-G9J6-DDV	GC - ANNUAL MEMBERSHIP FEE	07/17/2025	87.25	.00		
1J9W-DD1N-YG	LIBRARY - BOOKS	07/19/2025	17.61	.00		
1NKV-VCXL-LC3	MAINT - OFFICE SUPPLIES	07/18/2025	95.98	.00		
1P66-GPTN-WY	LIBRARY - BOOKS	07/19/2025	23.96	.00		
1QPK-JN3Q-TG	POOL - KITCHEN SUPPLIES	07/08/2025	32.41	.00		
1TVL-HCJ7-DD1	POOL - CLEANING SUPPLIES	07/21/2025	12.60	.00		
1TVW-JDTG-D6J	LIBRARY - BOOKS GRANT FUNDED	07/15/2025	54.23	.00		
1XGJ-39PH-G6J	POOL - KITCHEN SUPPLIES	07/07/2025	29.99	.00		
1XGJ-39PH-G6J	POOL - SUNSCREEN	07/07/2025	19.33	.00		
1XGJ-39PH-G6J	PD - OFFICE SUPPLIES	07/07/2025	48.31	.00		
1XGJ-39PH-G6J	POOL - OFFICE SUPPLIES	07/07/2025	11.98	.00		
1XGJ-39PH-G6J	POOL - CLEANING SUPPLIES	07/07/2025	37.84	.00		
1XGJ-39PH-G6J	POOL - CONCESSIONS	07/07/2025	22.43	.00		
1Y4X-K61W-DR3	LIBRARY - PROGRAM SUPPLIES	07/21/2025	55.19	.00		
1YFQ-HXD9-RG	PD - OFFICE SUPPLIES	07/18/2025	179.99	.00		
1YJK-HX79-3FM	PD - OFFICE SUPPLIES	07/14/2025	36.50	.00		
Total 9956:			1,342.62	.00		
ANCHOR SOLAR INVESTMENTS LLC						
#69	MAINTENANCE BLDG - SOLAR	07/01/2025	402.46	.00		
#69	RADIUM PLANT - SOLAR	07/01/2025	402.46	.00		
#69	ANIMAL RESCUE - SOLAR	07/01/2025	206.37	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 9859:			1,011.29	.00		
AUTO VALUE LA CROSSE						
516536552	GC - BELT FOR MOWER	06/30/2025	20.99	.00		
516536783	PARKS -TRACK BOBCAT REPAIR	07/02/2025	184.92	.00		
516538149	PARKS - MOWER MAINTENANCE	07/15/2025	112.99	.00		
Total 2106:			318.90	.00		
B & T TECHNICAL SERVICES, LLC						
1759	COMM BLDG - SOLAR ELECTRICAL SERVICE	06/30/2025	476.61	.00		
1760	COMM BLDG - SOLAR ELECTRICAL SERVICE	05/31/2025	599.24	.00		
Total 9680:			1,075.85	.00		
BLUE CROSS BLUE SHIELD MINNESOTA						
8/25 STMT	EMPLOYER PAID HEALTH - CLERK	07/22/2025	1,408.59	1,408.59	07/22/2025	
8/25 STMT	EMPLOYER PAID HEALTH - FD	07/22/2025	74.14	74.14	07/22/2025	
8/25 STMT	EMPLOYER PAID HEALTH - LIBRARY	07/22/2025	633.72	633.72	07/22/2025	
8/25 STMT	EMPLOYER PAID HEALTH - LICENSE BUREAU	07/22/2025	1,867.42	1,867.42	07/22/2025	
8/25 STMT	EMPLOYER PAID HEALTH - PARKS	07/22/2025	422.80	422.80	07/22/2025	
8/25 STMT	EMPLOYER PAID HEALTH - PD	07/22/2025	5,094.95	5,094.95	07/22/2025	
8/25 STMT	EMPLOYER PAID HEALTH - REC	07/22/2025	85.65	85.65	07/22/2025	
8/25 STMT	EMPLOYER PAID HEALTH - SEWER	07/22/2025	469.38	469.38	07/22/2025	
8/25 STMT	EMPLOYER PAID HEALTH - STREET	07/22/2025	1,058.69	1,058.69	07/22/2025	
8/25 STMT	EMPLOYER PAID HEALTH - WATER	07/22/2025	814.69	814.69	07/22/2025	
8/25 STMT	HEALTH INSURANCE WITHHELD	07/22/2025	3,165.78	3,165.78	07/22/2025	
Total 9672:			15,095.81	15,095.81		
BOUND TREE MEDICAL, LLC						
85834215	FD - MEDICAL SUPPLIES	07/07/2025	1,022.67	.00		
85834216	FD - MEDICAL SUPPLIES	07/07/2025	563.97	.00		
Total 9621:			1,586.64	.00		
BUEHLER, LUANN						
7/2/25	PD - UNIFORM PATCHES	07/02/2025	24.00	.00		
Total 10104:			24.00	.00		
CITY TREASURER'S OFFICE						
203525 - JUNE	WASTEWATER TO LA CROSSE	06/30/2025	30,600.84	.00		
Total 1086:			30,600.84	.00		
CLEARWAY COMMUNITY SOLAR LLC						
5/25 STMT	219 MAIN ST (UNIT LIGHTS)	05/31/2025	88.93	.00		
5/25 STMT	321 MAIN ST (LIBRARY)	05/31/2025	186.05	.00		
5/25 STMT	202 MAIN ST (FLAG LIGHT)	05/31/2025	3.61	.00		
5/25 STMT	407 ORCHARDVIEW- BOOSTER STATION	05/31/2025	344.82	.00		
5/25 STMT	523 S. CHESTNUT ST- ANIMAL SHELTER	05/31/2025	45.72	.00		
5/25 STMT	200 STONEY POINT RD - WELL HOUSE	05/31/2025	902.89	.00		
5/25 STMT	400 LARCH AVE- WELL #2	05/31/2025	738.54	.00		
5/25 STMT	608 S. 7TH ST - TENNIS CT LIGHTS	05/31/2025	11.37	.00		
5/25 STMT	219 CHESTNUT ST-BRIDGE LIGHT	05/31/2025	63.74	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
5/25 STMT	209 S. WALNUT ST- LAC SIGN	05/31/2025	15.98	.00		
5/25 STMT	110 MIDNIGHT ST - LIFT STATION	05/31/2025	59.11	.00		
5/25 STMT	193 MCINTOSH RD- BOOSTER STATION	05/31/2025	208.44	.00		
5/25 STMT	1450 HWY 16 - LIFT STATION	05/31/2025	33.89	.00		
5/25 STMT	1200 JONATHAN LN - PARK SHELTER	05/31/2025	48.65	.00		
5/25 STMT	722 N 2ND ST (RADIUM PLANT)	05/31/2025	2,260.79	.00		
5/25 STMT	608 S 7TH ST - POOL	05/31/2025	581.84	.00		
5/25 STMT	336 S 1ST ST. (COMMUNITY BLDG)	05/31/2025	175.16	.00		
5/25 STMT	520 S 14TH ST. (ICE ARENA)	05/31/2025	2,911.32	.00		
5/25 STMT	31 MCINTOSH RD- LIFT STATION	05/31/2025	12.85	.00		
5/25 STMT	1323 SPRUCE DR - ABNET FIELDS	05/31/2025	35.72	.00		
Total 9854:			8,729.42	.00		
CORKY'S PIZZA & ICE CREAM						
7/22/25	PROJECT REVIEW MEETING LUNCH	07/22/2025	52.60	.00		
Total 241:			52.60	.00		
DAVY LABORATORIES						
25G0218	WASTEWATER SAMPLE TESTING	07/11/2025	583.00	.00		
25G0219	WASTEWATER SAMPLE TESTING	07/11/2025	583.00	.00		
25G0220	WASTEWATER SAMPLE TESTING	07/11/2025	583.00	.00		
25G0221	WASTEWATER SAMPLE TESTING	07/11/2025	583.00	.00		
25G0222	WASTEWATER SAMPLE TESTING	07/11/2025	583.00	.00		
Total 312:			2,915.00	.00		
DEPT OF NATURAL RESOURCES						
7/8/25-7/14/25	WEEKLY RECREATIONAL VEH. REGIST.	07/14/2025	538.30	538.30	07/18/2025	
Total 318:			538.30	538.30		
EFTPS - ELECTRONIC FEDERAL TAX						
7/18/25 P/R	FED/FICA/MEDICARE	07/22/2025	30,827.89	30,827.89	07/22/2025	
Total 1127:			30,827.89	30,827.89		
FLEXIBLE PLASTICS INC						
1164344	CITY GARBAGE BAGS	07/16/2025	4,059.50	.00		
Total 529:			4,059.50	.00		
GUNDERSEN HEALTH SYSTEM						
6/25 STMT	PD - NEW HIRE SCREENS	06/25/2025	144.00	.00		
Total 622:			144.00	.00		
HAWKINS INC.						
7131647	WATER PLANT - CHEMICALS	07/15/2025	40.00	.00		
7142941	POOL - CHEMICALS	07/22/2025	4,184.46	.00		
Total 512:			4,224.46	.00		
INTERNATIONAL CODE COUNCIL, INC						
1002108267	B&Z - STUDY GUIDE	07/16/2025	39.00	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 9943:			39.00	.00		
JOHNSON, MICHAEL						
7/6/25	REFUND UTILITY BILL DOUBLE PAYMENT	07/06/2025	136.01	136.01	07/18/2025	
Total 10289:			136.01	136.01		
LA CRESCENT AREA EVENT CENTER, INC.						
6/25	LODGING TAX - MARKETING & PROMO AGREEMENT	07/21/2025	1,525.88	.00		
Total 9810:			1,525.88	.00		
LA CRESCENT CHAMBER OF COMMERCE						
6/25	LODGING TAX - MARKETING & PROMO AGREEMENT	07/21/2025	1,525.88	.00		
Total 1142:			1,525.88	.00		
LA CROSSE AREA CONVENTION AND						
6/25	LODGING TAX - MARKETING & PROMO AGREEMENT	07/21/2025	4,773.26	.00		
Total 9824:			4,773.26	.00		
LAPHAM'S CLEANING LLC						
33	CITY HALL - CLEANING	07/23/2025	1,200.00	.00		
Total 10121:			1,200.00	.00		
MENARDS-LA CROSSE						
14778	MAINT - STREET PAINTING SUPPLIES	07/07/2025	169.99	.00		
14823	MAINT - AC UNIT FOR BREAKROOM	07/08/2025	429.99	.00		
14943	MAINT - SMALL TOOLS	07/11/2025	71.95	.00		
14943	POOL - SHOWED HEADS	07/11/2025	27.92	.00		
Total 1352:			699.85	.00		
MIDWEST TAPE						
507436557	LIBRARY- MOVIES GRANT FUNDED	07/10/2025	64.49	.00		
507470369	LIBRARY- MOVIES	07/18/2025	64.22	.00		
507470621	LIBRARY- MOVIES	07/18/2025	26.99	.00		
Total 9851:			155.70	.00		
MIENERGY COOPERATIVE						
6/25 STMT	ELECT UTILITIES-CRESC.HGTS.& WILDWOOD SEC LIGH	06/30/2025	253.00	253.00	07/21/2025	
6/25 STMT	ELECT UTILITIES-GC POP MACH.	06/30/2025	178.04	178.04	07/21/2025	
6/25 STMT	ELECT UTILITIES-GC CLUBHOUSE	06/30/2025	1,537.29	1,537.29	07/21/2025	
6/25 STMT	ELECT UTILITIES-GC IRRIGATION & PARKING LOTS LIGH	06/30/2025	992.61	992.61	07/21/2025	
6/25 STMT	ELECT UTILITIES - HORSETRACK MEADOWS LIFT STATI	06/30/2025	142.80	142.80	07/21/2025	
6/25 STMT	ELECT UTILITIES - WIESER PARK	06/30/2025	439.04	439.04	07/21/2025	
Total 2012:			3,542.78	3,542.78		
MINNESOTA CHILD SUPPORT PAYMENT CENTER						
7/18/25P/R00156	MN CHILD SUPPORT	07/22/2025	497.46	497.46	07/22/2025	

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 9597:			497.46	497.46		
MINNESOTA DEPT OF REVENUE						
7/18/25 P/R	MN STATE WHT	07/23/2025	5,105.00	5,105.00	07/23/2025	
Total 227:			5,105.00	5,105.00		
MINNESOTA ENERGY RESOURCES INC						
6/25 STMT	CITY HALL- GAS UTILITIES	06/30/2025	45.74	45.74	07/21/2025	
6/25 STMT	LIBRARY- GAS UTILITIES	06/30/2025	21.26	21.26	07/21/2025	
6/25 STMT	MAINT BLDG - GAS UTILITIES	06/30/2025	45.00	45.00	07/21/2025	
6/25 STMT	PUMP HOUSE ORCHARDVIEW	06/30/2025	30.14	30.14	07/21/2025	
6/25 STMT	PUMP HOUSE MCINTOSH	06/30/2025	28.44	28.44	07/21/2025	
6/25 STMT	POOL - GAS UTILITIES	06/30/2025	2,484.53	2,484.53	07/21/2025	
6/25 STMT	ICE ARENA - GAS UTILITIES	06/30/2025	602.20	602.20	07/21/2025	
6/25 STMT	CONTROL BLDG - GAS UTILITIES	06/30/2025	25.26	25.26	07/21/2025	
6/25 STMT	ANIMAL SHELTER - GAS UTILITIES	06/30/2025	56.95	56.95	07/21/2025	
6/25 STMT	ABNET RESTROOMS - GAS UTILITIES	06/30/2025	30.28	30.28	07/21/2025	
6/25 STMT	COMMUNITY BLDG- GAS UTILITIES	06/30/2025	45.00	45.00	07/21/2025	
Total 8171:			3,414.80	3,414.80		
MINNESOTA PUMP WORKS						
INV028116	GRINDER PUMPS & CONTROL HEADS	07/15/2025	9,844.00	.00		
Total 9637:			9,844.00	.00		
MINNESOTA RURAL WATER ASSOC.						
7/25 - 6/26	MEMBERSHIP FEES	07/15/2025	425.00	.00		
Total 1361:			425.00	.00		
MN DEPT OF TRANSPORTATION						
874786	REFUND - AUDIT CY2023	06/24/2025	13,697.36	.00		
Total 1364:			13,697.36	.00		
MN UNEMPLOYMENT INSURANCE						
CITY 2ND QTR 2	PARKS - UNEMPLOYMENT INSURANCE BENEFIT	07/08/2025	1,676.00	.00		
Total 1321:			1,676.00	.00		
MUNICIPAL EMERGENCY SERVICES, INC.						
IN2299192	FD - PPE	07/14/2025	83.96	.00		
Total 8816:			83.96	.00		
NORTHERN BEVERAGE DISTRIBUTING						
1520165	GC - BEER FOR RESALE	07/17/2025	277.10	.00		
1523782	GC - BEER FOR RESALE	07/24/2025	436.65	.00		
Total 2311:			713.75	.00		
PENDELTON TURF SUPPLY INC						
11920	GC - GRASS SEED FOR COURSE	07/07/2025	350.00	.00		
11920	GC - CHEMICALS FOR THE COURSE	07/07/2025	3,780.00	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 9169:			4,130.00	.00		
PEPSI-COLA BOTTLING COMPANY						
9167617	GC - POP FOR RESALE	07/01/2025	1,073.50	.00		
9168927	GC - POP FOR RESALE	07/08/2025	796.00	.00		
9169119	POOL - CONCESSIONS	07/09/2025	629.50	.00		
9170187	GC - POP FOR RESALE	07/16/2025	530.00	.00		
Total 1615:			3,029.00	.00		
PETERSON, DANIELLE						
7/21/25	SWIM LESSON - REFUND	07/21/2025	40.00	.00		
Total 10022:			40.00	.00		
POINT C						
7/10/25 M. ERNS	MEDICAL REIMB P/R DEDUCTED- M. ERNSTER	07/14/2025	7.03	7.03	07/14/2025	
7/12/25 M. ERNS	MEDICAL REIMB P/R DEDUCTED- M. ERNSTER	07/15/2025	21.92	21.92	07/15/2025	
7/16/25 K. TARR	MEDICAL REIMB P/R DEDUCTED- K. TARRENCE	07/21/2025	35.00	35.00	07/21/2025	
7/17/25 M. ERNS	MEDICAL REIMB P/R DEDUCTED- M. ERNSTER	07/21/2025	596.70	596.70	07/21/2025	
7/18/25 R. LEMK	MEDICAL REIMB P/R DEDUCTED-R. LEMKE	07/22/2025	100.00	100.00	07/22/2025	
Total 10202:			760.65	760.65		
PUBLIC EMPLOYEES RETIREMENT						
7/18/25 P/R	RETIREMENT DEDUCTIONS/CONTRIB.-CORD & PF	07/23/2025	18,017.51	18,017.51	07/23/2025	
Total 1612:			18,017.51	18,017.51		
QUADIENT FINANCE USA, INC						
7/25 STMT	Postage Meter Postage- Animal	07/15/2025	6.00	.00		
7/25 STMT	Postage Meter Postage- B & Z	07/15/2025	42.00	.00		
7/25 STMT	Postage Meter Postage- Clerk	07/15/2025	90.00	.00		
7/25 STMT	Postage Meter Postage- FIRE DEPARTMENT	07/15/2025	24.00	.00		
7/25 STMT	Postage Meter Postage- Sewer	07/15/2025	126.00	.00		
7/25 STMT	Postage Meter Postage- Water	07/15/2025	126.00	.00		
7/25 STMT	Postage Meter Postage- Arena	07/15/2025	6.00	.00		
7/25 STMT	Postage Meter Postage- Golf course	07/15/2025	18.00	.00		
7/25 STMT	Postage Meter Postage- Library	07/15/2025	18.00	.00		
7/25 STMT	Postage Meter Postage- Lic Bur	07/15/2025	60.00	.00		
7/25 STMT	Postage Meter Postage- Police	07/15/2025	42.00	.00		
7/25 STMT	Postage Meter Postage- Pool	07/15/2025	12.00	.00		
7/25 STMT	Postage Meter Postage- Public works	07/15/2025	30.00	.00		
Total 9799:			600.00	.00		
READY BUS LINE CO						
119772	SWIM TEAM TRANSPORTATION	07/24/2025	927.00	.00		
Total 2402:			927.00	.00		
SOLAR CONNECTION INC.						
9500004365	SOLAR PV SYSTEM - AQUATIC CENTER	07/11/2025	51,000.00	.00		
Total 10264:			51,000.00	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SUPERIOR TURF SERVICES						
7584	GC - CHEMICALS	07/10/2025	1,707.94	.00		
Total 9826:			1,707.94	.00		
US POSTAL SERVICE						
7/25 CYCLE 2 PA	PAST DUE WATER/SEWER - SEWER	07/21/2025	31.11	31.11	07/21/2025	
7/25 CYCLE 2 PA	PAST DUE WATER/SEWER - WATER	07/21/2025	31.11	31.11	07/21/2025	
Total 2102:			62.22	62.22		
VON ARX STUMP GRINDING						
114	STUMP REMOVAL AT HARRIS PARK	07/18/2025	1,373.00	.00		
Total 10291:			1,373.00	.00		
VOYA INSTITUTIONAL TRUST COMPANY						
6/20/25 P/R	DEFERRED COMP. DEDUCTIONS/CONTRIBUTIONS	07/15/2025	4,347.50	4,347.50	07/15/2025	
7/18/25 P/R	DEFERRED COMP. DEDUCTIONS/CONTRIBUTIONS	07/23/2025	4,347.50	4,347.50	07/23/2025	
7/4/25 P/R	DEFERRED COMP. DEDUCTIONS/CONTRIBUTIONS	07/15/2025	4,347.50	4,347.50	07/15/2025	
Total 10290:			13,042.50	13,042.50		
WATER SYSTEMS CO.						
912533	LIBRARY - WATER COOLER RENTAL	06/30/2025	8.00	.00		
Total 8605:			8.00	.00		
WHKS & CO.						
54764	MONTHLY STAFF MEETING	06/27/2025	354.00	.00		
54764	BASEMAP REVISIONS	06/27/2025	180.00	.00		
54768	WALNUT STREET RECONSTRUCTION	06/27/2025	15,376.84	.00		
54769	REDWOOD ST. STORM SEWER IMPROVEMENTS	06/27/2025	1,563.44	.00		
54770	TRAIL EX. TO MILLERS CORNER FEASIBLTY	06/27/2025	2,500.88	.00		
54771	SOUTH 6TH STREET	06/27/2025	2,778.40	.00		
54774	OAK STREET RECONSTRUCTION	06/27/2025	1,287.84	.00		
Total 8290:			24,041.40	.00		
WOODY'S TREE SERVICE						
505090	TREE REMOVAL	07/14/2025	1,850.00	.00		
Total 10170:			1,850.00	.00		
XCEL ENERGY						
6/25 STMT	CITY HALL - 315 MAIN ST	06/30/2025	780.65	780.65	07/22/2025	
6/25 STMT	LIBRARY - 321 MAIN ST	06/30/2025	155.65	155.65	07/22/2025	
6/25 STMT	FLAG LIGHT - 202 MAIN ST	06/30/2025	4.97	4.97	07/22/2025	
6/25 STMT	FLAG LIGHT - 226 MAIN ST	06/30/2025	21.03	21.03	07/22/2025	
6/25 STMT	SIGN LIGHT - 525 S CHESTNUT	06/30/2025	10.02	10.02	07/22/2025	
6/25 STMT	STREET LIGHTS - PO BOX 142	06/30/2025	7,493.61	7,493.61	07/22/2025	
6/25 STMT	UNIT STREET LIGHTS - 33 S WALNUT	06/30/2025	16.18	16.18	07/22/2025	
6/25 STMT	CITY HALL GREEN SPACE - 322 S 1ST ST	06/30/2025	25.67	25.67	07/22/2025	
6/25 STMT	RESERVIOIR - 1026 CRESCENT HILLS	06/30/2025	10.21	10.21	07/22/2025	
6/25 STMT	WWTP - 222 HWY 16	06/30/2025	1,041.89	1,041.89	07/22/2025	
6/25 STMT	WELL HOUSE - 200 STONEY PT RD	06/30/2025	1,094.38	1,094.38	07/22/2025	
6/25 STMT	ABNET FIELD - 1323 SPRUCE	06/30/2025	4.57	4.57	07/22/2025	

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
6/25 STMT	SHORE ACRES - GRINDER PUMPS	06/30/2025	237.07	237.07	07/22/2025	
6/25 STMT	TENNIS COURT LIGHTS - 608 S 7TH ST	06/30/2025	.39	.39	07/22/2025	
6/25 STMT	LIFT STATION - 31 MCINTOSH E	06/30/2025	6.71	6.71	07/22/2025	
6/25 STMT	POOL - 608 S 7TH ST	06/30/2025	1,630.32	1,630.32	07/22/2025	
6/25 STMT	WELL #3 - 417 WALNUT PL	06/30/2025	1,636.38	1,636.38	07/22/2025	
6/25 STMT	WELL #2 - 400 LARCH	06/30/2025	758.47	758.47	07/22/2025	
6/25 STMT	RADIUM PLANT - 722 N 2ND ST	06/30/2025	149.48	149.48	07/22/2025	
6/25 STMT	BOOSTER STATION - 193 MCINTOSH E	06/30/2025	104.57	104.57	07/22/2025	
Total 1410:			15,182.22	15,182.22		
Grand Totals:			288,422.94	106,223.15		

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

#5. c.



TO: Honorable Mayor and City Council Members

FROM: Chris Fortsch, Administrative Assistant

DATE: July 23, 2025

RE: Gambling Permit Application

Chris

The City has received the following gambling permit application:

1. Lions Club of La Crescent – Raffle date is November 7, 2025.

The application for the raffle drawing to be held at the La Crescent Area Event Center appears to be in order. I would suggest that the City Council approve the application and authorize that it be forwarded to the Minnesota Gambling Control Board.

#6

MEMORANDUM

TO: Honorable Mayor and City Council Members

FROM: Jason Ludwigson, Sustainability Coordinator

DATE: July 23, 2025

SUBJECT: Mary Gegen Minnesota Green Corps Member End of Service Term Recognition

Background: The City of La Crescent was selected to participate in the MN Green Corps program for 2024 and 2025. The MPCA selected Mary Gegen to serve for 11 months with the City of La Crescent and Winona County. Mary started her service with the city on September 23rd. Her last service day with the City of La Crescent will be July 31st.

Mary has been a tremendous asset to the City of La Crescent. Mary has gone above and beyond what was expected of her during her service term. Her hard work and attention to detail deserve praise. Her positive attitude, teamwork, and willingness to work collaboratively with others have been felt across the city. Her lasting impact on the community can be seen in the many projects she has completed including new prairie education signs, tree plantings, new trail segments, habitat restorations, invasive species removal, and native prairie plantings. Included in the packet is a copy a certificate of appreciation for to recognize Mary's service to the city. I will be in attendance to help present the certificate of appreciation.

CERTIFICATE

OF APPRECIATION

PROUDLY PRESENTED TO

Mary Gegen

In recognition of your service to the
La Crescent community by serving as a
Minnesota Green Corps Member
from September of 2024 - July of 2025.



On behalf of the members of this
community and the members of the
City Council, thank you for your
service to the City of La Crescent!

Mike Poellinger

Mayor, City of La Crescent
July 28, 2025



**Growing from
River to Ridge**

#7



WIESER LAW OFFICE, P.C.

ATTORNEYS AT LAW
WIESER PROFESSIONAL BUILDING
33 SOUTH WALNUT - SUITE 200
LA CRESCENT, MN 55947

KELLY M. IVERSON
AL "SKIP" WIESER, III
KAYLA C. SCHMITZ

PHONE: (507) 895-8200
FAX: (507) 895-8458

TO: Honorable Mayor and City Council Members
CC: Bill Waller, City Administrator
FROM: Skip Wieser, City Attorney
DATE: July 23, 2025 7/23/25 C.M. atty
RE: Agenda Item No. 7

Attached for Council review, find a draft development agreement regarding 270 Strupp Avenue, La Crescent, Minnesota. The development agreement for 350 Strupp Avenue, La Crescent, Minnesota is not included but mirrors the draft included.

At this time, we are not anticipating Council action on approval of the development agreement. We are anticipating the Council approve the development agreements on August 11, 2025 City Council meeting. The developer obligations are contained within Article 3. These are the conditions of approval that were approved by the City Council when the developer obtained a waiver of the Commercial Plan Development Overlay District Master Plan and PUD requirements.

In the event the developer does not comply with the timeframe put forward or the other obligations contained in Article 3, the City reserves the right to either 1) rescind or revoke either the waiver of the zoning requirements granted or 2) rescind or revoke the cannabis retail registration pursuant to Ordinance 587.

I will be in attendance to address any questions the Council may have.

DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into on the _____ day of _____, 2025, by and between the CITY OF LA CRESCENT a municipality of the State of Minnesota, (hereinafter called the CITY), and the OWNER and DEVELOPER identified herein.

RECITALS:

WHEREAS, DEVELOPER owns real property located at 270 Strupp Avenue, La Crescent, Minnesota legally described on Exhibit A.

WHEREAS, the real property described above is presently zoned within the C-PD Commercial Plan Overlay District.

WHEREAS, DEVELOPER has applied for and received a waiver from the Master Plan and PUD requirements for the C-PD Commercial Plan Development Overlay District (“Waiver”) contained in Section 12.23 subd. 5 of the City Zoning Ordinance.

WHEREAS, the Waiver was granted on the basis of DEVELOPER constructing a new cannabis dispensary utilizing C-1 zoning standards to develop the property described on Exhibit A.

WHEREAS, the CITY conditioned the Waiver upon DEVELOPER satisfactorily performing the following obligations:

- a. Obtain Minnesota Department of Transportation review and approval;
- b. Prepare a drainage plan to be approved by the City Engineer;
- c. Prepare a grading plan to be approved by the City Engineer; and
- d. Resurface the road adjacent to the subject property described on Exhibit A approved by the City Engineer.

WHEREAS, City Ordinance No. 587 allows the CITY to require the DEVELOPER to enter into a DEVELOPMENT AGREEMENT under certain conditions.

WHEREAS, under the authority granted to it, the City Council has agreed to approve the Waiver and grant a conditional retail registration to DEVELOPER OR OWNER for a retail cannabis location with conditions on or about May 27, 2025.

NOW, THEREFORE, subject to the terms and conditions of this DEVELOPMENT CONTRACT and in reliance upon the representations, warranties and covenants of the parties herein contained, the CITY, OWNER and DEVELOPER agree as follows:

ARTICLE 1 DEFINITIONS

1.1 TERMS. The following terms, unless elsewhere defined specifically in the

DEVELOPMENT CONTRACT, shall have the following meanings as set forth below.

1.2 CITY. “CITY” means the City of La Crescent, a Minnesota municipal corporation.

1.3 DEVELOPER OR OWNER. “DEVELOPER” or “OWNER” means MNRE 270 Stupp Ave LLC or High Hopes Ventures, LLC.

1.4 DEVELOPMENT PLAN OR DEVELOPMENT IMPROVEMENTS. “DEVELOPMENT PLAN” OR “DEVELOPMENT IMPROVEMENTS” means a full set of plans, drawings, and specifications prepared and approved by a licensed architect and/or licensed engineer in order to obtain an approved building permit by the CITY. The DEVELOPMENT PLAN OR DEVELOPMENT IMPROVEMENTS shall be compliant with Minnesota Building Code and ordinances of the CITY.

1.5 DEVELOPMENT CONTRACT. “DEVELOPMENT CONTRACT” means this instant contract by and among the CITY, OWNER, and DEVELOPER.

1.6 COUNCIL. “COUNCIL” means the Council of the City of La Crescent.

1.7 COUNTY. “COUNTY” means Houston County, Minnesota.

1.8 CITY ENGINEER. “CITY ENGINEER” means WHKS & Co.

1.9 OTHER REGULATORY AGENCIES. “OTHER REGULATORY AGENCIES” means and includes, individually and collectively, the following:

- a.) Minnesota Department of Transportation;
- b.) Houston County;
- c.) any other regulatory or governmental agency or entity affected by or having jurisdiction over the DEVELOPER IMPROVEMENTS.

1.10 DEVELOPER DEFAULT. “DEVELOPER DEFAULT” means and includes, jointly and severally, any of the following or any combination thereof:

- a.) failure by the DEVELOPER to timely construct the DEVELOPER IMPROVEMENTS according to the CITY standards and specifications;
- b.) failure by the DEVELOPER to observe or perform any material covenant, condition, obligation, or agreement on its part to be observed or performed under this DEVELOPMENT CONTRACT;
- c.) breach of the DEVELOPER WARRANTIES.

1.11 FORCE MAJEURE. “FORCE MAJEURE” means acts of God, including, but not limited to floods, ice storms, blizzards, tornadoes, landslides, lightning, and earthquakes (but not including reasonably anticipated weather conditions for the geographic area), riots, insurrections, labor strikes or work stoppages, unavailability of essential materials, war or civil disorder affecting the

performance of work, blockades, power or other utility failures, and fires or explosions.

1.12 DEVELOPER WARRANTIES. “DEVELOPER WARRANTIES” means that the DEVELOPER hereby warrants and represents the following:

A. AUTHORITY. DEVELOPER has the right, power, legal capacity, and authority to enter into and perform its obligations under this DEVELOPMENT CONTRACT, and no approvals or consents of any persons are necessary in connection with the authority of DEVELOPER to enter into and perform its obligations under this DEVELOPMENT CONTRACT.

B. NO DEFAULT. DEVELOPER is not in default under any lease, contract or agreement to which it is a party or by which it is bound which would affect performance under this DEVELOPMENT CONTRACT. DEVELOPER is not a party to or bound by any mortgage, lien, lease, agreement, instrument, order, judgment, or decree which would prohibit the execution or performance of this DEVELOPMENT CONTRACT by DEVELOPER or prohibit any of the transactions provided for in this DEVELOPMENT CONTRACT.

C. PRESENT COMPLIANCE WITH LAWS. DEVELOPER has complied with and is not in violation of applicable federal, state, or local statutes, laws, and regulations including, without limitation, permits and licenses, and any applicable zoning, environmental, or other law, ordinance, or regulation, and DEVELOPER is not aware of any pending or threatened claim of any such violation.

D. CONTINUING COMPLIANCE WITH LAWS. DEVELOPER will comply with all applicable federal, state, and local statutes, laws, and regulations including, without limitation, permits and licenses and any applicable zoning, environmental, or other law, ordinance, or regulation.

E. NO LITIGATION. There is no suit, action, arbitration, or legal, administrative, or other proceeding or governmental investigation pending, or threatened against or affecting DEVELOPER.

F. FULL DISCLOSURE. None of the representatives and warranties made by DEVELOPER or made in any exhibit hereto or memorandum or writing furnished or to be furnished by DEVELOPER contains any untrue statement of material fact or omit any material fact the omission of which would be misleading.

G. OBTAINING PERMITS. The DEVELOPER shall obtain in a timely manner and pay for all required permits, licenses, and approvals, and shall 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 DEVELOPER IMPROVEMENTS may be lawfully constructed.

1.13 FORMAL NOTICE. “FORMAL NOTICE” means notices given by one party to the other if in writing and if and when delivered or tendered either in person or by depositing it in the United States mail in a sealed envelope, by certified mail, return receipt requested, with postage and postal charges prepaid, addressed as follows:

If to CITY: City Administrator
City of La Crescent
315 Main Street
La Crescent, MN 55947

With Copy To: Attorney Al Wieser, III
Wieser Law Office, P.C.
33 South Walnut Street, Suite 200
La Crescent, MN 55947

If to DEVELOPER or OWNER: MNRE 270 Stupp Ave LLC
c/o Jeremy Hagen
425 Oakdale Blvd East, Suite 201
Coralville, IA 52241

High Hopes Ventures LLC
c/o Universal Registered Agents, Inc.
6609 Cherokee Lane North
Brooklyn Park, MN 55428-1920

or to such other address as the party addressed shall have previously designated by notice given in accordance with this Section. Notices shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the third day after mailing if mailed as provided above, provided that a notice not given as above shall, if it is in writing, be deemed given if and when actually received by a party.

ARTICLE 2 CITY IMPROVEMENTS

2.1 CITY IMPROVEMENTS. The CITY is not obligated to construct any CITY IMPROVEMENTS.

ARTICLE 3 DEVELOPER OBLIGATIONS

3.1 The DEVELOPER or OWNER will satisfy the following obligations no later than October 1, 2025.

A. MINNESOTA DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL. The DEVELOPER or OWNER will submit their project to Minnesota Department of Transportation – District 6 (MN DOT) for MN DOT review and approval. The DEVELOPER or OWNER will comply with any and all conditions and/or requirements of MN DOT at the DEVELOPER or OWNER's sole cost.

B. DRAINAGE PLAN. The DEVELOPER or OWNER shall submit to the City Engineer a stormwater plan for the City Engineer's review and approval in compliance with the CITY's MS4 permit.

C. GRADING PLAN. The DEVELOPER or OWNER shall submit to the City Engineer for review and approval of a grading plan and comply with any recommendations of the City Engineer or City Building Official.

D. DEVELOPMENT PLAN OR DEVELOPMENT IMPROVEMENTS. The DEVELOPER or OWNER will submit a full set of plans, drawings, and specifications prepared and approved by a Minnesota licensed architect and/or Minnesota licensed engineer in order to obtain an approved building permit by the CITY. The DEVELOPMENT PLAN OR DEVELOPMENT IMPROVEMENTS shall be compliant with Minnesota Building Code and ordinances of the CITY.

E. If the DEVELOPER or OWNER fail to comply with any of the obligations described above without a written extension approved by the CITY, the CITY may revoke any previous approvals for retail cannabis registration or Waiver of the C-PD Commercial Plan Development Overlay District Requirements.

F. STREETS. The DEVELOPER or OWNER will reconstruct the entire roadway surface approximately twenty-eight (28) feet in width adjacent to the subject property to specifications approved by the City Engineer at the DEVELOPER or OWNER's sole expense. The DEVELOPER or OWNER will cooperate with the City Engineer in all respects to coordinate adjacent street improvement if determined necessary by the City Engineer. The City Engineer will need to approve the DEVELOPER or OWNER's plans and specifications for the reconstruction of the roadway. The DEVELOPER or OWNER shall furnish to the CITY with an irrevocable letter of credit in an amount equal to 120% of the engineer's estimated cost of reconstruction of the roadway. The form of the letter of credit will be subject to the approval of the City Attorney or Council. The letter of credit shall be a term ending August 30, 2026, unless otherwise agreed to. The CITY may draw down the letter of credit without notice other than provided in Article 7. The DEVELOPER or OWNER will have the street reconstructed no later than _____. The irrevocable letter of credit shall secure compliance by the DEVELOPER or OWNER with the obligations described herein.

G. CERTIFICATE OF OCCUPANCY. The DEVELOPER or OWNER shall do all things necessary for a Certificate of Occupancy to be issued by the CITY's Building Official no later than March 31, 2026. In the event that the DEVELOPER or OWNER fails to obtain a Certificate of Occupancy by this date without prior extension approved by the Council that the CITY has the ability to rescind and revoke the DEVELOPER or OWNER retail registration for cannabis sales or Waiver of the C-PD Commercial Plan Development Overlay District Requirements.

ARTICLE 4 OTHER PERMITS

4.1 PERMITS. The DEVELOPER shall obtain all necessary approvals, permits, and licenses from the CITY, the OTHER REGULATORY AGENCIES.

ARTICLE 5 RESPONSIBILITY FOR COSTS

5.1 DEVELOPER IMPROVEMENT COSTS. The DEVELOPER shall pay for all costs of

persons doing work or furnishing skills, tools, machinery, or materials, or insurance premiums or equipment or supplies and all just claims for the same; and the CITY shall be under no obligation to pay the contractor or any subcontractor any sum whatsoever on account thereof.

ARTICLE 6 INDEMNIFICATION OF CITY

6.1 INDEMNIFICATION OF CITY. DEVELOPER shall indemnify, defend, and hold the CITY, its COUNCIL, agents, employees, attorneys, and representatives harmless against and in respect of any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including interest, penalties, and attorneys' fees, that the CITY incurs or suffers, which arise out of, result from or relate to:

- a.) breach by the DEVELOPER of the DEVELOPER WARRANTIES;
- b.) failure of the DEVELOPER to timely construct the DEVELOPER IMPROVEMENTS according to the DEVELOPMENT PLANS and the CITY ordinances, standards, and specifications;
- c.) failure by the DEVELOPER to observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed under this DEVELOPMENT CONTRACT;
- d.) failure by the DEVELOPER to pay contractors, subcontractors, laborers, or materialmen;
- e.) failure by the DEVELOPER to pay for materials;
- f.) failure by the DEVELOPER to obtain the necessary permits and authorizations to construct the DEVELOPER IMPROVEMENTS;
- g.) construction of the DEVELOPER IMPROVEMENTS;
- h.) delays in construction of the DEVELOPER IMPROVEMENTS;
- i.) all costs and liabilities arising because building permits were issued prior to the completion and acceptance of the DEVELOPER IMPROVEMENTS.

ARTICLE 7 CITY REMEDIES UPON DEVELOPER DEFAULT

7.1 CITY REMEDIES. If a DEVELOPER DEFAULT occurs, that is not caused by FORCE MAJEURE, the CITY shall give the DEVELOPER FORMAL NOTICE of the DEVELOPER DEFAULT and the DEVELOPER shall have ten (10) days to cure the DEVELOPER DEFAULT. If the DEVELOPER, after FORMAL NOTICE to it by the CITY, does not cure the DEVELOPER DEFAULT within thirty (30) days, then the CITY may avail itself of any remedy afforded by law and any of the following remedies:

- a.) the CITY may specifically enforce this DEVELOPMENT CONTRACT;
- b.) if the CITY reasonably determines that the remedies in a.), c.), and e.) of this Article 7 are insufficient to protect the health and safety of the City, it may suspend any work, improvement, or obligation to be performed by the CITY related to the DEVELOPER DEFAULT;
- c.) if the CITY reasonably determines that the remedies in a.), c.), and e.) of this Article 7 are insufficient to protect the health and safety of the CITY, it may suspend or deny building and occupancy permits for buildings directly affected by the DEVELOPER DEFAULT;
- d.) the CITY may revoke and rescind any prior Waiver of the C-PD Commercial Plan Overlay District or approval of conditional cannabis retail registration.

7.2 NO ADDITIONAL WAIVER IMPLIED BY ONE WAIVER. In the event any agreement contained in this DEVELOPMENT CONTRACT is breached by the DEVELOPER and thereafter waived in writing by the CITY, 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. All waivers by the CITY must be in writing.

7.3 NO REMEDY EXCLUSIVE. No remedy herein conferred upon or reserved to the CITY, the OWNER, or the DEVELOPER shall 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 the DEVELOPMENT CONTRACT 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. In order to entitle a party to exercise any remedy available to it, it shall not be necessary to give notice, other than the FORMAL NOTICE.

ARTICLE 8 MISCELLANEOUS

8.1 CITY'S DUTIES. The terms of this DEVELOPMENT CONTRACT shall not be considered an affirmative duty upon the CITY to complete any DEVELOPER IMPROVEMENTS.

8.3 NO THIRD-PARTY RECOURSE. Third parties shall have no recourse against the CITY under this DEVELOPMENT CONTRACT.

8.4 VALIDITY. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this DEVELOPMENT CONTRACT is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this DEVELOPMENT CONTRACT.

8.5 RECORDING. The DEVELOPMENT CONTRACT may be recorded with the COUNTY Recorder and the OWNER and DEVELOPER shall provide and execute any and all documents necessary to implement the recording.

8.6 BINDING AGREEMENT. The parties mutually recognize and agree that all terms and conditions of this recordable DEVELOPMENT CONTRACT shall run with the land and shall be binding upon the successors and assigns of the OWNER and DEVELOPER.

8.7 CONTRACT ASSIGNMENT. The DEVELOPER may not assign this DEVELOPMENT CONTRACT without the written permission of the COUNCIL, which approval will not be unreasonably withheld. In such case, the third-party buyer will be required to accept and assume all contractual and financial responsibilities provided in this DEVELOPMENT CONTRACT. Upon acceptance and assumption of such requirements by such third-party buyer, the DEVELOPER'S obligations hereunder shall terminate.

8.8 AMENDMENT AND WAIVER. The parties hereto may by mutual written agreement amend this DEVELOPMENT CONTRACT in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this DEVELOPMENT CONTRACT or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this DEVELOPMENT CONTRACT, waive compliance by another with any of the covenants contained in this DEVELOPMENT CONTRACT, waive performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this DEVELOPMENT CONTRACT. Any agreement on the part of any party for any such amendment, extension, or waiver must be in writing. No waiver of any of the provisions of this DEVELOPMENT CONTRACT shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

8.9 GOVERNING LAW. This DEVELOPMENT CONTRACT shall be governed by and construed in accordance with the laws of the State of Minnesota.

8.10 COUNTERPARTS. This DEVELOPMENT CONTRACT may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

8.11 HEADINGS. The subject headings of the paragraphs and subparagraphs of this DEVELOPMENT CONTRACT are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

8.12 INCONSISTENCY. If the DEVELOPMENT PLANS are inconsistent with the words of this DEVELOPMENT CONTRACT or if the obligation imposed hereunder upon the DEVELOPER are inconsistent, then that provision or term which imposes a greater and more demanding obligation on the DEVELOPER with respect to the PLAT shall prevail.

8.13 ACCESS. The DEVELOPER hereby grants to the CITY, its agents, employees, officers, and contractors, a license to enter the DEVELOPMENT.

8.14 INSURANCE. DEVELOPER or OWNER will maintain insurance as contained on Exhibit B.

8.15 EXPIRATION OF AGREEMENT. This Agreement shall remain in effect until such time as the DEVELOPER or OWNER shall have fully performed all of its duties and obligations

under this Agreement. Upon the written request of the DEVELOPER or OWNER and upon the adoption of a resolution by the City Council finding that the DEVELOPER or OWNER has fully complied with all the terms of this Agreement and finding that the DEVELOPER or OWNER has completed performance of all DEVELOPER or OWNER's duties mandated by this Agreement, the City shall issue to the DEVELOPER or OWNER on behalf of the City an appropriate Certificate of Compliance. Upon issuance of the Certificate of Compliance by the City, this Agreement shall terminate.

IN WITNESS WHEREOF, the parties have executed this DEVELOPMENT CONTRACT.

CITY OF LA CRESCENT

By: _____
Mikel Poellinger
Its Mayor

By: _____
Bill Waller
Its City Administrator

ATTEST:

Angie Boettcher, Clerk

MNRE 270 STUPP AVE LLC

By: _____

Its _____

HIGH HOPES VENTURES, LLC

By: _____

Its _____

EXHIBIT A
LEGAL DESCRIPTION OF PLAT
OF 270 STRUPP AVENUE, LA CRESCENT, MN

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 104 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, HOUSTON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SW 1/4 OF SECTION 11; THENCE EAST 1,156.8 FEET ALONG THE NORTH LINE OF SAID SW 1/4; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 89°43' A DISTANCE OF 187.7 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF MINNESOTA U.S. HIGHWAY 14, 16 AND 61; THENCE AT A DEFLECTION ANGLE TO THE LEFT OF 90° ALONG SAID SOUTH BOUNDARY LINE, 553 FEET TO THE POINT OF BEGINNING; THENCE EAST 104 FEET ALONG SAID SOUTH BOUNDARY LINE; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 90° A DISTANCE OF 208 FEET; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 90° A DISTANCE OF 104 FEET; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 90° A DISTANCE OF 208 FEET TO THE POINT OF BEGINNING.

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 104 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, HOUSTON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SW 1/4 OF SECTION 11; THENCE EAST 1,156.8 FEET ALONG THE NORTH LINE OF SAID SW 1/4; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 89°43' A DISTANCE OF 187.7 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF MINNESOTA U.S. HIGHWAY 14, 16 AND 61; THENCE AT A DEFLECTION ANGLE TO THE LEFT OF 90° ALONG SAID SOUTH BOUNDARY LINE, 657 FEET TO THE POINT OF BEGINNING; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 90° A DISTANCE OF 208 FEET; THENCE AT A DEFLECTION ANGLE TO THE LEFT OF 90° A DISTANCE OF 196 FEET; THENCE AT A DEFLECTION ANGLE TO THE LEFT OF 90° DISTANCE OF 200 FEET, MORE OR LESS, TO SAID SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF MINNESOTA U.S. HIGHWAY 14, 16 AND 61; THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTH BOUNDARY LINE, 196 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXHIBIT B LIST OF DEVELOPMENT PLANS

Insurance. The Developer, at its expense, shall procure and maintain in force for the duration of this Agreement the following minimum insurance coverages:

- a. **Commercial General Liability Insurance.** Developer is required to maintain commercial general liability insurance protecting it from claims for damages for bodily injury and property damage which may arise from operations under this Agreement whether the operations are by the Contractor or by a subcontractor or by anyone directly or indirectly employed by the Contractor under this Agreement. Insurance minimum limits are as follows:

\$2,000,000 – per occurrence

\$2,000,000 – annual aggregate

\$2,000,000 – annual aggregate – Products/Completed Operations

The following coverages shall be included: Premises and Operations Bodily Injury and Property Damage, Personal and Advertising Injury, Blanket Contractual Liability and Products and Completed Operations Liability.

City must be endorsed as an Additional Insured.

- b. **Business Automobile Liability Insurance.** Developer is required to maintain business automobile liability insurance protecting it from claims for damages for bodily injury and property damage resulting from the ownership, operation, maintenance or use of all autos which may arise from operations under this Agreement, and in case any work is subcontracted the Developer will require subcontractors to maintain business automobile liability insurance. Insurance minimum limits are as follows:

\$1,000,000 – per occurrence Combined Single Limit for Bodily Injury and Property Damage

In addition, the following coverages should be included: Owned, Hired, and Non-owned Automobiles

- c. **Workers' Compensation Insurance.** Developer must provide Workers' Compensation insurance for all its employees and, in case any work is subcontracted, Developer will require subcontractors to provide Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota. Such coverage shall include Employer's Liability with minimum limits are as follows:

\$500,000 – Bodily Injury by Disease per employee

\$500,000 – Bodily Injury by Disease aggregate

\$500,000 – Bodily Injury by Accident

d. General Insurance Conditions.

All policies shall be primary insurance to any other valid and collectible insurance available to the City with respect to any claim arising out of the City's performance under this Agreement.

All policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days' advanced written notice to the City, or ten (10) days' notice for non-payment of premium.

Developer shall obtain insurance policies from insurance companies having an "AM BEST" rating of A- (minus); Financial Size Category (FSC) VII or better, and authorized to do business in the State of Minnesota.

An umbrella or excess liability insurance policy may be used to supplement the policy limits on a follow-form basis to satisfy the full policy limits required by this Agreement. The City must be endorsed as an additional insured on any umbrella or excess policy.

Developer shall submit a Certificates of Insurance acceptable to the City as evidence of the required insurance coverage requirements. If the policy is a claims-made policy, coverage shall remain in effect for a period of two (2) years after the project is complete.

CITY OF LA CRESCENT, MINNESOTA

Agenda Request Form

DATE SUBMITTED: July 22, 2025

SUBMITTED BY: MICHAEL LITTLE

ISSUE: ADDITIONAL CANNABIS LICENSE FOR LACRESCENT, MN
Allowing Cannabis Cultivation in Commercial Area.

ATTACHMENTS: Cover Letter, AGENDA REQUEST FORM, Sales Agreement
Letter from BRUCE BAYER, EMAIL FROM STATE GRANTING LICENSE

JUSTIFICATION: SEE ATTACHED LETTER

ACTION REQUESTED: TO APPROVE ADDING AN ADDITIONAL LICENSE
IN THE CITY OF LACRESCENT, MN.

REVIEWED BY: _____ City Clerk/ Admin. _____ City Attorney _____ Bldg. Insp.
_____ Finance Director _____ Public Works _____ City Engineer

RECOMMENDATION:

- For an item to be placed on the agenda, all Agenda Request Forms must be submitted to the City Administrator no later than Noon on the Wednesday preceding the City Council Meeting. The City shall have the discretion to determine if the request will be heard at a City Council Meeting.
- Individuals wishing to address the City Council at a meeting need to complete the Agenda Request Form and return the form to the City Administrator by 4:45 p.m. the day of the meeting.

Michael Little
Little Wood LLC
11645 W Drive N
Bellevue, MI 49021

July 21, 2025

Mayor and City Council
City of La Crescent
315 Main Street
La Crescent, MN 55947

Dear Mayor and City Council Members,

First, we would like to extend our deepest appreciations for the culture that all of you have built and fostered in La Crescent. When we first arrived to evaluate the area for a future business opportunity, we were extremely impressed by the friendliness shown by the citizens of La Crescent. The warm welcomes we received during this first visit helped to solidify our interest in the area and were a deciding factor that convinced us to return for a second visit.

Last week, my wife Jen and I had the pleasure of meeting with Bruce Bauer, the owner and operator of Bauer's Market in La Crescent, for a second time. During our conversation, we further explored the possibility of purchasing both the real estate and the business that he and his family own and operate. Our intent is to preserve the long-standing legacy of Bauer's Market, which has been a staple of the community for over 60 years, while also establishing a cannabis micro-business operation on part of the real estate.

To make this vision possible, we respectfully request that the City of La Crescent consider amending its current policy of limiting cannabis operations within the city to a maximum of three locations. As committed business owners and future residents of La Crescent, we believe that revisiting this policy to allow us to operate a fourth location would bring meaningful benefits to the local economy and community at large.

We currently hold a single cannabis micro-business license, have secured unwavering financial backing with our investor / partner Lednam Enterprises LLC, and are not part of a large-scale or multi-state operation. Our focus will be on quality, compliance, and community, as well as preserving the Bauer's landmark that has been an integral part of La Crescent for the past 60 years. We are experienced in the cannabis industry, having managed over 50 dispensaries and grows nationwide for other companies, and we are confident in our ability to successfully operate our own micro-grow and dispensary in La Crescent.

By allowing the additional license, we foresee a significant increase in the amount of benefits brought into La Crescent. First, this additional license would promote the local economy. Not only would we maintain Bauer's Market in its current form, but we would introduce a net positive influx by operating our proposed dispensary from the current Bauer's Market office space on the west side of the property. This would allow us to both keep Bauer's Market as one

of La Crescent's premier regional destinations, as well as preserve local jobs and support local business activity.

Second, our proposed dispensary would strengthen local ownership and create jobs in La Crescent. As current Michigan residents ourselves, we have seen first-hand how large multi-state operations bully their way into local communities and drive indigenous businesses into bankruptcy, all while neglecting to contribute to the towns that they have established themselves in. It is our vision to provide employment and commercial opportunities to La Crescent, while continuing to bolster the local community and give back to the city that has treated us with nothing but hospitality thus far.

Finally, we wish to establish this dispensary to promote consumer safety. During a venture in Pennsylvania, an internal company study showed that over 80% of cannabis consumers were consuming for medicinal purposes. Our proposed dispensary will focus on an environment of education and transparency, ensuring that the consumers in La Crescent will know exactly what they will receive, as well as how it can help them.

We are fully committed to responsible operations, transparency and strict adherence to all local and state regulations. It is our sincere goal to contribute to La Crescent as long-term, engaged community members.

We welcome the opportunity to discuss this proposal further and assist the Council in evaluating this policy change. Thank you for your time, your service, and your thoughtful consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Little', with a stylized flourish at the end.

Michael Little
President, Little Wood LLC



July 22, 2025

La Crescent City Council
315 Main Street
La Crescent, MN 55947

City Council Members -

After over two years of searching for a buyer for my family's business, I have been contacted by Mike and Jen Little of Little Wood, LLC. They introduced themselves upon hearing that Katrina and I were looking to retire.

From what I understand in talking with them, they strongly intend on continuing to operate, and grow, the current business. They have also shown interest in starting up a cannabis business in the office portion of the property. Their experience in starting up a business in the industry appears to be successful, as they have been able to do so in two states - hoping to make Minnesota their third.

The Little's seem to have a genuine interest not only in Bauer's Market, but also in the community of La Crescent. They mentioned how they appreciate the small town feel La Crescent offers, and wanting to be a part of the community, not just operate a business.

I am unable to attend the City Council meeting on July 28, as I will be out of town with my family. I understand that the Little's will be speaking with the Council at that meeting in the hopes of obtaining an additional dispensary license. If any of the Council members have any questions about my interactions or understanding of the Little's intentions, I can be reached by phone. My number is 507-313-8099.

Thank you -

A handwritten signature in black ink that reads "Bruce Bauer". The signature is fluid and cursive, with the first and last names being clearly legible.

Bruce Bauer
Bauer's Market

Subject: Congratulations on receiving a preliminary license approval for MICRO-A25-001044

Dear Michael Wayne Little,

We are pleased to inform you that you have received preliminary license approval. Please note that you have 18 months to obtain a cannabis business license upon receiving this notification.

Please be aware this notice does not convey license approval. Your application is moving forward, but you are not yet authorized to conduct any of the activities for any license type. To continue the process and receive your license, you must first complete the following steps:

1. **Engage with local governments.** Begin discussions with your local government early to understand and meet all local requirements, including zoning, any necessary conditional use permits, and retail registration (if applicable). You must secure a physical location that complies with local zoning ordinances and update your application documents showing you are compliant with all local requirements. You are strongly encouraged to do this at the earliest stage possible before you invest in any location.
2. **Submit final documents.** Preliminarily approved applicants will submit final application materials to OCM when they can demonstrate compliance with all applicable rules. The materials include details about the site location, final operational documentation, and documentation of any ownership changes, and are referred to as final plans of record. Links to complete online fillable forms that will make up your final plans of record are at: <https://mn.gov/ocm/businesses/licensing/final-plan-of-record.jsp>.
3. Once you have completed and submitted the online forms, you will receive PDFs of your final plans of record via email that must be uploaded to the Office of Cannabis Management (OCM) through Accela. OCM will forward your application to the local government indicated on your application.
4. **Local government zoning compliance certification.** Local governments have 30 days to certify that your application complies with zoning and land use ordinances. Important: be sure to engage early with your local government so that you understand their timelines and process for local zoning compliance certification. OCM recommends that preliminarily approved applicants wait until all the required items for local approval have been met with their local government before they submit their site registration. Additionally, be sure to remain in close communication with the local government to ensure that they are prepared to review the application. Please review the guidance for local governments regarding zoning compliance certification located here: <https://mn.gov/ocm/local-governments/localgovs.jsp> for awareness on what local governments will be required to complete for this stage.
5. **Site inspection.** After receiving local zoning compliance certification, OCM will schedule a pre-opening site inspection to verify that your physical location complies with all applicable laws and rules.
6. **Pay license fee.** Upon a successful site inspection, you will be able to pay the required license fee through Accela. Once payment is received, OCM will issue your cannabis business license with the appropriate endorsements.
7. **Retail registration (only for license types engaging in retail direct to consumers).** If your license involves retail sales, you must obtain a local retail registration from your local government after you have received your cannabis business license. The approval process for this is determined by the local government.

The licensing guidebook detailing the above steps is available on the [OCM licensing webpage](#); please review the information carefully. The guidebook contains important information about how to successfully complete the licensing process and also includes several suggestions about working on securing local approvals for zoning compliance and local retail registration. You should also review [Minnesota Statutes Chapter 342](#) for more information about statutory requirements.

OCM does not provide legal or business advice. To the extent that you feel you may need such services, you are encouraged to seek those out independently. Starting any business, including a cannabis business, carries risk, and you should never invest more than you are willing to lose.

Visit mn.gov/ocm for more information and resources. If you have questions related to your application, please contact the Licensing Division at ocm.licensing@state.mn.us. When contacting the licensing email, please include your application number at the beginning of the email subject line followed by the topic (example: Application Number – Background Check).

Again, congratulations on reaching this milestone in your ongoing efforts to secure a cannabis business license.

MN Office of Cannabis Management

Cannabis.info@state.mn.us

#9



TO: Honorable Mayor and City Council Members
FROM: Bill Waller, City Administrator *Bill*
DATE: July 24, 2025
RE: Personnel Committee Recommendations

The Personnel Committee has the following recommendations for consideration by the City Council:

1. The Personnel Committee is recommending that the City Council promote Brent Thesing to the position of Captain in the La Crescent Fire Department. Mr. Thesing has been a member of the Fire Department since 2020, and is currently the Department's Assistant Training Officer. Pursuant to the terms and conditions of the Fire Department Rules and Regulations, Mr. Thesing will serve a 12-month probationary period. The effective date of the promotion will be July 29, 2025. A letter from the Fire Chief regarding this recommendation is included.
2. The Personnel Committee is recommending that the City Council approve the internal posting of the Assistant Training Officer position in the Fire Department. A recommendation to fill the vacancy will be presented at a future City Council meeting. A letter from the Fire Chief is included.
3. The Personnel Committee is recommending that the City Council approve the hiring of five new Firefighters for the City of La Crescent. A letter from the Fire Chief that includes the names of the five new Firefighters is included.



To: Personnel Committee
Honorable Mayor and City Council Members
Bill Waller – City Administrator

From: Chief Josh Tarrence

Date: July 24th, 2025

RE: Personnel Changes

1. The recruitment and interview process for the open Captain position has been completed. Two letters of interest were submitted for the position. Both submitting parties were interviewed by Assistant Chief Payne, Assistant Chief Kreibich and myself. After consideration, we ask the council to approve promoting Brent Thesing to the position of Captain, effective July 29th, 2025. Pursuant to the terms and conditions of the Fire Department Rules and Regulations, Mr. Thesing will serve a twelve month probationary period as Captain.
2. Upon approval of Brent Thesing, the Assistant Training Officer position would be open. I ask for approval to open the recruitment process to fill the open Assistant Training Officer position.
3. We have completed the recruitment process for Firefighter. We received six applications. five of the six applicants responded for the written test, physical fitness test and interviews. Interviews were conducted by Assistant Chief Payne, Assistant Chief Kreibich and myself. Of the five applicants, three applicants have previous firefighter training and certifications and two of the applicants are certified Emergency Medical Technicians. With the high probability of retirements in the coming year, we are requesting approval to bring on all five applicants, to maintain staffing needs, to provide exceptional service to our community. The potential candidates are as follows:

Jaden George
Brad Northrup
Jacine Johanningmeier
Brandon Welke
Joe Sandvik

Upon approval, all five candidates will serve the required probationary period. During that period, the candidates will obtain any necessary certifications needed, they currently do not have.

Thank you for your attention and support.

Respectfully,

A handwritten signature in black ink, appearing to read 'JT', with a long horizontal flourish extending to the right.

Josh Tarrence
Fire Chief
La Crescent Fire Department



Member of The American Institute of Architects

EcoGreen Architects LLC

21316 Quarry Road
Caledonia MN 55921
(608) 317-1953

#10. a.

CITY OF LA CRESCENT
NEW CITY HALL AND LIBRARY
SPACE SURVEY
JANUARY 23, 2024
1 of 3

CITY HALL & LIBRARY - FIRST FLOOR		
DEPARTMENT	SPACE	AREA (SF)
LIBRARY		
	ART READING PROGRAMS	680
	SUPPLIES STORAGE	88
	CHILDREN'S BOOKS	1,260
	LIBRARY FRONT DESK	344
	STUDY MEETING	118
	STUDY MEETING	118
	TEEN'S BOOKS	600
	STUDY READING AREA	200
	GENERAL BOOK STACKS	1,746
	PUBLIC COMPUTERS	175
	PERIODICALS	208
	EMPLOYEE RESTROOM	58
	REPORTS BREAKROOM	100
	LIBRARIAN OFFICE	104
	LIBRARY SPACES SUBTOTAL	5,799
	MECH, STRUCTURE, MISC BLDG CIRCULATION	716
	LIBRARY COUNCIL MEETINGS	1,004
	LIBRARY SUBTOTAL	7,519
MOTOR VEHICLES		
	DMV OPERATIONS	411
BUILDING & ZONING		
	OFFICES, CONFERENCE & STORAGE	403
MISC SPACES		
	SOUTH BATHROOMS & JANITOR ROOM	225
	SOUTH CORRIDOR	444
	NORTH LOBBY & BOOK DROP	635
	NORTH MENS AND WOMENS BATHROOMS	579
	ELEVATOR & STAIRWAYS	484
	MECH, STRUCTURE, MISC BLDG CIRCULATION	437
	MISC SPACES SUBTOTAL	2,804
	DMV BLDG & ZONING MISC SUBTOTAL	3,618
	FIRST FLOOR TOTAL SF AREA	11,137

CITY HALL & LIBRARY - SECOND FLOOR		
DEPARTMENT	SPACE	AREA (SF)
ADMINISTRATION		
	CITY ADMINISTRATOR	273
	DEPUTY CLERK	224
	COMMUNITY DEVELOPMENT	192
	OPEN MAYOR ATTORNEY	192
	TEMPORARY APPRENTICE TRAINING AUDIT SUPPORT	66
	LARGE CONFERENCE ROOM	439
FINANCE		
	FINANCE DIRECTOR	277
	BOOKKEEPER 1	192
	BOOKKEEPER 2	192
	TEMPORARY APPRENTICE TRAINING AUDIT SUPPORT	96
	CURRENT FILE STORAGE	98
PUBLIC WORKS		
	PUBLIC WORKS DIRECTOR	230
	GREEN STEP SUSTAINABILITY COORDINATOR	192
	PARK & REC PROGRAMS COORDINATOR	192
	TEMPORARY APPRENTICE TRAINING AUDIT SUPPORT	40
PUBLIC ACCESS & RECEPTION UTILITY COLLECTIONS		
	PUBLIC ACCESS LOBBY	382
	SMALL PUBLIC CONFERENCE ROOM	186
	RECEPTION AND COLLECTIONS ADM ASSISTANCE	354
MISC SUPPORT AREAS		
	WOMEN'S BATHROOM	193
	LACTATION ROOM	75
	EMPLOYEE LUNCH BREAKROOM	306
	MAIL / WORKROOM	245
	MEN'S BATHROOM	208
	MAIN CORRIDOR	648
	IT SERVER ROOM	37
	ELEVATOR & STAIRWAYS	484
	MECH, STRUCTURE, MISC BLDG CIRCULATION	1,708
	SECOND FLOOR TOTAL SF AREA	7,721

DEPARTMENT	SPACE	AREA (SF)
MECHANICAL ROOM		
	FANS, PIPING, PUMPS, HEAT EXCHANGERS, WATER STORAGE	1,600
ELECTRICAL ROOM		
	TELEPHONE @ INTERNET EQUIPMENT	160
	POWER AND DISTRIBUTION PANELS	400
FINANCE STORAGE		
	SECURE FIREPROOF LONG-TERM FILE STORAGE	1,000
LIBRARY STORAGE		
	FRIENDS OF THE LIBRARY STORAGE	400
	GENERAL LIBRARY ROTATIONAL BOOK STORAGE	1,000
EMERGENCY OPERATIONS CENTER		
	MEETING SPACE	1,000
	STORAGE SPACE	1,000
	TEMPORARY EMERGENCY SAFE SPACE	2,000
MISC SPACES		
	ELEVATOR & STAIRWAYS	600
	MECH, STRUCTURE, MISC BLDG CIRCULATION	1,977
BASEMENT FLOOR TOTAL SF AREA		11,137
OFFICE KEY:		
STD OFFICE - 12 x 16 = 192 SF		
STD OFFICE + FILES - 14 x 16 = 224 SF		
DEPT HEAD + MTG - 12 x 24 = 288 SF		
STD OFFICE + FILES + MTG - 14 x 24 = 336 SF		



Member of The American Institute of Architects

EcoGreen Architects LLC

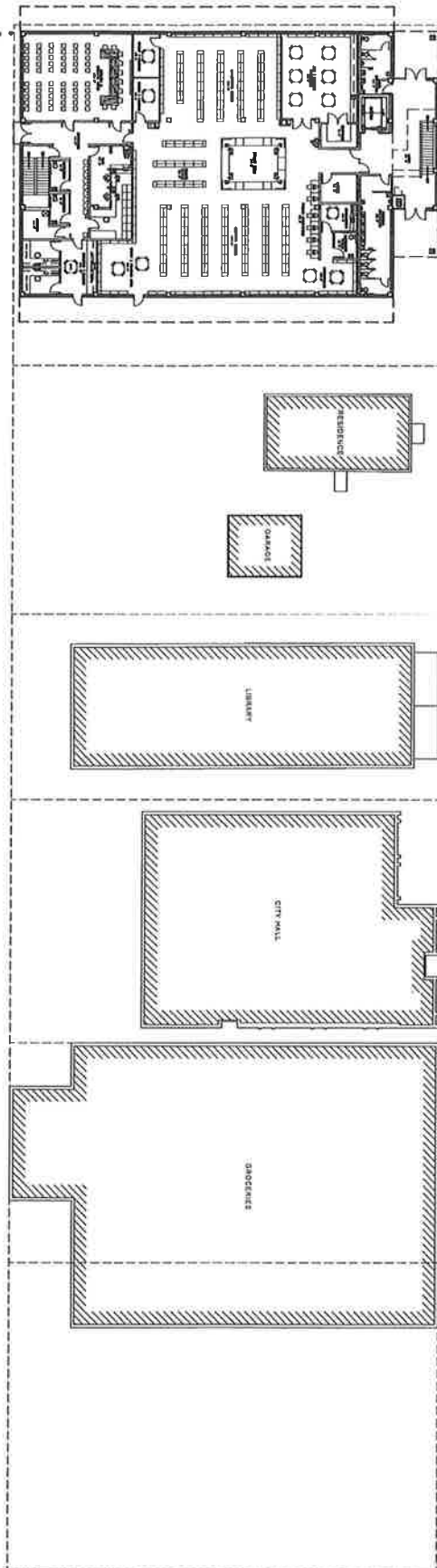
21316 Quarry Road
Caledonia MN 55921
(608) 317-1953

CITY OF LA CRESCENT
NEW POLICE STATION
SPACE SURVEY
JANUARY 23, 2024
1 of 2

POLICE STATION - FIRST FLOOR		
DEPARTMENT	SPACE	AREA (SF)
SALLEY PORT		
	OPEN GARAGE AREA WITH PARKING ELEC CHARGING STATION	1,305
	TWO(2) INTERVIEW ROOMS	166
	EVIDENCE ROOM	83
	DRUGS EVIDENCE ROOM	67
	WEAPONS EVIDENCE ROOM	67
	EXTERIOR AND INTERIOR STRUCTURE	312
	SALLEY PORT SUBTOTAL	2,000
BATHROOMS		
	BATHROOM SHOWER SERVING SALLY PORT	98
	WOMEN'S BATHROOM	143
	MEN'S BATHROOM	143
MISC SUPPORT SPACES		
	CONFERENCE LUNCH ROOM	418
	MECH ELEC ROOM	505
	ELEVATOR STAIRS	210
	COMPUTER ROOM	75
STATION		
	ASSISTANT CHIEF	221
	POLICE CHIEF	250
	SUPPLIES COPY WORKROOM	209
	MAIL BOXES CORRIDOR	400
	PATROLMAN'S WORKROOM	618
	RECEPTION SECRETARY	200
	DISPATCH	100
	MECH, STRUCTURE, MISC BLDG CIRCULATION	834
PUBLIC SPACES		
	PUBLIC ACCESS	280
	VESTIBULE	64
	INTERVIEW ROOM	96
	STATION SUBTOTAL	4,864
	CONDITIONED FIRST FLOOR SF AREA	6,864
	OPEN COVERED FIRST FLOOR PARKING SF AREA	5,102

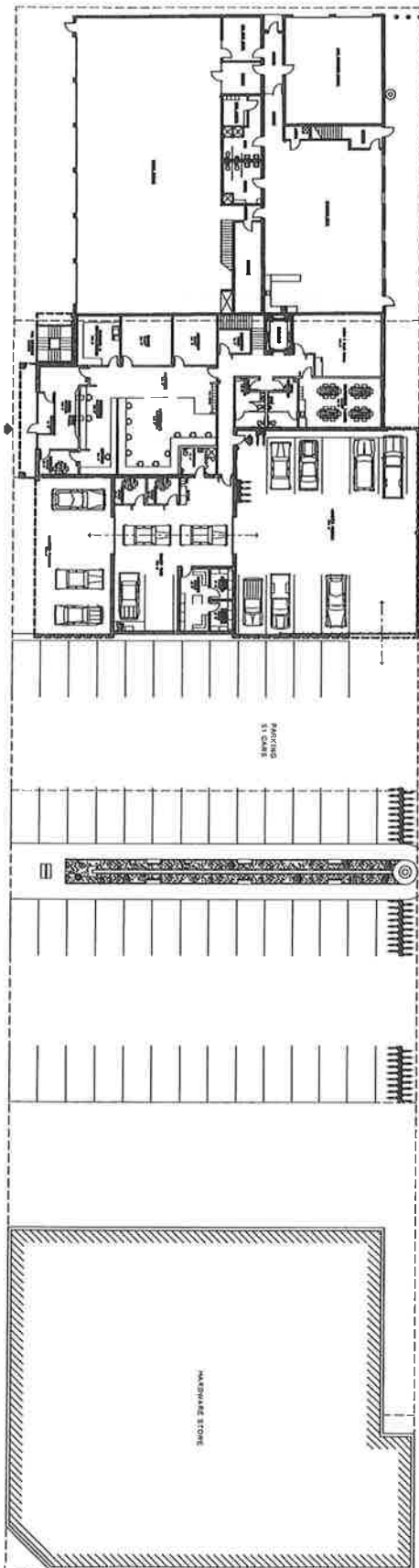
POLICE STATION - SECOND FLOOR		
DEPARTMENT	SPACE	AREA (SF)
LOCKER BATHROOMS		
	WOMEN'S LOCKER ROOM	244
	MEN'S LOCKER ROOM	244
	UNISEX TOILET SHOWER ROOM	98
	UNISEX TOILET SHOWER ROOM	115
	LACTATION ROOM	75
MISC INTERIOR SUPPORT AREAS		
	ELEVATOR & STAIRWAY	291
	CORRIDOR	579
	ARMORY	296
	WORKING SECURE FILE STORAGE	486
	LONG-TERM SECURE FILE.EVIDENCE STORAGE	989
	MECH, STRUCTURE, MISC BLDG CIRCULATION	371
MISC EXTERIOR SUPPORT AREAS		
	EXTERIOR STAIRWAY FIRE DEPT PRACTICE STAIRS - 180 SF	
	EMPLOYEE ROOF GARDEN AND OBSERVATION DECK - 1012 SF	
CONDITIONED SECOND FLOOR SF AREA		3,788
(CONDITIONED FIRST & SECOND FLOOR SF AREA)		10,652
OFFICE KEY:		
STD OFFICE - 12 x 16 = 192 SF		
STD OFFICE + FILES - 14 x 16 = 224 SF		
DEPT HEAD + MTG - 12 x 24 = 288 SF		
STD OFFICE + FILES + MTG - 14 x 24 = 336 SF		

Oak Street



Main Street

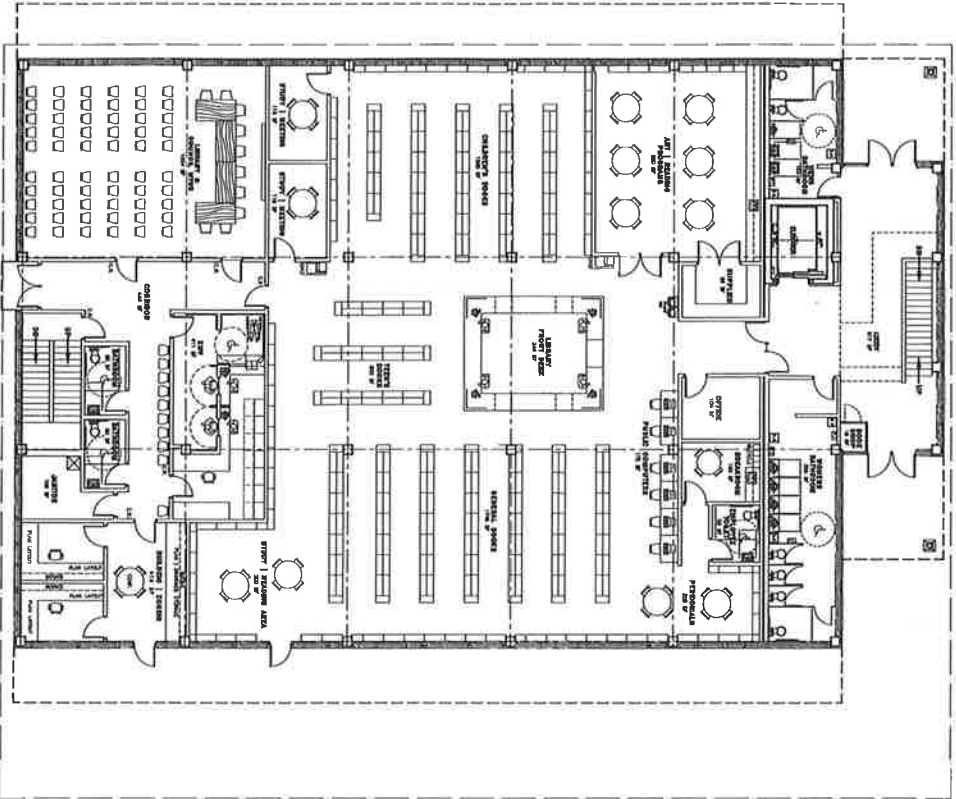
Walnut Street



First Street

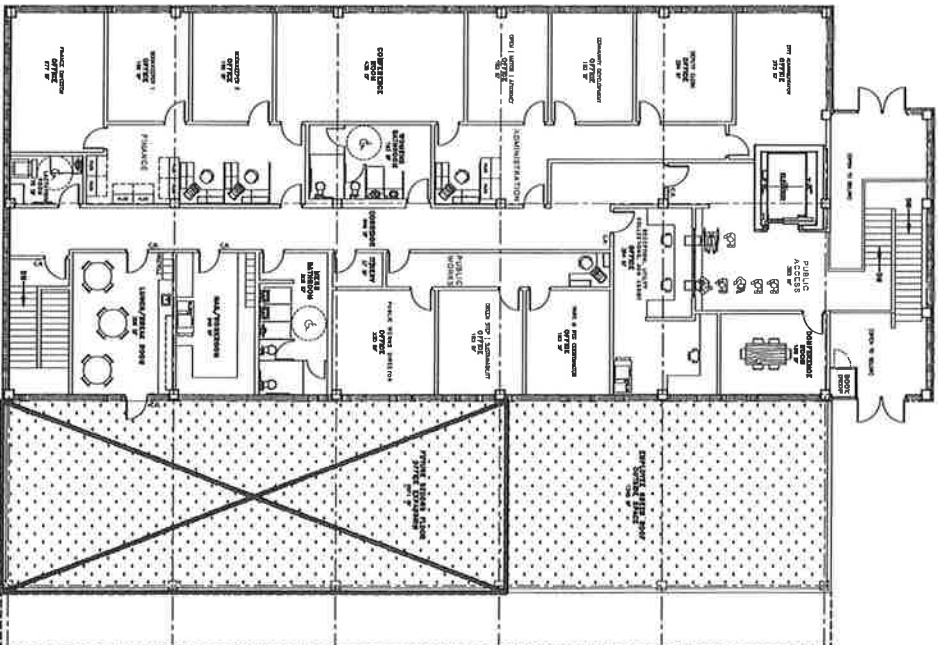
EcoGreen Architects LLC

Main Street



1 LIBRARY AND CITY HALL FIRST FLOOR PLAN

Alley

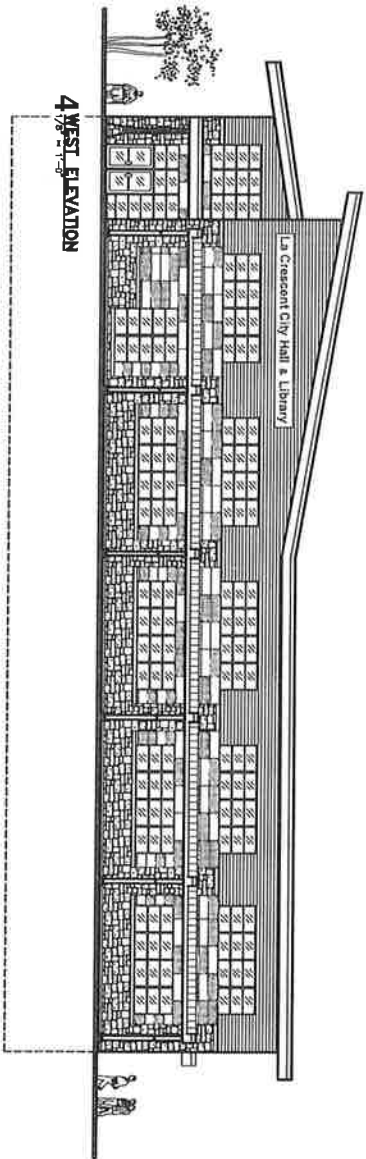
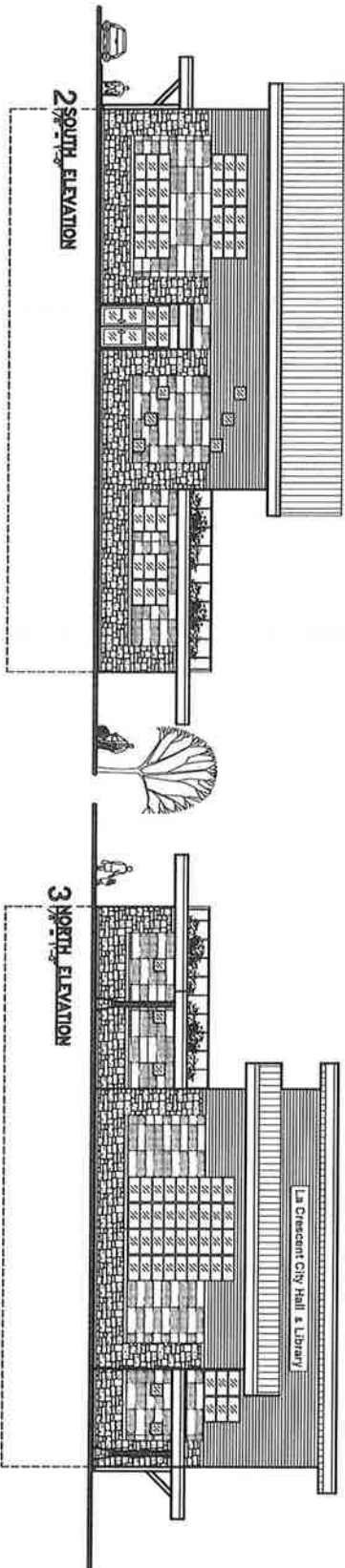
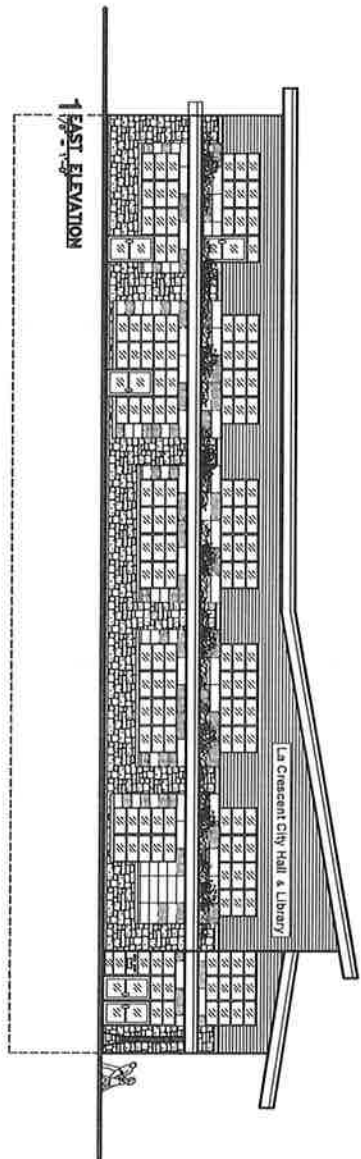


2 LIBRARY AND CITY HALL SECOND FLOOR PLAN

EcoGreen
Architects LLC
2222 LA CRESCENT BLVD
DUNDAS, ONT L9H 4R3

LACRESCENT CITY HALL & LIBRARY
MAIN STREET
LA CRESCENT, MN 55947

A101



EcoGreen
Architects, LLC
2201 QUARRY ROAD
DINO 557-1180

LACRESCENT CITY HALL & LIBRARY
MAIN STREET
LA CRESCENT, MN 55947

Scale: 1/8" = 1'-0"
Date: 10/1/2014
Drawn by: [Name]
Checked by: [Name]
Reviewed by: [Name]

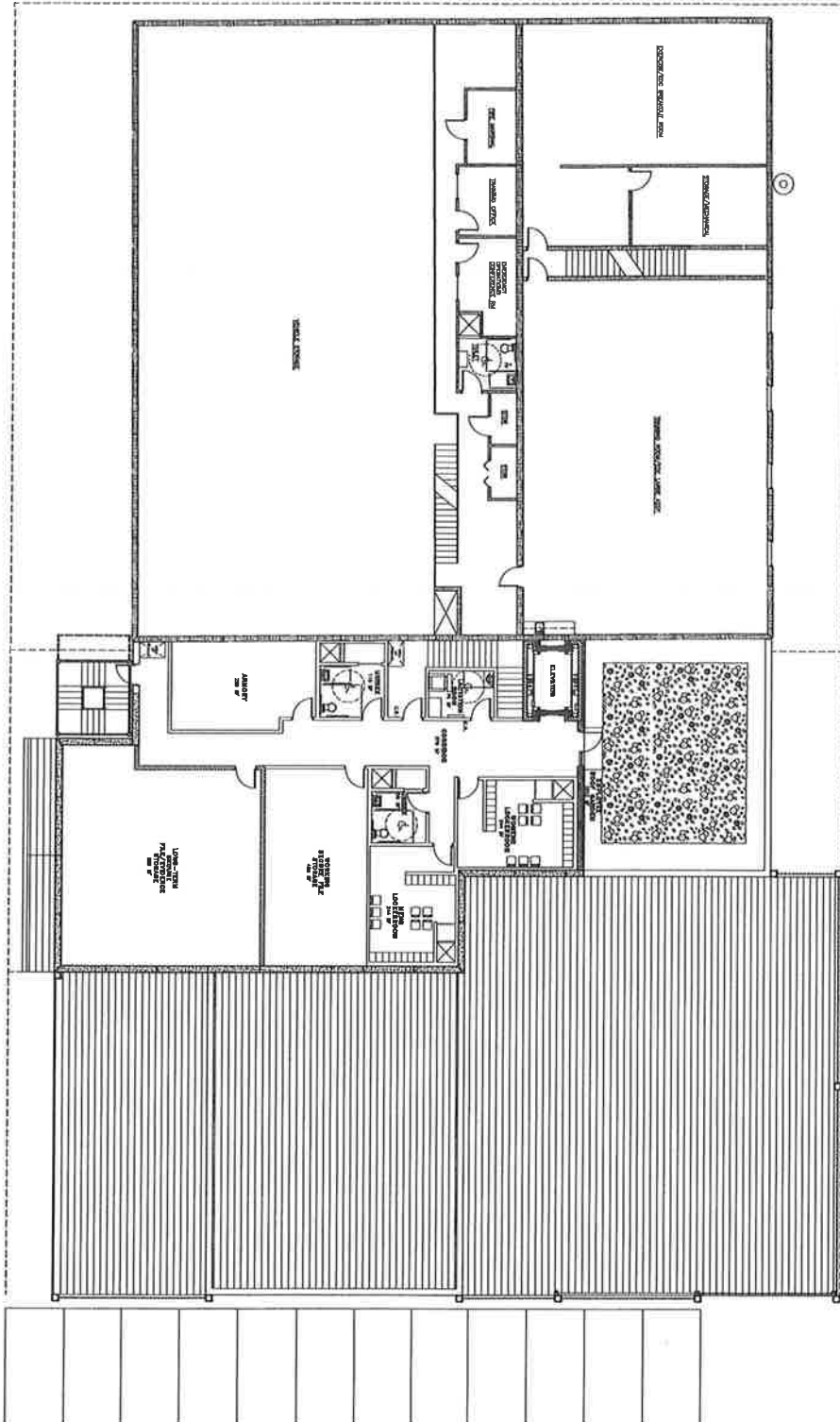
JOB # 201404
DATE 10/1/2014

PLAN 1/8" = 1'-0"

ELEVATIONS

A200

.....



1 POLICE STATION SECOND FLOOR PLAN
1/8" = 1'-0"
COURTESY-218 3/1

LACRESCENT POLICE STATION
FIRST STREET
LA CRESCENT, MN 55947

2002000 FLORES PLAIN
JAN 21, 2003
JOB # 2002477
PLAT 1/2" = 1'-0"

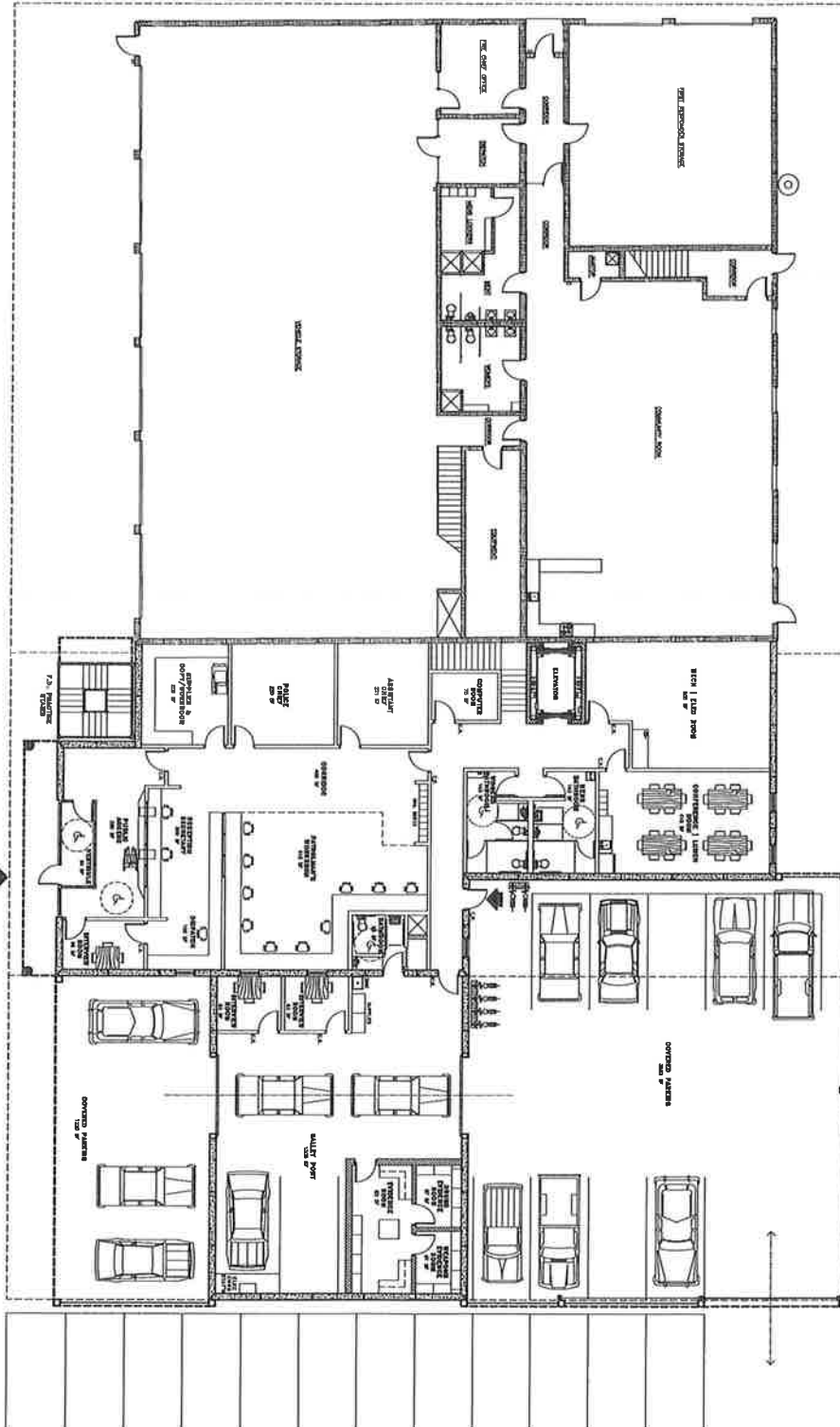
A102

Oak Street

Alley

First Street

1 POLICE STATION FIRST FLOOR PLAN
 1/8" = 1'-0" (1/8" = 1'-0")



Ecogreen
 Architecture LLC
 2700 LA CRESCENT ROAD
 (612) 377-1800

LACRESCENT POLICE STATION
 FIRST STREET
 LA CRESCENT, MN 55947

A101

FIRST FLOOR PLAN

PLAT 1/8" = 1'-0"

DATE: 8/20/2017
 JOB: 2017-0004

PROJECT: 2017-0004

PROJECT: 2017-0004

PROJECT: 2017-0004

PROJECT: 2017-0004

PROJECT: 2017-0004

PROJECT: 2017-0004

PROJECT: 2017-0004

PROJECT: 2017-0004

PROJECT: 2017-0004

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PROJECT: 2017-0004

PROJECT: 2017-0004

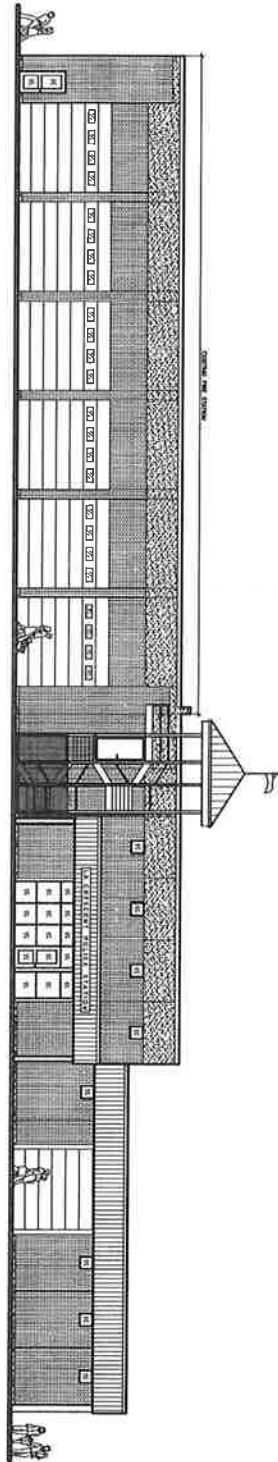
PROJECT: 2017-0004

PROJECT: 2017-0004

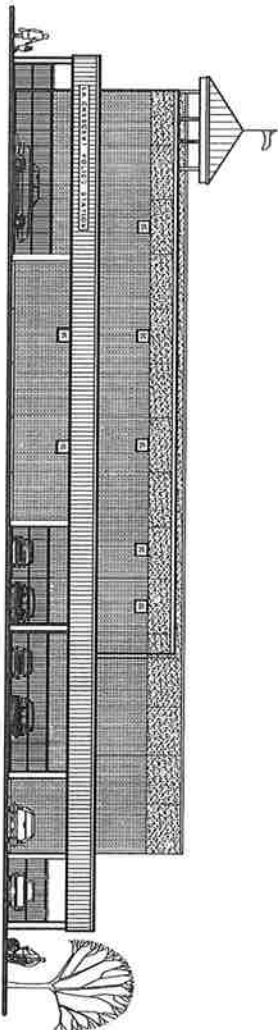
PROJECT: 2017-0004

PROJECT: 2017-0004

PROJECT: 2017-0004



1 POLICE STATION SOUTH ELEVATION



2 POLICE STATION EAST ELEVATION

EcoGreen
Architects LLC
2701 BAYVIEW BLVD
SUITE 300
MINNEAPOLIS, MN 55412

LACRESCENT POLICE STATION
FIRST STREET
LA CRESCENT, MN 55947

A200

POLICE STATION
EAST ELEVATION

PLAT 1/8" = 1'-0"

JOB # 200107

JAN 21, 2004

REVISIONS

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWING.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND SPECIFICATIONS.

#10.b.



MEMORANDUM

TO: Mayor, City Council

FROM: Larry Kirch, Community Development Director 

DATE: July 28, 2025

SUBJECT: Item 10: City Hall/Public Library/Police Department Facilities Discussion (USDA Loan/Grant for Public Safety Facility – and 2026 Bonding Bill application).

At a special meeting on January 29th, 2024, the council and public were presented with an update on long range planning for new Public Safety, Library/City Hall buildings. On February 12th, 2025 the council directed the staff to have an “initial customer meeting” with the USDA Rural Development (RD) staff. The city staff submitted the pre-application materials for the USDA RD Community Facilities loan program. On May 12, 2025, the city council received an update on the USDA RD loan process. The USDA would consider a loan up to \$10,000,000 (see attached USDA letter).

The City Hall/Library and Public Safety building projects are estimated to cost \$16.3 million (2024 dollars). The attached letter from Northland Securities indicates that the city’s “total amount of outstanding debt cannot exceed \$19,596,072. As of December 2, 2024, the City has \$6,362,000 subject to the legal debt limit. The legal debt margin as of December 2, 2024 is \$13,234,072.”

Estimated Construction Costs (2024 dollars):

- City Hall/ Library - \$11,405,000
- Public Safety Building - \$5,331,000

The city could borrow funds to do one project but not both and the city must consider the overall debt burden for these projects. The city submitted a 2026 Minnesota Management and Budget “bonding bill” application for the Public Safety/EOC building project. If funded, this would reduce the USDA loan by 50 percent and replace the city borrowing with state general obligation bonds. The city will not know the outcome of the bonding bill application until the end of May, 2026.

City staff recommends that the city continue with the USDA RD process. The city staff will prepare budget estimates for the cost of preparing a Feasibility Study; selecting an architectural firm to prepare a Preliminary Architectural Report; preparing an Environmental Assessment, and obtaining a Certified Appraisal. It will be beneficial for the city to complete the Feasibility Study and Preliminary Architectural Report prior to state legislator site visits (typically February).

Attachments: USDA Letter, Letter from Northland Securities

CITY OF LA CRESCENT
315 Main Street
P.O. BOX 142
La Crescent, MN 55947
P: (507) 895-2595
cityoflacscent-mn.gov



Rural Development

Notice of Eligibility

1810 30th St NW
Suite 3
Faribault, MN 55021

Voice 507.332.7418
Fax 855.804.4099

April 10th, 2025

City of La Crescent
315 Main Street
La Crescent, MN 55947

Dear Mayor Poellinger:

We have reviewed your application for Federal assistance under the USDA – Rural Development, Community Facilities Loan and Grant program for the proposed project. We have made the determination that your proposal is eligible for funding by the agency and can compete with similar applications for funding during this fiscal year. This determination was made based on the information that was available at this time. If your organization's financial conditions or other information becomes available relating to your eligibility, the agency may make a future determination that your organization is no longer eligible for agency funding.

You requested \$10,000,000.00 of Federal funding in your application form and we are willing to consider this amount based on the information at this time. An application conference will be necessary to proceed with your application. Please contact me at Kyle.Boelter@usda.gov to set up a time for the application conference.

USDA Rural Development would like to make you aware of an opportunity to gain additional project priority points for your proposed project. Section 6025 of the Farm Bill created the Strategic and Community Development priority. This priority, gives applicants additional scoring points if the project should help support a "Multi-Jurisdictional Strategic Economic Development Plan." If your organization would like your project considered for the points please contact our office and we will provide you with the application.

You are advised against taking any actions or incurring any obligations, which would limit the range of alternatives to be considered or which would have an adverse effect on the environment until funds from Rural Development are actually made available. Satisfactory completion of the environmental review process must occur prior to the issuance of the letter of conditions.

Please feel free to contact me if you have any questions.

Sincerely,

Kyle Boelter

Kyle Boelter
Area Specialist

Edward Gilmore

Edward Gilmore
Area Specialist

Cc: S/O Community Programs



February 19, 2025

Bill Waller, City Administrator
City of La Crescent
315 Main Street
P.O. Box 142
La Crescent, MN 55947

RE: Financing Capital Improvements

Dear Bill:

This letter is offered to the City of La Crescent (the “City”) to provide information on authority granted by Minnesota Statutes, and limitations that apply, for the City to finance a City Hall/Library Building and Public Safety/EOC Building (the “Project”) through issuance of municipal securities or other form of obligation. The City estimates the cost of the Project at approximately \$16.30 million, not including costs related to financing.

The City has engaged Northland Securities as Underwriter to provide the City with advice on the issuance of municipal securities to finance the Project. The information provided in this letter is for the City’s planning purposes only and is not an offer of terms from Northland. The information contained in this letter has been derived from sources believed to be reliable but is not guaranteed as to accuracy and completeness and does not purport to be a complete analysis of the material discussed.

Capital Improvement Plan (CIP) Bonds

Pursuant to Minnesota Statutes, Section 475.521 (the “CIP Act”) Minnesota cities may issue General Obligation Capital Improvement Plan Bonds (the “CIP Bonds”) to finance the construction and maintenance of a city hall, town hall, library, public safety facility, and public works facility. CIP Bonds may not be used to finance any other type of facility or improvement. Expenditures for eligible capital improvements incurred before adoption of the capital improvement plan are allowed if included in a written plan (the “CIP Plan”) approved at or prior to the public hearing on the issuance of CIP Bonds. Certain requirements and limitations apply to CIP Bonds.

Main 612-851-5900 | Toll Free 800-851-2920

150 South 5th Street, Suite 3300 | Minneapolis, MN 55402

NorthlandSecurities.com | Member FINRA and SIPC | Registered with SEC and MSRB

CIP Act Requirements

Pursuant to the CIP Act, the projects to be financed must be included in a capital improvements plan that meets the criteria of the CIP Act. The CIP Plan must cover at least a five-year period beginning with the date of its adoption. The CIP Plan must set forth the estimated schedule, timing, and details of specific capital improvements by year, together with the estimated cost, the need for the improvement, and sources of revenue to pay for the improvement.

The CIP Plan must also include information about the following factors required by the CIP Act to be considered by the city council:

- Condition of the municipality's existing infrastructure, including the projected need for repair or replacement.
- Likely demand for the improvement.
- Estimated cost of the improvement.
- Available public resources.
- Level of overlapping debt in the municipality.
- Relative benefits and costs of alternative uses of the funds.
- Operating costs of the proposed improvements.
- Alternatives for providing services most efficiently through shared facilities with other municipalities or local government units.

The CIP Plan may be a document prepared specifically for authorizing the issuance of CIP Bonds or it may be incorporated into other capital improvement planning by the city.

CIP Act Debt Limitations

The maximum amount of CIP Bonds is limited by the CIP Act. The maximum principal and interest payable in any year for all outstanding CIP Bonds of the City cannot exceed 0.16% of the estimated market value of taxable property in the city. This calculation is made using the estimated market value for taxes payable year in which the bonds are issued and sold.

The CIP Bonds are subject to the debt limit for cities with a population of 2,500 or more. The City's population is estimated at 5,279 (2024 City estimate).

Under Minnesota Statutes, Chapter 475, with few exceptions, municipalities cannot incur debt in excess of 3% of the assessor's estimated market value for the municipality (the "Statutory Debt Limit"). In the City, the 2023/2024 estimated market value is \$653,202,400. Therefore, the total amount of outstanding debt cannot exceed \$19,596,072. As of December 2, 2024, the City has \$6,362,000 subject to the legal debt limit. The legal debt margin as of December 2, 2024 is \$13,234,072. The City has a history of issuing the following types of general obligation bonds, for example, that are subject to the Statutory Debt Limit:

- General obligation capital improvement bonds (Minnesota Statutes, Section 475.521)
- General obligation street reconstruction bonds (Minnesota Statutes, Section 475.8, Subdivision 3b)
- General obligation equipment certificates of indebtedness bonds (Minnesota Statutes, Chapter 475 and Minnesota Statutes, Section 412.301)

As a general rule Minnesota law provides that bonds that are 100% supported by property taxes are subject to the Statutory Debt Limit, with few exceptions. There is not an exception for CIP Bonds.

A separate limitation under the CIP Act is that, without referendum, the total amount of principal and interest in any one year on all CIP Bonds issued by the City cannot exceed 0.16% of the total estimated market value in the municipality (the "Levy Limit"). In the City, that maximum annual debt service amount is calculated at \$1,045,124 ($\$653,202,400 \times 0.16\%$) as of December 2, 2024.

Funding for the Project

The City does not currently have sufficient capacity under the CIP Act to issue CIP Bonds in the estimated par amount of \$16.76 to finance the Project, inclusive of the estimated construction cost (\$16.30 million) and the estimated cost of financing (\$0.46 million). This amount exceeds the City's Statutory Debt Limit as of December 2, 2024 in the amount of \$3,525,928.

The estimated maximum annual debt service amount for the estimated par amount of the bonds (\$16.76 million) is \$1,165,766 which exceeds the Levy Limit for the CIP Bonds estimated as of December 2, 2024. The maximum annual debt service is estimated based on estimated tax-exempt, non-bank qualified municipal bond rates for 'A1' rated bonds, as of February 13, 2025, a true interest cost of approximately 4.3%, among other assumptions.

While the City ('A1' assigned Moody's Investors Service bond rating) has successfully issued and managed issuance of general obligation bonds, specifically CIP Bonds, for previous projects, the City's ability to secure funding for the Project through issuance of CIP Bonds at the proposed amount is not feasible based on the CIP Act debt limitations that apply.

Limitations aside, the issuance of CIP Bonds at the estimated par amount of \$16.76 million will increase the City's debt per capita. The City's direct debt per capita is \$1,931 as of December 2, 2024. This is calculated based on direct general obligation debt of \$10,192,000 as of this same date and the City's estimated population.

While the City's capacity for issuance of CIP Bonds may increase based on growth in the City's estimated market value and amortization of current bonds outstanding that are subject to the Statutory Debt Limit, the planned issuance of other types of bonds that are subject to the

Statutory Debt Limit, such as for planned street reconstruction in the City, is a limiting factor for the City to issue CIP Bonds. The City adopted the "2025 to 2029 Street Reconstruction Plan" on November 12, 2024, that authorizes the issuance of up to \$6.0 million in general obligation street reconstruction bonds that are subject to the Statutory Debt Limit. The City has not yet issued bonds that are subject to this adopted street reconstruction plan, but it has plans to do so.

Northland appreciates the opportunity to offer service to the City. Please let me know if you have questions or comments for me on the information within this letter. I can be reached by telephone at 612-851-4964 or by email at tomdal@northlandsecurities.com.

Sincerely,

NORTHLAND SECURITIES, INC.

A handwritten signature in black ink that reads "Tammy Omdal". The signature is written in a cursive, flowing style.

Tammy Omdal
Managing Director

2026

La Crescent, City of

Projects Summary

(\$ in thousands)

Project Title	Priority Ranking	Funding Source	Project Requests for State Funds		
			2026	2028	2030
La Crescent Community Ice Arena - R-22 Ice System Replacement Solar Installation	1	GO	\$ 2,268	\$ 0	\$ 0
La Crescent Public Safety-EOC Center	2	GO	\$ 3,384	\$ 0	\$ 0
Total Project Requests			\$ 5,652	\$ 0	\$ 0
General Obligation Bonds (GO) Total			\$ 5,652	\$ 0	\$ 0

La Crescent Community Ice Arena - R-22 Ice System Replacement| Solar Installation**AT A GLANCE****2026 Request Amount:** \$2,268**Priority Ranking:** 1

Project Summary: \$2,519,801 in state funds as part of a \$5,039,602 million dollar project to design, construct and replace the R-22 ice system, install rooftop solar, install a Low E ceiling, replace the rink floor, replace the glycol system, install life safety improvements and replace the dasher board system at the La Crescent Community Ice Arena.

Project Description

The city partnered with the La Crescent Youth Hockey Association (Lancer Youth Hockey - LYHA), in 1997 to construct the La Crescent Community Ice Arena. The city commissioned an Ice System Evaluation Study in 2022 which was completed in early 2023. The study evaluated the current system, its limitations, its use of R-22 refrigerant and options for replacement as well as other aspects of the building's systems. The 28-year-old ice system is beyond its useful life and a new system will eliminate the potential to leak banned R-22 refrigerant, eliminate ongoing emergency repairs, reduce energy costs, and produce carbon free electricity. Replacing the ice system and installing a Low-E ceiling will increase the energy efficiency of the building by over 40 percent. The rooftop solar project is also expected to have a payback of less than 15 years. Replacing the concrete floor and the failing glycol system under the floor is best done when the ice system is being replaced. Replacing the outdated dasher boards is a safety improvement and is also best done when replacing the floor. The facility is utilized 8 1/2 months per year, and the upgrades will extend the ice availability to 11 months. The facility is a tremendous regional asset and serves both residents and youth hockey teams as well as hosting regional events and training camps.

Regional/Community Usage of the Rink:

- La Crescent High School Hockey Team – Games and Practices
- Winona State University (WSU) Men's Club Team – Games and Practices
- University Wisconsin La Crosse (UWL) Women's Club Team – Games and Practices
- UWL Men's Club Team – Practices until their primary rink has ice
- Figure Skating Club – Practices in the fall and spring when their primary rink doesn't have ice
- Adult Co-Ed League – Play games weekly. Only 18+ League in a 60 Mile Radius
- Five7 Club Teams and Camps by local resident and a retired NHL player
 - o Former Head High School Hockey Coach - now Semi-Pro Hockey Coach
 - o Camps and Club Teams attract players from all over Southeast MN (Rochester, Austin, Hastings, Winona) and Western Wisconsin (La Crosse, Onalaska, West Salem, Viroqua, Sparta).
 - o Clubs and Camps can run almost year around if ice was available.
- Sled Hockey Team
 - o Working to bring the team to La Crescent as their home rink.
 - o Sled Hockey Team has players from Houston and Caledonia, MN

The city and Lancer Youth Hockey have been good stewards of the Community Ice Arena have been diligent with maintenance including replacing the compressors four times since 1997, replacing fan motors, replacing the inefficient dehumidification system in 2016, replacing the fire suppression piping, re-calked the joints in the precast building panels, converted the lights to LED, purchased an electric ice resurfacing machine to improve indoor air quality, replaced the roof in 2021 and completed an exterior paint sealing project in 2024.

The new roof in 2021 allows for the city to advance its Minnesota Green Step Community efforts to install solar on city buildings. The city has completed several solar projects on city properties and recently completed an RFP process for several additional solar installations, one of which is the Community Ice Arena. The ice arena rooftop solar project is sized to serve just the community ice arena.

The replacement of the ice system, floor, and boards along with adding the Low E ceiling and rooftop solar is beyond what the city and community can do on its own. The city is ready to move forward but the city is in need of significant financial assistance to implement the proposed projects. This project was submitted in 2024 for consideration by the state.

Project Costs in 2026 dollars and include design, construction, contingency, engineering, legal, financial, administrative.

Replace Transmission Mains: \$151,165
Replace Ice Rink Floor: \$1,637,626
Dasher Board System Replacement: \$386,312
Refrigeration Room and Life Safety Systems: \$64,833
Low E Ceiling: \$142,767
Ice System: \$2,191,899
Rooftop Solar: \$465,000
Total: \$5,039,602

Proposed Project Cost Breakdown:
State 2026 Capital Budget: \$2,519,801
Lancer Youth Hockey Funding: \$250,000
City Tax Abatement Bonds: \$2,269,801

Project Rationale

The project will extend the life of the La Crescent Community Ice Arena for another 25-30 years and protect current investments while expanding its use to 11 months. Replacement of the aging ice system is more ecologically friendly as it now uses R-22 refrigerant and is eight years beyond its useful life. Upgrading the ice system will use less energy and with the addition of the Low E ceiling and solar project, will assist the city in its goal to reduce energy use.

The city recently was awarded Step 5 in the Minnesota Green Step Cities Program for its efforts to achieve community sustainability and quality of life goals. For example, the city used the B-3 Benchmarking system to measure the improved efficiency of replacing the very inefficient dehumidification system which tracked an immediate and significant reduction in energy costs. The conversion to LED lights saves the city over \$8,000 per year in energy costs at the arena. A new ice system will be 20-25% more energy efficient than the current system and a Low-E ceiling is expected 2025 to add another 20 percent in energy efficiency. The rooftop solar project has a positive proforma with payback within 15 years. Energy costs can be reduced from \$50,000 dollars per year to

\$5,000 dollars per year and the cost savings can be used for debt serving for the project.

The Covid-19 pandemic impacted the use of the facility and resulted in a loss of revenue and delayed several smaller ice arena projects. The city is now able to move ahead with these projects. Program growth has been steadily increasing as a result of the hard work of LYHA and the professional approach to managing the facility and programs.

Registration Numbers:

- 20/21 Season – 73
- 21/22 Season – 93
- 22/23 Season – 102
- 23/24 Season – 119
- 24/25 Season – 135

Registration Cost and Cost to Play:

- One of the lowest costs to play in the State of MN.
- Attempting to keep costs as low as possible to continue to grow the program and reverse the assumption that hockey is expensive.
- First year skaters are no charge
- Equipment is provided at no charge as long as LYHA has equipment that fits.

Project Timeline

The project will take approximately 16-18 months to complete from notification that funding is secured. Longer lead times are commonplace and therefore construction could take longer. The goal is to minimize disruption to facility use.

Timeline if funded:

- Capital Budget Award: May 31, 2026
- Grant Agreement signed August 31, 2026
- Design Complete: December 31, 2026
- Bidding: March 1, 2027
- Award Contract: May 1, 2027
- Preconstruction Meeting: May 15, 2027
- Construction: May 16 - December 31, 2027

Other Considerations

The facility has been in place for 28 years and the project has wide community support along with support from the Mayor and City Council, School District, and Lancer Youth Hockey. For 28 years, the Community Ice Arena has been a valuable asset for the community, especially the youth in the area. Eriah Hayes, a La Crescent native, grew up in Lancer Youth Hockey and went on to play hockey for Minnesota State University-Mankato and then in the NHL with the San Jose Sharks. Mr. Hayes was the high school hockey coach with the La Crescent-Hokah Lancers for the last five years and helped grow the program. Community facilities such as the community ice arena provide the youth of the community and area with the opportunity to participate in healthy extracurricular activities. The facility is an economic asset to the community and region where families from throughout the Midwest come to La Crescent and spend a week at training camps or for tournaments.

Keeping the La Crescent Community Ice Arena in top shape assures that Minnesota residents will use a Minnesota facility rather than a competing nearby facility in Onalaska, WI.

Impact on State Operating Subsidies

N/A No state operating dollars are associated with this request. The city does not use any state dollars to operate the facility.

Who will own the facility?

City of La Crescent

Who will operate the facility?

City of La Crescent. The city will administer the project. The Community Ice Arena is managed and operated in partnership with Lancer Youth Hockey. The facility is financially supported through fees, fundraising and charitable gambling revenue.

Who will use or occupy the facility?

Community residents of La Crescent, Lancer Youth Hockey, Minnesota residents travelling for to La Crescent for games and training camps, school hockey teams, Winona State University, UW-La Crosse men and women's club teams, figure skaters, adult hockey clubs.

Public Purpose

The La Crescent Community Ice Arena is publicly owned by the city and the city has a long-term lease of the land from the La Crescent-Hokah School District. The ice arena is truly a community facility as it is open to the public for open skating as well as for the school hockey programs, training camps, high school graduation, fundraising events and birthday parties. The site is adjacent to Abnet Field, a softball and baseball facility and the ice arena is used as a storm shelter facility in severe weather.

Description of Previous Appropriations

None

Project Contact Person

Larry Joseph Kirch
Community Development Director
507-895-4096
lkirch@cityoflacrescent-mn.gov

La Crescent, City of

Project Detail

(\$ in thousands)

La Crescent Community Ice Arena - R-22 Ice System Replacement | Solar Installation

PROJECT FUNDING SOURCES

Funding Source	Prior Years	FY 2026	FY 2028	FY 2030
State Funds Appropriated and Requested				
General Obligation Bonds	\$0	\$2,268	\$0	\$0
State Funds Pending				
Non-State Funds Already Committed				
Non-Governmental Funds	\$0	\$250	\$0	\$0
Non-State Funds Pending				
City Funds	\$0	\$2,793	\$0	\$0
TOTAL	\$0	\$5,311	\$0	\$0

TOTAL PROJECT COSTS

Cost Category	Prior Years	FY 2026	FY 2028	FY 2030
Property Acquisition	\$0	\$0	\$0	\$0
Predesign Fees	\$0	\$0	\$0	\$0
Design Fees	\$0	\$0	\$0	\$0
Project Management	\$0	\$0	\$0	\$0
Construction	\$0	\$5,039	\$0	\$0
Relocation Expenses	\$0	\$0	\$0	\$0
One Percent for Art	\$0	\$0	\$0	\$0
Occupancy Costs	\$0	\$0	\$0	\$0
Inflationary Adjustment	\$0	\$272	\$0	\$0
TOTAL	\$0	\$5,311	\$0	\$0

STATUTORY REQUIREMENTS

The following requirements will apply to projects after adoption of the bonding bill.	
Has the project owner requesting state funds reviewed and agree to meet the applicable capital requirements listed in the "Statutory Requirements" below and in the "Capital Budget Requirements" section of the MMB Capital Budget Instruction documents?	Yes
Is this project exempt from legislative review under M.S. 16B.335 subd. 1a?	No
Predesign Review (M.S. 16B.335 subd. 3):	

STATUTORY REQUIREMENTS

The following requirements will apply to projects after adoption of the bonding bill.	
Does this request include funding for predesign?	No
Has the predesign been submitted to the Department of Administration?	No
Has the predesign been approved by the Department of Administration?	No
Will the project design meet the Sustainable Building Guidelines under M.S. 16B.325?	Yes
Will the project designs meet applicable requirements and guidelines for energy conservation and alternative energy sources (M.S. 16B.335 subd. 4 and 16B.32)?	Yes
Will the project comply with the targeted group purchasing requirement (M.S. 16C.16 subd. 13)?	Yes
Will the project meet public ownership requirements (M.S. 16A.695)?	Yes
Will a use agreement be required (M.S. 16A.695 subd. 2)?	Yes
Will program funding be reviewed and ensured (M.S. 16A.695 subd. 5)?	Yes
Will the matching funds requirements be met (M.S. 16A.86 subd. 4)?	Yes
Will the project be fully encumbered prior to the Cancellation Deadline (M.S. 16A.642): December 31, 2030?	Yes
M.S. 16A.502 and M.S. 16B.31 (2): Full Funding Required	Yes
M.S. 473.4485: Guideway Project	
Is this a Guideway Project?	N/A
Is the required information included in this request?	N/A
Has the governing body of the political subdivision passed a resolution of support, which indicates this project's priority number if the applicant is submitting multiple requests?	Yes

La Crescent Public Safety-EOC Center

AT A GLANCE**2026 Request Amount:** \$3,384**Priority Ranking:** 2**Project Summary:** Final design, property acquisition and construction of a new Public Safety/Emergency Operations Center for the City of La Crescent, MN. The project is part of the city's downtown revitalization project to redevelop a city block with a new City Hall/Library, Public Safety, and outdoor entertainment venue in the heart of the city's downtown.**Project Description**

The city is requesting \$3,384,000 in state funds for a project with total costs of \$6,760,000 (2025 dollars plus system calculated inflation). The city has preliminary approval for USDA Rural Development Loan funds for the project. The city is seeking state GO bonding funds in order to reduce the property tax burden on city residents by reducing the amount borrowed from the USDA for this critical public safety project. The city has been working for over a decade on implementing the downtown strategic plan that includes plans for the city's government campus. The Police Department and all of city hall functions out of the old fire station which has had multiple conversion of space into various municipal departments. Only recently, the city council moved their meetings to the community center to free up space in city hall for administrative offices. The Police Department operates out of the back of the city hall in approximately 500 square feet of space. The city hall building is expected to be replaced with a new city hall and library building, however, construction of both a city hall/Library as well as a new public safety/EOC is over \$16,000,000 in 2025 dollars. So, the city has to break up the projects and the city can only realistically proceed with the public safety building at this time.

The site is adjacent to the existing Fire Station/Community Building. The city has acquired all but one property for the project. The city has an option to purchase that last parcel (see attached aerial photo of properties and acquisition dates/status). The city has spent \$465,000 since 2021 to acquire properties for this part of the municipal campus. A portion of the funds would be used to exercise the purchase option and acquire the last property. The property owner has been cooperatively working with the city to assist the city in achieving its redevelopment goals. The property is a residential rental duplex and the city will assist with the relocation of the existing tenants (with city funds). The city acquired a property that burned down and is using that as green space for the La Crescent Live Concert Series. Once the city acquires the rental property as part of this project, the city will have all the land it needs for the project. The Public Safety/EOC project will be constructed so as to tie into the Fire Station/Community Building.

Project Costs in 2025 dollars and include property acquisition, final design, bidding, construction, contingency, engineering, legal, financial, administrative.

Property Acquisition: \$291,500
Relocation: \$21,200 (city funds)
Site Work/Demolition: \$42,400
Administration: \$143,000
Final Architectural Design: \$253,340
Construction: \$4,470,000
Contingency: \$508,800
Project Administration: \$53,000
Furniture, Fixtures and Equipment: \$158,960
System calculated inflation: \$829,000
Total: \$6,769,000

Proposed Project Cost Breakdown:

State 2026 Capital Budget: \$ 3,384,000
USDA RD Community Facilities Loan: 3,385,000

Project Rationale

The city now has a population of over 5,200 persons and is still growing. What has not grown are the city's governmental buildings that assist the public. The city has instead focused on community quality of life amenities like the Community Ice Arena, Community Building and Fire Station, an aquatic center, and parkland acquisition, park improvements, bluffland protection and acquisition. The Library was in city hall and has moved to an old house next to city hall, the Fire Department moved out of city hall with a new Fire Department/Community Center building, but the Public Safety functions still operate out of the back of the current city hall.

The city Police Department works closely with the Houston County Sheriff's office and the State Department of Public Safety. The proposed new building would also house an emergency operations center that can be used by all law enforcement for meetings and emergency operations that affect the eastern part of the county. As noted, La Crescent is adjacent to La Crosse which is often visited by national leaders. The routing to La Crosse always goes through La Crescent as the safest route. Meetings with the U.S. Secret Service, State Patrol, City and County law enforcement are held in the Fire Department training room because the city does not have a formal EOC set up. This EOC will also be used for emergency operations related to natural disasters. The new Public Safety facility can also be used to accommodate the county sheriff deputies when they are working in the eastern part of Houston County, essentially a sub-station with shared use and collaboration on public safety emergency situations. The facility will also have a sally port and space that can accommodate temporary holding of suspects. The city currently does not have a private space where investigators can conduct interviews.

Project Timeline

The project will take approximately 30 months to complete from notification that funding is secured. Longer lead times are commonplace and therefore construction could take longer.

Timeline if funded:

- USDA Application/Underwriting including required Feasibility Study; architectural firm selection and preparation of Preliminary Architectural Report; preparing an Environmental Assessment,

obtaining a Certified Appraisal, working through the State's pre-design process: July 1, 2025 to May 31, 2026

- Capital Budget Award: May 31, 2026
- Grant Agreement signed October 1, 2026
- Final Design Complete: July 1, 2027
- Bidding: September- October, 2027
- Award Contract: December 1, 2027
- Preconstruction Meeting: March 1, 2028
- Construction: March 15, 2028 - May 1, 2029
- Close out project: June 30, 2029

Other Considerations

The impetus for this building has been in the planning process for more than a decade. The project was put on hold primarily because of the global Covid-19 pandemic. The city has a vision for its downtown and has taken numerous steps to revitalize its downtown that include an updated comprehensive plan, a downtown strategic action plan, the total reconstruction of the Walnut Street corridor, and multiple TIF redevelopment projects. The Police Department operates with 9 sworn police officers and one administrative staff. The space for this critical community function is woefully inadequate for modern policing.

Impact on State Operating Subsidies

None

Who will own the facility?

City of La Crescent

Who will operate the facility?

City of La Crescent

Who will use or occupy the facility?

City of La Crescent primarily, Houston County Sheriff's Department as needed

Public Purpose

The project is a public safety building construction project that brings the city Police Department into the modern age of public safety and community policing. The project would extend the life of the current City Hall building for another 3-4 years until the city can put the financing together for a new City Hall/Library building. The project preserves existing infrastructure while providing a new energy efficient building for the Police Department.

Description of Previous Appropriations

None

Project Contact Person

Larry Kirch
Community Development Director
507-985-4096
lkirch@cityoflacscent-mn.gov

La Crescent, City of

Project Detail

(\$ in thousands)

La Crescent Public Safety-EOC Center

PROJECT FUNDING SOURCES

Funding Source	Prior Years	FY 2026	FY 2028	FY 2030
State Funds Appropriated and Requested				
General Obligation Bonds	\$0	\$3,384	\$0	\$0
State Funds Pending				
Non-State Funds Already Committed				
City Funds	\$475	\$0	\$0	\$0
Non-State Funds Pending				
Federal Funds	\$0	\$3,385	\$0	\$0
TOTAL	\$475	\$6,769	\$0	\$0

TOTAL PROJECT COSTS

Cost Category	Prior Years	FY 2026	FY 2028	FY 2030
Property Acquisition	\$465	\$291	\$0	\$0
Predesign Fees	\$10	\$0	\$0	\$0
Design Fees	\$0	\$396	\$0	\$0
Project Management	\$0	\$53	\$0	\$0
Construction	\$0	\$5,020	\$0	\$0
Relocation Expenses	\$0	\$21	\$0	\$0
One Percent for Art	\$0	\$0	\$0	\$0
Occupancy Costs	\$0	\$159	\$0	\$0
Inflationary Adjustment	\$0	\$829	\$0	\$0
TOTAL	\$475	\$6,769	\$0	\$0

STATUTORY REQUIREMENTS

The following requirements will apply to projects after adoption of the bonding bill.	
Has the project owner requesting state funds reviewed and agree to meet the applicable capital requirements listed in the "Statutory Requirements" below and in the "Capital Budget Requirements" section of the MMB Capital Budget Instruction documents?	Yes
Is this project exempt from legislative review under M.S. 16B.335 subd. 1a?	No
Predesign Review (M.S. 16B.335 subd. 3):	

STATUTORY REQUIREMENTS

The following requirements will apply to projects after adoption of the bonding bill.	
Does this request include funding for predesign?	No
Has the predesign been submitted to the Department of Administration?	No
Has the predesign been approved by the Department of Administration?	No
Will the project design meet the Sustainable Building Guidelines under M.S. 16B.325?	Yes
Will the project designs meet applicable requirements and guidelines for energy conservation and alternative energy sources (M.S. 16B.335 subd. 4 and 16B.32)?	Yes
Will the project comply with the targeted group purchasing requirement (M.S. 16C.16 subd. 13)?	Yes
Will the project meet public ownership requirements (M.S. 16A.695)?	Yes
Will a use agreement be required (M.S. 16A.695 subd. 2)?	No
Will program funding be reviewed and ensured (M.S. 16A.695 subd. 5)?	No
Will the matching funds requirements be met (M.S. 16A.86 subd. 4)?	Yes
Will the project be fully encumbered prior to the Cancellation Deadline (M.S. 16A.642): December 31, 2030?	Yes
M.S. 16A.502 and M.S. 16B.31 (2): Full Funding Required	Yes
M.S. 473.4485: Guideway Project	
Is this a Guideway Project?	No
Is the required information included in this request?	N/A
Has the governing body of the political subdivision passed a resolution of support, which indicates this project's priority number if the applicant is submitting multiple requests?	Yes

#10.c.



TO: Honorable Mayor and City Council Members
FROM: Bill Waller, City Administrator *BW*
DATE: July 24, 2025
RE: Land Exchange Agreement – VSC Corporation

Attached is the land exchange agreement between the City and VSC Corporation. The City Attorney will review the agreement with the City Council at the meeting.

AGREEMENT

City of La Crescent, a Minnesota municipal corporation, hereinafter referred to as "City" and VSC Corporation, a Wisconsin corporation, hereinafter referred to as "VSC."

1. City owns a property located at 315 Main street, La Crescent, MN 55947 ("City Hall Property"). Legally described on the attached Exhibit A.
2. VSC, a Wisconsin corporation, owns a property located at 328 First Street South, La Crescent, MN 55947. Legally described on the attached Exhibit B.
3. The Parties agree that the properties are of equal value (\$347,000.00).
4. VSC is granting City an option to acquire the VSC property as described on Exhibit B.
5. The Parties are entering into this Agreement so that City can exercise its option for VSC's property anytime within five (5) years following the execution of the Agreement ("Option Period").
6. At any time during the Option Period, City may elect to exercise its Option by providing written notice to VSC for one of the following:
 - A. Out Right Purchase. The price to be paid by City will be Three Hundred Forty-Seven Thousand 00/100 Dollars (\$347,000.00) paid in the following manner: 100% due on the date of closing. The closing will take place within four (4) months of City Exercising its Option. Possession of the property shall pass at the time of Closing. In the event City exercises its Option, both Parties agree as follows: (1) At closing, City will pay and deliver the Purchase Price described above. (2) VSC shall deliver to City a Warranty Deed for the property described above in recordable form, free and clear of all liens, charges, and encumbrances, except (1) Building and Zoning Laws; (2) ordinances, state and federal regulations; (3) restrictions relating to the use or improvement of the property without an effective forfeiture provisions; (4) reservation of any mineral rights for the State of Minnesota; and (5) rights of tenants as follows: real estate taxes payable in the year of closing shall be prorated as of the date of closing. The respective Seller of the property described above shall pay all real estate taxes due and payable with regard to property in years prior to the year of closing. Buyer of the respective properties above shall pay all real estate taxes due and payable regard to property in the years subsequent to closing. The respective Seller will pay any deed tax incurred for recording the Warranty Deed.

In the event City elects to exercise its Option and pay cash, City will simultaneously grant VSC an Option to Purchase ("Option") City Hall property described on Exhibit A. VSC will have one (1) year to exercise its Option. The one (1) year period will start when City vacates the City Hall Property described on Exhibit A. City will provide written notice to VSC of this vacation. The Option price payable to City will be Three Hundred Forty-Seven Thousand 00/100 Dollars (\$347,000.00). In the event the VSC exercises its Option, both Parties agree as follows: (1) At closing, VSC will pay and deliver the Purchase Price described above. (2) City shall deliver to VSC a Warranty Deed for the property described above in recordable form, free and clear of all liens,



charges, and encumbrances, except (1) Building and Zoning Laws; (2) ordinances, state and federal regulations; (3) restrictions relating to the use or improvement of the property without an effective forfeiture provisions; (4) reservation of any mineral rights for the State of Minnesota; and (5) rights of tenants as follows: real estate taxes payable in the year of closing shall be prorated as of the date of closing. The respective Seller of the property described above shall pay all real estate taxes due and payable with regard to property in years prior to the year of closing. Buyer of the respective properties above shall pay all real estate taxes due and payable regard to property in the years subsequent to closing. The respective Seller will pay any deed tax incurred for recording the Warranty Deed.

Or in the alternative,

- B. Property Trade. The parties may trade their respective parcels. If City elects to trade parcels, the closing will take place within four (4) months of City Exercising its Option. Possession of the property shall pass at the time of Closing. In the event City exercises its Option, both Parties agree as follows: at closing, each party shall deliver to the other a Warranty Deed for the property described above in recordable form, free and clear of all liens, charges, and encumbrances, except (1) Building and Zoning Laws; (2) ordinances, state and federal regulations; (3) restrictions relating to the use or improvement of the property without an effective forfeiture provisions; (4) reservation of any mineral rights for the State of Minnesota; and (5) rights of tenants as follows: real estate taxes payable in the year of closing shall be prorated as of the date of closing. The respective Seller of the property described above shall pay all real estate taxes due and payable with regard to property in years prior to the year of closing. Buyer of the respective properties above shall pay all real estate taxes due and payable regard to property in the years subsequent to closing. The respective Seller will pay any deed tax incurred for recording the Warranty Deed.

In the event City exercises the Option under 5(B) above, the following will apply:

- i. At closing, City will enter into a standard communal NNN lease with VSC for City's property owned by VSC after closing and to continue to be occupied by City for an unknown time. A true and correct illustration of which is attached as Exhibit C.
 - ii. City will continue to occupy the property during a period of time necessary for City to demolish VSC's former property and for City to construct a new City of La Crescent City Hall.
 - iii. During the rental period, City shall pay to VSC rent equal to the rent VSC had been receiving from its residential tenants.
 - iv. City, as part of the NNN provisions of said lease, will pay all utilities, insurance, maintenance, and an amount equal to any real estate taxes incurred by VSC by virtue of its owning of said property.
7. The Parties agree that during the Option Period both Parties will maintain and perform all normal maintenance to their respective properties.

8. VSC leases the property as two (2) separate residential apartments and agrees that it will not enter into any lease greater than twelve (12) months.

9. Notices. All notices and other communications under this Agreement must be in writing and must be given by registered or certified mail, postage prepaid, or delivered by hand at the addresses set forth below:

Notice to VSC:	VSC Corporation 2418 State Road La Crosse, WI 54601
Notice to City:	City Administrator City of La Crescent 315 Main Street La Crescent, MN 55947
With Copy to:	Attorney Al Wieser, III Wieser Law Office, P.C. 33 South Walnut Street, Suite 200 La Crescent, MN 55947

10. VSC shall assign said leases to City and City will assume all responsibility for the rental lease of VSC. VSC, at closing, will pay to City any Security deposit, prepaid rent, and will pay prorated real estate taxes to the date of closing.

11. The Parties agree to treat this transfer as an IRC 1031 Exchange, should VSC request. Requisite 1031 notices are attached as Exhibit D.

12. The personal property of VSC's tenants and City's employees, departments, and agencies shall not be included.

13. Both Parties respect that there are no leases for mechanical systems necessary to operate the respective properties.

14. Both Properties shall be transferred "AS IS and WHERE IS". However, prior to the execution of their agreement, both parties shall provide a detailed real estate property condition report. The contents of which shall be acceptable to both parties.

15. The Parties at their expense shall provide the other Party with an owner's policy of title insurance along with the transferring property is fee title free and clear of any lien or encumbrance.

16. Special assessments, if any, levied or for work actually commenced prior to the date of this agreement shall be paid by Grantor no later than closing. All other special assessments shall be paid by Grantee.

17. The estimated price the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer, both

conversant with the property and at prevailing general price levels, which the Parties agree shall be \$347,000.00.

18. Property damage between execution and closing. Both Parties shall fully insure their prospective properties. If City's property is damaged City must repair, it. If VSC's property is damaged, VSC shall have the sole discretion to repair or not to repair it.

19. FIXTURE: A "Fixture" is an item of property which is physically attached to or so closely associated with land and improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the Property, items specifically adapted to the Property, and items customarily treated as fixtures, including but not limited to. All: screen and storm doors and windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached antennas; garage door openers and remote controls; installed security systems; central vacuum systems and accessories; in- ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent foundations and docks/ piers on permanent foundations. A Fixture does not include trade fixtures owned by tenants of the Property.

20. Each Party may require a Phase 1 environmental assessment at its expense to determine if they are willing to accept the property "AS IS." In the event that the Party requesting the report object to the phase 1 findings, the other Party shall have the option to cure or otherwise remedy the matter objected to.

21. In the event that City owes an outstanding balance to VSC pursuant to a Contract for Deed dated February 2, 2021, recorded as Document No. 301780 in the Office of the Houston County Recorder, City will pay said Contract for Deed in full at the time of Closing of this transaction.

22. Well Disclosure. Both parties certify that they do not know of any wells on the real property.

23. Sewage Treatment System Disclosure. Both parties certify that sewage generated at the property goes to a facility permitted by the Minnesota Pollution Control Agency

24. Entire Agreement. This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.

25. Assignment. Neither party may not assign this Agreement to any other person unless written consent is obtained from City.

26. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both Parties.

27. Force Majeure. Neither party shall be liable to the other or deemed in default under this Agreement, if and to the extent that such party's performance is prevented by reason of Force Majeure.

28. Governing Law. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota. All proceedings related to this Agreement shall be venued in the County of Houston, State of Minnesota.

29. Waivers. The waiver by either party of any breach or failure to comply with any provision of this Agreement by the other party shall not be construed as or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

30. Government Data. VSC agrees to abide by the applicable provisions of the Minnesota Government Data Practice Act, Minnesota Statutes, Chapter 13,

31. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original, and which taken together shall be deemed to be one and the same document.

32. Savings Clause. If any court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of the Agreement will remain in full force and effect.

33. Additional Documents. Upon request, both parties will execute and deliver such documents as may be necessary or desirable to effectuate the terms of this Agreement.

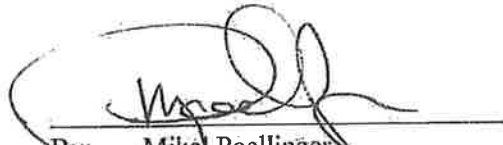
34. Memorandum of Agreement. A short form Option Agreement referring to this Agreement has been executed on the date hereof and can be placed in the Office of the Houston County Recorder at the expense of the recording party. In the event a notice to proceed is not delivered to the other party prior to the expiration date, both parties agree to immediately deliver to the other a Quit Claim Deed terminating all interest under this Agreement.

35. Brokerage Fees. Neither VSC or City has any liability or obligation to pay any fees or commissions to any broker, finder, or agent with respect to the transactions contemplated by this Agreement.

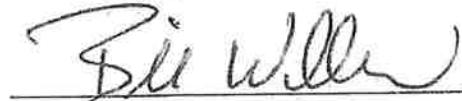
Signature Pages to Follow

CITY OF LA CRESCENT

Dated: 8/21/2023


By: Mike Poellinger
Its: Mayor

Dated: 8/21/2023


By: Bill Waller
Its: City Administrator

FINAL

CITY OF LA CRESCENT

Dated: _____

By: _____
Its: Mikel Poellinger
Mayor

Dated: _____

By: _____
Its: Bill Waller
City Administrator

VSC CORPORATION

Dated: 8.23-23

By: _____
Its: _____
President.

Dated: 8/23/23

By: _____
Its: _____
Secretary

Exhibit A

LOT SIX (6) AND THE WEST HALF OF LOT SEVEN (7) OF BLOCK FIFTY-NINE (59) OF THE LA CRESCENT PLAT AS THE SAME IS OF RECORD IN THE OFFICE OF THE RECORDER (FORMERLY REGISTER OF DEEDS) IN AND FOR SAID COUNTY OF HOUSTON.

Exhibit B

LOT SEVENTEEN (17), BLOCK FIFTY-NINE (59), OF THE LA CRESCENT PLAT OF THE CITY (FORMERLY VILLAGE) OF LA CRESCENT, MINNESOTA, HOUSTON COUNTY, STATE OF MINNESOTA.

Exhibit C

TRIPLE NET LEASE

THIS INDENTURE OF LEASE (herein "LEASE"), made this _____ day of _____, 20____ (herein "Effective Date"), between VSC Corporation, a Wisconsin corporation (herein "LANDLORD" or "PARTY"), and City of La Crescent, a Minnesota municipal corporation, (herein "TENANT" or "PARTY") (collectively herein "PARTIES").

RECITALS

WHEREAS, LANDLORD is the owner of certain real estate and improvements located at 315 Main Street, La Crescent, Minnesota, identified on Exhibit A attached hereto and incorporated herein by reference (herein "LEASED PREMISES"); and

WHEREAS, LANDLORD desires to lease to TENANT said LEASED PREMISES; and

WHEREAS, TENANT desires to lease from LANDLORD said LEASED PREMISES.

NOW, THEREFORE, in consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of TENANT to be kept, observed and performed, as hereinafter provided, LANDLORD AND TENANT HEREBY AGREE AS FOLLOWS:

1. LEASE AND LEASED PREMISES.

1.1 The LANDLORD hereby demises, leases and rents unto TENANT, and TENANT hereby hires and accepts and rents from LANDLORD, the LEASED PREMISES.

2. TERM AND TERMINATION.

2.1 The term of this LEASE shall commence on the Effective Date and shall remain in full force and effect for a term of _____ (_____) months, expiring at midnight on _____, 20____, unless terminated earlier as provided herein.

3. ACCEPTANCE OF LEASED PREMISES.

3.1 By executing this LEASE, TENANT acknowledges that it has had the opportunity to inspect and has inspected the LEASED PREMISES and accepts the same in an "AS IS-WHERE IS" condition.

4. RENTAL.

4.1 TENANT shall pay to LANDLORD as rent for the LEASED PREMISES during the entire term hereof a rental of _____ 00/100 Dollars (\$_____).

4.2 The rental herein specified shall be payable by TENANT in equal monthly installments of _____ 00/100 Dollars (\$_____) payable on or before the _____ day of _____, 20____, and on the 1st day of each successive month thereafter, in advance. The rent shall be payable at the office of the LANDLORD or at such other place designated by LANDLORD without prior demand therefor and without any deduction or setoff whatsoever.

other place designated by LANDLORD without prior demand therefor and without any deduction or setoff whatsoever.

5. USE OF PREMISES.

5.1 TENANT shall use the LEASED PREMISES for the purpose of operating a city hall or government center, accessory purposes, and for no other purposes without the prior written consent of LANDLORD.

5.2 TENANT shall not perform any actions or carry on any practices which may injure the LEASED PREMISES or be a nuisance or menace.

6. UTILITIES.

6.1 TENANT shall be solely responsible for and promptly pay all charges for heat, water, gas, electricity or any other utility service furnished to or consumed at the LEASED PREMISES during the term of this LEASE.

7. MAINTENANCE AND REPAIR OF LEASED PREMISES.

7.1 This is a net-net-net LEASE, and TENANT shall, at TENANT's sole expense, make all repairs and renewals necessary or advisable to keep the LEASED PREMISES, including all improvements located thereon and all additions thereto, in good condition and free from deterioration, and LANDLORD shall be absolutely exempt from making any other repair or renewal or addition to the LEASED PREMISES and all improvements located thereon during the term of this LEASE or any extension thereof. As an example, in the event the roof should cave in, the TENANT shall replace and repair the same at TENANT's sole expense. This Section shall extend to all repairs and renewals of whatsoever sort which a judicious owner of the LEASED PREMISES would make for the benefit of the same, including repainting, decorating, repairs of sewage, cooling, heating, plant and apparatus, fixtures, plumbing and every other sort of repairs or renewals not herein specifically set down.

7.2 TENANT shall not at any time permit any mechanics', laborers' or materialmen's liens to stand against the LEASED PREMISES for any labor or material furnished to TENANT or claimed to have been furnished to TENANT or to TENANT's agents, contractors or sublessees in connection with the work of any character performed or claimed to have been performed on the LEASED PREMISES by or at the direction or sufferance of TENANT, provided, however, that the TENANT shall have the right to contest the validity or amount of any such lien or claimed lien if conducted so as to prevent any sale, foreclosure or forfeiture of the LEASED PREMISES by reason of such nonpayment. On final determination of the lien or claim for lien, the TENANT shall immediately pay any final judgment rendered with all proper costs and charges and shall have the lien released or judgment satisfied at TENANT's own expense to the sole satisfaction of LANDLORD.

7.3 LANDLORD shall not be required to make any repairs or maintain the LEASED PREMISES in any way during the term hereof.

8. SURRENDER OF POSSESSION.

8.1 At the expiration or termination of this LEASE, whether by lapse of time or otherwise, TENANT shall surrender the LEASED PREMISES including any alterations, additions, improvements, changes and fixtures (other than TENANT's trade fixtures) in, at a minimum, the same condition and repair as at the time of acceptance.

8.2 Upon the termination of the tenancy hereby created, any and all additions, fixtures and installations placed in the LEASED PREMISES by TENANT (except those described in **Section 8.3** below) shall become and remain the property of the LANDLORD as part of the LEASED PREMISES, provided the LANDLORD had given its written consent as required in **Section 20.1** below prior to the time such additions, fixtures and/or installations were placed in the LEASED PREMISES by the TENANT. In the event such written consent was not given prior to the making of such additions, fixtures or installations by TENANT, then upon the termination of the tenancy hereby created, LANDLORD shall have the option of requiring TENANT to remove any or all of such items and to repair any damage occasioned by such removal at the TENANT's expense. In default thereof, LANDLORD may effect such removals and repairs and TENANT shall pay LANDLORD the cost thereof, with interest at the rate of One Percent (1%) per month from the date of payment by the LANDLORD.

8.3 Upon the termination of this LEASE, TENANT shall have the right to remove from the LEASED PREMISES all trade fixtures or personal property which may have been installed on the LEASED PREMISES by TENANT after the Effective Date. Any and all signs placed on or about the LEASED PREMISES by TENANT shall be subject to LANDLORD's prior written approval as to size and location. Any signs attached to the buildings located on the LEASED PREMISES shall remain the sole property of TENANT and may be removed by TENANT at any time. TENANT shall repair any damage occasioned by such removal.

8.4 If TENANT fails to remove any property belonging to TENANT within ten (10) days after the termination of this LEASE (whether by lapse of time or otherwise), the same shall at LANDLORD's option, be deemed abandoned by TENANT and shall thereupon become the property of LANDLORD.

9. HOLDING OVER.

9.1 In the event TENANT remains in possession of the LEASED PREMISES after the expiration or termination of the tenancy created hereunder, without prior written consent of LANDLORD, TENANT shall pay to LANDLORD, as liquidated damages, double the amount of rent specified in Article 4 with One and One-Half Percent (1½%) interest thereon per month, from the time TENANT retains possession of the LEASED PREMISES or any part thereof after termination of this LEASE. LANDLORD's acceptance of any rent after holding over begins does not constitute an extension of this LEASE nor does this provision waive LANDLORD's rights of re-entry or any other rights hereunder. In the event of holding over by the TENANT, said holding over shall constitute a month-to-month tenancy and shall not constitute a year-to-year tenancy.

10. SUBORDINATION.

10.1 TENANT agrees that this LEASE shall be subordinate to any mortgages or trust deeds that may be placed upon said LEASED PREMISES and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements and extensions thereof provided that the mortgagee or trustee thereunder shall agree to recognize TENANT's rights hereunder as long as TENANT is not in default hereunder. TENANT further agrees that upon notification by LANDLORD to TENANT this LEASE shall be or become prior to any mortgages or trust deeds that may heretofore or hereafter be placed on the said LEASED PREMISES. TENANT shall execute and deliver whatever instruments may be required for the above purposes and failing to do so within ten (10) days after demand in writing does hereby make, constitute and irrevocably appoint LANDLORD as its attorney-in-fact and in its name, place and stead so to do.

11. NOTICES.

11.1 All notices or communications required or permitted to be given by either PARTY to the other under this LEASE shall be in writing to the following addresses:

TO LANDLORD: VSC Corporation
2418 State Road
La Crosse, WI 54601

TO TENANT: City Administrator
City of La Crescent
315 Main Street
La Crescent, MN 55947

With Copy to: Attorney Al Wieser, III
Wieser Law Office, P.C.
33 South Walnut Street, Suite 200
La Crescent, MN 55947

Or such other place as such PARTY may subsequently designate in writing. Notice shall be deemed to have been received on the date of mailing if sent by registered or certified mail. For all other forms of transmission, notice shall be deemed received on the date of actual receipt.

12. ACCESS TO PREMISES.

12.1 LANDLORD shall have the right to enter upon the LEASED PREMISES at any reasonable hour for the purpose of inspecting the same, or for the purpose of exhibiting the same to prospective tenants, purchasers or others. LANDLORD shall make every reasonable effort to minimize the disruption to TENANT's business operations.

13. ASSIGNMENT AND SUBLETTING.

13.1 TENANT shall not assign this LEASE nor sublet all or any portion of the LEASED PREMISES without the prior written consent of LANDLORD. Any attempted assignment or subletting without LANDLORD's prior written consent is void. No assignment or

subletting shall release TENANT from any of its obligations under this LEASE or be construed or taken as a waiver of any of LANDLORD's rights or remedies hereunder.

13.2 Neither this LEASE nor any interest therein nor any estate thereby created shall pass to any trustee or receiver in bankruptcy or any assignee for the benefit of creditors.

14. QUIET POSSESSION.

14.1 Subject to the provisions of this LEASE, LANDLORD agrees that TENANT, upon paying the rentals herein provided and performing all of the covenants, terms and conditions herein agreed by it to be kept and performed, shall and may peaceably and quietly have, hold and enjoy the LEASED PREMISES for the original term and any extensions of this LEASE.

15. REAL ESTATE AND PERSONAL PROPERTY TAXES.

15.1 TENANT shall be responsible for payment of all real estate taxes (including special and general assessments) assessed or payable against the LEASED PREMISES during the term of this LEASE.

15.2 TENANT shall pay all taxes which may be levied on TENANT's personal property or trade fixtures placed on or about the LEASED PREMISES.

16. INSURANCE.

16.1 At all times during the term of this LEASE and any extensions hereof, TENANT shall place and maintain (at TENANT's cost) fire, hazard and extended coverage insurance on the LEASED PREMISES in an amount equal to the replacement cost thereof with all loss payable to the LANDLORD and LANDLORD's mortgagee, as their interests may appear. TENANT shall place and maintain at all times during the term of this LEASE, fire and extended coverage insurance insuring the improvements, betterments, fixtures and merchandise owned or installed by TENANT in the LEASED PREMISES in an amount equal to the full insurable value thereof, with at least an Eighty Percent (80%) co-insurance clause (but not more than One Hundred Percent (100%)).

16.2 At all times during the term of this LEASE and any extensions hereof, TENANT shall provide and keep in force a comprehensive public liability policy of insurance indemnifying LANDLORD, TENANT and LANDLORD's mortgage lender, if any, against liability for injury or death to persons and damage to property occurring in or upon the LEASED PREMISES in a company or companies acceptable to LANDLORD, with limits of liability of not less than One Hundred Thousand Dollars (\$100,000.00) in respect to any one person, in the amount of Three Hundred Thousand Dollars (\$300,000.00) in respect to any one accident and in the amount of Fifty Thousand Dollars (\$50,000.00) in respect to property damage. TENANT shall also provide and keep in force during the term hereof and any extensions an umbrella policy naming LANDLORD, TENANT and LANDLORD's mortgage lender, if any, and providing Two Million Dollars (\$2,000,000.00) of overriding coverage above the base public liability policy limits specified above. All such insurance coverage shall be placed with

insurance companies licensed to do business in the State of Minnesota and approved by LANDLORD.

16.3 TENANT shall pay all its insurance premiums required pursuant to this Article when and as the same become due and deposit certificates of such insurance with LANDLORD and mortgagee, if required, which certificates shall contain a stipulation prohibiting cancellation, amendment or nonrenewal until LANDLORD and its mortgagee shall have both received ten (10) days' advance written notice thereof.

17. INDEMNIFICATION AND EXEMPTION.

17.1 TENANT agrees to protect and save LANDLORD harmless and indemnified against and from any penalty or damage or charge imposed for any violation of any laws, regulations or ordinances, if occasioned by TENANT or those holding under TENANT. TENANT further agrees to protect, indemnify and save LANDLORD harmless from and against any and all claims and against any and all loss, damage, expense, liabilities, demands and causes of action, and any reasonable expenses (including attorneys' fees) incidental to the defense thereof by LANDLORD resulting from injury or death of persons or damage to property, including without limitation the person and property of TENANT, its agents, employees, customers and invitees occurring in or upon the LEASED PREMISES, or on the adjoining parking lot, sidewalk, streets, alleys or ways, in any manner directly or indirectly growing out of or in connection with the use and occupancy or disuse of the LEASED PREMISES or any part thereof or any improvements now or hereafter located thereon by TENANT or any person holding under TENANT, or any easements appurtenant thereto or to which such LEASED PREMISES may be subject.

17.2 TENANT hereby agrees that LANDLORD shall not be liable for injury to TENANT's business or any loss of income therefrom or for damage to the goods, wares, merchandise or other property of TENANT, TENANT's employees, invitees, customers or any other person in or above the LEASED PREMISES, nor shall LANDLORD be liable for injury to the person of TENANT, TENANT's employees, agents or contractors, invitees, customers or any other person whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, sprinklers, wires, appliances, plumbing, air conditioning or lighting fixtures or from any other cause, whether said damage or injury results from conditions arising upon the LEASED PREMISES or from other sources or places and regardless of whether the cause of such damage or injury or the means of repairing the same is inaccessible to TENANT.

18. REMEDIES.

18.1 Upon the failure of TENANT to pay rent at the times and in the manner hereinbefore provided or upon the failure of TENANT to promptly perform any other covenant or agreement hereunder, or if the leasehold interest of the TENANT shall be taken on execution or other process of law, or if the TENANT shall petition to be or be declared bankrupt or insolvent according to the law, or if the TENANT shall vacate the LEASED PREMISES or abandon the same during the term of this LEASE, LANDLORD may, at its option, terminate this

LEASE and the terms hereof by giving TENANT at least thirty (30) days' (ten (10) days' in the case of rent payments) written notice of such termination, which notice shall specify the nature of the default. After the giving of such notice, if such default is not cured within said thirty (30) day period (ten (10) days in the case of rent payments), or if TENANT is not exercising due diligence to cure such default if such default cannot be reasonably cured within thirty (30) days (not applicable to rent), LANDLORD may terminate this LEASE and thereupon TENANT shall vacate and surrender the LEASED PREMISES to LANDLORD, and LANDLORD may re-enter and repossess the same and remove all persons and parties therefrom through legal process using such force as may be necessary so to do without being guilty of trespass, forcible entry, detainer or other tort and without incurring any liability for damages or otherwise to TENANT by reason of such re-entry or termination of the terms of this LEASE, provided that such re-entry and repossession shall not affect TENANT's obligation to pay the rent due hereunder for the balance of the term remaining after said termination. In the event of any repossession of the LEASED PREMISES by LANDLORD because of the default of TENANT herein either under the foregoing provisions or in pursuance of any proceedings under the applicable laws or statutes, LANDLORD may, if LANDLORD so elects, relet the LEASED PREMISES or any part thereof, either on its own account or as agent for TENANT, for the balance of the term hereof or for a longer or shorter period in the discretion of LANDLORD, and TENANT agrees to pay to LANDLORD the rent hereinbefore reserved on the days when the same becomes due and payable, less the net proceeds of reletting, if any. All rights and remedies of LANDLORD shall be cumulative and none shall exclude any other right or remedy allowed by law and said rights and remedies may be exercised and enforced concurrently and whenever and as often as occasion therefor arises.

18.2 In case suit shall be brought for recovery of possession of the LEASED PREMISES, for the recovery of rent or any other amount due under the provisions of this LEASE, or because of the breach of any other covenant herein contained on the part of TENANT to be kept or performed, and a breach shall be established, TENANT shall pay to LANDLORD all expenses incurred therefor, including reasonable attorneys' fees.

18.3 If LANDLORD shall default in the performance or observance of any agreement or condition of this LEASE contained on its part to be performed or observed, or shall default in the payment of any tax or other charge which shall be a lien upon the LEASED PREMISES or in the payment of any installment of principal or interest upon any mortgage which shall be prior in lien to the lien of this LEASE, and if LANDLORD shall not cure such default within thirty (30) days after notice from TENANT specifying the default, or if LANDLORD is not exercising due diligence to cure such default if such default cannot be reasonably cured within thirty (30) days, TENANT may, at TENANT's option, without waiving any claim for breach of agreement, at any time thereafter cure such default for the account of LANDLORD and any amount paid by TENANT in so doing shall be deemed paid for the account of LANDLORD, and LANDLORD agrees to reimburse TENANT therefor, provided that TENANT may cure any such default as aforesaid prior to the expiration of said waiting period, but after notice to LANDLORD, if the curing of such default prior to the expiration of said waiting period is reasonably necessary to protect the real estate or TENANT's interest therein or to prevent injury or damage to persons or

property. Anything contained in this LEASE to the contrary notwithstanding, TENANT agrees that TENANT shall look solely to the estate and property of LANDLORD in the land and building in which the LEASED PREMISES are a part and the rental therefrom for the collection of any judgment (or for judicial process) requiring the payment of money by LANDLORD in the event of any default or breach by LANDLORD with respect to any of the terms and provisions of this LEASE to be observed and/or performed by LANDLORD.

19. DAMAGE BY FIRE OR OTHER CASUALTY.

19.1 In the event that the LEASED PREMISES or any part thereof shall be damaged by fire or other casualty for which there is insurance coverage as prescribed in Section 16.1 of this LEASE, the same shall be repaired by LANDLORD at LANDLORD's expense as speedily as possible, and LANDLORD shall be entitled to the insurance proceeds maintained by the TENANT or LANDLORD for the benefit of LANDLORD and mortgagee, as provided in Article 16, provided that in the event the proceeds of such insurance are insufficient to cover the costs of rebuilding or repair, LANDLORD shall have the option to cancel this LEASE and/or not rebuild or repair the LEASED PREMISES. It is understood that LANDLORD is not required to repair or replace improvements, betterments, fixtures and merchandise owned or installed by TENANT in the LEASED PREMISES and that the same is the responsibility of the TENANT.

19.2 If such damage shall render the LEASED PREMISES partially untenable, the rent shall be paid up to the time of loss and shall thence forth be justly and proportionately abated until the damage has been repaired. If such damage shall be so extensive so as to render the premises totally untenable, the rent shall be proportionately paid up to the time of loss and shall thence forth cease and abate until such time as the LEASED PREMISES have been restored.

20. ADDITIONS, CHANGES, ALTERATIONS AND DEMOLITION.

20.1 TENANT shall not construct improvements in or on the LEASED PREMISES, demolish improvements within the LEASED PREMISES or make additions to or structural changes or alterations in and upon any or all of such improvements upon the LEASED PREMISES without the prior written consent of LANDLORD and its mortgagee, if any. Any work performed during the term of this LEASE shall be performed in a good and workmanlike manner at the sole expense of TENANT. TENANT shall not permit, create, incur or impose or cause or suffer other to permit, create, incur or impose any lien or other obligation against the LEASED PREMISES or the LANDLORD by reason of any work upon the LEASED PREMISES or otherwise, including any mortgage or similar lien, and TENANT agrees to hold LANDLORD harmless of and from any and all claims or demands by any contractor, subcontractor, materialman, laborer or any other third person relating to or arising because of any work thereon. Any improvements or additions made by TENANT which are attached to and become a part of the walls, floor or ceiling shall become a permanent part of the building and the LEASED PREMISES and shall not be considered trade fixtures or personal property. Any modifications to the exterior of the LEASED PREMISES (including sign, door, windows, etc.)

shall be made only upon the prior written approval of LANDLORD, which shall not be unreasonably withheld.

21. EMINENT DOMAIN.

21.1 If the LEASED PREMISES covered by this LEASE are wholly acquired by or in lieu of eminent domain for any public or quasi-public use or purpose or if the LEASED PREMISES are so substantially reduced in size so as to no longer be tenantable by the TENANT for the uses and purposes herein set forth, this LEASE shall terminate as of the date on which the acquirer or condemnor shall be entitled to take possession.

21.2 If less than the whole of the LEASED PREMISES shall be so acquired and the remainder of the premises is tenantable for TENANT's uses and purposes, this LEASE shall remain in force, provided that the rental specified herein shall be reduced proportionately to reflect the value of the premises so acquired or condemned.

21.3 The award for the value of the real estate so acquired, including building fixtures and the value of the leasehold, shall belong to the LANDLORD; provided, however, that the TENANT shall have the right to awards from or claims against the condemnor for the taking of any of the TENANT's property.

22. WASTE, GOVERNMENTAL REGULATIONS.

22.1 TENANT shall not commit or suffer to be committed any waste upon the LEASED PREMISES.

22.2 TENANT shall, at TENANT's sole cost and expense, promptly comply with all laws, ordinances and regulations now in force or which may hereafter be in force pertaining to the LEASED PREMISES or the use thereof by TENANT.

23. GENERAL PROVISIONS.

23.1 Nothing contained herein shall be deemed or construed by the PARTIES hereto nor by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the PARTIES hereto, it being understood and agreed that neither the method of computation of rent nor any other provision contained herein nor any acts of the PARTIES hereto shall be deemed to create any relationship between the PARTIES hereto other than the relationship of LANDLORD and TENANT. Whenever herein the singular is used, the same shall include the plural and the masculine gender shall include the feminine and neuter gender.

23.2 No delay or omission of the right to exercise this power by either party shall impair any such right or power or shall be construed as a waiver of a subsequent breach of the same covenant, act by the other party of a nature requiring consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

23.3 TENANT shall give immediate notice to LANDLORD in case of fire or accidents in the LEASED PREMISES or in the building of which the LEASED PREMISES are a part or of defects therein or in any fixtures or equipment.

23.4 TENANT shall not, without the prior written consent of LANDLORD, record this LEASE.

23.5 At any time and from time to time, TENANT agrees upon request in writing from LANDLORD to execute, acknowledge and deliver to LANDLORD a statement in writing certifying that this LEASE is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating the modifications) and the dates to which minimum rent, percentage rent and other charges have been paid. At any time and from time to time, LANDLORD agrees upon request in writing from TENANT to execute, acknowledge and deliver to TENANT a statement in writing certifying that this LEASE is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating the modifications) and the dates to which minimum rent, percentage rent and other charges have been paid and the dates to which full compliance with all other terms and conditions of the LEASE has been made by TENANT.

23.6 This LEASE and any dispute arising from or related to this LEASE shall be governed by the law of the State of Minnesota, without application of its conflicts of law provisions.

23.7 This LEASE and attached Exhibits constitute the entire agreement between the PARTIES and shall supersede all previous communications and commitments, whether written or verbal, between the PARTIES regarding the subject matter of this LEASE. No agreement or understanding changing, modifying or extending this LEASE shall be binding on either party unless in a writing signed by both PARTIES' authorized representatives.

23.8 This Triple Net Lease shall be effective starting _____, 20____.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, LANDLORD AND TENANT HAVE SIGNED THIS
LEASE AS OF THE DATE FIRST ABOVE WRITTEN.

LANDLORD

VSC Corporation

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

TENANT

City of La Crescent

By: _____

Name: Mikel Poellinger

Title: Mayor

By: _____

Name: Bill Waller

Title: City Administrator

Exhibit C

**EXHIBIT A
LEASED PREMISES**

For Informational Purposes Only:

TAX PARCEL NO:

ADDRESS:

Exhibit D

RELINQUISH PROPERTY

1031 COOPERATION CLAUSE

It is the intent of the VSC to implement a tax-deferred exchange under the terms of Section 1031 of the Internal Revenue Code.

VSC shall have the right to structure the sale of the property as a 1031 Tax Deferred Exchange and all other parties agree to accommodate this desire.

This purchase agreement/contract shall be assigned to First American Exchange Company to accommodate a 1031 Tax Deferred Exchange.

This purchase agreement/contract shall constitute notice within the meaning of Section 1.1031(k)-1(g) (4) (v) of the Income Tax Regulations.

10. d.



TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director 
DATE: July 23, 2025
RE: Review 2022 & 2023 Five-year capital improvement plans

The City of La Crescent Council approved the Capital Improvement Plan on March 14, 2022. The plan was later amended and restated; and approved by City Council on November 13, 2023. The plan allows the city the ability to finance up to 1 million dollars for improvements that included: property acquisition, building demolition, architect and consulting cost, as well as site improvements and preparation costs for the purpose of maintaining public parking lots and public alleyway access that serve the existing City Hall and Fire Department.

The City of La Crescent issued bonds in the amount of \$475,000 on May 18th 2022 under the authority of the Capital Improvement Plan. The City has used the bond proceeds to purchase the property at 332 S 1st St., pay off the balance of the land contract for the property at 322 S 1st St. and architectural services to preliminary design the Public Safety and City Hall Buildings. The bond proceeds currently available are \$120,535.

The city has the authority under the amended and restated Capital Improvement Plan to issue bonds up to \$525,000, minus the cost of issuance. The 2022 Capital Improvement Plan and the 2023 amended and restated Capital Improvement Plan are included in the packet.

2022 through 2026

Five-Year Capital Improvement Plan for the
City of La Crescent, Minnesota

Adopted
March 14th Public Hearing

Prepared by:



City of La Crescent, Minnesota Five-Year Capital Improvement Plan 2022 through 2026

I. INTRODUCTION

In 2003, the Minnesota State Legislature adopted a statute (Section 475.521, referred to herein as the "CIP Act") that allows cities to issue municipal bonds under a capital improvement plan without the usual referendum requirement (except for the so-called "reverse referendum" described in Section III). The CIP Act applies to capital improvements consisting of city halls, public works, and public safety facilities. The 2005 Legislature added towns to the meaning of a municipality and town halls and libraries to the meaning of a capital improvement under the CIP Act.

Throughout this plan, the term "capital improvement" refers only to those improvements identified in the CIP Act, as summarized above. Capital expenditures for other public improvements in the City will be financed through other means and are not governed by this plan.

As part of the authorization process to issue capital improvement plan bonds (the "CIP Bonds"), the CIP Act requires municipalities to prepare a five-year capital improvement plan that includes information specific in the statute, and different than the information that municipalities often provide in a more detailed "budget CIP." This document, therefore, is the "bond CIP" intended to supplement the "budget CIP" to the meet the specific requirements of the CIP Act

II. PURPOSE

A capital improvement is a major expenditure of municipal funds for the acquisition or betterment to public lands, buildings, or other improvements used as a city hall, town hall, library, public safety, or public works facility, which has a useful life of 5 years or more. For the purposes of Minnesota Statutes, Section 475.521, capital improvements do not include light rail transit or related activities, parks, road/bridges, administrative buildings other than city or town hall, or land for those facilities. However, this plan includes certain additional capital improvements beyond the scope of that statute. A Capital Improvement Plan (CIP) is a document designed to anticipate Capital Improvement expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost-effective method possible. A CIP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the municipality considers the benefits, costs, alternatives and impact on operating expenditures.

The City of La Crescent, Minnesota (the “City”) believes the capital improvement process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical public assets, preservation of public assets and sound fiscal management. Sound planning is essential for the wise and prudent use of limited financial resources.

The Capital Improvement Plan is designed for update and amendment. In this manner, it can be an ongoing fiscal planning tool that anticipates future capital expenditures and funding sources.

III. THE CAPITAL IMPROVEMENT PLANNING PROCESS

The process begins with analysis of the City’s five-year capital improvement needs and funding sources. The City may solicit input from citizens and other governmental units at an early stage, if desired.

The City Council then directs staff or consultants to prepare a plan that sets forth the estimated schedule, timing and details of specific capital improvements by year, together with the estimated cost, the need for the improvement, and the sources of revenue for the improvement. The City Council then holds a public hearing on the CIP, with notice published not more than 30 days and not less than seven days for the hearing (except as described below). The Council may either approve the CIP immediately after the hearing or based on input may make revisions and approve the CIP at a later meeting.

The Council must approve the issuance of the CIP Bonds by a 3/5ths vote of its membership. The CIP Bonds are subject to a so-called “reverse referendum”. If a petition signed by voters equal to at least 5% of the votes cast in the City in last general election is filed with the City Clerk within 30 days after the public hearing regarding the CIP Bonds, the CIP Bonds may not be issued unless approved by the voters (by a majority voting on the question). Further, the maximum debt service in any year on all outstanding CIP Bonds is 0.16% of the estimated market value of property in the City, using the estimated market value for the taxes-payable year in which the CIP Bonds are issued.

After the CIP has been approved and the CIP Bonds have been authorized, and if no petition for a referendum is filed, the CIP Bonds may be sold, and when proceeds from the sale of the CIP Bonds (and any other identified revenue sources) become available, the expenditures for specified capital improvements in this plan can be made.

Any modifications to the Plan to change the Facilities included or to increase the CIP Bonds will require that the City complete the entire capital improvement planning process again and all requirements. Similarly, adoption of a new Plan to include the project costs to finance construction of the Facilities will require that the City complete the entire capital improvement planning process again and all requirements.

PROJECT(S) SUMMARY

The only capital improvement contemplated to be financed through issuance of general obligation capital improvement plan bonds (referred to as the “CIP Bonds”) in the five-year period of this plan (2022 through 2026) is the acquisition of land for the construction of municipal facilities. Municipal facilities will include a new public library, an expansion to the building for the Fire Department, and a new City Hall. In addition, the City is planning for a new Community Building space. The Community Building Space will be financed through other means and is not governed by this plan.

The City intends to reimburse itself for expenditure of funds for acquisition of land and to acquire additional land pursuant to this plan for the purpose of a capital improvement for the purpose of a new City Hall, a new Public Library, and expansion of space for the Fire Department (together, the “Facilities”).

This Plan does not include estimated expenditures for construction of the Facilities. The City has not commenced the planning for construction and does not have estimated expenditures to include in this Plan. The City plans to amend this Plan, pursuant to the CIP Act, at a future date when estimated expenditures for the Facilities are available.

Any additional expenditures for 2022, and expenditures for 2023 through 2026, can be found in the City’s existing annual budget capital improvement plans and 2021-2025 Street Reconstruction Plan, as adopted.

The CIP Act requires the City Council to consider eight factors in preparing the CIP:

1. Condition of the City’s existing infrastructure, including projected need for repair or replacement.
2. Likely demand for the improvement.
3. Estimated cost of the improvement.
4. Available public resources.
5. Level of overlapping debt in the City.
6. Relative benefits and costs of alternative uses of funds.

7. Operating costs of the proposed improvements.
8. Alternatives for providing services most efficiently through shared facilities with other cities or local governments.

The City has considered the eight points as they relate to acquiring land for the Facilities and the issuance of the CIP Bonds. The findings are as follows:

Acquisition of Land for the Facilities

1. Conditions of City Infrastructure, Including the Projected Need for Repair or Replacement and Need for the Project

The La Crescent City Hall was constructed in the 1960's. The following City departments operate within the City Hall motor vehicle and License Bureau, Building and Zoning, Police Department, Utility Offices, City Clerk, and Administration Offices. The condition of the existing City Hall is substandard, pursuant to the professional opinion of a licensed inspector as defined by Minnesota Statutes 469.174, Subdivision 10c (findings included in report from Construction Express Inc dated January 7, 2016).

Adjacent to City Hall is the Public Library. The City is considering the relocation of the Public Library as part of the project and construction of the Facilities.

The proposed CIP Bonds are being issued to acquire land for the potential construction of the Facilities.

2. Likely Demand for the Project

The proposed Facilities will allow for improved efficiency of delivering municipal services and improvements for safe operations. The Project will include a new Public Library, an expansion to the Fire Department building, a new Community Building space, and a new City Hall. The Community Building space is not subject to this Plan.

3. Estimated Cost of the Improvement

The City intends to reimburse itself for expenditure of funds for acquisition of land and to acquire additional land pursuant to this plan for the purpose of a capital improvement for the Facilities.

As noted, this Plan does not include estimated expenditures for construction of the Facilities. The City has not commenced the planning for construction and does not have estimated expenditures to include in this Plan. The City plans to amend this Plan, pursuant to the CIP Act, at a future date when estimated expenditures for the Facilities are available.

For purposes of the cost of land acquisition for the Facilities, the expenditure is not to exceed \$450,000. This amount includes the \$230,000 that the City has already spent and plans to reimburse itself with proceeds from the CIP Bonds, with a balance of \$220,000 available to acquire the remaining property on South 1st Street in the City.

4. Available Public Resources

The CIP Bonds will be paid with ad valorem property taxes and secured by the City's full faith and credit. The par amount of the CIP Bonds will be sized to provide proceeds for land acquisition and for capitalized interest fund (if needed), and to pay the cost of issuance.

5. Level of Overlapping Debt

Indirect Debt

<u>Issuer</u>	<u>2020/2021 Tax Capacity Value⁽¹⁾</u>	<u>2020/2021 Tax Capacity Value in City⁽¹⁾</u>	<u>Percentage Applicable in City</u>	<u>Outstanding General Obligation Debt⁽²⁾</u>	<u>Taxpayers' Share of Debt</u>
Houston County	\$ 21,175,814	\$ 4,666,251	22.04%	\$ 14,100,000	\$ 3,107,640
Winona County	52,494,479	143,998	0.27	9,610,000	25,947
ISD No. 300, La Crescent-Hokah	8,591,133	4,810,249	55.99	25,675,000	<u>14,375,433</u>
<i>Total Indirect Debt:</i>					<u>\$ 17,509,020</u>

⁽¹⁾ Only those taxing jurisdictions with general obligation debt outstanding are included. Debt figures do not include non-general obligation debt, short-term general obligation debt, or general obligation tax and anticipation certificates of indebtedness.

⁽²⁾ Tax Capacity Value is after tax increment deduction.

⁽³⁾ As of December 31, 2021, unless noted otherwise.

6. Relative Benefit and Costs of Alternative Uses of the Funds

The Project could potentially be financed through the issuance of lease-revenue bonds. However, both costs of issuance and overall debt service payments would be higher since lease-revenue bonds are not general obligation debt and are therefore not as attractive to potential purchasers. The issuance of general obligation capital improvement plan bonds represents the most cost-efficient way to finance the proposed Project.

7. Operating Costs of the Proposed Improvements

The City expects to have information available on operating costs of the Project after it completes a planning process for the Project. On a preliminary basis, the operating costs for the Facilities is estimated to be comparable to current operating costs, with potential for cost savings from potential new efficiencies.

8. Alternatives for providing services most efficiently through shared facilities with other cities or local governments.

Partnering with other municipalities or local units of government is not a feasible option for the Facilities. Locating the Facilities outside of the City of La Crescent would increase response and travel times and cause levels of service and efficiencies to decrease.

FINANCING THE CAPITAL IMPROVEMENT PLAN

The total principal amount for the CIP portion of the 2022A issue is not to exceed \$500,000. This amount represents the maximum principal amount of CIP Bonds that may be issued under this plan to provide funds for the Project and to pay the cost of issuance of the CIP Bonds. Principal and interest on the CIP Bonds will be paid through ad valorem property taxes over the term of the CIP Bonds.

In the financing of the Capital Improvement Plan, two significant statutory limitations apply.

1. Under Chapter 475, with few exceptions, municipalities cannot incur debt in excess of 3% of the assessor's estimated market value for the municipality. In the City, the 2020/2021 estimated market value is \$487,020,300. Therefore, the total amount of outstanding debt cannot exceed \$14,610,609. As reported in the City of La Crescent Continuing Disclosure Document (reporting date 12/31/2021), as of December 2, 2021, the City had \$3,766,000 subject to the legal debt limit. The legal debt margin as of December 2, 2021, was \$10,844,609. Issuance of the CIP Bonds will be within the statutory debt limit for the City.

Statutory Debt Limit¹

Minnesota Statutes, Section 475.53 states that a city or county may not incur or be subject to a net debt in excess of three percent (3%) of its estimated market value. Net debt is, with limited exceptions, debt paid solely from ad valorem taxes.

Computation of Legal Debt Margin as of December 2, 2021:

2020/2021 Estimated Market Value	\$ 487,020,300
Multiplied by 3%	<u>x .03</u>
Statutory Debt Limit	\$ 14,610,609

Less outstanding debt applicable to debt limit:

\$905,000 G.O. Certificates of Indebtedness, Series 2013A	\$ 164,000
\$360,000 G.O. Promissory Note of 2014	102,000
\$3,860,000 G.O. Bonds, Series 2016A (Street Reconstruction Portion)	1,030,000
\$896,000 G.O. Equipment Certificates of Indebtedness, Series 2017A	625,000
\$1,280,000 G.O. Bonds, Series 2018A	1,155,000
\$745,000 G.O. Bonds, Series 2019A	330,000
\$360,000 G.O. Bonds, Series 2019B	<u>360,000</u>
Debt applicable to debt limit	\$ 3,766,000
Legal debt margin	\$ <u>10,844,609</u>

¹ Effective June 2, 1997 and pursuant to Minnesota Statutes 465.71, any lease revenue or public project revenue bond issues agreements of \$1,000,000 or more are subject to the statutory debt limit. Lease revenue or public project revenue bond issues agreements less than \$1,000,000 are not subject to the statutory debt limit.

2. A separate limitation under the CIP Act is that, without referendum, the total amount of principal and interest in any one year on all CIP Bonds issued by the City cannot exceed 0.16% of the total estimated market value in the municipality. In the City, that maximum annual debt service amount is \$779,232. The annual principal and interest payments on the CIP Bonds proposed to be issued under this CIP will average approximately \$30,053. As such, debt service on the CIP Bonds will be well within the annual limits under the CIP Act. The Bonds are estimated to be repaid over a 10-20 year period. The bond amount will not exceed the maximum principal amount of CIP Bonds referred to above.

AMENDED AND RESTATED

2022 through 2026

Five-Year Capital Improvement Plan for the

City of La Crescent, Minnesota

Originally Adopted: March 14, 2022

Amended and Restated Adopted: November 13, 2023

Prepared by:



I. INTRODUCTION

In 2003, the Minnesota State Legislature adopted a statute (Section 475.521, referred to herein as the “CIP Act”) that allows cities to issue municipal bonds under a capital improvement plan without the usual referendum requirement (except for the so-called “reverse referendum” described in Section III). The CIP Act applies to capital improvements consisting of city halls, public works, and public safety facilities. The 2005 Legislature added towns to the meaning of a municipality and town halls and libraries to the meaning of a capital improvement under the CIP Act.

Throughout this plan, the term “capital improvement” refers only to those improvements identified in the CIP Act, as summarized above. Capital expenditures for other public improvements in the City will be financed through other means and are not governed by this plan.

As part of the authorization process to issue capital improvement plan bonds (“CIP Bonds”), the CIP Act requires municipalities to prepare a five-year capital improvement plan that includes information specific in the statute, and different than the information that municipalities often provide in a more comprehensive and detailed “budget” or capital improvement plan it may prepare. This document, the Amended and Restated 2022 through 2026 Five-Year Capital Improvement Plan” has been prepared to meet the specific requirements of the CIP Act

II. PURPOSE

For purposes of the CIP Act, a capital improvement is a major expenditure of municipal funds for the acquisition or betterment to public lands, buildings, or other improvements used as a city hall, town hall, library, public safety, or public works facility, which has a useful life of 5 years or more. Capital improvements, as defined in the CIP Act, do not include light rail transit or related activities, parks, road/bridges, administrative buildings other than city or town hall, or land for those facilities.

A capital improvement plan adopted pursuant to the CIP Act is a document designed to anticipate capital improvement expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost-effective method possible. The capital improvement plan allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the municipality considers the benefits, costs, alternatives, and impact on operating expenditures.

The City of La Crescent, Minnesota (the “City”) believes the capital improvement process is an important element of responsible fiscal management. Major capital

expenditures can be anticipated and coordinated to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical public assets, preservation of public assets and sound fiscal management. Sound planning is essential for the wise and prudent use of limited financial resources.

The capital improvement plan is designed for update and amendment. In this manner, it can be an ongoing fiscal planning tool that anticipates future capital expenditures and funding sources.

III. THE CAPITAL IMPROVEMENT PLANNING PROCESS

The process begins with analysis of the City's five-year capital improvement needs and funding sources. The City may solicit input from citizens and other governmental units at an early stage.

A written plan is prepared by the City to set forth the estimated schedule, timing, and details of specific capital improvements by year, together with the estimated cost, the need for the improvement, and the sources of revenue for the improvement. The City Council then holds a public hearing on the CIP. The notice must be published at least 14 but not more than 28 days before the date of the hearing. The City Council may either approve the CIP immediately after the hearing or based on input may make revisions and approve the CIP at a later meeting.

The Council must approve the issuance of the CIP Bonds, as defined in the CIP Act, by an affirmative vote of three-fifths of its membership. The CIP Bonds are subject to a so-called "reverse referendum". The City may issue the bonds only after obtaining the approval of a majority of the voters voting on the question of issuing the obligations, if a petition requesting a vote on the issuance is signed by voters equal to five percent of the votes cast in the municipality in the last municipal general election and is filed with the clerk within 30 days after the public hearing. If the municipality elects not to submit the question to the voters, the municipality shall not propose the issuance of bonds under this section for the same purpose and in the same amount for a period of 365 days from the date of receipt of the petition. If the question of issuing the bonds is submitted and not approved by the voters, the provisions of Minnesota Statute Section 475.58, subdivision 1a, shall apply.

Further, the maximum debt service in any year on all outstanding CIP Bonds is 0.16% of the estimated market value of property in the City, using the estimated market value for the taxes-payable year in which the CIP Bonds are issued.

After the capital improvement plan has been approved and the CIP Bonds have been authorized, and if no petition for a referendum is filed, the CIP Bonds may

be sold, and when proceeds from the sale of the CIP Bonds (and any other identified revenue sources) become available, the expenditures for specified capital improvements in this plan can be made.

Any modifications to the Plan to change the projects included or to increase the CIP Bonds will require that the City complete the entire capital improvement planning process again and all requirements. Similarly, adoption of a new capital improvement plan to include the project costs to finance construction of the project costs will require that the City complete the entire capital improvement planning process again and all requirements.

IV. PROJECT SUMMARY

Pursuant to this document, “Amended and Restated 2022 through 2026 Five-Year Capital Improvement Plan”, referred to hereafter as the “CIP”, the City intends to incur expenditure of funds for acquisition, betterment of public lands, buildings or other improvements for a city hall, library, and public safety facility, including expansion of an existing public safety facility (together, the “Facilities”).

The CIP as prepared does not provide for the construction of the Facilities. The CIP covers only property acquisition costs, building demolition and removal, site improvements/preparation costs, and architect and consulting costs to prepare for construction of the Facilities.

The City will need to either act to amend the CIP or adopt a new CIP, pursuant to the CIP Act, at a future date to provide authority to finance the construction of the Facilities.

The CIP Act requires the City Council to consider eight factors in preparing the CIP:

1. Condition of the City’s existing infrastructure, including projected need for repair or replacement.
2. Likely demand for the improvement.
3. Estimated cost of the improvement.
4. Available public resources.
5. Level of overlapping debt in the City.
6. Relative benefits and costs of alternative uses of funds.
7. Operating costs of the proposed improvements.
8. Alternatives for providing services most efficiently through shared facilities with other cities or local governments.

The City has considered the eight points as they relate to the Facilities and the issuance of the CIP Bonds. The findings are as follows:

1. Conditions of City Infrastructure, Including the Projected Need for Repair or Replacement and Need for the Project

The La Crescent City Hall was constructed in the 1960's. The following City departments operate within the City Hall motor vehicle and License Bureau, Building and Zoning, Police Department, Utility Offices, City Clerk, and Administration Offices. The condition of the existing City Hall is substandard, pursuant to the professional opinion of a licensed inspector as defined by Minnesota Statutes 469.174, Subdivision 10c (findings included in report from Construction Express Inc dated January 7, 2016).

Adjacent to City Hall is the Public Library. The City is considering the relocation of the Public Library as part of the project and construction of the Facilities.

The proposed CIP Bonds are being issued to acquire and assemble land for the potential construction of the Facilities.

2. Likely Demand for the Project

The proposed Facilities will allow for improved efficiency of delivering municipal services and improvements for safe operations.

3. Estimated Costs of the Improvement

The estimated cost of the improvements the City plans to finance through issuance of CIP Bonds pursuant to this CIP is an amount not to exceed \$955,000. This amount is inclusive of the following estimated costs of the improvement: property acquisition costs; building demolition and removal; site improvements/preparation costs; and architect and consulting costs to prepare for construction of the Facilities. This amount does not include cost of issuance of the Bonds, which will be in addition to this amount and paid from bond proceeds.

This amount includes \$450,000 that the City financed with the General Obligation, Series 2022A Bonds, CIP portion, issued with original par amount of \$475,000, as authorized by the CIP adopted on March 14, 2022.

Exhibit A includes a map with information on property acquired to date by the City for the Facilities and potential future acquisition.

This amount includes City plans to finance site improvements and preparation costs for the purpose of maintaining public parking lots and public alleyway access that serves the existing City Hall and Fire Department Building and to prepare for the Facilities.

4. Available Public Resources

The CIP Bonds will be paid with ad valorem property taxes and secured by the City's full faith and credit. The par amount of the CIP Bonds will be sized to provide proceeds for land acquisition and for capitalized interest fund (if needed), and to pay the cost of issuance.

5. Level of Overlapping Debt

See Exhibit B.

6. Relative Benefit and Costs of Alternative Uses of the Funds

The Facilities could potentially be financed through the issuance of lease-revenue bonds. However, both costs of issuance and overall debt service payments would be higher since lease-revenue bonds are not general obligation debt and are therefore not as attractive to potential purchasers. The issuance of CIP Bonds represents the most cost-efficient way to finance the Facilities.

7. Operating Costs of the Proposed Improvements

The City expects to have information available on operating costs of the Facilities after it completes a planning process for the Facilities. On a preliminary basis, the operating costs for the Facilities is estimated to be comparable to current operating costs, with potential for cost savings from potential new efficiencies.

8. Alternatives for providing services most efficiently through shared facilities with other cities or local governments.

Partnering with other municipalities or local units of government is not a feasible option for the Facilities. Locating the Facilities outside of the City of La Crescent would increase response and travel times and cause levels of service and efficiencies to decrease.

V. FINANCING THE CAPITAL IMPROVEMENT PLAN

The total principal amount for the CIP Bonds authorized by the CIP is not to exceed \$1,000,000. This amount includes \$475,000 for the General Obligation, Series 2022A Bonds, CIP portion, issued on May 18, 2022, as authorized by the "2022 through 2026 Five-Year Capital Improvement Plan" adopted by the City Council on March 14, 2022. The City plans to issue up to an additional \$525,000 in CIP Bonds.

The \$1,000,000 is the maximum principal amount of CIP Bonds that may be issued under the CIP, (the "Amended and Restated 2022 through 2026 Five-Year Capital Improvement Plan") to provide funds for the Facilities and to pay any capitalized interest and the cost of issuance of the CIP Bonds. Principal and interest on the CIP

Bonds will be paid through ad valorem property taxes over the term of the CIP Bonds.

In the financing of the CIP, two significant statutory limitations apply.

1. Under Chapter 475, with few exceptions, municipalities cannot incur debt in excess of 3% of the assessor's estimated market value for the municipality. In the City, the 2022/2023 estimated market value is \$632,643,200. Therefore, the total amount of outstanding debt cannot exceed \$18,979,296. As shown in Exhibit C, as of September 2, 2023, the City has \$7,080,000 subject to the legal debt limit. The legal debt margin as of September 2, 2023 is \$11,899,296. Issuance of the CIP Bonds will be within the statutory debt limit for the City.

2. A separate limitation under the CIP Act is that, without referendum, the total amount of principal and interest in any one year on all CIP Bonds issued by the City cannot exceed 0.16% of the total estimated market value in the municipality. In the City, that maximum annual debt service amount is \$1,012,229. The annual principal and interest payments on the CIP Bonds proposed to be issued under this CIP will average approximately \$74,473.75. As such, debt service on the CIP Bonds will be within the annual limits under the CIP Act. The Bonds are estimated to be repaid over a 25-year period. The bond amount will not exceed the maximum principal amount of CIP Bonds referred to above.

EXHIBIT A

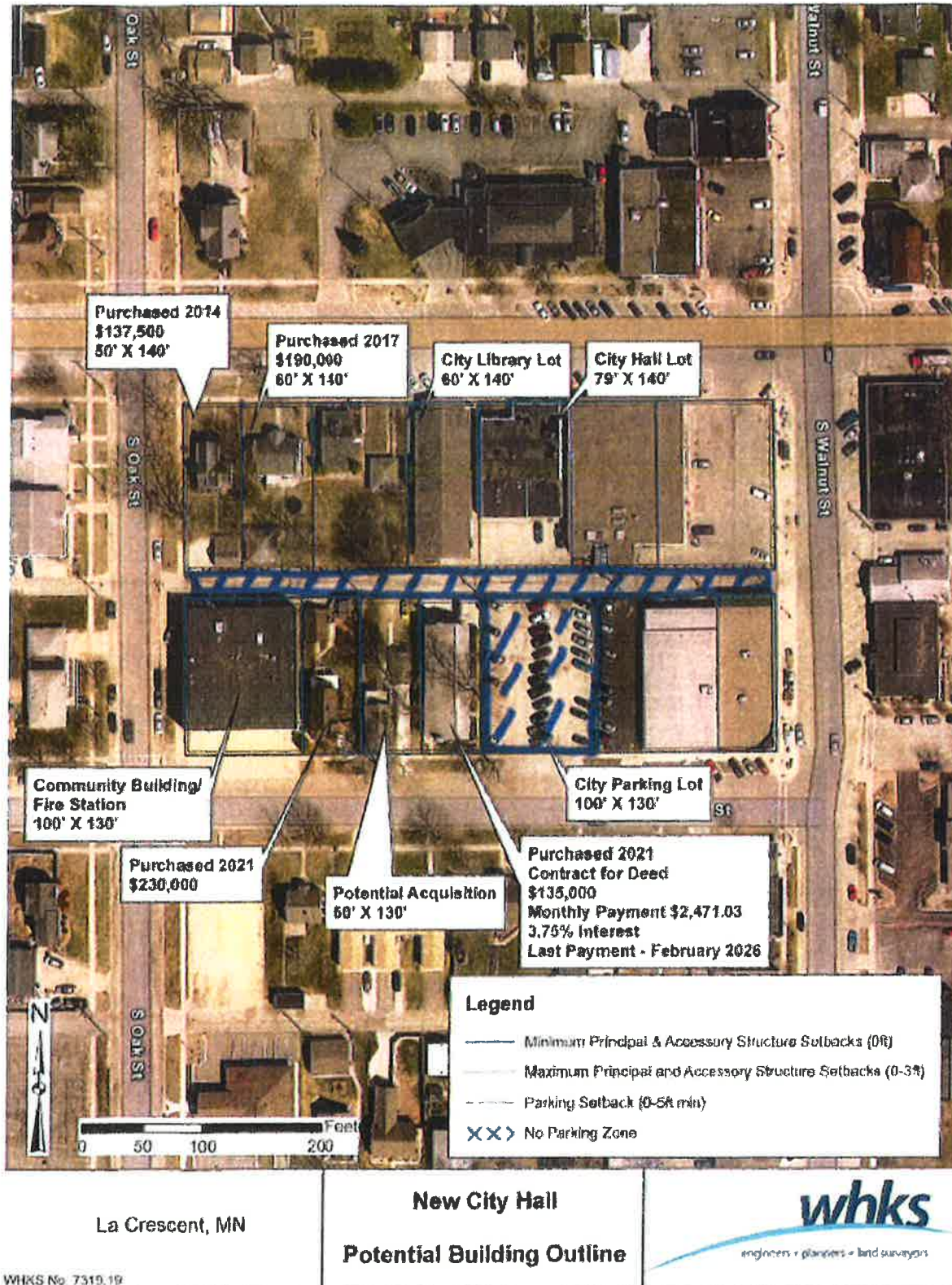


Exhibit B

Indirect Debt*

<u>Issuer</u>	<i>2022/2023 Tax Capacity Value⁽¹⁾</i>	<i>2022/2023 Tax Capacity Value in City⁽¹⁾</i>	<i>Percentage Applicable in City</i>	<i>Outstanding General Obligation Debt⁽²⁾</i>	<i>Taxpayers' Share of Debt</i>
Houston County	\$ 24,875,049	\$6,113,827	24.58%	\$9,245,000	\$ 2,272,421
Winona County	63,206,822	208,004	0.33	26,690,000	88,077
ISD No. 300, La Crescent	11,003,199	6,321,831	57.45	23,655,000	<u>13,589,798</u>
				<i>Total Indirect Debt:</i>	<u>\$ 15,950,296</u>

* Only those taxing jurisdictions with general obligation debt outstanding are included. Debt figures do not include non-general obligation debt, short-term general obligation debt, or general obligation tax/aid anticipation certificates of indebtedness.

(1) Tax Capacity Value is after tax increment deduction.

(2) As of September 2, 2023, unless noted otherwise.

Exhibit C

Statutory Debt Limit¹

Minnesota Statutes, Section 475.53 states that a city or county may not incur or be subject to a net debt in excess of three percent (3%) of its estimated market value. Net debt is, with limited exceptions, debt paid solely from ad valorem taxes.

Computation of Legal Debt Margin as of September 2, 2023:

2022/2023 Estimated Market Value	\$ 632,643,200
Multiplied by 3%	<u>x .03</u>
Statutory Debt Limit	<u>\$ 18,979,296</u>

Less outstanding debt applicable to debt limit:

\$905,000 General Obligation Equipment Certificates of Indebtedness Bonds, Series 2013A	\$ 83,000
\$360,000 General Obligation Promissory Note of 2014	39,000
\$3,445,000 General Obligation Bonds, Series 2016A	2,370,000
\$896,000 General Obligation Equipment Certificates of Indebtedness Bonds, Series 2017A	128,000
\$1,280,000 General Obligation Bonds, Series 2018A	1,005,000
\$365,000 General Obligation Bonds, Series 2019A	250,000
\$360,000 General Obligation Bonds, Series 2019B	320,000
\$2,585,000 General Obligation Bonds, Series 2022A	<u>2,585,000</u>

Total Debt applicable to debt limit: \$ 7,080,000

Legal debt margin \$ 11,899,296

¹ Effective June 2, 1997 and pursuant to Minnesota Statutes 465.71, any lease revenue or public project revenue bond issues/agreements of \$1,000,000 or more are subject to the statutory debt limit. Lease revenue or public project revenue bond issues/agreements less than \$1,000,000 are not subject to the statutory debt limit.

#11

AS OF 11/19/2025

CITY OF LA CRESCENT, MINNESOTA
GENERAL OBLIGATION STREET RECONSTRUCTION BONDS, SERIES 2026A
PROPOSED SCHEDULE OF EVENTS

The following checklist of items denotes each milestone activity as well as the members of the finance team who will have the responsibility to complete it. *Please note this proposed timetable assumes regularly scheduled City Council meetings.*

November 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						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						

December 2025						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	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			

January 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				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

February 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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

	Holiday
	Important Date

Date	Action	Responsible Party
November 7, 2025	General Information Certificate Sent to City	Northland
November 21, 2025	City Returns Completed General Information Certificate to Northland	City
December 1, 2025	Finance Plan and "Trigger" Resolution Sent to City	Northland
December 8, 2025	Review of Finance Plan for 2026A Bonds Adopt "Trigger" Resolution for Bonds	City Council, Northland
December 10, 2025	Preliminary Official Statement Sent to City for Sign Off and to Moody's	Northland, City Staff
December 22, 2025	Rating Call Questions Received from Moody's	Moody's
January 5 or 6, 2026	Rating Call with Moody's	Northland, City, Moody's
January 15, 2026	Rating Received	Northland, City Staff, Moody's
January 16, 2026	Awarding Resolution sent to City	Northland, Bond Counsel
January 22 or 23, 2026	Pre-Pricing Call	Northland, City



Date	Action	Responsible Party
January 26, 2026	Bond Pricing Awarding Resolution adopted - 5:00 P.M.	City Council Action, Northland, Bond Counsel
February 24, 2026	Closing on the Bonds (Proceeds Available)	Northland, City Staff, Bond Counsel

MEMORANDUM

TO: Bill Waller, City Administrator
Tyler Benish, Public Works Director

FROM: Tim Hruska, P.E., L.S.

DATE: July 24, 2025

RE: Walnut Street Reconstruction

The City will be reconstructing Walnut Street between South 3rd Street and North 4th Street in 2026. The reconstruction of Walnut Street is using the adopted plan as the guide for street configuration, location of parallel and angle parking, sidewalk width, and trail location. The project also includes a connection along Walnut Place to Veteran's Park. The attached exhibits depict proposed curb alignment, parking, and pedestrian facilities.

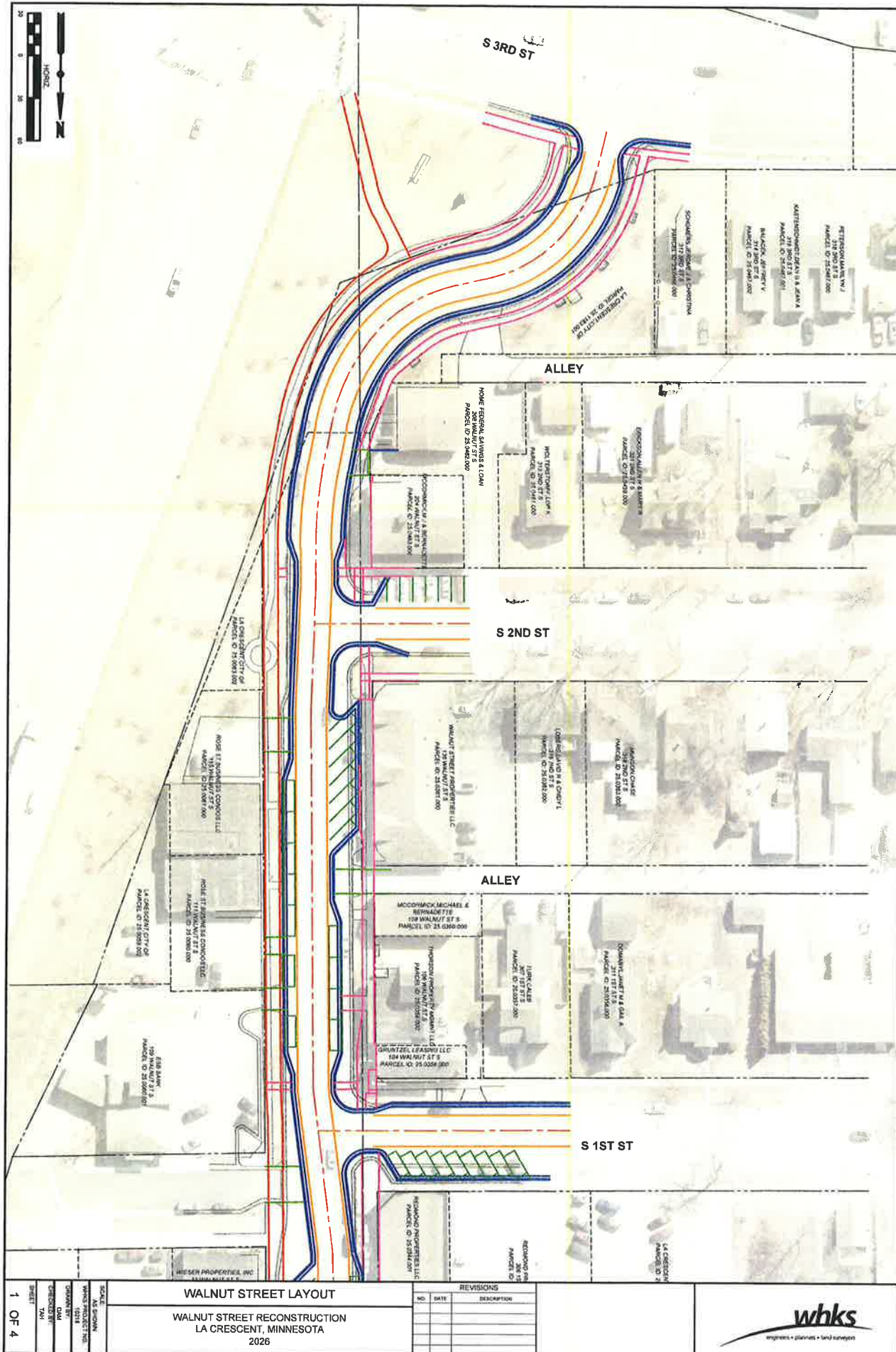
On August 11, we will be presenting the preliminary design to the Chamber as a lunch and learn. The design will also be presented to the City Council, and Economic Development Commission.

The project will include aesthetic improvements, lighting, and watermain replacement. These aspects will be developed in the coming months.

The cost opinion for this project is \$5,300,000. Below is a summary of potential funding sources for the project.

Funding Source	Amount
LRIP	\$1,500,000
Federal Funds – Small Cities	\$600,000
MSAS	\$900,000
ARPA Funds - Watermain	\$200,000
Street Reconstruction Bonds	\$2,100,000
Total Project Cost	\$5,300,000

I will be in attendance at the Work Session to discuss the project.



Engineer's Opinion of Probable Construction Costs
Walnut Street Reconstruction
La Crescent, MN
WHKS #8572



Line	Item Description	Approx. Quantities	Unit of Measure		Unit Price	Total Amount
STREET & SIDEWALK						
1	Mobilization	1.00	LS	@	\$300,000.00	\$300,000.00
2	Earthwork	5,750.00	CY	@	\$25.00	\$143,750.00
3	Topsoil Strip and Replace	2,500.00	CY	@	\$15.00	\$37,500.00
4	Clear and Grubb	1.00	LS	@	\$30,000.00	\$30,000.00
5	Subbase, 16" (pavement)	11,025.00	TON	@	\$25.00	\$275,625.00
6	Subbase, 6" (driveway)	210.00	TON	@	\$25.00	\$5,250.00
7	Subbase, 4" (sidewalk)	900.00	TON	@	\$25.00	\$22,500.00
8	Existing Sidewalk Removal	1,950.00	SY	@	\$15.00	\$29,250.00
9	Existing Pavement Removal	11,270.00	SY	@	\$15.00	\$169,050.00
10	Curb and Gutter Remove and Replace	4,350.00	LF	@	\$45.00	\$195,750.00
11	Sidewalk, 4"	1,800.00	SY	@	\$100.00	\$180,000.00
12	Bike Trail/Sidewalk, 6"	2,300.00	SY	@	\$120.00	\$276,000.00
13	Driveway Remove and Replace	650.00	SY	@	\$120.00	\$78,000.00
14	4" HMA Roadway Pavement	9,900.00	SY	@	\$30.00	\$297,000.00
15	Painted Pavement Markings	1.00	LS	@	\$15,000.00	\$15,000.00
16	Permanent Signage	1.00	LS	@	\$15,000.00	\$15,000.00
16	Pedestrian Bridge	1.00	LS	@	\$150,000.00	\$150,000.00
SUBTOTAL						\$2,219,675.00
STREETSCAPING						
17	Streetlights w/ banner arms	16.00	EA	@	\$6,000.00	\$96,000.00
18	Lighting System - wiring	1.00	LS	@	\$80,000.00	\$80,000.00
19	Banners	32.00	EA	@	\$500.00	\$16,000.00
20	Trash Recepticals	12.00	EA	@	\$750.00	\$9,000.00
21	Wayfinding Signage	4.00	EA	@	\$1,500.00	\$6,000.00
22	Benches	16.00	EA	@	\$2,000.00	\$32,000.00
23	Street Trees	40.00	EA	@	\$1,000.00	\$40,000.00
24	Bumpouts	19.00	EA	@	\$15,000.00	\$285,000.00
25	Bike Rack	5.00	EA	@	\$1,500.00	\$7,500.00
26	Kiosk	2.00	EA	@	\$3,500.00	\$7,000.00
27	Indigenous Monument/public art infrastructure	3.00	EA	@	\$10,000.00	\$30,000.00
SUBTOTAL						\$608,500.00
SANITARY SEWER						
28	Sanitary Structure Removal	10	EA	@	\$600.00	\$6,000.00
29	Sanitary Sewer, 8"	200	LF	@	\$100.00	\$20,000.00
30	San Structures	10	EA	@	\$10,000.00	\$100,000.00
31	Sanitary Sewer Service Lines	0	LF	@	\$60.00	\$0.00
SUBTOTAL						\$120,000.00
STORM SEWER						
32	12" RCP Storm Sewer	1000	LF	@	\$85.00	\$85,000.00
33	15" RCP Storm Sewer	1600	LF	@	\$100.00	\$160,000.00
34	Storm Structures	33	EA	@	\$5,000.00	\$165,000.00
SUBTOTAL						\$410,000.00

Engineer's Opinion of Probable Construction Costs
Walnut Street Reconstruction
La Crescent, MN
WHKS #8572

whks

engineers + planners + land surveyors

Line	Item Description	Approx. Quantities	Unit of Measure		Unit Price	Total Amount
WATERMAIN						
35	Water Main, 8"	2450	LF	@	\$65.00	\$159,250.00
36	Water Services	1280	LF	@	\$50.00	\$64,000.00
37	Water Service Corp, Curb Stop, And Box	32	EA	@	\$2,500.00	\$80,000.00
38	Water Fittings	2000	LB	@	\$20.00	\$40,000.00
39	8" Valves	15	EA	@	\$4,000.00	\$60,000.00
40	Fire Hydrant Assembly	5	EA	@	\$6,000.00	\$30,000.00
						\$433,250.00
EROSION CONTROL						
41	Turf Restoration (Sod)	0.85	ACRE	@	\$75,000.00	\$63,750.00
42	Stormwater and Pollution Prevention	1	LS	@	\$25,000.00	\$25,000.00
SUBTOTAL						\$88,750.00

STREET & SIDEWALK SUBTOTAL	\$2,219,675.00
STREETSCAPING	\$608,500.00
SANITARY SUBTOTAL	\$120,000.00
STORM SUBTOTAL	\$410,000.00
WATERMAIN SUBTOTAL	\$433,250.00
EROSION CONTROL SUBTOTAL	\$88,750.00
SUBTOTAL	\$3,880,175.00
CONTINGENCY (15%)	\$582,000.00
ENGINEERING	\$825,000.00
TOTAL COST	\$5,287,175.00

April 1, 2024

Larry Kirch
City of La Crescent
315 W Main Street
La Crescent, MN 55947

Re: 2023 Local Road Improvement Program Project Selection

Dear Larry Kirch,

Thank you for your application submittal under the 2023 Local Road Improvement Program (LRIP) solicitation. The Walnut Street /Walnut Place project in City of La Crescent was selected for Local Road Improvement Program funds appropriated by the legislature in 2023. We have identified up to \$1,500,000.00 in LRIP funds for this project.

Enclosed is a State Fund Grantee User Guide that provides a summary of the process for developing and delivering a state grant bond or general funded project. Your first step will be to request a State Aid Project (SAP) number for this project if you don't already have one (or SP number if you also have federal funding). Please work with your district state aid engineer (DSAE) on next steps and throughout the project development process. Please email the SAP/SP number to me immediately after it is issued.

Following are a few other important notes:

- Items that are eligible for LRIP funds include reasonable elements associated with roadway construction, including basic landscaping and turf establishment. Landscaping planters, benches, bike racks, decorative fences, ornamental lighting, and other aesthetic treatments above the standard are generally not eligible. Other items that are not eligible include engineering, construction administration and inspection, right of way acquisition, and water main, sanitary sewer, or private utility work. Additionally, work on trunk highways or on trunk highway right of way is not eligible.
- Your agency will be required to execute an LRIP grant agreement prior to construction, which includes certification of right of way ownership by the agency and a resolution agreeing to finance any costs in excess of the grant amount before the grant can be authorized for reimbursement.
- The plan and engineer's estimate need to be developed with a separate a column that identifies LRIP participating items only. If more than one agency will ultimately own bond or general funded improvements, there will need to be separate LRIP participating columns on the engineer's estimate for each agency. Additionally, if this is the case, separate LRIP grant agreements will be required with each agency that will ultimately own bond or general funded improvements.
- Design standards:
 - Work on State Aid routes are subject to State Aid standards
 - Work on non-state aid routes will need to adhere to design standards as identified in MnDOT State Aid Rules, the American Association of State Highway and Transportation Official (AASHTO) A Policy on Geometric Design of Highways and Streets, or other design standards as identified by the DSAE. Please consult with your DSAE to determine the appropriate design standards for your project.
- The DSAE will need to review, approve, and sign plans prior to advertising the construction contract.

- After DSAE plan approval, you will need a funding letter from the State Aid Programs office before advertising the construction contract. The LRIP amount in the funding letter will be based on a review of eligible items in the engineer's estimate.
- The State Aid Programs office will provide additional instructions for assembling and executing the LRIP grant agreement as part of the delivery of the funding letter.
- The final LRIP amount as included in one or more LRIP grant agreements will be based on the low bid documents. The LRIP grant amount is typically capped.
- The LRIP grant agreement should be fully executed before construction begins.

If you have questions, please contact me, Rashmi Brewer at rashmi.brewer@state.mn.us. I will be your primary contact for this LRIP grant selection.

Sincerely,



Rashmi Brewer, P.E.
State Aid State Programs Engineer

copy: Fausto Cabral, District 6 State Aid Engineer
enclosure: State Fund Grantee User Guide

September 10, 2024

The Honorable Mike Poellinger
Mayor, City of La Crescent
315 Main Street
La Crescent, MN 55947

Dear Mayor Poellinger:

I am pleased to inform you that your application for the 2024 Minnesota Small Cities Development Program Grant (SCDP) has been approved by the Department of Employment and Economic Development (DEED) for funding in the amount of \$600,000.00. Funds for the grant are provided from the U.S. Department of Housing and Urban Development (HUD). The grant contract agreement will be issued once DEED receives its award from HUD.

Zachary Klehr is the DEED representative assigned to your grant. For additional information, please contact Zachary at zachary.klehr@state.mn.us or at (651) 259-7460.

Congratulations on this grant award to help enhance your community development efforts.

Regards,



Matt Varilek
Commissioner

cc: State Senator Jeremy Miller
State Representative Greg Davids
Larry Kirch, Community Development Director, City of La Crescent

MEMORANDUM

TO: Bill Waller, City Administrator
Tyler Benish, Public Works Director

FROM: Tim Hruska, P.E.

DATE: July 23, 2025

RE: Redwood Street Storm Sewer Improvements

The City has received funding for increasing the storm sewer capacity along Redwood Street East between Welshire Drive and South 7th Street. There is also funding in place from Safe Routes to School to add a sidewalk along the east side of Redwood from South 11th Street to South 7th Street. The existing pavement in this area is also deteriorating and in need of replacement.

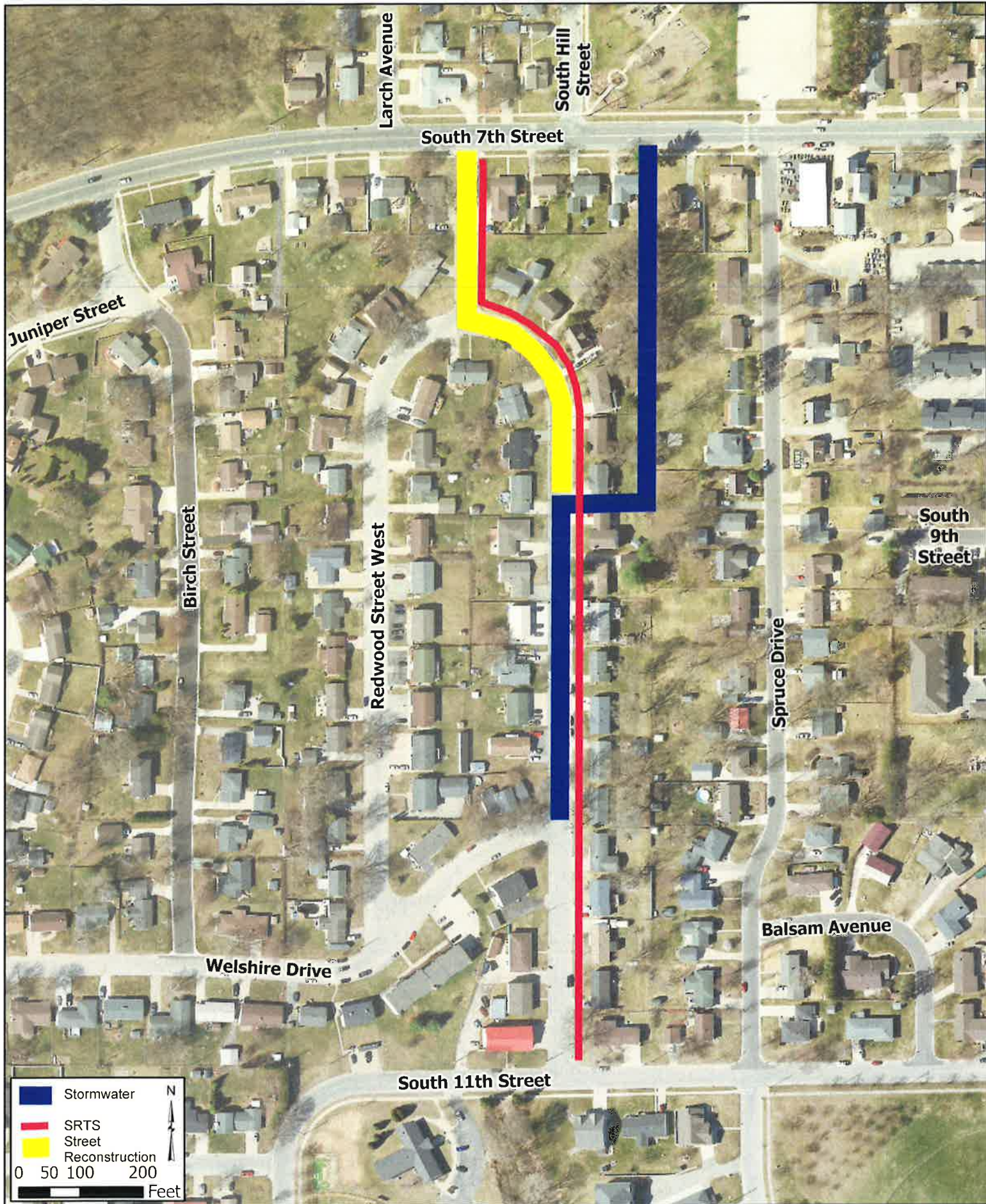
A new parallel storm sewer is proposed along the alignment of Redwood Street East. The storm sewer follows an alignment through back yards of homes between Redwood and South 7th Street. In the area off road, the storm main is being proposed to be upsized for additional capacity. The project will also include the addition of a sidewalk along the east side of the roadway. This portion of the project is funded by the Safe Routes to School program. The combination of these two projects will allow for the narrowing of the roadway to better accommodate the sidewalk on the east side. The attached exhibit shows the funding allocation for the Redwood Drive portion of the project.

The project also includes the addition of a 10 foot wide trail to Kistler Park from South 14th Street and sidewalk infill along Lancer Boulevard between South 11th and South 12th Street. The second exhibit depicts all areas planned for the project.

The engineering estimate for this project is \$2,292,630. The project is planned to use the following funding sources:

Safe Routes to School	\$410,200
Stormwater Implementation	\$1,052,430
Street Reconstruction Bond	\$550,000
Engineering	\$280,000

I will be in attendance at the City Council Meeting to review the project.



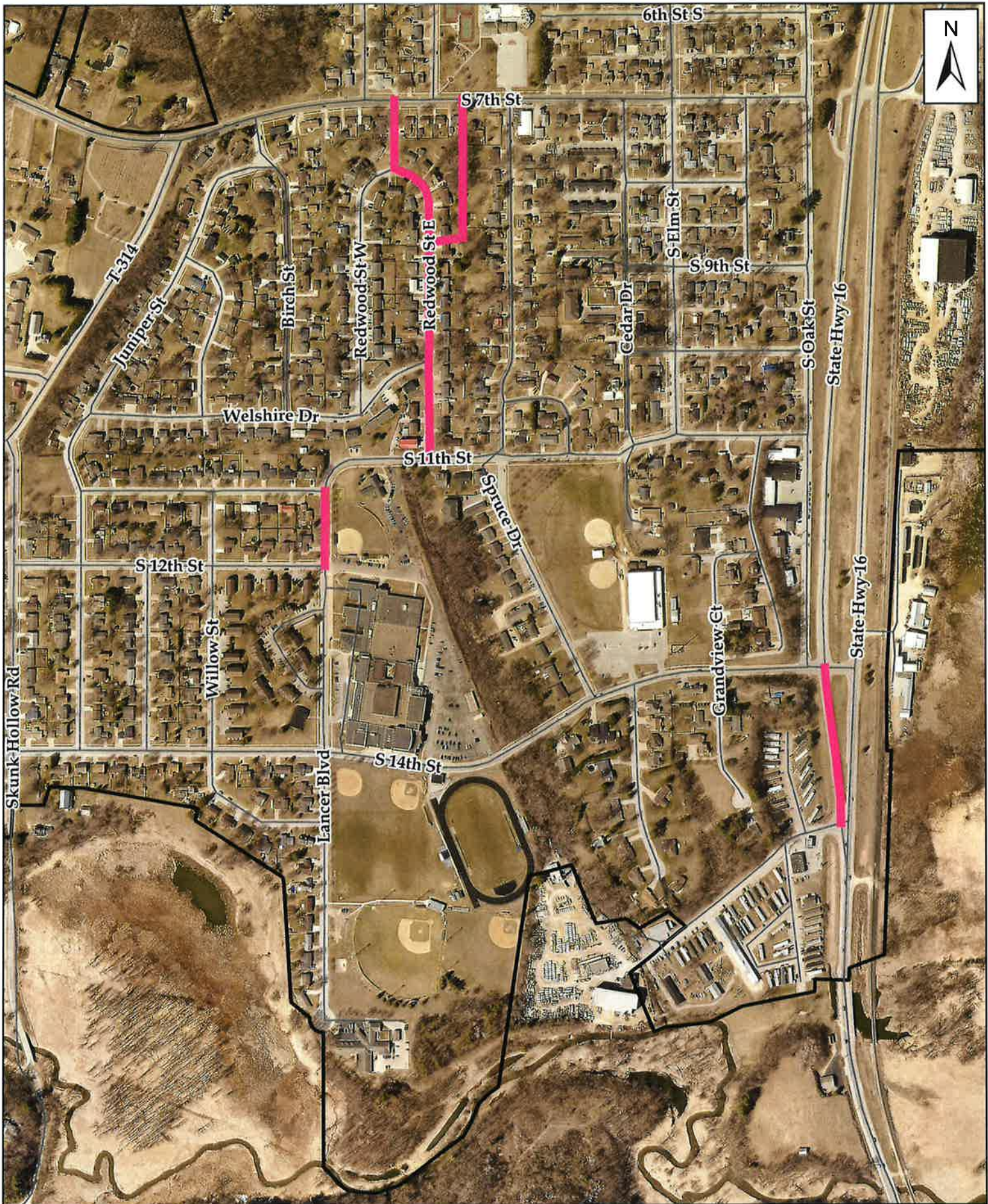
THE CITY OF LA CRESCENT
HOUSTON COUNTY, MN

REDWOOD STREET PROJECT



DATE: 06/23/2025

WHKS NO. 07319.25



Implementation Stormwater Grant Application - City of LaCrescent

From Mueller-LaClair, Julianne (MPCA) <Julianne.Mueller-LaClair@state.mn.us>

Date Mon 5/5/2025 1:22 PM

To Jason Ludwigson <jludwigson@cityoflacrescent-mn.gov>

Cc Duchene, Aimee (MPCA) <Aimee.Duchene@state.mn.us>

 2 attachments (39 KB)

EXHIBIT C Capacity Responses.docx; EXHIBIT D Certification _tcm36-596952.docx;

Congratulations! I am pleased to inform you that the City of LaCrescent has been selected for a Implementation Stormwater Resilience grant award in the amount of \$1,052,430.00.

Due to RFP and statutory requirements, the MPCA will require review of the below and attached documentation before fully awarding your project. Please forward the completed/required documents to the MPCA by Friday, May 16th.

- **Capacity Responses: Exhibit C**
- **Certification: No current principals have been convicted of a felony financial crime in the last ten years: Exhibit D**

Please provide contact information (email) for the person who will be responsible for signing your agreement on behalf of your entity. All agreements are routed through DocuSign and reviewed/approved electronically.

Remember any costs incurred prior to the MPCA's execution of your Grant Agreement will be ineligible as both project grant costs and as your matching funds. ***Do not start work on your project until you have been notified that you may begin.***

Aimee Duchene (aimee.duchene@state.mn.us) will serve as your MPCA Project Manager and will be in contact regarding next steps.

Julianne Mueller-LaClair, JD | Lead Contract Specialist

Operations Division

520 Lafayette Rd. N. | St. Paul, MN | 55155

651-757-2135

julianne.laclair@state.mn.us | www.pca.state.mn.us

***Please note my new email address: julianne.mueller-laclair@state.mn.us**



Our mission is to protect and improve the environment and human health.

NOTICE: This email (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521. This email may be confidential and may be legally privileged. If you are not the intended recipient, you are hereby notified that any retention, dissemination, distribution, or copying of this communication is strictly prohibited. Please reply back to the sender that you have received this message in error, then delete it. Thank you.

May 14, 2024

Jason Ludwigson
City of La Crescent
315 Main Street
La Crescent, MN 55947

Re: 2023 Safe Routes to School (SRTS) Infrastructure Program Project Selection

Dear Jason Ludwigson,

Thank you for your application submittal under the 2023 Safe Routes to School (SRTS) Infrastructure Program. The La Crescent Hokah Secondary School SRTS Improvements project in the City of La Crescent was selected for SRTS Program funds appropriated by the legislature in 2023. We have identified up to \$348,011.00 in SRTS Infrastructure funds for this project.

Enclosed is a State Fund Grantee User Guide that provides a summary of the process for developing and delivering a state grant bond or general funded project. Your first step will be to request a State Aid Project (SAP) number for this project if you don't already have one (or SP number if you also have federal funding). Please work with your District State Aid Engineer (DSAE) on next steps and throughout the project development process. Please email the SAP number to me immediately after it is issued and include it and the program (SRTS) on all project correspondence.

Following are a few other important notes:

- Items that are eligible for SRTS Infrastructure funds include reasonable elements associated with crossing improvements, off-street facilities, on-street facilities, permanent traffic control devices (not mobile), and in-kind replacements, including basic landscaping and turf establishment. Landscaping planters, benches, bike racks, decorative fences, ornamental lighting, and other aesthetic treatments above the standard are generally not eligible. Other items that are not eligible include engineering, construction administration and inspection, right of way acquisition, and water main, sanitary sewer, or private utility work. Additionally, work on trunk highways or on trunk highway right of way is not eligible.
- Your agency will be required to execute a SRTS Infrastructure grant agreement prior to construction, which includes certification of right of way ownership by the agency and a resolution agreeing to finance any costs in excess of the grant amount before the grant can be authorized for reimbursement.
- The plan and engineer's estimate need to be developed with a separate column that identifies SRTS Infrastructure participating items only. If more than one agency will ultimately own bond or general funded improvements, there will need to be separate SRTS Infrastructure participating columns on the Engineer's Estimate for each agency. Additionally, if this is the case, separate SRTS Infrastructure grant agreements will be required with each agency that will ultimately own bond or general funded improvements.
- Design standards:
 - Work on State Aid routes are subject to State Aid standards
 - Work on non-state aid routes will need to adhere to design standards as identified in MnDOT State Aid Rules, the American Association of State Highway and Transportation Official

(AASHTO) A Policy on Geometric Design of Highways and Streets, or other design standards as identified by the DSAE. Please consult with your DSAE to determine the appropriate design standards for your project.

- The DSAE will need to review, approve, and sign plans prior to advertising the construction contract.
- After DSAE plan approval, you will need a funding letter from the State Aid Programs office before advertising the construction contract. The SRTS Infrastructure amount in the funding letter will be based on a review of eligible items in the engineer's estimate.
- The State Aid Programs office will provide additional instructions for assembling and executing the SRTS Infrastructure grant agreement as part of the delivery of the funding letter.
- The final SRTS Infrastructure amount as included in one or more SRTS Infrastructure grant agreements will be based on the low bid documents. The SRTS Infrastructure grant amount is typically capped.
- The SRTS Infrastructure grant agreement should be fully executed before construction begins.

If you have questions, please contact Steven Prusak at steven.prusak@state.mn.us. I will be your main point of contact for this SRTS Infrastructure grant selection.

Sincerely,



Active Transportation Engineer

Digitally signed by Steven
Prusak
Date: 2024.05.10 13:09:12
-05'00'

Steven Prusak, P.E.

State Aid Active Transportation Engineer

copy: Fausto Cabral, District 6 State Aid Engineer

enclosure: State Fund Grantee User Guide

MEMORANDUM

TO: Bill Waller, City Administrator
Tyler Benish, Public Works Director

FROM: Tim Hruska, P.E.

DATE: July 23, 2025

RE: Maple Street and Active Transportation Improvements

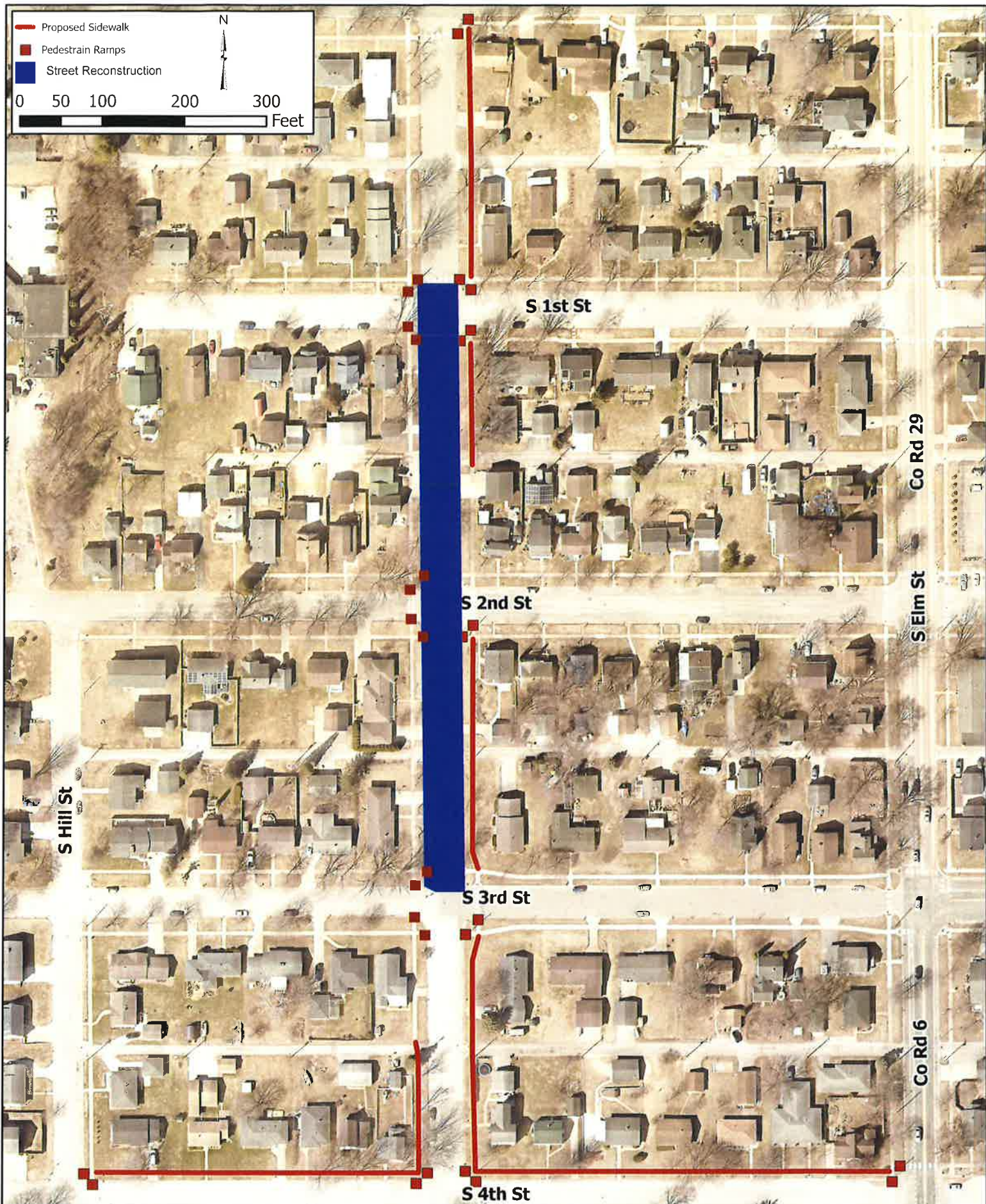
The City has received funding for sidewalk infill along stretches of Maple and South 4th Street as shown on the attached exhibit. The existing pavement on Maple Street between South 3rd and South 1st Street is also deteriorating and in need of replacement. This section of Maple Street is currently in the City's Street Reconstruction Plan. The existing pedestrian ramps will be reconstructed to ADA standards as well as the replacement of damaged sidewalk. No utility upgrades are planned at this time.

Staff are proposing to combine these projects into one project similar to the current project on South 6th Street.

The engineering estimate for this project is \$1,185,366. The project is planned to use the following funding sources:

Active Transportation	\$363,366
Street Reconstruction Bond	\$650,000
Engineering	\$172,000

I will be in attendance at the City Council Meeting to review the project.



THE CITY OF LA CRESCENT
HOUSTON COUNTY, MN

MAPLE STREET RECONSTRUCTION
ACTIVE TRANSPORTATION

DATE: 01/15/2025

April 30, 2025

Lawrence Kirch
City of La Crescent
315 W Main Street
La Crescent, MN 55947

Re: 2024 Active Transportation (AT) Infrastructure Program Project Selection

Dear Lawrence Kirch,

Thank you for your application submittal under the 2024 Active Transportation (AT) Infrastructure Program. The Sidewalk Infill and ADA improvements along S 4th Street and S Maple Street project in the City of La Crescent was selected for AT Program funds appropriated by the legislature in 2023. We have identified up to \$363,366.00 in AT Infrastructure funds for this project.

Enclosed is a State Fund Grantee User Guide that provides a summary of the process for developing and delivering a state grant bond or general funded project. Your first step will be to request a State Aid Project (SAP) number for this project if you don't already have one (or SP number if you also have federal funding). Please work with your District State Aid Engineer (DSAE) on next steps and throughout the project development process. Please email the SAP/SP number to me immediately after it is issued and include it and the program (AT) on all project correspondence.

Following are a few other important notes:

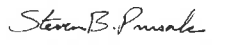
- Items that are eligible for AT Infrastructure funds include reasonable elements associated with crossing improvements, off-street facilities, on-street facilities, permanent traffic control devices (not mobile), and in-kind replacements, including basic landscaping and turf establishment. Landscaping planters, benches, bike racks, decorative fences, ornamental lighting, and other aesthetic treatments above the standard are generally not eligible. Other items that are not eligible include engineering, construction administration and inspection, right of way acquisition, and water main, sanitary sewer, or private utility work. Additionally, work on trunk highways or on trunk highway right of way is not eligible.
- Your entity will be required to execute an AT Infrastructure grant agreement prior to construction, which includes certification of right of way ownership by the agency and a resolution agreeing to finance any costs in excess of the grant amount before the grant can be authorized for reimbursement.
- The plan and engineer's estimate need to be developed with a separate column that identifies AT Infrastructure participating items only. If more than one agency will ultimately own bond or general funded improvements, there will need to be separate AT Infrastructure participating columns on the Engineer's Estimate for each agency. Additionally, if this is the case, separate AT Infrastructure grant agreements will be required with each agency that will ultimately own bond or general funded improvements.
- Design standards:
 - Work on State Aid routes are subject to State Aid standards
 - Work on non-state aid routes will need to adhere to design standards as identified in [MnDOT State Aid Rules](#), the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets, or other design standards as

identified by the DSAE. Please consult with your DSAE to determine the appropriate design standards for your project.

- The DSAE will need to review, approve, and sign plans prior to advertising the construction contract.
- After DSAE plan approval, you will need a funding letter from the State Aid Programs office before advertising the construction contract. The AT Infrastructure amount in the funding letter will be based on a review of eligible items in the engineer's estimate.
- The State Aid Programs office will provide additional instructions for assembling and executing the AT Infrastructure grant agreement as part of the delivery of the funding letter.
- The final AT Infrastructure amount as included in one or more AT Infrastructure grant agreements will be based on the low bid documents. The AT Infrastructure grant amount is typically capped.
- The AT Infrastructure grant agreement should be fully executed before construction begins.

If you have questions, please contact Steven Prusak at steven.prusak@state.mn.us. I will be your main point of contact for this AT Infrastructure grant selection.

Sincerely,


Active Transportation Engineer

Digitally signed by Steven
Prusak
Date: 2025.04.29 15:49:57
-05'00'

Steven Prusak, P.E.
State Aid Active Transportation Engineer

copy: Fausto Cabral, District 6 State Aid Engineer
enclosure: State Fund Grantee User Guide

M E M O R A N D U M

TO: Honorable Mayor and City Council Members

FROM: Jason Ludwigson, Sustainability Coordinator

DATE: July 23rd, 2025

SUBJECT: Minnesota Department of Natural Resources FY26 Outdoor Recreation Grant

Included is a letter from the Minnesota Department of Natural Resources anticipating the award of \$277,313 to the City of La Crescent for the FY26 Outdoor Recreation Grant. The grant will help fund the construction of a new ADA compliant playground at Wieser Park, three additional pickleball courts at Wieser Park, bike parking, and a new walking trail. This grant requires a one-to-one match. The match can consist of cash, the value of materials, labor and equipment usage by the local sponsor, donations or any combination thereof.

Also included are conceptual plans for the improvements at the park. The expanded parking lot is not a part of the FY26 Outdoor Recreation Grant award. The project is planned for 2026. The information included in the packet is informational and a grant agreement will be presented at a later date. We are working to expedite the grant agreement process to avoid an anticipated 10% price increase in the playground equipment.

The city has already received \$102,170.74 in private donations towards the city's match for the project.



June 23, 2025

Jason Ludwigson, Sustainability Coordinator
City of La Crescent
315 Main St.
La Crescent, MN MN

RE: City of La Crescent, Wieser Park

Dear Mr. Ludwigson:

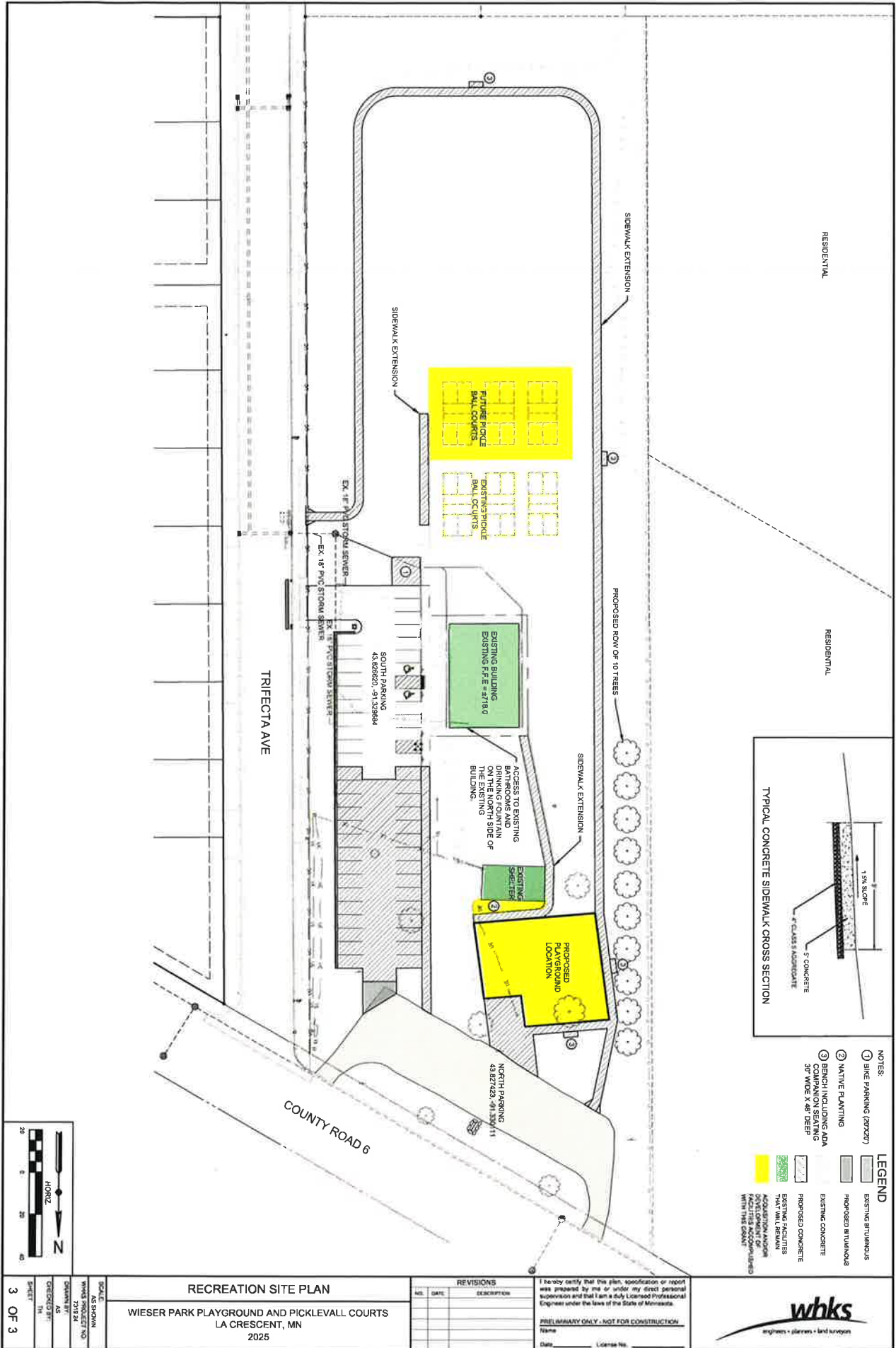
I am pleased to inform you that your application for the FY26 Outdoor Recreation Grant Program has been selected for funding. We anticipate being able to offer you a grant in the amount of \$277,313, contingent upon the final processing of your application. Our program staff will contact you soon with more information on how to proceed with your project.

We are looking forward to working with you on this project. If you have any questions, contact Sarah Wennerberg at 651-259-5579, sarah.wennerberg@state.mn.us.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ann Pierce'.

Ann Pierce, Director
Division of Parks and Trails













#13.4.

M E M O R A N D U M

TO: Honorable Mayor and City Council Members

FROM: Jason Ludwigson, Sustainability Coordinator

DATE: July 2025

SUBJECT: City Council Grants Update – Sustainability

Items for review:

1. Ongoing Grants

- a. CPL Forest Habitat Restoration Project Stoney Point Phase I **Award \$45,700**
- b. CPL Forest Habitat Restoration Project Stoney Point Phase II **Award \$49,875**
- c. CPL Expedited Blufflands **Award \$50,000**
- d. CPL Pine Creek Stream Restoration (WinLac, Carl and Verna Schmidt Foundation, and The Nature Conservancy) **Award \$570,000**
- e. ReLeaf Community Forestry Grants **Award \$38,484**
- f. Solar on Public Buildings Grant – Aquatic Center **Award \$51,000**
- g. Solar on Public Buildings Grant – Stoney Point **Award \$46,200**
- h. Outdoor Recreation Grant – Wieser Park **Award \$277,313**
- i. Active Transportation Planning Grant **Award \$40,000**
- j. Local Climate Action Planning Grant **Award \$45,920**
- k. SHIP Grant New Park Signs **Award \$5,000**
- l. SHIP Grant DriftCycle **Award \$8,470**
- m. Carbon Reduction Program Electric Vehicle(s) **Award \$89,000**
- n. WinLac Urban Stormwater Practices 6th Street Rain Garden **Award \$18,193.04**
- o. VW funds EV chargers – MPCA and ZEF energy **Award \$69,500**
- p. SRTS 2024 and 2025 Infrastructure Grant – 2026 and 2027 Construction
- q. Transportation Alternatives 2027 SRTS Projects **Award \$223,280**
- r. Redwood Stormwater Grant **Award \$1,052,430**
- s. 2025 MnDOT Landscape Partnership Project **Award \$8,000**

#13.b.



MEMORANDUM

TO: Mayor, City Council
FROM: Larry Kirch, Community Development Director 
DATE: July 28, 2025
SUBJECT: Item 13 b. Review Status of Various Grants: Community Development Director Grant Report

Walnut Street Project

- LAPC Local Studies Planning Grant - \$21,600
- MnDOT Local Road Improvement Program Grant (LRIP) - \$1.5 Million
- MnDEED – Small Cities Development Program (SCDP) Streetscaping Grant - \$600,000

Root River Trail Extension

Unsuccessful grant applications for stakeholder/public involvement, environmental review and preliminary and final design

- Federal ATIIP Grant Application - ~ \$367,500
- Federal BUILD Grant Application ~ \$3,056,075
- Federal Congressionally Designated Spending (CDS) – Klobuchar/Smith/Finstad ~ \$3,056,075
- MnDNR LCCMR Application ~ \$990,000

Grants – Received

- Arlyn Falck Foundation – Keep Company Coworking Space - \$8,000
- Blandin Foundation – Indigenous History Project - \$60,000
- MnDOT Planning Assistance – Active Transportation Action Plan – Hwy 16 Corridor
- MnDOT Active Transportation Infrastructure Project – S. 6th Street - \$201,000
- Taylor Family Farms Foundation - LUCAS 3 Device for Fire Department \$10,000, multi meter and inflatable smoke house
- Mn Dept of Labor and Industry – Building Official Training Grant \$65,000
- ~~Mighty Ducks Grant – Ice Arena – \$27,800~~

CITY OF LA CRESCENT
315 Main Street
P.O. BOX 142
La Crescent, MN 55947
P: (507) 895-2595
cityoflacrescent-mn.gov

- NoloTIF MnDEED Redevelopment Grant - \$19,051.50
- MnDOT IJA Technical Assistance Grant - \$30,000 (Wagon Wheel to Miller's Corner)
- WEC Energy Group - AED Grant for Community Center - \$2,000
- Mn Department of Public Safety - portable radios/base station units \$40,000
- Federal Railroad Administration (FRA) Rail Crossing Elimination (REC) Grant Program \$229,000
- MnDOT IJA Match Grant for FRA RCE project \$30,600
- MnDOT District 6 ATP – 2029 Federal Transportation Alternatives Grant - \$1,575,000
- MnDOT Active Transportation Infrastructure Grant – 2026 - Sidewalk Infill - \$363,366.00 (Maple Street)

Total - \$4,754,617.50 (includes LRIP and SCDP grants)

Upcoming/Awaiting Notification Grant/Loan Applications

- U.S. Department of Homeland Security – Federal Emergency Management Agency – Assistance to Firefighters Grant (AFG) – SCBAs - \$275,500
- USDA – City Hall/Library – Public Safety Building Pre-Application (See Item 10)
- Minnesota Management and Budget – Bonding Bill application Ice Arena & Public Safety/EOC application

Unsuccessful Grant Applications

- DNR Local Trail Connections Grant – Abnet Field Park - \$94,290
- SMIF/Otto Bremmer Foundation – Public Art and Placemaking Plan
- Arlyn Falck Foundation – Public Arts Plan
- MnDOT Active Transportation Quick Start Demonstration Project