

CITY OF LA CRESCENT
AGENDA
REGULAR MEETING
LA CRESCENT COMMUNITY BUILDING
336 SOUTH FIRST STREET
April 27, 2026
5:00 P.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL
ACTION TO CHANGE AGENDA

1. CONSENT AGENDA

All items listed under the consent agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- 1.1 MINUTES – APRIL 13, 2026
- 1.2 BILLS PAYABLE THROUGH APRIL 24, 2026

2. PUBLIC HEARING/MEETING

5:30- LOCAL BOARD OF APPEAL & EQUALIZATION MEETING

3. ITEMS FOR CONSIDERATION

- 3.1 LA CROSSE AREA PLANNING COMMITTEE- SAFE STREETS FOR ALL
- 3.2 CIGARETTE/TOBACCO LICENSE APPLICATION
- 3.3 MORATORIUM ORDINANCE ON TOBACCO LICENSES
- 3.4 UPDATE ON PENDING LAWSUIT: Gregory M. Meinertz, Rebecca M. Wolf v. Town of La Crescent a/k/a La Crescent Township, a Minnesota Municipal Corporation, City of La Crescent, a Minnesota Municipal Corporation, Houston County Case No. 28-CV-24-518.
- 3.5 2026 MEMORIAL DAY PARADE EVENT
- 3.6 MINNESOTA DEPARTMENT OF HEALTH PILOT PROGRAM-LEAD SERVICE POTHOLING
- 3.7 RESOLUTION- LOCAL OPTION SALES TAX
- 3.8 RAILROAD CROSSING ELIMINATION GRANT RFP
- 3.9 PERSONNEL COMMITTEE RECOMMENDATION
- 3.10 AUTHORIZE EXPENDITURE- SHORE ACRES GRINDER TANK
- 3.11 DEVELOPMENT AGREEMENT EXTENSION REQUEST- 350 Strupp Avenue and 270 Strupp Avenue

CITY OF LA CRESCENT
AGENDA
REGULAR MEETING
LA CRESCENT COMMUNITY BUILDING
336 SOUTH FIRST STREET
April 27, 2026
5:00 P.M.

- 3.12 INSURANCE LIABILITY COVERAGE WAIVER
- 3.13 EXCLUSIVE BEVERAGE AGREEMENT- AQUATIC CENTER
- 3.14 JDRF-BIKE RIDE REQUEST
- 3.15 COULEE CRUSHERS GRAVEL RACE REQUEST
- 3.16 REQUEST TO USE ICE ARENA PARKING LOT

4. UNFINISHED BUSINESS

4.1

5. MAYOR'S COMMENTS

5.1

6. STAFF CORRESPONDENCE/COMMITTEE UPDATES

- 6.1 RIBBON CUTTINGS- 5/11/2026
- 6.2 EXPLORE LA CROSSE- MARCH 2026 MINUTES
- 6.3 EXPLORE LA CROSSE- APRIL AGENDA

7. CORRESPONDENCE

7.1

8. HOUSTON COUNTY

8.1

9. CHAMBER OF COMMERCE

9.1

10. ITEMS FOR NEXT AGENDA

11. ADJOURNMENT

MINUTES, REGULAR MEETING
CITY COUNCIL, CITY OF LA CRESCENT, MINNESOTA
APRIL 13, 2026

Pursuant to due call and notice thereof, the first meeting of the City Council of the City of La Crescent for the month of April was called to order by Mayor Mike Poellinger at 5:00 PM in the La Crescent Community Building, La Crescent, Minnesota, on Monday, April 13, 2026.

Upon a roll call taken and tallied by the City Clerk, the following members were present: Members Cherryl Jostad, Chris Langen, Teresa O'Donnell-Ebner, Dale Williams, and Mayor Mike Poellinger. Members absent: None. Also present were, City Attorney Skip Wieser, Assistant Attorney Kayla Schmidt, Interim City Administrator Tyler Benish, Finance Director Kara Tarrence, Sustainability Coordinator Jason Ludwigson, Library Director Jess Witkins, Fire Chief Josh Tarrence, 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 – MARCH 23, 2026
- 1.2 MINUTES – MARCH 26, 2026
- 1.3 BILLS PAYABLE THROUGH – APRIL 10, 2026

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;

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 3.1 – 2025 ANNUAL LIBRARY REPORT

La Crescent Library Director Jess Witkins reviewed the 2025 annual library report with City Council. This item was informational only. No action was required.

ITEM 3.2 – SUMMER READING PROGRAM REQUEST – LIBRARY

La Crescent Library Director Jess Witkins made a request to City Council for the use of the City’s outdoor greenspace and a portion of the parking lot located behind City Hall and the Library on Saturday, July 18th from approximately 10:30am to 2:30pm and Friday, July 24th from approximately noon to 9:00pm for Summer Reading Program events. Following discussion, Member O’Donnell-Ebner made a motion, seconded by Member Jostad as follows:

MOTION TO APPROVE THE LIBRARY’S USE OF THE CITY’S GREENSPACE AND A PORTION OF THE PARKING LOT FOR SUMMER READING PROGRAM EVENTS TO BE HELD ON SATURDAY, JULY 18TH FROM APPROXIMATELY 10:30AM TO 2:30PM AND FRIDAY, JULY 24TH FROM APPROXIMATELY NOON TO 9:00PM.

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 3.3 – LA CRESCENT LIVE – UPDATE AND 2026 CONCERT SERIES REQUEST

La Crescent Live representative Ron Wilke addressed City Council with a request to hold the 2026 La Crescent Live concert series in the City’s greenspace and parking lot located behind City Hall and the Library. Concert dates include June 10th, June 24th, July 8th, July 17th, and August 5th, with August 19th being held as a possible rain date. The events will run from 5:30pm to 8:30pm with set up beginning around 3:00pm. In addition to the regular concert series, La Crescent Live is currently working with the City and the USA Cycling Gravel Nationals organization to hold a free concert series on Saturday, September 12th. La Crescent Live requests the following assistance from the City:

1. Improvements to the City green space – expand stage area and add tables and benches
2. Reserve the City green space and parking lot located behind City Hall
3. Placement of a portable toilet

4. Assistance from the City Police Department including two Police Reserve members, barricades, and notice of parking lot closure.
5. Assistance from the City Public Works Department including picnic tables, garbage and recycling containers, growing grass and mowing, city parking lot patching.

Following discussion, Member Williams made a motion, seconded by Member Langen as follows:

MOTION TO APPROVE THE 2026 LA CRESENT LIVE CONCERT SERIES REQUESTS 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
Dale Williams	Yes
Mayor Poellinger	Yes

and Member O'Donnell-Ebner abstained. The motion was declared duly carried by a 4-0 vote.

ITEM 3.4 – NATIVE LANDSCAPE ORDINANCE

Sustainability Coordinator Jason Ludwigson reviewed with City Council the revised Native Landscape Ordinance for the City of La Crescent. City Council originally reviewed the draft ordinance at the March 9, 2026, meeting and recommended some changes. Prior to the meeting a change was made to Section 5(f) to “pay permit fee as contained in City Fee Schedule. Following discussion Member O'Donnell-Ebner made a recommendation to change the wording of “managed native landscape” to “managed natural landscape.” It was recommended that City Council adopt the ordinance with changes. Following discussion Member O'Donnell-Ebner introduced the following Ordinance and moved its passage and adoption:

ORDINANCE NO. 598
AN ORDINANCE REGULATING NATIVE LANDSCAPES WITHIN THE CITY OF LA CRESCENT

SECTION 1. DEFINITIONS.

- (1) “Aesthetic landscaping” means the intentional design and maintenance of vegetation and landscape elements to achieve a visually cohesive, orderly, and managed appearance, typically characterized by defined edges, deliberate plant arrangement, and regular upkeep. This term is distinct from “managed natural landscape,” which may emphasize ecological function and naturalized plant patterns over formal or conventional visual order.

- (2) “Managed natural landscape” means a planned, intentional and maintained planting of native or non-native grasses, wildflowers, forbs, ferns, shrubs or trees, including but not limited to rain gardens, meadow vegetation, and ornamental plantings.
- (3) “Meadow vegetation” shall be defined pursuant to Minnesota Statute §412.925(a)(2).
- (4) “Ornamental plants” shall be defined pursuant to Minnesota Statute §412.925(a)(3).
- (5) “Noxious weed” shall mean plants so designated by the Commissioner of Agriculture pursuant to Minnesota Statute §18.77, Subd. 8.
- (6) “Rain gardens” shall be defined pursuant to Minnesota Statute §412.925(a)(4).
- (7) “Turf-grass lawn” means a lawn comprised mostly of grasses commonly used in regularly cut lawns or play areas (such as but not limited to bluegrass, fescue, and ryegrass blends), intended to be maintained at a height of no more than twelve (12) inches.

SECTION 2. EXCEPTION TO NUISANCE REGULATION. Maintained and weeded prairie or native landscape vegetation that does not contain noxious weed growth, provided that the property owner applies for and issued a native landscape permit and maintains the property in a condition sufficient to maintain the permit, is not considered a nuisance. This Section does not apply to turf-grass lawns.

SECTION 3. PERMITTED USES. In accordance with Section 4 of this Ordinance and relevant Minnesota Statutes, a managed native landscape shall be permitted within a defined landscape area on parcels provided that such defined landscape area:

- (a) Occupies no more than 50% of the surface area of the parcel excluding natural wooded areas, wetlands, bodies of water, rain gardens, and scenic easements;
- (b) Is set back from the property lines by at least five (5) feet unless managed native landscaping area directly abuts a wetland, pond, lake, stream, or officially designated nature area;
- (c) Is clearly defined by edging, fence, or similar material, or is directly abutting at least a mower’s width of mowed and maintained turf grass on all sides; and
- (d) Is maintained at least once per year to a height no more than eight (8) inches.

SECTION 4. PERMIT. A native landscape permit is required prior to establishing a managed native landscape. A permit is not required for aesthetic landscaping.

SECTION 5. PERMIT APPLICATION. An application for a native vegetation landscape shall contain:

- (a) The name and address of the applicant and the location of the native landscape;
- (b) A site plan for the area sought to be permitted;

- (c) A planting plan, to include a complete list of species to be used and the maintenance requirements for each plant;
- (d) A maintenance plan, including the mature height of all native vegetation and a plan to prevent weeds and noxious weeds;
- (e) The contact information for the person(s)/entity responsible for maintaining the native landscape; and
- (f) Pay permit fee as contained in City Fee Schedule.

SECTION 6. ISSUANCE OF NATIVE LANDSCAPE PERMIT AND NATIVE LANDSCAPE SIGN. The Public Works Director shall determine the completeness of the application and shall issue the native landscape permit and native landscape permit sign unless the management and maintenance plan is incomplete or inconsistent with the application requirements. The native landscape sign shall be visible at all times.

SECTION 7. DENIAL OF NATIVE LANDSCAPE PERMIT; APPEAL. Any person whose application for a native landscape permit is denied shall receive written notice of such denial and may appeal that determination to the Public Works Director by filing such notice of such appeal within 10 days of the date on the notice of denial. Upon receipt of the notice of appeal, the Public Works Director shall set a public hearing at which the applicant and any other party wishing to be heard shall have an opportunity to present evidence as to the applicant's compliance with the provisions of this ordinance and the application procedure. If the Public Works Director determines that the applicant has complied with the application provisions of this chapter, including the management and maintenance plan requirements, the Public Works Director shall issue the native landscape permit. The Public Works Director shall affirm the denial if it determines that the applicant has not complied with the provisions of this chapter.

SECTION 8. REVOCATION OF NATIVE LANDSCAPE PERMIT. A native landscape permit may be revoked by the Public Works Director if the weeds are not maintained, if vegetation is deemed to encroach on a right of way or otherwise obstruct visibility that could reasonably be a safety hazard, or if the Permittee fails to maintain the native landscape area in a manner consistent with the maintenance plan included in the application. The notice of revocation shall indicate that the revocation shall be effective on the date identified therein, which date shall not be less than 14 days later than the date on the notice, unless the permittee files a written appeal to the Public Works Director. Upon said date of revocation, the native landscape permit sign must be removed from the property.

SECTION 9. PENALTY. Any person violating any provision of this Chapter shall, upon conviction, be guilty of a petty misdemeanor. The penalty which may be imposed under this Section shall be a \$300.00 fine.

SECTION 10. SEVERABILITY. Should any section, subdivision, clause or other provision of this Chapter be held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of this Chapter as a whole, or of any part thereof, other than the part held to be invalid.

SECTION 11. EFFECTIVE DATE AND EXPIRATION. This Ordinance shall take effect and be enforced from and after its passage and publication.

PASSED AND ENACTED THIS ____ day of _____, 2026.

Mayor

ATTEST:

City Administrator

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.

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

MOTION THAT A PRÉCIS FORMAT OF SAID ORDINANCE 598 BE PUBLISHED IN THE OFFICIAL NEWSPAPER OF THE CITY AND WITH “OFFICIAL COPY” SO MARKED BE KEPT ON FILE IN THE OFFICE OF THE CITY ADMINISTRATOR.

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
Mike Poellinger	Yes

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

ITEM 3.5 – SOUTHEAST MINNESOTA SMALL TOWN ENERGY EFFICIENCY AND CONSERVATION PLANNING GRANT AGREEMENT

Sustainability Coordinator Jason Ludwigson reviewed with City Council the City’s submitted grant application to Minnesota Pollution Control Agency (MPCA) in 2025 for a SE MN Energy Efficiency and Conservation Block Grant to complete an Ice Arena Refrigeration Feasibility Study. The SE MN Energy Efficiency and Conservation Block Grant was awarded to the City for \$20,000. A copy of the grant agreement was included. It was recommended that City Council approve the grant agreement between the City of La Crescent and the MPCA. Following discussion, Member Williams made a motion, seconded by Member O’Donnell-Ebner as follows:

MOTION TO APPROVE THE SOUTHEAST MINNESOTA ENERGY EFFICIENCY BLOCK GRANT AGREEMENT BETWEEN THE CITY OF LA CRESCENT AND THE MINNESOTA POLLUTION CONTROL AGENCY.

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 – SERVICE AGREEMENT-MICHAELS ENERGY-ENERGY EFFICIENCY AND CONSERVATION PLANNING

Sustainability Coordinator Jason Ludwigson reviewed with City Council for approval a contract proposal between the City of La Crescent and Michaels Energy to complete the La Crescent Community Ice Arena Refrigeration Feasibility Study and authorize the expenditure for \$20,000 from the SE MN Energy Efficiency and Conservation Block Grant. Following discussion, Member Langen made a motion, seconded by Member O’Donnell-Ebner as follows:

MOTION TO APPROVE THE CONTRACT PROPOSAL AGREEMENT BETWEEN THE CITY OF LA CRESCENT AND MICHAELS ENERGY TO COMPLETE THE LA CRESCENT COMMUNITY ICE ARENA REFIGERATION FEASIBILITY STUDY AND AUTHORIZE THE

EXPENDITURE FOR \$20,000 FROM THE SOUTHEAST MINNESOTA ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT.

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 – ARBOR DAY PROCLAMATION

City Council reviewed for adoption the 2026 Arbor Day Proclamation. Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Langen as follows:

MOTION TO PROCLAIM APRIL 24TH, 2026, AS ARBOR DAY IN THE CITY OF LA CRESCENT.

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 – AUTHORIZE EXPENDITURE-2026 TREE PLANTING

City Council reviewed an authorization expenditure request of funds totaling \$18,990.60 for the purchase of 177 bareroot and potted trees. As part of the Tree City USA program the City is required to spend a minimum of \$2 per capita annually on urban forestry. The City will be reimbursed for sixty-nine of the 177 trees, totaling \$8,706, by the MnDNR as a part of the 2023 ReLeaf grant awarded to the City. The City has funds in the Street department budget to cover the expenditure. Following discussion, Member Williams made a motion, seconded by Member Langen as follows:

MOTION TO AUTHORIZE THE PURCHASE OF 177 BAREROOT AND POTTED TREES AS PART OF THE TREE CITY USA PROGRAM REQUIREMENTS FOR \$18,990.60 WITH \$8,706 COMING FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES AS PART OF THE 2023 RELEAF GRANT AND \$10,284.60 FROM THE STREET DEPARTMENT BUDGET.

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 3.9 – VOLUNTEER FIRE ASSISTANCE GRANT AGREEMENT

Fire Chief Josh Tarrence reviewed with City Council that the Volunteer Fire Assistance Grant application through the Minnesota Department of Natural Resources (MnDNR) that the City Council approved for submission was awarded to the City. The grant is a 50:50 match between the MnDNR and the City of La Crescent for \$10,000 with \$5,000 from the MnDNR and \$5,000 from the City of La Crescent. The Grant Funds will be used for fire hose and fire hose equipment. It was recommended that City Council approve the grant agreement between the City of La Crescent and MnDNR. Following discussion, Member Langen made a motion, seconded by Member Jostad as follows:

MOTION TO APPROVE THE GRANT AGREEMENT BETWEEN THE CITY OF LA CRESCENT AND THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (MNDNR) FOR \$10,000 WITH \$5,000 FROM THE MNDNR AND \$5,000 FROM THE CITY OF LA CRESCENT FOR THE PURCHASE OF FIRE HOSE AND FIRE HOSE EQUIPMENT.

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 3.10 – FIRE DEPARTMENT PRESENTATION

Fire Chief Josh Tarrence presented Mike Poellinger with a service award honoring his forty-six years of service with the La Crescent Fire Department. This item was informational only. No action was required.

ITEM 3.11 – PERSONNEL COMMITTEE RECOMMENDATION

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

1. On April 29, 2026, Greg Payne will have completed his twelve-month probationary period as assistant chief with the La Crescent Fire Department. The Personnel Committee is recommending that effective April 29, 2026, Mr. Payne's probationary status be removed and that he be classified as a regular City of La Crescent employee. A letter from the Fire Chief was included. Following discussion, Member Langen made a motion, seconded by Member Williams as follows:

MOTION TO REMOVE GREG PAYNE'S PROBATIONARY STATUS AS ASSISTANT FIRE CHIEF EFFECTIVE APRIL 29, 2026, AND THAT HE BE CLASSIFIED AS A REGULAR CITY OF LA CRESCENT EMPLOYEE.

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
Mike Poellinger	Yes

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

2. That Dan Buchholz be promoted to Lead Worker at Pine Creek Golf Course, effective April 14, 2026. A letter from the Golf Course Superintendent was included. Mr. Buchholz will serve a 120-calendar day probationary period. Following discussion, Member Williams made a motion, seconded by Member as follows:

MOTION TO PROMOTE DAN BUCHHOLZ TO LEAD WORKER AT PINE CREEK GOLF COURSE EFFECTIVE APRIL 14, 2026, WITH MR. BUCHOLZ SERVING A 120-DAY PROBATIONARY PERIOD.

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
Mike Poellinger	Yes

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

3. That the City Council approve a tentative agreement with the AFSCME Union with the following modifications:

1. Incorporate employment notice language consistent with state law.
2. Modify step 1 grievance procedure language.
3. Updated meal period time.
4. Clarified overtime pay calculation.
5. Increased on-call pay from \$35 to \$55 per weekend day or holiday.
6. Added Juneteenth to designated holidays.
7. Modified sick leave language to incorporate ESST requirements.
8. Language was added that an employee may not go into an unpaid status if the employee has accrued leave available to them; except when the employee is on worker's compensation or MN paid leave.
9. Insurance contributions per month have been increased to:

	2026	2027	2028
Single	\$1200	\$1320	\$1451
Family	\$2800	\$3080	\$3388
10. Insurance opt out has been set at:

Single: \$700
Family: \$1200
11. No employee hired after May 1, 2026, will not be eligible for the insurance opt out benefit.
12. Increased the meal allowance from \$31 to \$63 per day.
13. Minnesota Paid Leave payroll tax will be split equally by the City and the Employee.
14. Cost of Living adjustment:

	2026	2027	2028
	4%	5%	4.5%
15. Added language for safety toed shoe reimbursement of up to \$200 per year.
16. In lieu of retro pay, the City would make a one-time payment of \$1,000 to each union employee.

The payroll and insurance contribution change would take effect May1, 2026.

At the meeting Interim City Administrator Benish made clarifications to number 5 to include "Public Works Staff", number 11 to remove the word "not", number 15 to include "with no

carryover”. It was also recommended that City Council authorize Attorney Wieser and Interim City Administrator Benish to make any language modifications that may be needed. Following discussion, Member Williams made a motion, seconded by Member Langen as follows:

MOTION TO APPROVE THE AFSCME UNION THREE-YEAR AGREEMENT FROM 2026-2028 WITH THE MODIFICATIONS AS STATED AND AUTHORIZE ATTORNEY WIESER AND INTERIM CITY ADMINISTRATOR BENISH TO MAKE ANY LANGUAGE MODIFICATIONS THAT MAY BE NEEDED.

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
Mike Poellinger	Yes

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

4. That the City Council authorize Mayor Poellinger to meet with City staff to discuss concerns of employees. Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Langen as follows:

MOTION TO AUTHORIZE MAYOR POELLINGER TO MEET WITH CITY STAFF TO DISCUSS CONCERNS OF EMPLOYEES.

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
Mike Poellinger	Yes

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

ITEM 3.12 – WIESER MEMORIAL PARK – OUTDOOR RECREATION GRANT PROJECT

Public Works Director/Interim City Administrator Tyler Benish reviewed the following information regarding the Wieser Park outdoor recreation grant project with City Council:

1. Concrete work bid results. The City of La Crescent advertised for concrete work to complete the outdoor recreation grant project at Wieser Memorial Park. The bids were due March 30, 2026, at 1:00pm. The City received one bid from Wieser Brothers Contractor for \$280,185. The budgeted cost for the concrete portion of the project was \$205,000 when the City applied for the grant. The increase is due to a \$10 per hour prevailing wage increase from 2025 to 2026. The prevailing wage is a requirement of the grant. The City's General fund has funds that can be reallocated to cover the additional cost; Streets and Alleys-repair and maintenance, and Parks-landscaping materials. The grant requires a fifty percent (50%) match. It was recommended that City Council approve the bid and authorize a budget adjustment for the funds to come from the Streets and Alley, and Parks budget to cover the additional cost. Following discussion, Member Jostad made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION TO APPROVE THE BID FOR \$280,185 FROM WIESER BROTHERS CONTRACTOR TO COMPLETE THE CONCRETE WORK AT WIESER MEMORIAL PARK AND AUTHORIZE A BUDGET ADJUSTMENT FROM THE STREETS AND ALLEY, AND PARKS BUDGET TO COVER ADDITIONAL COST.

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
Mike Poellinger	Yes

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

2. Deed restriction. The MnDNR Outdoor recreation grant agreement includes a provision that requires the City to put a deed restriction on the improved property. The purpose of the deed restriction is to ensure that Wieser Memorial Park is maintained as a park in perpetuity. A copy of the deed restriction was included. It was recommended that City Council approve the deed restriction and record the restriction on the Wieser Memorial Park parcel. Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Langen as follows:

MOTION TO APPROVE AND RECORD THE DEED RESTRICTION FOR WIESER MEMORIAL PARK.

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
Mike Poellinger	Yes

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

3. Change order with flagship recreation. The outdoor recreation grant requires any contracted company to pay its employees a specified wage based on work they are performing. The wages are set by the Minnesota Department of Labor and Industry. Flagship Recreation has determined that the playground and surfacing installation staff are most comparable to a carpenter classification. The 2026 wage class for carpenters has increased \$9.53 per hour a 15 % increase over the 2025 rate. Due to increased wages, Flagship Recreation has proposed a change order to the project that would split the increased labor cost in half. The change order would be \$2,567.50. It was recommended that City Council approve the change order with Flagship Recreation. Following discussion, Member Williams made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION TO APPROVE THE CHANGE ORDER WITH FLAGSHIP RECREATION FOR \$2,567.50.

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
Mike Poellinger	Yes

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

ITEM 3.13 – TIF DISTRICT 1-9 REVENUE NOTE – 31 SOUTH WALNUT STREET

Public Works Director/Interim City Administrator Tyler Benish reviewed with City Council that the developers at 31 South Walnut Street have satisfied the criteria for the TIF revenue note to be issued. The TIF district was established March 22, 2021, with a duration of fifteen (15) years. The TIF revenue note shall not exceed \$195,000 and payments will be solely based on the tax increment derived from TIF district 1-9. The City will retain ten percent (10%) of the increment payment for administrative expenses and fees. The development agreement and the TIF revenue note were included. It was recommended that City Council approve the Mayor and Interim City Administrator to execute the tax increment revenue note.

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

MOTION TO APPROVE THE MAYOR AND INTERIM CITY ADMINISTRATOR TO EXECUTE THE TIF DISTRICT 1-9 REVENUE NOTE FOR 31 SOUTH WALNUT STREET.

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
Mike Poellinger	Yes

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

ITEM 3.14 – ISD 300 – POSITIVE IMPACT TEAM REQUEST

City Council reviewed a request from ISD Positive Impact Team (PIT Crew) to install lancer shields in city parks as part of a scavenger hunt. The shields would be temporarily mounted on a wood dowel and custom painted or decorated by classes in elementary school. Park locations include Old Hickory, Eagles Bluff, Veterans, Vetsch, Frank J. Kistler Memorial, Wieser Memorial, Abnet, Red Apple Trailhead, and Eagles Bluff Loop Trail. The Park and Recreation commission reviewed the request at their April 6th meeting, and it was the consensus of the commission to approve the request. It was recommended that City Council approve the request from the Positive Impact Team. Following discussion, Member Langen made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION TO APPROVE ISD POSITIVE IMPACT TEAM (PIT CREW) REQUEST TO INSTALL TEMPORARY LANCER SHIELDS IN THE STATED CITY PARKS AS PART OF A SCAVENGER HUNT.

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
Mike Poellinger	Yes

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

ITEM 3.15 - LETTER OF SUPPORT – BASICS ACT

City Council reviewed a Memorandum from Community Development Director Larry Kirch requesting the support of the mayor's signature on two letters requesting that the City's congressional delegation sponsor and support the passage of the BASICS Act. The BASICS Act is the periodic federal transportation five-year spending and policy bill. In the renewal of the transportation bill, there is a provision to provide additional funding to the Metropolitan Planning Organizations. The City is a member and the mayor is on the policy board of the La Crosse Area Planning Committee (LAPC). The LAPC would receive additional funding support for regional transportation planning efforts. The letters are written to Congressman Finstad asking that he co-sponsor and support the legislation and that Senator's Klobuchar and Smith co-sponsor and support the Senate version of the legislation. Following discussion, Member O'Donnell-Ebner made a motion, seconded by Member Langen as follows:

MOTION TO SUPPORT MAYOR POELLINGER TO SIGN AND SEND LETTERS TO CONGRESSMAN FINSTAD ASKING THAT HE CO-SPONSOR AND SUPPORT THE PASSAGE OF THE BASICS ACT LEGISLATION AND THAT SENATOR'S KLOBUCHAR AND SMITH CO-SPONSOR AND SUPPORT THE SENATE VERSION OF THE LEGISLATION.

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
Mike Poellinger	Yes

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

ITEM 3.16 – NEWSPAPER REVIEW

City Attorney Skip Wieser reviewed with City Council that the Houston County News, the City's official newspaper, has been discontinued as of April 1, 2026. It was recommended that City Council approve the Caledonia Argus as the City's official newspaper beginning April 13, 2026, through December 31, 2026, with the following findings:

1. On or about April 1, 2026, the City received notice that the Houston County News will be discontinuing publication.
2. The City desires to have an official newspaper for publication of required notices and designates the Caledonia Argus as the City's official newspaper as of April 13, 2026.

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

MOTION TO APPROVE THE CALEDONIA ARGUS AS THE CITY’S OFFICIAL NEWSPAPER BEGINNING APRIL 13, 2026, THROUGH DECEMBER 31, 2026, WITH THE STATED 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
Mike Poellinger	Yes

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

ITEM 3.17 – CIGARETTE/TOBACCO LICENSE APPLICATION

City Council reviewed a Memorandum from Administrative Assistant Chris Fortsch stating that Emad Al Hussni will be leasing space owned by Rose Street Business Condos at 111 S. Walnut St., Ste. A. Emad, the owner of EMD Tobacco LLC, has submitted a license application to make retail sales of cigarettes and other tobacco products. The application appears to be in order, and it was recommended that City Council approve the license application and authorize that it be forwarded to the Minnesota Department of Revenue. Following discussion, Member Langen made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION TO APPROVE THE APPLICATION FOR RETAIL CIGARETTES AND OTHER TOBACCO PRODUCTS TO BE LOCATED AT 111 SOUTH WALNUT STREET, SUITE A SUBMITTED BY EMAD AL HUSSNI AND AUTHORIZE THAT IT BE FORWARDED TO THE MINNESOTA DEPARTMENT OF REVENUE.

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
Mike Poellinger	Yes

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

ITEM 3.18 – DISCUSSION TOPIC – CIGARETTE/TOBACCO LICENSE

City Attorney Skip Wieser reviewed with City Council the City's existing business regulation from 1997. Currently the City's ordinance does not limit the number of cigarette/tobacco licenses. Following discussion, Member Jostad made a motion, seconded by Member O'Donnell-Ebner as follows:

MOTION TO AUTHORIZE ATTORNEY WIESER TO BRING BACK AN UPDATED ORDINANCE CAPPING THE NUMBER OF CIGARETTE/TOBACCO LICENSE BUSINESSES IN THE CITY AT NINE AND IF A CURRENT CIGARETTE/TOBACCO BUSINESS CLOSES THAT THE CITY DOES NOT REPLACE THE BUSINESS WITH ANOTHER CIGARETTE/TOBACCO BUSINESS WITH THE NUMBER OF LICENSES EVENTUALLY BEING CAPPED AT SIX.

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
Mike Poellinger	Yes

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

ITEM 3.19 – DISCUSSION TOPIC – LOCAL OPTION SALES TAX

Mayor Poellinger reviewed with City Council his communication with Representative Davids regarding funds for the Ice Arena freon system. Representative Davids made an offer to introduce a bill for the City to have a .5% sales tax which could be used to fund a bond to make the ice arena improvements. Following discussion, Member Williams introduced a verbal Resolution to support Representative Davids offer to introduce a bill for the City to have a .5% sales tax which could be used to fund a bond to make improvements to the ice arena.

The foregoing motion was duly seconded by Member Langen and 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 3.20 – AUTHORIZE EXPENDITURE – TREE REMOVAL WALNUT STREET

Public Works Director/Interim City Administrator Tyler Benish reviewed with City Council tree removal information for the Walnut Street reconstruction project. The funding for the project has restrictive dates on the tree removal. The City has solicited local tree contractors to remove the trees ahead of the deadline and in advance of the project. The City has received the following quotes:

Woody’s Tree Service: \$6,500
B&B Tree Service: \$7,800

It was recommended that City Council authorize the expenditure of \$6,500 with Woody’s Tree Service to remove the trees for the Walnut Street project. Following discussion, Member Williams made a motion, seconded by Member Langen as follows:

MOTION TO AUTHORIZE THE EXPENDITURE OF \$6,500 WITH WOODY’S TREE SERVICE FOR THE REMOVAL OF TREES FOR THE WALNUT STREET RECONSTRUCTION PROJECT.

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
Mike Poellinger	Yes

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

ITEM 3.21 – AUTHORIZE EXPENDITURE – GOLF CARTS

Public Works Director/Interim City Administrator Tyler Benish reviewed with City Council a request from Pine Creek Golf Course to purchase twenty (20) used 2020 Yamaha QuieTech EFI gas golf carts from X-it Outdoors. The total cost of the carts is \$66,800. The Golf Commission approved the purchase of 2019 Yamah carts that have been sold since the Golf Commission meeting. The 2020 carts are \$200 dollars more per cart that the commission approved. The Pine Creek Golf Course budget has funds to cover the expenditure. It was recommended that City Council authorize the purchase of the golf carts for \$66,800 and authorize the sale of twenty of the course’s current aged golf carts on MNBID. Following discussion, Member Langen made a motion, seconded by Member O’Donnell-Ebner as follows:

MOTION TO AUTHORIZE THE PURCHASE OF TWENTY (20) USED 2020 YAMAHA QUIETECH EFI GAS GOLF CARTS FROM X-IT OUTDOORS FOR \$66,800 AND THE SALE OF TWENTY OF THE GOLF COURSE’S AGED GOLF CARTS ON MNBID.

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
Mike Poellinger	Yes

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

6. STAFF CORRESPONDENCE/COMMITTEE UPDATES

- 6.1 – PARK AND RECREATION COMMISSION MINUTES 4/6/2026
City Council reviewed the April 6, 2026, Park and Recreation meeting minutes.
- 6.2 – EXPLORE LA CROSSE – FEBRUARY 2026 MINUTES
City Council reviewed the February 17, 2026, Explore La Crosse meeting minutes.
- 6.3 – EXPLORE LA CROSSE – MARCH AGENDA
City Council reviewed the March 24, 2026, Explore La Crosse meeting agenda.
- 6.4 – GOLF COMMISSION MINUTES 3/25/2026
City Council reviewed the March 25, 2026, Golf Commission meeting minutes.

7. HOUSTON COUNTY

Houston County Commissioner Cindy Wright was in attendance and provided an update.

8. CHAMBER OF COMMERCE

Chamber of Commerce representative Kayla Schmidt was in attendance and provided an update.

There being no further business to come before the Council at this time, Member Langen made a motion, seconded by Member O'Donnell-Ebner 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 6:25 P.M.

APPROVAL DATE:

SIGNED:

Mayor

ATTEST:

Interim City Administrator

TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director
DATE: April 24, 2026
RE: Bills payable

Attached for review and consideration by the City Council are the bills payable for the period ending April 24, 2026. 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
ABILITY BUILDING CENTER INC						
29839	CITY HALL - CLEANING	03/31/2026	107.71	.00		
29839	CITY HALL - SHREDDING	03/31/2026	37.47	.00		
29840	FD - CLEANING COMM RM	03/31/2026	331.20	.00		
29840	FD - CLEANING STATION	03/31/2026	101.94	.00		
Total 8085:			578.32	.00		
ALL STAR PRO GOLF INC						
INV44221	GC - GLOVES FOR RESALE	04/17/2026	753.62	.00		
INV44221	GC - PENCILS	04/17/2026	182.60	.00		
Total 51:			936.22	.00		
AMAZON CAPITAL SERVICES						
111X-LCMK-D1F	LIBRARY - BOOKS GRANT FUNDED	04/15/2026	9.74	.00		
13T9-6LCD-3K7	LIBRARY - BOOKS	04/12/2026	29.12	.00		
14QR-V39G-9K9	LIBRARY - BOOKS GRANT FUNDED	04/14/2026	32.99	.00		
179L-F46G-T3Y	LIBRARY - BOOKS	04/12/2026	12.34	.00		
1CFK-XMGK-YF	LIBRARY - BOOKS	04/10/2026	12.79	.00		
1CTD-FRG4-KP	PARKS - PRESSURE WASHER	04/13/2026	399.98	.00		
1DCW-M6WG-W	LIBRARY - BOOKS GRANT FUNDED	04/19/2026	53.12	.00		
1DK6-9LTT-PV9L	GC - PARTS FOR BENCH REPAIR	03/23/2026	24.77	.00		
1FC9-PW9Q-4X	LIBRARY - BOOKS GRANT FUNDED	04/22/2026	34.05	.00		
1JYH-TGXX-TTY	LIBRARY - BOOKS	04/12/2026	68.13	.00		
1N9F-DFJ4-FMF	PD - MOBILE THERMAL PRINTER FOR P-22	04/09/2026	357.46	.00		
1PX4-FXMN-CQ	CITY HALL - OFFICE SUPPLIES	04/15/2026	19.99	.00		
1QNX-313X-9GF	FD - TRAINING SUPPLIES	04/20/2026	70.16	.00		
1TXM-QKGY-C7	LIBRARY - BOOKS GRANT FUNDED	04/20/2026	16.50	.00		
1XP9-QVJK-VFJ	LIBRARY - BOOKS CREDIT	04/12/2026	16.50	.00		
1XY4-QKGV-94H	GC - OFFICE SUPPLIES	04/08/2026	12.23	.00		
1Y3C-XMTR-JVP	PD - SAFETY EQUIP	04/13/2026	14.50	.00		
1YQD-J1QX-1H	CITY HALL - OFFICE SUPPLIES	04/17/2026	20.74	.00		
Total 9956:			1,172.11	.00		
ANCHOR SOLAR INVESTMENTS LLC						
#78	MAINTENANCE BLDG - SOLAR	04/01/2026	418.47	.00		
#78	RADIUM PLANT - SOLAR	04/01/2026	418.47	.00		
#78	ANIMAL RESCUE - SOLAR	04/01/2026	214.58	.00		
Total 9859:			1,051.52	.00		
B & T TECHNICAL SERVICES, LLC						
1914	COMM BLDG - SOLAR ELECTRICAL SERVICE	03/31/2026	456.14	.00		
Total 9680:			456.14	.00		
BAILEY NURSERIES, INC.						
INV0738236	TREES FOR ARBOR DAY - PINE CREEK	04/03/2026	928.00	.00		
Total 10176:			928.00	.00		
BAUMGARTNER, DAVE						
4/14/26	DOG PARK- TREE REMOVAL	04/14/2026	1,000.00	.00		
4/23/26	TREE REMOVAL - WALNUT STREET	04/23/2026	7,000.00	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 8714:			8,000.00	.00		
CINTAS CORPORATION						
4261908447	GC- CLEANING RAGS FOR CLUBHOUSE AND SHOP	03/09/2026	55.04	.00		
4261908465	CITY HALL - MATS, CLEANING RAGS & TOWELS	03/09/2026	110.26	.00		
4263438429	CITY HALL - MATS, CLEANING RAGS & TOWELS	03/23/2026	110.26	.00		
4263438467	GC- CLEANING RAGS FOR CLUBHOUSE AND SHOP	03/23/2026	45.42	.00		
Total 9696:			320.98	.00		
CITY TREASURER'S OFFICE						
2026 Q2 TRANSI	2026 Q2 TRANSIT LOCAL SHARE	04/21/2026	64,932.00	64,932.00	04/22/2026	
207832 - MARCH	WASTEWATER TO LA CROSSE	03/31/2026	31,173.02	.00		
Total 1086:			96,105.02	64,932.00		
CUSTOM ALARM						
633741	GC - MONTHLY ALARM MONITORING SYSTEM	04/01/2026	46.89	.00		
Total 290:			46.89	.00		
DAVY LABORATORIES						
26D0239	WATER - TESTING	04/17/2026	120.00	.00		
Total 312:			120.00	.00		
DEPT OF NATURAL RESOURCES						
4/7/26-4/13/26	WEEKLY RECREATIONAL VEH. REGIST.	04/13/2026	5,953.67	5,953.67	04/17/2026	
Total 318:			5,953.67	5,953.67		
DEPUTY #031 LA CRESCENT						
4/20/26 ERICKS	LIC BUR - NSF STATE REIMBURSEMENT	04/20/2026	113.00	113.00	04/20/2026	
Total 9750:			113.00	113.00		
DRIFTLESS REGION VECTOR CONTROL LLC						
219	STORM WATER MOSQUITO MONITORING	04/17/2026	1,745.00	.00		
Total 9815:			1,745.00	.00		
EARL F ANDERSEN INC						
0142303-IN	STREET - SIGNS	04/08/2026	123.30	.00		
Total 404:			123.30	.00		
EFTPS - ELECTRONIC FEDERAL TAX						
4/10/26 P/R	FED/FICA/MEDICARE	04/14/2026	25,021.26	25,021.26	04/14/2026	
Total 1127:			25,021.26	25,021.26		
EMPLIFY HEALTH						
4/26 STMT	EMPLOYEE - DRUG SCREENS	04/06/2026	100.00	.00		
Total 622:			100.00	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
FIFTH AVENUE AWARDS, INC.						
50991	FD - RECOGNITION AWARD	04/08/2026	45.50	.00		
Total 562:			45.50	.00		
FIRST SUPPLY LLC - LA CROSSE						
15104269-00	PARKS - DRINKING FOUNTAIN FILTERS	04/08/2026	626.34	.00		
Total 557:			626.34	.00		
H & R ENTERPRISES						
3899	PD - VEHICLE MAINT	04/20/2026	309.47	.00		
Total 10273:			309.47	.00		
HAWKINS INC.						
7390608	WATER PLANT - CHEMICALS	04/15/2026	30.00	.00		
Total 512:			30.00	.00		
HOKAH CO-OP OIL ASSOCIATION						
285597	GC - OIL FOR EQUIPMENT	04/03/2026	352.50	.00		
Total 715:			352.50	.00		
HOUSTON CNTY TREASURER						
2026 LIQ ON	GC - ON SALE LIQUOR LICENSE	04/01/2026	1,250.00	1,250.00	04/14/2026	
2026 SUNDAY	GC - SUNDAY LIQUOR LICENSE	04/01/2026	200.00	200.00	04/14/2026	
Total 7222:			1,450.00	1,450.00		
INGRAM LIBRARY SERVICES LLC						
95899789	LIBRARY - BOOKS GRANT FUNDED	04/15/2026	25.24	.00		
95927788	LIBRARY - BOOKS GRANT FUNDED	04/16/2026	42.04	.00		
Total 10337:			67.28	.00		
LA CRESCENT AREA EVENT CENTER, INC.						
3/26 LODGING T	LODGING TAX - MARKETING & PROMO AGREEMENT	04/20/2026	856.84	.00		
Total 9810:			856.84	.00		
LA CRESCENT CHAMBER OF COMMERCE						
3/26 LODGING T	LODGING TAX - MARKETING & PROMO AGREEMENT	04/20/2026	856.84	.00		
Total 1142:			856.84	.00		
LA CROSSE AREA CONVENTION AND						
3/26 LODGING T	LODGING TAX - MARKETING & PROMO AGREEMENT	04/20/2026	2,680.38	.00		
Total 9824:			2,680.38	.00		
LA CROSSE GLASS & OVERHEAD DOOR CO.						
359001	ADA OPENER AT ICE ARENA - POLLING PLACE GRANT	04/14/2026	5,071.35	.00		
Total 2471:			5,071.35	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
LA CROSSE SEED CORPORATION						
SI-2632745	GC - FERTILIZER	04/08/2026	246.96	.00		
Total 1198:			246.96	.00		
LAPHAM'S CLEANING LLC						
42	CITY HALL - CLEANING	04/22/2026	1,200.00	.00		
Total 10121:			1,200.00	.00		
MATHY CONSTRUCTION COMPANY INC						
5200025421	STREET - COLD MIX STREET PATCH	04/11/2026	2,155.42	.00		
Total 1303:			2,155.42	.00		
MAYO CLINIC AMBULANCE SERVICE						
3924223	BLS PROVIDER CARD	04/15/2026	18.00	.00		
3924223	CPR/1ST AID	04/15/2026	60.00	.00		
Total 8150:			78.00	.00		
MENARDS-LA CROSSE						
25688	GC - CLEANING SUPPLIES	03/30/2026	101.59	.00		
25688	GC - BLDG MAINT	03/30/2026	78.45	.00		
25688	GC - EQUIPMENT MAINT	03/30/2026	90.64	.00		
25688	GC - SAFETY EQUIP	03/30/2026	9.98	.00		
26007	GC - SMALL TOOLS	04/07/2026	43.85	.00		
26007	GC - EQUIPMENT MAINT	04/07/2026	36.56	.00		
26007	GC - COURSE MAINT	04/07/2026	119.92	.00		
26007	GC - CLEANING SUPPLIES	04/07/2026	76.83	.00		
26146	GC - COURSE DONATION PROJECT	04/10/2026	479.29	.00		
26344	MAINT - CLEANING SUPPLIES	04/15/2026	130.37	.00		
26344	PARKS - SMALL TOOLS	04/15/2026	49.94	.00		
26344	MAINT - SMALL TOOLS	04/15/2026	97.78	.00		
Total 1352:			1,315.20	.00		
MIDWEST TAPE						
508698416	LIBRARY- MOVIES GRANT FUNDED	04/09/2026	67.72	.00		
508732565	LIBRARY- MOVIES GRANT FUNDED	04/17/2026	41.98	.00		
Total 9851:			109.70	.00		
MIENERGY COOPERATIVE						
3/26 STMT	ELECT UTILITIES-CRESC.HGTS.& WILDWOOD SEC LIGH	03/31/2026	253.00	253.00	04/20/2026	
3/26 STMT	ELECT UTILITIES-GC POP MACH.	03/31/2026	77.69	77.69	04/20/2026	
3/26 STMT	ELECT UTILITIES-GC CLUBHOUSE	03/31/2026	298.71	298.71	04/20/2026	
3/26 STMT	ELECT UTILITIES-GC IRRIGATION & PARKING LOTS LIGH	03/31/2026	187.31	187.31	04/20/2026	
3/26 STMT	ELECT UTILITIES - HORSETRACK MEADOWS LIFT STATI	03/31/2026	233.61	233.61	04/20/2026	
3/26 STMT	ELECT UTILITIES - WIESER PARK	03/31/2026	1,031.54	1,031.54	04/20/2026	
Total 2012:			2,081.86	2,081.86		
MINNCOR INDUSTRIES						
134742	MV - TITLE STOCK	03/03/2026	35.00	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 9797:			35.00	.00		
MINNESOTA CHILD SUPPORT PAYMENT CENTER						
4/10/26P/R00156	MN CHILD SUPPORT	04/13/2026	497.46	497.46	04/13/2026	
Total 9597:			497.46	497.46		
MINNESOTA DEPT OF REVENUE						
4/10/26 P/R	MN STATE WHT	04/14/2026	4,162.00	4,162.00	04/14/2026	
Total 227:			4,162.00	4,162.00		
MINNESOTA ENERGY RESOURCES INC						
3/26 STMT	ANIMAL SHELTER - GAS UTILITIES	03/31/2026	87.41	87.41	04/20/2026	
3/26 STMT	ICE ARENA - GAS UTILITIES	03/31/2026	1,259.04	1,259.04	04/20/2026	
3/26 STMT	COMMUNITY BLDG - GAS UTILITIES	03/31/2026	352.64	352.64	04/20/2026	
3/26 STMT	POOL - GAS UTILITIES	03/31/2026	48.09	48.09	04/20/2026	
3/26 STMT	CONTROL BLDG - GAS UTILITIES	03/31/2026	94.20	94.20	04/20/2026	
3/26 STMT	PUMP HOUSE - 193 MCINTOSH	03/31/2026	67.87	67.87	04/20/2026	
3/26 STMT	PUMP HOUSE - 405 ORCHARDVIEW	03/31/2026	62.48	62.48	04/20/2026	
3/26 STMT	ABNET RESTROOMS - GAS UTILITIES	03/31/2026	146.84	146.84	04/20/2026	
3/26 STMT	MAINT BLDG - GAS UTILITIES	03/31/2026	296.03	296.03	04/20/2026	
3/26 STMT	LIBRARY - GAS UTILITIES	03/31/2026	97.89	97.89	04/20/2026	
3/26 STMT	CITY HALL - GAS UTILITIES	03/31/2026	212.85	212.85	04/20/2026	
Total 8171:			2,725.34	2,725.34		
MN DEPT OF LABOR & INDUSTRY						
1ST QTR 2026	BUILDING PERMIT SURCHARGES	04/13/2026	1,379.80	1,379.80	04/13/2026	
1ST QTR 2026	LESS RETENTION	04/13/2026	55.19-	55.19-	04/13/2026	
Total 9093:			1,324.61	1,324.61		
MN UNEMPLOYMENT INSURANCE						
CITY 1ST QTR 2	PARKS - UNEMPLOYMENT INSURANCE	04/08/2026	1,248.00	.00		
CITY 1ST QTR 2	FD - UNEMPLOYMENT INSURANCE	04/08/2026	20.10	.00		
Total 1321:			1,268.10	.00		
MORRIS ELECTRONICS INC.						
19548	GC - CISCO SMARTNET FIREPOWER 7/15/26-7/14/27	04/15/2026	101.34	.00		
19548	CISCO ANYCONNECT PLUS LIC 1 YR 5/31/26-7/14/27	04/15/2026	118.25	.00		
Total 10081:			219.59	.00		
MTI DISTRIBUTING INC						
1513663-00	GC - EQUIPMENT REPAIR	04/14/2026	529.25	.00		
Total 1330:			529.25	.00		
NATIONAL BUSINESS FURNITURE, LLC						
ZK287692-TDQ	DESK FOR CITY ADMIN	04/06/2026	1,234.72	.00		
Total 10092:			1,234.72	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
NORTHLAND SECURITIES INC						
INV-2240	2026A BOND - COUNTY AUDITOR CERTIFICATE FEES	04/13/2026	250.00	.00		
Total 8272:			250.00	.00		
OFFICE OF MNIT SERVICES						
26030661	B&Z - MONTHLY CROWDSTRIKE ANTIVIRUS MONITORIN	04/17/2026	10.67	.00		
26030661	FINANCE - MONTHLY CROWDSTRIKE ANTIVIRUS MONIT	04/17/2026	10.67	.00		
26030661	PD - MONTHLY CROWDSTRIKE ANTIVIRUS MONITORING	04/17/2026	40.00	.00		
26030661	SERVER & CONTROL EQUIP - MONTHLY CROWDSTRIKE	04/17/2026	18.67	.00		
26030661	GOLF COURSE - MONTHLY CROWDSTRIKE ANTIVIRUS M	04/17/2026	2.66	.00		
26030661	LIC BUR - MONTHLY CROWDSTRIKE ANTIVIRUS MONITO	04/17/2026	8.00	.00		
26030661	FD - MONTHLY CROWDSTRIKE ANTIVIRUS MONITORING	04/17/2026	16.00	.00		
26030661	CITY HALL - MONTHLY CROWDSTRIKE ANTIVIRUS MONI	04/17/2026	18.67	.00		
26030661	PUBLIC WORKS - MONTHLY CROWDSTRIKE ANTIVIRUS	04/17/2026	2.66	.00		
Total 10332:			128.00	.00		
PERFORMANCE FOODSERVICE						
288106	GC - CLEANING SUPPLIES	03/13/2026	51.87	.00		
Total 10087:			51.87	.00		
POINT C						
3/26 STMT PCH1	ADMIN FEE	04/13/2026	75.00	75.00	04/13/2026	
4/16/26 K. TARR	MEDICAL REIMB P/R DEDUCTED- K. TARRENCE	04/20/2026	105.00	105.00	04/20/2026	
4/18/26 D. STAV	MEDICAL REIMB P/R DEDUCTED-D. STAVENAU	04/21/2026	10.00	10.00	04/21/2026	
Total 10202:			190.00	190.00		
PUBLIC EMPLOYEES RETIREMENT						
4/10/26 P/R	RETIREMENT DEDUCTIONS/CONTRIB.-CORD & PF	04/15/2026	19,487.17	19,487.17	04/15/2026	
4/10/26 P/R	RETIREMENT DEDUCTIONS/CONTRIB.-DCP	04/15/2026	272.50	272.50	04/15/2026	
Total 1612:			19,759.67	19,759.67		
QUADIENT FINANCE USA, INC						
4/26 STMT	Postage Meter Postage- Police	04/14/2026	21.21	.00		
4/26 STMT	Postage Meter Postage- Clerk	04/14/2026	45.45	.00		
4/26 STMT	Postage Meter Postage- Arena	04/14/2026	3.03	.00		
4/26 STMT	Postage Meter Postage- Fire Dept	04/14/2026	12.12	.00		
4/26 STMT	Postage Meter Postage- B&Z	04/14/2026	21.21	.00		
4/26 STMT	Postage Meter Postage- Water	04/14/2026	63.63	.00		
4/26 STMT	Postage Meter Postage- Pool	04/14/2026	6.06	.00		
4/26 STMT	Postage Meter Postage- Lic Bur	04/14/2026	30.30	.00		
4/26 STMT	Postage Meter Postage- Library	04/14/2026	9.09	.00		
4/26 STMT	Postage Meter Postage- Public works	04/14/2026	15.15	.00		
4/26 STMT	Postage Meter Postage- Animal Rescue	04/14/2026	3.03	.00		
4/26 STMT	Postage Meter Postage- Golf course	04/14/2026	9.09	.00		
4/26 STMT	Postage Meter Postage- Sewer	04/14/2026	63.63	.00		
Total 9799:			303.00	.00		
QUALITY FLOW SYSTEMS, INC						
50800	LIFT STATION REPAIR	04/06/2026	551.66	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 9917:			551.66	.00		
R & R PRODUCTS INC						
CD3138356	GC - MOWER REPAIR	04/14/2026	404.68	.00		
Total 1833:			404.68	.00		
SCHOTT DISTRIBUTING CO., INC.						
141018	GC - POP FOR RESALE	03/26/2026	108.75	.00		
141018	GC - BEER FOR RESALE	03/26/2026	778.70	.00		
Total 1931:			887.45	.00		
SUPERIOR TURF SERVICES						
8706	GC - FERTILIZER	04/13/2026	70.54	.00		
Total 9826:			70.54	.00		
THE BUYERS EX-PRESS						
4993	GC - ADVERTISING	04/01/2026	150.00	.00		
Total 9513:			150.00	.00		
US POSTAL SERVICE						
4/26 CYCLE 2 PA	PAST DUE WATER/SEWER - SEWER	04/17/2026	28.67	28.67	04/17/2026	
4/26 CYCLE 2 PA	PAST DUE WATER/SEWER - WATER	04/17/2026	28.67	28.67	04/17/2026	
Total 2102:			57.34	57.34		
VERIZON WIRELESS						
6140018253	SEWER DEPT - WIRELESS	03/31/2026	57.66	.00		
6140018253	WATER DEPT - WIRELESS	03/31/2026	57.66	.00		
Total 8973:			115.32	.00		
VOYA INSTITUTIONAL TRUST COMPANY						
4/10/26 P/R	DEFERRED COMP. DEDUCTIONS/CONTRIBUTIONS	04/14/2026	3,840.50	3,840.50	04/14/2026	
Total 10290:			3,840.50	3,840.50		
WATER SYSTEMS CO.						
348752	LIBRARY - WATER COOLER RENTAL	03/31/2026	8.00	.00		
Total 8605:			8.00	.00		
WEINFURTNER, TANNER						
4/26 REIMB	MEAL REIMBURSEMENT	04/10/2026	32.00	.00		
Total 10235:			32.00	.00		
WHKS & CO.						
57400	BASEMAP REVISIONS	03/27/2026	483.00	.00		
57400	MONTHLY STAFF MEETING	03/27/2026	372.00	.00		
57400	MILEAGE	03/27/2026	101.50	.00		
57400	STRUPP COULEE CANNABIS REVIEW	03/27/2026	744.00	.00		
57411	PINE CREEK FINAL DESIGN & CONSTRUCTION	03/27/2026	2,227.55	.00		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
57415	REDWOOD ST STORM SEWER IMPROVEMENTS	03/27/2026	1,161.60	.00		
57437	WALNUT STREET RECONSTRUCTION	03/27/2026	155,731.08	.00		
57468	MAPLE ST RECONSTRUCTION	03/27/2026	11,552.96	.00		
Total 8290:			172,373.69	.00		
XCEL ENERGY						
3/26 STMT	CITY HALL GREEN SPACE - 322 S 1ST	03/31/2026	15.65	15.65	04/20/2026	
3/26 STMT	UNIT ST LIGHTS - 33 S WALNUT	03/31/2026	41.68	41.68	04/20/2026	
3/26 STMT	TENNIS COURT LIGHTS - 608 S 7TH ST	03/31/2026	2.08	2.08	04/20/2026	
3/26 STMT	NEW LACRESCENT SIGN - 209 S WALNUT	03/31/2026	1.44	1.44	04/20/2026	
3/26 STMT	PARK SHELTER - 1200 JONATHAN	03/31/2026	30.77	30.77	04/20/2026	
3/26 STMT	SHORE ACRES - GRINDER PUMPS	03/31/2026	211.04	211.04	04/20/2026	
3/26 STMT	CITY HALL - 315 MAIN	03/31/2026	549.45	549.45	04/20/2026	
3/26 STMT	STREET LIGHTS - PO BOX 142	03/31/2026	7,152.87	7,152.87	04/20/2026	
3/26 STMT	SIGN LIGHT - 525 S CHESTNUT	03/31/2026	10.06	10.06	04/20/2026	
3/26 STMT	FLAG LIGHT - 226 MAIN	03/31/2026	21.17	21.17	04/20/2026	
3/26 STMT	FLAG LIGHT - 202 MAIN	03/31/2026	6.38	6.38	04/20/2026	
3/26 STMT	LIFT STATION - 110 MIDNIGHT	03/31/2026	9.48	9.48	04/20/2026	
3/26 STMT	LIBRARY - 321 MAIN	03/31/2026	239.26	239.26	04/20/2026	
3/26 STMT	ANIMAL SHELTER - 523 S CHESTNUT	03/31/2026	6.01	6.01	04/20/2026	
3/26 STMT	RADIUM PLANT - 722 N 2ND	03/31/2026	818.83	818.83	04/20/2026	
3/26 STMT	WELL #2 - 400 LARCH	03/31/2026	625.57	625.57	04/20/2026	
3/26 STMT	WELL #3 - 417 WALNUT PL	03/31/2026	1,270.74	1,270.74	04/20/2026	
3/26 STMT	LIFT STATION - 31 MCINTOSH RD E	03/31/2026	16.03	16.03	04/20/2026	
3/26 STMT	ICE ARENA - 520 S 14TH	03/31/2026	2,593.26	2,593.26	04/20/2026	
3/26 STMT	LIFT STATION - 1450 HWY 16	03/31/2026	9.18	9.18	04/20/2026	
3/26 STMT	ABNET FIELDS - 1323 SPRUCE	03/31/2026	42.33	42.33	04/20/2026	
3/26 STMT	WELL HOUSE - 200 STONEY PT RD	03/31/2026	883.01	883.01	04/20/2026	
3/26 STMT	WWTP - 222 HWY 16	03/31/2026	197.28	197.28	04/20/2026	
3/26 STMT	RESERVOIR - 1026 CRESCENT HILLS	03/31/2026	10.76	10.76	04/20/2026	
3/26 STMT	BOOSTER STATION - 193 MCINTOSH E	03/31/2026	172.56	172.56	04/20/2026	
Total 1410:			14,936.89	14,936.89		
X-IT OUTDOORS, LLC						
INV-1019	GC - (20) YAMAHA QUIETECH GOLF CARTS	04/14/2026	66,800.00	66,800.00	04/21/2026	
Total 10350:			66,800.00	66,800.00		
Grand Totals:			455,211.75	213,845.60		

Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Dated:						
Mayor:						
City Council:						
City Recorder:						
City Treasurer:						

Report Criteria:
Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

5:30 Local Board of Appeal
and Equalization meeting



Houston County 2026

LOCAL BOARD OF APPEAL
AND EQUALIZATION,
CITIES AND TOWNSHIPS

PREPARED BY:

Houston County Assessor's Office
304 South Marshall Street
Caledonia, MN 55921
507-725-5801

Local Board of Appeal & Equalization Rules & Duties

- Can reduce the value of a property.
- Can add properties to the assessment list that have been omitted.
- Can add improvements to the assessment list.
- Can change the classification of an individual property.
- Can not consider 2026 or prior year property values.
- Cannot order percentage increases or decreases for an entire class of property.
- Cannot reduce the overall assessment of a single taxing jurisdiction by more than 1 percent. If individual property changes when combined result in more than a 1% change in a single jurisdiction, all changes are voided by the state.
- Cannot exempt property. (only the county assessor can)
- Cannot make changes benefiting a property owner who refuses entry by the assessor.
- Appeals must be based on facts not opinion. The property owner must present supporting evidence to convince the board that the current year's valuation or classification is incorrect. The supporting evidence can be presented in person, through a letter, or through an authorized representative.

Minnesota Department of Revenue Rules on Equalization

- Median sales ratios are used to set values when a valid sample is available.
- 6 sales in any taxing district in any property class are considered a valid sample.
- Jurisdictions without 6 sales are subject to review based on the median ratio of sales over the last 5 years.
- Reappraisal and Quintile are the only time individual property values may change. excluding new construction & classification changes
- Reappraisals and Quintile should result in an adjusted median sales ratio between 90 and 105 percent for each jurisdiction.
- Adjusted median ratios under 90 percent result in a state ordered value increase.
- Adjusted median ratios over 105 percent result in a state ordered decrease.
- The State may order farmland values be changed if border values are not within 10% of adjoining counties.
- State board value changes may not be appealed.

2027 Site and Land Values

Site Value Accounts For:

- | | |
|--------------------|---------------------------|
| - Access | - Well |
| - Cost of 1st Acre | - Sewer |
| - Site Preparation | - Electric |
| - Excavating | - Utility Hook-ups Gas/LP |

Site Classification	Site Value
SEPTIC & WELL / HOUSE-GARAGE	\$54,400
SEPTIC & SHARED WELL / HOUSE-GARAGE (ON SEPARATE PARCEL)	\$34,600
SEPTIC & SHARED WELL / TWO-HOUSES (ON SAME PARCEL)	\$69,200 (\$34,600 PER HOUSE)
WELL / AG BUILDINGS	\$34,600
WELL / NO BUILDINGS	\$34,600
NO WELL / AG BUILDINGS	\$15,000
SECOND WELL ON SITE	\$34,600
NO UTILITIES / CABIN	\$10,000
ROCK QUARRY SITE	\$55,000
SAND QUARRY SITE	\$55,000
SOIL QUARRY SITE	\$55,000

Land Classification	Land Value
TILLABLE LAND - 100 CER	\$10,200 - \$10,800*
TILLABLE LAND - 70 CER	\$7,000 - \$7,350*
TILLABLE LAND - 100 CER - GREEN ACRES / RURAL PRESERVE	\$10,200 - \$10,800*
TILLABLE LAND - 70 CER - GREEN ACRES / RURAL PRESERVE	\$7,000 - \$7,350*
PASTURE	\$4,200
PASTURE - GREEN ACRES / RURAL PRESERVE	\$4,200
WOODS	\$5,400 to \$5,985*
WOODS - GREEN ACRES / RURAL PRESERVE	\$2,500
WOODS - 2C MANAGED FOREST LAND	\$5,400 to \$5,985*
WASTE	\$1,500
WASTE - GREEN ACRES / RURAL PRESERVE	\$1,500
WETLANDS	\$2,200
RIM (TEMPORARY)	\$4,200
RIM (PERPETUAL)	\$4,200
PERPETUAL EASEMENTS	\$4,200
NATIVE PRAIRIE EXEMPT	\$4,200
AG SITE ADDITIONAL ACRES	\$5,700
QUARRY ACRES	\$8,400

* Land values vary by location

Houston County Land Value Chart

Land Type	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Tillable - 100 CER	7,100	7,100	7,500	7,500	8,700	9,700	10,300	10,000	10,200	10,200 to 10,800*
Tillable - 100 CER enrolled in Green Acres	7,100	7,100	7,500	7,500	8,700	8,400	10,300	10,000	10,200	10,200 to 10,800*
Tillable - 70 CER (County Average)	4,370	4,370	5,250	5,250	6,090	6,400	6,750	6,500	7,100	7,000 to \$7,350*
Tillable - 70 CER (County Average) enrolled in Green Acres	4,370	4,370	5,250	5,250	6,090	5,600	6,750	6,500	7,100	7,000 to \$7,350*
Pasture	n/a	n/a	n/a	n/a	2,000	2,500	2,500	3,000	3,600	4,200
Pasture enrolled in Green Acres	n/a	n/a	n/a	n/a	2,000	2,500	2,500	3,000	3,600	4,200
Woods	2,600	2,600	2,900	2,900	3,300	3,800	3,800	4,200	5700*	5,700 to 5,985*
Woods enrolled in Rural Preserve	1,000	1,000	2,200	2,000	2,000	2,500	2,500	2,500	2,500	2,500
Waste	2,600	2,600	2,900	2,900	2,000	1,400	1,400	1,500	1,500	1,500
Waste enrolled in Rural Preserve	1,000	1,000	2,200	2,000	2,000	1,400	1,400	1,500	1,500	1,500
Site with 1 acre, building, water, and sewer	40,000	40,000	40,000	40,000	40,000	40,000	40,000	50,000	50,000	54,400
Additional Rural RES or AG Site Acres	3,000	3,000	3,000	3,000	3,000	3,000	3,000	7,000	6,000	5,700

* Land values vary by location

Commercial Sales October 1, 2024 – September 30, 2025

Parcel	Buyer	Seller	Type	Sale Price	EMV	Ratio
Caledonia City						
21.0138.000	Dylan Felton	Mary J. Lowther and Carl R. Lowther and Maria L. Johnson aka Maria L. Cady-Johnson	General Retail	\$130,000	\$92,400	71%
21.0769.000**	Green Terrace Properties, LLC	Robert S. Mierau and Greta L. Mierau	Auto / Truck Wash	\$125,000	\$123,000	98%
Spring Grove City						
26.0031.000	Reel Haven, LLC	Oliver Project, LLC	Movie Theater	\$50,000	\$293,000	586%
26.0531.001	JC Land Management LLP	Russell Gerard and Mary Lou Gerard	Warehouse / Metal Shop	\$110,000	\$88,300	80%
Spring Grove Township						
13.0196.001	Shooting Star Native Seeds, Inc.	Benjamin A. Thorson and Laura H. Thorson	General Warehouse	\$270,000	\$254,500	94%

** Sale included multiple parcels

Median 94%

Apartment Sales October 1, 2024 – September 30, 2025

Parcel	Buyer	Seller	Type	Sale Price	EMV	Ratio
Caledonia						
21.0763.000	CHRISTIAN Faith Headrick Construction, LLC	LBC2 REO, LLC	Apartment	\$121,500	\$137,800	113%
21.0784.000**	Southern Housing LLP	Caledonia Elderly Housing	Apartment	\$887,500	\$975,600	110%

** Sale included multiple parcels

Median 112%

Locations With More Than 6 Sales Requiring Ratio Compliance By DOR

Location	Median Ratio With 2026 Values	Median Ratio With 2027 EMV Values	Sale Count
Brownville City Residential	85%	98%	7
Caledonia City Residential	83%	95%	36
Hokah City Residential	84%	96%	6
Houston City Residential	79%	97%	13
La Crescent City Residential	92%	99%	54
La Crescent Township Residential	103%	98%	7
Spring Grove City Residential	89%	95%	22

Brownsville City Sales

Parcel	Buyer	Seller	Sale Date	Sale Price*	EMV	Ratio*
20.0028.000	Darrin L. Gunderson and Christine M. Gunderson	David Ferkingstad	12/19/2024	\$234,512	\$230,200	98%
20.0029.000	Larry R. Koelsch and Sandra L. Boenigk	Darrin L. Gunderson and Christine M. Gunderson	4/21/2025	\$291,615	\$272,000	93%
20.0126.000	Jamie A. Gleason	Rhonda V. Bebee	10/18/2024	\$229,723	\$195,500	85%
20.0328.000	Whitney A Hewitt and Brianna G Cline	Tony E. Kath and Rebecca M. Kath	5/23/2025	\$520,046	\$510,200	98%
20.0004.004	Todd A. Lietzau and Molly R. Lietzau	Thomas Pohlman Revocable Trust	8/22/2025	\$563,680	\$504,000	89%
20.0131.001	Adam M. Jahnke	Brittany M. Gantenbein and James T. Gantenbein	7/15/2025	\$324,425	\$378,900	117%
20.0280.000	Andrew J. Robson and Trece N. Frank	Michael J. Welch and Beth A. Welch	12/30/2024	\$639,578	\$629,300	98%

* Sale prices and ratios include state time trend

Median

98%

** Sale included multiple parcels

Caledonia City Sales

Parcel	Buyer	Seller	Sale Date	Sale Price*	EMV	Ratio*
21.0056.000	Brandon Bork	Cassandra A. Redman and Chad E. Russell	3/26/2025	\$204,821	\$227,400	111%
21.0094.000	Emily Vickerman and Zachary Gabrielson	Brian M. Paulsrud and Olivia Paulsrud	10/3/2024	\$398,301	\$394,600	99%
21.0097.000	Yong Sun Nelson	Crystal Alderman and Kurt Alderman	12/27/2024	\$222,786	\$210,400	94%
21.0102.000	Wesley Schultz	Ryan Stenzel	2/25/2025	\$163,576	\$124,900	76%
21.0109.000	Caleb A. Niesl	Paul D. Stevens and Dianne C. Stevens	3/27/2025	\$189,066	\$177,200	94%
21.0121.000	Kayla Snitker and Daniel Snitker	Cari J. Schultz	11/6/2024	\$192,818	\$174,500	90%
21.0161.000	Malachi J. Nelson and Katie L. Nelson	Aloysius J. Klug and Susan P. Klug	4/30/2025	\$303,008	\$264,100	87%
21.0197.000	Emanuel L. Roth and Lesley R. Roth	Larry P. Thompson and Ann Thompson	10/31/2024	\$247,593	\$219,000	88%
21.0219.000	D&J Homes, LLC	Ruth E. Lemke	8/28/2025	\$163,980	\$159,400	97%
21.0256.000	Liza Bruce	Erin Kies	5/30/2025	\$188,257	\$168,000	89%
21.0279.000	Robert T. Yerhot	Adam M. Jahnke	7/24/2025	\$236,882	\$208,000	88%
21.0362.000	Kiley Meyer	Cal Edward Brad Thompson and Devon Boots Thompson	12/20/2025	\$223,852	\$209,600	94%
21.0385.000	Arkangel Malave Quinones and Olivia Welscher	Gregory D. Becker and Savana Becker	1/3/2025	\$257,759	\$254,700	99%
21.0422.000	Mark A. Nesler	Linda L. Welscher	10/4/2024	\$166,856	\$160,300	96%
21.0488.000	Heather McDonald	Gregory J. Mell and Geoffrey J. Mell	9/10/2025	\$316,153	\$282,600	89%
21.0515.000	Dustin Michael Klein and Patricia Manninger	Nicholas W. Hoff and Kelly Hoff	5/9/2025	\$223,620	\$212,000	95%
21.0543.000	Tara K. Schmitz and Kenneth Kriener	Abraham A. Diersen and Emily K. Diersen	3/28/2025	\$225,723	\$204,800	91%
21.0637.000	Chelsey L Hoscheit and Jacob J Hoscheit	Douglas M Miller and Rachel N Miller	5/30/2025	\$301,523	\$257,400	85%
21.0710.000	Anthony Saitta	Riley J. Gavin	9/19/2025	\$234,565	\$216,900	92%
21.0715.000	Nicholas Minertz and Leah Wadewitz	Michelle Scanlan and Robert Scanlan, Darrin Schmidt and Tracey Schmidt, Allison Fisher and Cory Fisher, Kevin Schmidt and Joannie Schmidt	10/14/2024	\$265,893	\$281,000	106%
21.0717.016	Mitchell V. Schmitz	June Ann Berkley a/k/a Sally Berkley, Geraldine Townsend a/k/a Geri Townsend, Thomas Scanlan and Emilie Scanlan, and Daniel Scanlan	4/25/2025	\$250,852	\$249,200	99%
21.0717.045	Jesse B. Ball	Michelle L. Johnson	12/20/2024	\$319,789	\$316,600	99%
21.0725.001	Travis L. Hendrickson	Zachary Bashaw and Allison Bashaw	2/3/2025	\$126,665	\$117,400	93%

* Sale prices and ratios include state time trend

** Sale included multiple parcels

Caledonia City Sales continued

Parcel	Buyer	Seller	Sale Date	Sale Price*	EMV	Ratio*
21.0725.002	Christopher Torkelson	TSG Properties, LLC	4/4/2025	\$114,974	\$110,600	96%
21.0736.000	Jacob Klawiter and Peyton Wunnecka	Paul J. Elder	5/23/2025	\$202,818	\$224,800	111%
21.0884.000	Brandon Roe and Alisha Roe	Olivia M. Denney and Jeffrey W. Denney	4/14/2025	\$215,314	\$175,400	81%
21.0892.000	TENBA Investments, LLC	Kiana R. Lomen	8/22/2025	\$107,612	\$120,200	112%
21.0902.000	Abraham A. Diersen and Emily K. Diersen	Nathanial J. Costigan and Marie Costigan	3/28/2025	\$257,339	\$255,500	99%
21.0924.000	Casey Dereszynski and Thomas Dereszynski	Michael D. Ideker and Megan M. Ideker	8/4/2025	\$215,223	\$172,400	80%
21.0959.000	Kate R. Summers	Ronald D. Strub and Peggy L. Steele	3/7/2025	\$207,972	\$202,800	98%
21.1104.000	Andrew Hanson	Jacob T. Mauss	11/15/2024	\$153,184	\$145,100	95%
21.1116.001	Jared Thesing	Kaitlyn Komay	6/27/2025	\$186,299	\$198,800	107%
21.1128.000	Jeremy Vickerman and Shannon Vickerman	Rachel A. Meyer	6/16/2025	\$222,524	\$222,200	100%
21.1175.005	Jeffrey M. Ranzenberger and Dorothy A. Ranzenberger	Estate of Marian Margaret Corpstein	8/26/2025	\$217,177	\$225,800	104%
21.1175.007**	James Schupbach and Kristin Schupbach	Ryan D. Staggemeyer and Audrey J. Staggemeyer	9/25/2025	\$448,734	\$461,900	103%
21.1233.001	Aloysius J. Klug and Susan P. Klug	Carolyn G. Hollatz - Trustee of The Hollatz Family Revocable Trust	4/3/2025	\$339,695	\$313,300	92%

* Sale prices and ratios include state time trend

Median

95%

** Sale included multiple parcels

Hokah City Sales

Parcel	Buyer	Seller	Sale Date	Sale Price*	EMV	Ratio*
23.0046.000	Erin Olivia Tloutan	Bridget M. Flannery and Cole T. Flannery	3/21/2025	\$227,929	\$231,300	101%
23.0102.000	Olivia A. Gerritson and Bo J. Gerritson	Sharon Ann Ducke and Kenneth F. Ducke	10/31/2024	\$193,661	\$176,200	91%
23.0128.000	Neil Klawitter	Matthew J. Dejarlais and Rachel A. Dejarlais	8/27/2025	\$112,736	\$116,300	103%
23.0195.001	Natasha M. Gates and Nicholas Molina	Rita R. Christianson	1/10/2025	\$266,245	\$210,500	79%
23.0198.000	Abby Jean Bauer	Samuel D. Jandt and Kari A. Jandt	12/9/2024	\$240,375	\$168,100	70%
23.0257.000	Lukas J Twite and Amber Stemper	Nicole Marcella Iuro-Ravens	5/30/2025	\$239,221	\$249,300	104%

* Sale prices and ratios include state time trend

Median

96%

** Sale included multiple parcels

Houston City Sales

Parcel	Buyer	Seller	Date	Sale Price*	EMV	Ratio*
24.0105.000	P&T Enterprises, LLC	Oscar Oh Tang	7/16/2025	\$118,441	\$122,300	103%
24.0138.000	Lillian Mae Carlson	Benjamin Evenson, as Attorney-in-Fact for Suzette Evenson aka Suzette A. Evanson	2/21/2025	\$196,583	\$156,900	80%
24.0146.000	Dylan D. Lee	Dale R. Moga	5/23/2025	\$141,453	\$133,000	94%
24.0165.000	Clayton Lisota	Malachi J. Nelson and Katie L. Nelson	4/30/2025	\$192,320	\$174,600	91%
24.0217.000	Richard K. Bartz and Tammy J. Bartz	Christopher G. Nelson and Coleen K. Nelson, Cynthia M. Samolinski and Jay P. Samolinski, and Mark J. Nelson and Wendy Jo Nelson	8/22/2025	\$216,761	\$207,800	96%
24.0219.000	Michael Markos	Chirstopher Moon and Heidi Olson	10/15/2024	\$231,445	\$183,900	79%
24.0274.000	Crystal Overhouse	Dylan M. Schultz and Krista Schultz	6/23/2025	\$212,174	\$248,500	117%
24.0303.001	Abigail Nation and Hunter Suckow	Jeffrey A. Gerdes and Karen Gerdes	3/14/2025	\$252,087	\$275,900	109%
24.0450.000	Andrea Tweed	Charles Rossin	3/19/2025	\$90,857	\$110,700	122%
24.0465.000	James Woodard and Bonnie Woodard	Julie Bruggeman and David Bruggeman, Lisa Missling and Timothy Missling, Jane Jahnke and Richard Jahnke & LeAnn MacLennan and Aaron MacLennan	12/13/2024	\$266,491	\$243,200	91%
24.0481.000	Duane A. Peterson Family Trust	Julie Stewart	4/18/2025	\$177,687	\$209,100	118%
24.0562.000	John Codman IV and Aleesha Codman	Nicholas Holty and Nancy Holty and James Holty aka James C. Holty and B. Elaine Holty aka Beverly E. Holty	3/17/2025	\$339,268	\$353,900	104%
24.0601.000	Rafael da Costa Dutra and Lilian Rocha Dutra	Holty Home Team, LLC and James Holty and B. Elaine Holty	2/28/2025	\$348,328	\$337,300	97%

* Sale prices and ratios include state time trend

Median 97%

** Sale included multiple parcels

La Crescent City Sales

Parcel	Buyer	Seller	Date	Sale Price*	EMV	Ratio*
25.0078.000	Calvin Nagle and Lauryn W. Nagle	Allyson N. Krause	9/22/2025	\$298,793	\$264,700	89%
25.0087.000**	Richard J. Leigh	Alexis L. Brummer and Joel Brummer	8/29/2025	\$304,829	\$335,200	110%
25.0136.000	Chistina M. Cox and Tony R. Olson	Michael Louis Vangyija and Mary Grace Vangyija	5/1/2025	\$235,952	\$306,900	130%
25.0146.000	Shaun Goodwin and Shelly Helland	Matia H. Dalchow	10/11/2024	\$335,597	\$362,900	108%
25.0214.000	Sophia Gem Salvador	David B. Walker and Esther T. Walker	7/31/2025	\$275,223	\$166,500	60%
25.0247.001	7 Rivers Mechanical Properties, LLC	B & K Properties of La Crescent II, LLC	6/30/2025	\$281,217	\$251,600	89%
25.0248.000	Jeffrey R. Thompson and Siriwan Thompson	Elsie M. Iverson	7/28/2025	\$254,837	\$222,100	87%
25.0277.000	Madison N. Thurow and Hans T. Reichgelt	Katie M. Niebeling	7/7/2025	\$270,025	\$318,400	118%
25.0321.000	Haley Marie Spreuer and Brady John Barton	Cortney L. Fitting and Matthew Fitting	4/11/2025	\$311,835	\$317,900	102%
25.0401.000	Max A. Munson and Makenzi J. Munson	Betty A. Straight	3/20/2025	\$256,048	\$213,300	83%
25.0403.000	Daniel J. Geronime	Roger Gran and Vickie Gran	2/25/2025	\$243,402	\$227,900	94%
25.0424.000	Morgan Shuda	Danica Bauer and David P. Meldahl	4/1/2025	\$333,448	\$278,600	84%
25.0467.002	Jeffrey V. Balacek	Sylvia D. Nielsen	4/18/2025	\$273,756	\$258,400	94%
25.0478.006	Peggy Derrick	Elizabeth M. Dolder-Zieke and Steven M. Zieke	4/30/2025	\$190,394	\$193,000	101%
25.0605.000	Sierra Manley	Ryan Mehus and Kayla C. Mehus	5/28/2025	\$300,839	\$236,100	78%
25.0755.000	Luke T. Sass	Samuel G. Boma	6/27/2025	\$255,652	\$237,000	93%
25.0762.000	Stacy A. Dean	Kevin Collins	5/19/2025	\$246,211	\$263,700	107%
25.0800.000	Benito Cerda Reyes and Carrie A Cerda Reyes	Jennifer A. Marson and Tyler Marson	7/28/2025	\$336,384	\$319,300	95%
25.0831.000	Noah Bjerke-Wieser and Cali Esser	Carl F. Speich Family Trust	8/8/2025	\$248,944	\$237,800	96%
25.0853.000	Chelsea M. Seymour	Mary H. Herlitzka	3/7/2025	\$425,370	\$423,500	100%
25.0868.000	Jay Huset and Lyla Huset	Brandon L Meyer and Kimberly G Meyer	5/27/2025	\$295,453	\$297,000	101%
25.0895.000	Hunter Gierok and Sarah Lemke	Theodore and Kathleen Koski Family Trust	8/29/2025	\$294,668	\$275,600	94%
25.1044.000	Susan E. Cook	Earl E. Engleson and Mary Jo Engelson Trust	9/29/2025	\$300,818	\$287,600	96%
25.1051.000	Hunter A. McCallson and Lindsey M. Loberg	Shannon M. Sires and Andrew J. Sires	5/9/2025	\$345,310	\$304,400	88%
25.1105.000	Nolan Benjamin Rohrer	Roland J. Foss and Karen D. Foss	4/30/2025	\$335,012	\$324,600	97%

* Sale prices and ratios include state time trend

** Sale included multiple parcels

La Crescent City Sales continued

Parcel	Buyer	Seller	Date	Sale Price*	EMV	Ratio*
25.1141.000	Elizabeth R. Becker and Mark A. Becker	Susan K. Mueller Living Trust	4/25/2025	\$313,894	\$355,900	113%
25.1223.000	Jacob Yeager and Cindy Yeager	Kate M. Woodward	6/5/2025	\$389,511	\$339,600	87%
25.1266.021	Andrew D. Goergen and Lyza C. Hoscheit	Gross Revocable Family Trust	1/3/2025	\$379,259	\$370,800	98%
25.1313.000	Kaitlen J. Baker and Richard L. Baker, Jr.	Las Family Trust	4/25/2025	\$320,069	\$318,400	99%
25.1385.000	Michael J. Johnson and Lisa M. Johnson	Alice R. Oehler	2/14/2025	\$326,262	\$325,900	100%
25.1414.000	Benedict M. Draghi and Erin E. Draghi	Amy Magnuson and Rick Magnuson	1/24/2025	\$250,935	\$293,300	117%
25.1611.000	Susan L. Richmond and Susan E. Lewis	Suzanne C. Flatten Family Trust	6/2/2025	\$434,608	\$437,300	101%
25.1629.000	Matthew D. Johnson	Barbara S. Fancher	9/26/2025	\$377,795	\$375,300	99%
25.1633.000	Emily E. Ross and Seth Radtke	Maseray Myrtle Bangura	7/14/2025	\$357,791	\$302,400	85%
25.1641.000	Patricia Balacek	Adam Steele	11/7/2024	\$350,318	\$346,200	99%
25.1656.000	William J Thomas	Li Z. Xia	6/2/2025	\$493,919	\$517,000	105%
25.1673.000	River View Heights LLC	Curt J. McCluskey and Mechaela K. McCluskey	10/9/2024	\$398,646	\$433,900	109%
25.1680.000	Stephen Mueggenborg and Lynda Mueggenborg	Sharon R. Kasha Trust	4/16/2025	\$406,518	\$406,700	100%
25.1715.000	Kelly Clements, Nathan Clements and Julie Conway	Julie E. Koch and Bryan W. Koch	6/27/2025	\$536,869	\$483,500	90%
25.1742.000	John K Scott	Adam M Schneider and Gina Gentry	9/18/2025	\$394,913	\$383,800	97%
25.1868.000	Arika Sharon Arndt and Tylor Ernest Arndt	Mariah L. Hammer and Alexander J. Hammer	4/3/2025	\$563,979	\$584,700	104%
25.1883.000	Bryce B. Nolop	Patricia A. Balacek	11/7/2024	\$501,948	\$536,600	107%
25.1888.000	Mariah L Hammer and Alexander J Hammer	Mat A Johnson and Christine R Johnson	4/3/2025	\$735,849	\$683,000	93%
25.1997.000	Kyle Schmidt and Nadarra Stokes-Schmidt	La Verne K Senn and Patricia K Senn	7/14/2025	\$662,575	\$652,700	99%
25.2030.000	Michael V. Peters and Molly M. Peters	Stephanie J. Thorson-Olesen and Niels S. Olesen	7/14/2025	\$550,447	\$551,100	100%
25.2075.000	Michael G. Iverson	Dawn L. Callaway	6/17/2025	\$218,838	\$221,900	101%
25.2099.000	Benjamin Kytta and Ellie Grupenhoff	Christina Cox	5/1/2025	\$181,580	\$151,600	83%
25.2103.000	Rebecca E. Stein	Phil S. Addis and Debra A. Addis	9/26/2025	\$166,821	\$144,000	86%
25.2150.000	Tyler Marson and Jennifer Marson	Michael V. Peters and Molly M. Peters	7/18/2025	\$511,712	\$451,500	88%
25.2193.000	Bassel Abdulkarim and Joye Abdulkarim	Daniel P. Daley and Schawn M. Daley	4/22/2025	\$478,976	\$584,300	122%
25.2210.000	Justin Ross Blaskowsky and Kelsi Antonelli-Blaskowsky	Craig Damon Kuruzovich	5/30/2025	\$656,562	\$676,000	103%

* Sale prices and ratios include state time trend

** Sale included multiple parcels

La Crescent City Sales continued

Parcel	Buyer	Seller	Date	Sale Price*	EMV	Ratio*
25.0675.000	William J. Farrell and April L. Farrell	John J. and Martha A. Schwem Trust	6/30/2025	\$562,331	\$570,700	101%
25.0688.000	David G. Kulasiewicz Sr and Lynn M. Kulasiewicz	Nancy J. Miller	3/28/2025	\$671,093	\$441,700	66%
25.1822.000	AKA Benish Trust	Randy P. Gibson and Karen M. Gibson	5/12/2025	\$323,151	\$321,900	100%

* Sale prices and ratios include state time trend

Median

99%

** Sale included multiple parcels

La Crescent Township Sales

Parcel	Buyer	Seller	Date	Sale Price*	EMV	Ratio*
08.0072.000**	Kevin Doyle and Allison Murdoch	Sierra M. Manley and Colt Manley	5/15/2025	\$384,704	\$377,200	98%
08.0495.000	Samuel G. Boma	Al's Concrete Products, Inc.	6/27/2025	\$332,347	\$358,100	108%
08.0719.000	David Tloutan	Casey W. Nicewander and Abbey J. Nicewander	8/4/2025	\$375,854	\$411,700	110%
08.0756.000	Jacob D. Williams and Kayleigh Williams	Justin Lenser and Amanda Lenser	9/5/2025	\$361,083	\$347,200	96%
08.0833.000	Jacob A. Michels and Renee M. Kinstler	Gary T. Mader Revocable Trust	12/20/2024	\$463,864	\$427,400	92%
08.0854.000**	Justin Riggert and Ami Riggert	David R Perez and Katherine L Perez	6/3/2025	\$853,877	\$890,200	104%
08.0857.000	Tyler Jason Henson	Paul E. Zenke and Katie M. Zenke	11/25/2024	\$402,604	\$367,900	91%

* Sale prices and ratios include state time trend

Median

98%

** Sale included multiple parcels

Spring Grove City Sales

Parcel	Buyer	Seller	Sale Date	Sale Price*	EMV	Ratio*
26.0010.000	John Seeger	Lisa Bornholdt	11/21/2024	\$144,614	\$121,300	84%
26.0113.000	James Michael Ehler & Margaret Anne Ehler	Bradley Arthur Hernandez	6/11/2025	\$185,264	\$175,100	95%
26.0188.000	Tyson Allen Acker-Ainsworth	JC Land Management LLP	2/14/2025	\$132,998	\$118,500	89%
26.0190.000	Jamie Hanson	Evelyn Laine	11/4/2024	\$98,284	\$108,600	110%
26.0210.000	Alex Chaney and Katherine Chaney	Cohl C. Lee	6/13/2025	\$179,054	\$156,400	87%
26.0220.000	Joseph M. Grodahl Biever	Donna F. Tweeten, Dionne F. Schoh and Steven Morrison	2/5/2025	\$162,553	\$149,100	92%
26.0361.000	Darin Meyer	Beatrice Doely	1/7/2025	\$180,325	\$188,500	105%
26.0429.003	Scott Iverson and Rebecca L. Burland	Eric Courrier and Peytin Courrier	12/13/2024	\$329,382	\$326,900	99%
26.0451.000	Kendra Mack	Kyle Buxengard and Megan Buxengard	10/31/2024	\$183,003	\$198,100	108%
26.0453.000	Craig Bain	Gabriela L. Calderon	11/1/2024	\$112,477	\$149,400	133%
26.0478.000	HouseReward.com, Inc.	Carolyn J Olson	6/17/2025	\$150,074	\$133,900	89%
26.0481.000	Allan Otterness and Monica Otterness	Jordan W. Wennes and Josephine Wennes	6/23/2025	\$144,899	\$137,400	95%
26.0485.000	Colin Inglefield and Maria Inglefield	Andrew Mulholland and Ellyn Mulholland	11/20/2024	\$265,511	\$217,100	82%
26.0491.000	JC Land Management LLP	Todd and Patricia Olerud Jordan Olerud	5/29/2025	\$145,613	\$155,800	107%
26.0538.000	Kellie Halvorson	Shirley Swenson	11/6/2024	\$149,970	\$157,900	105%
26.0545.000	Patrick Longmire, Jr. and Jayme Longmire	JC Land Management LLP	1/31/2025	\$155,928	\$169,400	109%
26.0552.000	Carolyn J. Olson	Samuel S Otterness and Sarah Otterness	6/17/2025	\$238,049	\$226,300	95%
26.0577.000	Matthew T. Gavin	Tyler T. Ladsten and Kylie J. Ladsten	1/17/2025	\$204,722	\$231,500	113%
26.0598.000	Allan Otterness and Monica Otterness	Brad M Tostenson and Elizabeth I Wiste	6/30/2025	\$113,849	\$101,800	89%
26.0653.000	Michael G. Rud and Stefanie J. Rud	Beverly a Clauson, Peter M. Clauson, Lori L Stoen and James Stoen, Jeffrey W Clauson and Lisa Clauson	9/5/2025	\$275,257	\$248,100	90%
26.0701.000	Mark A. Engebretson	BSDJD, LLC	5/22/2025	\$426,438	\$387,400	91%
26.0703.000	Mark Augedahl and Melissa Augedahl	Kathlene Barnet Revocable Trust	10/1/2024	\$341,247	\$341,700	100%

* Sale prices and ratios include state time trend

** Sale included multiple parcels

Median

95%

Areas With Less Than 6 Sales Per Classification

Parcel	Buyer	Seller	Date	Sale Price	EMV	Ratio
Black Hammer Township						
01.0058.000	Patrick A. Burch Revocable Trust	Tiedemann Living Trust	1/15/2025	\$253,500	\$239,000	94%
01.0177.001**	Wayne Petersen and Kelly Petersen	Alan D. Lochner and Janice Lochner	7/7/2025	\$675,000	\$674,500	100%
01.0182.000**	Roman Charles 4 LLC	Donny D. Anderson and Katherine L. Anderson	7/14/2025	\$810,750	\$793,400	98%
Brownsville Township						
02.0017.002	Bloody Arrows LLC	Jeffrey A. Weibel and Theresa E. Weibel	1/15/2025	\$271,000	\$255,900	94%
02.0140.000	Corn's Apples, LLC	Shauna R. Mundinger	6/17/2025	\$263,000	\$254,300	97%
02.0146.000	Corn's Apples, LLC	Samantha Kramer	6/17/2025	\$277,000	\$267,600	97%
Caledonia Township						
03.0036.000**	Allen M. Miller and Katheryn D. Miller and Lester O. Yoder and Frannie D. Yoder	Doc's Bunkhouse LLC	9/3/2025	\$630,000	\$609,700	97%
03.0098.000	The Ellenz Family Living Trust	Bradley Thimmesch and Rachel Thimmesch	1/13/2025	\$550,000	\$575,800	105%
03.0111.000	Robert Ellenz and Lori Ellenz	Jan P. Thimmesch and Sandra K. Thimmesch	2/18/2025	\$425,000	\$429,300	101%
03.0158.000	Michael J. Zuhlsdorf	Daniel Small and Janis F. Small	4/28/2025	\$994,900	\$913,400	92%
03.0421.015**	Brent J. Augedahl and Emily J. Augedahl	Evan Small and Molly B. Small	3/19/2025	\$567,848	\$581,600	102%
03.0456.000	Mitchell L. Banse	Brent J. Augedahl and Emily Augedahl	3/19/2025	\$547,199	\$572,700	105%
03.0482.000**	Gregory D. Becker and Savana Becker	Mark T. Augedahl and Melissa S. Augedahl	10/2/2024	\$529,780	\$613,700	116%
Crooked Creek Township						
04.0099.000**	Andrew Jackson and Katherine Roach	Jacqueline Lyn Horton-Kronebusch	8/27/2025	\$320,000	\$238,200	74%
04.0145.000	Thomas J. Wenger	Cassie Schulte and Kaleb Schulte	1/31/2025	\$441,603	\$408,500	93%
Hokah Township						
05.0124.000	DDK Wise LLC	Wayne K. Petersen and Kelly J. Petersen	6/26/2025	\$802,500	\$771,800	96%
05.0267.000	LM Property, LLC	Christopher Plantz	10/4/2024	\$209,814	\$219,200	104%
05.0317.000	Austin R. Siewert Revocable Trust	Robin Yaffe Tschumper	3/18/2025	\$275,000	\$218,600	79%
05.0336.000**	Brandon Trudell and Laurie Trudell	Christopher Lorenz and Amy Lorenz	5/16/2025	\$235,500	\$268,100	114%

Sale price and ratio includes state time trend

** Sale included multiple parcels

Areas With Less Than 6 Sales Per Classification continued

Parcel	Buyer	Seller	Date	Sale Price	EMV	Ratio
Hokah Township continued						
05.0342.000**	Peggy Chapel	Christopher Lorenz and Amy Lorenz	5/9/2025	\$822,360	\$808,100	98%
05.0361.000**	Ryan Mehus and Kayla Mehus	Terry J. Fruechte and Susan R. Fruechte	5/2/2025	\$502,577	\$482,800	96%
05.0369.000	Erin M. Kies and Adam W. Baird	James L Friedl	6/13/2025	\$332,347	\$320,100	96%
05.0372.000	Cole T. Flannery and Bridget M. Flannery	Leonard J. Huegel and Donna M. Huegel	2/28/2025	\$362,514	\$373,000	103%
05.0378.000	Paige Tarnow and Dakota Tarnow	James R Schiltz and Rebecca E Schiltz	9/10/2025	\$344,270	\$333,800	97%
Houston Township						
06.0230.000	Ben L. Ranzenberger and Jenny Ranzenberger	Melissa A. Pedretti and Joffre Pedretti Seth Hargrove and Renae Hargrove	4/24/2025	\$339,623	\$267,700	79%
06.0281.001	Nicholas Bissen and Jennifer Albrecht	Matthew Welch and Marcia Welch	12/6/2024	\$262,500	\$341,200	130%
Jefferson Township						
07.0203.000	Gerald L. Steele	Steven M. Theobald	3/4/2025	\$129,056	\$145,300	113%
Mayville Township						
09.0121.000	Paul Loesel, Rebecca Suchla, and Alex Loesel	Heather L. Rask and Jared P. Rask	6/10/2025	\$550,000	\$501,200	91%
09.0196.001**	Benjamin R. Loging & Brandi E. Loging	Lance S. Welper	6/13/2025	\$495,964	\$454,200	92%
Money Creek Township						
10.0082.000	Joshua C. Bedard and Amanda J. Bedard	Allen Kingsley and Carol Kingsley	10/18/2024	\$300,000	\$310,500	104%
10.0220.000**	Cindy S. Bergler	Scott D. Hoegh and Jamie Smith-Hoegh and Heidi J. Koeller	11/22/2024	\$965,000	\$1,097,100	114%
10.0222.005**	Gregory J. Smith and Debra S. Smith and Randal S. Smith	Scott D. Hoegh and Jamie Smith-Hoegh and Heidi J. Koeller	1/10/2025	\$280,000	\$285,300	102%
10.0406.000	Elizabeth B. Stiever and Michael Carney	Benjamin S. Vanderzee and Amy O. Vanderzee	12/20/2024	\$181,272	\$187,300	103%
Mound Prairie Township						
11.0464.000	Andrew Clements II	Steven J. Doolittle and Lisa Marie Garey	4/14/2025	\$293,310	\$333,300	114%
11.0482.001	Jason Norby and Sunshine Norby	Mikko J. Norman and Sarah M. Norman	6/6/2025	\$501,077	\$423,000	84%

Sale price and ratio includes state time trend

** Sale included multiple parcels

Areas With Less Than 6 Sales Per Classification continued

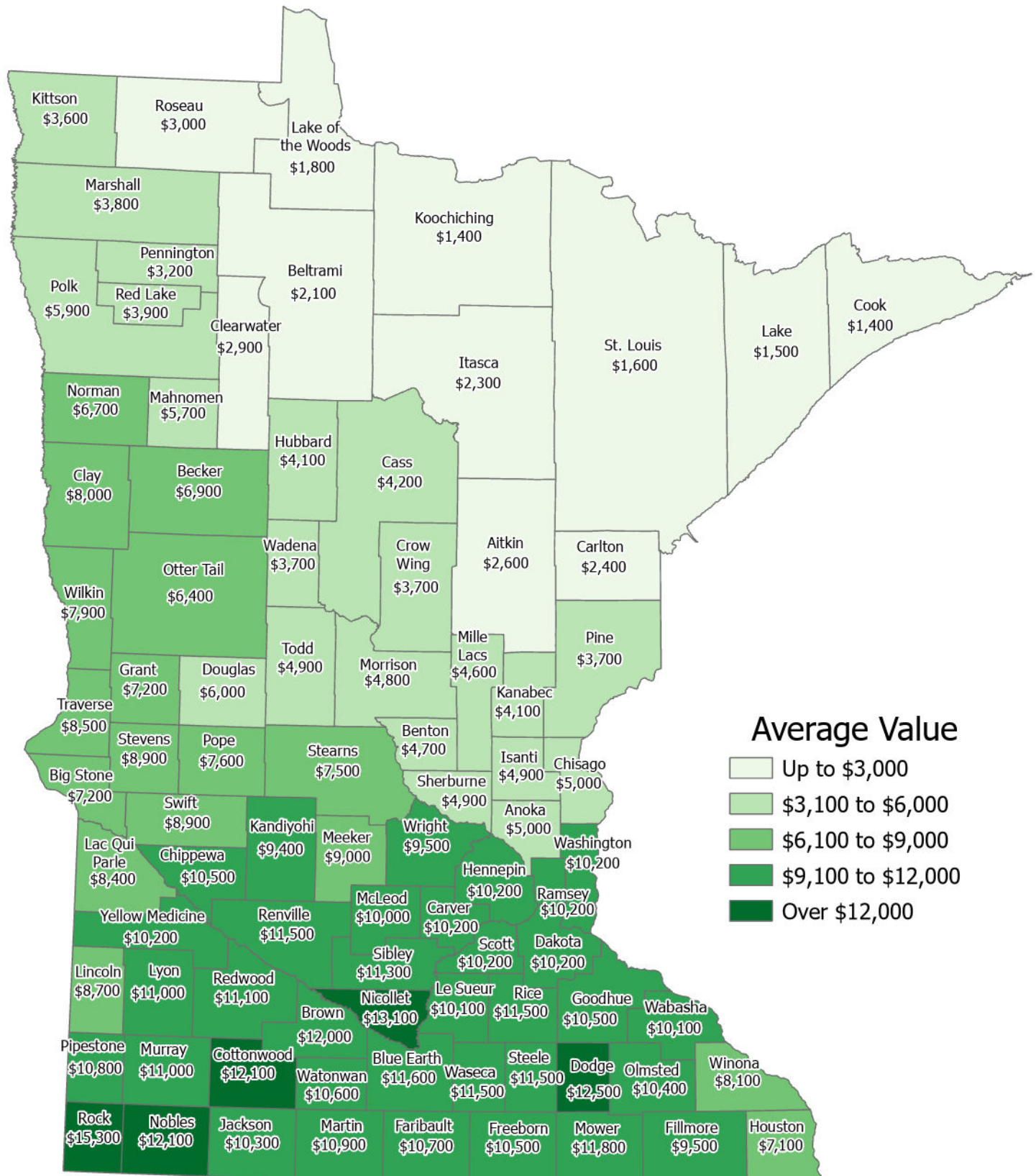
Parcel	Buyer	Seller	Date	Sale Price	EMV	Ratio
Sheldon Township						
12.0077.000	Andrew Zimonick, Coy Zimonick, and Cade Zimonick	Gary H. Anderson	2/10/2025	\$700,000	\$769,100	110%
12.0096.002**	Craig Stanislawski	Brian T. Benoy and Debra J. Benoy	7/10/2025	\$336,384	\$289,400	86%
Spring Grove Township						
13.0086.000	Aqua Terra, LLC	Mark Onsgard and Brenda Onsgard	12/18/2024	\$322,631	\$386,800	120%
13.0099.001	Mark Udstuen and Rachel Udstuen	Mark Onsgard and Brenda Onsgard	12/18/2024	\$312,424	\$343,700	110%
13.0273.002	Eli C. Troyer and Mary M. Troyer	Gerald Ladsten	8/27/2025	\$500,000	\$543,800	109%
13.0300.000**	Leon Miller and Edna Miller	James Gulbranson and Suzanna Gulbranson	9/25/2025	\$950,000	\$696,800	73%
Union Township						
14.0003.000**	Laura Eichman and Ryan Eichman	David J. Bauer and Ashley M. Bauer	12/30/2024	\$505,559	\$436,200	86%
14.0301.005**	William & Sharon Squires and Kraig F. Squires	Kaleb Christian, Blake Christian, Steven Christian, and Mary Christian	10/17/2024	\$1,567,500	\$1,857,900	119%
Wilmington Township						
15.0048.004	Benjamin Thorson and Laura H. Thorson	Benjy Borntrager and Martha Borntrager	5/9/2025	\$365,000	\$375,500	103%
15.0313.002	Neil Richard Davis and Kimberlee Diane Davis	PK-JM Investments, LLC	10/31/2024	\$390,000	\$381,800	98%
15.0421.000	Chad Rohland and Kelly Rohland	Gregory Wennes and Jacqueline Wennes	2/3/2025	\$497,162	\$392,800	79%
Winnebago Township						
16.0142.001	Seth R. Kasten and Hannah R. Kasten	Robin Lewis	11/15/2024	\$209,145	\$206,300	99%
Yucatan Township						
17.0081.000**	Justin C. Jacques and Morgan M. Jacques	Wayne Feldmeier and Else Jeanne Feldmeier	6/18/2025	\$180,000	\$198,300	110%
17.0323.003	Lexi Boehmke and Tanya Boehmke	Craig Robert Ernst and Hannah Rae Koneczny	9/5/2025	\$405,142	\$445,900	110%
17.0334.001**	David M Vanravenhorst	Karen L. Schroeder	6/27/2025	\$144,188	\$102,500	71%

Sale price and ratio includes state time trend

** Sale included multiple parcels

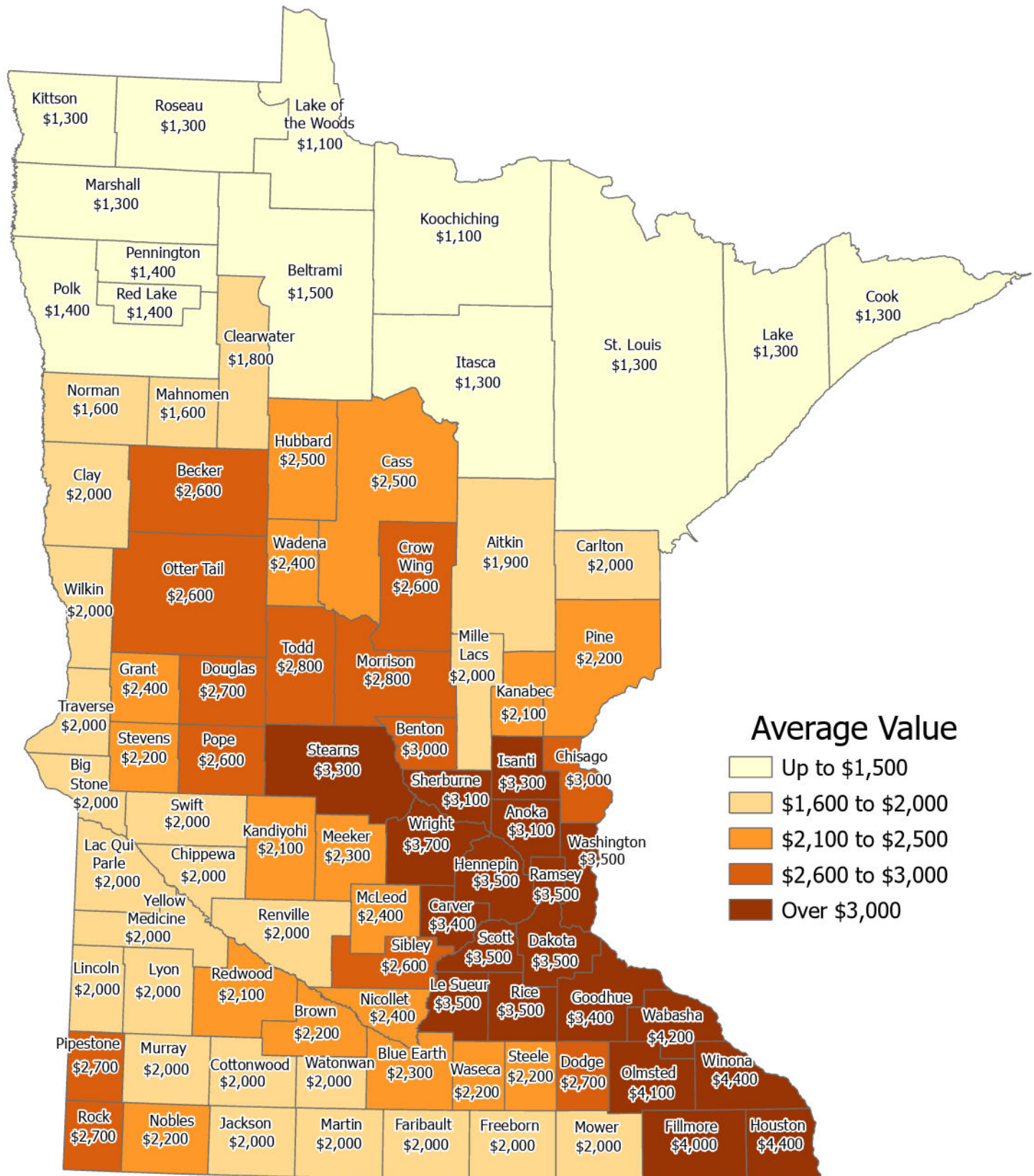
Average Tillable Green Acres/Rural Preserves Values

2026 Assessment



Average Non-Tillable Green Acres/Rural Preserves Values

2026 Assessment



Homestead Market Value Exclusion

How the Exclusion is Calculated for Taxes Payable in 2026

The following classifications qualify for the Homestead Market Value Exclusion (HMVE):

- 1a residential homestead
- 1b homestead of persons who are blind or disabled
- Portion of a 2a agricultural homestead consisting of the house garage and surrounding one acre of land (HGA)

For a homestead valued at \$95,000 or less, the exclusion of 40 percent of market value, resulting in a maximum exclusion of \$38,000 at \$95,000 of market value. For a homestead valued between \$95,000 and \$517,200, the exclusion is \$38,000 minus nine percent of the value over \$95,000. For a homestead valued at \$517,200 or more, there is no exclusion. (Minnesota Statutes, section 273.13, subdivision 35)



Source: Minnesota Department of Revenue Property Tax Calculation Workbook for Taxes Payable 2025 pp 11-12.

New Construction Totals for Items Built January 2, 2025 - January 2, 2026

City or Township	Total New Construction*	Houses
Black Hammer Township	\$794,020	4
Brownsville City	\$644,400	4
Brownsville Township	\$1,045,500	3
Caledonia City	\$8,984,200	8
Caledonia Township	\$1,844,200	3
Crooked Creek Township	\$209,100	2
Eitzen City	\$399,200	1 (house was moved from a different location)
Hokah City	\$660,400	1
Hokah Township	\$2,388,100	5
Houston City	\$135,200	0
Houston Township	\$2,517,800	5
Jefferson Township	\$331,700	1
La Crescent City	\$5,456,500	35
La Crescent Township	\$4,089,500	6
Mayville Township	\$2,609,800	3
Money Creek Township	\$851,380	4
Mound Prairie Township	\$1,364,600	1
Sheldon Township	\$455,700	0
Spring Grove City	\$2,472,800	8 (1 house was moved from a different location)
Spring Grove Township	\$1,840,950	4
Union Township	\$974,900	6
Wilmington Township	\$675,500	4
Winnebago Township	\$200,300	1
Yucatan Township	\$2,501,600	2

Total New Construction for Houston County: \$43,447,350

Total New Houses in Houston County: 109

* Values includes all new construction as of January 2, 2027

Agricultural Homesteads First-Tier Valuation Limit

Minnesota Department of Revenue annually adjusts the first-tier valuation limit for agricultural homestead property, as required by law. Agricultural homestead property includes the "house, garage and first acre" (HGA) and the balance of homestead property, which is divided into two tiers for determining net tax capacity.

2025 Payable Agricultural Homestead Net Tax Capacity Class Rate

Class	Description	Net Tax Capacity (NTC) Class Rate
2a	House, Garage, 1st Acre:	
	first \$500,000	1.00%
	over \$500,000	1.25%
	Remainder of Farm:	
	first-tier limit: \$3,500,000	0.50%
	remaining value, over \$3,500,000	1.00%

2026 Payable Agricultural Homestead Net Tax Capacity Class Rate

Class	Description	Net Tax Capacity (NTC) Class Rate
2a	House, Garage, 1st Acre:	
	first \$500,000	1.00%
	over \$500,000	1.25%
	Remainder of Farm:	
	first-tier limit: \$3,800,000	0.50%
	remaining value, over \$3,800,000	1.00%

We calculate and certify the first-tier valuation limit rounded to the nearest \$10,000. Assessment data is used to calculate the new limit, which is the product of:

- the first-tier limit for the preceding assessment year, and
- the ratio of the statewide average taxable market value of agricultural property per acre in the preceding assessment year to that of the second preceding assessment year.

You can find more information about agricultural homesteads in the [Minnesota Property Tax Administrator's Manual, Module 4](#).

The table below shows the certified agricultural homestead first-tier valuation limit amounts from assessment year 2006 to now.

ASSESSMENT YEAR	VALUATION LIMIT
2006	\$690,000
2007	\$790,000
2008	\$890,000
2009	\$1,010,000
2010	\$1,140,000
2011	\$1,210,000
2012	\$1,290,000
2013	\$1,500,000
2014	\$1,900,000
2015	\$2,140,000
2016	\$2,050,000
2017	\$1,940,000
2018	\$1,900,000
2019	\$1,880,000
2020	\$1,900,000
2021	\$1,890,000
2022	\$1,890,000
2023	\$2,150,000
2024	\$3,500,000
2025	\$3,800,000

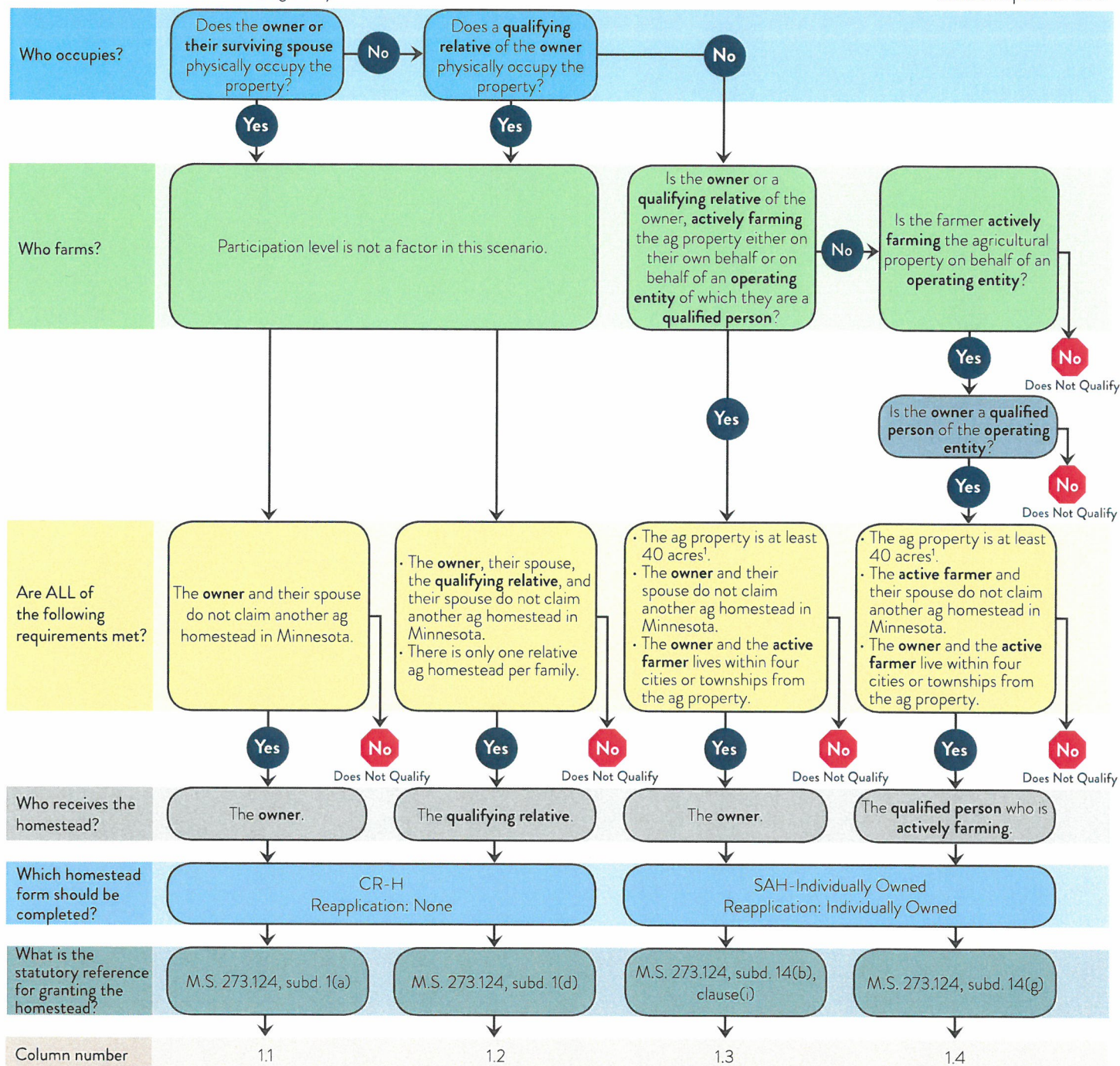
Questions?

If you have questions, email Proptax.division@state.mn.us

Establishing Individually Owned Agricultural Homestead Flowchart

Note: Terms in **bold** are defined in the glossary.

Revised September 2019



Footnote

¹The ag property is at least 40 acres, including undivided government lots and correctional 40's.

Glossary

Actively farming - participation in the day-to-day decision making, labor, administration, and management of the farm as well as assuming all or a portion of the financial risks and sharing in any profits or losses. The person who is actively farming must be a Minnesota resident.

Operating entity - must meet the authorized entity requirements of M.S. 500.24 and must be operating the agricultural land. (See M.S. 273.124, subdivision 8(a).)

Owner - is defined as an individual person or multiple people who own the property. An owner must be a Minnesota resident.

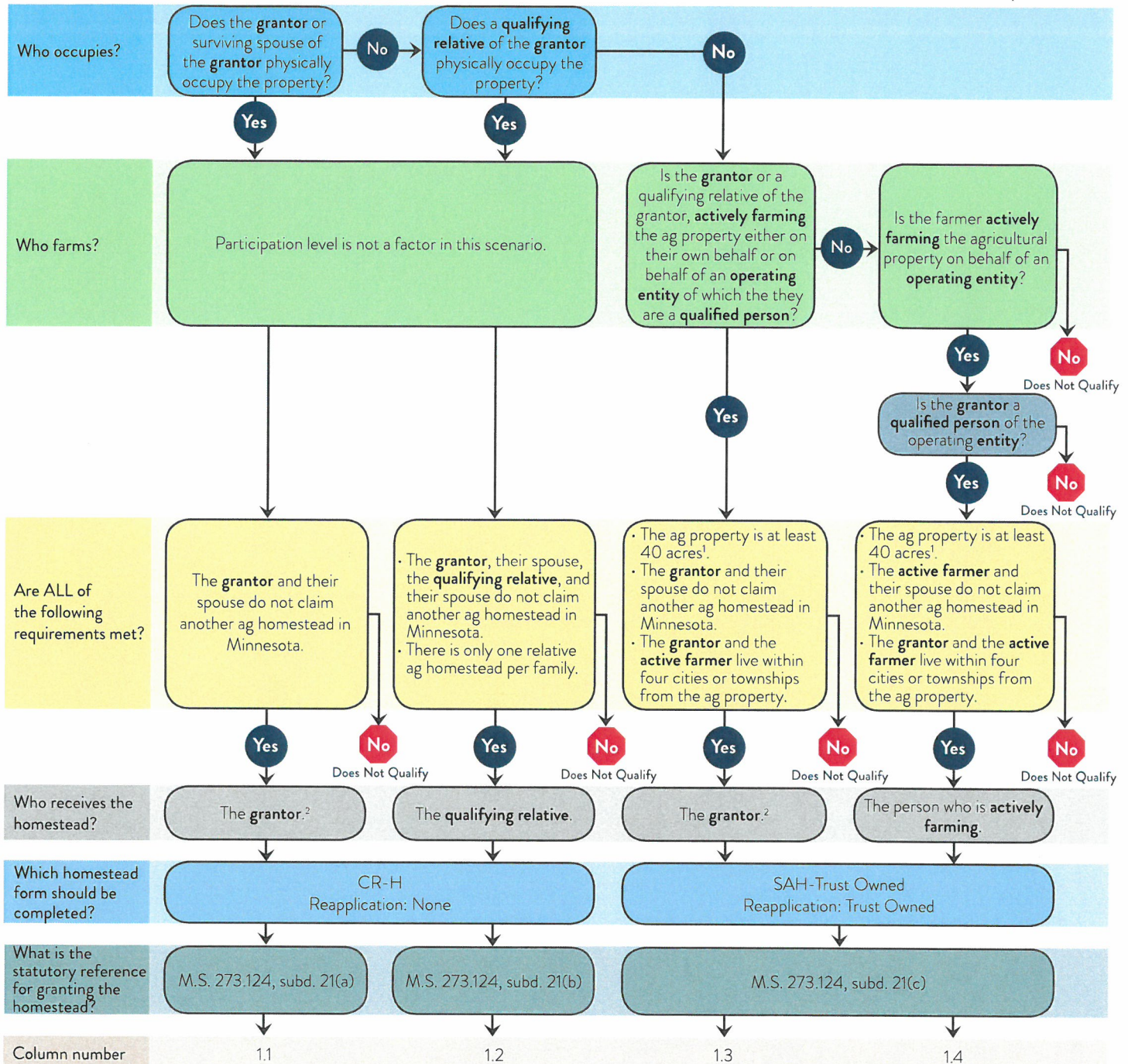
Qualified person - must be a Minnesota resident and can be a member, shareholder, or partner in an authorized entity.

Qualifying relative - must be a Minnesota resident. For agricultural property, a qualifying relative can be a child, sibling, grandchild, or parent of the owner or of the spouse of the owner. (See M.S. 273.124, subdivision 1(d).)

Establishing Trust Owned Agricultural Homestead Flowchart

Note: Terms in **bold** are defined in the glossary.

Revised September 2019



Footnote

¹The ag property is at least 40 acres, including undivided government lots and correctional 40's.

²If the grantor is deceased, the property may still qualify for homestead to the benefit of the trust. The active farmer must sign the application, attesting that the requirements are factually met, but the homestead is given to the land owned by the trust.

Glossary

Actively farming - participation in the day-to-day decision making, labor, administration, and management of the farm as well as assuming all or a portion of the financial risks and sharing in any profits or losses. The person who is actively farming must be a Minnesota resident.

Grantor - is defined as the person creating or establishing a trust.

Operating entity - must meet the authorized entity requirements of M.S. 500.24 and must be operating the agricultural land. (See M.S. 273.124, subdivision 8(a).)

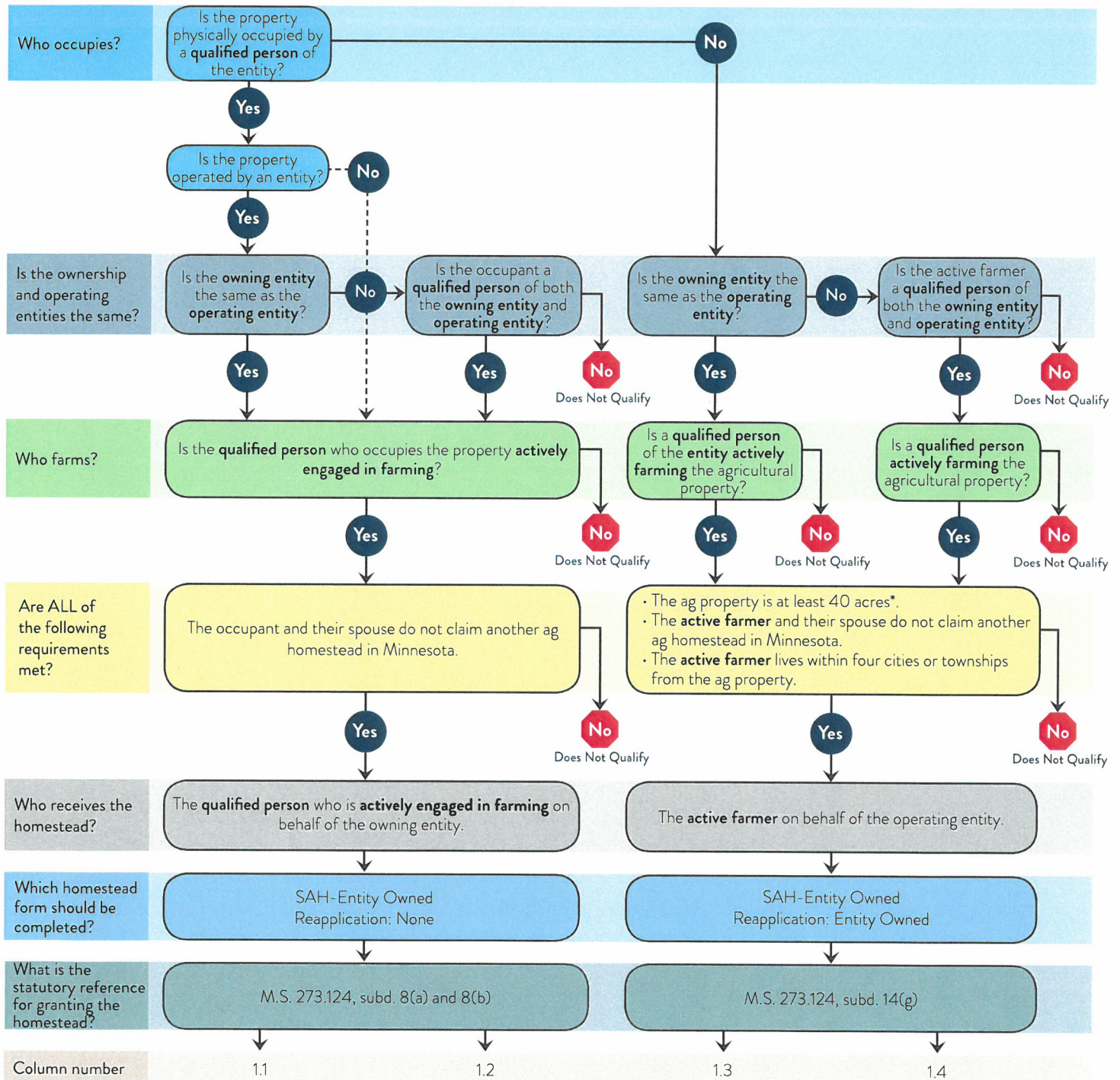
Qualified person - must be a Minnesota resident and can be a member, shareholder, or partner in an authorized entity.

Qualifying relative - must be a Minnesota resident. For agricultural property, a qualifying relative can be a child, sibling, grandchild, or parent of the owner or of the spouse of the owner or grantor of the agricultural property. (See M.S. 273.124, subdivision 1(d).)

Establishing Entity Owned Agricultural Homestead Flowchart

Note: Terms in **bold** are defined in the glossary.

Revised September 2019



Footnote

*The ag property is at least 40 acres, including undivided government lots and correctional 40's.

Glossary

Actively engaged in farming - participation on the farm on a regular and substantial basis. The person who is actively engaged in farming must be a Minnesota resident.

Active farmer - participation in the day-to-day decision making, labor, administration, and management of the farm as well as assuming all or a portion of the financial risks and sharing in any profits or losses. The person who is actively farming must be a Minnesota resident.

Owning/operating entity - must meet the authorized entity requirements of M.S. 500.24 and must be owning and/or operating the agricultural land. (See M.S. 273.124, subdivision 8(a).)

Qualified person - must be a Minnesota resident and can be a member, shareholder, or partner in an authorized entity.

How The Assessor's Office Determines Property Values and How Value Changes Can Affect Taxes

This is intended to provide a breakdown and an explanation of how values are determined, and what effects value changes can have on taxes. Hopefully, the explanation will give some understanding of how the assessor's office is required to value properties, how budgets and levies create taxes, and how the values are used only to distribute those budgets and levies to properties.

We will start with how we determine values and how we try to keep value increases as fair and equitable as we can. The state requires the assessor's office to use sales to determine market values. The state requires this to be done by using the estimated market value the assessor's office had on the property at the time it was sold, and dividing that by the actual sale price of the property. This results in a percentage or ratio. An example would be if the assessor's office had an estimated market value on a property of \$150,000 and the property sells for \$200,000. We would divide the \$150,000 estimated market value by the sale price of the property of \$200,000.

$\$150,000 / \$200,000 = .75$ or 75% ratio

The state breaks sales out by city and townships only. They take all the sales in each city or township and will divide the estimated market values of each of those properties by the sale price of each property individually to get the ratio of each sale. They will then array those ratios from highest to lowest. It is required that the median or middle ratio be between 90% to 105%. If it is not, the state requires a value adjustment be made to all properties in that city or township to move that median ratio between 90% to 105%. For example, if 7 sales happened in a city or township and the ratios were 50%, 60%, 70%, 80%, 90%, 100%, and 110%, the median, (middle ratio) would be 80%. This is the ratio the state would use for the entire city or township. This would result in a minimum of a 10% increase in value for all properties in that city or township to move that median ratio up to 90%. If we added that 10% to each ratio it indeed moves the median ratio from 80% to 90%, but notice how the 50%, 60%, and 70% ratios would still be below the required 90%, and the 100% and 110% ratios would move above the top allowed range of 105%. However, the state just looks at the median ratio only so they would be satisfied with this change.

The assessor's office also does this same process with every sale in the county by city and township, however we do not feel it is a fair process to just move all properties an equal percentage in a city or township. If the state's process is used, three properties would still be undervalued and two would now be overvalued. And only two would be in the required range of 90% to 105%. The assessor's office has the advantage of being able to break each sale down a little more to see if there is a specific type of property, or location of properties, that are pulling the median ratio above or below the required 90% to 105% for that city or township. The assessor's office can then make changes to that type of property only. We believe this is the most fair and equitable way to make value adjustments. Doing it this way, we reduce the number of undervalued or overvalued properties. This results in a larger percentage of homes valued within the required range of 90% to 105%. For example, a city had 79 sales during our sale study. The state showed the city's median sales ratio to be 71%. By using this ratio only, the assessor's office would have been required, by the state, to increase the value of every property in the city by a minimum of 19%. Instead, by studying the sales, the assessor's office discovered that the majority of houses built prior to 1940 had sales ratios ranging from 50% to 70%, while the majority of

houses built after 1940 had sales ratios ranging from 88% to 110%. If the assessor's office had issued the 19% increase across the entire city, the majority of the properties built after 1940 would now be overvalued and the majority of properties built prior to 1940 would still be undervalued, even though the median would now be in the state's acceptable range. This did not seem fair and equitable to the assessor's office. Instead, by issuing an increase to properties built prior to 1940 and not to properties built after 1940, the overall median of all the sales moved to 92%. However, newer properties would not need to be overvalued to achieve this ratio. After studying all sales in the county, the same pattern became evident. The majority of properties built before 1940 were undervalued.

So, let's look at how property values can affect taxes. First, we need to know where taxes come from. Taxes are a result of the cost and spending (or budgets) needed to maintain and build, or expand, as well as the cost to run a county, city, township, school, or fire department, and any other service the county, city, township, school, or fire department provides. The total revenue needed by all these entities, combined, becomes the total tax that needs to be collected from the taxpayers. The value of a property is used only to distribute those taxes. Value changes do not result in additional revenue for the county, city, township, school, or fire department. Once the total revenue needed is determined, it is divided into the taxable value of the entire county, city, or township. This results in a percentage referred to as the tax rate. For example, let's say we have 4 houses in a city with a taxable value of \$250,000 each. The total taxes needed by the city is \$100,000 and the total taxable value of that city is \$1,000,000 (\$250,000 x 4 houses). By dividing the amount needed by the total taxable value of that city, we get the tax rate.

$$\$100,000 / \$1,000,000 = 10\% \text{ tax rate}$$

This percentage, or rate, is then multiplied by the taxable value of each property. The taxable value of a property is determined by using what is called a class rate or percentage. The class rates are determined by the state. An example would be the state has determined that a residential property has a taxable class rate of 1%. This class rate percentage is multiplied by the taxable market value of the property. For example, if each residential property has a taxable market value of \$250,000. The \$250,000 is multiplied by the class rate of 1%, resulting in a taxable amount of \$2,500 for each property. By multiplying this taxable amount by the tax rate, we determine the amount of tax each property is responsible for. Example:

$$\$2,500 \times 10\% = \$25,000$$

In this case, each property would be responsible for \$25,000 dollars of the total \$100,000 needed.

So how can levy and budget changes affect tax amounts for properties? Let's say the total amount of revenue needed by the city increased by 10%, but the taxable value of properties remained at \$250,000. We now need to calculate a new tax rate because the revenue needed has increased. Example:

$$\$100,000(\text{revenue needed}) \times 10\%(\text{increase}) = \$10,000(\text{increase revenue needed})$$

$$\$100,000 + \$10,000 = \$110,000(\text{total revenue needed})$$

$$\$110,000 / \$1,000,000(\text{taxable value of city}) = 11\%(\text{tax rate})$$

$$\$2,500 (\text{taxable value}) \times 11\% = \$27,500$$

Now, those same properties would have a tax of \$27,500 even though the taxable values of each property remained the same. (\$250,000)

Now, let's say the taxable value of all properties in the city increased equally by 10%, but the spending stayed the same as above. Now we have added more value to the city and the city's total taxable value is now \$1,100,000 ($\$1,000,000 \times 10\% = \$1,100,000$). We need to calculate a new tax rate to determine the tax for each property, by dividing the revenue needed by the new taxable value of the city. Taking that rate times the new taxable value of the property (with 10% increase), to determine the tax for each property. Example:

$$\$110,000(\text{revenue needed}) / \$1,100,000(\text{new taxable value}) = 10\% \text{ tax rate}$$

$$\$250,000 \times 10\% (\text{value increase}) = \$275,000(\text{taxable value of each property})$$

$$\$275,000 \times 1\% (\text{class rate}) = \$2,750 (\text{taxable value of property})$$

$$10\% (\text{tax rate}) \times \$2,750 = \$27,500 (\text{tax for each property})$$

We can see that, even though the values of properties increased by 10%, the revenue needed did not increase, resulting in the same amount of taxes due for each property.

Now, let's say only one of the 4 houses in the city increased by an additional 20%, but the other 3 did not increase in value. Also, let's say the budget and levies did not increase either. First, we need to find the new value of the house that increased by 20%. $\$275,000 \times 20\% = \$55,000$, (new value of house 1). We also need to calculate a new tax rate because our city's value has increased now as well. Multiply that rate by the taxable value to find the new tax for each property. Example:

$$\$1,100,000 + \$55,000 (\text{increase of the one house}) = \$1,155,000 (\text{new value of the city})$$

$$\$110,000 (\text{levy/budget}) / \$1,155,000 = 9.5 (\text{rounded for ease of example})$$

$$\text{House 1} = \$330,000 \times 1\% (\text{class rate}) = \$3,300 (\text{taxable value}) \times 9.5 (\text{tax rate}) = \$31,350 \text{ Tax}$$

$$\text{House 2} = \$275,000 \times 1\% (\text{class rate}) = \$2,750 (\text{taxable value}) \times 9.5 (\text{tax rate}) = \$26,125 \text{ Tax}$$

$$\text{House 3} = \$275,000 \times 1\% (\text{class rate}) = \$2,750 (\text{taxable value}) \times 9.5 (\text{tax rate}) = \$26,125 \text{ tax}$$

$$\text{House 4} = \$275,000 \times 1\% (\text{class rate}) = \$2,750 (\text{taxable value}) \times 9.5 (\text{tax rate}) = \$26,125 \text{ tax}$$

This example shows that a value change for one property does not create a change in the revenue needed. However, more of the tax responsibility shifted from houses 2, 3, and 4 to house 1. House number 1 is now paying a higher portion of the revenue needed (taxes), while the other three houses are paying less of the revenue needed.

Summary:

- Taxes are created as result of county, city, township, school, and fire departments levies, budgets, spending, and any special referendums.

- Value changes do not create any more, or less, revenue for the county, city, township, school, or fire departments.
- Property values are determined using sales.
- Property values are required to be adjusted based on sales and are regulated by the state of Minnesota.
- Adjusting specific types of properties versus entire cities or townships brings all properties closer to market value resulting in a fair distribution of levies and budgets.
- Only by increasing levies and budgets can more revenue be created for the county, city, township, school, and fire department.
- Tax may be shifted from one property to another when values of properties do not change at the same percentage.
- Taxes can increase or decrease for properties even when values do not change if levy and budget changes are made.

2027 Valuation Notices and Property Value Changes for Houston County

Residents of Houston County can expect to receive their 2027 property valuation notices beginning in early April. These notices will arrive alongside your 2026 tax statement, in a separate color, as an additional page. It's important to review these notices carefully, as this is the time to check for any discrepancies or changes in your property's value or classification.

Keep in mind, questions about the 2026 tax amounts or any tax changes should have been addressed last fall. The 2027 valuation statements will also indicate any class and homestead changes, as well as the time and date of the local board of appeals meeting for your city or township. If there is no local meeting scheduled, the statement will note "Open Book," which means your appeal process will occur at the County Board of Appeals meeting in June. The assessor's office is always your best resource for any valuation questions, please consult their office first.

Understanding the Valuation Process

Minnesota law requires assessors to value properties based on sales from the previous year. The sales study for the 2027 values are based on sales between October 1, 2024, and September 30, 2025. This is a key period to keep in mind when reviewing your valuation statement. For the upcoming year, the housing market in Houston County has largely stabilized, and if the trend continues through the next sales period (October 1, 2025, to September 30, 2026), it may impact the 2028 valuation notices.

Additionally, Minnesota law mandates that assessors apply a "time trend" to account for any changes in sale prices since the time of the sale. The state determines the rate at which they think property values have increased over the course of the sales study and applies that rate to each sale, adjusting it to January 2 of the year for which the values are being set.

2027 Average Building/House Increases:

- 1 Story Houses + 5%
- 1.5 Story Houses + 5%
- Black Hammer Twp + 6%
- Brookwood Addition + 3%
- Brownsville City + 5%
- Brownsville Twp + 6%
- Caledonia Twp + 5%
- County Wide Apartments + 10%
- County Wide Commercial & Industrial + 5%
- County Wide Residential + 5%
- Crooked Creek Twp + 10%

2027 Average Building/House Increases continued:

Eitzen City + 2%
Fox Chase Subdivision + 10%
Fox Shadows Subdivision + 5%
Hokah City + 10%
Hokah Twp + 10%
Houses Built (1898 – 1909) + 5%
Houses Built (1920 – 1939) + 4%
Houses Built (1950 – 1959) + 5%
Houses Built (1970 – 1979) + 5%
Houses Built (1990 – 1999) + 3%
Houston City + 10%
Houston Twp + 5%
Janell Avenue Addition + 5%
Jefferson Twp + 5%
Mayville Twp + 5%
Money Creek Twp + 5%
Mound Prairie Twp + 10%
Sheldon Twp + 5%
Shore Acres + 5%
Spring Grove Twp + 5%
Valley High Subdivision + 5%
Wagners Addition + 4%
Wilmington Twp + 5%
Yucatan Twp + 5%

2027 Average Land and Features Adjustments:

26 - 53 CER Tillable + \$100/acre
94 - 98 CER Tillable + \$200/acre
99 -100 CER Tillable + \$100/acre
Brownsville City Ledge Front Foot + \$300/front foot
Caledonia Twp Tillable + 5%
Composite Deck + \$10/sqft
Concrete Patio + \$2/sqft
Crooked Creek Twp Tillable + 5%
Electric Only Site + \$9,700
Existing Well Site + \$4,600

2027 Average Land and Features Adjustments continued:

HGA Site (house, garage, 1st acre) + \$4,400

Houston City Lot Front Foot + 5%

Native Prairie (exempt land) + \$1,500/acre

Pasture + \$600/acre

Pergola + \$10/sqft

Perpetual Easement + \$2,000/acre

Perpetual RIM + \$2,000/acre

Stamped Concrete Patio + \$5/sqft

Temporary RIM + \$2,000/acre

Wilmington Twp Woods + 5%

Wood Deck + \$8/sqft

2027 Average House, Building, and Land Value Decreases:

70 CER Tillable – \$100/acre

Ag Site Acres – \$300/acre

Caledonia Twp Woods – 5%

Hokah Twp Woods – 5%

Houses Built (1882 -1888) – 2%

La Crescent City – 3%

La Crescent Twp Homes – 15%

Spring Grove Twp Tillable – 3%

Spring Grove Twp Woods – 3%

Union Twp Homes – 5%

Union Twp Tillable – 10%

Union Twp Woods – 10%

Quintile Review Process

The Assessor's Office conducts a "Quintile" review each year, reappraising 20% of properties across the county. This ensures that individual property characteristics are considered beyond mass appraisal and the sales study. Homeowners can assist by providing accurate information during the Quintile review process, which is essential for an accurate property value assessment.

When an assessor visits your property, they will ask about your home and any outbuildings. If allowed, they may also inspect the interior. Homeowners are encouraged to cooperate with these reviews, as failing to do so may result in inaccurate assumptions about your property's value.

This year, the following areas will undergo Quintile reviews starting in May:

- Brownsville Twp
- Caledonia Twp
- Jefferson Twp
- La Crescent Twp
- Money Creek Twp
- Union Twp

Conclusion

It is essential for property owners to carefully review their 2027 valuation notices and participate in the Quintile review process. Providing accurate property information ensures that your property is valued correctly. If you have any questions about your valuation, the Assessor's Office is the best place to start.

Watch for the yellow or orange call back cards if you are part of the Quintile review areas this summer. We also offer an online option to respond to questions for your convenience.



Houston County 2026

Levies and Local Tax Rates

"Values serve only one purpose, to distribute the levies & taxes equitably, they do not set taxes, nor do they create more revenue for the county"

Information provided by:

MN Department of Revenue and
Houston County Finance Department

DISTRIBUTED BY: Houston County Assessor's Office

HOUSTON COUNTY
PAY 2026 MARKET VALUES

	ESTIMATED MARKET VALUE	TAXABLE MARKET VALUE	REFERENDUM MARKET VALUE
	(line 36 assessor's abstract)	(Line 1036)	(Line 1039)
HOUSTON COUNTY	4,133,961,900	3,714,119,900	2,157,538,075
<u>TOWNSHIPS</u>			
Black Hammer	172,410,200	154,343,100	25,517,100
Brownsville	144,518,100	120,323,500	46,290,400
Caledonia	222,080,100	208,395,200	76,243,500
Crooked Creek	100,103,500	83,701,700	23,932,500
Hokah	109,562,800	94,879,600	57,441,200
Houston	170,677,800	149,261,300	48,772,100
Jefferson	74,690,100	58,122,500	11,970,000
La Crescent	240,108,300	223,716,600	180,745,700
Mayville	162,401,200	147,099,400	39,980,800
Money Creek	186,595,700	161,535,200	57,950,900
Mound Prairie	200,906,600	172,122,500	75,239,100
Sheldon	138,308,500	121,633,200	29,176,400
Spring Grove	191,737,700	178,334,100	42,572,100
Union	132,898,600	114,930,700	35,446,800
Wilmington	195,054,800	180,901,500	38,472,300
Winnebago	150,050,500	128,769,100	23,096,200
Yucatan	178,008,700	156,194,700	35,290,900
Total Townships	2,770,113,200	2,454,263,900	848,138,000
<u>CITIES</u>			
Brownsville	88,593,500	83,791,700	78,314,900
Caledonia	262,428,900	235,556,500	250,043,875
Eitzen	26,052,700	23,066,500	24,282,400
Hokah	49,035,000	43,630,900	47,234,025
Houston	79,336,300	69,244,400	77,581,250
La Crescent*	736,055,800	695,773,300	713,881,875
Spring Grove	122,346,500	108,792,700	118,061,750
Total Cities	1,363,848,700	1,259,856,000	1,309,400,075
Total Townships & Cities	4,133,961,900	3,714,119,900	2,157,538,075

*Reflects Houston County values only

HOUSTON COUNTY
PAY 2026 TAX CAPACITY SUMMARY

	Adjusted Net Tax Capacity			
	Pay 2023	Pay 2024	Pay 2025	Pay 2026
HOUSTON COUNTY	24,875,049	28,014,975	30,237,090	32,622,630
<u>TOWNSHIPS</u>				
Black Hammer	830,645	1,025,384	1,029,255	1,137,255
Brownsville	711,583	813,131	852,823	926,965
Caledonia	1,158,128	1,328,067	1,353,246	1,538,267
Crooked Creek	490,409	560,383	585,745	650,636
Hokah	669,102	701,553	762,082	827,652
Houston	805,561	954,534	1,021,302	1,143,189
Jefferson	335,220	391,040	414,183	442,061
La Crescent	1,643,488	1,668,322	2,051,091	2,242,887
Mayville	730,929	907,311	976,844	1,034,062
Money Creek	984,881	1,142,750	1,287,221	1,299,400
Mound Prairie	1,050,127	1,188,930	1,394,291	1,389,030
Sheldon	643,384	788,577	817,093	909,524
Spring Grove	995,253	1,247,160	1,303,897	1,384,559
Union	574,898	696,768	748,107	853,387
Wilmington	930,656	1,151,674	1,200,659	1,284,652
Winnebago	682,146	810,342	815,387	881,559
Yucatan	844,297	1,032,020	1,063,265	1,205,972
Total Townships	14,080,707	16,407,946	17,676,491	19,151,057
<u>CITIES</u>				
Brownsville	616,784	744,087	755,850	866,859
Caledonia	2,121,714	2,384,167	2,625,379	2,600,080
Eitzen	142,818	167,358	198,779	241,406
Hokah	383,200	364,338	482,841	459,976
Houston	604,142	690,998	769,921	784,565
La Crescent*	6,113,827	6,290,375	6,566,988	7,341,874
Spring Grove	811,857	965,706	1,160,841	1,176,813
Total Cities	10,794,342	11,607,029	12,560,599	13,471,573
Total Townships & Cities	24,875,049	28,014,975	30,237,090	32,622,630

*Reflects Houston County values only

HOUSTON COUNTY
PAY 2026 TAX CAPACITIES

	Fire District #1 Brownsville	Fire District #2 Caledonia	Fire District #3 Eitzen	Fire District #4 Hokah	Fire District #5 Houston	Fire District #6 La Crescent	Fire District #7 Mabel	Fire District #8 New Albin	Fire District #9 Spring Grove	Fire District #10 Rushford	Total Tax Capacity
<u>TOWNSHIPS</u>											
Black Hammer		1,329			53,550		124,964		957,412		1,137,255
Brownsville	683,154	84,986		158,825							926,965
Caledonia		1,456,833			10,912				70,522		1,538,267
Crooked Creek	150,549	387,283						112,804			650,636
Hokah				827,652							827,652
Houston					1,143,189						1,143,189
Jefferson								442,061			442,061
La Crescent				101,999		2,140,888					2,242,887
Mayville		1,034,062									1,034,062
Money Creek					755,846					543,554	1,299,400
Mound Prairie		45,123		482,183	673,384	188,340					1,389,030
Sheldon		345,594			563,930						909,524
Spring Grove							172,607		1,211,952		1,384,559
Union		479,895		365,494	7,998						853,387
Wilmington		233,752	378,418						672,482		1,284,652
Winnebago		389,063	427,380					65,116			881,559
Yucatan					713,986				6,787	485,199	1,205,972
Total Townships	833,703	4,457,920	805,798	1,936,153	3,922,795	2,329,228	297,571	619,981	2,919,155	1,028,753	19,151,057
<u>CITIES</u>											
Brownsville	866,859										866,859
Caledonia		2,600,080									2,600,080
Eitzen			241,406								241,406
Hokah				459,976							459,976
Houston					784,565						784,565
La Crescent						7,341,874					7,341,874
Spring Grove									1,176,813		1,176,813
Total Cities	866,859	2,600,080	241,406	459,976	784,565	7,341,874	0	0	1,176,813	0	13,471,573
GRAND TOTAL	1,700,562	7,058,000	1,047,204	2,396,129	4,707,360	9,671,102	297,571	619,981	4,095,968	1,028,753	32,622,630

HOUSTON COUNTY
PAY 2026 LEVY SUMMARY

	Pay 2023	Pay 2024	Pay 2025	Pay 2026	Percent Increase (Decrease)
HOUSTON COUNTY	13,132,459	13,592,634	14,737,549	15,765,803	6.980
<u>TOWNSHIPS</u>					
Black Hammer	130,000	130,000	135,000	145,000	7.410
Brownsville	238,260	210,260	207,260	222,328	7.270
Caledonia	213,000	215,000	215,000	216,000	0.470
Crooked Creek	85,000	92,000	113,400	120,000	5.820
Hokah	125,000	140,000	150,000	160,000	6.670
Houston	186,000	196,000	206,000	206,000	0.000
Jefferson	35,100	32,400	32,500	32,500	0.000
La Crescent	416,000	423,000	385,000	417,000	8.310
Mayville	157,000	167,000	177,000	187,000	5.650
Money Creek	264,500	284,500	299,500	314,475	5.000
Mound Prairie	300,000	330,000	346,500	363,825	5.000
Sheldon	100,000	110,000	110,000	110,000	0.000
Spring Grove	188,900	188,900	188,900	188,900	0.000
Union	131,500	131,500	131,500	138,000	4.940
Wilmington	230,000	230,000	230,000	230,000	0.000
Winnebago	126,300	131,300	141,800	150,500	6.140
Yucatan	142,900	147,700	153,000	153,000	0.000
Total Townships	3,069,460	3,159,560	3,222,360	3,354,528	4.100
<u>CITIES</u>					
Brownsville	152,533	158,910	174,801	192,281	10.000
Caledonia	1,146,118	1,248,123	1,397,898	1,565,646	12.000
Caledonia TIF	0	27,783			0%
Eitzen	123,900	126,000	126,000	129,150	2.500
Hokah	343,300	351,150	368,700	383,500	4.010
Houston	565,250	582,300	599,750	617,400	2.940
Houston TIF	13,870	14,309	15,526	15,003	-3.370
La Crescent	693,000	3,701,122	3,886,178	4,082,068	5.040
La Crescent TIF	38,587	115,964	122,152	142,418	16.590
Spring Grove	3,524,879	680,000	700,000	746,363	6.620
Spring Grove TIF	100,338	47,008	45,724	53,438	16.870
Total Cities	6,701,775	7,052,669	7,436,729	7,927,267	6.600
<u>SCHOOL DISTRICTS</u>					
238 Mabel-Canton*	29,917	32,002	33,566	58,151	73.240
239 Rushford-Peterson*	169,328	195,239	227,424	179,112	-21.240
294 Houston	1,351,904	1,601,901	1,750,854	2,004,384	14.480
297 Spring Grove	665,415	1,708,394	1,814,377	1,936,022	6.700
299 Caledonia	2,384,488	2,511,835	2,511,818	2,511,818	0.000
300 La Crescent-Hokah	4,588,789	5,248,744	5,075,322	5,193,798	2.330
Total School Districts	9,189,841	11,298,115	11,413,361	11,883,285	4.120
<u>OTHER DISTRICTS</u>					
CCWSD	76,125	75,460	69,783	72,242	3.520
GRAND TOTAL	32,169,660	35,178,438	36,879,782	39,003,125	5.760

*Reflects Houston County dollars only

HOUSTON COUNTY
PAY 2026 TAX CAPACITY BASED
RATE SUMMARY

	Initial Tax Rate Pay 2023	Initial Tax Rate Pay 2024	Initial Tax Rate Pay 2025	Initial Tax Rate Pay 2026
<u>COUNTY</u>				
County Revenue	29.639	25.746	26.251	26.957
Road & Bridge	8.270	9.383	8.448	7.903
Human Services	8.669	7.881	8.879	8.644
Library	1.171	0.998	0.937	0.915
2017A	2.957	4.262	4.585	4.255
2020A	2.560	0.630		
Total County	53.266	48.900	49.100	48.674
<u>TOWNSHIPS</u>				
Black Hammer	15.651	12.679	13.116	23.021
Brownsville-Brownsville FD 1	33.134	25.887	24.366	24.233
Brownsville-Caledonia FD 2	34.050	25.415	23.812	23.021
Brownsville-Hokah FD 4	34.707	25.996	24.304	23.427
Caledonia	18.392	16.189	15.888	14.042
Crooked Creek	17.333	16.417	19.360	18.444
Hokah	18.682	19.956	19.683	19.332
Houston	23.088	20.533	20.170	18.020
Jefferson	10.470	8.285	7.847	7.352
La Crescent	25.312	25.354	18.770	18.592
Mayville	21.479	18.405	18.120	18.084
Money Creek	26.854	24.895	23.266	24.202
Mound Prairie	28.567	27.756	24.851	26.194
Sheldon	15.543	13.948	13.463	12.094
Spring Grove	18.980	15.147	14.487	13.643
Union-Caledonia FD 2	22.729	18.735	17.480	16.091
Union-Hokah FD 4	23.028	19.033	17.675	16.246
Union-Houston FD 5	24.918	20.576	19.141	17.537
Wilmington	24.714	19.971	19.157	17.903
Winnebago	18.515	16.203	17.390	17.072
Yucatan-Houston FD 5	16.924	14.269	14.319	12.631
Yucatan- Spring Grove FD 9	18.669	15.988	16.066	14.135
Yucatan-Rushford FD 10	16.905	14.355	14.471	12.748
<u>CITIES</u>				
Brownsville	24.730	21.357	23.126	22.181
Caledonia	54.018	52.351	53.247	60.214
Caledonia TIF		118.594		
Eitzen	86.754	75.288	63.387	53.499
Hokah	89.558	96.380	76.361	83.374
Houston	93.563	84.269	77.898	78.695
Houston TIF	151.587	139.163	132.471	132.071
La Crescent	55.756	56.623	56.623	53.613
La Crescent TIF	128.980	129.982	130.614	124.599
Spring Grove	85.360	70.415	60.301	53.613
Spring Grove TIF	139.739	146.797	137.317	139.725
<u>SCHOOL DISTRICTS</u>				
238 Mabel-Canton	12.508	11.197	11.758	22.704
239 Rushford-Peterson	19.411	18.318	19.840	18.571
294 Houston	7.419	8.294	7.579	6.765
297 Spring Grove	6.128	31.711	31.541	31.196
299 Caledonia	20.235	17.799	17.114	15.388
300 La Crescent-Hokah	21.741	26.052	26.088	23.737
<u>OTHER DISTRICTS</u>				
CCWSD	2.000	2.000	1.500	1.500

HOUSTON COUNTY
2026 LOCAL TAX RATES

NOTE - Local Tax Rates have Disparity Reduction calculated

TOWNSHIP/CITY	DETAIL DISTRICT	District #	COUNTY	TWP/CITY	SCHOOL	CCWSD	TOTAL
Black Hammer	0001.0239.007	0101	48.674	12.751	18.571		79.996
	0001.0238.007	0102	48.674	12.751	22.704		84.129
	0001.0238.009	0103	48.674	12.751	22.704		84.129
	0001.0294.005	0104	48.674	12.751	6.765		68.190
	0001.0294.007	0105	48.674	12.751	6.765		68.190
	0001.0294.009	0106	48.674	12.751	6.765		68.190
	0001.0297.002	0107	48.674	12.751	31.196		92.621
	0001.0297.005	0108	48.674	12.751	31.196		92.621
	0001.0297.007	0109	48.674	12.751	31.196		92.621
	0001.0297.009	0110	48.028	12.377	30.556		90.961
	0001.0299.009	0111	48.674	12.751	15.388		76.813
	0001.0238.005	0112	48.674	12.751	22.704		84.129
Brownsville	0002.0299.001	0201	48.674	24.233	15.388		88.295
	0002.0299.001.016	0202	48.674	24.233	15.388	1.500	89.795
	0002.0299.002	0203	48.674	23.021	15.388		87.083
	0002.0299.002.016	0204	48.674	23.021	15.388	1.500	88.583
	0002.0299.004	0205	48.674	23.427	15.388		87.489
	0002.0300.001	0206	48.503	24.134	23.545		96.182
Caledonia	0002.0300.004	0207	48.402	23.287	23.432		95.121
	0003.0294.002	0301	48.674	14.042	6.765		69.481
	0003.0294.005	0302	48.674	14.042	6.765		69.481
	0003.0297.002	0303	48.674	14.042	31.196		93.912
	0003.0297.009	0304	48.198	13.872	30.727		92.797
	0003.0299.002	0305	48.674	14.042	15.388		78.104
	0003.0299.002.016	0306	48.674	14.042	15.388	1.500	79.604
	0003.0299.005	0307	48.674	14.042	15.388		78.104
Crooked Creek	0004.0299.001	0402	48.674	18.444	15.388		82.506
	0004.0299.001.016	0403	48.674	18.444	15.388	1.500	84.006
	0004.0299.002.016	0404	48.674	18.444	15.388	1.500	84.006
	0004.0299.008	0405	48.674	18.444	15.388		82.506
	0004.0299.008.016	0406	48.674	18.444	15.388	1.500	84.006
Hokah	0005.0300.004	0501	48.199	19.046	23.207		90.452
Houston	0006.0294.005	0601	48.674	18.020	6.765		73.459
Jefferson	0007.0299.008	0701	48.674	7.352	15.388		71.414
	0007.0299.008.016	0702	48.674	7.352	15.388	1.500	72.914
La Crescent	0008.0300.006	0801	48.674	18.592	23.737		91.003
	0008.0300.004	0802	48.674	18.592	23.737		91.003
Mayville	0009.0299.002	0901	48.674	18.084	15.388		82.146
	0009.0299.002.016	0902	48.674	18.084	15.388	1.500	83.646
Money Creek	0010.0239.005	1001	48.674	24.202	18.571		91.447
	0010.0239.010	1002	48.218	23.924	18.097		90.239
	0010.0294.005	1003	48.674	24.202	6.765		79.641
	0010.0294.010	1004	48.674	24.202	6.765		79.641
Mound Prairie	0011.0294.002	1101	48.674	26.194	6.765		81.633
	0011.0294.004	1102	48.674	26.194	6.765		81.633
	0011.0294.005	1103	48.674	26.194	6.765		81.633
	0011.0294.006	1104	48.674	26.194	6.765		81.633
	0011.0299.002	1105	48.568	26.142	15.290		90.000
	0011.0299.004	1106	48.674	26.194	15.388		90.256

2026 LOCAL TAX RATES

TOWNSHIP/CITY	DETAIL DISTRICT		COUNTY	TWP/CITY	SCHOOL	CCWSD	TOTAL
Mound Prairie	0011.0300.004	1107	47.770	25.740	22.728		96.238
	0011.0300.005	1108	48.674	26.194	23.737		98.605
	0011.0300.006	1109	48.674	26.194	23.737		98.605
Sheldon	0012.0294.002	1201	48.674	12.094	6.765		67.533
	0012.0294.005	1202	48.674	12.094	6.765		67.533
	0012.0299.002	1203	48.674	12.094	15.388		76.156
	0012.0299.005	1204	48.674	12.094	15.388		76.156
Spring Grove	0013.0238.007	1301	48.674	13.643	22.704		85.021
	0013.0238.009	1302	48.674	13.643	22.704		85.021
	0013.0297.007	1303	48.674	13.643	31.196		93.513
	0013.0297.009	1304	48.324	13.526	30.849		92.699
Union	0014.0294.002	1401	48.674	16.091	6.765		71.530
	0014.0299.002	1402	48.674	16.091	15.388		80.153
	0014.0299.004	1403	48.674	16.246	15.388		80.308
	0014.0300.004	1404	48.674	16.246	23.737		88.657
	0014.0299.005	1405	48.674	17.537	15.388		81.599
Wilmington	0014.0294.005	1406	48.674	17.537	6.765		72.976
	0015.0297.002	1501	47.449	17.260	29.979		94.688
	0015.0297.003	1502	48.263	17.678	30.788		96.729
	0015.0297.009	1504	47.296	17.188	29.831		94.315
	0015.0299.002	1505	48.674	17.903	15.388		81.965
Winnebago	0015.0299.003	1506	48.674	17.903	15.388		81.965
	0015.0299.009	1507	48.674	17.903	15.388		81.965
	0016.0299.002	1601	48.674	17.072	15.388		81.134
	0016.0299.002.016	1602	48.674	17.072	15.388	1.500	82.634
	0016.0299.003	1603	48.674	17.072	15.388		81.134
Yucatan	0016.0299.008	1604	48.674	17.072	15.388		81.134
	0017.0239.005	1701	48.674	12.631	18.571		79.876
	0017.0239.010	1702	48.674	12.748	18.571		79.993
	0017.0294.005	1703	48.674	12.631	6.765		68.070
	0017.0294.010	1704	48.674	12.748	6.765		68.187
	0017.0297.005	1705	48.428	12.631	31.047		92.106
	0017.0294.009	1706	48.674	14.135	6.765		69.574
Brownsville	0100.0299.001	2001	48.674	22.181	15.388		86.243
	0100.0300.001	2002	48.275	22.181	23.301		93.757
Caledonia	0200.0299.002.016	2101	47.195	60.214	14.846	1.500	123.755
Eitzen	0300.0299.003	2201	47.086	53.499	13.863		114.448
Hokah	0500.0300.004	2301	46.165	83.374	21.956		151.495
Houston	0600.0294.005	2401	47.178	78.695	6.198		132.071
La Crescent	9000.0300.006	2501	47.518	53.613	23.468		124.599
Spring Grove	1000.0297.009	2601	46.427	63.422	29.876		139.725

HOUSTON COUNTY
PAY 2026 MARKET VALUES
RATE SUMMARY

	Market Value Tax Rate Pay 2023	Market Value Tax Rate Pay 2024	Market Value Tax Rate Pay 2025	Market Value Tax Rate Pay 2026
<u>SCHOOL DISTRICTS</u>				
238 Mabel-Canton	0.30261	0.26576	0.27043	0.24991
239 Rushford-Peterson	0.20440	0.21907	0.21119	0.21679
294 Houston	0.45311	0.47924	0.45294	0.55029
297 Spring Grove	0.32825	0.29008	0.25222	0.26465
299 Caledonia	0.17798	0.17738	0.15232	0.15418
300 La Crescent-Hokah	0.22638	0.22129	0.16365	0.16322

STATE GENERAL PROPERTY TAX RATES
TAX CAPACITY BASED
RATE SUMMARY

	Market Value Tax Rate Pay 2023	Market Value Tax Rate Pay 2024	Market Value Tax Rate Pay 2025	Market Value Tax Rate Pay 2026
Commercial/Industrial	33.003	29.294	28.857	28.313
Seasonal Res Rec	12.321	10.640	10.010	9.203

Classification Rates for Taxes Payable in 2026

Class	Description	Tiers	NTC Class Rate	Subject to RMV Tax	Subject to State Tax
1a	Residential Homestead	First \$500,000	1.00%	Yes	No
		Over \$500,000	1.25%	Yes	No
1b	Homestead of Persons who are Blind/Disabled [classified as 1a or 2a]	First \$50,000	0.45%	Yes - 45%	No
	[classified as 1a or 2a]	\$50,001 - \$500,000	1.00%	Yes	No
		Over \$500,000	1.25%	Yes	No
1c	Homestead Resort	First \$600,000	0.50%	Yes - 50%	No
		\$600,001 - \$2,300,000	1.00%	Yes	No
		Over \$2,300,000	1.25%	Yes	Yes
1d	Housing for Seasonal Workers	First \$500,000	1.00%	Yes	No
		Over \$500,000	1.25%	Yes	No
2a	Agricultural Homestead - House, Garage, 1 Acre (HGA)	First \$500,000	1.00%	Yes	No
		Over \$500,000	1.25%	Yes	No
2a/2b	Agricultural Homestead - First Tier	First \$3,800,000	0.50%	No	No
2a/2b	Farm Entities Remaining First Tier	Unused First Tier	0.50%	No	No
2a	Agricultural - Nonhomestead or Excess First Tier		1.00%	No	No
2b	Rural Vacant Land		1.00%	No	No
2c	Managed Forest Land		0.65%	No	No
2d	Private Airport		1.00%	No	No
2e	Commercial Aggregate Deposit		1.00%	No	No
3a	Commercial/Industrial/Utility (<i>not including utility machinery</i>)	First \$150,000	1.50%	Yes	No
		Over \$150,000	2.00%	Yes	Yes
	Electric Generation Public Utility Machinery		2.00%	Yes	No
	All Other Public Utility Machinery		2.00%	Yes	Yes
	Transmission Line Right-of-Way		2.00%	Yes	Yes
4a	Residential Nonhomestead 4+ Units		1.25%	Yes	No
4b(1)	Residential Nonhomestead 1-3 Units		1.25%	Yes	No
4b(2)	Unclassified Manufactured Home		1.25%	Yes	No
4b(3)	Agricultural Nonhomestead Residence (2-3 Units)		1.25%	Yes	No
4b(4)	Unimproved Residential Land		1.25%	Yes	No
4bb(1)	Residential Nonhomestead Single Unit	First \$500,000	1.00%	Yes	No
		Over \$500,000	1.25%	Yes	No
4bb(2)	Agricultural Nonhomestead Single Unit (HGA)	First \$500,000	1.00%	Yes	No
		Over \$500,000	1.25%	Yes	No
4bb(3)	Condominium Storage Unit	First \$500,000	1.00%	Yes	No
		Over \$500,000	1.25%	Yes	No
4c(1)	Seasonal Residential Recreational Commercial (resort)	First \$500,000	1.00%	Yes	Yes
		Over \$500,000	1.25%	Yes	Yes
4c(2)	Qualifying Golf Course		1.25%	Yes	No
4c(3)(i)	Nonprofit Community Service Org. (non-revenue)		1.50%	Yes	No
	Congressionally Chartered Veterans Organizations (non-revenue)		1.00%	Yes	No
4c(3)(ii)	Nonprofit Community Service Org. (donations)		1.50%	Yes	Yes
	Congressionally Chartered Veterans Organizations (donations)		1.00%	Yes	Yes
4c(4)	Post-Secondary Student Housing		1.00%	No	No
4c(5)(i)	Manufactured Home Park		1.25%	Yes	No
4c(5)(ii)	Manufactured Home Park (>50% owner-occupied)		0.75%	Yes - 75%	No
4c(5)(iii)	Manufactured Home Park (50% or less owner-occupied)		1.00%	Yes	No
4c(5)(iii)	Class I Manufactured Home Park		1.00%	Yes	No
4c(6)	Metro Nonprofit Recreational Property		1.25%	Yes	No
4c(7)	Certain Noncommercial Aircraft Hangars and Land (leased land)		1.50%	Yes	No
4c(8)	Certain Noncommercial Aircraft Hangars and Land (private land)		1.50%	Yes	No
4c(9)	Bed & Breakfast		1.25%	Yes	No
4c(10)	Seasonal Restaurant on a Lake		1.25%	Yes	No
4c(11)	Marina	First \$500,000	1.00%	Yes	No
		Over \$500,000	1.25%	Yes	No
4c(12)	Seasonal Residential Recreational Noncommercial	First \$76,000	1.00%	No	Yes - 0.40%
		\$76,001 - \$500,000	1.00%	No	Yes - 1.00%
		Over \$500,000	1.25%	No	Yes - 1.25%
4d(1)	Low-Income Rental Housing (Per Unit)		0.25%	Yes - 25%	No
4d(2)	Homestead Community Land Trust (Per Unit)		0.75%	Yes - 75%	No
5(1)	Unmined Iron Ore and Low-Grade Iron-Bearing Formations		2.00%	Yes	Yes
5(2)	All Other Property		2.00%	Yes	No

La Crosse Regional Comprehensive Safety Action Plan



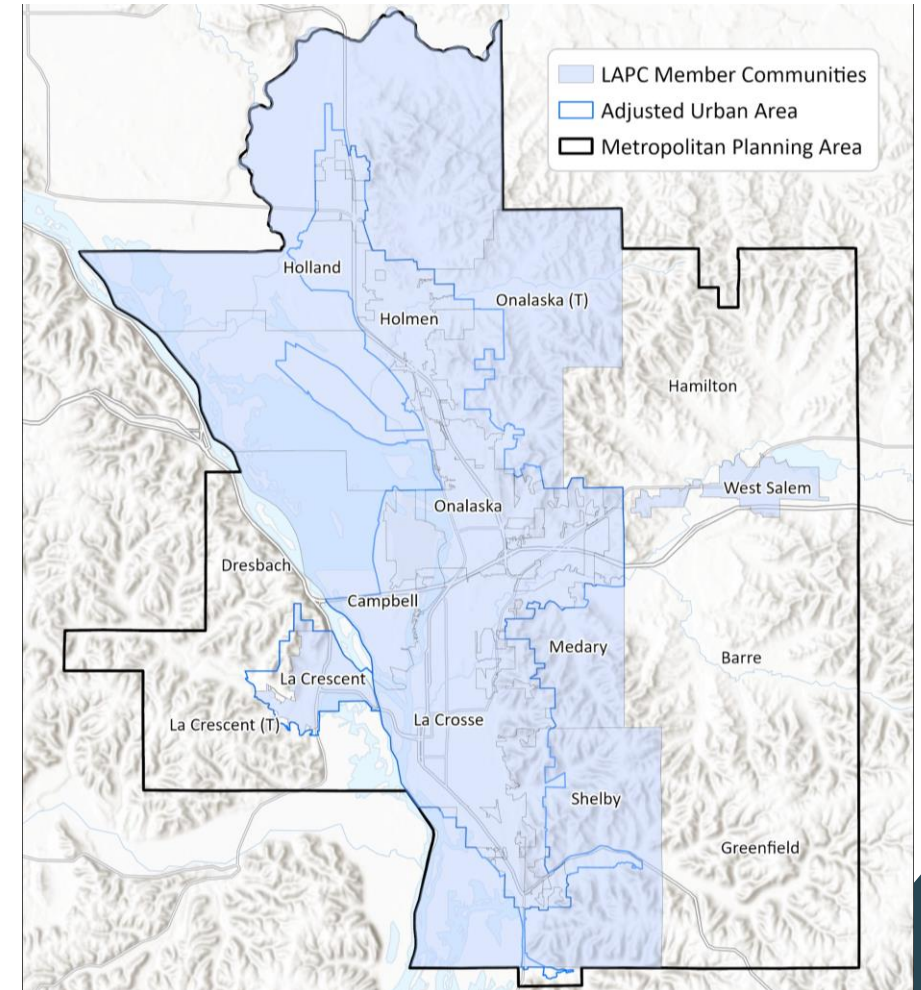
SAFE STREETS FOR ALL

Regional Transportation Safety Plan



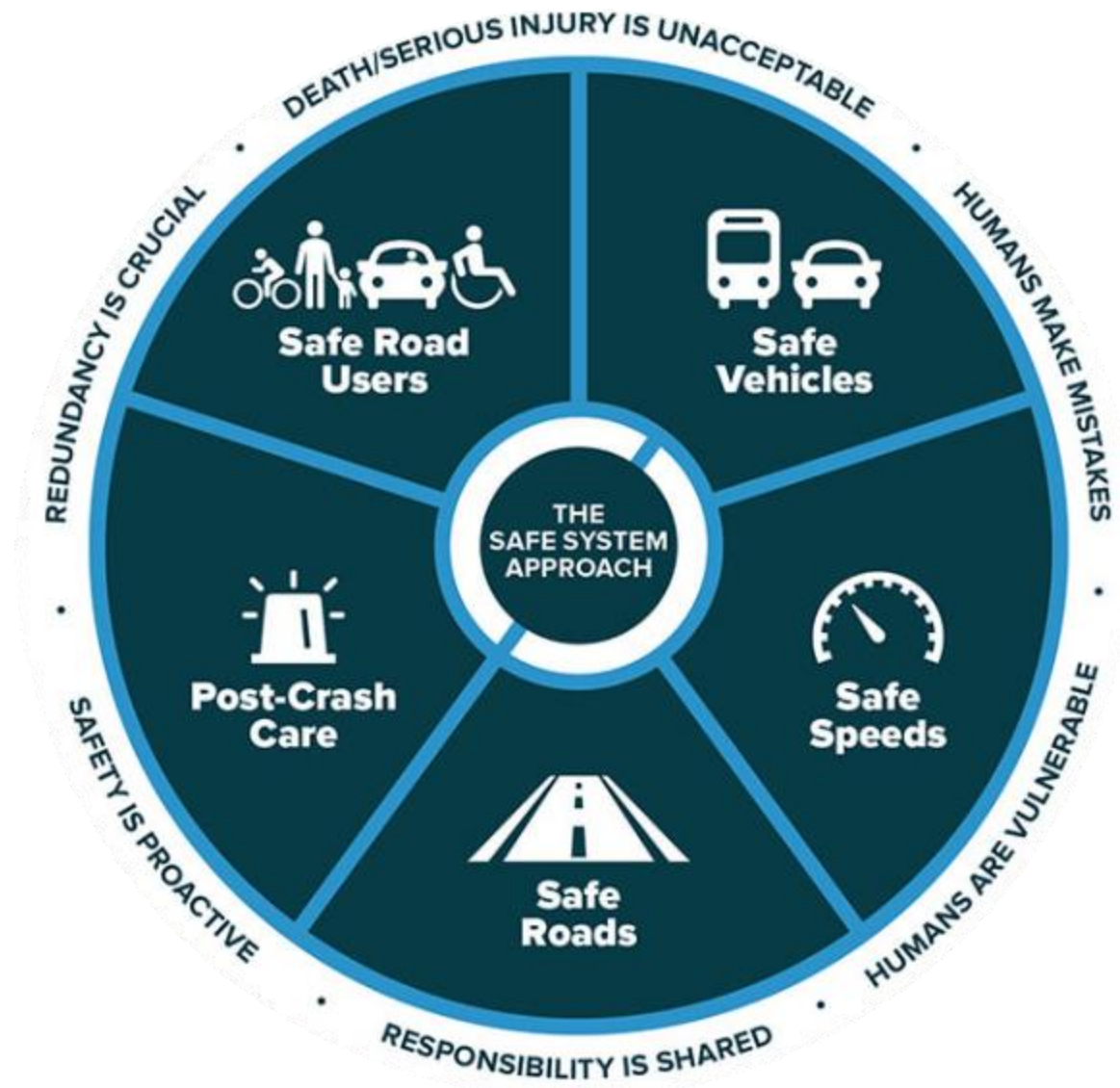
Who is LAPC? What is an MPO?

- Metropolitan Planning Organizations (MPOs) are federally designated to coordinate transportation planning and investment in urbanized areas with populations over 50,000.
- They guide the allocation of federal transportation funds through a Continuing, Cooperative, and Comprehensive planning process.
- MPOs promote regional collaboration among local governments, state agencies, and stakeholders across all transportation modes.



What is Safe Streets for All (SS4A)?

- Provides federal funding support for planning, infrastructure, behavioral, and operational initiatives to prevent death and serious injury on roads and streets involving all roadway users based on the Safe Systems Approach.
- Supports the development of comprehensive safety action plans that identify the most significant roadway safety concerns in a community.



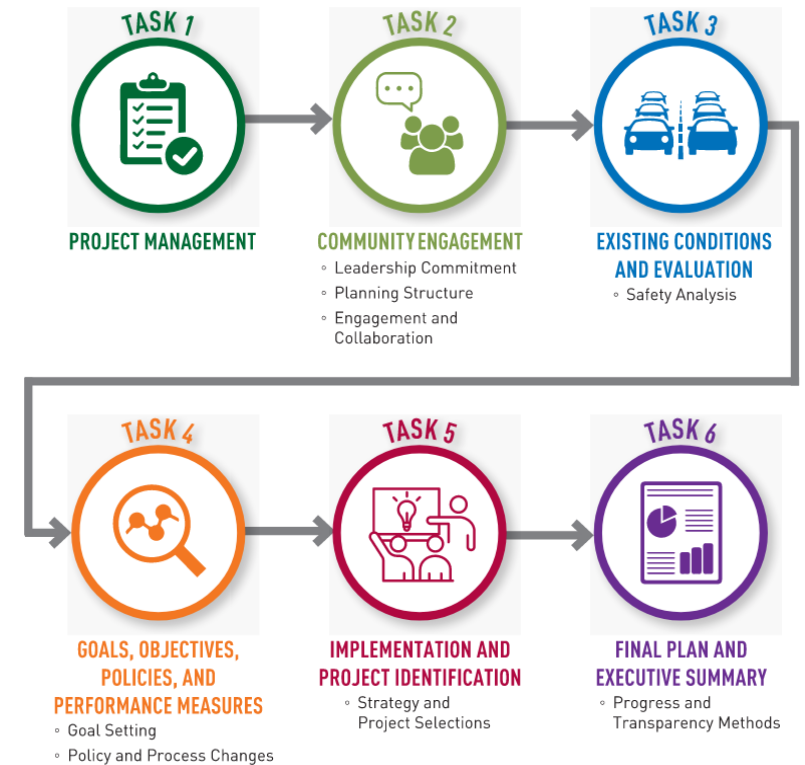
Project Overview: La Crosse Regional Transportation Safety Action Plan

- **Goals:**

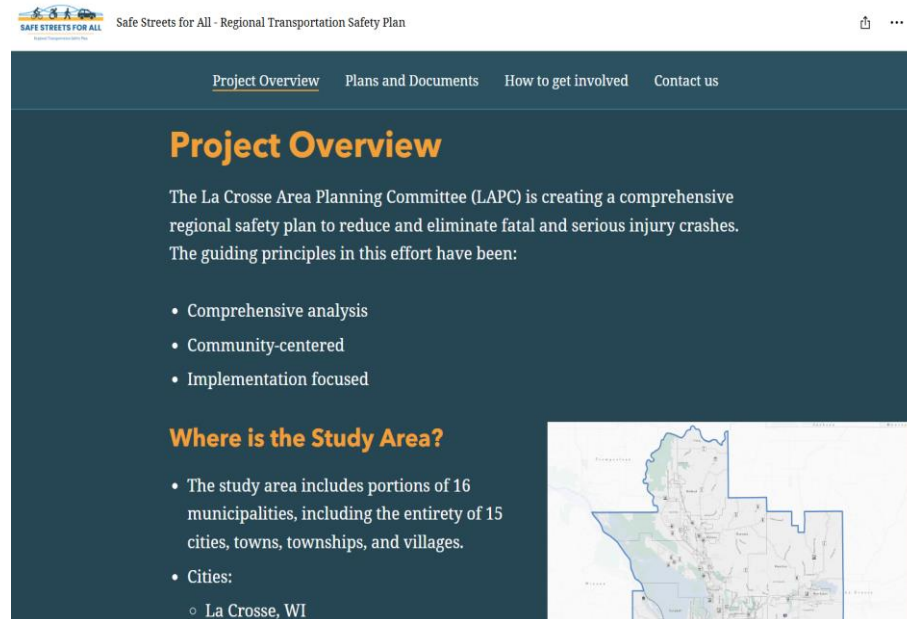
- To evaluate **safety issues and concerns** for people driving, walking, biking, rolling, and taking transit.
 - To **identify and prioritize projects, programs, and strategies** to improve transportation safety for the people who live, work, and play in the Greater La Crosse region.
- La Crosse Planning Committee (LAPC) received grant from Federal Highway Administration (FHWA)
- Regional Transportation Safety Action Plan timeline: **Fall 2025 – Fall 2026**

Comprehensive Safety Action Plan Components

1. Leadership commitment and goal setting
2. Planning structure
3. Safety analysis
4. Engagement and collaboration
5. Policy and process changes
6. Strategy and project selections
7. Progress and transparency

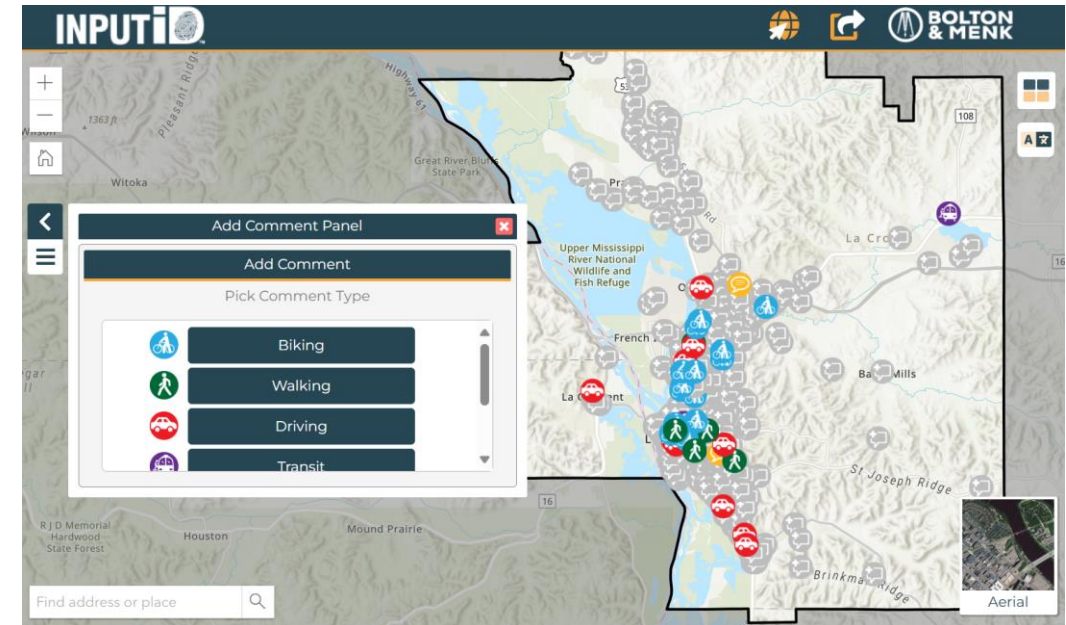


Project Webpage



bit.ly/LaCrosseSafeStreets

Online Interactive Map



[inputID](https://inputid.com)

Thank You!



SAFE STREETS FOR ALL

Regional Transportation Safety Plan

Bob Gollnik | LAPC Director
rgollnik@lacrossecounty.org

Erin Duffer | LAPC Transportation Planner
eduffer@lacrossecounty.org

Travis Key | LAPC Associate Transportation Planner
tkey@lacrossecounty.org

TO: Honorable Mayor and City Council Members

FROM: Chris Fortsch, Administrative Assistant

A handwritten signature in blue ink, appearing to read "Chris", is written over the printed name "Chris Fortsch".

DATE: April 22, 2026

RE: License Application – Retail Sales of Cigarette & Other Tobacco Products

The City has been notified that Heather Ries will be leasing space owned by Lori (Bauer) Wolfe at 704 Hwy 16, La Crescent.

Heather, the owner of Vapor Vault LLC, has submitted a license application to make retail sales of cigarettes and other tobacco products. The application appears to be in order, and I would suggest that the City Council approve the license application and authorize that it be forwarded to the Minnesota Department of Revenue.



3.3

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. SCHMIDT

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

TO: Honorable Mayor and City Council Members

CC: Tyler Benish, Interim City Administrator

FROM: Kayla C. Schmidt, Assistant City Attorney
Skip Wieser, City Attorney

DATE: April 23, 2026

RE: Tobacco Moratorium Ordinance

Included in the packet for review and adoption is an Interim Ordinance Establishing a Moratorium on the Issuance of Licenses for the Sale of Tobacco, Tobacco-Related Devices, and Electronic Delivery Devices following the council's discussion at the April 13th Council Meeting. This proposed Moratorium Ordinance, if adopted, would temporarily halt the issuance or approval of any new licenses or permits for the sale of tobacco or tobacco products for a period of up to one (1) year pending a study to determine whether an ordinance establishing a cap for tobacco licenses in the City of La Crescent and/or distance requirements from schools or parks is appropriate. An exception to this rule would be to renew licenses as any renewals would come due. We will continue to review in advance of the council meeting and will provide any updates at the meeting. We recommend that the city council adopts the Tobacco Moratorium Ordinance and we will be present to answer any questions from the council.

ORDINANCE NO. 599

AN INTERIM ORDINANCE ESTABLISHING A MORATORIUM ON THE ISSUANCE OF LICENSES FOR THE SALE OF TOBACCO, TOBACCO-RELATED DEVICES, AND ELECTRONIC DELIVERY DEVICES

SECTION 1. AUTHORITY. Pursuant to Minnesota Statutes Section 462.355, Subd, 4, the City is authorized to impose a temporary moratorium on certain uses within the City, pending study of an issue, before enacting long-term official controls.

SECTION 2. DEFINITIONS.

(1) “Electronic Delivery Device” shall mean an electronic product that is designed to use, or that uses, liquids or pre-loaded cartridges to simulate smoking in the delivery of nicotine or any other substance through inhalation of the aerosol or vapor produced from the substance.

(2) “Tobacco” shall mean and include cigarettes and any product containing, made, or derived from tobacco that is intended for human consumption, whether chewed, smoked, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, or any component, part, or accessory of a tobacco product; cigars; cheroots; stogies; perique; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; snuff flour; cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and sweepings of tobacco; and other kinds and forms of tobacco. Tobacco excludes any tobacco product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product, as a tobacco dependence product, or for other medical purposes, and is being marketed and sold solely for such an approved purpose.

(3) “Tobacco-Related Products” shall mean Tobacco and related materials and devices used in rolling, smoking, or storing Tobacco. The term includes Electronic Delivery Devices and the substances sold for use by such devices.

(4) “Tobacco Shop” shall mean a retail establishment with sales, or projected sales, of Tobacco-Related Products constituting at least 40% of the establishment’s total sales in any month.

SECTION 3. PURPOSE AND FINDINGS. The City Council finds that it is in the best interest of the health, safety, and welfare of residents to review the current zoning and licensing ordinances regarding the sale of tobacco, tobacco-related devices, and electronic delivery devices. The City requires time to conduct a study to consider potential amendments to City Ordinances regarding the number of licenses issued and the distance between tobacco retailers and schools, parks, or residential areas. A temporary moratorium is necessary to prevent the establishment of new tobacco retailers during this study and potential ordinance adoption.

SECTION 4. STUDY. It is intended that the City Council refer this matter for study by appropriate city committees, to in turn make recommendations to the City Council to assist the Council in adopting long-term official controls, regulating businesses selling tobacco, tobacco-related devices and electronic delivery devices and nicotine products within the city limits.

SECTION 5. MORATORIUM ESTABLISHED. For a period of one (1) year from the date of introduction of this ordinance, throughout the City of La Crescent:

- (1) No license, permit, or approval shall be granted, accepted, or acted upon by the City for any new business, person, or entity intended for the sale of tobacco, tobacco-related devices, electronic delivery devices, and nicotine or any other substance through inhalation of the aerosol or vapor produced from the substance.
- (2) This moratorium applies to any new license application, site plan review, or zoning approval that would allow for the sale of these products.
- (3) Exceptions. Subject to compliance with all applicable, existing ordinances, license renewals shall be allowed during the interim ordinance period, as well as the continued operation of a Tobacco Shop lawfully existing prior to the effective date of this Ordinance.

SECTION 6. PENALTY. Any person or entity violating this moratorium ordinance is, upon conviction, guilty of a misdemeanor and/or may be subject to civil enforcement, including injunctive relief.

SECTION 7. SEVERABILITY. Should any section, subdivision, clause or other provision of this Ordinance be held to be invalid by any court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole, or of any part thereof, other than the part held to be invalid.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect and be enforced from and after its passage and publication.

PASSED AND ENACTED THIS ____ day of _____, 2026.

Mayor

ATTEST:

City Administrator

SUMMARY OF ORDINANCE NO. 599

**AN ORDINANCE ESTABLISHING A MORATORIUM ON THE ISSUANCE
OF LICENSES FOR THE SALE OF TOBACCO, TOBACCO-RELATED DEVICES,
AND ELECTRONIC DELIVERY DEVICES IN
THE CITY OF LA CRESCENT**

The City Council of the City of La Crescent, Houston County, Minnesota, hereby ordains:

The full text of Ordinance No. 599

marked “OFFICIAL COPY” is on file in the Office of the City Administrator, City Hall, La Crescent, Minnesota 55947, along with a reference draft available and open for inspection to enable a convenient means to ascertain where in the voluminous enactments and in the voluminous regulations enacted/amended hereby are found.

Passed and enacted this 27th day of April, 2026.

APPROVED:
Mikel Poellinger, Mayor

ATTEST:
Angie Boettcher, City Clerk

**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: Tyler Benish, Interim City Administrator
Andrew Wolf, Iverson Reuvers

FROM: Skip Wieser, City Attorney

DATE: April 23, 2026

RE: Agenda Item No. 3.3 – Meinertz/Wolf v. City of La Crescent

The above reference matter has been scheduled for mediation in May 2026.

At this time, litigation counsel, Andrew Wolf, myself, Interim City Administrator/Public Works Director, Tyler Benish, and City Administrator Cassandra Hanan will be attending mediation on behalf of the City staff. We are suggesting that the City Council authorize Mayor Poellinger and Council Member Teresa O'Donnell-Ebner also participate on behalf of the City at mediation. We will provide an update to the City Council, the result of mediation at the May 26, 2026 meeting.



CITY OF LA CRESCENT

Department of Police

Chief Luke M. Ahlschlager

3.5



April 23, 2026

Honorable Mayor and City Council Members
Interim City Administrator Tyler Benish

Re: 2026 Memorial Day Parade Event

The City of La Crescent Memorial Day Parade will be held on Monday, May 25, 2026. We continue our renewed commitment to community involvement in this important tradition, honoring the service and sacrifice of our nation's veterans.

The parade will begin at 12:00 p.m. Parade participants will line up between 11:30 a.m. and 11:45 a.m. in the 100 block of South Oak Street. The parade will proceed north through La Crescent and conclude at Veterans Park located on Veterans Parkway.

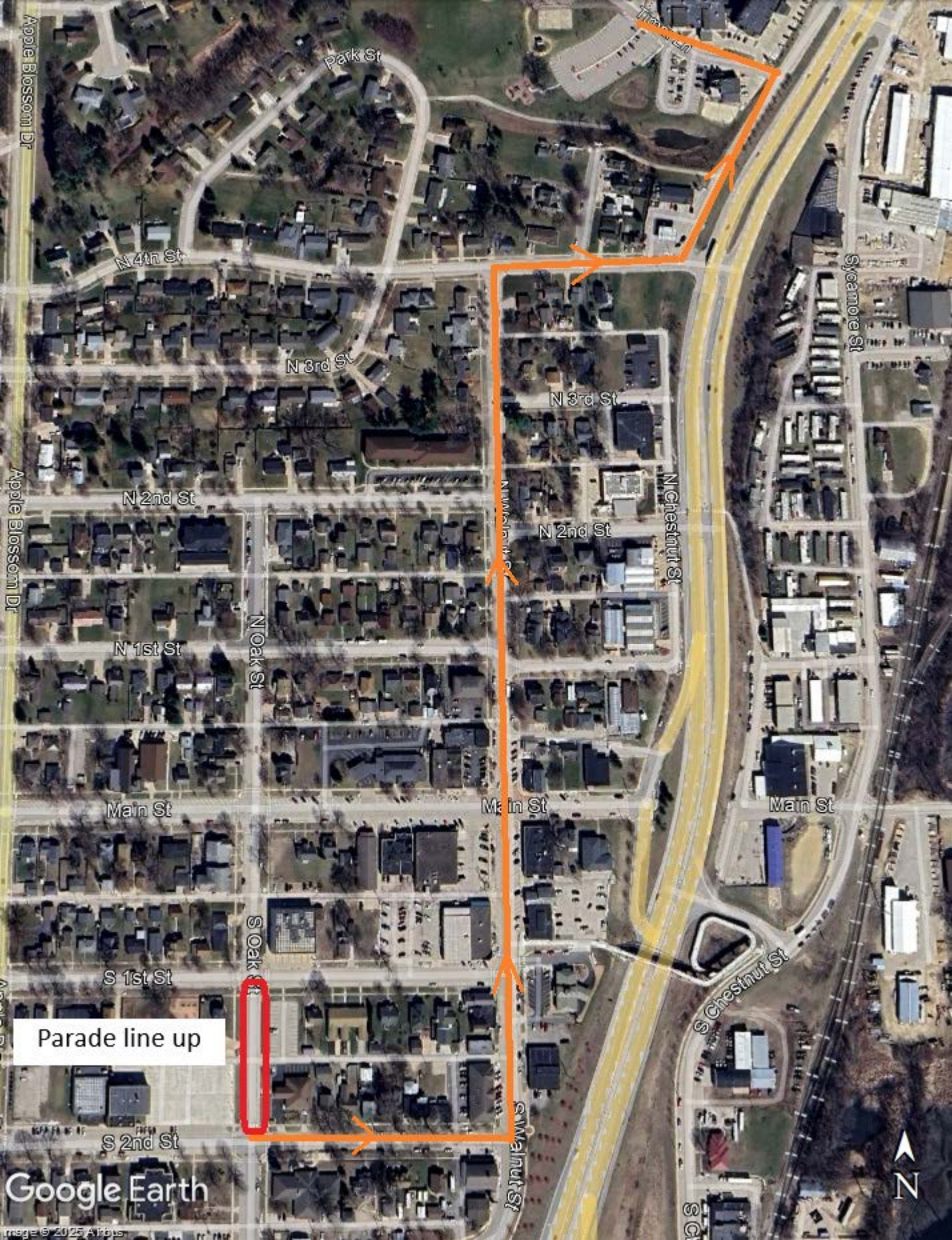
City officials will be working with local groups and organizations to participate in the parade event.

The La Crescent Police Department and La Crescent Fire Department will provide traffic control throughout the parade to ensure the safety of participants, spectators, and the general public.

To accommodate the Memorial Day Program held at Veterans Park, a section of the south parking lot will be closed for the duration of the event. Barricades will be placed to secure the space requested and ensure a safe and respectful environment for attendees.

We appreciate the Council's support of this meaningful community event and look forward to a successful Memorial Day Parade.

Respectfully,



Parade line up

TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director
DATE: April 23, 2026
RE: Minnesota Department of Health pilot program

Minnesota Department of Health and Minnesota Rural Water Association have partnered to create a pilot program to pothole (hydro excavate) unknown water service lines, aiding in updating lead service inventories.

MDH and MNRWA approached WHKS to engage public water system clients to participate in a pilot program, the project would be an agreement between WHKS and MDH, with a potholing subcontractor operating under the WHKS agreement.

The project is to identify 50 unknown water service lines and restoration. The project will take place in the boulevard and will be completed this summer. The project will be at no cost to the city.

We suggest the City Council approve participating in the Lead service potholing program.

TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director
DATE: April 23, 2026
RE: Local option sales tax

Attached is a resolution amending the verbal Local option sales tax resolution that was made at the April 13, 2026 City Council meeting. The House tax committee bill that was introduced has been amended to align with the proposed amended resolution.

CITY OF LA CRESCENT, MINNESOTA
RESOLUTION 4-26-10

Resolution supporting the authority to impose a local sales tax to fund specific capital improvements providing regional benefit, to establish the duration of the tax and the revenue to be raised by the tax, and to authorize the city to issue bonds supported by the sales tax revenue.

WHEREAS, the City has engaged community residents and businesses and identified the La Crescent Community Arena ice system replacement project; the project will replace the banned R-22 refrigerant system, improve the efficiency and reliability of the coolant system as well as extend the seasonal use of the ice arena, other improvements include solar installation and energy efficiency upgrades;

WHEREAS, the project(s) will result in benefits to both the residents and businesses of the City of La Crescent and to non-resident visitors and businesses; and,

WHEREAS, funding the project(s) with a local sales tax will more closely distribute the cost of the project(s) to the users of the facilities; and,

WHEREAS, the project(s) are estimated to cost approximately \$6,500,000 and,

WHEREAS, the city estimates that a local sales tax of one half of one percent (0.5%) would generate \$6,500,000 over 20 years; and,

WHEREAS, the city has provided documentation of the regional significance of each project, including the share of the economic benefit to or use of each project by persons residing, or businesses located, outside of the jurisdiction; and,

WHEREAS, Minn. Stat. § 297A.99 authorizes the imposition of a general sales tax if permitted by special law of the Minnesota Legislature; and,

WHEREAS, Minn. Stat. § 297A.99 requires the City to pass a resolution authorizing such a local tax and to obtain Legislative approval prior to approval by the local voters to enact the local tax;

THEREFORE, BE IT RESOLVED the following:

1. The city council supports the authority to impose a general local sales tax of one half of one percent for a period of 20 years to fund the aforementioned project;
2. Upon approval of this resolution, the city will submit the adopted resolution and documentation of regional significance to the chairs and ranking minority members of the House and Senate Taxes committees for approval and passage of a special law authorizing the tax.
3. Upon Legislative approval and passage of the special law authorizing the tax, the city will adopt a resolution accepting the new law, which will be filed with a local approval certificate to the Office of the Secretary of State before the following Legislative session.
4. The city will put a detailed ballot question(s), which includes separate questions for each project, on a general election ballot for local voter approval. This will be done within two years of receiving legislative authority.

5. If one or more ballot questions pass, the city will also pass an ordinance imposing the tax and notify the commissioner of Revenue at least 90 days before the first day of the calendar quarter that the tax will be imposed.
6. Upon completion of the aforementioned requirements, the local sales tax will commence and run for a period of 20 years or until a sum sufficient to fund the voter approved project, including related debt costs, is raised, whichever comes first.

Adoption by the City Council of the City of La Crescent this 27th day of April, 2026.

Signed:

Mayor

ATTEST:

Interim City Administrator

TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director
DATE: April 23, 2026
RE: Railroad Crossing Elimination Grant RFP

The Railroad Crossing Elimination Grant requires the city to have a selection process for the consultant that will perform the work outlined in the grant. An RFP to perform the services outlined in the grant is included for City Council review and consideration.

The City has submitted all of the necessary document to FRA and we are anticipating a grant contract within the next 3 weeks. The timing of the RFP will allow the consultant time to do field work this summer and fall, with time to construct and finalize the plan over the winter.

We tentatively plan to bring the FRA grant agreement and a recommendation for selecting a consultant to the City Council at the July 13, 2026 meeting.

We suggest the City Council approve the Railroad Crossing Elimination Grant RFP and authorize to advertise for proposals.



Request for Proposals - Consultant Services - Planning and Alternatives Analysis – FRA - Railroad Crossing Elimination Grant Program

La Crescent, Minnesota

Release Date: **May 5th, 2026**

Proposal Deadline: **June 12th, 2026 1:00 p.m., CDT**

La Crescent, Minnesota is a river city in southeastern Minnesota with 5,300 residents. Located in Houston County, directly across the Mississippi River from La Crosse, Wisconsin, it is known as the “Apple Capital of Minnesota”. The City has a long tradition of apple orchards and remains a center for fruit growing and local food production. Every fall, the community celebrates its heritage with Applefest, a festival that draws visitors from across the region.

History and Economy

La Crescent was first settled in the mid-1800s and grew as both a farming and river community. The Mississippi River shaped the City’s development, offering a transportation corridor and fertile bottomlands for agriculture. Today, La Crescent’s economy blends its agricultural roots with small businesses, health care services, retail, and light industry. Its location near La Crosse also makes it a commuter and service community, with many residents working across the river.



Transportation System

The City is well connected by infrastructure. U.S. Highways 14/61 and Minnesota State Highway 16 meet in La Crescent, and Interstate 90 is just to the north. These routes carry both local and regional traffic, linking La Crescent with Rochester, Winona, La Crosse, and larger cities to the east and west.

Railroad service is provided by Canadian Pacific Kansas City (CPKC), which operates a busy mainline running through the city along the Mississippi River and through the heart of the city. This line carries heavy freight traffic, connecting the Upper Midwest with national and international markets. While rail service is an economic asset, the rail line also creates challenges for the community because several public roads cross the tracks at grade. These crossings can lead to delays for motorists, safety risks for pedestrians and bicyclists, and access concerns for emergency responders.



La Crescent's combination of historic small-town character, strong agricultural identity, and critical transportation connections makes it a unique community. Addressing its railroad crossing issues will improve safety and mobility while supporting the city's continued growth as both a local hub and a regional gateway.

1. Introduction

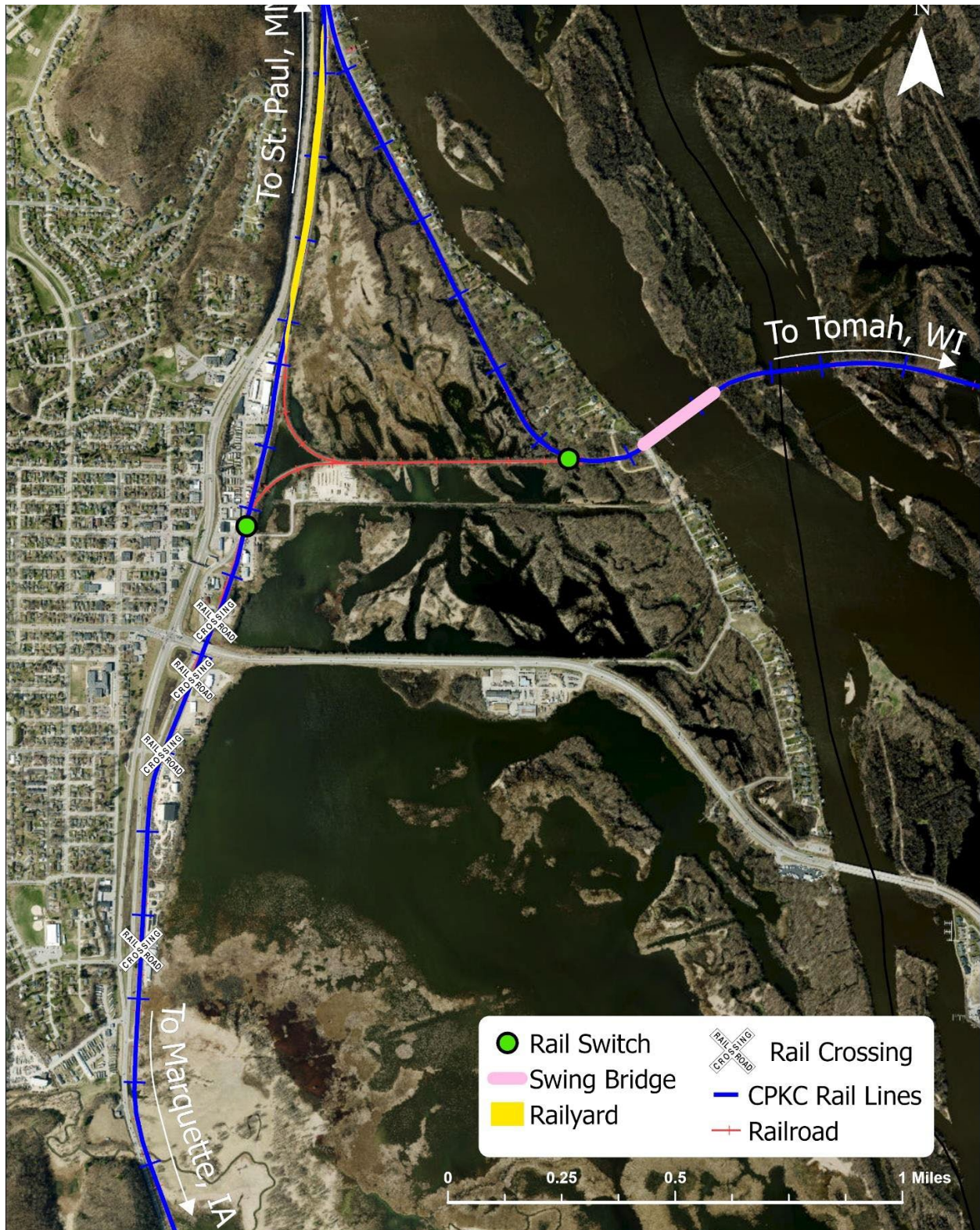
The City of La Crescent, Minnesota ("City"), in partnership with the Minnesota Department of Transportation (MnDOT), Canadian Pacific Kansas City (CPKC), and La Crosse Area Planning Committee (MPO), has received funding from the U.S. Department of Transportation, Federal Railroad Administration (FRA) through the **Railroad Crossing Elimination (RCE) Program**. The city as well as MnDOT are cost sharing in the match that is required for the FRA RCE Grant.

The city is soliciting proposals from qualified engineering/planning firms to provide project management, planning, stakeholder engagement, alternatives analysis, conceptual engineering, and cost estimation services in support of the **Railroad Crossing Elimination Project in La Crescent, MN**.

The successful consultant team will assist the City in meeting the requirements of the RCE program, in compliance with FRA guidance and the terms of the federal award.



Figure 1: Project Area





2. Project Goals & Performance Measures

The purpose of this project is to identify feasible alternatives to eliminate or improve four rail-highway grade crossings in La Crescent, MN, with an emphasis on safety, mobility, and efficiency. Performance measures include:

- Elimination of at least one crossing
- Reduction in grade crossing incidents
- Reduced train-related roadway blockages and delays
- Improved emergency response times
- Increased freight movement efficiency
- Reduction in minutes of delay for roadway users
- Reduction in police and dispatcher calls due to crossing issues

Table 1: Grade Crossings in the Study Area

US DOT Grade Crossing Inventory	Proposed Improvement	Rail Operator	Latitude Coordinates	Longitude Coordinates	Public/P rivate	Nearest Building
376252R	Protective devices, gates, signals, signs	CPKC	43.826443	-91.301718	public	Houston County Recycling Center
376250C	Eliminate/Combine, Protective devices, gates, signals, signs	CPKC	43.824566	-91.302688	public	MnDOT/City
376249H	Eliminate/Combine, Protective devices, gates, signals, signs	CPKC	43.822158	-91.303933	private	Crest Precast
376248B	Protective devices, gates, signals, signs	CPKC	43.815923	-91.304758	private	Industrial area



3. Scope of Work

The consultant will complete the tasks described below. Work shall be consistent with the **FRA Railroad Capital Project Guidance (2023)** and related federal requirements.

Task 1: Project Administration and Management

- **Project Administration:** Coordinate with the City, FRA, MnDOT, CPKC, Houston County, local businesses, community members, and other stakeholders. Participate in project kickoff and regular coordination meetings.
- **Project Management Plan (PMP):** Prepare a PMP including detailed project schedule, budget, stakeholder agreements, and compliance measures. Submit to FRA for approval.
- **Quarterly Reports:** Prepare quarterly reports for City submittal to the FRA.
- **Closeout:** Prepare a Final Performance Report summarizing activities, deliverables, and outcomes. Attend and present final report to City Council, in person.

Deliverables: PMP; Final Performance Report

Task 2: Purpose & Need Statement and Stakeholder Coordination Plan

- **Preliminary Purpose and Need:** Develop and submit a preliminary Purpose and Need statement for FRA review and approval.
- **Stakeholder Coordination Plan:** Identify key stakeholders, prepare a public/stakeholder engagement strategy aligned with the project schedule, and submit for FRA approval. Attend and conduct a minimum of three public information meetings.

Deliverables: Purpose & Need Statement; Stakeholder Coordination Plan

Task 3: Alternatives Analysis

- **Existing Conditions:** Document roadway, rail operations, safety history, and relevant planning documents.



- **Transportation Technical Analysis:** Evaluate traffic operations, pedestrian/bicycle facilities, delay, access issues, and emergency response impacts.
- **Conceptual Engineering:** Prepare conceptual layouts, design criteria, and infrastructure concepts for feasible alternatives.
- **Capital Cost Estimates:** Develop order-of-magnitude cost estimates for each alternative.
- **Preliminary Environmental Review:** Provide a qualitative resource inventory and identify potential environmental/social considerations.

Deliverables:

- Existing Conditions Report
- Alternatives Analysis Report (including technical analysis, conceptual engineering, and environmental review)
- Capital Cost Estimates
- FRA RCE Track II Application

4. Budget & Compensation

The anticipated consultant budget is **\$287,000** including expenses.

5. Schedule

The anticipated project duration is **12 months**, with a possible extension up to 18 months. Project tasks may run concurrent for the duration of the project.

Major milestones include:

- RFP & Contracting: 3 months
- PMP Development: 1 month
- Purpose & Need and Stakeholder Plan: 3 months
- Alternatives Analysis: 10 months
- Closeout and Reporting: 1 month



6. Proposal Requirements

Consultants shall submit proposals including the following:

1. **Cover Letter** – summarizing interest and qualifications. (does not count toward 15-page proposal limit)
2. **Project Understanding, Scope and Approach** – describe methodology for meeting FRA requirements and project objectives.
3. **Team Qualifications** – identify key staff, roles, resumes, and relevant experience with FRA-funded projects, specifically the RCE program. Only include key staff who will be actively working on the project. Do not include senior management or principals who will have little to no active involvement or presence in La Crescent.
4. **Work Plan & Schedule** – task-level plan aligned with the City’s proposed schedule.
5. **Budget Proposal** – by task, including hourly rates, overhead, and expenses.
6. **References** – three recent projects of similar scope and complexity, one of which is an FRA-RCE project.
7. **Insurance Coverage**

7. Evaluation Criteria

The proposal should demonstrate that the proposer understands the intent and scope of the work, the character of the deliverables, the services required for their delivery, and the specific tasks that must be performed to supply these services. In addition, the proposer must demonstrate qualifications to supply the required services.

The proposer shall prepare a Scope of Services for the project, featuring each of the tasks (and potential sub-tasks) listed above. The proposer is encouraged to include additional scope of service tasks that it feels should be included. To the extent possible, La Crescent is interested in unique cost-effective approaches to completing the project items and the final Scope of Services will be subject to negotiation. The selected consultant will be responsible for actively managing the project and for providing all services listed under the scope of work.



Proposals will be evaluated by a selection committee based on:

- Project understanding and technical approach (25%)
- Experience with FRA-funded or rail crossing and corridor-related projects (30%)
- Team qualifications and availability (20%)
- Stakeholder/public engagement approach (10%)
- Success in securing funding for Track II and Track III FRA RCE Grants or other Federal Discretionary Grants (10%)
- Attendance at field visit to project site on May 27th at 10:00 a.m. (5%)

8. Submission Instructions

Proposals must be submitted electronically in PDF format to:

Tyler Benish, Public Works Director, tbenish@cityoflacrescent-mn.gov

Proposal Requirements:

All consultants or consultant teams are required to prepare a proposal as part of this submission. The cost of proposal preparation is not a reimbursable cost. The total written proposal should be no more than **fifteen (15)** pages in length. One page is defined as one face of an 8½" x 11" sheet; we recommend double siding, with a minimum font size 12. One of the 15 pages may be 11X17 format, double sided and scaled for printing landscape.

We recommend clear, concise, and complete information about each firm emphasizing unique qualifications and ability to provide the highest quality services. In order to be considered responsive to this RFP, each proposal must conform to the following requirements. The city requires a pdf digital proposal meeting all the requirements. The prospective consultant shall:

- Submit one (1) digital copy of the proposal with all pages numbered consecutively.
- Clearly indicate the name and address of the prime consultant in the email
- The subject line of the email shall read: "City of La Crescent Consultant Services - Planning and Alternatives Analysis – FRA - Railroad Crossing Elimination Grant Program."

The Proposal shall contain all of the items listed in Section 6 above and in the order listed and respond to the scope and deliverables outlined in Section 3.



Deadline: **June 12th, 2026 1:00 p.m., CDT**

Late submissions will not be considered.

9. Additional Information

- Questions may be submitted in writing no later than May 29, 2026 by 4:00 p.m. CDT to: Tyler Benish, Public Works Director, tbenish@cityoflacscent-mn.gov
- All work must comply with FRA Track 1 requirements, federal grant conditions, and applicable state/federal laws.
- The following schedule is subject to change and is dependent on the city receiving a final federal contract agreement prior to July 1, 2026.
 - May 5th, Issuance of RFP
 - May 27th Optional site visit at 10:00 a.m. (worth 5 % of final evaluation). Meet at the City of La Crescent public works building located 517 S. Chestnut Street, La Crescent, MN, 55947
 - May 29th, deadline for questions
 - June 12th, submittal deadline
 - June 22nd (week of) interviews
 - July 13th Council Approval of Professional Services Agreement and FRA Contract
 - July 14th Notice to Proceed

10. General Conditions

- The City reserves the right, in its sole discretion, to reject any or all proposals, to waive any informalities or irregularities in any proposal, and to accept the proposal that is determined to be in the best interests of the City.
- The City reserves the right to cancel this RFP at any time, for any reason, prior to execution of a contract, without liability to any proposer.
- The City may request clarification, additional information, or revised proposals from any proposer at any time, including after the proposal due date.



- The City reserves the right to enter into negotiations with one or more proposers, simultaneously or sequentially, and to negotiate any and all aspects of the proposal, including scope, schedule, personnel, and compensation.
- The City is not obligated to select the lowest cost proposal and may consider qualifications, experience, and other factors in its determination.
- The City may select a proposer based on initial proposals without conducting interviews or may shortlist proposers for further evaluation and negotiation.
- The City reserves the right to terminate negotiations with any proposer at any time and to initiate negotiations with another proposer.
- Issuance of this RFP and receipt of proposals does not commit the City to award a contract.
- No proposer shall have any claim against the City arising from the selection process or the rejection of its proposal.
- Costs incurred in preparing a proposal or participating in the selection process are the sole responsibility of the proposer.
- Any contract resulting from this RFP will be subject to approval by the City Council.

11. Insurance

The selected consultant shall provide proof of insurance meeting City requirements, including:

- General Liability
- Professional Liability (Errors & Omissions)
- Workers' Compensation
- Automobile Liability

12. Ownership of Proposals

All proposals submitted on time become the property of City of La Crescent upon submission, and the proposals will not be returned to the Vendors. By submitting a proposal, the Responder agrees that the City may copy the proposal for purposes of facilitating the evaluation.



13. Other information

Vendors may submit any other information that is not described in this proposal that would be beneficial to the City. If in the vendor's opinion the City has overlooked anything material or relevant, such item(s) may be brought to the City's attention and be included in the proposal.

14. Public Records Law

All proposals are subject to the Minnesota Data Practices Act (Minn. Stat. Chapter 13).

TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director
DATE: April 23, 2026
RE: Personnel Committee recommendation

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

1. That the City Council approve an Increase to the Fire Chief Supplemental Fee from \$150 per month to \$250 per month, and increase in subsequent years at the same percentage as the Union and non-union cost of living increase. The fee was set in 2010 and has not been increase. The increase would be effective May 1, 2026.
2. The Personnel Committee is recommending that the City Council accept Randy Urich's resignation from the Sustainability and Natural Resource Committee. A copy of Mr. Urich's notice is included. There are no current applications for appointment to the Sustainability and Natural Resource Committee.



Outlook

Sustainability and Natural Resources Committee

From URICH RANDALL <rurich@acegroup.cc>

Date Wed 3/25/2026 6:42 PM

To ruthybarfrom72@gmail.com <ruthybarfrom72@gmail.com>; Jason Ludwigson
<jludwigson@cityoflacscent-mn.gov>

Ruth and Jason,

It has been both a pleasure and an honor to serve on the La Crescent Sustainability and Natural Resources Committee. After careful consideration, I will be resigning from the committee, with my service concluding immediately following the April 22 meeting. Thank you both, and the entire committee, for your dedication and hard work. The residents of La Crescent are truly well-served by your efforts.

Best regards,
Randy

TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director
DATE: April 23, 2026
RE: Authorize expenditure- Shore Acres grinder system

The City of La Crescent has received \$18,000 from FEMA for flood mitigation from the flooding in 2024; the mitigation project is to replace and waterproof one grinder tank that serves 414 and 410 Shore Acres Road to reduce the impacts of future flooding.

The cost of the tank is \$6,400 from Midwest Pump Works.
The cost to install the tank is \$11,250 from BKC Construction.
The remaining funds will include updating the control box and reconnecting the electrical.

We suggest the City Council approve the expenditures in the amount of \$17,650 for the replacement of the grinder tank that serves 414 and 410 Shore Acres Road.

TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director
DATE: April 23, 2026
RE: Development Agreement request

The City of La Crescent has received a request from the developer at 350 Strupp Avenue for an extension to the development agreement deadlines and a request to assign the development agreement to Minn Comm RE2, LLC the entity that is acquiring the property at 350 Strupp avenue. The developer's request (11.1) and a copy of the first amendment of the development agreement(11.2) are included; the first amendment includes the original development agreement as exhibit A.

We propose the City Council authorize the deadline to be:
Article 3 section E Streets:

1. Irrevocable letter of Credit: May 15, 2026
2. Completion of road construction: October 31, 2026

Article 3 section F Certificate of occupancy: October 31, 2026

We suggest the City Council extend the development agreement deadlines and authorize the assignment of the development agreement at 350 Strupp Avenue to Minn Comm RE2, LLC.

The City of La Crescent has received a similar request from the developer at 270 Strupp Avenue for an extension to the development agreement deadlines and a request to assign the development agreement to BKW 270 Strupp LLC the entity that is acquiring the property at 270 Strupp Avenue. A copy of the developers proposed amendment and assignment (11.3) along with the first amendment of the development agreement (11.4) are included in the packet.

We suggest the City Council extend the development agreement deadlines and authorize the assignment of the development agreement at 270 Stupp Avenue to BKW 270 Strupp LLC.

The City Attorney will be in attendance to review with the City Council.

April 17, 2026

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

Re: Formal Request for Extension and Assignment of the Development Agreement for 350 Strupp Avenue

Dear Mayor and Members of the City Council,

On behalf of ABJKM Holdings, LLC, I am writing to formally request extensions to certain deadlines set forth in the Development Agreement, specifically Article 3, Developer Obligations, Sections E (Streets) and F (Certificate of Occupancy) as well as approval to assign the agreement to a new entity.

Additional time is necessary as my client is scheduled to close on the subject property on April 28, 2026. The lending institution will not issue the required irrevocable letter of credit until after closing has occurred. Accordingly, we are requesting approval to assign the Development Agreement to Minn Comm RE 2, LLC. ABJKM Holdings, LLC currently holds other assets, and for ownership and financing purposes, it is necessary to transfer the agreement to this newly formed entity.

Over the past several months, we have worked diligently to close on the property and advance the permitting process. Delays were largely due to the seller's complex ownership structure, which required additional time to resolve. We are now confident that closing will occur as scheduled and that construction will commence shortly thereafter.

Considering these circumstances, we respectfully request the following extensions:

- A 60-day extension for providing the irrevocable letter of credit, from April 15, 2026 to June 14, 2026.
- A 60-day extension for completion of road reconstruction, from August 31, 2026 to October 30, 2026.
- A 60-day extension for issuance of the Certificate of Occupancy, from September 1, 2026 to October 31, 2026.

Despite these delays, our team working in coordination with Wieser Brothers and Point of Beginning has made substantial progress toward satisfying the agreement requirements. To date, we have completed and/or submitted key items including the Drainage Plan, Development Plan, Grading Plan, Street Design Plans, and Street Reconstruction Budget.

Given the circumstances and the progress achieved to date, we believe these extension requests are reasonable and justified. We remain fully committed to delivering a high-quality development and continuing our collaboration with the city.

We appreciate your consideration of this request and look forward to your continued support.

Sincerely,
Justin Dunaskiss

A handwritten signature in blue ink that reads "Justin Dunaskiss". The signature is written in a cursive style with a large initial "J" and a stylized "D".

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment"), dated as of the 12th day of February, 2026, by and between the City of La Crescent, (the "City"), a municipal corporation, and ABJKM Holdings, L.L.C., a Minnesota limited liability company (the "Developer")

WITNESSES:

WHEREAS, the City and the Developer entered into a Development Agreement dated as of November 10, 2025 (the "Development Agreement") relating to the development of certain real property. A true and correct copy is attached as Exhibit A; and

WHEREAS, the City and the Developer wish to amend the Development Agreement pursuant to Paragraph 8.8 of the Agreement and as provided in this Amendment; and

WHEREAS, the City and the Developer have both duly authorized the Amendment; and

NOW, THEREFORE, the Agreement is amended as provided herein.

1. Article 3 of the Agreement is deleted in its entirety and replaced with the following:

**ARTICLE 3
DEVELOPER OBLIGATIONS**

- 3.1 The DEVELOPER will satisfy the following obligations no later than February 28, 2026.
 - A. **MINNESOTA DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL.** The DEVELOPER will submit their project to Minnesota Department of Transportation – District 6 (MN DOT) for MN DOT review and approval. The DEVELOPER will comply with any and all conditions and/or requirements of MN DOT at the DEVELOPER's sole cost.
 - B. **DRAINAGE PLAN.** The DEVELOPER 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 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 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. **STREETS.** The DEVELOPER 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's sole expense. The DEVELOPER 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's plans and specifications for the reconstruction of the roadway. DEVELOPER's plans and specifications for reconstruction will be provided to the City Engineer no later than February 28, 2026. The DEVELOPER 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 no later than April 15, 2026. 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 October 31, 2027, unless otherwise agreed to. The CITY may draw down the letter of credit without notice other than provided in Article 7. The DEVELOPER will have the street reconstructed no later than August 31, 2026. The irrevocable letter of credit shall secure compliance by the DEVELOPER with the obligations described herein.

- F. CERTIFICATE OF OCCUPANCY.** The DEVELOPER shall do all things necessary for a Certificate of Occupancy to be issued by the CITY's Building Official no later than September 1, 2026. In the event that the DEVELOPER 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 retail registration for cannabis sales and/or Waiver of the C-PD Commercial Plan Development Overlay District Requirements.
- G.** If the DEVELOPER fails 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 and/or Waiver of the C-PD Commercial Plan Development Overlay District Requirements.

2. Except as herein amended, all terms and provisions of the Development Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the City and the Developer have caused this Amendment to be duly executed on the date first written above.

ABJKM HOLDINGS, L.L.C.

A handwritten signature in dark ink, appearing to read 'Kevin Pattah', is written over a horizontal line.

By: Kevin Pattah

Its: Manger/Member

TWIN PINES VENTURES, LLC

A handwritten signature in dark ink, appearing to read 'Michael Khemmoro', is written over a horizontal line.

By: Michael Khemmoro

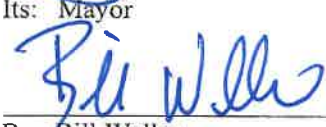
Its: Manger/Member

CITY OF LA CRESCENT, MINNESOTA



By: Mike Poellinger

Its: Mayor



By: Bill Waller

Its: City Administrator

Exhibit A

DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into on the 10th day of November, 2025, by and between the CITY OF LA CRESCENT a municipality of the State of Minnesota, (hereinafter called the CITY), and the DEVELOPER identified herein.

RECITALS:

WHEREAS, DEVELOPER owns real property located at 350 Strupp Avenue, La Crescent, Minnesota legally described on Exhibit A.

WHEREAS, the real property described above is presently zoned within the C-PD Commercial Planned 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 for one (1) retail cannabis location with conditions on or about July 14, 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 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" means Developer, Owner, or Tenant. AB/KM Holdings, L.L.C. is the Developer and Owner. Twin Pines Ventures, LLC is the Tenant.

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 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 TENANT. "TENANT" means Twin Pines Ventures, LLC.

1.13 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,

A. MINNESOTA DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL. The DEVELOPER will submit their project to Minnesota Department of Transportation – District 6 (MN DOT) for MN DOT review and approval. The DEVELOPER

will comply with any and all conditions and/or requirements of MN DOT at the DEVELOPER's sole cost.

B. DRAINAGE PLAN. The DEVELOPER 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 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 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. STREETS. The DEVELOPER 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's sole expense. The DEVELOPER 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's plans and specifications for the reconstruction of the roadway. DEVELOPER's plans and specifications for reconstruction will be provided to the City Engineer no later than December 1, 2025. The DEVELOPER 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 no later than December 1, 2025. 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 October 31, 2026, unless otherwise agreed to. The CITY may draw down the letter of credit without notice other than provided in Article 7. The DEVELOPER will have the street reconstructed no later than August 31, 2026. The irrevocable letter of credit shall secure compliance by the DEVELOPER with the obligations described herein.

F. CERTIFICATE OF OCCUPANCY. The DEVELOPER shall do all things necessary for a Certificate of Occupancy to be issued by the CITY's Building Official no later than July 31, 2026. In the event that the DEVELOPER 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 retail registration for cannabis sales and/or Waiver of the C-PD Commercial Plan Development Overlay District Requirements.

G. If the DEVELOPER 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 and/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 and/or approval of conditional cannabis retail registration.
- e.) the CITY may make a written demand on DEVELOPER's Irrevocable Letter of Credit securing DEVELOPER's performance obligations under Article 3(E).

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 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 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 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 or interpretation of any of its provisions.

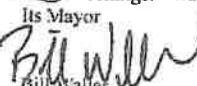
8.12 INCONSISTENCY. If the DEVELOPMENT PLANS are inconsistent with the words of this DEVELOPMENT CONTRACT or if the obligation imposed hereunder upon the DEVELOPER are inconsistent, then that provision or term which imposes a greater and more demanding obligation on the DEVELOPER shall prevail.

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

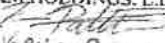
IN WITNESS WHEREOF, the parties have executed this DEVELOPMENT CONTRACT.

CITY OF LA CRESCENT
By: 
Mikel Poellinger
Its Mayor
By: 
Bill Waller
Its City Administrator

ATTEST:

Angie Boettcher, Clerk

ABJKM HOLDINGS, L.L.C.

By: 
Kevin Patches
Its Manager/member

TWIN PINES VENTURES, LLC

By:

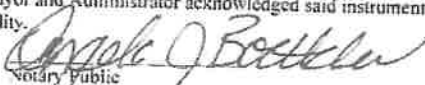
Its

STATE OF MINNESOTA)

ss.

COUNTY OF HOUSTON)

On this 19th day of November, 2025, before me a Notary Public within and for said County, personally appeared Mikel Poellinger and Bill Waller to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and Administrator of the City of La Crescent, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said municipality by authority of its City Council and said Mayor and Administrator acknowledged said instrument to be the free act and deed of said municipality.


Notary Public

STATE OF MICHIGAN)



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 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 shall have fully performed all of its duties and obligations under this Agreement. Upon the written request of the DEVELOPER and upon the adoption of a resolution by the City Council finding that the DEVELOPER has fully complied with all the terms of this Agreement and finding that the DEVELOPER has completed performance of all DEVELOPER or's duties mandated by this Agreement, the City shall issue to the DEVELOPER 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

ABJKM HOLDINGS, L.L.C.

By: *Kevin Pattah*
Its manager/member

TWIN PINES VENTURES, LLC

By: *Michael Khempner*
Its manager/member

STATE OF MINNESOTA)
) ss.

COUNTY OF HOUSTON)

On this ____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared Mikel Poellinger and Bill Waller to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and Administrator of the City of La Crescent, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said municipality by authority of its City Council and said Mayor and Administrator acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

ss.

On this _____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared _____ to me personally known, who being by me duly sworn, did say that he is the _____ of _____ the company named in the foregoing instrument, and that said instrument was signed on behalf of said company by authority of the Board of _____ and said _____ acknowledged said instrument to be the free act and deed of the company.

Notary Public

THIS INSTRUMENT DRAFTED BY:

Attorney AJ Wieser, III
Wieser Law Office, P.C.
33 South Walnut Street, Suite 200
La Crescent, MN 55947

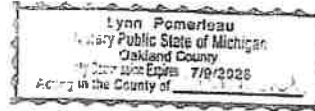


**EXHIBIT A
LEGAL DESCRIPTION OF PLAT
OF 350 STRUPP AVENUE, LA CRESCENT, MN**

A TRACT OF LAND DESCRIBED AS COMMENCING AT A POINT OF BEGINNING DESCRIBED COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 11 IN TOWNSHIP 104 NORTH OF RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN; THENCE EAST 1156.8 FEET ALONG THE QUARTER SECTION LINE OF SAID SECTION 11; THENCE AT A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 43 MINUTES 187.7 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF MINNESOTA U.S. HIGHWAYS NO. 14, 16 AND 61; THENCE AT A DEFLECTION ANGLE TO THE LEFT OF 90 DEGREES ALONG THE SOUTH BOUNDARY LINE OF SAID HIGHWAY RIGHT OF WAY 345.0 FEET; THENCE AT A DEFLECTION ANGLE TO RIGHT OF 90 DEGREES 208 FEET; THENCE DEFLECT TO LEFT 90 DEGREES 508 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; NOW CONTINUE IN AN EASTERLY DIRECTION A DISTANCE OF 195 FEET; THENCE DEFLECT TO LEFT 73 DEGREES FOR A DISTANCE OF 150 FEET MORE OR LESS TO HIGHWAY RIGHT OF WAY; THENCE DEFLECT TO THE LEFT ON STATE HIGHWAY 14, 16, 61 RIGHT OF WAY FOR A DISTANCE OF 250 FEET MORE OR LESS TO THE POINT OF ONALASKA MOBILE HOME PROPERTY; THENCE DEFLECT TO THE LEFT 90 DEGREES FOR A DISTANCE OF 200 FEET TO POINT OF BEGINNING.

AND

ALL THAT PART OF THE NE ¼ OF THE SW ¼ OF SECTION 11, TOWNSHIP 104 NORTH OF RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN WHICH LIES WESTERLY AND NORTHERLY OF THE LA CRESCENT CITY PUBLIC STREET DESCRIBED IN BOOK 247 OF DEEDS, PAGE 517 IN THE OFFICE OF THE HOUSTON COUNTY RECORDER AND WHICH LIES SOUTHERLY AND EASTERLY OF A CERTAIN PARCEL DESCRIBED IN BOOK 362 OF DEEDS, PAGE 605 IN THE OFFICE OF THE HOUSTON COUNTY RECORDER.

EXCLUDING ANY STREET RIGHT OF WAY NOW, OR IN THE FUTURE, DEDICATED TO THE CITY OF LA CRESCENT.

**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 Certificate 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.

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT (this "Assignment"), dated as of the ____ day of April, 2026, by and between MNRE 270 Strupp Ave LLC, a Minnesota limited liability company ("Assignor"), BKW 270 Strupp LLC, a Washinton State limited liability company ("Assignee"), High Hopes Ventures, LLC, a Minnesota limited liability company ("Tenant" and "Operator"), and the City of La Crescent, Minnesota (the "City"), a municipal corporation.

WITNESSES:

WHEREAS, Assignor is the current owner of certain real property located at 270 Strupp Avenue, La Crescent, Minnesota, legally described on Exhibit A to the Agreement (the "Property");

WHEREAS, Assignor and the City entered into a Development Agreement dated as of August 25, 2025 (the "Development Agreement") relating to the development of the Property;

WHEREAS, the Development Agreement was amended by that certain First Amendment to Development Agreement dated February 11, 2026 (the "First Amendment"; the Development Agreement as amended by the First Amendment is referred to herein as the "Agreement");

WHEREAS, Assignee intends to purchase the Property from Assignor in connection with the closing of construction financing for the project contemplated by the Agreement, at which time title to the Property shall be transferred from Assignor to Assignee;

WHEREAS, following Assignee's acquisition of the Property, Assignee shall lease the Property back to Assignor and/or Tenant for purposes of operations at the Property;

WHEREAS, High Hopes Ventures, LLC shall serve as the retail cannabis store operator at the Property pursuant to the retail cannabis registration contemplated by the Agreement, and shall remain the Tenant and Operator under the Agreement following this Assignment;

WHEREAS, in connection with the foregoing ownership transition, the parties desire to assign Assignor's rights and obligations under the Agreement to Assignee so that Assignee, as the incoming owner of the Property, shall be bound by and responsible for all Developer obligations under the Agreement from and after the Effective Date;

WHEREAS, Section 8.6 of the Agreement provides that the Developer may not assign the Agreement without the written permission of the City Council, which approval shall not be unreasonably withheld, and that upon acceptance and assumption of the Agreement's requirements by a third-party buyer, the Developer's obligations shall terminate;

WHEREAS, the City Council has approved this Assignment at its meeting of April 27, 2026; and

WHEREAS, the parties also wish to update certain deadlines in Article 3 of the Agreement in connection with this Assignment;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Assignment. Assignor hereby assigns, transfers, and conveys to Assignee all of Assignor's right, title, and interest in and to the Agreement, effective as of the date of this Assignment (the "Effective Date"). This Assignment is made in connection with Assignee's pending acquisition of the Property from Assignor, and the parties acknowledge that the transfer of title to the Property from Assignor to Assignee shall occur in conjunction with or shortly following the closing of construction financing for the project.

2. Assumption. Assignee hereby accepts the foregoing assignment and assumes and agrees to perform and be bound by all of the terms, covenants, conditions, and obligations of the "Developer" under the Agreement arising from and after the Effective Date, including without limitation all obligations set forth in Article 3 of the Agreement. Assignee acknowledges that it has reviewed the Agreement in its entirety and agrees to be bound by all terms and conditions thereof. Assignee further acknowledges that High Hopes Ventures, LLC shall serve as the retail cannabis store operator at the Property and shall remain the Tenant and Operator under the Agreement.

3. Release of Assignor. Pursuant to Section 8.6 of the Agreement, and in reliance upon Assignee's assumption of all obligations under the Agreement, the City hereby releases Assignor from any and all obligations and liabilities arising under the Agreement from and after the Effective Date. For the avoidance of doubt, Assignor shall remain liable for any obligations or defaults that arose prior to the Effective Date.

4. Tenant and Operator Acknowledgment. High Hopes Ventures, LLC, in its capacity as both Tenant and retail cannabis store Operator, hereby acknowledges and consents to this Assignment and confirms that: (a) it remains bound by all obligations applicable to it under the Agreement; (b) it shall continue to serve as the retail cannabis store operator at the Property following the Assignment; and (c) the retail cannabis registration contemplated by the Agreement is held for the benefit of operations to be conducted by High Hopes Ventures, LLC at the Property.

5. Updated Deadlines. In connection with this Assignment, Article 3 of the Agreement is amended as follows, effective as of the date hereof:

a. Section 3.1.E — Letter of Credit: The deadline for Assignee to furnish the irrevocable letter of credit to the City is **May 15, 2026**. The letter of credit shall be issued in the name of BKW 270 Strupp LLC, shall be in an amount equal to 120% of the engineer's estimated cost of reconstruction of the roadway, shall be in a form subject to the approval of the City Attorney or Council, and shall have a term ending **October 31, 2027**.

b. Section 3.1.E — Street Reconstruction: The deadline for completing street reconstruction is **October 31, 2026**.

c. Section 3.1.F — Certificate of Occupancy: The deadline for obtaining a Certificate of Occupancy is **October 31, 2026**. All consequence provisions of Section 3.1.F remain unchanged.

6. Formal Notice. Section 1.14 of the Agreement is amended to replace the notice address for the Developer with the following:

If to Assignee: BKW 270 Strupp LLC 2711 E. Sprague Ave, Spokane, WA 99202,

If to Operator/Tenant: High Hopes Ventures, LLC: 7401 Metro Blvd Suite 270, Edina, MN 55439,

7. Representations of Assignee. Assignee hereby represents and warrants to the City that: (a) Assignee has the right, power, legal capacity, and authority to enter into and perform its obligations under this Assignment and the Agreement; (b) this Assignment has been duly authorized by all necessary action on the part of Assignee; (c) Assignee is not in default under any agreement that would affect its ability to perform under the Agreement; and (d) Assignee acknowledges that High Hopes Ventures, LLC is and shall remain the retail cannabis store operator at the Property, and that the retail cannabis registration and C-PD Commercial Plan Development Overlay District Waiver contemplated by the Agreement are conditioned upon High Hopes Ventures, LLC operating the retail cannabis store at the Property.

8. No Further Amendment. Except as expressly provided herein, all terms and provisions of the Agreement shall remain in full force and effect and are hereby ratified and confirmed. In the event of any conflict between this Assignment and the Agreement, the terms of this Assignment shall control.

9. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State of Minnesota.

10. Counterparts; Electronic Signatures. This Assignment may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic signatures shall be deemed valid and binding.

[Signature blocks on following page]

IN WITNESS WHEREOF, the parties have caused this Assignment to be duly executed as of the date first written above.

ASSIGNOR:

MNRE 270 STRUPP AVE LLC (*Current Owner of the Property*)

By: _____ Tate Kapple Its: Authorized Representative

ASSIGNEE:

BKW 270 STRUPP LLC (*Incoming Owner of the Property*)

By: _____ Tate Kapple Its: Authorized Representative

TENANT AND OPERATOR:

HIGH HOPES VENTURES, LLC (*Retail Cannabis Store Operator*)

By: _____ Kelly Kapple Its: Authorized Representative

CITY OF LA CRESCENT, MINNESOTA

By: _____ Mike Poellinger Its: Mayor

By: _____ Tyler Benish, Interim City Administrator/Public Works
Director

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "Amendment"), dated as of the 11th day of February, 2026, by and between the City of La Crescent, (the "City"), a municipal corporation, and MNRE 270 Strupp Ave LLC, a Minnesota limited liability company (the "Developer")

WITNESSES:

WHEREAS, the City and the Developer entered into a Development Agreement dated as of August 25, 2025 (the "Development Agreement") relating to the development of certain real property. A true and correct copy is attached as Exhibit A; and

WHEREAS, the City and the Developer wish to amend the Development Agreement pursuant to Paragraph 8.7 of the Agreement and as provided in this Amendment; and

WHEREAS, the City and the Developer have both duly authorized the Amendment; and

NOW, THEREFORE, the Agreement is amended as provided herein.

1. Article 3 of the Agreement is deleted in its entirety and replaced with the following:

**ARTICLE 3
DEVELOPER OBLIGATIONS**

- 3.1** The DEVELOPER will satisfy the following obligations no later than February 28, 2026.
- A. MINNESOTA DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL.** The DEVELOPER will submit their project to Minnesota Department of Transportation – District 6 (MN DOT) for MN DOT review and approval. The DEVELOPER will comply with any and all conditions and/or requirements of MN DOT at the DEVELOPER's sole cost.
 - B. DRAINAGE PLAN.** The DEVELOPER 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 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 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. STREETS.** The DEVELOPER 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's sole expense. The DEVELOPER 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's plans and specifications for the reconstruction of the roadway. DEVELOPER's plans and specifications for reconstruction will be provided to the City Engineer no later than February 28, 2026. The DEVELOPER 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 no later than April 15, 2026. 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 October 31, 2027, unless otherwise agreed to. The CITY may draw down the letter of credit without notice other than provided in Article 7. The DEVELOPER will have the street reconstructed no later than August 31, 2026. The irrevocable letter of credit shall secure compliance by the DEVELOPER with the obligations described herein.

- F. **CERTIFICATE OF OCCUPANCY.** The DEVELOPER shall do all things necessary for a Certificate of Occupancy to be issued by the CITY's Building Official no later than September 1, 2026. In the event that the DEVELOPER 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 retail registration for cannabis sales and/or Waiver of the C-PD Commercial Plan Development Overlay District Requirements.
- G. If the DEVELOPER fails 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 and/or Waiver of the C-PD Commercial Plan Development Overlay District Requirements.

2. Except as herein amended, all terms and provisions of the Development Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the City and the Developer have caused this Amendment to be duly executed on the date first written above.

MNRE 270 STRUPP AVE LLC

Signed by:

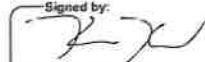
Tate Kapple

By: Tate Kapple

Its: Authorized Representative

HIGH HOPES VENTURES, LLC

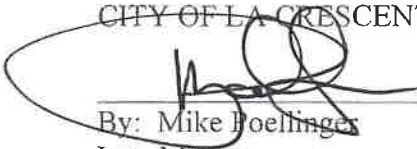
Signed by:



By: Kelly Kapple

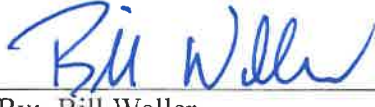
Its: Authorized Representative

CITY OF LA CRESCENT, MINNESOTA



By: Mike Hoellinger

Its: Mayor



By: Bill Waller

Its: City Administrator

Exhibit A

DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into on the 25th day of August, 2025, by and between the CITY OF LA CRESCENT a municipality of the State of Minnesota, (hereinafter called the CITY), 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 Planned 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 for one (1) 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 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. “DEVELOPER” means Developer, Owner, or Tenant. MNRE 270 Strupp Ave LLC is the Developer and Owner. High Hopes Ventures, LLC is the Tenant.

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 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 TENANT – “TENANT” means High Hopes Ventures, LLC.

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

3

La Crescent, MN 55947

If to DEVELOPER:

MNRE 270 Strupp 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 will satisfy the following obligations no later than November 15, 2025.

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

B. DRAINAGE PLAN. The DEVELOPER 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 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 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. STREETS. The DEVELOPER 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's sole expense. The DEVELOPER 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's plans and specifications for the reconstruction of the roadway. DEVELOPER's plans and specifications for reconstruction will be provided to the City Engineer no later than December 1, 2025. The DEVELOPER 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 no later than December 31, 2025. 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 October 31, 2026, unless otherwise agreed to. The CITY may draw down the letter of credit without notice other than provided in Article 7. The DEVELOPER will have the street reconstructed no later than August 31, 2026. The irrevocable letter of credit shall secure compliance by the DEVELOPER with the obligations described herein.

F. CERTIFICATE OF OCCUPANCY. The DEVELOPER shall do all things necessary for a Certificate of Occupancy to be issued by the CITY's Building Official no later than July 31, 2026. In the event that the DEVELOPER 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 retail registration for cannabis sales and/or Waiver of the C-PD Commercial Plan Development Overlay District Requirements.

G. If the DEVELOPER fails 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 and/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

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 and/or approval of conditional cannabis retail registration.
- e.) the CITY may make a written demand on DEVELOPER's Irrevocable Letter of Credit securing DEVELOPER's performance obligations under Article 3(E).

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
Development Agreement – 270 Strupp Avenue

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 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.

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

8.3 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.

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

8.5 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 DEVELOPER.

8.6 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.

8.7 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.

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

8.9 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.

8.10 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.

8.11 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 shall prevail.

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

8.13 INSURANCE. DEVELOPER will maintain insurance as contained on Exhibit B.

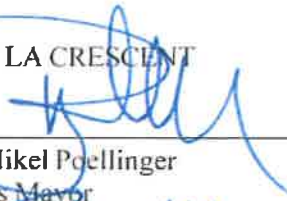
8.14 EXPIRATION OF AGREEMENT. This Agreement shall remain in effect until such time as the DEVELOPER shall have fully performed all of its duties and obligations under this Agreement. Upon the written request of the DEVELOPER and upon the adoption of a resolution by the City Council finding that the DEVELOPER has fully complied with all the terms of this Agreement and finding that the DEVELOPER has completed performance of all DEVELOPER's duties mandated by this Agreement, the City shall issue to the DEVELOPER on behalf of the City an appropriate Certificate of Compliance. Upon issuance of the Certificate of Compliance by the City, this Agreement shall terminate.

{Signatures on the Following Page}

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

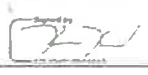
MNRE 270 STRUPP AVE LLC

By:


Tate Kapple
Its Authorized Representative

HIGH HOPES VENTURES, LLC

By:


Kelly Kapple
Its Authorized Representative

STATE OF MINNESOTA)
)
) ss.
COUNTY OF HOUSTON)

On this 5th day of September, 2025, before me a Notary Public within and for said County, personally appeared Mikel Poellinger and Bill Waller to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and Administrator of the City of La Crescent, the municipality named in the foregoing instrument, and that the seal affixed to said instrument was signed and sealed in behalf of said municipality by authority of its City Council and said Mayor and Administrator acknowledged said instrument to be the free act and deed of said municipality.


Notary Public

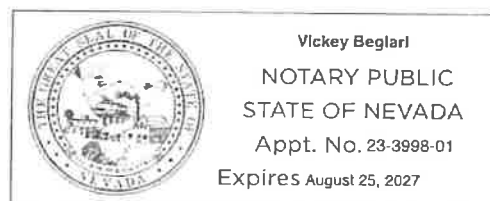
^{vs} Nevada
STATE OF ~~MINNESOTA~~)
)
) ss.
^{vs} Clark
COUNTY OF ~~HOUSTON~~)



On this 27 day of August, 2025, before me a Notary Public within and for said County, personally appeared Tate Kapple to me personally known, who being by me duly sworn, did say that he is the Sole Member of MNRE 270 Strupp Ave LLC, the company named in the foregoing instrument, and that said instrument was signed on behalf of said company by authority of the Board of Members and said Sole Member acknowledged said instrument to be the free act and deed of the company.


Notary Public

THIS INSTRUMENT DRAFTED BY:
Attorney Al Wieser, III
Wieser Law Office, P.C.
33 South Walnut Street, Suite 200
La Crescent, MN 55947



Notarized remotely using audio-video communication technology via Proof.

**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.

To: Honorable Mayor and City Council Members
From: Kara Tarrence, Finance Director *KT*
Date: April 17, 2026
Re: Insurance Liability Coverage Waiver

Each year as part of the City renewing its general liability insurance coverage with the League of Minnesota Cities Insurance Trust, the City Council is required to adopt the attached liability coverage waiver form.

Based on the recommendation of the City's insurance agent, the City Council has always not waived the statutory tort limits. This established by MN Statue 466.04 limits the amount an individual or multiple claimants could recover from a single occurrence.

I would suggest that the City Council continue with not waiving the statutory limits for the 2026/2027 renewal.

Attached is a copy of the waiver form for your review.

LIABILITY COVERAGE WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage.

Email completed form to your city's underwriter, to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

Check one:

- ☐ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).
- ☐ The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

LMCIT Member Name:

Date of member's governing body meeting:

Name of person completing this form:

Position of person completing this form:

Signature of person completing this form:

TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director
DATE: April 24, 2026
RE: Exclusive beverage agreement

The City of La Crescent receives rebates from Gillette Pepsi Companies (Pepsi-Cola Bottling Company of La Crosse) for the sale of 20 oz beverage products at the Aquatic Center. The original agreement was signed in 2001, at the expiration of the agreement the company set up a rebate accrual program without an agreement. Gillette Pepsi is requiring the City sign the included agreement to continue the annual rebate.

The agreement is for a term of 5 years and requires the Aquatic Center only sell beverages provided by Pepsi- Cola Bottling Company of La Crosse. The agreement is limited to the Aquatic center and does not affect other City owned properties.

We suggest the City Council approve the agreement with Pepsi-Cola Bottling Company of La Crosse companies.

EXCLUSIVE BEVERAGE AGREEMENT

This **Exclusive Beverage Agreement** is between: **Pepsi-Cola Bottling Company of La Crosse, WI, (Bottler)** and **La Crescent Aquatic Center (Customer)**.

"Customer premises" shall be defined to include the following facilities and premises:

- 608 South 7th Street, La Crescent, MN 55947

Term

The term of this Agreement is five (5) years, starting on 05/01/2026. When fully executed, this agreement will constitute a binding obligation of both parties until such time as the foregoing commitment of the Customer has been fulfilled by 04/30/2031. For purposes of this agreement, the term "year" will mean 12-month period during the term beginning on the first day of the term or anniversary thereof.

Scope

During the term the Customer shall purchase Pepsi-Cola branded products from the Bottler and its delivery system. These products include, but are not limited to, Carbonated Soft Drinks, Teas, Waters, Energy Drinks, Sparkling Waters, Isotonic Drinks, Juices, Coffee based drinks and other Soft Drink Beverages distributed by the Bottler.

Exclusivity

Bottler will be the exclusive non-alcoholic beverage supplier to the Customer during the term.

Equipment

Bottler will provide dispensing equipment, coolers, and vending Machines as mutually agreed upon. Equipment is the property of the Bottler and is to be used only to dispense Pepsi-Cola products.

Termination

Either party may terminate this Agreement if the other commits a material breach of this Agreement, provided that the terminating party has given the other party written notice of the breach and the other party has failed to remedy or cure the breach within ninety (90) days of such notice. Any upfront payments will be prorated based on time left on the contract up to the termination date. Payment is due back from Customer within 30 days of termination date.

Right of First Refusal

Upon expiration or termination of this Agreement, Customer grants Bottler the right of first refusal to match any offer made to Customer by any other party with respect to the supply of product to Customer.

Prices

Bottler reserves the right to make wholesale pricing adjustments warranted by economic conditions in the local marketplace.

Rebates

- \$3.00 per case rebate on 20oz – 24 count bottles
- \$1.50 per case rebate on 20oz or less – 12 count bottles

Cash distributions require account to be in good standing and may be applied to any outstanding balances at the company's discretion.

Bottler Commitment

The Bottler agrees that it and each subcontractor shall to the extent applicable by law comply with (1) the terms of the Equal Opportunity and Affirmative Action clauses, which are incorporated herein by this reference, and program requirements contained in 41 CFR §§ 60-1.4(a), 250.5(a) and 741.5(a), or their successors, concerning women, minorities, eligible veterans and individuals with a disability, (2) the Notice of Requirement for Affirmative Action to Ensure Equal Employment Opportunity (41 CFR § 60-4.2(d)), or its successor, (3) the EEO-1 and VETS-100 form filing requirements contained in 41 CFR §§ 60-1.7 and 61-250.5(a), or their successors, and (4) all applicable Executive Orders, laws and regulations relating to any of the above

Force Majeure

No party will be responsible to the other for any failure, in whole or in part, to perform any of its respective obligations hereunder, to the extent and for the length of time that performance is rendered impossible or commercially impracticable resulting directly or indirectly from any foreign or domestic embargo, product detention, seizure, act of God pandemic, epidemic, insurrection, war and/or continuance of war, the passage or enactment of any law ordinance, regulation, ruling, or order interfering directly or indirectly with the rendering more burdensome the purchase, production, delivery or payment hereunder, including the lack of the usual means of transportation due to fire, flood explosion, riot strike or other acts of nature or man that are beyond the control of the parties unless such contingency is specifically excluded in another part of this Agreement ("Force Majeure Event"). Any Party(s) so affected, will (i) use all reasonable effort to minimize the effects thereof and (ii) promptly notify the other party(s) in writing of the Force Majeure and the effect of the Force Majeure on such party's ability to

perform its obligations hereunder. The affected party(s) will promptly resume performance after it is no longer subject to Force Majeure. If the Force Majeure period continues beyond 90 days, the parties agree to discuss in good faith potential modifications to this Agreement and in the event an agreement cannot be reached, any party may terminate the agreement.

Government Actions

If the action of any local, state or federal government entity (including, but not limited to; the imposition of sales taxes, fees, deposit requirements, or other government-imposed fees) increases the cost of, or the fees associated with, selling any or all of the Beverage, such increases shall be paid by the Customer, and shall not be used in the calculation under a price provision, if any, contained in this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date first above written.

Customer:

La Crescent Aquatic Center

(Name)

(Title)

(Signature)

(Date)

Bottler:

Pepsi-Cola Bottling Company of La Crosse

Kevin Nedvidek

(Name)

On-Premise Advisor

(Title)

Kevin Nedvidek

(Signature)

Apr 20, 2026

(Date)



CITY OF LA CRESCENT

Department of Police

Chief Luke M. Ahlschlager

3.14



April 1, 2026

Honorable Mayor and City Council Members

City Administrator Tyler Benish

**RE: 2026 JDRF Ride to Cure Diabetes Bicycle Tour
Saturday, August 15th, 2026 – 7:00 AM**

The Juvenile Diabetes Research Foundation (JDRF) **Ride to Cure Diabetes** is scheduled for **Saturday, August 15, 2026**. This charitable cycling event raises funds for critical type 1 diabetes (T1D) research and brings together both new and experienced cyclists in support of the cause.

The designated route will take cyclists from La Crosse, WI, to Lansing, IA, traveling west on **Highway 14** and entering La Crescent, MN, via **The Pike (Highways 14/16/61)**. Upon arrival in La Crescent, cyclists will proceed north onto **South Chestnut Street** before turning left onto southbound **Highway 16** to continue their journey.

In support of this event, I respectfully request permission for the **La Crescent Police Department** to assist with traffic control at the intersection of **South Chestnut Street and Highway 16 (northbound lanes)** to facilitate the safe crossing of participants. The expected impact on normal traffic flow is minimal.

Your consideration and support for this event are greatly appreciated. Please let me know if additional information is needed.

Sincerely,

Luke Ahlschlager

Chief of Police

CITY OF LA CRESCENT

Department of Police

Chief Luke M. Ahlschlager





La Crescent Police Department

Chief Luke Ahlschlager

Sergeant Michael Ernster
Corporal Roth Clark

April 16, 2026

Honorable Mayor and City Council Members

Interim City Administrator Tyler Benish

Subject: City Support Request – Trek Supper Club Gravel Series Event

The city has received a request (see attachment) from Trek Bicycles to host the inaugural Supper Club Gravel Series event in La Crescent on Saturday, May 23. This is a new Midwest gravel racing series. Trek has selected La Crescent because of the quality of our gravel roads and hopes to make this a long-term location that brings riders from across the region and the country.

Event Overview

- Three race distances: 25, 50, and 75 miles
- Mass start at 8:00 AM on Timm Lane near Veterans Park and Swing Bridge Pub
- A neutral, police-led rollout through town before riders head into the county
- Riders return on S 7th Street and finish on the off-road double-track leading to Stoney Point Road
- No full road closures are required. Riders will follow all traffic laws.

Trek is requesting:

- Use of Veterans Park and city-owned lots from morning through 3:00 PM on May 23
- A temporary 15-minute traffic hold on Timm Lane (7:45–8:00 AM) for the mass start
- LCPD support for the neutral lead-out.
- LCPD assist for left turn from County Road 6/S 7th Street onto the off-road finish climb
- Coordination with Fire and Public Works as needed for safety and traffic management

Recommendation

Staff recommends approving the requested use of city spaces and allowing necessary support from Police, Fire, and Public Works to ensure a safe and well-coordinated event.



TO: Honorable Mayor and City Council Members
FROM: Marcus Warrington, Trek Events Manager
DATE: 4/9/2026
RE: Coulee Crusher Gravel Race

Trek Bicycles has started a brand new Midwest gravel series, called the Supper Club Gravel Series, and wishes to host the inaugural event in La Crescent, MN. The race would be set to take place on Saturday, May 23 and include three route distances - 25, 50 and 75 miles. Southeast Minnesota has some of the best gravel roads in the country, and it's our hope that we can have a long-term home in La Crescent and grow this event to bring in riders from all over the Midwest and all over the country.

The race is an extension of a broader weekend, the ORA Trails Fest, in which the Wisconsin Off-Road Series will host mountain bike racing in Hixon Forest in nearby La Crosse, WI. Trek is working with ORA Trails, Explore La Crosse, and local bike shops on the event weekend. We would like to request the following:

Our plan is to start the ride on Timm Ln, in front of Veterans Park and Swing Bridge Pub, and take a right turn on Veterans Pkwy. From there, we would turn left on Walnut St, before quickly taking a right onto N 2nd St. We would then turn left onto N Elm St before taking a right on S 7th St, and exiting town. This portion would be a neutral start, with a lead car and no racing allowed.

On our end, we would not require any street closures behind a 15-minute temporary hold on traffic coming in and out of Timm Ln from 7:45AM - 8:00AM. This would be a mass start race, with all riders leaving in one group that would take around 45 seconds to fully pass through.

Upon our return into town, riders will be traveling eastbound on S 7th St, opposite of the way they left town. We would propose to, in similar fashion to USAC's Gravel Nationals finish, turn off of S 7th St and onto the double track climb that leads to Stoney Point Rd. The top of that hill is where we would put the finish line, with a neutral roll back to Veterans Park via N 2nd St, N Walnut St, N 4th St, and Veterans Pkwy.

No road closures are required, and riders are required to follow the rules of the road. We are supported by the Wisconsin Bike Patrol, who will have medics biking alongside riders, in cars, and in checkpoints along the route.

We would request use of Veterans Park and any city-owned lots adjacent to it for the morning and early afternoon (until 3:00PM) of May 23. We are working with the local establishments for permission on using their lots.

TREK

We would like to request support from the Police Department for a neutral lead-out, heading out of town, and support from the Police Department on the left hand turn from County Road 6 / S 7th St onto the off-road double track climb.

We have taken out a block of hotel rooms at the Best Western, and aim to support the local restaurant establishments on-site by encouraging riders to stop in for lunch after the conclusion of their race. We are also aiming to give a donation to the local La Crescent Bike Park Eagle Scout project, and are interested in exploring other local projects and organizations that we can support. It is our hope to develop a long-term relationship with the City and build this into one of the best gravel bicycle races in the country.

TO: Honorable Mayor and City Council Members
FROM: Tyler Benish, Public Works Director
DATE: April 24, 2026
RE: Ice Arena parking lot

The City has received a request to park school busses in the Ice Arena parking lot for the remainder of the school year. The construction on Interstate 90 is causing issues for drivers getting to La Crescent.

If the City Council is interested in accommodating the request, we suggest the City Council authorize the City Attorney to prepare a lease agreement with Ready Bus, and authorize the interim City Administrator or City Administrator to sign the lease agreement. We suggest the fee for the lease be no less than \$400, this would cover the cost of the preparation of the lease and subsequent communications with Ready Bus.



Growing from River to Ridge

6.1

Release Date:

04/16/2026

PRESS RELEASE

South 6th Street, Electric Vehicle Chargers, and DriftCycle Bike Station Ribbon Cutting

La Crescent, Minnesota – is hosting a trio of ribbon cutting events to highlight recent projects that reduce traffic congestion, lower greenhouse gas emissions, infiltrate stormwater, and promote public health through active transport. The community is invited to a ribbon cutting on Monday May 11th, 2026 celebrating the completion of the South 6th Street project, the installation of electric vehicle chargers near South 1st Street, and the opening of the first DriftCycle shared use bike station. The city has worked with partners including MnDOT, MPCA, Houston County, ZEF, DriftCycle, WinLac, Houston County SHIP, Root River SWCD, Driftless Area Natives, and La Crescent Community Foundation to complete the aforementioned projects. Additionally, funding, in the form of clean energy tax credits from the Inflation Reduction Act, has supported these projects.

The first ribbon cutting ceremony begins at 4:00 p.m. in Frank J. Kistler Park. Guests are asked to enter the park from South 7th Street or South 6th Street via the new bike and pedestrian path. The 2nd ribbon cutting will take place at 339 South 1st Street and the 3rd ribbon cutting will be held at the Wagon Wheel Trail Bridge.

Local elected officials, members of the project teams, and other local dignitaries are expected to attend. No local government business will be conducted at this event.

Media Contact:

Jason Ludwigson, Sustainability Coordinator ○

507-313-9633 ○

jludwigson@cityoflacscent-mn.gov ○

**LA CROSSE COUNTY CONVENTION & VISITORS BUREAU****BOARD MEETING****March 24, 2026– 8:00 a.m.**

Board Members:

Present: Jen Burch, Austin Wells, Stephanie Pope, Debbie Hosch, Brody Meier, Shawna Bortz, Michelle Hoskins, Nathan Franklin, Chris Roderique, Ryan Johnson, Patrick Barlow, Cherryl Jostad, Kathleen Pielhop, David Pierce,

Jay Patel, Dave Ring, Dan Wick, Dan Kapanke, Kourtnei Alcock, Shamawyah Curtis, Barb Janssen, Kapena Faitau

Excused: Ashley Santolin, Pete Boese, Lauren Harris, Jay Odegard, Vicki Markussen

Absent: Mike Mielke, Kalynn Krueger

Others Present: Executive Director: A.J. Frels, Director of Finance & Human Resources: Michelle Hoch

PROCEEDINGS:

J. Burch brought the meeting to order at 8:02 a.m.

Welcome Kourtnei Alcock from the La Crosse Center.

Consent Items:

MOTION: to approve the Board minutes-February 2026, Finance Minutes-March 2026, Statements-February 2026, (D. Kapanke, B. Meier) Carried.

EXECUTIVE DIRECTOR REPORT:

- AJ, Haleigh, Iris, and Carey attended WIGCOT held in Milwaukee, March 15-17. This conference is always a great opportunity to hear about new industry trends and network with counterparts throughout the state.

-The Explore La Crosse Team toured the Rivoli Arts District. The new owners have made many improvements to the theater and the floors above the theater. A.J. recommended you stop in and check things out. First Fridays would be a great time to do so.

-AJ attended the La Crescent Chamber annual dinner on February 21st.

-The La Crosse Center hosted the USA Wrestling and WIAA Teams Wrestling the weekend of March 6-8. The LCC team did an outstanding job, and the Jumbo Tron was a huge hit with the attendees. Explore La Crosse and the

La Crosse Center shared the cost for renting the Jumbo Tron.

-Ben has been coordinating the Circle Wisconsin Midwest Marketplace that will be held at the La Crosse Center. The event will be held April 19-21.

-AJ attended the La Crosse Area Chamber annual dinner on March 5th. Sam and his team put on a very nice event. It was nice to see them transition their volunteer award name to the Pat Stephens Award.

-AJ attended a meeting with Sam Bachmeier, Sam Scinta, Lisa Klein and many others from local higher education facilities to discuss how to educate students on everything the La Crosse region has to offer. How to look at students as "long-term visitors", as suggested by Stephanie Pope at our board retreat. The marketing department is already looking at how to approach this opportunity.

-Ben and Jeremiah were recently interviewed by Playeasy to get their feedback on the program and how they use it creatively.

-AJ attended the Explore Minnesota conference in Duluth and hearing from Destinations International and Longwoods, he learned that 2026 and 2027 will be the years of road trips. AJ pitched the idea to Discover Wisconsin to them for a show on tying the Great River Road and our communities into a show. This would be an opportunity to showcase the Driftless region to families, motorcycle riders, and car enthusiasts.

Community Partner and Event Center Updates:

DMI: launching Sundays at Cameron Park beginning on May 31st, and running until October 25th. Spring Open House will be held on April 25th.

La Crescent Chamber: Currently working on their 2026 Visitor Guide, they will also have several ribbon

cuttings for new businesses planned over the next few months.

La Crescent Event Center: the Event Center has been operating the Swing Bridge Pub, they have a new chef as of recently, and the wedding season kicks off this coming weekend.

La Crosse Center: Kourtnei Alcock has recently taken over the sales and marketing manager position at the La Crosse Center. WIAA and USA Wrestling events were a success. They are planning to open the outdoor riverside terrace this summer. Circle Wisconsin Midwest Marketplace will be held at the Center in April.

Onmi Center: Hairball performed on Saturday, the Home Show will be held this weekend, and many tradeshow and events scheduled through May.

COMMITTEE REPORTS:

Membership - Reports were distributed. Revenue for February was at \$10,050.75 with budgeted amount of \$12,000.

Grants- Reports were distributed. For February 2026, the committee reviewed seven grant applications. YTD Total awarded is \$6,000.00

Convention/Sales- meeting will be held tomorrow, will report next month.

Marketing/Media- the marketing department is fulfilling the needs of the JEM grant, changing the website content to Spring.

Belonging and Mattering Committee- The next meeting is scheduled for April 15th.

OLD BUSINESS:

-Foundation-anticipate having more information next month regarding the status of the foundation.

Information is included in the meeting packet in regards to seat fulfillment and having seven trustees.

-Board Development Session- after discussion with the Key 5, the idea was brought to the Board to conduct a board development session conducted by Anna Tanski with Fired up Culture, to help enhance the board and committees. The purpose is to take a hard look at the structure of the board and committees, and to identify ways to enhance them to help Explore La Crosse be more productive and successful as an organization.

MOTION: made to table the Board Development Session until next calendar year. (C. Jostad, B. Janssen)

-Board Retreat Post Survey & 2026 Strategic Plan-the information was included in the meeting packet. It will be re-visited again mid-year for review.

NEW BUSINESS:

- WIAA & Weber Group: the \$10,000 due from Weber Group remains unpaid, therefore, Explore La Crosse is required to pay per the contract with WIAA.

-Travel & Tourism Week: We are updating our educational videos to run more so at the Kwik Trip gas pumps within La Crosse County and La Crescent than on WXOW, WKBT.

-China Delegation: 40 delegates from China will be visiting La Crosse on September 8th as part of a sister city trip. The plan is to have three motorcoach tours with Kelly leading, followed by an evening at the La Crosse Center with business showcase stations.

-Zartico 2025 Recap Insights: the information was included in the meeting packet for review.

-Grants & Membership Manager Position: Kaytlin has given her resignation notice and will be leaving Explore La Crosse in May. The job is posted on Indeed, and have had 35-40 applications come in. AJ and Haleigh will start scheduling interviews.

-Annual Meeting Date-is set for July 23rd at 11:30am at Drugan's Castle Mound

Meeting adjourned at 9:13am

Next Board Meeting: April 21, 2026 at 8:00am.

Respectfully submitted, Michelle Hoch



La Crosse County Convention & Visitors Bureau
Board Meeting
Explore La Crosse Office
123 7th Street South
Tuesday, April 21, 2026
8:00 a.m.
WiFi
GuestLax21!

Board of Directors: Jen Burch, Chair; Pete Boese, Vice Chair; Chris Roderique, Treasurer; Ryan Johnson, Secretary; Dave Ring, Nathan Franklin, Patrick Barlow, Mike Mielke, Barb Janssen, Cherryl Jostad, Dan Wick, Kalynn Kruger, Jay Patel, Ashley Santolin, Dan Kapanke, Kapena Faitau, Brody Meier, David Pierce, Austin Wells, Stephanie Pope, Shamawyah Curtis & Shawwna Bortz

Ad Hoc: Kathleen Pielhop (DMI), Lauren Harris (La Crosse Chamber), Kourtni Alcock (La Crosse Center), Debbie Hosch (La Crescent Area Event Center), Vicki Markussen (LADCO), Michelle Hoskins (La Crescent Area Chamber & Tourism)

Executive Director: A.J. Frels

Vision Statement:

A destination that inspires exploration and elevates celebrations.

Mission Statement:

Explore La Crosse strives to create a thriving and inclusive community where tourism enriches lives and uplifts all who visit or call this region home.

AGENDA

1. Call to Order

2. Consent Items

a. Board Minutes

March 2026

b. Financial Committee

Minutes

April 2026

Statements

March 2025

3. Executive Director's Report – A.J. Frels

4. Municipality Updates

5. Community Partners Update

- a. DMI – Kathleen Pielhop
- b. La Crescent Chamber - Michelle Hoskins
- c. La Crosse Chamber – Lauren Harris
- d. LADCO – Vicki Markussen

6. Event Center Updates

- a. La Crescent Area Event Center – Debbie Hosch
- b. La Crosse Center – Kourtni Alcock
- c. Omni Center – Dan Wick

7. Committees

- a. Membership & Grants – Jen Burch
- b. Conventions/Sales – Shawwna Bortz
- c. Marketing/Media - Jay Patel
- d. Belonging and Mattering Committee – Jen Burch
- e. Nomination Committee – Ryan Johnson

8. Old Business

- a. Foundation
- b. WIAA Sponsorships
- c. Grants & Membership Position

9. New Business

- a. 2025 Audit
- b. Beverage & Bites
- c. Explore La Crosse 2030 Road Construction Plan
- d. 90-Day Report
- e. May Board Meeting Date
- f. Open Discussion

10. Excuse Ad Hoc Members

- a. CD Renewal

11. Adjournment

The Next Board Meeting is scheduled for May 26, starting at 8:00 a.m., at the LCCVB Office, 123 7th Street South, La Crosse.

Celebrating Staff Birthdays

Haleigh 05-13

Explore La Crosse Employment Anniversaries

Barb 5-10-2027	19 years
Nancy 5-22-2013	13 years