

CITY OF FALCON HEIGHTS
Regular Meeting of the City Council
City Hall
2077 West Larpenteur Avenue

AGENDA
July 9, 2025 at 7:00 P.M.

- A. CALL TO ORDER: 7:01 p.m.
- B. ROLL CALL: GUSTAFSON ☒ LEEHY ☒ MEYER ☒
MIELKE ☒ WASSENBERG ☒
- STAFF PRESENT: LINEHAN ☐
- C. APPROVAL OF AGENDA Leahy
- D. PRESENTATION
1. Proclamation Recognizing St. Anthony Police Sergeant Jim South Mielke 4-0
2. Bond Series 2025A Sale Leahy 4-0
- E. APPROVAL OF MINUTES:
1. June 25, 2025 City Council Regular Meeting Minutes Meyer 4-0
- F. PUBLIC HEARINGS:
- G. CONSENT AGENDA: Meyer 4-0
1. General Disbursements through 7/2/25: \$11,672.41
Payroll through 7/1/25: \$24,214.60
Wire Payments through 7/3/25: \$17,525.17
2. Approval of City Licenses
3. Approval of Resolution 25-69 Accepting the Resignation of Sophie Nagel from the Environment Commission
4. Approval of Resolution 25-70 Reappointing Beth Mercer-Taylor to the Environment Commission
5. Approval of Pay Estimate #2 to Bituminous Roadways, Inc. for the 2025 Pavement Management Project
- H. POLICY ITEMS: 4-0
1. Approval of Resolution 25-71 Confirmation of Intent to Not Pursue Purchase of 2275 Larpenteur - Les Bolstad Golf Course Property
- I. INFORMATION/ANNOUNCEMENTS:
- J. COMMUNITY FORUM:
Please limit comments to 3 minutes per person. Items brought before the Council will be referred for consideration. Council may ask questions for clarification, but no council action or discussion will be held on these items.

K. CLOSED SESSION

- a. Closed Session to review confidential or protected nonpublic appraisal data and to discuss offer for the purchase of real property located at 1407 Larpenteur Avenue, in Falcon Heights, pursuant to Minn. Stat. 13D.05 Subd. 3(c)(1) and (2).

L. ADJOURNMENT:

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REQUEST FOR COUNCIL ACTION

Meeting Date	July 9, 2025
Agenda Item	Presentation D1
Attachment	Letter of Recognition; Recommendation Letter; Proclamation
Submitted By	Jack Linehan, City Administrator

Item	Proclamation Recognizing St. Anthony Police Sergeant Jim South
Description	On the evening of May 5, 2025, St. Anthony Police Department Sergeant Jim South was informed by State Fair Police and St. Paul Police that they were responding to a high-risk call, where an individual was having a mental health crisis and was armed with a knife. As the officer assigned to Falcon Heights, Sergeant South soon observed this individual as they walked into traffic and aggressively chased vehicles near Snelling and Hoyt. Still holding the knife, the individual asked Sergeant South to shoot him. Sergeant South began negotiating with the individual and building a rapport with him. Eventually, Sergeant South convinced the man to drop the knife, although he still refused to cooperate further by stepping away from it or sitting down. Sergeant South then devised a plan with other responding officers to approach and take the individual into custody without causing harm to him or to responding officers. Sergeant South's empathy for a person in crisis, combined with his training and expertise in crisis negotiations, resulted in a peaceful resolution. Sergeant South should be recognized for his compassionate response and for his aptitude for diffusing tense and volatile situations so that no harm came to anyone involved.
Budget Impact	N/A
Attachment(s)	• Letter of Recognition • Recommendation Letter • Resolution 25-67 Proclamation Recognizing SAPD Sgt. Jim South
Action(s) Requested	Staff recommends that the City Council approve the attached proclamation.



St. Anthony Police Department

Jeff Spiess • Chief of Police

To: Sergeant Jim South
From: Chief Jeff Spiess
Date: May 6, 2025
Subject: Letter of Recognition

Dear Sergeant South,

I am writing to formally commend you for your outstanding performance during an incident that occurred on the evening of May 5, 2025, while you were on patrol in the City of Falcon Heights.

Your immediate recognition of a high-risk situation involving a male armed with a knife, coupled with your quick response and exceptional composure, directly contributed to the safe and peaceful resolution of a potentially deadly encounter. Upon observing a male matching the description of a suspect reportedly chasing motorists with a knife, you acted immediately—requesting assistance, engaging the individual with calm communication, and maintaining a composed presence even as he acted aggressively and demanded that you take his life.

Your body-worn camera footage clearly demonstrated your skill in de-escalation and crisis negotiation. You not only diffused a highly volatile situation, but you did so with empathy and professionalism. Through your efforts, the suspect ultimately surrendered the weapon without harm to himself, bystanders, or officers. It was evident that the individual was in mental health crisis, and your ability to recognize this and adjust your response accordingly exemplifies the very best of what we strive for in law enforcement.

Your leadership and application of crisis intervention techniques reflect great credit upon yourself and the St. Anthony Police Department, exemplifying our core values of Integrity, Courage, and Compassion. This letter will be placed in your personnel file as a formal recognition of your exceptional service.

On behalf of the department, thank you for your dedication and commitment to preserving the peace and safety of our communities and representing all of us so well.

Respectfully,

Jeff Spiess
Police Chief
St. Anthony Police Department



St. Anthony Police Department

Jeff Spiess • Chief of Police

To: Chief Jeff Spiess
From: Captain Mark Dokken
Date: 5/6/2025
Subject: Letter of Recognition for Outstanding Work

On the evening of May 5th, 2025, Sergeant Jim South was on patrol in the City of Falcon Heights. He was informed of call that State Fair PD and St. Paul PD were responding to involving a male that had been chasing motorists with a knife. Simultaneously, Sergeant South observed a call in the Falcon Heights pending queue involving a similarly described male armed with a knife, walking in traffic, and chasing cars aggressively near Snelling & Hoyt. Sergeant South was already in the area and immediately observed a male matching the description and still holding the knife in his left hand.

I had the opportunity to view Sergeant South's body worn camera footage of this incident. He instantly requested assistance from other officers and drove towards the male walking on the shoulder of Snelling Ave near Larpenteur. Sergeant South exited his squad and began a calm dialog with this male. This male was acting aggressive, still holding the knife, and demanding that Sergeant South kill him. Sergeant South began to slowly retreat away from this male, while still attempting to negotiate. As several assisting officers began to arrive, the male stopped in the traffic lane of Snelling but initially refused to drop the knife. Sergeant South continued to negotiate in a calm manner in attempts to resolve this situation peacefully. His calming presence and ability to build a rapport with this male resulted in the male agreeing to throw down the knife. He refused to step away from the knife, sit on the curb, or cooperate any further. Ultimately, Sergeant South coordinated with assisting officers in devising a plan for others to approach and take this male into custody without incident. It became evident that this male was displaying contaminated thinking and was in mental health crisis. He was subsequently transported to an area hospital on a transport hold.

Sergeant South's expert experience in crisis negotiations and crisis intervention training was paramount in the peaceful resolution of a very tense and volatile situation. Sergeant South's actions on May 5th demonstrated compassion and empathy to a person in crisis and should be recognized and commended as outstanding.

Sincerely,

Captain Mark Dokken

Ref CN# 25005393

**CITY OF FALCON HEIGHTS
COUNCIL RESOLUTION**

July 9, 2025

No. 25-67

Proclamation

RESOLUTION RECOGNIZING ST. ANTHONY POLICE SERGEANT JIM SOUTH

WHEREAS, on May 5, 2025, St. Anthony Police Sergeant Jim South responded to a high-risk incident in the City of Falcon Heights involving a male individual armed with a knife, walking into traffic, and acting aggressively toward passing vehicles; and

WHEREAS, Sergeant South, drawing on his crisis negotiation and intervention training, requested backup while calmly engaging the individual, who was in visible mental distress and repeatedly asked to be harmed; and

WHEREAS, Sergeant South maintained a steady and composed presence, gradually building rapport and encouraging the individual to discard the weapon, which he ultimately did, though he initially refused to comply with further commands; and

WHEREAS, Sergeant South then coordinated with assisting officers to safely take the individual into custody and ensure he received appropriate mental health care, all without injury to the individual, officers, or the public; and

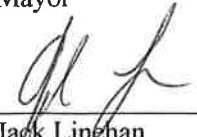
WHEREAS, Sergeant South's professionalism, patience, and measured response exemplify a commitment to de-escalation and public safety.

NOW THEREFORE BE IT RESOLVED that I, Mayor, Randall C. Gustafson, on behalf of the City Council of the City of Falcon Heights, Minnesota, do hereby recognize and commend St. Anthony Police Sergeant Jim South for his compassion and calm approach while responding to someone in crisis, despite them being armed, and for his steadfast approach in peacefully resolving a very tense and volatile situation so that no harm was done to this individual or to others. May this proclamation be provided to Jim South in recognition of his dedication to preserving the peace and safety of our community.

Moved by: Mielke

Approved by: 
Randall C. Gustafson
Mayor

GUSTAFSON 4 In Favor
MEYER
WASSENBERG 0 Against
LEEHY
MIELKE

Attested by: 
Jack Linehan
City Administrator

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REQUEST FOR COUNCIL ACTION

Meeting Date	July 9, 2025
Agenda Item	Presentation D2
Attachment	See attached
Submitted By	Jack Linehan, City Administrator

Item	Bond Series 2025A Sale (Amended 7.9.25 for bond sale)
Description	The City of Falcon Heights is preparing for the issuance of General Obligation Bonds, Series 2025A in the total amount of \$2,055,000 \$1,885,000 to finance two major capital improvement efforts: the 2025 Pavement Management Program (PMP) and the Community Park Renovation Project. The financing plan includes both improvement bonds and tax abatement bonds: - \$1,005,000 in improvement bonds supported by assessments and utility revenues (2025 PMP) - \$1,050,000 in tax abatement bonds supported by the city's tax levy (Community Park Renovation) On June 11th, the City Council authorized the pre-sale of bonds. The City's bond consultant, Ehlers, marketed the bond sale. On June 25th, the City held a public hearing for the tax abatement bonds. Following no commentary on the item, the City Council approved the ordinance abating the taxes for the identified parcel. As part of the sale, the City went through a revised credit rating through S&P Global. The City maintained our AAA bond as one of only a few dozen communities with this rating, and one of the very few cities with a population under 10,000. Bond interest rates change daily and any rates are only good for a short period of time. Because of this volatility, the sale will finalize at noon on Tuesday, July 8th with final calculations occurring on Wednesday, July 9th. Based on a competitive bid with five interested parties, the lowest bidder was Baird, out of Milwaukee, offering an average interest rate of 3.484%. This amount was significantly less than original estimates of 4%, or our 2023A bond series of 4.41%.

	Additionally, \$170,000 was reduced off the bond amount due to the premium bid discount, which is where bidders offer cash considerations as well. The City utilizes this amount to reduce the bond down to \$1,885,000.
Budget Impact	The original cost of the bond was assumed to be \$2.7M over the life of the bond, but the updated cost will be approximately \$2.2M over fifteen years. The costs are greater on the front-end.
Attachment(s)	• Sale Day Report • Series 2025A Certificate of Signature and Nonlitigation • Resolution 25-68 Providing for the Sale of \$2,055,000 \$1,885,0000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A
Action(s) Requested	Staff would recommend approval of attached resolution, authorizing the award of the bond sale for Series 2025A bonds.

July 9, 2025

SALE DAY REPORT FOR:

City of Falcon Heights, Minnesota

**\$1,885,000 General Obligation Tax Abatement and
Improvement Bonds, Series 2025A**



Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, MN 55413

Todd Hagen,
Senior Municipal Advisor

Nick Anhut,
Senior Municipal Advisor

Keith Dahl,
Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Competitive Sale Results

PURPOSE: To finance with other available funds, for the construction of various park, street and utility system improvements in the City.

RATING: S&P Global Ratings "AAA" w/Stable Outlook

NUMBER OF BIDS: 5

LOW BIDDER: Baird, Milwaukee, Wisconsin w/23 participants

COMPARISON FROM LOWEST TO HIGHEST BID: (TIC as bid)

LOW BID: 3.4840%

HIGH BID: 3.5634%

INTEREST DIFFERENCE: \$7,894.72

Summary of Sale Results:	
Principal Amount*:	\$1,885,000
Underwriter's Discount:	\$18,600
Reoffering Premium:	\$165,091
True Interest Cost:	3.4946%
Costs of Issuance:	\$66,815
Yield:	2.56%-3.85%

NOTES: * After bid opening, the issue size was decreased by \$170,000 due to a reduction in the underwriter's discount and the receipt of a premium bid.

CLOSING DATE: July 24, 2025

CITY COUNCIL ACTION: Adopt a resolution awarding the sale of \$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A to Baird.

SUPPLEMENTARY ATTACHMENTS

- Bid Tabulation
- Sources and Uses of Funds/Updated Debt Service Schedules
- Rating Report
- BBI Graph
- Bond Resolution (Distributed in City Council Packets)

BID TABULATION

\$2,055,000* General Obligation Tax Abatement and Improvement Bonds, Series 2025A

City of Falcon Heights, Minnesota

SALE: July 9, 2025

AWARD: BAIRD

Rating: S&P Global Ratings "AAA" / Stable

Tax Exempt - Bank Qualified

NAME OF INSTITUTION	MATURITY (February 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
BAIRD				\$2,213,301.30	3.4840%
Milwaukee, Wisconsin	2027	5.000%	2.560%		
C.L. King & Associates	2028	5.000%	2.570%		
Colliers Securities LLC	2029	5.000%	2.570%		
Edward Jones	2030	5.000%	2.650%		
Fidelity Capital Markets	2031	5.000%	2.780%		
Crews & Associates, Inc.	2032	5.000%	2.880%		
Country Club Bank	2033	5.000%	3.000%		
Midlegate Securities	2034	5.000%	3.180%		
Alliance Global Partners	2035	5.000%	3.350%		
CADZ Securities Inc	2036	5.000%	3.500%		
Celadon Financial Group, LLC	2037 ¹	4.000%	3.850%		
Isaak Bond Investments, Inc	2038 ¹	4.000%	3.850%		
Carty, Harding & Hearn, Inc.	2039 ¹	4.000%	3.850%		
UMB Bank, N.A.	2040 ¹	4.000%	3.850%		
United Bankers Bank	2041 ¹	4.000%	3.850%		
FMS Bonds Inc.					
First Southern LLC					
Dinosaur Financial Group					
First Bankers' Banc Securities, Inc.					
Mountainside Securities LLC					
Blaylock Van, LLC					
StoneX Financial Inc.					
Caldwell Sutter Capital, Inc.					
ZIONS BANK, division of ZB, N.A.					

* Subsequent to bid opening the issue size was decreased to \$1,885,000.

Adjusted Price: \$2,031,490.83 Adjusted Net Interest Cost: \$553,187.09 Adjusted TIC: 3.4946%

¹ \$410,000 Term Bond due 2041 with mandatory redemption in 2037-2040.

NAME OF INSTITUTION	TRUE INTEREST RATE
TD SECURITIES (USA) LLC New York, New York	3.4951%
STIFEL, NICOLAUS & COMPANY, INCORPORATED Birmingham, Alabama	3.5226%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota	3.5421%
HILLTOPSECURITIES Dallas, Texas	3.5634%

City of Falcon Heights, Minnesota

\$1,885,000 General Obligation Tax Abatement & Improvement Bonds, Series 2025A Issue Summary

Total Issue Sources And Uses

Dated 07/24/2025 | Delivered 07/24/2025

	Tax Abatement	Improvements	Issue Summary
Sources Of Funds			
Par Amount of Bonds	\$980,000.00	\$905,000.00	\$1,885,000.00
Reoffering Premium	67,805.90	97,285.20	165,091.10
Planned Issuer Equity contribution	1,500,000.00	-	1,500,000.00
MSA Cash Contribution	-	369,035.27	369,035.27
Total Sources	\$2,547,805.90	\$1,371,320.47	\$3,919,126.37
Uses Of Funds			
Total Underwriter's Discount (0.987%)	9,670.17	8,930.10	18,600.27
Costs of Issuance	36,983.63	29,831.37	66,815.00
Deposit to Project Construction Fund	2,501,152.10	1,332,559.00	3,833,711.10
Total Uses	\$2,547,805.90	\$1,371,320.47	\$3,919,126.37

City of Falcon Heights, Minnesota

\$1,885,000 General Obligation Tax Abatement & Improvement Bonds, Series 2025A Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/24/2025	-	-	-	-	-
08/01/2026	-	-	91,902.92	91,902.92	-
02/01/2027	85,000.00	5.000%	45,075.00	130,075.00	221,977.92
08/01/2027	-	-	42,950.00	42,950.00	-
02/01/2028	135,000.00	5.000%	42,950.00	177,950.00	220,900.00
08/01/2028	-	-	39,575.00	39,575.00	-
02/01/2029	135,000.00	5.000%	39,575.00	174,575.00	214,150.00
08/01/2029	-	-	36,200.00	36,200.00	-
02/01/2030	145,000.00	5.000%	36,200.00	181,200.00	217,400.00
08/01/2030	-	-	32,575.00	32,575.00	-
02/01/2031	145,000.00	5.000%	32,575.00	177,575.00	210,150.00
08/01/2031	-	-	28,950.00	28,950.00	-
02/01/2032	155,000.00	5.000%	28,950.00	183,950.00	212,900.00
08/01/2032	-	-	25,075.00	25,075.00	-
02/01/2033	160,000.00	5.000%	25,075.00	185,075.00	210,150.00
08/01/2033	-	-	21,075.00	21,075.00	-
02/01/2034	165,000.00	5.000%	21,075.00	186,075.00	207,150.00
08/01/2034	-	-	16,950.00	16,950.00	-
02/01/2035	170,000.00	5.000%	16,950.00	186,950.00	203,900.00
08/01/2035	-	-	12,700.00	12,700.00	-
02/01/2036	180,000.00	5.000%	12,700.00	192,700.00	205,400.00
08/01/2036	-	-	8,200.00	8,200.00	-
02/01/2037	75,000.00	4.000%	8,200.00	83,200.00	91,400.00
08/01/2037	-	-	6,700.00	6,700.00	-
02/01/2038	80,000.00	4.000%	6,700.00	86,700.00	93,400.00
08/01/2038	-	-	5,100.00	5,100.00	-
02/01/2039	80,000.00	4.000%	5,100.00	85,100.00	90,200.00
08/01/2039	-	-	3,500.00	3,500.00	-
02/01/2040	85,000.00	4.000%	3,500.00	88,500.00	92,000.00
08/01/2040	-	-	1,800.00	1,800.00	-
02/01/2041	90,000.00	4.000%	1,800.00	91,800.00	93,600.00
Total	\$1,885,000.00	-	\$699,677.92	\$2,584,677.92	-

Yield Statistics

Bond Year Dollars	\$15,109.15
Average Life	8.015 Years
Average Coupon	4.6308217%

Net Interest Cost (NIC)	3.6612714%
True Interest Cost (TIC)	3.4946705%
Bond Yield for Arbitrage Purposes	3.3404972%
All Inclusive Cost (AIC)	4.0072176%

IRS Form 8038

Net Interest Cost	3.2765800%
Weighted Average Maturity	7.958 Years

City of Falcon Heights, Minnesota

\$980,000 General Obligation Tax Abatement & Improvement Bonds, Series 2025A Tax Abatement

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/24/2025	-	-	-	-	-
08/01/2026	-	-	45,773.06	45,773.06	-
02/01/2027	25,000.00	5.000%	22,450.00	47,450.00	93,223.06
08/01/2027	-	-	21,825.00	21,825.00	-
02/01/2028	50,000.00	5.000%	21,825.00	71,825.00	93,650.00
08/01/2028	-	-	20,575.00	20,575.00	-
02/01/2029	50,000.00	5.000%	20,575.00	70,575.00	91,150.00
08/01/2029	-	-	19,325.00	19,325.00	-
02/01/2030	55,000.00	5.000%	19,325.00	74,325.00	93,650.00
08/01/2030	-	-	17,950.00	17,950.00	-
02/01/2031	55,000.00	5.000%	17,950.00	72,950.00	90,900.00
08/01/2031	-	-	16,575.00	16,575.00	-
02/01/2032	60,000.00	5.000%	16,575.00	76,575.00	93,150.00
08/01/2032	-	-	15,075.00	15,075.00	-
02/01/2033	65,000.00	5.000%	15,075.00	80,075.00	95,150.00
08/01/2033	-	-	13,450.00	13,450.00	-
02/01/2034	65,000.00	5.000%	13,450.00	78,450.00	91,900.00
08/01/2034	-	-	11,825.00	11,825.00	-
02/01/2035	70,000.00	5.000%	11,825.00	81,825.00	93,650.00
08/01/2035	-	-	10,075.00	10,075.00	-
02/01/2036	75,000.00	5.000%	10,075.00	85,075.00	95,150.00
08/01/2036	-	-	8,200.00	8,200.00	-
02/01/2037	75,000.00	4.000%	8,200.00	83,200.00	91,400.00
08/01/2037	-	-	6,700.00	6,700.00	-
02/01/2038	80,000.00	4.000%	6,700.00	86,700.00	93,400.00
08/01/2038	-	-	5,100.00	5,100.00	-
02/01/2039	80,000.00	4.000%	5,100.00	85,100.00	90,200.00
08/01/2039	-	-	3,500.00	3,500.00	-
02/01/2040	85,000.00	4.000%	3,500.00	88,500.00	92,000.00
08/01/2040	-	-	1,800.00	1,800.00	-
02/01/2041	90,000.00	4.000%	1,800.00	91,800.00	93,600.00
Total	\$980,000.00	-	\$412,173.06	\$1,392,173.06	-

Yield Statistics

Bond Year Dollars	\$9,359.06
Average Life	9.550 Years
Average Coupon	4.4040027%
Net Interest Cost (NIC)	3.7828318%
True Interest Cost (TIC)	3.6606736%
Bond Yield for Arbitrage Purposes	3.3404972%
All Inclusive Cost (AIC)	4.1409218%

IRS Form 8038

Net Interest Cost	3.4853806%
Weighted Average Maturity	9.430 Years

City of Falcon Heights, Minnesota

\$905,000 General Obligation Tax Abatement & Improvement Bonds, Series 2025A Improvements

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/24/2025	-	-	-	-	-
08/01/2026	-	-	46,129.86	46,129.86	-
02/01/2027	60,000.00	5.000%	22,625.00	82,625.00	128,754.86
08/01/2027	-	-	21,125.00	21,125.00	-
02/01/2028	85,000.00	5.000%	21,125.00	106,125.00	127,250.00
08/01/2028	-	-	19,000.00	19,000.00	-
02/01/2029	85,000.00	5.000%	19,000.00	104,000.00	123,000.00
08/01/2029	-	-	16,875.00	16,875.00	-
02/01/2030	90,000.00	5.000%	16,875.00	106,875.00	123,750.00
08/01/2030	-	-	14,625.00	14,625.00	-
02/01/2031	90,000.00	5.000%	14,625.00	104,625.00	119,250.00
08/01/2031	-	-	12,375.00	12,375.00	-
02/01/2032	95,000.00	5.000%	12,375.00	107,375.00	119,750.00
08/01/2032	-	-	10,000.00	10,000.00	-
02/01/2033	95,000.00	5.000%	10,000.00	105,000.00	115,000.00
08/01/2033	-	-	7,625.00	7,625.00	-
02/01/2034	100,000.00	5.000%	7,625.00	107,625.00	115,250.00
08/01/2034	-	-	5,125.00	5,125.00	-
02/01/2035	100,000.00	5.000%	5,125.00	105,125.00	110,250.00
08/01/2035	-	-	2,625.00	2,625.00	-
02/01/2036	105,000.00	5.000%	2,625.00	107,625.00	110,250.00
Total	\$905,000.00	-	\$287,504.86	\$1,192,504.86	-

Yield Statistics

Bond Year Dollars	\$5,750.10
Average Life	6.354 Years
Average Coupon	5.0000000%
Net Interest Cost (NIC)	3.4634155%
True Interest Cost (TIC)	3.2480520%
Bond Yield for Arbitrage Purposes	3.3404972%
All Inclusive Cost (AIC)	3.8109802%

IRS Form 8038

Net Interest Cost	2.9559894%
Weighted Average Maturity	6.420 Years

City of Falcon Heights, Minnesota

\$905,000 General Obligation Tax Abatement & Improvement Bonds, Series 2025A
Improvements

Debt Service Schedule

								Sani Se Reve
Date	Principal	Coupon	Interest	Total P+I	105% of Total	Assessments	Levy/(Surplus)	
02/01/2026	-	-	-	-	-	-	-	
02/01/2027	60,000.00	5.000%	68,754.86	128,754.86	135,192.60	63,449.61	71,742.99	6,80
02/01/2028	85,000.00	5.000%	42,250.00	127,250.00	133,612.50	61,265.28	72,347.22	6,80
02/01/2029	85,000.00	5.000%	38,000.00	123,000.00	129,150.00	59,080.94	70,069.06	6,80
02/01/2030	90,000.00	5.000%	33,750.00	123,750.00	129,937.50	56,896.62	73,040.88	6,80
02/01/2031	90,000.00	5.000%	29,250.00	119,250.00	125,212.50	54,712.28	70,500.22	6,80
02/01/2032	95,000.00	5.000%	24,750.00	119,750.00	125,737.50	52,527.96	73,209.54	6,80
02/01/2033	95,000.00	5.000%	20,000.00	115,000.00	120,750.00	50,343.61	70,406.39	6,80
02/01/2034	100,000.00	5.000%	15,250.00	115,250.00	121,012.50	48,159.29	72,853.21	6,80
02/01/2035	100,000.00	5.000%	10,250.00	110,250.00	115,762.50	45,974.95	69,787.55	6,80
02/01/2036	105,000.00	5.000%	5,250.00	110,250.00	115,762.50	43,790.63	71,971.87	6,80
Total	\$905,000.00	-	\$287,504.86	\$1,192,504.86	\$1,252,130.10	\$536,201.17	\$715,928.93	\$68,60

Significant Dates

Dated
First Coupon Date

Yield Statistics

Bond Year Dollars
Average Life
Average Coupon

Net Interest Cost (NIC)
True Interest Cost (TIC)
Bond Yield for Arbitrage Purposes
All Inclusive Cost (AIC)

City of Falcon Heights, Minnesota

\$416,063 General Obligation Tax Abatement & Improvement Bonds, Series 2025A

Assessments - Assessments

2.00% over TIC - Equal Principal

Assessments

Date	Principal	Coupon	Interest	Total P+I
12/31/2026	41,606.30	5.250%	21,843.31	63,449.61
12/31/2027	41,606.30	5.250%	19,658.98	61,265.28
12/31/2028	41,606.30	5.250%	17,474.64	59,080.94
12/31/2029	41,606.30	5.250%	15,290.32	56,896.62
12/31/2030	41,606.30	5.250%	13,105.98	54,712.28
12/31/2031	41,606.30	5.250%	10,921.66	52,527.96
12/31/2032	41,606.29	5.250%	8,737.32	50,343.61
12/31/2033	41,606.29	5.250%	6,553.00	48,159.29
12/31/2034	41,606.29	5.250%	4,368.66	45,974.95
12/31/2035	41,606.29	5.250%	2,184.34	43,790.63
Total	\$416,062.96	-	\$120,138.21	\$536,201.17

Significant Dates

Filing Date	1/01/2026
First Payment Date	12/31/2026

City of Falcon Heights, Minnesota

\$57,857 General Obligation Tax Abatement & Improvement Bonds, Series 2025A

Sanitary Sewer Revenue

Bond TIC - Equal P&I

Revenues

Date	Principal	Coupon	Interest	Total P+I
12/31/2026	4,989.07	3.250%	1,880.35	6,869.42
12/31/2027	5,151.22	3.250%	1,718.20	6,869.42
12/31/2028	5,318.63	3.250%	1,550.80	6,869.43
12/31/2029	5,491.49	3.250%	1,377.94	6,869.43
12/31/2030	5,669.96	3.250%	1,199.46	6,869.42
12/31/2031	5,854.23	3.250%	1,015.20	6,869.43
12/31/2032	6,044.50	3.250%	824.92	6,869.42
12/31/2033	6,240.94	3.250%	628.48	6,869.42
12/31/2034	6,443.77	3.250%	425.66	6,869.43
12/31/2035	6,653.19	3.250%	216.22	6,869.41
Total	\$57,857.00	-	\$10,837.23	\$68,694.23

City of Falcon Heights, Minnesota

\$101,989 General Obligation Tax Abatement & Improvement Bonds, Series 2025A

Storm Sewer Revenue

Bond TIC - Equal P&I

Revenues

Date	Principal	Coupon	Interest	Total P+I
12/31/2026	8,794.58	3.250%	3,314.63	12,109.21
12/31/2027	9,080.40	3.250%	3,028.80	12,109.20
12/31/2028	9,375.51	3.250%	2,733.68	12,109.19
12/31/2029	9,680.22	3.250%	2,428.98	12,109.20
12/31/2030	9,994.83	3.250%	2,114.38	12,109.21
12/31/2031	10,319.66	3.250%	1,789.54	12,109.20
12/31/2032	10,655.05	3.250%	1,454.16	12,109.21
12/31/2033	11,001.33	3.250%	1,107.86	12,109.19
12/31/2034	11,358.88	3.250%	750.32	12,109.20
12/31/2035	11,728.04	3.250%	381.16	12,109.20
Total	\$101,988.50	-	\$19,103.51	\$121,092.01

City of Falcon Heights, Minnesota

\$18,600 General Obligation Tax Abatement & Improvement Bonds, Series 2025A

Water Revenue

Bond TIC - Equal P&I

Revenues

Date	Principal	Coupon	Interest	Total P+I
12/31/2026	1,603.90	3.250%	604.50	2,208.40
12/31/2027	1,656.02	3.250%	552.38	2,208.40
12/31/2028	1,709.85	3.250%	498.56	2,208.41
12/31/2029	1,765.42	3.250%	442.98	2,208.40
12/31/2030	1,822.79	3.250%	385.60	2,208.39
12/31/2031	1,882.03	3.250%	326.36	2,208.39
12/31/2032	1,943.20	3.250%	265.20	2,208.40
12/31/2033	2,006.35	3.250%	202.04	2,208.39
12/31/2034	2,071.56	3.250%	136.84	2,208.40
12/31/2035	2,138.88	3.250%	69.52	2,208.40
Total	\$18,600.00	-	\$3,483.98	\$22,083.98

Research Update:

Falcon Heights, MN GO Tax Abatement And Improvement Bonds Assigned 'AAA' Rating; Outlook Is Stable

July 3, 2025

Overview

- S&P Global Ratings assigned its 'AAA' long-term rating to [Falcon Heights](#), Minn.'s anticipated \$2.055 million series 2025A general obligation (GO) tax abatement and improvement bonds.
- The outlook is stable.
- The rating reflects the application of our "[Methodology For Rating U.S. Governments](#)," Sept. 9, 2024.

Rationale

Security

The city's unlimited ad valorem tax GO pledge secures the bonds. Portions of the bonds are payable from tax abatements and special assessments against benefitted properties, and the city intends to pay a portion of debt service from excess utility revenues, but we rate the bonds according to the GO pledge. The bonds will be used for street and related utility improvements, and to upgrade a park facility and playground.

Credit highlights

The 'AAA' rating reflects our view of the city's low debt metrics, favorable location just outside of the Twin Cities that contains the University of Minnesota's St. Paul campus and the state fairgrounds, as well as well-managed finances with consistently high reserves relative to operating revenues.

The city's operating results have consistently been positive, benefitting from conservative budgeting and a predictable revenue mix consisting mainly of property tax revenue (67% of fiscal 2024 operating revenue) and local government aid (20%). Results in fiscals 2021 and 2022 were understated due to one-time transfers out for capital.

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The city recently switched its police services provider from Ramsey County to a five-year contract with the city of St. Anthony, resulting in expected savings of about \$450,000 in fiscal 2025 relative to the prior year. Management expects a fiscal 2025 operating surplus of around \$300,000, or 8% of budgeted revenues, outperforming the fiscal 2025 balanced budget mainly due to savings in the new contract.

The city has a 45% formal fund balance policy, but informally targets maintaining reserves above 75%, and has no plans to spend them down. While the city's reserves are nominally somewhat lower compared with those of peers, the city has about \$3.5 million in capital funds (net of a planned \$1.5 million spend down in connection with the series 2025A funded projects) and has no major deferred maintenance needs or capital projects beyond the current issuance. We expect the city's finances will remain robust, supported by its location and sound management practices.

About two-thirds of the land within the city is not taxable given the presence of the university and the state fairgrounds, which are the city's two top employers. The state fair is one of the largest in the country, with just under 2 million visitors annually, and various non-fair events at the grounds draw 100,000 visitors annually, according to the city. The university recently announced it is laying off 350 staff systemwide in response to federal and state funding cuts. It is unclear how the cuts will affect campus employees within the city, but we do not expect they will materially diminish the university's presence within the city. We note combined full-time enrollment at the Falcon Heights and Minneapolis campuses mostly recovered last year following a post-pandemic dip, and part-time enrollment has been increasing.

The University of Minnesota recently announced plans to sell its 140-acre golf course within the city. Management's preliminary research indicates the land could fit 1,200 housing units. Given the high demand for housing in the city, the development of this land could meaningfully strengthen the city's tax base.

Credit fundamentals further supporting the 'AAA' rating include:

- Stable, mostly residential tax base close to the Twin Cities that is built out, with recent higher density housing developments. While Claritas' data points to a population decline within the city, this may reflect a temporary dip in the student population during the pandemic, and we view the 7% increase in housing units in the last four years as indicative of population growth.
- Stable, well-managed finances with consistently high reserves relative to operating revenues.
- Management practices that support financial stability, including conservative budgeting, budget-to-actual reporting to the city council two-to-four times annually, and an annually updated ten-year capital improvement plan (CIP) that identifies estimated costs and funding sources. While the CIP is fairly straight-lined, the city's capital needs are fairly limited.
- Low debt and liability metrics with fairly rapid amortization, no additional debt plans, and manageable pension costs.
- For more information on our institutional framework assessment for Minnesota cities, see ["Institutional Framework Assessment: Minnesota Local Governments,"](#) published Sept. 10, 2024.

Environmental, social, and governance

We view Falcon Heights' environmental, social, and governance factors as neutral in our credit rating analysis.

Rating above the sovereign

The city's GO debt is eligible to be rated above the sovereign because we believe it can maintain better credit characteristics than the nation in a stress scenario. Under our criteria, "[Ratings Above The Sovereign—Corporate And Government Ratings: Methodology And Assumptions](#)," published Nov. 19, 2013, we consider U.S. local governments to have moderate sensitivity to national risk. The city's ad valorem tax pledge secures the bonds and is the city's primary source of operating revenue, limiting the possibility of negative sovereign intervention in debt repayment or operations.

Outlook

The stable outlook reflects our view that the city's sound management practices and limited capital needs will support its robust financial and debt profiles, and reflects our view that the city's location will support economic stability.

Downside scenario

We could take a negative rating action if the city's debt materially increases or if reserves materially weaken due to an operational imbalance or other factors.

Falcon Heights, Minnesota--credit summary

Institutional framework (IF)	1
Individual credit profile (ICP)	1.31
Economy	1.5
Financial performance	1
Reserves and liquidity	1
Management	2.05
Debt and liabilities	1.00

Falcon Heights, Minnesota--key credit metrics

	Most recent	2024	2023	2022
Economy				
Real GCP per capita % of U.S.	124	--	124	123
County PCPI % of U.S.	100	--	100	100
Market value (\$000s)	693,434	682,138	648,138	571,235
Market value per capita (\$)	131,631	129,487	123,033	99,831
Top 10 taxpayers % of taxable value	17.4	24.7	29.2	29.7
County unemployment rate (%)	3.0	2.9	2.6	2.5
Local median household EBI % of U.S.	107	--	107	111
Local per capita EBI % of U.S.	112	--	112	119
Local population	5,268	--	5,268	5,722
Financial performance				
Operating fund revenues (\$000s)	--	3,759	3,700	3,093
Operating fund expenditures (\$000s)	--	3,403	2,872	2,544
Net transfers and other adjustments (\$000s)	--	(76)	(555)	(640)

Falcon Heights, Minnesota--key credit metrics

	Most recent	2024	2023	2022
Economy				
Operating result (\$000s)	--	280	273	(91)
Operating result % of revenues	--	7.4	7.4	(2.9)
Operating result three-year average %	--	4.0	1.5	6.1
Reserves and liquidity				
Available reserves % of operating revenues	--	97.7	86.4	100.8
Available reserves (\$000s)	--	3,672	3,195	3,118
Debt and liabilities				
Debt service cost % of revenues	--	5.3	5.1	2.5
Net direct debt per capita (\$)	441	200	249	183
Net direct debt (\$000s)	2,325	1,055	1,310	1,045
Direct debt 10-year amortization (%)	66	100	--	--
Pension and OPEB cost % of revenues	--	1.0	1.0	1.0
NPLs per capita (\$)	--	65	94	122
Combined NPLs (\$000s)	--	340	498	697

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. Local population is sourced from Claritas. Claritas estimates are point in time and not meant to show year-over-year trends. GCP--Gross county product. PCPI--Per capita personal income. EBI--Effective buying income. OPEB--Other postemployment benefits. NPLs--Net pension liabilities.

Ratings List

New Issue Ratings

US\$2.055 mil GO tax abatement and imp bnds ser 2025A dtd 07/24/2025 due 02/01/2041

Long Term Rating AAA/Stable

New Rating

Local Government

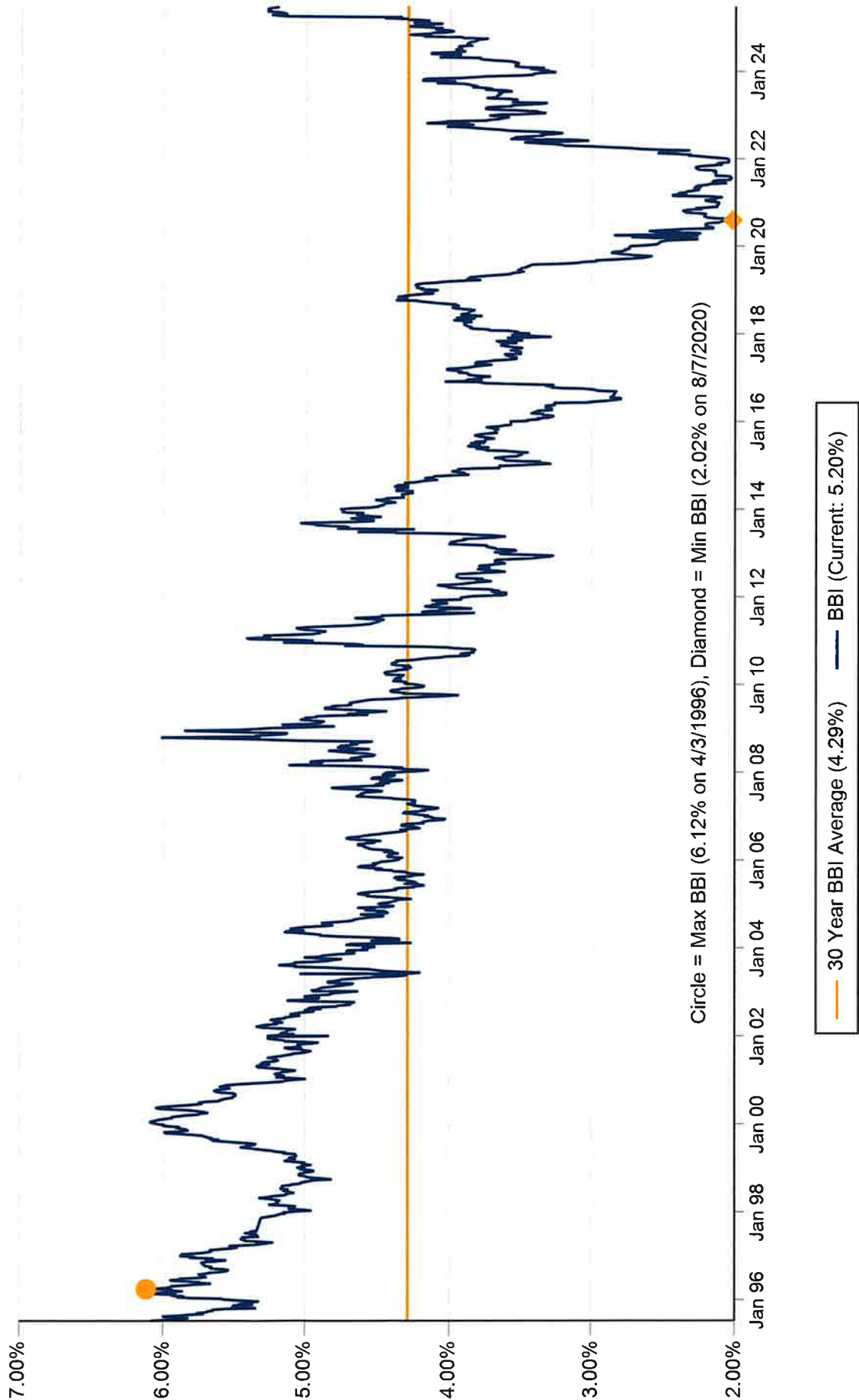
Falcon Heights, MN Unlimited Tax General Obligation and Tax Abatement Revenues AAA/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at <https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria> for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352>. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

30 YEAR TREND IN MUNICIPAL BOND INDICES

Weekly Rates July, 1995 - July, 2025



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

SIGNATURE AND NONLITIGATION CERTIFICATE

CITY OF FALCON HEIGHTS, MINNESOTA \$1,885,000 GENERAL OBLIGATION TAX ABATEMENT AND IMPROVEMENT BONDS, SERIES 2025A

We, the undersigned, being respectively the duly qualified and acting Mayor and City Administrator of the City of Falcon Heights, Minnesota, DO HEREBY CERTIFY that we did, in our official capacities as such officers, sign our own proper names by facsimile signature, attested by the manual signature of a person or persons authorized on behalf of Bond Trust Services Corporation, in Minneapolis, Minnesota, duly designated by the City Council as Bond Registrar and authenticating agent (the "Registrar"), on the City's \$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A (the "Bonds"), dated July 24, 2025, as the date of original issue, and numbered from R-1 upward, each in the denomination equal to the total principal amount for the Bonds due on the specified maturity date therefor. The Bonds mature on February 1 in the years and amounts and bear interest until paid or discharged as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2027	\$85,000	5.00%	2035	\$170,000	5.00%
2028	135,000	5.00	2036	180,000	5.00
2029	135,000	5.00	2037	75,000	4.00
2030	145,000	5.00	2038	80,000	4.00
2031	145,000	5.00	2039	80,000	4.00
2032	155,000	5.00	2040	85,000	4.00
2033	160,000	5.00	2041	90,000	4.00
2034	165,000	5.00			

WE FURTHER CERTIFY that the signature of Roland Olson affixed hereto is the true and proper signature of the qualified and acting Finance Director of the City.

WE FURTHER CERTIFY that we are now and were on the date of signing the Bonds, the duly qualified and acting officers therein indicated, and duly authorized to execute the same, and that the Registrar has been duly authorized to act as agent of the City for purposes of authenticating the Bonds by one or more persons signing bonds on behalf of the Bond Registrar, and we hereby ratify, confirm, and adopt our facsimile signatures on the Bonds as the true and proper signatures for the execution thereof.

WE FURTHER CERTIFY that the Bonds have been in all respects duly executed for delivery pursuant to authority conferred upon us as such officers; and no obligations other than those above described have been issued pursuant to such authority, and that none of the proceedings or records which have been certified to the purchasers of the Bonds or the attorneys approving the same have been in any manner repealed, amended or changed, and that there has been no change in the financial condition of the City, or of the facts affecting the Bonds.

WE FURTHER CERTIFY that the Official Statement prepared for the issuance of the Bonds as of its date and the date hereof, did not and does not contain any untrue statement of material fact or omit to state any material fact necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

WE FURTHER CERTIFY that there is no litigation pending or, to our knowledge, threatened questioning the organization or boundaries of the City, or the right of any of us to our respective offices, or in any manner questioning our right and power to execute and deliver the Bonds, or otherwise questioning the validity of the Bonds, the pledge of the abatements and the levy of taxes or the pledge of special assessments for the payment of the Bonds and the interest thereon.

Dated: July 24, 2025.

CITY OF FALCON HEIGHTS, MINNESOTA

By _____
Its Mayor

By _____
Its City Administrator

By _____
Its Finance Director

Signature and Nonlitigation Certificate

City of Falcon Heights, Minnesota
\$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A

FINANCE DIRECTOR'S RECEIPT

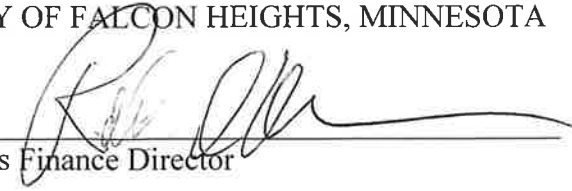
CITY OF FALCON HEIGHTS, MINNESOTA
\$1,885,000 GENERAL OBLIGATION TAX ABATEMENT AND IMPROVEMENT BONDS,
SERIES 2025A

I, the undersigned, being the duly qualified and acting Finance Director of the City of Falcon Heights, Minnesota, do hereby certify and acknowledge that on the date hereof, I received from Robert W. Baird & Co., Inc., Milwaukee, Wisconsin, the purchaser of \$1,885,000 General Obligation Improvement and Abatement Bonds, Series 2025A, dated July 24, 2025 as the date of original issue, the purchase price thereof, \$2,031,490.83 and no interest accrued to the date hereof and I did thereupon deliver the Bonds to the purchaser.

Dated: July 24, 2025.

CITY OF FALCON HEIGHTS, MINNESOTA

By


Its Finance Director

Signature Page to Finance Director's Receipt

City of Falcon Heights, Minnesota
\$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A

NONARBITRAGE CERTIFICATE

CITY OF FALCON HEIGHTS, MINNESOTA \$1,885,000 GENERAL OBLIGATION TAX ABATEMENT AND IMPROVEMENT BONDS, SERIES 2025A

The undersigned are the duly qualified and acting Mayor, City Administrator and Finance Director of the City of Falcon Heights, Minnesota (the "Issuer"), charged, either alone or with others, with the responsibility of issuing \$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A, dated July 24, 2025, as the date of original issue (the "Bonds"). This Nonarbitrage Certificate is being executed in accordance with the income tax regulations relating to arbitrage bonds (the "Regulations") and may be relied upon as a certification under Section 1.148-2(b)(2) of the Regulations and under Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"). The undersigned, having made an investigation of the facts, circumstances and estimates pertaining to and in connection with the Bonds, hereby certify in good faith and reasonably expect as follows with respect to the Bonds:

1. Purpose; Statement. The proceeds of the Bonds will be used to finance the construction of various public improvements within the City (the "Improvements") and to finance the construction of various park improvements in the City (the "Abatement Project" and together with the Improvements, the "Project"). As of the date hereof, all of the representations and statements of fact contained in the resolution adopted by the City Council on July 9, 2025 (the "Resolution"), relating to the Bonds are true and correct, and nothing has occurred between the date of adoption of the Resolution and the date hereof to cause any expectation or covenant stated in the Resolution to become unlikely or impossible of occurrence or performance, unreasonable or otherwise invalid.

2. Only Issue. No bonds (in addition to the Bonds) (i) are sold or are to be sold at substantially the same time as the Bonds, (ii) are sold pursuant to the same plan of financing with the Bonds, and (iii) are reasonably expected to be paid from substantially the same source of funds as the Bonds will be paid.

3. Proceeds and Uses. The Bonds were delivered and paid for on the date of this Nonarbitrage Certificate. "Sale Proceeds" is the issue price of the Bonds or the offering price of the Bonds to the public. The total Sale Proceeds of the Bonds is \$2,050,091.10, which together with earnings thereon (estimated to be \$ [REDACTED]), do not exceed the total of:

(i) \$ [REDACTED], estimated total financeable costs of construction of the Project;
and

(ii) \$85,415.27, expenses anticipated to be incurred in connection with the issuance of the Bonds, including Underwriting Compensation as defined below.

"Underwriting Compensation" is the difference between the amount paid by the underwriter in purchasing the Bonds from the Issuer and the amount of the issue price or reoffering price of the Bonds to the public.

4. Governmental Purposes; No Over-burdening of Tax-Exempt Market. The stated purposes of the Bonds are governmental purposes within the meaning of applicable law and regulations. The Sale Proceeds of the Bonds, less any amounts used to pay issuance expenses, together with estimated earnings thereon, will not exceed the estimated dollar cost of financing and constructing the Project, less all other funds to be expended for paying such costs.

5. Fund and Accounts. The Bonds are payable from the Issuer's General Obligation Tax Abatement and Improvement Bonds, Series 2025A Fund (the "Fund"), which Fund contains the following accounts: a Construction Account (for the construction of the Improvements and the Abatement Project), and a Debt Service Account (for payment of debt service on the Bonds).

6. Construction Account: Time Test; Due Diligence Test; Expenditure Test.

(a) Costs of Acquisition, Construction and Issuance. The costs of acquiring and constructing the Project and issuing the Bonds will be paid from the Construction Account in the Fund. The Issuer reasonably expects to satisfy the time test, the due diligence test and the expenditure test as set forth below:

(i) Time Test. Substantial binding contracts or commitments for acquiring and constructing the Project obligating the expenditure of not less than \$102,504.56 (five percent of the Net Sale Proceeds (as defined below) of the Bonds) have heretofore been entered into or made or will be entered into or made within six months from the date hereof. "Net Sale Proceeds" is the issue price of the Bonds less the accrued interest and less any Bond proceeds deposited in any reserve fund or account. All such contracts are, or will be, binding obligations of the Issuer.

(ii) Due Diligence Test. The acquisition and construction of the Project and the allocation of the Net Sale Proceeds of the Bonds to expenditures has proceeded and will continue to proceed with due diligence to completion. The Project is estimated to be completed by [REDACTED].

(iii) Expenditure Test. Any contract or commitment for the acquiring and constructing of the Project heretofore or hereafter executed has provided or will provide for the acquisition and construction of the Project in less than three years from the date hereof; and proceeds of the Bonds in an amount equal to at least eighty-five percent of the Net Sale Proceeds of the Bonds will be spent in paying the cost of the acquisition and construction of the Project within three years from the date hereof.

(b) Costs of Issuance; Transfer. The costs of issuing the Bonds will be incurred and paid within three years from the date hereof. Any moneys remaining in the Construction Account after completion of the Project and payment of the costs of issuing the Bonds will be transferred to the Debt Service Account unless transferred to the fund of any other project as authorized by law.

(c) Investments. The Issuer shall not invest amounts in the Construction Account at a yield materially higher than the yield on the Bonds or in obligations exempt from federal income taxation under Section 103(a) of the Code if and to the extent moneys

remain therein after the earlier of (i) acquiring and constructing of the Project is complete or (ii) three years from the date hereof.

7. Debt Service Account; Funding; Investment Covenants. The principal and interest on the Bonds are payable from the Debt Service Account. The Issuer has covenanted that any sums from time to time held in the Construction Account and the Debt Service Account (or any other account of the Issuer which will be used to pay debt service on the Bonds) in excess of amounts which under then applicable federal arbitrage regulations may be invested without regard to yield (after taking into account all temporary periods) shall not be invested at a yield in excess of the applicable yield restrictions imposed by said arbitrage regulations on such investments. Besides the Debt Service Account, there is no other fund or account of cash or securities which the Issuer has set aside and expects to invest or maintain at a yield greater than the yield on the Bonds for the purpose of paying debt service on the Bonds.

8. Debt Service Account; Bona Fide Debt Service Fund; Minor Portion; Temporary Periods; Yield. The Debt Service Account serves two functions: (i) a bona fide debt service fund (within the meaning of Section 1.148-1(b) of the Regulations) which is used primarily to achieve a proper matching of revenues and principal and interest payments within each Bond Year and is depleted at least once a Bond Year except for a reasonable carryover amount not to exceed the greater of the earnings on the Debt Service Account for the immediately preceding Bond Year or one-twelfth of principal and interest payments on the Bonds for the immediately preceding Bond Year, and (ii) a sinking fund (within the meaning of Section 1.148-1(c)(2) of the Regulations), and each such function shall be treated for the purposes hereof as if it occurred in a separate account.

Amounts deposited in the Debt Service Account which are to be used to pay debt service on the Bonds within twelve months of their receipt by the Issuer (or which are a reasonable carryover amount with respect thereto) will be invested without regard to yield for a temporary period not longer than thirteen months. Receipts in the Debt Service Account which will not be used to pay debt service on the Bonds within thirteen months of their receipt will be invested without regard to yield to the extent they do not exceed the "minor portion" of \$100,000, which is an amount equal to the lesser of \$100,000 or five percent of the Net Sale Proceeds of the Bonds.

All receipts in the Debt Service Account may be invested without regard to yield for a temporary period of thirty days from receipt, and investment earnings on such sums may be invested without regard to yield for a longer temporary period of one year from receipt. Amounts not entitled to a temporary period or within said minor portion will not be invested at a yield which is materially higher than the yield on the Bonds, or will be invested without regard to yield in tax-exempt bonds as defined in Section 150(a)(6) of the Code, being obligations the interest on which is excluded from gross income under Section 103(a) of the Code.

9. Yield Determination; Materially Higher. The yield on the Bonds, based on their issue price being the initial offering price to the public, as shown in the Issue Price Certificate has been calculated to be 3.3404972%; this yield on the Bonds will be recalculated if and as required by the Code or the Regulations. A "materially higher" yield is defined at Section 1.148-2(d)(2) of the Regulations and is generally one-eighth of one percent (0.125%).

10. Rebate. The Issuer is a "small issuer" not subject to the rebate requirement imposed by Section 148(f) of the Code by reason of issuing (together with all subordinate entities thereof, and all entities treated as one with the Issuer) less than \$5,000,000 of tax-exempt governmental obligations during the calendar year as provided in Section 148(f)(4)(D) of the Code.

11. Intentional Acts. The Issuer shall not take any deliberate, intentional action after the date hereof to earn arbitrage profit except to the extent such action would not have caused the Bonds to be arbitrage bonds had it been reasonably expected on the date hereof.

12. Basis For Expectations. The facts and estimates on which the foregoing expectations are based are (a) the documents included in the "Bond Transcript" prepared for the Bond Closing, (b) all engineering and architectural estimates, drawings, reports and plans and specifications heretofore furnished the Issuer with respect to the Project, (c) all contracts, if any, heretofore executed for the acquisition and construction of the Project, (d) all expenditures which were heretofore made by the Issuer for the acquisition and construction of the Project and which are to be reimbursed out of the proceeds of the Bonds, and (e) such other facts and estimates, if any, as may be set forth in an Exhibit A attached hereto, if any.

13. No Abusive Arbitrage Device. No "abusive arbitrage device" within the meaning of Section 1.148-10 of the Regulations is used in connection with the Bonds. No action relating to the Bonds has the effect of (a) enabling the Issuer to exploit the difference between tax-exempt and taxable interest rates to obtain a material financial advantage and (b) overburdening the tax-exempt bond market.

14. Reimbursement Expenditures. \$ _____ of the proceeds of the Bonds will be used to reimburse the Issuer for reimbursement expenditures. The official intent declaration of the Issuer was dated _____. **OR USE** None of the proceeds of the Bonds will be used to reimburse the Issuer for reimbursement expenditures. **OR USE** \$ _____ of the proceeds of the Bonds will be used to reimburse the Issuer for reimbursement expenditures, which constitute preliminary expenditures pursuant to the Reimbursement Regulations, as defined in the Resolution.

15. Monitoring of Expenditures and Investments. The Issuer will monitor the investment of Bond proceeds to assure compliance with Section 148 of the Code, and the Issuer will consult with bond counsel periodically with regard to arbitrage issues and compliance.

16. Familiarity; Conclusion. We are generally familiar with the requirements of the Regulations, and nothing has been called to our attention to cause us to believe that the proceeds of the Bonds will be used in a manner which would cause the Bonds to be arbitrage bonds within the meaning of Section 148 of the Code.

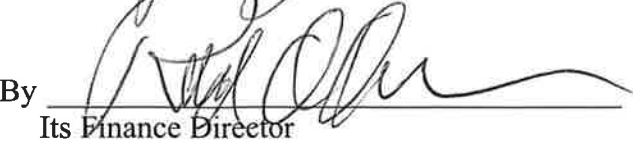
17. No Other Facts. To the best of the knowledge and belief of the undersigned, there are no other facts, estimates or circumstances which would materially change the foregoing facts and conclusions.

Dated: July 24, 2025.

CITY OF FALCON HEIGHTS, MINNESOTA

By _____
Its Mayor

By _____
Its City Administrator

By _____
Its Finance Director

Signature Page to Nonarbitrage Certificate

City of Falcon Heights, Minnesota
\$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A

CONTINUING DISCLOSURE UNDERTAKING

CITY OF FALCON HEIGHTS, MINNESOTA \$1,885,000 GENERAL OBLIGATION TAX ABATEMENT AND IMPROVEMENT BONDS, SERIES 2025A

This Continuing Disclosure Undertaking (the "Disclosure Undertaking") is executed and delivered by the City of Falcon Heights, Minnesota (the "Issuer"), in connection with the issuance of its \$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A (the "Bonds"). The Bonds are being issued pursuant to a Resolution adopted on July 9, 2025 (the "Resolution"). Pursuant to the Resolution and this Disclosure Undertaking, the Issuer covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Undertaking. This Disclosure Undertaking is being executed and delivered by the Issuer for the benefit of the Owners and in order to assist the Participating Underwriters in complying with SEC Rule 15c2-12(b)(5).

SECTION 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Undertaking unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any annual financial information provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Undertaking.

"Audited Financial Statements" shall mean the financial statements of the Issuer audited annually by an independent certified public accounting firm, prepared pursuant to generally accepted accounting principles promulgated by the Financial Accounting Standards Board, modified by governmental accounting standards promulgated by the Government Accounting Standards Board.

"Dissemination Agent" shall mean such party from time to time designated in writing by the Issuer to act as information dissemination agent and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). This term shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall be the fiscal year of the Issuer.

"Governing Body" shall, with respect to the Bonds, have the meaning given that term in Minnesota Statutes, Section 475.51, Subdivision 9.

"MSRB" shall mean the Municipal Securities Rulemaking Board.

"Occurrence(s)" shall mean any of the events listed in Section 4 of this Disclosure Undertaking.

"Official Statement" shall be the Official Statement dated [REDACTED], 2025, prepared in connection with the Bonds.

"Owners" shall mean the registered holders and, if not the same, the beneficial owners of any Bonds.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Resolution" shall mean the resolution or resolutions adopted by the Governing Body of the Issuer providing for, and authorizing the issuance of, the Bonds.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time or interpreted by the Securities and Exchange Commission.

SECTION 3. Provision of Annual Reports.

A. If Audited Financial Statements of the Issuer for the Fiscal Year ended December 31, 2024, are not included in the Final Official Statement, then the Issuer shall provide, or shall cause the Dissemination Agent to provide, to the MSRB by filing at www.emma.msrb.org, together with such identifying information as prescribed by the MSRB, an Annual Report consisting only of Audited Financial Statements for such Fiscal Year that are consistent with the requirements of Section 4B of this Disclosure Undertaking by not later than December 31, 2025.

B. Beginning in connection with the Fiscal Year ending on December 31, 2025, the Issuer shall, or shall cause the Dissemination Agent to provide, at least annually to the MSRB, by filing at www.emma.msrb.org, together with such identifying information as prescribed by the MSRB, its Audited Financial Statements for the most recent Fiscal Year, which is the only financial information or operating data which is customarily prepared by the Issuer and publicly available, by not later than December 31, 2026, and by December 31 of each year thereafter.

C. If the Issuer is unable to provide to the MSRB an Annual Report by the dates required in subsections A or B, the Issuer shall send a notice of such delay and estimated date of delivery to the MSRB.

SECTION 4. Reporting of Significant Events. This Section 4 shall govern the giving of notices of the occurrence of any of the following events with respect to the Bonds:

- (1) Principal and interest payment delinquencies;
- (2) Non-payment related defaults, if material;
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (5) Substitution of credit or liquidity providers, or their failure to perform;
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (7) Modifications to rights of security holders, if material;

- (8) Bond calls, if material, and tender offers;
- (9) Defeasances;
- (10) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (11) Rating changes;
- (12) Bankruptcy, insolvency, receivership or similar event of the Issuer;
- (13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
- (15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material; and,
- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

Whenever an event listed above has occurred, the Issuer shall promptly, which may not be in excess of the ten (10) business days after the Occurrence, file a notice of such Occurrence with the MSRB, by filing at www.emma.msrb.org, together with such identifying information as prescribed by the MSRB.

SECTION 5. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Undertaking shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds.

SECTION 6. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Undertaking, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

SECTION 7. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Undertaking, the Issuer may amend this Disclosure Undertaking, and any provision of this Disclosure Undertaking may be waived, if (a) a change in law or change in the ordinary business or operation of the Issuer has occurred, (b) such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule, and (c) such amendment or waiver is supported by an opinion of counsel expert in federal securities laws to the effect that such amendment or waiver would not materially impair the interests of Owners.

SECTION 8. Additional Information. Nothing in this Disclosure Undertaking shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Undertaking or any other means of communication, or

including any other information in any Annual Report or notice of an Occurrence, in addition to that which is required by this Disclosure Undertaking. If the Issuer chooses to include any information in any Annual Report or notice of an Occurrence in addition to that which is specifically required by this Disclosure Undertaking, the Issuer shall have no obligation under this Disclosure Undertaking to update such information or include it in any future Annual Report or notice of an Occurrence.

SECTION 9. Default. In the event of a failure of the Issuer to provide information required by this Disclosure Undertaking, any Owner may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer to comply with its obligations to provide information under this Disclosure Undertaking. A default under this Disclosure Undertaking shall not be deemed an Event of Default under the Resolution, and the sole remedy under this Disclosure Undertaking in the event of any failure of the Issuer to comply with this Disclosure Undertaking shall be an action to compel performance.

SECTION 10. Beneficiaries. This Disclosure Undertaking shall inure solely to the benefit of the Issuer, the Participating Underwriters and Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

SECTION 11. Reserved Rights. The Issuer reserves the right to discontinue providing any information required under the Rule if a final determination should be made by a court of competent jurisdiction that the Rule is invalid or otherwise unlawful or, subject to the provisions of Section 7 hereof, to modify the undertaking under this Disclosure Undertaking if the Issuer determines that such modification is required by the Rule or by a court of competent jurisdiction.

Dated: July 24, 2025.

CITY OF FALCON HEIGHTS, MINNESOTA

By _____
Its Mayor

By _____
Its City Administrator

Signature Page to Continuing Disclosure Undertaking

City of Falcon Heights, Minnesota
\$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A

UNITED STATES OF AMERICA
STATE OF MINNESOTA
RAMSEY COUNTY
CITY OF FALCON HEIGHTS

R-

\$

GENERAL OBLIGATION TAX ABATEMENT AND IMPROVEMENT BOND, SERIES
2025A

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
%	February 1,	July 24, 2025	306045

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: THOUSAND DOLLARS

THE CITY OF FALCON HEIGHTS, RAMSEY COUNTY, MINNESOTA (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or registered assigns, unless called for earlier redemption, in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, and to pay interest thereon semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing August 1, 2026, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. This Bond will bear interest from the most recent Interest Payment Date to which interest has been paid or, if no interest has been paid, from the date of original issue hereof. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of Bond Trust Services Corporation, in Minneapolis, Minnesota (the "Bond Registrar"), acting as paying agent, or any successor paying agent duly appointed by the Issuer, acting as paying agent, or any successor paying agent duly appointed by the Issuer. Interest on this Bond will be paid on each Interest Payment Date by check or draft mailed to the person in whose name this Bond is registered (the "Holder" or "Bondholder") on the registration books of the Issuer maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any interest not so timely paid shall cease to be payable to the person who is the Holder hereof as of the Regular Record Date, and shall be payable to the person who is the Holder hereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given to Bondholders not less than ten days prior to the Special Record Date. The principal of and premium, if any, and interest on this Bond are payable in lawful money of the United States of America. So long as this Bond is registered in the name of the Depository or its Nominee as provided in the Resolution hereinafter described, and as those terms are defined therein, payment of principal of, premium, if any, and interest on this Bond and notice with respect thereto shall be made as provided in the Letter of Representations, as defined in the Resolution, and surrender of this Bond shall not be required for payment of the redemption price upon a partial redemption of this Bond. Until termination of the book-entry only system pursuant to the Resolution, Bonds may only be registered in the name of the Depository or its Nominee.

IN WITNESS WHEREOF, the City of Falcon Heights, Ramsey County, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the facsimile signatures of its Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:

BOND REGISTRAR'S
CERTIFICATE OF
AUTHENTICATION

This Bond is one of the Bonds
described in the Resolution
mentioned within.

BOND TRUST SERVICES
CORPORATION
Minneapolis, Minnesota,
Bond Registrar

By: _____
Authorized Signature

Registrable by: BOND TRUST SERVICES
CORPORATION

Payable at: BOND TRUST SERVICES
CORPORATION

CITY OF FALCON HEIGHTS,
RAMSEY COUNTY, MINNESOTA



Mayor



City Administrator

EXTRACT OF MINUTES OF A MEETING
OF THE CITY COUNCIL OF THE
CITY OF FALCON HEIGHTS, MINNESOTA

HELD: JULY 9, 2025

Pursuant to due call, a regular or special meeting of the City Council of the City of Falcon Heights, Ramsey County, Minnesota, was duly held at the City Hall on July 9, 2025, at 7:00 P.M., for the purpose, in part, of authorizing the issuance and awarding the sale of \$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A.

The following members were present: Leehy, Meyer, Mielke and Gustafson
and the following were absent: Wassenaar

Member Leehy introduced the following resolution and moved its adoption:

RESOLUTION NO. 25-68

RESOLUTION ACCEPTING PROPOSAL ON THE SALE OF \$1,885,000 GENERAL OBLIGATION TAX ABATEMENT AND IMPROVEMENT BONDS, SERIES 2025A, PROVIDING FOR THEIR ISSUANCE AND PLEDGING FOR THE SECURITY THEREOF SPECIAL ASSESSMENTS AND ABATEMENTS AND LEVYING A TAX FOR THE PAYMENT THEREOF

A. WHEREAS, the City Council of the City of Falcon Heights, Minnesota (the "City") has heretofore determined and declared that it is necessary and expedient to issue \$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A (the "Bonds" or individually a "Bond"), pursuant to Minnesota Statutes, Chapter 475 and 429 and Sections 469.1812 through 469.1815, particularly Section 469.1814, to finance the construction of various public improvements within the City (the "Improvements"), in the amount of \$1,005,000 (the "Improvement Portion of the Bonds") and to finance the construction of various park improvements in the City (the "Abatement Project") in the amount of \$1,050,000 (the "Abatement Portion of the Bonds"); and

B. WHEREAS, the Improvements and all their components have been ordered prior to the date hereof, after a hearing thereon for which notice was given describing the Improvements or all their components by general nature, estimated cost, and area to be assessed; and

C. WHEREAS, on June 25, 2025, following duly published notice thereof, the Council held a public hearing on the proposed abatement to finance the Abatement Project and all persons who wished to speak or provide written information relative to the public hearing were afforded an opportunity to do so; and

D. WHEREAS, the City has heretofore established a tax abatement program (the "Program"), pursuant to the provisions of Minnesota Statutes, Sections 469.1812 through 469.1815, with respect to providing for the abatement of property taxes for a period of twenty (20)

years on various properties in the City, as described in the Resolution adopted by the City Council on this date, approving the Program (the "Abatement Resolution"); and

E. WHEREAS, the amount of the property taxes abated are estimated to be at least equal to the principal on the Abatement Portion of the Bonds and pursuant to the provisions of the Abatement Resolution, Bond proceeds are to be expended to provide money to pay for the Abatement Project; and

F. WHEREAS, the City has retained Ehlers & Associates, Inc., in Minneapolis, Minnesota ("Ehlers"), as its independent municipal advisor for the sale of the Bonds and was therefore authorized to sell the Bonds by private negotiation in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9) and proposals to purchase the Bonds have been solicited by Ehlers; and

G. WHEREAS, the proposals set forth on Exhibit A attached hereto were received by the City Administrator, or designee, at the offices of Ehlers at 10:00 A.M., this same day pursuant to the Preliminary Official Statement dated June 26, 2025, established for the Bonds; and

H. WHEREAS, it is in the best interests of the City that the Bonds be issued in book-entry form as hereinafter provided; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Falcon Heights, Minnesota, as follows:

1. Acceptance of Proposal. The proposal of Robert W. Baird & Co., Inc. (the "Purchaser"), to purchase the Bonds in accordance with the Preliminary Official Statement, at the rates of interest hereinafter set forth, and to pay therefor the sum of \$2,031,490.83, plus interest accrued to settlement, is hereby found, determined and declared to be the most favorable proposal received and is hereby accepted, and the Bonds are hereby awarded to the Purchaser.

2. Bond Terms.

(a) Original Issue Date; Denominations; Maturities; Term Bond Option. The Bonds shall be dated July 24, 2025, as the date of original issue and shall be issued forthwith on or after such date in fully registered form, shall be numbered from R-1 upward in the denomination of \$5,000 each or in any integral multiple thereof of a single maturity (the "Authorized Denominations") and shall mature on February 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2027	\$85,000	2033	\$160,000
2028	135,000	2034	165,000
2029	135,000	2035	170,000
2030	145,000	2036	180,000
2031	145,000	2041*	410,000
2032	155,000		

*Term Bond

As may be requested by the Purchaser, one or more term Bonds may be issued having mandatory sinking fund redemption and final maturity amounts conforming to the foregoing principal repayment schedule, and corresponding additions may be made to the provisions of the applicable Bond(s).

(b) Allocation. The aggregate principal amount of \$905,000 maturing in each of the years and amounts hereinafter set forth is issued to finance the Improvements (the "Improvement Portion"); and the aggregate principal amount of \$980,000 maturing in each of the years and amounts hereinafter set forth is issued to finance the Abatement Project (the "Abatement Portion"):

<u>Year</u>	<u>Improvement Portion</u>	<u>Abatement Portion</u>	<u>Total</u>
2027	\$60,000	\$25,000	\$85,000
2028	85,000	50,000	135,000
2029	85,000	50,000	135,000
2030	90,000	55,000	145,000
2031	90,000	55,000	145,000
2032	95,000	60,000	155,000
2033	95,000	65,000	160,000
2034	100,000	65,000	165,000
2035	100,000	70,000	170,000
2036	105,000	75,000	180,000
2037	-	75,000	75,000
2038	-	80,000	80,000
2039	-	80,000	80,000
2040	-	85,000	85,000
2041	-	90,000	90,000

If Bonds are prepaid, the prepayments shall be allocated to the portions of debt service (and hence allocated to the payment of Bonds treated as relating to a particular portion of debt service) as provided in this paragraph. If the source of prepayment moneys is the general fund of the City, or other generally available source, the prepayment may be allocated to any of the portions of debt service in such amounts as the City shall determine. If the source of a prepayment is special assessments pledged to and taxes levied for the Improvements, the prepayment shall be allocated to the Improvement Portion of debt service. If the source of a prepayment is taxes abated for the Abatement Project, the prepayment shall be allocated to the Abatement Portion of debt service.

(c) Book Entry Only System. The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York or any of its successors or its successors to its functions hereunder (the "Depository") will act as securities depository for the Bonds, and to this end:

(i) The Bonds shall be initially issued and, so long as they remain in book entry form only (the "Book Entry Only Period"), shall at all times be in the form of a separate single fully registered Bond for each maturity of the Bonds; and for purposes of complying with this requirement under paragraphs 5 and 10 Authorized

Denominations for any Bond shall be deemed to be limited during the Book Entry Only Period to the outstanding principal amount of that Bond.

- (ii) Upon initial issuance, ownership of the Bonds shall be registered in a bond register maintained by the Bond Registrar (as hereinafter defined) in the name of CEDE & CO., as the nominee (it or any nominee of the existing or a successor Depository, the "Nominee").
- (iii) With respect to the Bonds neither the City nor the Bond Registrar shall have any responsibility or obligation to any broker, dealer, bank, or any other financial institution for which the Depository holds Bonds as securities depository ("Participant") or the person for which a Participant holds an interest in the Bonds shown on the books and records of the Participant (the "Beneficial Owner"). Without limiting the immediately preceding sentence, neither the City, nor the Bond Registrar, shall have any such responsibility or obligation with respect to (A) the accuracy of the records of the Depository, the Nominee or any Participant with respect to any ownership interest in the Bonds, or (B) the delivery to any Participant, any Owner or any other person, other than the Depository, of any notice with respect to the Bonds, including any notice of redemption, or (C) the payment to any Participant, any Beneficial Owner or any other person, other than the Depository, of any amount with respect to the principal of or premium, if any, or interest on the Bonds, or (D) the consent given or other action taken by the Depository as the Registered Holder of any Bonds (the "Holder"). For purposes of securing the vote or consent of any Holder under this Resolution, the City may, however, rely upon an omnibus proxy under which the Depository assigns its consenting or voting rights to certain Participants to whose accounts the Bonds are credited on the record date identified in a listing attached to the omnibus proxy.
- (iv) The City and the Bond Registrar may treat as and deem the Depository to be the absolute owner of the Bonds for the purpose of payment of the principal of and premium, if any, and interest on the Bonds, for the purpose of giving notices of redemption and other matters with respect to the Bonds, for the purpose of obtaining any consent or other action to be taken by Holders for the purpose of registering transfers with respect to such Bonds, and for all purpose whatsoever. The Bond Registrar, as paying agent hereunder, shall pay all principal of and premium, if any, and interest on the Bonds only to the Holder or the Holders of the Bonds as shown on the bond register, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to the principal of and premium, if any, and interest on the Bonds to the extent of the sum or sums so paid.
- (v) Upon delivery by the Depository to the Bond Registrar of written notice to the effect that the Depository has determined to substitute a new Nominee in place of the existing Nominee, and subject to the transfer provisions in paragraph 10, references to the Nominee hereunder shall refer to such new Nominee.

- (vi) So long as any Bond is registered in the name of a Nominee, all payments with respect to the principal of and premium, if any, and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, by the Bond Registrar or City, as the case may be, to the Depository as provided in the Letter of Representations to the Depository required by the Depository as a condition to its acting as book-entry Depository for the Bonds (said Letter of Representations, together with any replacement thereof or amendment or substitute thereto, including any standard procedures or policies referenced therein or applicable thereto respecting the procedures and other matters relating to the Depository's role as book-entry Depository for the Bonds, collectively hereinafter referred to as the "Letter of Representations").
- (vii) All transfers of beneficial ownership interests in each Bond issued in book-entry form shall be limited in principal amount to Authorized Denominations and shall be effected by procedures by the Depository with the Participants for recording and transferring the ownership of beneficial interests in such Bonds.
- (viii) In connection with any notice or other communication to be provided to the Holders pursuant to this Resolution by the City or Bond Registrar with respect to any consent or other action to be taken by Holders, the Depository shall consider the date of receipt of notice requesting such consent or other action as the record date for such consent or other action; provided, that the City or the Bond Registrar may establish a special record date for such consent or other action. The City or the Bond Registrar shall, to the extent possible, give the Depository notice of such special record date not less than fifteen calendar days in advance of such special record date to the extent possible.
- (ix) Any successor Bond Registrar in its written acceptance of its duties under this Resolution and any paying agency/bond registrar agreement, shall agree to take any actions necessary from time to time to comply with the requirements of the Letter of Representations.
- (d) Termination of Book-Entry Only System. Discontinuance of a particular Depository's services and termination of the book-entry only system may be effected as follows:
 - (i) The Depository may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the City and discharging its responsibilities with respect thereto under applicable law. The City may terminate the services of the Depository with respect to the Bond if it determines that the Depository is no longer able to carry out its functions as securities depository or the continuation of the system of book-entry transfers through the Depository is not in the best interests of the City or the Beneficial Owners.
 - (ii) Upon termination of the services of the Depository as provided in the preceding paragraph, and if no substitute securities depository is willing to undertake the functions of the Depository hereunder can be found which, in the opinion of the City, is willing and able to assume such functions upon reasonable or customary

terms, or if the City determines that it is in the best interests of the City or the Beneficial Owners of the Bond that the Beneficial Owners be able to obtain certificates for the Bonds, the Bonds shall no longer be registered as being registered in the bond register in the name of the Nominee, but may be registered in whatever name or names the Holder of the Bonds shall designate at that time, in accordance with paragraph 10. To the extent that the Beneficial Owners are designated as the transferee by the Holders, in accordance with paragraph 10, the Bonds will be delivered to the Beneficial Owners.

- (iii) Nothing in this subparagraph (d) shall limit or restrict the provisions of paragraph 10.

(e) Letter of Representations. The provisions in the Letter of Representations are incorporated herein by reference and made a part of the resolution, and if and to the extent any such provisions are inconsistent with the other provisions of this resolution, the provisions in the Letter of Representations shall control.

3. Purpose. The Improvement Portion of the Bonds shall provide funds to finance the construction of the Improvements. The Abatement Portion of the Bonds shall provide funds to finance construction of the Abatement Project. Pursuant to the Abatement Resolution, the City's share of real estate taxes generated as a result of the Abatement Project and the Program (the "Tax Abatements") have been pledged to the payment of the Abatement Portion of the Bonds. The principal amount of the Abatement Portion of the Bonds does not exceed the estimated amount of Tax Abatements, which is \$1,050,000. The Improvements and Abatement Project are herein referred to together as the Project. Proceeds of the Abatement Portion of the Bonds shall be expended on costs or uses permitted by Minnesota Statutes, Sections 469.1812 through 469.1815, and shall not be expended on any costs or devoted to any other uses. The total cost of the Project, which shall include all costs enumerated in Minnesota Statutes, Section 475.65, is estimated to be at least equal to the amount of the Bonds. The City covenants that it shall do all things and perform all acts required of it to assure that work on the Project proceeds with due diligence to completion and that any and all permits and studies required under law for the Project are obtained.

4. Interest. The Bonds shall bear interest payable semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing August 1, 2026, calculated on the basis of a 360-day year of twelve 30-day months, at the respective rates per annum set forth opposite the maturity years as follows:

<u>Maturity Year</u>	<u>Interest Rate</u>	<u>Maturity Year</u>	<u>Interest Rate</u>
2027	5.00%	2033	5.00%
2028	5.00	2034	5.00
2029	5.00	2035	5.00
2030	5.00	2036	5.00
2031	5.00	2041*	4.00
2032	5.00		

*Term Bond

5. Redemption. All Bonds maturing on February 1, 2036 and thereafter, shall be subject to redemption and prepayment at the option of the City on February 1, 2035, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the City; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar prior to giving notice of redemption shall assign to each Bond having a common maturity date a distinctive number for each \$5,000 of the principal amount of such Bond. The Bond Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers so assigned to such Bonds, as many numbers as, at \$5,000 for each number, shall equal the principal amount of such Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of each such Bond of a denomination of more than \$5,000 shall be redeemed as shall equal \$5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Bond Registrar (with, if the City or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the City and Bond Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the City shall execute (if necessary) and the Bond Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

6. Bond Registrar. Bond Trust Services Corporation, in Minneapolis, Minnesota is appointed to act as bond registrar and paying agent with respect to the Bonds (the "Bond Registrar"), and shall do so unless and until a successor Bond Registrar is duly appointed, all pursuant to any contract the City and any successor Bond Registrar shall execute which is consistent herewith. The Bond Registrar shall also serve as paying agent unless and until a successor paying agent is duly appointed. Principal and interest on the Bonds shall be paid to the registered holders (or record holders) of the Bonds in the manner set forth in the form of Bond and paragraph 12.

7. Form of Bond. The Bonds, together with the Bond Registrar's Certificate of Authentication, the form of Assignment and the registration information thereon, shall be in substantially the form set forth on Exhibit B attached hereto.

8. Execution. The Bonds shall be in typewritten form, shall be executed on behalf of the City by the signatures of its Mayor and City Administrator and be sealed with the seal of the City; provided, as permitted by law, both signatures may be photocopied facsimiles and the corporate seal has been omitted. In the event of disability or resignation or other absence of either officer, the Bonds may be signed by the manual or facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, the signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

9. Authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this resolution unless a Certificate of Authentication on the Bond, substantially in the form set forth on Exhibit B attached hereto, shall have been duly executed by an authorized representative of the Bond Registrar. Certificates of Authentication on different Bonds need not be signed by the same person. The Bond Registrar shall authenticate the signatures of officers of the City on each Bond by execution of the Certificate of Authentication on the Bond and by inserting as the date of registration in the space provided the date on which the Bond is authenticated, except that for purposes of delivering the original Bonds to the Purchaser, the Bond Registrar shall insert as a date of registration the date of original issue of July 24, 2025. The Certificate of Authentication so executed on each Bond shall be conclusive evidence that it has been authenticated and delivered under this resolution.

10. Registration; Transfer; Exchange. The City will cause to be kept at the principal office of the Bond Registrar a bond register in which, subject to such reasonable regulations as the Bond Registrar may prescribe, the Bond Registrar shall provide for the registration of Bonds and the registration of transfers of Bonds entitled to be registered or transferred as herein provided.

Upon surrender for transfer of any Bond at the principal office of the Bond Registrar, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration (as provided in paragraph 9) of, and deliver, in the name of the designated transferee or transferees, one or more new Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount, having the same stated maturity and interest rate, as requested by the transferor; provided, however, that no Bond may be registered in blank or in the name of "bearer" or similar designation.

At the option of the Holder, Bonds may be exchanged for Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount and stated maturity, upon surrender of the Bonds to be exchanged at the principal office of the Bond Registrar. Whenever any Bonds are so surrendered for exchange, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration of, and deliver the Bonds which the Holder making the exchange is entitled to receive.

All Bonds surrendered upon any exchange or transfer provided for in this resolution shall be promptly canceled by the Bond Registrar and thereafter disposed of as directed by the City.

All Bonds delivered in exchange for or upon transfer of Bonds shall be valid general obligations of the City evidencing the same debt, and entitled to the same benefits under this resolution, as the Bonds surrendered for such exchange or transfer.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or be accompanied by a written instrument of transfer, in form satisfactory to the Bond Registrar, duly executed by the Holder thereof or the Holder's attorney duly authorized in writing.

The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of any Bond and any legal or unusual costs regarding transfers and lost Bonds.

Transfers shall also be subject to reasonable regulations of the City contained in any agreement with the Bond Registrar, including regulations which permit the Bond Registrar to close its transfer books between record dates and payment dates. The Finance Director is hereby authorized to negotiate and execute the terms of said agreement.

11. Rights Upon Transfer or Exchange. Each Bond delivered upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

12. Interest Payment; Record Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered (the "Holder") on the registration books of the City maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid shall cease to be payable to the person who is the Holder thereof as of the Regular Record Date, and shall be payable to the person who is the Holder thereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given by the Bond Registrar to the Holders not less than ten days prior to the Special Record Date.

13. Treatment of Registered Owner. The City and Bond Registrar may treat the person in whose name any Bond is registered as the owner of such Bond for the purpose of receiving payment of principal of and premium, if any, and interest (subject to the payment provisions in paragraph 12) on, such Bond and for all other purposes whatsoever whether or not such Bond shall be overdue, and neither the City nor the Bond Registrar shall be affected by notice to the contrary.

14. Delivery; Application of Proceeds. The Bonds when so prepared and executed shall be delivered by the Finance Director to the Purchaser upon receipt of the purchase price, and the Purchaser shall not be obliged to see to the proper application thereof.

15. Fund and Accounts. There is hereby established a special fund to be designated "General Obligation Tax Abatement and Improvement Bonds, Series 2025A Fund" (the "Fund") to be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Fund shall be maintained in the manner herein specified until all of the Bonds and the interest thereon have

been fully paid. There shall be maintained in the Fund two (2) separate accounts, to be designated the "Construction Account" and "Debt Service Account", respectively.

(a) Construction Account. To the Construction Account there shall be credited the proceeds of the sale of the Bonds, plus any special assessments levied with respect to the Improvements and collected prior to completion of the Improvements and payment of the costs thereof. From the Construction Account there shall be paid all costs and expenses of making the Project, including the cost of any construction contracts heretofore let and all other costs incurred and to be incurred of the kind authorized in Minnesota Statutes, Section 475.65 and the moneys in the Construction Account shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bonds may also be used to the extent necessary to pay interest on the Bonds due prior to the anticipated date of commencement of the receipt of the collection of taxes or special assessments herein levied or covenanted to be levied; and provided further that if upon completion of the Project, there shall remain any unexpended balance in the Construction Account, the balance (other than any special assessments) may be transferred to the Debt Service Account provided that any funds attributable to the Improvement Portion of the Bonds may be transferred to the fund of any other improvement instituted pursuant to Minnesota Statutes, Chapter 429, and provided further that any special assessments credited to the Construction Account shall only be applied towards payment of the costs of the Improvements upon adoption of a resolution by the City Council determining that the application of the special assessments for such purpose will not cause the City to no longer be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

(b) Debt Service Account. There shall be maintained two separate subaccounts in the Debt Service Account to be designated the "Improvements Debt Service Subaccount", and the "Abatement Debt Service Subaccount". There are hereby irrevocably appropriated and pledged to, and there shall be credited to the separate subaccounts of the Debt Service Account:

- (i) Improvements Debt Service Subaccount. To the Improvements Debt Service Subaccount there shall be credited: (i) all collections of special assessments herein covenanted to be levied with respect to the Improvements and either initially credited to the Construction Account and not already spent as permitted above and required to pay any principal and interest due on the Improvement Portion of the Bonds or collected subsequent to the completion of the Improvements and payment of the costs thereof; (ii) any collections of all taxes which herein or hereafter levied for the payment of the principal and interest on the Improvement Portion of the Bonds; (iii) a pro rata share of all funds remaining in the Construction Account after completion of the Project and payment of the costs thereof; (iv) all investment earnings on funds held in the Improvements Debt Service Subaccount; and (v) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Improvements Debt Service Subaccount. The amount of any surplus remaining in the Improvements Debt Service Subaccount when the Improvement Portion of the Bonds and interest thereon are paid shall be used consistent with Minnesota Statutes, Section 475.61, Subdivision 4.) The Debt Service Account shall be used solely to pay the principal and interest on the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from said account as provided by law.

- (ii) Abatement Debt Service Subaccount. To the Abatement Debt Service Subaccount there is hereby pledged and irrevocably appropriated and there shall be credited: (i) Tax Abatements; (ii)) a pro rata share of all funds remaining in the Construction Account after completion of the Project and payment of the costs thereof; (iii) all investment earnings on funds held in the Debt Service Account; and (iv) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Abatement Debt Service Subaccount. The amount of any surplus remaining in the Abatement Debt Service Subaccount when the Abatement Portion of the Bonds and interest thereon are paid shall be used consistent with Minnesota Statutes, Section 475.61, Subdivision 4. The Abatement Debt Service Subaccount shall be used solely to pay the principal and interest on the Abatement Portion of the Bonds.

No portion of the proceeds of the Bonds shall be used directly or indirectly to acquire higher yielding investments or to replace funds which were used directly or indirectly to acquire higher yielding investments, except (1) for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds were issued and (2) in addition to the above in an amount not greater than the lesser of five percent of the proceeds of the Bonds or \$100,000. To this effect, any proceeds of the Bonds and any sums from time to time held in the Construction Account or Debt Service Account (or any other City account which will be used to pay principal or interest to become due on the bonds payable therefrom) in excess of amounts which under then applicable federal arbitrage regulations may be invested without regard to yield shall not be invested at a yield in excess of the applicable yield restrictions imposed by said arbitrage regulations on such investments after taking into account any applicable "temporary periods" or "minor portion" made available under the federal arbitrage regulations. Money in the Fund shall not be invested in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that such investment would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Internal Revenue Code of 1986, as amended (the "Code").

16. Covenants Relating to the Improvement Portion of the Bonds.

(a) Special Assessments. It is hereby determined that no less than twenty percent (20%) of the cost to the City of each Improvement financed hereunder within the meaning of Minnesota Statutes, Section 475.58, Subdivision 1(3), shall be paid by special assessments to be levied against every assessable lot, piece and parcel of land benefited by any of the Improvements. The City hereby covenants and agrees that it will let all construction contracts not heretofore let within one year after ordering each Improvement financed hereunder unless the resolution ordering the Improvement specifies a different time limit for the letting of construction contracts. The City hereby further covenants and agrees that it will do and perform, as soon as they may be done, all acts and things necessary for the final and valid levy of such special assessments, and in the event that any such assessment be at any time held invalid with respect to any lot, piece or parcel of land due to any error, defect, or irregularity in any action or proceedings taken or to be taken by the City or the City Council or any of the City officers or employees, either in the making of the assessments or in the performance of any condition precedent thereto, the City and the City Council will forthwith do all further acts and take all further proceedings as may be required by law to make the assessments a valid and binding lien upon such property.

The special assessments have heretofore been authorized. Subject to such adjustments as are required by conditions in existence at the time the assessments are levied, it is hereby determined that the assessments shall be payable in equal, consecutive, annual installments, including both principal and interest, with interest at a rate per annum set forth below:

<u>Improvement Designations</u>	<u>Levy Years</u>	<u>Collection Years</u>	<u>Rate</u>	<u>Amount</u>
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See Attached Schedule

At the time the assessments are in fact levied the City Council shall, based on the then-current estimated collections of the assessments, make any adjustments in any ad valorem taxes required to be levied in order to assure that the City continues to be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

(b) Tax Levy; Coverage Test. To provide moneys for payment of the principal and interest on the Improvement Portion of the Bonds there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

<u>Years of Tax Levy</u>	<u>Years of Tax Collection</u>	<u>Amount</u>
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See Attached Schedule

The tax levies are such that if collected in full they, together with estimated collections of special assessments herein pledged for the payment of the Improvement Portion of the Bonds, will produce at least five percent (5%) in excess of the amount needed to meet when due the principal and interest payments on the Improvement Portion of the Bonds. The tax levies shall be irrevocable so long as any of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

17. Covenants Relating to the Abatement Portion of the Bonds.

(a) Tax Abatements; Use of Tax Abatements. The City Council has adopted the Tax Abatement Resolution and has thereby approved the Tax Abatements, including the pledge thereof to the payment of the Tax Abatement Portion of the Bonds. The City Council hereby confirms the Tax Abatement Resolution, which is hereby incorporated as though set forth herein.

(b) Tax Levy; Coverage Test. To provide moneys for payment of principal and interest on the Abatement Portion of the Bonds, there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

Years of Tax Levy

Years of Tax Collection

Amount

See Attached Schedule

The Taxes are such that if collected in full they, together with estimated collections of Tax Abatements, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Tax Abatement Portion of the Bonds. The Taxes shall be irrevocable so long as any of the Tax Abatement Portion of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

18. General Obligation Pledge. For the prompt and full payment of the principal and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Debt Service Account is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the Debt Service Account when a sufficient balance is available therein.

19. Defeasance. When all Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bonds shall, to the extent permitted by law, cease. The City may discharge its obligations with respect to any Bonds which are due on any date by irrevocably depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full; or if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Bond Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also discharge its obligations with respect to any prepayable Bonds called for redemption on any date when they are prepayable according to their terms, by depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full, provided that notice of redemption thereof has been duly given. The City may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity or, if notice of redemption as herein required has been duly provided for, to such earlier redemption date.

20. Compliance With Reimbursement Bond Regulations. The provisions of this paragraph are intended to establish and provide for the City's compliance with United States Treasury Regulations Section 1.150-2 (the "Reimbursement Regulations") applicable to the "reimbursement proceeds" of the Bonds, being those portions thereof which will be used by the City to reimburse itself for any expenditure which the City paid or will have paid prior to the Closing Date (a "Reimbursement Expenditure").

The City hereby certifies and/or covenants as follows:

(a) Not later than 60 days after the date of payment of a Reimbursement Expenditure, the City (or person designated to do so on behalf of the City) has made or will have made a written declaration of the City's official intent (a "Declaration") which effectively (i) states the City's reasonable expectation to reimburse itself for the payment of the Reimbursement Expenditure out of the proceeds of a subsequent borrowing; (ii) gives a general and functional description of the property, project or program to which the Declaration relates and for which the Reimbursement Expenditure is paid, or identifies a specific fund or account of the City and the general functional purpose thereof from which the Reimbursement Expenditure was to be paid (collectively the "Program"); and (iii) states the maximum principal amount of debt expected to be issued by the City for the purpose of financing the Program; provided, however, that no such Declaration shall necessarily have been made with respect to: (i) "preliminary expenditures" for the Program, defined in the Reimbursement Regulations to include engineering or architectural, surveying and soil testing expenses and similar prefatory costs, which in the aggregate do not exceed 20% of the "issue price" of the Bonds, and (ii) a *de minimis* amount of Reimbursement Expenditures not in excess of the lesser of \$100,000 or 5% of the proceeds of the Bonds.

(b) Each Reimbursement Expenditure is a capital expenditure or a cost of issuance of the Bonds or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Reimbursement Regulations.

(c) The "reimbursement allocation" described in the Reimbursement Regulations for each Reimbursement Expenditure shall and will be made forthwith following (but not prior to) the issuance of the Bonds, and not later than three years after the later of (i) the date of the payment of the Reimbursement Expenditure, or (ii) the date on which the Program to which the Reimbursement Expenditure relates is first placed in service.

(d) Each such reimbursement allocation will be made in a writing that evidences the City's use of Bond proceeds to reimburse the Reimbursement Expenditure and, if made within 30 days after the Bonds are issued, shall be treated as made on the day the Bonds are issued.

Provided, however, that the City may take action contrary to any of the foregoing covenants in this paragraph upon receipt of an opinion of its bond counsel for the Bonds stating in effect that such action will not impair the tax-exempt status of the Bonds.

21. Certificate of Registration and Tax Levy. A certified copy of this resolution is hereby directed to be filed in the office of the County Auditor of Ramsey County, together with such other information as the County Auditor shall require, and to obtain the County Auditor's Certificate that the Bonds have been entered in the Bond Register and that the tax levy required by law have been made.

22. Continuing Disclosure. The City is the sole obligated person with respect to the Bonds. The City hereby agrees, in accordance with the provisions of Rule 15c2-12 (the "Rule"), promulgated by the Securities and Exchange Commission (the "Commission") pursuant to the Securities Exchange Act of 1934, as amended, and a Continuing Disclosure Undertaking (the "Undertaking") hereinafter described:

(a) to provide or cause to be provided to the Municipal Securities Rulemaking Board, by filing at www.emma.msrb.org, (i) at least annually, its audited financial statements for the most recent fiscal year, and (ii) notice of the occurrence of certain events with respect to the Bonds in not more than ten (10) business days after the occurrence of such event, in accordance with the Undertaking; and

(b) its covenants pursuant to the Rule set forth in this paragraph and in the Undertaking is intended to be for the benefit of the Holders of the Bonds and shall be enforceable on behalf of such Holders; provided that the right to enforce the provisions of these covenants shall be limited to a right to obtain specific enforcement of the City's obligations under the covenants

The Mayor and City Administrator of the City, or any other officer of the City authorized to act in their place (the "Officers") are hereby authorized and directed to execute on behalf of the City the Undertaking in substantially the form presented to the City Council subject to such modifications thereof or additions thereto as are (i) consistent with the requirements under the Rule, (ii) required by the Purchaser of the Bonds, and (iii) acceptable to the Officers.

23. Records and Certificates. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to the attorneys approving the legality of the issuance of the Bonds, certified copies of all proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bonds as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

24. Negative Covenant as to Use of Bond Proceeds and Project. The City hereby covenants not to use the proceeds of the Bonds or to use the Project, or to cause or permit them to be used, or to enter into any deferred payment arrangements for the cost of the Project, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

25. Tax-Exempt Status of the Bonds: Rebate. The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Bonds, including without limitation (i) requirements relating to temporary periods for investments, (ii) limitations on amounts invested at a yield greater than the yield on the Bonds, and (iii) the rebate of excess investment earnings to the United States if the Bonds (together with other obligations reasonably expected to be issued and outstanding at one time in this calendar year) exceed the small-issuer exception amount of \$5,000,000.

For purposes of qualifying for the small issuer exception to the federal arbitrage rebate requirements for governmental units issuing \$5,000,000 or less of bonds, the City hereby finds, determines and declares that (i) the Bonds are issued by a governmental unit with general taxing powers; (ii) no Bonds are a private activity bond; (iii) 95% or more of the net proceeds of the Bonds are to be used for local governmental activities of the City (or of a governmental unit the jurisdiction of which is entirely within the jurisdiction of the City); and (iv) the aggregate face amount of all tax-exempt bonds (other than private activity bonds) issued by the City (and all

entities subordinate to, or treated as one issuer with the City) during the calendar year in which the Bonds are issued and outstanding at one time is not reasonably expected to exceed \$5,000,000, all within the meaning of Section 148(f)(4)(D) of the Code.

26. Designation of Qualified Tax-Exempt Obligations. In order to qualify the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code, the City hereby makes the following factual statements and representations:

- (a) the Bonds are issued after August 7, 1986;
- (b) the Bonds are not "private activity bonds" as defined in Section 141 of the Code;
- (c) the City hereby designates the Bonds as "qualified tax exempt obligations" for purposes of Section 265(b)(3) of the Code;
- (d) the reasonably anticipated amount of tax exempt obligations (other than private activity bonds, treating qualified 501(c)(3) bonds as not being private activity bonds) which will be issued by the City (and all entities treated as one issuer with the City, and all subordinate entities whose obligations are treated as issued by the City) during this calendar year 2025 will not exceed \$10,000,000;
- (e) not more than \$10,000,000 of obligations issued by the City during this calendar year 2025 have been designated for purposes of Section 265(b)(3) of the Code; and
- (f) the aggregate face amount of the Bonds does not exceed \$10,000,000.

The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

27. Official Statement. The Official Statement relating to the Bonds prepared and distributed by Ehlers is hereby approved and the officers of the City are authorized in connection with the delivery of the Bonds to sign such certificates as may be necessary with respect to the completeness and accuracy of the Official Statement.

28. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of bond proceeds allocable to the payment of issuance expenses to Wells Fargo Bank, National Association, San Francisco, California, on the closing date for further distribution as directed by Ehlers.

29. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

30. Headings. Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, after a full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof: Leehy, Meyer, Mielke and Gustafson;

and the following voted against the same: none.

Whereupon the resolution was declared duly passed and adopted.

Moved by:

Leehy

Approved by:



Randall C. Gustafson
Mayor

GUSTAFSON

4

In Favor

LEEHY

0

Against

MEYER

WASSENBERG

MIELKE

Attested by:



Jack Linehan
City Administrator

STATE OF MINNESOTA
COUNTY OF RAMSEY
CITY OF FALCON HEIGHTS

I, the undersigned, being the duly qualified and acting City Administrator of the City of Falcon Heights, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council, duly called and held on the date therein indicated, insofar as such minutes relate to authorizing the issuance and awarding the sale of \$1,885,000 General Obligation Tax Abatement and Improvement Bonds, Series 2025A.

WITNESS my hand on July 9, 2025.



City Administrator

EXHIBIT A

PROPOSALS



BID TABULATION

\$2,055,000* General Obligation Tax Abatement and Improvement Bonds, Series 2025A

City of Falcon Heights, Minnesota

SALE: July 9, 2025

AWARD: BAIRD

Rating: S&P Global Ratings "AAA" / Stable

Tax Exempt - Bank Qualified

NAME OF INSTITUTION	MATURITY (February 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
BAIRD				\$2,213,301.30	3.4840%
Milwaukee, Wisconsin	2027	5.000%	2.560%		
C.L. King & Associates	2028	5.000%	2.570%		
Colliers Securities LLC	2029	5.000%	2.570%		
Edward Jones	2030	5.000%	2.650%		
Fidelity Capital Markets	2031	5.000%	2.780%		
Crews & Associates, Inc.	2032	5.000%	2.880%		
Country Club Bank	2033	5.000%	3.000%		
Midlegate Securities	2034	5.000%	3.180%		
Alliance Global Partners	2035	5.000%	3.350%		
CADZ Securities Inc	2036	5.000%	3.500%		
Celadon Financial Group, LLC	2037 ¹	4.000%	3.850%		
Isank Bond Investments, Inc	2038 ¹	4.000%	3.850%		
Carty, Harding & Heam, Inc.	2039 ¹	4.000%	3.850%		
UMB Bank, N.A.	2040 ¹	4.000%	3.850%		
United Bankers Bank	2041 ¹	4.000%	3.850%		
FMS Bonds Inc					
First Southern LLC					
Dinosaur Financial Group					
First Bankers' Banc Securities, Inc.					
Mountainside Securities LLC					
Blaylock Van, LLC					
StoneX Financial Inc.					
Caldwell Sutter Capital, Inc.					
ZIONS BANK, division of ZB, N.A.					

* Subsequent to bid opening the issue size was decreased to \$1,885,000.
Adjusted Price: \$2,031,490.83 Adjusted Net Interest Cost: \$553,187.09

Adjusted TIC: 3.4946%

¹ \$410,000 Term Bond due 2041 with mandatory redemption in 2037-2040.

NAME OF INSTITUTION	TRUE INTEREST RATE
TD SECURITIES (USA) LLC New York, New York	3.4951%
STIFEL, NICOLAUS & COMPANY, INCORPORATED Birmingham, Alabama	3.5226%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota	3.5421%
HILLTOP SECURITIES Dallas, Texas	3.5634%

Bid Tabulation
 City of Falcon Heights, Minnesota
 \$2,055,000* General Obligation Tax Abatement and Improvement Bonds, Series 2025A

July 9, 2025

Page 2

EXHIBIT B

FORM OF BOND

UNITED STATES OF AMERICA
STATE OF MINNESOTA
RAMSEY COUNTY
CITY OF FALCON HEIGHTS

R-_____ \$_____

GENERAL OBLIGATION TAX ABATEMENT AND IMPROVEMENT BOND, SERIES
2025A

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
%	February 1,	July 24, 2025	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: DOLLARS

THE CITY OF FALCON HEIGHTS, RAMSEY COUNTY, MINNESOTA (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or registered assigns, unless called for earlier redemption, in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, and to pay interest thereon semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing August 1, 2026, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. This Bond will bear interest from the most recent Interest Payment Date to which interest has been paid or, if no interest has been paid, from the date of original issue hereof. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of Bond Trust Services Corporation, in Minneapolis, Minnesota (the "Bond Registrar"), acting as paying agent, or any successor paying agent duly appointed by the Issuer, acting as paying agent, or any successor paying agent duly appointed by the Issuer. Interest on this Bond will be paid on each Interest Payment Date by check or draft mailed to the person in whose name this Bond is registered (the "Holder" or "Bondholder") on the registration books of the Issuer maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any interest not so timely paid shall cease to be payable to the person who is the Holder hereof as of the Regular Record Date, and shall be payable to the person who is the Holder hereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given to Bondholders not less than ten days prior to the Special Record Date. The principal of and premium, if any, and interest on this Bond are payable in lawful money of the United States of America. So long as this Bond is registered in the name of the Depository or its Nominee as provided in the Resolution hereinafter described, and as those terms

are defined therein, payment of principal of, premium, if any, and interest on this Bond and notice with respect thereto shall be made as provided in the Letter of Representations, as defined in the Resolution, and surrender of this Bond shall not be required for payment of the redemption price upon a partial redemption of this Bond. Until termination of the book-entry only system pursuant to the Resolution, Bonds may only be registered in the name of the Depository or its Nominee.

Optional Redemption. All Bonds of this issue (the "Bonds") maturing on February 1, 2036, and thereafter, are subject to redemption and prepayment at the option of the Issuer on February 1, 2035, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the Issuer; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

Prior to the date on which any Bond or Bonds are directed by the Issuer to be redeemed in advance of maturity, the Issuer will cause notice of the call thereof for redemption identifying the Bonds to be redeemed to be mailed to the Bond Registrar and all Bondholders, at the addresses shown on the Bond Register. All Bonds so called for redemption will cease to bear interest on the specified redemption date, provided funds for their redemption have been duly deposited.

Selection of Bonds for Redemption; Partial Redemption. To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar shall assign to each Bond having a common maturity date a distinctive number for each \$5,000 of the principal amount of such Bond. The Bond Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers assigned to the Bonds, as many numbers as, at \$5,000 for each number, shall equal the principal amount of such Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of such Bond of a denomination of more than \$5,000 shall be redeemed as shall equal \$5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Bond Registrar (with, if the Issuer or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the Issuer and Bond Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the Issuer shall execute (if necessary) and the Bond Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

Issuance; Purpose; General Obligation. This Bond is one of an issue in the total principal amount of \$1,885,000, all of like date of original issue and tenor, except as to number, maturity, interest rate, denomination and redemption privilege, issued pursuant to and in full conformity with the Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on July 9, 2025 (the "Resolution"), for the purpose of providing money to finance

various improvement projects and the construction of various park improvements within the jurisdiction of the Issuer. This Bond is payable out of the General Obligation Tax Abatement and Improvement Bonds, Series 2025A Fund of the Issuer. This Bond constitutes a general obligation of the Issuer, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

Denominations; Exchange; Resolution. The Bonds are issuable solely in fully registered form in Authorized Denominations (as defined in the Resolution) and are exchangeable for fully registered Bonds of other Authorized Denominations in equal aggregate principal amounts at the principal office of the Bond Registrar, but only in the manner and subject to the limitations provided in the Resolution. Reference is hereby made to the Resolution for a description of the rights and duties of the Bond Registrar. Copies of the Resolution are on file in the principal office of the Bond Registrar.

Transfer. This Bond is transferable by the Holder in person or the Holder's attorney duly authorized in writing at the principal office of the Bond Registrar upon presentation and surrender hereof to the Bond Registrar, all subject to the terms and conditions provided in the Resolution and to reasonable regulations of the Issuer contained in any agreement with the Bond Registrar. Thereupon the Issuer shall execute and the Bond Registrar shall authenticate and deliver, in exchange for this Bond, one or more new fully registered Bonds in the name of the transferee (but not registered in blank or to "bearer" or similar designation), of an Authorized Denomination or Denominations, in aggregate principal amount equal to the principal amount of this Bond, of the same maturity and bearing interest at the same rate.

Fees upon Transfer or Loss. The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

Treatment of Registered Owners. The Issuer and Bond Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and neither the Issuer nor the Bond Registrar shall be affected by notice to the contrary.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Authentication hereon shall have been executed by the Bond Registrar.

Qualified Tax-Exempt Obligation. This Bond has been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as required by law; that the Issuer has

covenanted and agreed with the Holders of the Bonds that it will levy a direct, annual, irrevocable ad valorem tax upon all of the taxable property of the Issuer, without limitation as to rate or amount, for the years and in amounts sufficient to pay the principal and interest on the Bonds as they respectively become due, if any sums irrevocably appropriated to the Debt Service Account are insufficient therefor; and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of Falcon Heights, Ramsey County, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the facsimile signatures of its Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:

Registrable by: BOND TRUST SERVICES CORPORATION

BOND REGISTRAR'S
CERTIFICATE OF
AUTHENTICATION

Payable at: BOND TRUST SERVICES CORPORATION

CITY OF FALCON HEIGHTS,
RAMSEY COUNTY, MINNESOTA

This Bond is one of the Bonds described in the Resolution mentioned within.

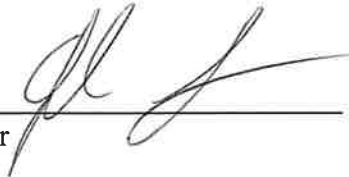
BOND TRUST SERVICES CORPORATION
Minneapolis, Minnesota,
Bond Registrar

/s/ Facsimile
Mayor

A blue ink facsimile signature of the Mayor, written over a horizontal line.

By: _____
Authorized Signature

/s/ Facsimile
City Administrator

A black ink facsimile signature of the City Administrator, written over a horizontal line.

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common

TEN ENT - as tenants by the entireties

JT TEN - as joint tenants with right of survivorship
and not as tenants in common

UTMA - _____ as custodian for _____
(Cust) _____ (Minor)
under the _____ Uniform Transfers to Minors Act
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated: _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed: _____

Signature(s) must be guaranteed by a national bank or trust company or by a brokerage firm having a membership in one of the major stock exchanges or any other "Eligible Guarantor Institution" as defined in 17 CFR 240.17 Ad-15(a)(2).

The Bond Registrar will not affect transfer of this Bond unless the information concerning the transferee requested below is provided.

Name and Address: _____

(Include information for all joint owners if the Bond is held by joint account.)

SCHEDULES

City of Falcon Heights, Minnesota

\$905,000 General Obligation Tax Abatement & Improvement Bonds, Series 2025A
Improvements

Tax Levy Schedule

Tax Levy Year	Tax Collect Year	Bond Pay Year	Total P+I	Net New D/S	P & I @105%	Assessments	Net Levy
2024	2025	2026	-	-	-	-	-
2025	2026	2027	128,754.86	128,754.86	135,192.60	63,449.61	71,742.99
2026	2027	2028	127,250.00	127,250.00	133,612.50	61,265.28	72,347.22
2027	2028	2029	123,000.00	123,000.00	129,150.00	59,080.94	70,069.06
2028	2029	2030	123,750.00	123,750.00	129,937.50	56,896.62	73,040.88
2029	2030	2031	119,250.00	119,250.00	125,212.50	54,712.28	70,500.22
2030	2031	2032	119,750.00	119,750.00	125,737.50	52,527.96	73,209.54
2031	2032	2033	115,000.00	115,000.00	120,750.00	50,343.61	70,406.39
2032	2033	2034	115,250.00	115,250.00	121,012.50	48,159.29	72,853.21
2033	2034	2035	110,250.00	110,250.00	115,762.50	45,974.95	69,787.55
2034	2035	2036	110,250.00	110,250.00	115,762.50	43,790.63	71,971.87
Total			\$1,192,504.86	\$1,192,504.86	\$1,252,130.10	\$536,201.17	\$715,928.93

City of Falcon Heights, Minnesota

\$980,000 General Obligation Tax Abatement & Improvement Bonds, Series 2025A
Tax Abatement

Tax Levy Schedule

Tax Levy Year	Tax Collect Year	Bond Pay Year	Total P+I	Net New D/S	P & I @105%	Tax Abatement Revenue	Net Levy
2024	2025	2026	-	-	-	-	-
2025	2026	2027	93,223.06	93,223.06	97,884.21	79,558.00	18,326.21
2026	2027	2028	93,650.00	93,650.00	98,332.50	79,558.00	18,774.50
2027	2028	2029	91,150.00	91,150.00	95,707.50	79,558.00	16,149.50
2028	2029	2030	93,650.00	93,650.00	98,332.50	79,558.00	18,774.50
2029	2030	2031	90,900.00	90,900.00	95,445.00	79,558.00	15,887.00
2030	2031	2032	93,150.00	93,150.00	97,807.50	79,558.00	18,249.50
2031	2032	2033	95,150.00	95,150.00	99,907.50	79,558.00	20,349.50
2032	2033	2034	91,900.00	91,900.00	96,495.00	79,558.00	16,937.00
2033	2034	2035	93,650.00	93,650.00	98,332.50	79,558.00	18,774.50
2034	2035	2036	95,150.00	95,150.00	99,907.50	79,558.00	20,349.50
2035	2036	2037	91,400.00	91,400.00	95,970.00	79,558.00	16,412.00
2036	2037	2038	93,400.00	93,400.00	98,070.00	79,558.00	18,512.00
2037	2038	2039	90,200.00	90,200.00	94,710.00	79,558.00	15,152.00
2038	2039	2040	92,000.00	92,000.00	96,600.00	79,558.00	17,042.00
2039	2040	2041	93,600.00	93,600.00	98,280.00	79,558.00	18,722.00
Total			\$1,392,173.06	\$1,392,173.06	\$1,461,781.71	\$1,193,370.00	\$268,411.71

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CITY OF FALCON HEIGHTS
Regular Meeting of the City Council
City Hall
2077 West Larpenteur Avenue

MINUTES
June 25, 2025 at 7:00 P.M.

- A. CALL TO ORDER: 7:00 PM
- B. ROLL CALL: GUSTAFSON X LEEHY MEYER X

MIELKE X WASSENBERG

STAFF PRESENT: LINEHAN X

- C. APPROVAL OF AGENDA
Linehan: amended to include the closed session.

Councilmember Meyer motions to approve the agenda;
Approved 3-0

- D. PRESENTATION

- E. APPROVAL OF MINUTES:
1. June 4, 2025 City Council Workshop Meeting Minutes
 2. June 11, 2025 City Council Regular Meeting Minutes

Councilmember Mielke motions to approve the meeting minutes;
Approved 3-0

- F. PUBLIC HEARINGS:
1. Bond Series 2025A Tax Abatement Hearing
Linehan explains this is a combination of a general road bond and a tax abatement bond. Entails abating the property taxes the city receives annually on a specific parcel. Larpenteur Manor was identified as a larger multifamily parcel that fits this purpose well. Nothing will change for the owner and tenants. The city will no longer receive the property taxes directly; instead, they will go towards financing the tax levy.

Todd Hagen from Ehlers further notes that tax abatement bonds are often used for financing recreational facilities. The proposed abatement bonds will not affect tax rates for the abatement parcel.

Councilmember Meyer motions to approve Resolution 25-65 Approving Property Tax
Abatements
Approved 3-0

2. Comcast Franchise Agreement Renewal Consideration
Linehan: Anytime a private utility company wants to operate in the public right-of-way the city oversees this. The franchise agreement helps regulate this. Following a formal renewal

process and subsequent informal negotiations, the current cable franchise agreement with Comcast was adopted in 2017. It remains one of the strongest cable television franchise agreements in the metro area. The agreement is currently set to expire in 2027. The City of Falcon Heights is a member of the North Suburban Communications Commission (NSCC), a joint powers entity representing nine cities, collectively known as NineNorth. The NSCC negotiates and administers cable television franchise agreements on behalf of its member cities. Comcast provided notice to renew the agreement for 5 years.

Mielke, who is the City Representative on the board, notes there have been no changes to the agreement, and it's good to extend it for 5 more years.

Meyer wonders why it is only 5 years and not 10 years. Linehan answers that the industry generally pushes back on the agreement as it has requirements for the utility company. But it is a benefit to the community.

Councilmember Mielke motions to approve Ordinance 25-04 Franchise
Extension Agreement;
Approved 3-0

G. CONSENT AGENDA:

1. General Disbursements through 6/18/25: \$676,755.34
Payroll through 6/17/25: \$25,004.18
Wire Payments through 6/17/25: \$16,164.98
2. Approval of Resolution 25-65 Supporting Application for Be Active! Be Green! Bench Grant Consideration
3. Approval of Community Park Stormwater Maintenance Agreement Between Rice Creek Watershed District and the City of Falcon Heights

Councilmember Meyer motions to approve the consent agenda.
Approved 3-0

Gustafson highlights that the stormwater agreement is related to the Community Park renovation. The city received benches from the Be Active! Be Green! Bench Grant Initiative in previous years. The city applied for 3 benches this year, which, if received, will be placed at the Grove Park.

H: POLICY ITEMS:

1. Approval of Ordinance 25-05 Updating City Commissioner Code

Linehan explains that the idea of compensating commissioners was originally brought up by Mielke during budget discussions in the previous year. The city then budgeted \$21,000 annually, based on meeting attendance and commission structure. The stipend will be \$50 per meeting attended. This concept required changes to the City Code and provided an opportunity to update grey areas related to commissions in the Admin Manual, which guides staff related to operational procedures. A section was added that focuses on city commissions, outlining the appointment process, term structure, and other procedures related to the commission. Pay will start in August 2025 to allow staff time to set up payroll.

Mielke is hopeful this compensation removes barriers and allows more to participate in city commissions. Gustafson and Meyer agree.

Councilmember Mielke motions to approve Ordinance and Summary Ordinance 25-05
An Ordinance Amending Chapter 2 of the Falcon Heights City Code to Establish
Compensation for Commission Members and Add a Youth Commissioner Role;
Approved 3-0

2. Consideration of July 4th City Hall Holiday Beginning on July 3 at 1:00 PM

Linehan explains that staff realized July 4th falls on a Friday this year, and traditionally, holiday pay is assumed to be 8 hours. During summer hours, staff work 4 hours on Fridays and would lose 4 awarded hours. To account for this, staff is proposing to recognize the holiday on Thursday, July 3, and close City Hall at 1 PM. Council agrees.

Linehan will take the council's recommendation to add this to the Admin Manual in the future, when other changes will be made to the document.

Mayor Gustafson motions to recognize the 4th of July Holiday to Begin on Thursday,
July 3rd, 2025 at 1:00 PM;
Approved 3-0

I. INFORMATION/ANNOUNCEMENTS:

Mielke notes that the State Fair Task Force met, and State Fair leadership attended the meeting to discuss changes and improvements they are making for the upcoming fair. They seemed open to a joint power agreement, like what they have with St. Paul and Roseville. She also attended the Strong Towns conference in Rhode Island and attended great sessions. Lastly, she encourages residents to sign up for the first Lawn & Garden Tours that will take place on July 19.

Meyer explains that the Planning Commission met and worked on updating and modernizing the City Code. Lynch has done a great job guiding this. Changes will be brought forth at a future council workshop.

Gustafson points out that Restoration Day will take place on July 6, and Unity Day on July 7. There will be a community BBQ at Falcon Heights City Hall, hosted by the Castile Family. He will be attending the League of Minnesota Cities annual conference in Duluth.

Linehan informs the Council that the Ice Cream Social will be at Falcon Heights City Hall on July 17 from 5 to 7 PM. Staff met with the general contractor for Community Park renovation, where they discussed a general timeline. It is dictated by the delivery of the shelter materials. Staff also met with S&P Global for a new bond rating; they are hopeful of maintaining the AAA bond rating. Staff will meet with various stakeholders and partners related to the sale of the Les Bolstad golf course. No formal action has been taken, but the next steps will be publicized to the public once known.

J. COMMUNITY FORUM:

Please limit comments to 3 minutes per person. Items brought before the Council will be referred for consideration. Council may ask questions for clarification, but no council action or discussion will be held on these items.

K. CLOSED SESSION

- a. Closed Session to review confidential or protected nonpublic appraisal data and to discuss offer for the purchase of real property located at 1407 Larpenteur Avenue, in Falcon Heights, pursuant to Minn. Stat. 13D.05 Subd. 3(c)(1) and (2).

L. ADJOURNMENT: 7:46 PM

Mayor Gustafson motions to adjourn the meeting;
Approved 3-0



Randall C. Gustafson, Mayor

Dated this 9th day of July, 2025



Jack Linchan, City Administrator

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6/30/2025 2:11 PM
 PACKET: 03407 June 30 Payables
 VENDOR SET: 01 City of Falcon Heights
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

PAGE: 1

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
0265		AMERICAN ENVIRONMENTAL LLC					
I-4194		Hydro-jet Clogged Sewer Line	1,500.00				
6/30/2025	APBNK	DUE: 6/30/2025 DISC: 6/30/2025			1099: N		
		Hydro-jet Clogged Sewer Line			601 4601-87100-000	TELEVISIONING AND JETTING	1,500.00
=== VENDOR TOTALS ===			1,500.00				
01-05171		FRA DOR INC					
I-2506030		Black Dirt for Boulevard	102.00				
6/30/2025	APBNK	DUE: 6/30/2025 DISC: 6/30/2025			1099: N		
		Black Dirt for Boulevard			101 4132-87010-000	BOULEVARD MAINTENANCE	102.00
=== VENDOR TOTALS ===			102.00				
01-05153		HOME DEPOT CRC/GECF					
I-202506309229		Supplies for CH and Parks	94.42				
6/30/2025	APBNK	DUE: 6/30/2025 DISC: 6/30/2025			1099: N		
		Supplies to Fix Bench			101 4141-87120-000	FACILITIES & GROUND MAIN	78.54
		Mulch for CH Grounds			101 4131-87010-000	CITY HALL MAINTENANCE	15.88
=== VENDOR TOTALS ===			94.42				
01-00935		ST PAUL REGIONAL WATER SERVICE					
I-202506309230		Water & Sanitary Sewer	169.53				
6/30/2025	APBNK	DUE: 6/30/2025 DISC: 6/30/2025			1099: N		
		Parks Water			101 4141-85040-000	WATER	42.89
		Community Park Sanitary Sewer			601 4601-85075-000	CITY BUILDINGS SANITARY	12.83
		City Hall Water			101 4131-85040-000	WATER	93.40
		City Hall Sanitary Sewer			601 4601-85075-000	CITY BUILDINGS SANITARY	20.41
=== VENDOR TOTALS ===			169.53				
01-06871		SUMMIT FIRE PROTECTION					
I-3318017		Refill Fire Extinguisher	151.70				
6/30/2025	APBNK	DUE: 6/30/2025 DISC: 6/30/2025			1099: N		
		Refill Fire Extinguisher			101 4131-87010-000	CITY HALL MAINTENANCE	151.70
=== VENDOR TOTALS ===			151.70				
=== PACKET TOTALS ===			2,017.65				

6/25/2025 3:10 PM
 PACKET: 03406 June 25 Payables
 VENDOR SET: 01
 BANK : APBNK US BANK

A / P CHECK REGISTER

PAGE: 1

**** CHECK LISTING ****

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0075	BHE COMMUNITY SOLAR, LLC I-12208619	SOLAR GARDEN ELECT APR	R	6/25/2025		1,124.05CR	094290	1,124.05
06584	BRAD FINN - THE FINN BAND I-202506259218	Music for Ice Cream Social	R	6/25/2025		500.00CR	094291	500.00
03103	CANON FINANCIAL SERVICES 1-41206615	Copier Charge June	R	6/25/2025		163.59CR	094292	163.59
03089	CASH I-202506259226	CERTIFIED MAIL STREET PYMT	R	6/25/2025		9.68CR	094293	9.68
03110	CENTURY LINK I-202506259219	Landline Svc June	R	6/25/2025		71.42CR	094294	71.42
05945	TERRI CERMAK I-202506259220	Refund for Yoga	R	6/25/2025		138.99CR	094295	138.99
05119	GFOR 1-25038	CERTIFICATE ACHIEVEMENT ACFR F	R	6/25/2025		460.00CR	094296	460.00
05063	HUMANA INSURANCE CO I-6739999272	VISION JULY	R	6/25/2025		78.21CR	094297	78.21
05204	IWORQ I-212597	Payment Processing Setup	R	6/25/2025		950.00CR	094298	950.00
05356	JACK LINEHAN I-202506259221 I-202506259224	Telephone Reimbursement June DEPENDENT CARE FLEX REIMT	R R	6/25/2025 6/25/2025		60.00CR 34.59CR	094299 094299	 94.59
05747	PAULA MIELKE I-202506259227	Strong Towns Conference	R	6/25/2025		1,473.32CR	094300	1,473.32
041	MN NCPERS LIFE INSURANCE I-458800072025	2025 LIFE INS	R	6/25/2025		112.00CR	094301	112.00
06301	SAMS CLUB MC/SYNCR I-202506259225	EVENTS/SUPPLIES/PAPER/TONER	R	6/25/2025		890.79CR	094302	890.79
05946	SHRED RIGHT I-47270	Paper Shredding	R	6/25/2025		2,100.00CR	094303	2,100.00

6/25/2025 3:10 PM
 PACKET: 03406 June 25 Payables
 VENDOR SET: 01
 BANK : APBNK US BANK

A / F CHECK REGISTER

PAGE: 2

**** CHECK LISTING ****

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
935	ST PAUL REGIONAL WATER SERVICES							
	J-202506259228	Hydrant Inspect -Acct 9999970	R	6/25/2025		169.23CR	094304	169.23
07432	TOFT'S OUTDOOR SUPPLY							
	I-7334	Brush Disposal	R	6/25/2025		100.00CR	094305	100.00
05752	UNIVERSAL TRUCK SERVICE LLC							
	J-111483	SWEeper V-RIBBED BELTS	R	6/25/2025		65.00CR	094306	65.00
08966	VOSS LIGHTING							
	I-815375491	DIAGNOSTICS ON SIGN FLOODLIGHT	R	6/25/2025		360.00CR	094307	360.00
05944	CHRIS WRIGHTSON							
	I-202506259222	Scholarship Reimbursement	R	6/25/2025		25.00CR	094308	25.00
05870	XCEL ENERGY							
	I-202506259223	ELECT	R	6/25/2025		24.38CR	094309	24.38

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	20	0.00	8,910.25	8,910.25
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	20	0.00	8,910.25	8,910.25

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

7/01/2025 2:32 PM
 PACKET: 03410 JULY 1, 2025 PLAYABLES
 VENDOR SET: 01 City of Falcon Heights
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

PAGE: 1

-----ID-----			GROSS	P.O. #		
DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-00028	ALLSTREAM					
I-21615580		EMERG LAND LINE 6/23 TO 7/22	140.70			
7/01/2025	APBNK	DUE: 7/01/2025 DISC: 7/01/2025		1099: N		
		EMERG LAND LINE 6/23 TO 7/22		101 4116-85010-000	TELEPHONE	140.70
=== VENDOR TOTALS ===			140.70			
=====						
01-05115	GOPHER STATE ONE CALL					
I-5060390		LOCATES JUNE	90.45			
7/01/2025	APBNK	DUE: 7/01/2025 DISC: 7/01/2025		1099: N		
		LOCATES JUNE		601 4601-88030-000	LOCATES	90.45
=== VENDOR TOTALS ===			90.45			
=====						
01-04066	RANDALL GUSTAFSON					
I-202507019233		DULUTH LMC CONFERENCE	170.42			
7/01/2025	APBNK	DUE: 7/01/2025 DISC: 7/01/2025		1099: N		
		DULUTH LMC CONFERENCE		101 4111-86100-000	CONFERENCES/EDUCATION/TR	170.42
=== VENDOR TOTALS ===			170.42			
=====						
01-05060	MACQUEEN EQUIPMENT INC					
I-P65955		ENGINE COOLANT BUBBLE GAUGE	28.81			
7/01/2025	APBNK	DUE: 7/01/2025 DISC: 7/01/2025		1099: N		
		ENGINE COOLANT BUBBLE GAUGE		602 4602-83025-000	SWEPPER PARTS/SUPPLIES	28.81
=== VENDOR TOTALS ===			28.81			
=====						
01-00182	MENARDS					
I-202507019232		WEED CONTROL/RACHET TIE DOWNS	167.38			
7/01/2025	APBNK	DUE: 7/01/2025 DISC: 7/01/2025		1099: N		
		RACHET TIE DOWNS		101 4131-70110-000	SUPPLIES	9.99
		LIGHITING SUPPLIES		101 4131-70110-000	SUPPLIES	57.55
		4 1/2" FLOP DISC		101 4141-87120-000	FACILITIES & GROUND MAIN	15.96
		WEED CONTROL		101 4132-70120-000	SUPPLIES	45.94
		WEED CONTROL		101 4132-70120-000	SUPPLIES	37.94
=== VENDOR TOTALS ===			167.38			

7/01/2025 2:32 PM
 PACKET: 03410 JULY 1, 2025 PLAYABLES
 VENDOR SET: 01 City of Falcon Heights
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

PAGE: 4

-----ID-----		GROSS		P.O. #		
DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-07432	TOFT'S OUTDOOR SUPPLY					
=====						
I-7401		BRUSH DISPOSAL 6/23	100.00			
7/01/2025	APBNK	DUE: 7/01/2025 DISC: 7/01/2025		1099: N		
		BRUSH DISPOSAL 6/23		101 4134-84010-000	TREE TRIMMING	100.00
=== VENDOR TOTALS ===			100.00			
=====						
01-05870	XCEL ENERGY					
=====						
I-932812463		ELECT	12.58			
7/01/2025	APBNK	DUE: 7/01/2025 DISC: 7/01/2025		1099: N		
		ELECT		101 4121-85020-000	ELECTRIC	12.58
=====						
I-932831716		ELECT	34.17			
7/01/2025	APBNK	DUE: 7/01/2025 DISC: 7/01/2025		1099: N		
		ELECT		101 4141-85020-000	ELECTRIC/GAS	34.17
=== VENDOR TOTALS ===			46.75			
=== PACKET TOTALS ===			744.51			

***** DIRECT DEPOSIT LIST *****

PAY PERIOD ENDING

7/01/2025

DIRECT DEPOSIT EFFECTIVE DATE

7/01/2025

EMP #	NAME	AMOUNT
0006	JACK LINEHAN	2,842.02
01-1027	KELLY A NELSON	2,323.11
01-1029	ELKE JOHNSON	1,771.60
01-1136	ROLAND O OLSON	3,143.63
01-1162	ALYSSA LANDBERG	2,480.14
01-1028	HANNAH B LYNCH	2,836.21
01-1168	DEAN T POPE	1,702.69
01-1033	DAVE TRETSVEN	1,970.93
01-1143	COLIN B CALLAHAN	2,895.02

TOTAL PRINTED: 9 21,965.35

7-01-2025 5:31 AM PAYROLL CHECK REGISTER
PAYROLL NO: 01 City of Falcon Heights

PAGE: 1
PAYROLL DATE: 7/01/2025

EMP NO	EMPLOYEE NAME	TYPE	CHECK DATE	CHECK AMOUNT	CHECK NO
	NEIS, ADRIAN J	R	7/01/2025	423.13	094315
	SIMONS, DAVID S	R	7/01/2025	1,826.12	094316

7-01-2025 5:31 AM PAYROLL CHECK REGISTER
PAYROLL NO: 01 City of Falcon Heights

PAGE: 2
PAYROLL DATE: 7/01/2025

*** REGISTER TOTALS ***

REGULAR CHECKS:	2	2,249.25
DIRECT DEPOSIT REGULAR CHECKS:	9	21,965.35
MANUAL CHECKS:		
PRINTED MANUAL CHECKS:		
DIRECT DEPOSIT MANUAL CHECKS:		
VOIDED CHECKS:		
NON CHECKS:		
TOTAL CHECKS:	11	24,214.60

*** NO ERRORS FOUND ***

** END OF REPORT **

WIRE PAYMENTS

	July 1 payroll	
Fed With	9,118.77	
St With	1,697.98	
Pera	5,022.69	
ICMA	<u>200.00</u>	
	16,039.44	
BP Payment	1,485.73	

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REQUEST FOR COUNCIL ACTION

Meeting Date	July 9, 2025
Agenda Item	Consent G2
Attachment	N/A
Submitted By	Kelly Nelson Administrative Services Director / Deputy Clerk

Item	Approval of City License(s)
Description	The following individuals/entities have applied for a <u>Municipal Business License</u> for 2025. Staff have received the necessary documents for licensure. 1. Sua Beauty Brows
	N/A
Attachment(s)	N/A
Action(s) Requested	Staff recommends approval of the City license applications contingent on background checks and fire inspections as required.

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REQUEST FOR COUNCIL ACTION

Meeting Date	July 9, 2025
Agenda Item	Consent G3
Attachment	See below
Submitted By	Hannah Lynch, Community Development Coordinator

Item	Resignation of Sophie Nagel from the Environment Commission
Description	Sophie Nagel was appointed to the Environment Commission in 2024. She has been a valuable member of the Commission and has brought a wealth of knowledge and expertise to the efforts of the Environment Commission. Staff appreciates Sophie's contributions and for the time she spent on the Environment Commission. Staff sincerely thanks Sophie and wishes her well.
Budget Impact	N/A
Attachment(s)	• Resignation of Sophie Nagel • Resolution 25-69 Accepting Resignation of Sophie Nagel from the Environment Commission
Action(s) Requested	Staff recommends approval of attached resolution, accepting the resignation of Sophie Nagel from the Environment Commission.

Caution: This email originated outside our organization; please use caution.

Hello!

I will be moving at the end of June to Minneapolis so will no longer be able to or have the time to continue being on the environmental commission. I am looking forward to what y'all get up to in the coming years.

Thanks,

Sophie Nagel

**CITY OF FALCON HEIGHTS
COUNCIL RESOLUTION**

July 9, 2025

No. 25-69

**RESOLUTION ACCEPTING THE RESIGNATION OF SOPHIE NAGEL FROM THE
FALCON HEIGHTS ENVIRONMENT COMMISSION**

WHEREAS, the City appointed Sophie Nagel as a member of the City of Falcon Heights Environment Commission in 2024; and

WHEREAS, Sophie Nagel communicated her intent to resign her duties from the Environment Commission effective immediately.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Falcon Heights, Minnesota:

1. That the resignation is accepted by the City Council of the City of Falcon Heights.

Moved by: Meyer

Approved by: _____

Randall C. Gustafson
Mayor

GUSTAFSON	<u>4</u>	In Favor
MEYER		
LEEHY	<u>0</u>	Against
WASSENBERG		
MIELKE		

Attested by: _____

Jack Linehan
City Administrator

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ITEM FOR DISCUSSION

Meeting Date	July 9, 2025
Agenda Item	Consent G4
Attachment	Resolution 25-70
Submitted By	Hannah Lynch, Community Development Coordinator

Item	Reappointment of Beth Mercer-Taylor to the Environment Commission
Description	Beth Mercer-Taylor was appointed to the Environment Commission on June 22, 2022. Commissioners are permitted to serve 3-year terms, with a maximum of two 3-year terms consecutively. Beth Mercer-Taylor has been a great asset as she has served as Chair of the Environment Commission and she has expressed interest in serving for another term. Staff and the Environment Commission are grateful for Beth Mercer-Taylor's service and environmental expertise and are looking forward to working with her for another three years.
Budget Impact	N/A
Attachment(s)	Resolution 25-70 Reappointing Beth Mercer-Taylor to the Environment Commission
Action(s) Requested	Staff recommends approval of the attached resolution, reappointing Beth Mercer-Taylor to her second 3-year term on the Environment Commission.

**CITY OF FALCON HEIGHTS
COUNCIL RESOLUTION**

July 9, 2025

No. 25-70

**RESOLUTION REAPPOINTING BETH MERCER-TAYLOR TO THE ENVIRONMENT
COMMISSION**

WHEREAS, the Environment Commission serves in an advisory capacity to the City Council on all policy matters relating to energy use, air quality, recreation and aesthetic appreciation, green infrastructure, water, solid waste, and environmental education; and

WHEREAS, Commissioners may serve a total of two 3-year terms consecutively on a City commission; and

WHEREAS, Beth Mercer-Taylor was originally appointed to the Environment Commission on June 22, 2022; and

WHEREAS, Beth Mercer-Taylor has expressed interest in serving for her second 3-year term.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Falcon Heights, Minnesota:

1. That the reappointment of Beth Mercer-Taylor to the Falcon Heights Environment Commission is approved and adopted by the City Council of the City of Falcon Heights.

Moved by:

Approved by:


Randall C. Gustafson
Mayor

GUSTAFSON
LEEHY
MEYER
WASSENBERG
MIELKE

4
0

In Favor
Against

Attested by:


Jack Linehan
City Administrator

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REQUEST FOR COUNCIL ACTION

Meeting Date	July 9, 2025
Agenda Item	Consent G5
Attachment	Pay Estimate #2
Submitted By	Erik Henricksen, City Engineer

Item	Request approval of Pay Estimate #2 for the 2025 Pavement Management Project.
Description	Pay Estimate #2 is attached for the work on the 2025 Pavement Management Project. Pay Estimate #2 is in the amount of \$223,652.99 and includes the following work: • Pavement Reclaim • Utility Work • Paving The project engineer and contractor have reviewed and approved the estimate, and it is submitted for Council approval. With this pay estimate, the total amount paid to date on this project is \$223,652.99 or 63.21% of the original contract price.
Budget Impact	This project has the following financial implications for the City and property owners along the streets under this maintenance project: • Assessments levied in accordance with the City's assessment policy. • Use of Municipal State Aid (MSA) and street infrastructure funds to pay the City's portion of the project. • Expenditure of storm, water, and sanitary sewer fund dollars to pay for repairs needed to the existing utility system.
Attachment(s)	Pay Estimate #2
Action(s) Requested	Motion to approve Pay Estimate #2 for the 2025 Pavement Management Project.



CITY OF ROSEVILLE
2660 Civic Center Dr
Roseville, MN 55113

Page 1 of 8

Contract Number: FH25-01 Pay Request Number: 2

Project Number	Project Description
FH25-01	Falcon Heights 2025 Pavement Management Project

Contractor: Bituminous Roadways, Inc. 1520 Commerce Drive Mendota Heights, MN 55120	Vendor Number: Up To Date: 07/03/2025
--	--

Contract Amount		Funds Encumbered	
Original Contract	\$1,236,579.00	Original	\$1,236,579.00
Contract Changes	\$27,130.00	Additional	N/A
Revised Contract	\$1,263,709.00	Total	\$1,236,579.00

Work Certified To Date	
Base Bid Items	\$798,758.41
Change Order Items	\$0.00
Material On Hand	\$0.00
Total	\$798,758.41

Work Certified This Request	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Request	Total Amount Paid To Date
\$235,424.20	\$798,758.41	\$39,937.92	\$535,167.50	\$223,652.99	\$758,820.49
Percent: Retained: 5%			Percent Complete: 63.21%		

This is to certify that the items of work shown in this certificate of Pay Estimate have been actually furnished for the work comprising the above-mentioned projects in accordance with the plans and specifications heretofore approved.

Approved By:

Erik *Henricksen*

Project Engineer

07/03/2025

Date

Approved By:

[2#first_name#3] [2#last_name#4]

Contractor

[2#obtained#5]

Date

Approved By

[3#first_name#6] [3#last_name#7]

Project Owner

[3#obtained#8]

Date



Payment Summary				
No.	Up To Date	Work Certified Per Request	Amount Retained Per Request	Amount Paid Per Request
1	2025-06-05	\$563,334.21	\$28,166.71	\$535,167.50
2	2025-07-03	\$235,424.20	\$11,771.21	\$223,652.99

Funding Category Name	Funding Category Number	Work Certified to Date	Less Amount Retained	Less Previous Payments	Amount Paid this Request	Total Amount Paid to Date
1-Falcon Woods	1	\$310,376.90	\$15,518.85	\$137,210.54	\$157,647.51	\$294,858.05
2 Northome	2	\$371,867.51	\$18,593.37	\$324,046.01	\$29,228.13	\$353,274.14
Sanitary Sewer		\$18,138.00	\$906.90	\$3,420.95	\$13,810.15	\$17,231.10
Storm Sewer	3	\$94,476.00	\$4,723.80	\$66,785.00	\$22,967.20	\$89,752.20
Water main - SPRWS		\$3,900.00	\$195.00	\$3,705.00	\$0.00	\$3,705.00

Pay request ASAP

Accounting Number	Funding Source	Amount Paid this Request	Revised Contract Amount	Funds Encumbered to Date	Paid Contractor to Date
1	Municipal (MSAS > 5000) - Falcon Heights	\$157,647.51	\$514,295.00	\$514,295.00	\$294,858.05
2	Municipal (MSAS > 5000) - Falcon Heights	\$29,228.13	\$543,838.50	\$543,838.50	\$353,274.14
3	Local - Storm Sewer - Falcon Heights	\$22,967.20	\$129,118.50	\$101,988.50	\$89,752.20
4	Sanitary Sewer - Falcon Heights	\$13,810.15	\$57,857.00	\$57,857.00	\$17,231.10
5	Water Utility Fund	\$0.00	\$18,600.00	\$18,600.00	\$3,705.00

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
FH25-01	1	2021.501	MOBILIZATION	L S	\$55,000.00	1	0.75	\$41,250.00	1	\$55,000.00
FH25-01	2	2104.502	REMOVE FLARED END SECTION	EACH	\$250.00	5	4	\$1,000.00	4	\$1,000.00
FH25-01	3	2104.502	REMOVE MANHOLE OR CATCH BASIN	EACH	\$250.00	4	0	\$0.00	4	\$1,000.00
FH25-01	4	2104.502	REMOVE CASTING	EACH	\$100.00	27	0	\$0.00	27	\$2,700.00
FH25-01	5	2104.502	SALVAGE CASTING	EACH	\$81.00	23	2	\$162.00	23	\$1,863.00



Contract Item Status

Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
FH25-01	6	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	\$5.00	150	0	\$0.00	0	\$0.00
FH25-01	7	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	L F	\$2.00	300	666	\$1,332.00	666	\$1,332.00
FH25-01	8	2104.503	REMOVE SEWER PIPE (STORM)	L F	\$15.00	32	8	\$120.00	28	\$420.00
FH25-01	9	2104.503	SALVAGE WOOD RAIL FENCE	L F	\$25.00	25	25	\$625.00	25	\$625.00
FH25-01	10	2104.504	REMOVE CONCRETE PAVEMENT	S Y	\$15.00	140	0	\$0.00	70.8	\$1,062.00
FH25-01	11	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$10.00	240	65	\$650.00	285.1	\$2,851.00
FH25-01	12	2104.603	REMOVE CONCRETE CURB	L F	\$7.00	5300	0	\$0.00	6272	\$43,904.00
FH25-01	13	2106.507	EXCAVATION - COMMON	C Y	\$25.00	130	265	\$6,625.00	265	\$6,625.00
FH25-01	14	2106.507	EXCAVATION - SUBGRADE	C Y	\$25.00	100	0	\$0.00	0	\$0.00
FH25-01	15	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	\$20.00	100	0	\$0.00	0	\$0.00
FH25-01	16	2123.61	STREET SWEEPER	HOURL	\$150.00	50	20.97	\$3,145.50	20.97	\$3,145.50
FH25-01	17	2130.523	WATER	MGAL	\$50.00	10	0	\$0.00	0	\$0.00
FH25-01	18	2211.507	AGGREGATE BASE (CV) CLASS 5	C Y	\$40.00	70	0	\$0.00	0	\$0.00



Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
FH25-01	19	2215.504	FULL DEPTH RECLAMATION	S Y	\$2.00	33700	159	\$318.00	32725.6	\$65,451.20
FH25-01	20	2215.507	HAUL FULL DEPTH RECLAMATION (LV)	C Y	\$5.50	3580	1248	\$6,864.00	1998	\$10,989.00
FH25-01	21	2231.604	BITUMINOUS PATCHING MIXTURE	S Y	\$40.00	100	136	\$5,440.00	169.4	\$6,776.00
FH25-01	22	2232.504	EDGE MILL BITUMINOUS SURFACE	S Y	\$10.00	100	0	\$0.00	0	\$0.00
FH25-01	23	2232.504	MILL BITUMINOUS SURFACE (1.5")	S Y	\$3.00	580	0	\$0.00	539	\$1,617.00
FH25-01	24	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$1.00	1740	0	\$0.00	0	\$0.00
FH25-01	25	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	TON	\$105.00	40	0	\$0.00	0	\$0.00
FH25-01	26	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	\$87.50	3200	0	\$0.00	0	\$0.00
FH25-01	27	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B)	TON	\$71.50	4260	1631.67	\$116,664.40	3691.14	\$263,916.51
FH25-01	28	2433.603	SAW AND SEAL JOINT	L F	\$3.00	6750	0	\$0.00	0	\$0.00
FH25-01	29	2501.502	18" RC PIPE APRON	EACH	\$1,650.00	3	2	\$3,300.00	2	\$3,300.00
FH25-01	30	2501.502	24" RC PIPE APRON	EACH	\$1,850.00	2	2	\$3,700.00	2	\$3,700.00
FH25-01	31	2503.503	18" RC PIPE SEWER CLASS III	L F	\$125.00	16	8	\$1,000.00	24	\$3,000.00
FH25-01	32	2503.503	24" RC PIPE SEWER CLASS III	L F	\$140.00	16	0	\$0.00	0	\$0.00



Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
FH25-01	33	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,250.00	4	0	\$0.00	4	\$5,000.00
FH25-01	34	2503.602	INSPECTION HOLE	EACH	\$2,500.00	2	0	\$0.00	0	\$0.00
FH25-01	35	2504.602	REPAIR VALVE BOX	EACH	\$750.00	3	0	\$0.00	0	\$0.00
FH25-01	36	2504.602	SALVAGE GATE VALVE AND BOX	EACH	\$80.00	29	23	\$1,840.00	23	\$1,840.00
FH25-01	37	2504.602	VALVE BOX	EACH	\$4,000.00	3	0	\$0.00	0	\$0.00
FH25-01	38	2504.602	ADJUST GATE VALVE AND BOX	EACH	\$300.00	29	17	\$5,100.00	17	\$5,100.00
FH25-01	39	2506.502	ADJUST MANHOLE (FITTED STEEL RING)	EACH	\$150.00	2	0	\$0.00	0	\$0.00
FH25-01	40	2506.502	INSTALL CASTING	EACH	\$750.00	50	0	\$0.00	4	\$3,000.00
FH25-01	41	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	L F	\$850.00	8	0	\$0.00	8	\$6,800.00
FH25-01	42	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2	L F	\$1,400.00	20	0	\$0.00	20	\$28,000.00
FH25-01	43	2506.602	ADJUST FRAME AND RING CASTING	EACH	\$500.00	23	11	\$5,500.00	22	\$11,000.00
FH25-01	44	2506.602001	MANHOLE CASTING R-3067 VB	EACH	\$700.00	4	0	\$0.00	4	\$2,800.00
FH25-01	45	2506.602	MANHOLE CASTING R-1733	EACH	\$500.00	13	4	\$2,000.00	5	\$2,500.00
FH25-01	46	2506.602	MANHOLE CASTING R-3067V	EACH	\$700.00	10	0	\$0.00	11	\$7,700.00



Contract Item Status

Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
FH25-01	47	2506.602	GROUT CATCH BASIN OR MANHOLE	EACH	\$700.00	5	0	\$0.00	0	\$0.00
FH25-01	48	2506.602	VALVE BOX CLEANOUT	EACH	\$150.00	29	0	\$0.00	26	\$3,900.00
FH25-01	49	2511.504	GEOTEXTILE FILTER TYPE 3	S Y	\$2.00	100	60	\$120.00	60	\$120.00
FH25-01	50	2511.607	RANDOM RIPRAP CLASS III - GRANITE	C Y	\$105.00	40	23	\$2,415.00	23	\$2,415.00
FH25-01	51	2521.518/0040	4" CONCRETE WALK	S F	\$9.00	600	572.5	\$5,152.50	572.5	\$5,152.50
FH25-01	52	2521.518	6" CONCRETE WALK	S F	\$14.00	650	145.25	\$2,033.50	347.85	\$4,869.90
FH25-01	53	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	L F	\$30.00	3700	0	\$0.00	4864	\$145,920.00
FH25-01	54	2531.503	CONCRETE CURB AND GUTTER DESIGN D418	L F	\$30.00	1620	0	\$0.00	1408	\$42,240.00
FH25-01	55	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	\$80.00	40	0	\$0.00	5.4	\$432.00
FH25-01	56	2531.603	UPCHARGE FOR HIGH EARLY CONCRETE CURB AND GUTTER	L F	\$3.00	100	0	\$0.00	24	\$72.00
FH25-01	57	2531.604	UPCHARGE FOR HIGH EARLY CONCRETE 6" DRIVEWAY PAVEMENT	S Y	\$9.00	40	0	\$0.00	0	\$0.00
FH25-01	58	2531.604	8" CONCRETE VALLEY GUTTER	S Y	\$125.00	10	0	\$0.00	23	\$2,875.00
FH25-01	59	2531.618	TRUNCATED RADIUS DOMES	S F	\$65.00	32	0	\$0.00	0	\$0.00



Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
FH25-01	60	2531.618	TRUNCATED DOMES	S F	\$65.00	30	26	\$1,690.00	62	\$4,030.00
FH25-01	61	2540.602	INSTALL TEMPORARY MAILBOXES	EACH	\$50.00	85	0	\$0.00	85	\$4,250.00
FH25-01	62	2557.603	INSTALL WOOD RAIL FENCE	L F	\$35.00	25	0	\$0.00	0	\$0.00
FH25-01	63	2563.601	TRAFFIC CONTROL	L S	\$10,000.00	1	0.25	\$2,500.00	0.5	\$5,000.00
FH25-01	64	2573.501	EROSION CONTROL SUPERVISOR	L S	\$6,750.00	1	0.25	\$1,687.50	0.5	\$3,375.00
FH25-01	66	2573.502	INLET PROTECTION TYPE B	EACH	\$150.00	46	0	\$0.00	46	\$6,900.00
FH25-01	67	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	L F	\$3.25	100	100	\$325.00	100	\$325.00
FH25-01	69	2575.6040001	TURF ESTABLISHMENT WITH HYDROSEED	S Y	\$9.00	3600	838.2	\$7,543.80	838.2	\$7,543.80
FH25-01	70	2575.604	TURF ESTABLISHMENT WITH BLANKET	S Y	\$8.50	200	626	\$5,321.00	626	\$5,321.00
FH25-01	71	2582.503	4" SOLID LINE MULTI-COMPONENT	L F	\$1.75	72	0	\$0.00	0	\$0.00
FH25-01	72	2582.518	PAVEMENT MESSAGE MULTI-COMPONENT	S F	\$17.50	10	0	\$0.00	0	\$0.00
Base Bid Totals:								\$235,424.20		\$798,758.41

Project Category Totals			
Project	Category	Amount This Request	Amount To Date
FH25-01	BASE BID	\$235,424.20	\$798,758.41



CITY OF ROSEVILLE
2660 Civic Center Dr
Roseville, MN 55113

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Contract Change Item Status												
Project	CC	CC#	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
FH25-01	CO	1	73	2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3	EACH	\$27,130.00		1	\$0.00	0	\$0.00
Contract Change Totals:										\$0.00		\$0.00

Contract Total	\$798,758.41
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Contract Change Totals			
Number	Description	Amount This Request	Amount To Date
1	FH25-01 Change Order #1	\$0.00	\$0.00

Material On Hand Additions					
Line	Item	Description	Date	Added	Comments

Material On Hand Balance						
Line	Item	Description	Date	Added	Used	Remaining

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REQUEST FOR COUNCIL ACTION

Meeting Date	July 9, 2025
Agenda Item	Policy H1
Attachment	Letter; Resolution
Submitted By	Jack Linehan, City Administrator

Item	Confirmation of City's Intent Not to Pursue Purchase of 2275 Larpenteur Avenue – Les Bolstad Golf Course Property
Description	One Friday, June 6th, the City of Falcon Heights was notified of the University of Minnesota's intent to pursue the sale of the Les Bolstad Golf Course property. As part of the University of Minnesota's policy for disposing of surplus property, the U of M offers the property to the city, county and state in which the property lies for consideration of purchase before going to the market. The property may be sold to these organizations if their mission aligns with the U of M's mission, provided the price is not less than it was appraised for. The University of Minnesota has asked the City of Falcon Heights whether we wish to pursue purchasing the property, and has given a deadline of Friday, July 11th by end of business to indicate whether we are interested. The price will be determined by two appraisals for fair market value, which have not yet been completed. Using similar property appraisals and recent sales of vacant land prices averaging \$500,000 to \$750,000 per acre in our region, it is unlikely that the property would be valued under \$100,000 per acre (\$14.1 million total), and is more likely to be valued at significantly more than that figure. The City's legal debt limit is approximately \$30 million, but we have historically maintained under \$2 million in outstanding debt. The City has not identified the purchase of the golf course property as a goal within our 2025 budget, nor our 2025 Goal Setting Report. As the City likely does not have the financial capacity to feasibly purchase the golf course, and it has not been identified as a goal of the City, it would be up for the City Council to formally vote to confirm the City's intent not to pursue purchasing the property. It is important to note that the City's subdivision ordinance requires 10% of land in a development be dedicated to parkland and open space, or roughly 14 acres. The City has maintained this plan in our Larpenteur & Snelling Corridor study, with the goal of maximizing open space throughout the development to provide space for current and future residents to enjoy.

	Additionally, the City Council declaring no intent to pursue purchase of the golf course property does not remove the City's ability to consider purchasing portions of the property in the future. The City may elect to consider portions of the property once subdivided for civic purposes, but as of now the intent of the U of M is to sell the entire property to one buyer through an RFP process.
Budget Impact	N/ A
Attachment(s)	• Letter from U of M • Map of Property • Resolution 25-71
Action(s) Requested	The City Council is requested to approve Resolution 25-71, Confirming Intent Not to Pursue the Purchase of 2275 Larpenteur Avenue - Les Bolstad Golf Course

Surplus Property For Sale - 2275 Larpenteur Ave W, Falcon Heights, MN

Dear Mr. Linehan,

The University of Minnesota property located at 2275 Larpenteur Avenue West, Falcon Heights has been deemed surplus to University's needs and we are beginning the process of exploring the potential sale of the property. The property known as the Les Bolstad Golf Course is an 18-hole public facility with a driving range that originally opened in 1928. The course also serves as the primary practice and competition facility for Gopher men's and women's cross country. The property consists of a portion of Ramsey County PID# 17-29-23-41-0003 & 20-29-23-11-0039 and all of PID# 17-29-23-44-0005.

The area identified for disposition is approximately 141 acres, including the driving range, the sixteen holes north of Larpenteur Avenue and the two holes south of Larpenteur Avenue. It does **not** include the John W. Mooty Golf Facility (building and associated outdoor practice area), the Elizabeth Lyle Robbie Soccer Stadium, the pump house and water tank, or the KUOM Radio transmission tower (see attached map).

As part of its sale process, the University of Minnesota offers surplus property to the State of Minnesota, as well as the county and city (or township), within which the property is located, before presenting the property for sale to the general public.

The price for this property will be based on two (2) forthcoming appraisals that the University will obtain to determine the fair market value of the property. If the City of Falcon Heights is interested in this property, please let me know in writing by close of business on July 11, 2025. Please include an outline of the steps the City of Falcon Heights would need to complete the purchase of the property. The University's policies and procedures require Board of Regents' approval of the sale of the property once terms are finalized.

If you have questions regarding this property or would like to arrange an inspection, please contact me.

Thank you,

Jon Dostal

Director of Transactions | Planning, Space, and Real Estate

University Services

University of Minnesota | Donhowe Building | 319 15th Avenue SE, Suite 451 | 55455



PLANNING, SPACE,
AND REAL ESTATE

UNIVERSITY OF MINNESOTA

Driven to Discover®

Intent to Dispose of University Property Golf Course, Falcon Heights

This map is intended to be used for planning purposes only and should not be relied upon where a survey is required.

Base Data: Real Estate Office,
University Services GIS, Ramsey Co,
NearMap

5/14/2025

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**CITY OF FALCON HEIGHTS
COUNCIL RESOLUTION**

July 9, 2025

No. 25-71

**RESOLUTION CONFIRMING INTENT NOT TO PURSUE THE PURCHASE OF 2275
LARPENTEUR AVENUE – LES BOLSTAD GOLF COURSE PROPERTY**

WHEREAS, the University of Minnesota has notified the City of Falcon Heights of its intent to sell the Les Bolstad Golf Course property located at 2275 Larpenteur Avenue; and

WHEREAS, in accordance with its surplus property disposition policy, the University of Minnesota has offered the property to local governmental entities, including the City of Falcon Heights, for potential purchase prior to listing it on the open market; and

WHEREAS, the City of Falcon Heights was given until July 11, 2025, to respond with an expression of interest; and

WHEREAS, the property is expected to be valued well above \$100,000 per acre, with potential total valuations exceeding \$14 million based on market estimates, and the City's legal debt limit is approximately \$30 million; and

WHEREAS, the City has not identified the acquisition of the golf course property as a goal in the 2025 budget or the 2025 Goal Setting Report; and

WHEREAS, the City Council finds that pursuing acquisition of the Les Bolstad Golf Course property is not feasible given the City's current financial position and planning priorities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Falcon Heights, Minnesota:

1. The City Council formally confirms the City's intent not to pursue the purchase of the property located at 2275 Larpenteur Avenue – Les Bolstad Golf Course.

Moved by: Mielke

Approved by: 

Randall C. Gustafson
Mayor

GUSTAFSON

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In Favor

MEYER
LEEHY
WASSENBERG
MIELKE

○

Against

Attested by:



Jack Linehan
City Administrator

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REQUEST FOR COUNCIL ACTION

Meeting Date	July 9, 2025
Agenda Item	Closed Session K1
Attachment	
Submitted By	Jack Linehan, City Administrator

Item	Closed Session to review confidential or protected nonpublic appraisal data and to discuss offer for the purchase of real property located at 1407 Larpenteur Avenue, in Falcon Heights, pursuant to Minn. Stat. 13D.05 Subd. 3(c)(1) and (2).
Description	The meeting will be closed to review appraisal information and for City Council to discuss potential next steps. There will be no business or action following the closed session, other than adjournment.
Budget Impact	N/ A
Attachment(s)	N/ A
Action(s) Requested	Discussion.