



Richfield City Council Agenda

November 25, 2025 -- 7:00 PM

Richfield Municipal Center
Council Chambers
6700 Portland Avenue South

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of the Agenda**
4. **Approval of Minutes**
 - a. **Approval of the minutes from (1) Work Session meeting from November 12, 2025, (2) Regular City Council meeting from November 12, 2025, and (3) Special Meeting from November 15, 2025.**
5. **Open Forum**

Participants can share their comments in person, by voicemail, or email, and may also request to participate virtually. For more information on submitting comments, refer to the Council Agenda and Minutes page on richfieldmn.gov/citycouncil
6. **Proclamations and Presentations**
 - a. **Advisory Board of Health Annual Report**
7. **Consent Calendar**

Consent Calendar contains several separate items, which are acted upon by the City Council in one motion. Once the Consent Calendar has been approved, the individual items and recommended actions have also been approved. No further Council action on these items is necessary. However, any Council Member may request that an item be removed from the Consent Calendar and placed on the regular agenda for Council discussion and action. All items listed on the Consent Calendar are recommended for approval.

 - a. **Approve Disbursements/Claims**
 - b. **Consider approval to set a public hearing to be held on December 09, 2025, to consider the renewal of a Pawnbroker license for 2026 for Metro Pawn and Gun, Inc.**
 - c. **Consider approval of a resolution granting a one-year time extension for Aster Commons.**
 - d. **Consider approval of the Sentencing to Service Program Services Agreement between Richfield and Hennepin County for calendar years 2026 and 2027.**
 - e. **Consider approval to forgive two internal Ice Arena loans totaling \$472,170 with a transfer from long-term capital reserves.**
 - f. **Direct staff to adjust the 2025 Revised Budget and transfer \$1,800,000 from the Elections Fund to the Long-term Capital Reserve Fund and designate the fund balance for future government building capital projects.**
8. **Consideration of Items, if Any Removed From Consent Calendar**
9. **Public Hearings**
 - a. **Public hearing regarding an Amendment to the 2022 Spending Plan for unobligated tax increment.**
 - b. **Public hearing and consider the approval of new On-Sale Wine and 3.2 Percent Malt Liquor licenses for Brim 2, LLC, dba Brim Restaurant, located at 2910 66th Street West.**
10. **Proposed Ordinances**
11. **Resolutions**
 - a. **Consideration of a resolution authorizing the decertification of Tax Increment Financing District No. 2020-2.**
 - b. **Consider resolutions approving the decertification of the Lyndale Gateway / Interchange West and Urban Village Tax Increment Financing Districts.**
12. **Other Business**
 - a. **Consider Approval of Preliminary Design Layouts for 2026 Sidewalk Projects.**
 - b. **Consider the appointments of commissioners to city advisory boards and**

commissions.

- c. **Consider adoption of a resolution awarding the sale of \$6,160,000 General Obligation Sales Tax Revenue Bonds, Series 2025A.**

13. City Manager's Report

14. Council Discussion

- a. **Hats off to Hometown Hits**
- b. **Liaison Reports**

15. Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.

Includes Materials - Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City of Richfield website.



CITY COUNCIL MEETING MINUTES
Richfield, Minnesota
City Council Work Session
November 12, 2025

ITEM #1	CALL TO ORDER
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The meeting was called to order by Mayor Supple at 5:46 p.m. in the Bartholomew Conference Room.

Council Present: Mary Supple, Mayor; Walter Burk; Sean Hayford Oleary; and Rori A. Coleman-Woods

Absent: Sharon Christensen

Staff Present: Katie Rodriguez, City Manager; Kristin Asher, Public Works Director; Karl Huemiller, Recreation Director; Melissa Poehlman, Community Development Director; Jenell Brooks, Fire Chief; Jennifer Anderson, Support Services Manager; Courtney DesCamps, Senior Analyst; Michelle Friedrich, City Clerk

ITEM #2	EFFECTIVE GOVERNANCE DINNER AND MEETING
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Mayor Supple opened the discussion on effective governance and thanked directors and council members who participated in the survey. She noted receipt of the strategic plan report and invited Council comments, also thanking staff for preparing a simplified version of the report.

Council and staff discussed effective governance, meeting procedures, and improvements to agenda preparation. Key items included clarifying motion and discussion processes, reducing late packet revisions, and adjusting first and second ordinance readings items to allow more Council input.

Staff provided brief departmental updates, including progress on infrastructure planning, the GIS position, and challenges with short-term rentals and upcoming food truck licensing discussions.

Council and staff reviewed strategic plan progress, noting economic development challenges and the importance of realistic assessments. Roles of Council vs. staff were clarified, and better communication channels for handling resident concerns were requested. Staff clarified the distinction between policy decisions (Council) and administrative processes (staff), noting Council members are the City’s elected representatives and public spokespeople.

ITEM #3 | ADJOURNMENT

Mayor Supple adjourned the meeting at 6:41 pm.

Date Approved: November 25, 2025

Mary Supple
Mayor

Michelle Friedrich
City Clerk

Katie Rodriguez
City Manager

DRAFT



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Regular Council Meeting

November 12, 2025

ITEM #1	CALL TO ORDER
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The meeting was called to order by Mayor Supple at 7:00 p.m. in the Council Chambers.

Council Present: Mary Supple, Mayor; Walter Burk; Sean Hayford Oleary; and Rori A. Coleman-Woods.

Council Absent: Sharon Christensen.

Staff Present: Katie Rodriguez, City Manager; Mary Tietjen, City Attorney; Melissa Pohlman, Community Development Director, Kristin Asher, Public Works Director, and Michelle Friedrich, City Clerk.

Others Present: Jeffrey Bruzeck, Civil Service Commission President; Eddie Holmvig-Johnson, Planning Commission Chair.

ITEM #2	PLEDGE OF ALLEGIANCE
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Mayor Supple led the Pledge of Allegiance.

ITEM #3	APPROVAL OF AGENDA
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MOTION: made by Council Member Hayford Oleary, seconded by Council Member Burk to approve Agenda as presented.

Motion carried: 4-0

ITEM #4	APPROVAL OF MINUTES
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MOTION: made by Council Member Hayford Oleary, seconded by Council Member Burk to approve the minutes of the: (1) City Council Work Session from October 28, 2025, and (2) City Council Regular Meeting from October 28, 2025.

Mayor Supple stated a correction to page one of the regular Council minutes, to add Hayford Oleary following Mayor Pro Tempore at the Call to Order section.

Motion carried: 4-0

ITEM #5	OPEN FORUM
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Mayor Supple reviewed the participation options for residents at the Council meeting including in-person comments, comments by voicemail or email, and an option to request to participate virtually with advance notice. Mayor Supple noted more information on submitting comments can be reviewed at www.richfieldmn.gov/citycouncil.

Kevin Klos, representing the Richfield–Bloomington Jefferson Jaguar Association, announced that youth hockey registration remains open. He noted that no prior hockey experience is required for participants. He also reported that the Association received a grant, allowing registration to be offered free of charge.

ITEM #6	PROCLAMATIONS AND PRESENTATIONS
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a. Civil Service Commission Annual Report

President Jeffrey Bruzeck reported on the Commission’s activities over the past year. He noted a retirement within the Fire Department and provided a summary of the Fire Chief recruitment and selection process conducted during the year. He also highlighted additional departmental changes that occurred throughout the year.

b. Planning Commission Annual Report

Chair Eddie Holmwig-Johnson provided an update on the Planning Commission’s work over the past year. He thanked staff for their support and assistance. He noted that four meetings were canceled due to a lack of pending applications and reported that the Commission recommended approval of the Woodlake Nature Center project. He stated that commission membership has remained stable and concluded by thanking fellow commissioners for their contributions.

Council thanked President Bruzek and Chair Holmwig-Johnson and the commissions for their hard work on City items.

ITEM #7	CONSENT CALENDAR
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City Manager Rodriguez presented the consent calendar.

a. Approve Disbursements/Claims

U.S. BANK	11-07-2025
A/P Checks: (10-24-25 thru 10-31-25)	\$536,258.60
Payroll (11-07-2025)	\$1,046,270.69
TOTAL	\$1,582,529.29

- b. Consider a resolution supporting the goals and projects outlined in the Richfield Public Schools Safe Routes to School Comprehensive Plan.

**RESOLUTION NO. 12363
RESOLUTION OF SUPPORT FOR ISD #280’S SAFE ROUTES TO SCHOOL
COMPREHENSIVE PLAN**

- c. Consider approval to set a public hearing to be held on November 25, 2025, to consider the issuance of new On-Sale Wine and 3.2 Percent Malt Liquor licenses for Brim 2, LLC, dba Brim Restaurant, located at 2910 66th Street West.
- d. Consider the approval of an agreement between the Hennepin County Human Services and Public Health Department, and the City of Richfield Police Department for an embedded Senior Social Worker.

MOTION: made by Council Member Burk, seconded by Council Member Coleman-Woods to approve the consent calendar.

Council thanked the various partners who helped with these items.

Motion carried: 4-0

ITEM #8	CONSIDERATION OF ITEMS, IF ANY, REMOVED FROM CONSENT CALENDAR
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None.

ITEM #9	PUBLIC HEARINGS
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None.

ITEM #10	PROPOSED ORDINANCES
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None.

ITEM #11	RESOLUTIONS
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- a. Violation hearing and consideration of resolutions regarding civil enforcement for establishments that failed alcohol compliance checks conducted by Richfield Public Safety.

Council Member Burk presented the Staff Report.

The representative from K-Chimac admitted to the violation.

The representative from Tejaban Mexican Restaurant admitted to the violation.

The representative from Lyndale Smokehouse admitted to the violation.

The representative from Fred Babcock VFW Post admitted to the violation.

MOTION: made by Council Member Burk, seconded by Council Member Hayford Oleary to approve the resolutions regarding civil enforcement for establishments that failed alcohol compliance checks conducted by Richfield Public Safety.

RESOLUTION NO. 12364
RESOLUTION SUSPENDING THE LIQUOR LICENSE FOR SAN MIGUEL ENTERPRISES, LLC d/b/a LA VAQUITA SHORT STOP, 7034 CEDAR AVENUE SOUTH AND IMPOSING A CIVIL PENALTY FOR FIRST TIME ALCOHOL COMPLIANCE FAILURE

RESOLUTION NO. 12365
RESOLUTION SUSPENDING THE LIQUOR LICENSE FOR K-CHIMAC d/b/a KCHIMAC, 6420 NICOLLET AVENUE SOUTH AND IMPOSING A CIVIL PENALTY FOR FIRST TIME ALCOHOL COMPLIANCE FAILURE

RESOLUTION NO. 12366
RESOLUTION SUSPENDING THE LIQUOR LICENSE FOR EL TEJABAN MEXICAN RESTAURANT, LLC d/b/a EL TEJABAN MEXICAN GRILL, 6519 NICOLLET AVENUE SOUTH AND IMPOSING A CIVIL PENALTY FOR FIRST TIME ALCOHOL COMPLIANCE FAILURE

RESOLUTION NO. 12367
RESOLUTION SUSPENDING THE LIQUOR LICENSE FOR LYNDALE SMOKEHOUSE, LLC d/b/a LYNDALE SMOKEHOUSE, 7745 LYNDALE AVENUE SOUTH AND IMPOSING A CIVIL PENALTY FOR FIRST TIME ALCOHOL COMPLIANCE FAILURE

RESOLUTION NO. 12368
RESOLUTION SUSPENDING THE LIQUOR LICENSE FOR PATRICK’S FRENCH BAKERY, INC. d/b/a PATRICK’S BAKERY & CAFÉ, 2928 66TH STREET WEST AND IMPOSING A CIVIL PENALTY FOR FIRST TIME ALCOHOL COMPLIANCE FAILURE

RESOLUTION NO. 12369
RESOLUTION SUSPENDING THE LIQUOR LICENSE FOR FRED BABCOCK VFW POST 5555 d/b/a RICHFIELD VFW POST 5555, 6715 LAKESHORE DRIVE AND IMPOSING A CIVIL PENALTY FOR FIRST TIME ALCOHOL COMPLIANCE FAILURE

Motion carried: 4-0

ITEM #12	OTHER BUSINESS
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None.

ITEM #13	CITY MANAGER’S REPORT
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City Manager Rodriguez thanked City Clerk Friedrich and her team of election staff for conducting a smooth school board election. She also thanked Council Member Hayford Oleary and the Public Works team that put together the Senate bonding tour.

Mayor Supple announced that the fall food drive is underway through November 21. She expressed hope that City Manager Rodriguez will be able to provide a report on the drive's results at the next City Council meeting.

ITEM #14	COUNCIL DISCUSSION
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- a. Hats off to Hometown Hits.

Council Member Burk reported attending the LomaBonita Market and noted its successful opening. He also announced that the Human Rights Commission will host a free legal advice clinic on November 14.

Council Member Coleman-Woods reported attending the annual FOWL benefit, noting its success. She also recognized the biweekly fix-it clinics, held on the second and fourth Wednesdays of each month.

Council Member Hayford Oleary reported on the recent Transportation Commission meeting. He noted that the Commission discussed and provided feedback on the 2026 sidewalk projects, reviewed public input from Phase 1 of the Penn Avenue project, and announced that the next open house for the Penn Avenue Project will be held on November 18.

Mayor Supple welcomed LomaBonita to the community and thanked the planners and inspectors who supported the market's launch. She also thanked staff for their work on the elections. She shared a resident's message commending first responders for their handling of a recent car accident. She recognized Richfield students, noting her visit to Centennial Elementary School to speak about local government, and reported attending the STEM school's Veterans Day assembly.

ITEM #15	ADJOURNMENT
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MOTION: made by Council Member Coleman-Woods, seconded by Council Member Burk to adjourn the meeting at 7:34 p.m.

Motion carried: 4-0

Date Approved: November 25, 2025

Mary Supple
Mayor

Michelle Friedrich
City Clerk

Katie Rodriguez
City Manager



CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

Special City Council Work Session November 15, 2025

CALL TO ORDER

The retreat was called to order by Mayor Mary Supple at 8:00 a.m. held in the Bartholomew Room.

Council Members Present: Mary B. Supple, Mayor; Walter Burk; Sean Hayford Oleary; Rori Coleman-Woods. Sharon Christensen was excused.

Staff Present: Mark McKinley, Administrative Assistant

Item #1	MEETINGS WITH APPLICANTS OF THE CITY'S ADVISORY COMMISSIONS
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City Council will appoint candidates to fill the open seats for city advisory boards and commissions at the November 25, 2025 Council meeting. The City Council held meetings with the following applicants for open seats on city advisory boards and commissions.

- | | | | |
|-----------------|-----------------|----------------------|-----------------|
| Marcell Johnson | Garrett Draper | Kirsten Norby | Erik Porter |
| Stephanie Eaton | John Blackshear | Paul Chillman | Jacklyn Vollema |
| Thomas Cassidy | Grace Centini | David Vrieze Daniels | Margaux Meyer |
| Britnie Thomas | Max Weinberger | Michael Kreblin | David Sperling |
| Jonathan Doten | Brandon Pulphus | Kim Lutes | Tim Franzen |
| Angella Mixon | Cole Hooey | Matt Taraldsen | Jeff Walz |
| Jocelynn Klos | Jacob Pederson | Alexa Wozniak | Katrina DeVore |
| Brett Stursa | Amanda Kueper | Katherine Sears | Jacob Olsen |
| Ray Sookchain | Joshua Kloehn | Jeremy Swenson | Clay McCarthy |
| Adam Knosalla | | | |

ADJOURNMENT

The work session was adjourned by unanimous consent at 4:15 p.m.

Date Approved: November 25, 2025

Mark McKinley
Administrative Assistant

Mary B. Supple
Mayor

Katie Rodriguez
City Manager



**OPEN FORUM
REGISTRATION CARD**

Date 11/25/25

Name KATHLEEN BALABAN

Richfield Resident? YES / NO

Email KBALABAN@EMCARBONICS.COM

*(If you would like a response to your open forum comments,
please provide your email address)*

Topic TAXES

Comments BUDGET - Comp VS # STAFF

Audience: Please remain quiet while others are giving testimony. Loud objections, clapping, or other disruptive behavior can be intimidating to those who may wish to testify with a view point. **Thank you! Your voice matters.**

Public Record: Your participation and anything you share in the meeting will be a part of the public record. This means anyone can access information you chose to share.

Request :: C003116-012523 on 01/25/23

Number of employees and compensation for 2017-2022

Open is the number of FT, PT and SW for the total of employees.

Hello Ms. Balaban,

Below you will find the data you requested:

Year	Total Payroll	Total Number of Employees
2017	16,949,926.02	484
2018	17,784,741.15	482
2019	18,513,774.28	482
2020	18,643,139.40	427
2021	19,963,077.19	435
2022	20,563,247.17	457

Handwritten notes:
A bracket groups the employee counts from 2018 to 2022. Next to the 2018 count is the number 729.033.13. Next to the 2019 count is the number -25. Next to the 2022 count is the number 2,778,506.02.

Thank you.

To monitor the progress or update this request please log into the

TRUTH IN TAXATION - 11/25/25

Name

Phone

Name	Phone
Evelyn Balaban	612-869-8311
Janet Massa	612 - 710 - 7348
Nicholas Vordenbergson	763-482-2311
Ronda Amundson	612-151-5338
Brenda Lidin	651-491-0892
JOE STRATTON	612-866-5192



City Council Meeting 11/25/2025
Agenda Section: Consent Calendar
Agenda Item: 7.b.

Report Prepared By:

Jennifer Anderson, Support Services Manager

Department Director:

Jay Henthorne, Police Chief

Item for Consideration:

Consider approval to set a public hearing to be held on December 09, 2025, to consider the renewal of a Pawnbroker license for 2026 for Metro Pawn and Gun, Inc.

EXECUTIVE SUMMARY

Richfield City ordinance requires the City Council to conduct a public hearing to consider the pawnbroker license renewals and a date be set for the public hearing. This request is for the approval to set the public hearing for December 09, 2025, to consider this license renewal.

RECOMMENDED ACTION

BY MOTION: Approve setting a public hearing to be held on December 09, 2025, for the consideration of the renewal of the Pawnbroker license for 2026 for Metro Pawn and Gun, Inc.

HISTORICAL CONTEXT

The Pawnbroker license will expire on December 31, 2025.
Hearings must be scheduled and held before a license renewal may be considered.
The renewal process has been initiated.
Holding the public hearing on December 09, 2025, will provide ample time to complete the licensing process before January 1, 2026.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

This is a required process and normal city operations that need to be conducted.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

Richfield City ordinance provides that the City Council conduct a public hearing to consider the Pawnbroker license renewal.

CRITICAL TIMING ISSUES

The current pawnbroker license will expire on December 31, 2025.

FINANCIAL IMPACT

None.

LEGAL CONSIDERATIONS

None.

ALTERNATIVE RECOMMENDATION(S)

Schedule the hearing for another date. However, this will delay the licensing process.

ATTACHMENTS

None



Report Prepared By:
Sam Crosby, City Planner

Department Director:
Melissa Poehlman, Community Development Director

Item for Consideration:
Consider approval of a resolution granting a one-year time extension for Aster Commons.

EXECUTIVE SUMMARY

In November 2023, Beacon Interfaith Housing Collaborative (Applicant) was granted land use approvals for a deeply affordable, 38-unit development called Aster Commons. The project location is the vacant parcels south of T&T Automotive — in the southeast quadrant of 66th Street East and Portland Avenue South. The land use approvals included:

- A Comprehensive Plan Amendment (from Medium Density Residential to High Density Residential),
- A Rezoning (from Multi-Family Residential to Mixed Use, Neighborhood),
- A Preliminary Plat,
- Site Plan Approval; and
- Two Variances: A 32-parking stall variance from the 43-parking stall requirement to allow 11 parking stalls, and a 5-foot variance from the 15-foot front building setback requirement, to allow a 10-foot building setback along the west property line.

The Comprehensive Plan Amendment and Rezoning do not have an expiration date associated with them, but per the original approval, the Preliminary Plat, Site Plan and Variances all expire if the project is not substantially underway within two years. The Applicant has secured a significant amount of funding, and no changes have transpired that would warrant re-evaluation of the request. Consequently, staff supports the requested extension of these approvals, which will allow the Applicant additional time to secure tax credits to complete the project's funding.

RECOMMENDED ACTION

BY MOTION: Approve the attached resolution granting a one-year time extension of land use approvals for Aster Commons.

HISTORICAL CONTEXT

- On March 8, 2022, at a joint work session of the City Council, HRA, and Planning Commission, the Applicant presented conceptual plans.

- On March 21, 2022, the Housing and Redevelopment Authority (HRA) approved a resolution of support for the Applicant's concept.
- On April 18, 2022, the HRA approved a Preliminary Redevelopment Agreement with the Applicant.
- On January 17, 2023, the HRA extended the Preliminary Agreement until January 31, 2024.
- On May 4, 2023, the Applicant held a neighborhood meeting.
- On June 20, 2023, the HRA approved a Redevelopment Agreement with the Applicant.
- On October 23, 2023, the Planning Commission unanimously recommended approval of the project.
- On November 28, 2023, the Council unanimously approved the proposal.
- The Comprehensive Plan Amendment was approved by the Metropolitan Council on December 21, 2023.
- Over the past two years, the Applicant has received almost \$7.8 million in funding from various sources.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

Affordable housing generally helps those with the least resources, which tend to be a higher proportion of communities of color. Those who are at the lowest to middle-low end of the income bracket will benefit most from the development of housing for people earning between 30% and 50% Area Median Income (AMI). Neuro-diverse young adults within that community will particularly benefit as half of the units would be reserved for them. Finally, the general population will also benefit, indirectly, as any increase in the amount of housing helps alleviate housing shortages, and sufficient housing within a community generally reduces socio-economic problems and thereby generally increases the quality of life within that community.

Further, the project advances many of the goals of the housing section of the Comprehensive Plan.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

- Time extensions are permitted by code sections 500.15, Subd. 8, for preliminary plats; 547.11, Subd. 11, for variances; and 547.13, Subd.9, for site plan approvals.
- To the best of staff's knowledge, there has been no change that would warrant the re-evaluation of this request.
- Land use policies for the property and area have not changed since the approval of the project. Consequently, the project continues to meet the City's adopted goals and policies.

CRITICAL TIMING ISSUES

The land use approvals for this project expire on November 28, 2025. If the extension is not granted, the Applicant would have to go through the entitlement process all over again, at significant time and expense. If an extension is granted, substantial work would need to begin by November 28, 2026.

FINANCIAL IMPACT

None; the required land use application fees have been paid.

LEGAL CONSIDERATIONS

None.

ALTERNATIVE RECOMMENDATION(S)

Deny the request, citing changes in policy or context that would warrant a full reconsideration of the proposal.

ATTACHMENTS

1. 112525 - Aster Commons - Time Ext Reso
2. Applicant's Extension Request, 10-14-25
3. Aster Commons Location and Zoning Map
4. Aster Commons - Select Plan Pages
5. Original Resolutions 11-28-23

RESOLUTION NO. _____

**GRANTING A TIME EXTENSION FOR
A PRELIMINARY PLAT, A SITE PLAN, AND TWO VARIANCES
FOR ASTER COMMONS HOUSING
AT 6613-6625 PORTLAND AVENUE SOUTH**

WHEREAS, by Resolution No. 12150 and Resolution No. 12151, adopted on November 28, 2023, the City approved a preliminary plat, a site plan, a 32-stall parking variance, and a 5-foot front yard setback variance, to allow the construction of 38 units of affordable apartment homes at 6613, 6617, 6621, and 6625 Portland Avenue South, property legally described as:

Lots 31, 32, 33 and 34, Auditor's Subdivision No. 340, Hennepin County, Minnesota.

WHEREAS, the original approvals provided two years in which to commence the project; and

WHEREAS, Subsection 500.15, Subd. 8, of the Richfield municipal code and Subsection 547.13, Subd.9, of the Richfield zoning code, both allow the applicant to request a time extension; and

WHEREAS, City staff has received a request from Beacon Interfaith Housing Collaborative ("Applicant") for a one year extension of the land use approvals; and

WHEREAS, no significant changes have transpired in the immediate area that would provide cause for the Council to re-analyze the original request; and

WHEREAS, to allow another opportunity for tax credit funding, as described in the applicant's request, the City Council wishes to grant the additional time requested;

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

1. The City Council hereby extends the approvals granted by Resolution No. 12150 and Resolution No. 12151 for one year from November 28, 2025; the deadline for substantial construction is now no later than November 28, 2026.
2. No changes accompany this extension; approval is subject to all the same terms and conditions as the original approvals.

Adopted by the City Council of the City of Richfield, Minnesota this 25th day of November, 2025.

Mary B. Supple, Mayor

ATTEST:

Michelle Friedrich, City Clerk



Administrative Office
2610 University Avenue West Suite 100
St. Paul, MN 55114
T: (651) 789-6260

October 14, 2025

Samantha Crosby, City Planner
City of Richfield
6700 Portland Avenue
Richfield, MN 55423

Re: Planning approval extension request - 6613-6625 Portland Ave. (Aster Commons)

Dear Ms. Crosby:

We are writing to request an extension of the Planning approvals for the above-mentioned project. As you may know, projects such as Aster Commons rely on multiple public funders to financially support the project and these types of applications are very competitive and typically the requests far exceed the amount of funds available in any given year.

Since our approvals in 2023, we have been working towards securing the necessary funds to make Aster Commons a successful project. We have secured almost \$7.8 million in funding from the City of Richfield, Hennepin County, the Metropolitan Council, the Federal Home Loan Bank and the Red Lake Nation among others.

We currently have a pending application with the Minnesota Housing Finance Agency and believe that we have a strong chance this year to be awarded the remaining amount through their sources of tax credits and deferred funding. They will announce the awards in December of this year and with a positive outcome we anticipate that we will be able to break ground in the fall of 2026.

We hereby request a one-year extension on the approvals of Aster Commons to allow us to secure the remaining funding and perform the due diligence closing items we will need in order to begin construction.

Please feel free to reach out to me if you have any questions or need additional information. I may be reached at jbarnes@beaconinterfaith.org or 612-619-5868.

Sincerely,

A handwritten signature in black ink that reads "Jim Barnes".

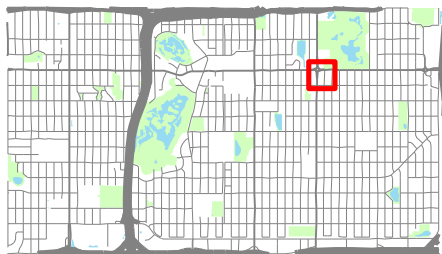
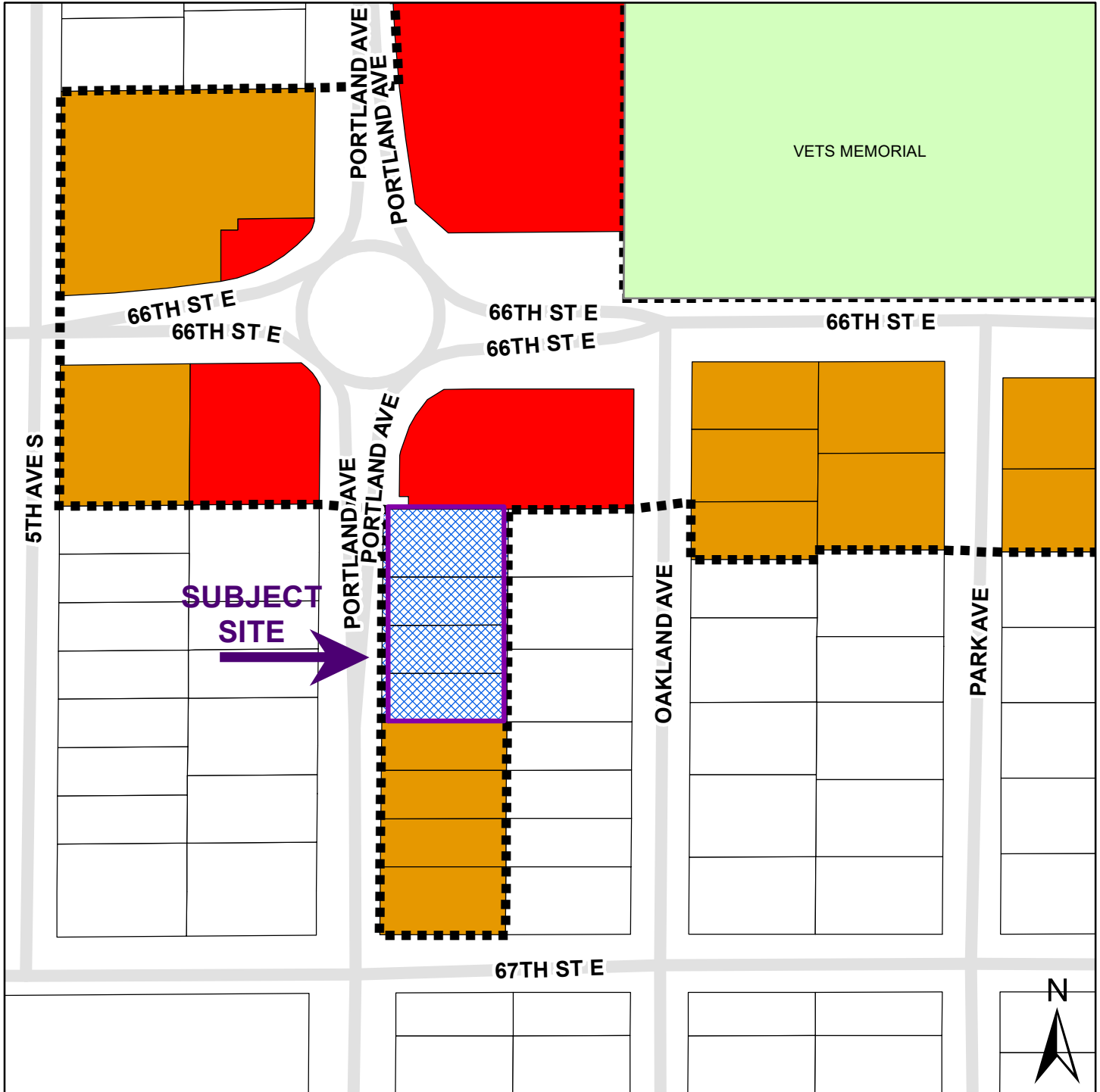
Jim Barnes
Senior Housing Development Project Manager








6613-6625 Portland Avenue South

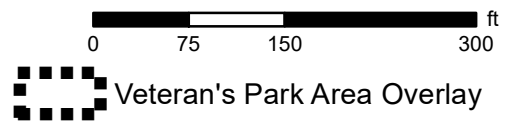
Location and Zoning Map

Beacon Interfaith Housing - Aster Commons



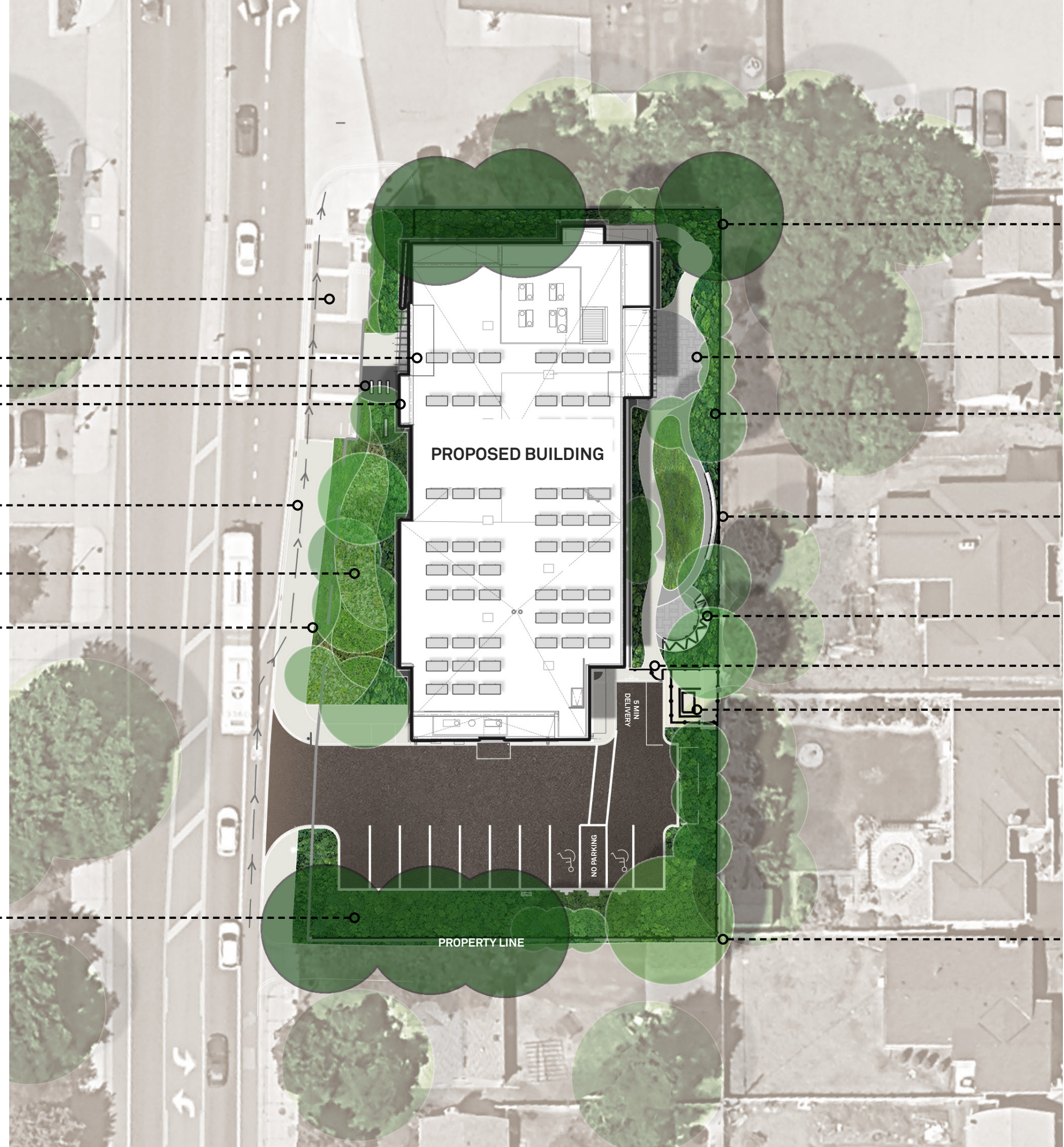
Legend

-  R Low Density Residential
-  MR-2 Multi-Family
-  C-2 General Commercial
-  MU-N Mixed Use-Neighborhood
-  Parks



SITE PLAN

- EXISTING METRO TRANSIT STOP
- PRIMARY ENTRANCE
- VISITOR BIKE PARKING SIGN (ON BUILDING)
- BIKE ROUTE
- RAIN GARDEN WITH NATIVE PLANTINGS
- POLLINATOR LAWN EDGE
- TREE, SHRUBS AND GROUND COVER PLANTINGS



- 6' PERIMETER FENCE
- RESIDENT PATIO
- TREE, SHRUBS AND GROUND COVER PLANTINGS
- SEAT WALL
- SHADE STRUCTURE
- BACK ENTRANCE GATE
- TRANSFORMER WITH SCREENING FENCE

- 6' PERIMETER FENCE
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- ☉
- 15' 30' 60'

Project No. 2022018

Aster Commons

6613 Portland Avenue S.
Richfield, MN 55423

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota.

Architect Seal

Signature _____
Print Name _____
Date _____ License No _____

Design Development

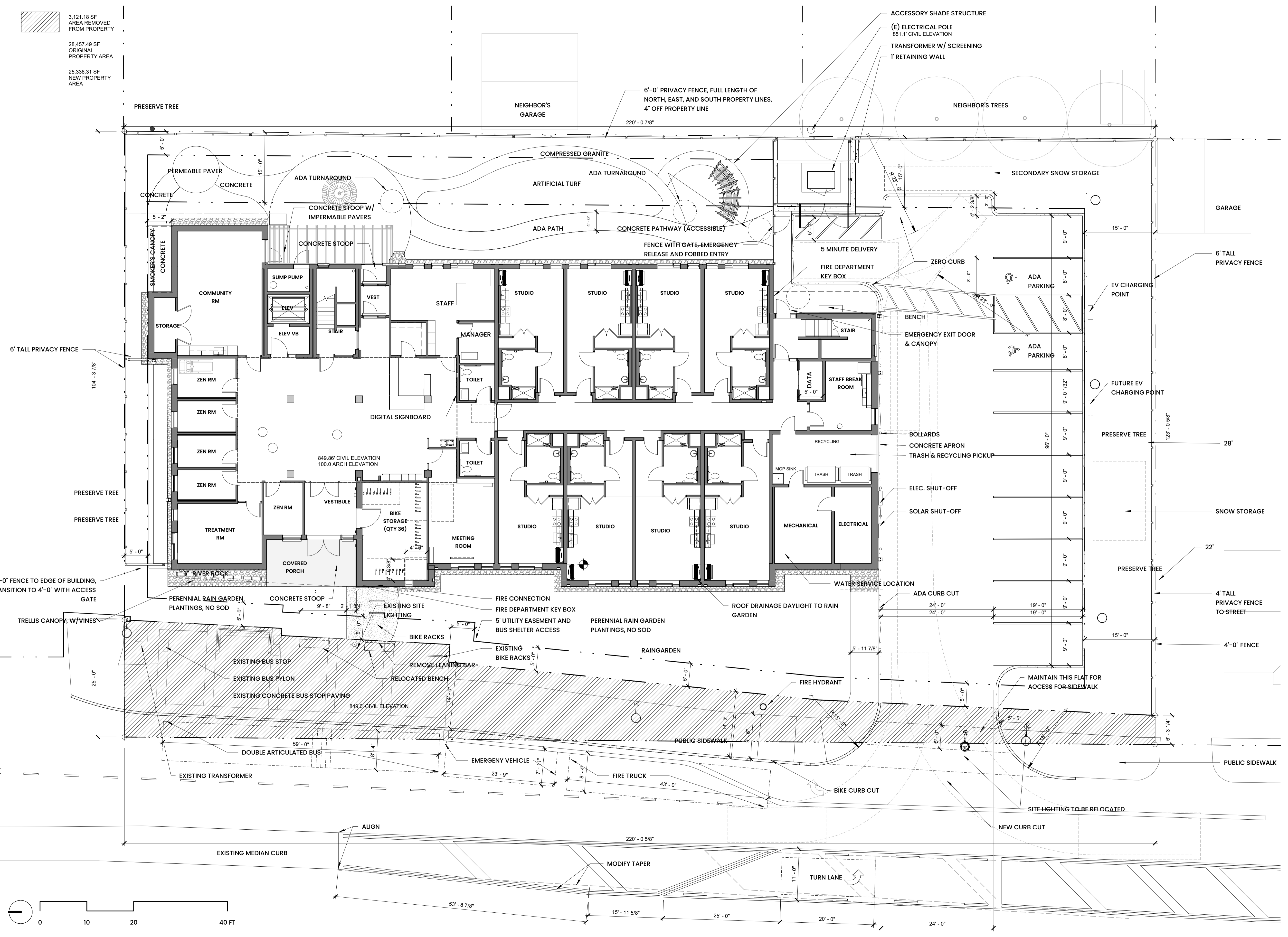
ISSUE / REVISION

Mark	Date	Description
	2023.08.10	CITY REVIEW COMMENTS

NOT FOR CONSTRUCTION

SITE PLAN

A001



1 PRES SITE PLAN
A001 1" = 10'-0"

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME
Ex	6	Existing Tree To Remain /
Aa4	3	Autumn Blaze Maple / <i>Acer x freemanii</i> 'Jeffers' TM
Ag2	3	Autumn Brilliance Serviceberry / <i>Amelanchier x grandiflora</i> 'Autumn Brilliance'
Br2	1	River Birch / <i>Betula nigra</i> Multi Trunk, 2 Trunk Minimum
PB	8	Pillar Birch / <i>Betula platyphylla</i> Single Trunk
Bw	3	Whitespire Birch / <i>Betula populifolia</i> 'Whitespire'
Cw	8	Golden Shadows Dogwood / <i>Cornus alternifolia</i> 'Wstackman'
As	4	Ware's Oak 'Kindred Spirit' / <i>Quercus x warei</i> 'Nadler'
Ts	2	American Linden / <i>Tilia americana</i> 'Sentry'

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME
Uo	2	Discovery Elm / <i>Ulmus davidiana</i> var. <i>japonica</i>
Je	5	Eastern Red Cedar / <i>Juniperus virginiana</i>
SHRUBS	QTY	COMMON / BOTANICAL NAME
Ai2	88	Iroquois Beauty Black Chokeberry / <i>Aronia melanocarpa</i> 'Iroquois Beauty' TM
Cs2	15	Cardinal Red Twig Dogwood / <i>Cornus sericea</i> 'Cardinal'
SC	93	Sandcherry / <i>Prunus pumila</i>
PERENNIALS	QTY	COMMON / BOTANICAL NAME
Ac	125	Lady's Mantle / <i>Alchemilla mollis</i>
Ag	68	Goatsbeard / <i>Aranuncus dioicus</i>
Af	22	False Spiraea / <i>Astilbe japonica</i> 'Deutschland'
Nw	5	Celastrus Scandens 'Bailum' / Autumn Revolution Bittersweet
Cb	134	Bicknell's Sedge / <i>Carex bicknellii</i>
Co	34	Blue Sedge / <i>Carex glauca</i>
Cos	117	Carex bicknellii / Copper Shouldered Oval Sedge

PLANNING REQUIREMENTS
 THE PROPOSED BUILDING CONTAINS 38 UNITS. PER PLANNING REQUIREMENTS, 5 TREES ARE REQUIRED FOR EACH UNIT. THIS PROJECT REQUIRES AN ADDITIONAL 19 TREES. THIS PLAN PROPOSES 39 TREES BE ADDED TO THE SITE IN A RANGE OF SIZES, SPECIES, AND VARIETIES. 20% OF THE SPECIES ARE TO BE PLANTED WITH A CALIPER OF 4.5", 30% WITH A CALIPER OF 30%, AND 50% WITH A CALIPER OF 2.5".

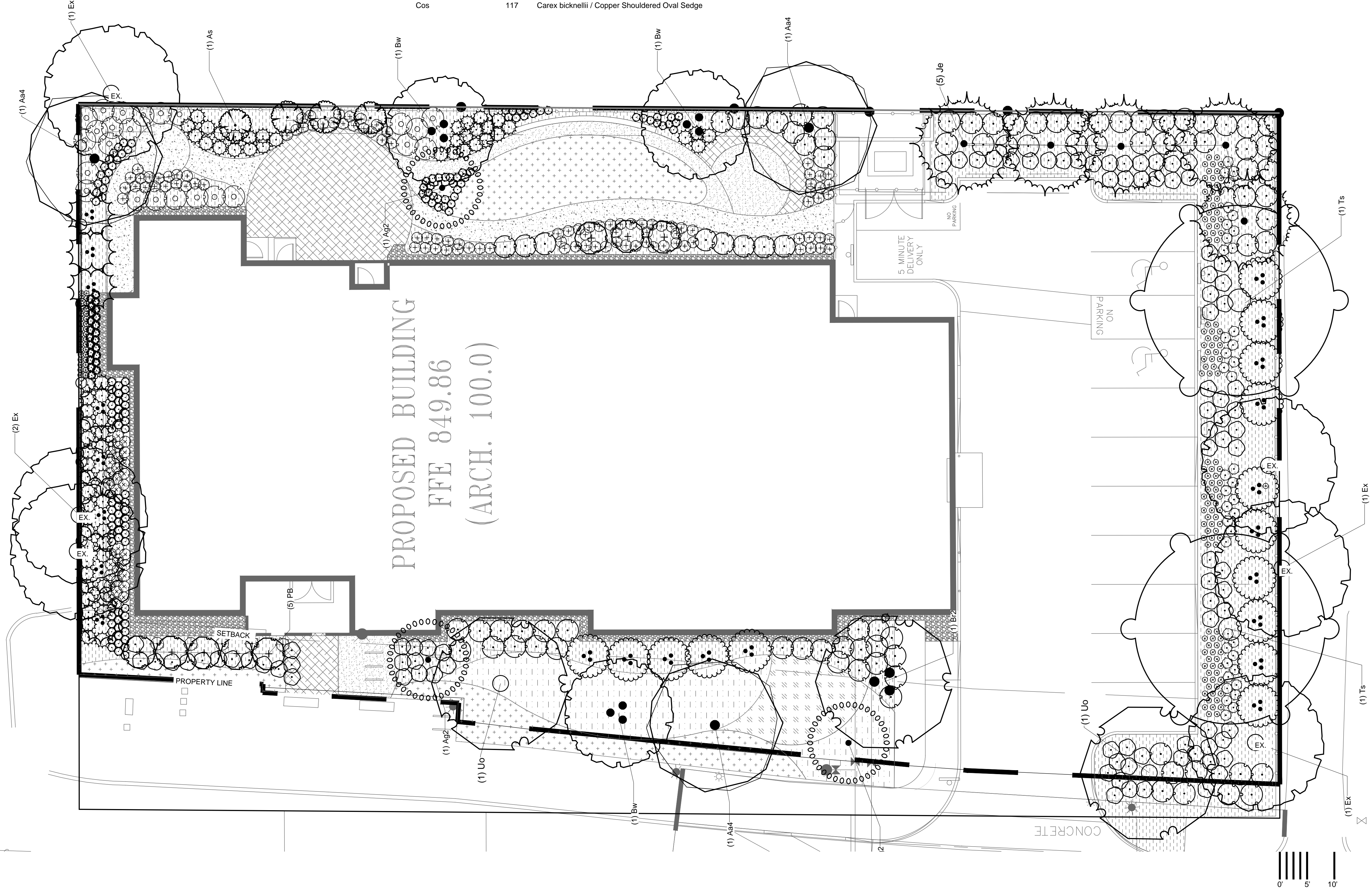
TOTAL SITE AREA: 25336 SQ FEET
 TOTAL LANDSCAPE AREA: 6378 SQ FEET (25% OF TOTAL SITE)

ALL PLANTINGS WERE SELECTED TO MAXIMIZE ECOLOGICAL STATUS. ALL PLANTINGS EITHER ARE NATIVE OR ARE KNOWN TO HAVE HIGH ENVIRONMENTAL PERFORMANCE (POLLUTION CAPTURE OR HEAT TOLERANCE).

SITE MATERIAL LEGEND

- CONCRETE
- PERMEABLE PAVER
- STABILIZED GRANITE WALKWAY (PERMEABLE)
- 3/4"-1" ROCK MULCH
- HARDWOOD MULCH WITH PLANTINGS - SEE PLANTING PLAN
- RAINGARDEN : ZONE 1
- RAINGARDEN : ZONE 2
- POLLINATOR LAWN SEED MIX

Architecture and Interiors
 510 Marquette Avenue South, Suite 200
 Minneapolis, MN 55402 | 612.375.0336



Project No. 2022018

Aster Commons
 6613 Portland Avenue South
 Richfield, MN 55423

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Minnesota.

Architect Seal

Signature _____
 Print Name _____
 Date _____ License No. _____

ISSUE / REVISION

Mark	Date	Description

NOT FOR CONSTRUCTION

PLANTING PLAN

LA500



RESOLUTION NO. 12150

**RESOLUTION GRANTING APPROVAL
OF A PRELIMINARY PLAT
FOR ASTER COMMONS**

WHEREAS, Beacon Interfaith Housing Collaborative, LLC. (“Applicant”) has requested approval of a preliminary plat that combines parcels generally located at 6613-6625 Portland Avenue South, legally described as:

Lots 31, 32, 33 and 34, Auditor’s Subdivision, Hennepin County, Minnesota, Torrens Property Certificate of Title 14184 72, 71, 70 and 69 and

WHEREAS, the proposed plat is to be known as ASTER COMMONS; and

WHEREAS, a public hearing was held for the proposed preliminary plat on Monday, October 23, 2023, at which all interested persons were given the opportunity to be heard; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richfield, as follows:

1. The proposed preliminary plat of ASTER COMMONS satisfies the requirements of the City’s subdivision ordinances.
2. Approval of the preliminary plat of ASTER COMMONS is granted subject to the following conditions:
 - a. Prior to issuance of a building permit, the applicant must address to the City Attorney’s satisfaction all items listed in the final plat opinion letter to be prepared by the City Attorney’s office upon the submittal of a final plat document.
 - b. The Applicant must file the final plat within two years of the date of this approval, unless a written request for a time extension is approved by the City Council, or the preliminary plat will expire.

Adopted by the City Council of the City of Richfield, Minnesota this 28th day of November 2023.

Mary B. Supple

Mary B. Supple, Mayor

ATTEST:



Dustin Leslie, City Clerk

RESOLUTION NO. 12151

**RESOLUTION APPROVING A SITE PLAN
AND TWO VARIANCES
FOR ASTER COMMONS HOUSING
AT 6613-6625 PORTLAND AVENUE SOUTH**

WHEREAS, an application has been filed by Beacon Interfaith Housing Collaborative, LLC, with the City of Richfield which requests approval of proposed site plan, a 32 stall parking variance, and a 5 foot front yard setback variance, all in order to construct 38 units of affordable apartment homes at 6613, 6617, 6621, and 6625 Portland Avenue South, property legally described as:

Lots 31, 32, 33 and 34, Auditor's Subdivision No. 340, Hennepin County, Minnesota.

WHEREAS, Zoning Code Section 544.13, Subdivision 6, establishes a minimum number of required off-street parking spaces, which totals 48 spaces for this property; and

WHEREAS, Zoning Code Section 544.13, Subdivision 8, allows a reduction of 10% for proximity to transit (any parcel which is located within 1/4 mile of a frequently operating transit line), bringing the total required off-street parking spaces down to 43; and

WHEREAS, the proposed site plan provides 11 parking stalls; and

WHEREAS, the applicant has provided a parking study that illustrates the actual demand anticipated by the project, as demonstrated by their three other locations within the metro area; and

WHEREAS, Zoning Code Section 537.07, Subd. 1, requires that the principal building be set back a minimum of 15 feet from the front property line; and

WHEREAS, the proposed layout places the northwest corner of the building 10 feet from the front property line in order to maximize the rear yard setback; and

WHEREAS, notice of the public hearing was mailed to properties within 350 feet of the subject property and published in the Sun Current newspaper on October 12, 2023; and,

WHEREAS, the variances meet the requirements of Zoning Code Section 547.11, Subd. 1, as detailed in City Council Staff Report No. ___; and

WHEREAS, the Planning Commission of the City of Richfield held a public hearing at its October 23, 2023 meeting and recommended approval of the requested site plan and variances; and

WHEREAS, the City Council has fully considered the request for site plan approval and variances;

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

1. The City Council adopts as its Findings of Fact the **WHEREAS** clauses set forth above.
2. The City Council further adopts as its Findings of Fact the findings listed in the Required Findings Statement.
3. The requested site plan and variances are hereby approved subject to the following conditions:
 - a. Should the parking demand exceed the parking supply such that it creates a nuisance or issue, the owner of the property will work with the City to resolve the nuisance or issue.
 - b. Separate sign permits are required for signage greater than 6 square feet in size.
 - c. All required parking spaces shall remain available year-round and shall not be used for snow storage.
 - d. The property owner is responsible for the ongoing maintenance of all exterior improvements, including landscaping, in accordance with approved plans.
 - e. The applicant is responsible for obtaining all required permits, and compliance with all other City, County and State regulations.

Prior to the issuance of a building permit, the applicant shall:

- f. Provide a SAC determination from the Met Council.
- g. Provide proof of having recorded a copy of this resolution of approval.
- h. Enter into a construction and maintenance agreement with the City.

Prior to the issuance of a Certificate of Occupancy, the applicant shall:

- i. Enter into an escrow agreement for outstanding items and provide a surety equal to 125% of the value of any improvements not yet complete.
- j. Provide proof of having recorded the construction and maintenance agreement.

k. The final plat shall be recorded and mylar copies provided to the City.

Prior to the release of the surety:

l. All exterior improvements shall be installed.

m. All requirements of the escrow agreement shall be met.

4. This approval is contingent upon the approval of the associated Comprehensive Plan Amendment and Rezoning of the property.

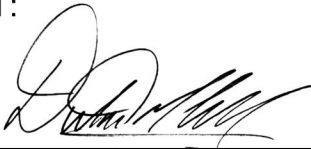
5. This approval shall expire two years from issuance unless the use for which the permit was granted has commenced, substantial work has been completed or upon written request by the applicant, the Council extends the expiration date for an additional period, as required by the Zoning Ordinance, Section 547.13, Subd. 9.

Adopted by the City Council of the City of Richfield, Minnesota this 28th day of November, 2023.



Mary B. Supple, Mayor

ATTEST:



Dustin Leslie, City Clerk



Report Prepared By:
Scott Kulzer, Senior Analyst

Department Director:
Kristin Asher, Public Works Director

Item for Consideration:
Consider approval of the Sentencing to Service Program Services Agreement between Richfield and Hennepin County for calendar years 2026 and 2027.

EXECUTIVE SUMMARY

Program Background

Hennepin County Sentencing to Service (STS) is a structured work program that provides a sentencing alternative for low-risk adult and juvenile offenders. Instead of serving time in jail or paying a fine, offenders can work, learn new skills and gain self-confidence, while completing community improvement and restoration projects.

Services Provided to City of Richfield

STS supports Richfield Public Works Department by doing general park and forestry related work such as litter pickup, spreading mulch, pulling weeds, shoveling, raking and tree and brush removal. STS crews will also be utilized to perform street median maintenance and trash clean-up around ponds. As part of the agreement, Hennepin County will provide one STS crew for four days per week for six hours per day to complete the various work duties assigned in coordination with Richfield Public Works.

RECOMMENDED ACTION

BY MOTION: Approve the Sentencing to Service Program Services Agreement between Richfield and Hennepin County for calendar years 2026 and 2027.

HISTORICAL CONTEXT

- Richfield has utilized the STS program since 2004.
- The work tasks STS completes are routine and not complex but are important to the quality of life in Richfield.
- By utilizing STS, Public Works staff are able to focus on their more skilled and specialized duties around the City.
- Without the service of STS, certain job duties may be completed less frequently or go undone altogether.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

The STS contract advances efforts towards the following Strategic Plan Desired Outcomes:

- Operational Capability to Deliver Essential Services;
- City Infrastructure Supports Service Needs; and
- Staff Capacity to Meet Service Demands.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

- This STS contract is below the \$175,000 purchasing threshold requiring direct City Council action.
- Historically, the STS contract spans a three-year period and requires City Council action because it exceeds the \$175,000 purchasing authority.
- This STS contract is for a two-year period.
- In an effort to be consistent with past practices, staff believes it makes sense to bring the contract to the City Council for approval.

CRITICAL TIMING ISSUES

The current contract will expire at the end of the calendar year and a new contract must be approved in order to continue the STS program.

FINANCIAL IMPACT

- The contract duration is January 1, 2026, to December 31, 2027, and will cost \$172,074.24 in total:
 - 2026: ($\$413.64/\text{day} \times 4 \text{ days/week} \times 52 \text{ weeks per year}$) = \$86,037.12
 - 2027: ($\$413.64/\text{day} \times 4 \text{ days/week} \times 52 \text{ weeks per year}$) = \$86,037.12
- The City is only charged for the actual days worked by the STS crew. For instance, if the STS crew only works 2 days in a given week, then the City would only pay for 2 days of service at the daily rate listed above.

LEGAL CONSIDERATIONS

The City Attorney has reviewed the agreement and will be available to answer questions.

ALTERNATIVE RECOMMENDATION(S)

None.

ATTACHMENTS

1. A2513153 City of Richfield STS Agreement

**SENTENCING TO SERVICE PROGRAM
SERVICES AGREEMENT**

This Agreement is between the COUNTY OF HENNEPIN, STATE OF MINNESOTA, A-2300 Government Center, 300 South Sixth Street, Minneapolis, Minnesota 55487, on behalf of the Hennepin County Department of Community Corrections and Rehabilitation, C-2300 Government Center, Minneapolis, Minnesota 55487 (“COUNTY” or “DEPARTMENT”) and CITY OF RICHFIELD, 6700 Portland Avenue South, Richfield, Minnesota 55423 (“PARTNER”).

WHEREAS, COUNTY operates the Sentencing to Service Program (“PROGRAM”), which offers offenders an opportunity to learn landscape maintenance and other marketable skills; and

WHEREAS, PARTNER wishes to purchase the services of PROGRAM.

NOW, THEREFORE, in consideration of the mutual undertakings and agreements hereinafter set forth, COUNTY and PARTNER agree as follows:

1. TERM AND COST OF THIS AGREEMENT

This Agreement shall be in effect from January 1, 2026, through December 31, 2027, unless terminated earlier in accordance with the Default and Cancellation provisions of this Agreement.

The total cost of this Agreement shall not exceed One Hundred Seventy-Two Thousand Seventy-Four Dollars and Twenty-Four Cents (\$172,074.24) plus applicable tax.

2. SERVICES TO BE PROVIDED

COUNTY agrees to provide labor to perform the following work, in accordance with the terms of this Agreement: forestry and park maintenance services (“Work”) as more specifically described in Attachment A.

3. PARTNER RESPONSIBILITIES

PARTNER agrees to the following:

- A. Obtain all necessary permits or licenses or special authority for all Work.
- B. Assign all Work and coordinate material purchases and delivery for projects to be performed.

4. COUNTY RESPONSIBILITIES

COUNTY agrees to the following with respect to Work requested:

- A. Provide work crew(s) in the number and on the days specified in Attachment A.
- B. Provide COUNTY-employed work crew leader who will be responsible for the transportation, instruction, and supervision of PROGRAM work crew.
- C. Provide required personal safety equipment and clothing needed for specific Work.
- D. Provide basic landscaping or other tools and equipment needed for specific Work.
- E. Train each PROGRAM work crew in necessary safety principles and techniques.
- F. Provide quarterly reports to PARTNER that show the number of days worked and total hours of service received.
- G. Assume all medical liability for PROGRAM participants.
- H. COUNTY, in its sole discretion, will assign PROGRAM participants of any gender, race or age capable of performing the necessary Work assignments.

5. COST AND PAYMENT FOR SERVICES

- A. COUNTY shall bill PARTNER for services performed including all applicable state and local sales tax as further specified in Attachment A. If PARTNER is exempt from any such tax, it shall provide a completed Certificate of Exemption to the COUNTY as specified in Attachment A.
- B. Payment for services performed by COUNTY shall be paid by PARTNER within thirty (30) days from the date of invoice.

6. INDEPENDENT PARTIES

Nothing is intended or should be construed as creating or establishing the relationship of co-partners between the parties or as constituting either party as the agent, representative, or employee of the other party for any purpose. Each party is and shall remain an independent party for all services performed under this Agreement. Each party shall secure at its own expense all personnel required in performing services under this Agreement. Any personnel or other persons engaged in the performance of any work or services required by a party will have no contractual relationship with the other party and will not be considered employees of the other party.

7. LIABILITY

Each party shall be liable for its own acts and the results thereof to the extent provided by law, and shall defend, indemnify, and hold harmless each other (including their present and former officials, officers, agents, employees, volunteers, and subcontractors), from any liability, claims, causes of action, judgments, damages, losses, costs, or expenses, including attorney's fees, resulting directly or indirectly from any act or omission of the party, anyone

directly or indirectly employed by it, and/or anyone for whose acts and/or omissions it may be liable, in the performance or failure to perform its obligations under this Agreement. Except for state agencies, each party's liability shall be governed by the provisions of Minnesota Statutes, chapter 466 and other applicable law. The liability of state agencies shall be governed by the provisions of Minnesota Statutes, section 3.736 and other applicable law.

8. DATA PRACTICES

Both parties shall abide by the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13 (MGDPA), and all other applicable state and federal laws, rules, regulations, and orders relating to data privacy and confidentiality.

9. SUBCONTRACTING AND ASSIGNMENTS

Neither party shall assign, subcontract, transfer, or pledge this Agreement, in whole or in part, without the prior written consent of the other party.

10. MERGER AND MODIFICATION

- A. It is understood and agreed that the entire Agreement between the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter. All items that are referenced or that are attached are incorporated and made a part of this Agreement.
- B. Any alterations, variations, modifications, or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement signed by the parties.

11. DEFAULT AND CANCELLATION

- A. If either party fails to perform any of the provisions of this Agreement or so fails to administer the work as to endanger the performance of this Agreement, it shall be in default. Unless the default is excused by the nondefaulting party, the nondefaulting party may upon written notice immediately cancel this Agreement in its entirety. Additionally, failure of PARTNER to comply with the terms of this Agreement shall be just cause for COUNTY to immediately cease providing services under this Agreement until PARTNER resumes compliance.
- B. The above remedies shall be in addition to any other right or remedy available to the parties under this Agreement, law, statute, rule, and/or equity.
- C. Either party's failure to insist upon strict performance of any provision or to exercise any right under this Agreement shall not be deemed a relinquishment or waiver of the same, unless consented to in writing. Such consent shall not constitute a general waiver or relinquishment throughout the entire term of this Agreement.

D. This Agreement may be cancelled with or without cause by either party upon thirty (30) days written notice.

12. CONTRACT ADMINISTRATION

In order to coordinate the services of PARTNER with the activities of the DEPARTMENT, so as to accomplish the purposes of this Agreement, Jaime Tamez, Strategy and Resource Manager, Hennepin County Department of Community Corrections & Rehabilitation, Community Offender Management Division, 3000 North Second Street, Minneapolis, Minnesota 55411, Jaime.Tamez@hennepin.us or his successor (Contract Administrator), shall manage this Agreement on behalf of COUNTY and serve as liaison between COUNTY and PARTNER.

13. NOTICES

Any notice or demand which must be given or made by a party under this Agreement or any statute or ordinance shall be in writing and shall be sent registered or certified mail. Notices to COUNTY shall be sent to the County Administrator with a copy to the originating DEPARTMENT at the address given in the opening paragraph of this Agreement. Notice to PARTNER shall be sent to the address stated in the opening paragraph of this Agreement.

14. MINNESOTA LAWS GOVERN

The laws of the state of Minnesota shall govern all questions and interpretations concerning the validity and construction of this Agreement and the legal relations between the parties and their performance. The appropriate venue and jurisdiction for any litigation will be those courts located within the county of Hennepin, state of Minnesota. Litigation, however, in the federal courts involving the parties will be in the appropriate federal court within the state of Minnesota. If any provision of this Agreement is held invalid, illegal, or unenforceable, the remaining provisions will not be affected.

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COUNTY BOARD AUTHORIZATION

Reviewed for COUNTY by
the County Attorney's Office:

COUNTY OF HENNEPIN
STATE OF MINNESOTA
By:

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Reviewed for COUNTY by:

ATTEST:

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Board Resolution No:
{ {*BoardResolution_es_:signer5:brs} }

By:

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Document Assembled by:

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PARTNER

PARTNER warrants that the person who executed this Agreement is authorized to do so on behalf of PARTNER as required by applicable articles, bylaws, resolutions or ordinances.*

By:

{ {Sig_es_:signer2:signature} }
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{ { ttl_es_:signer2:title} }

By:

{ {Sig_es_:signer3:signature} }
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{ { ttl_es_:signer3:title} }

*PARTNER represents and warrants that it has submitted to COUNTY all applicable documentation (articles, bylaws, resolutions or ordinances) that confirms the signatory's delegation of authority. Documentation is not required for a sole proprietorship.

**Hennepin County STS Services For
City of Richfield
January 1, 2026 – December 31, 2027**

SERVICES TO BE PROVIDED:

Forestry and park maintenance services, including but not limited to general park and forestry related work such as litter pickup, spreading mulch, pulling weeds, shoveling, raking, as well as tree and brush removal.

SERVICE FREQUENCY:

One (1) STS work crew, four (4) days per week, plus, up to Fifteen (15) work crews for buckthorn removal for a minimum of six (6) hours per day, excluding paid breaks.

COST PER DAY: Four Hundred Thirteen Dollars and Sixty-Four Cents (\$413.64)

TOTAL COST: \$172,074.24 (\$413.64/day x 4 days/week x 52 weeks/year x 2 years)
2026 = 208 days @ \$413.64 per crew day x 3 days/week x 52 weeks/year \$86,037.12
2027 = 208 days @ \$413.64 per crew day x 3 days/week x 52 weeks/year \$86,037.12

INVOICING: (Quarterly)

PARTNER CONTACT INFORMATION:

Chris Link
Deputy Public Works Director
1901 East 66th St
Richfield, MN 55423
Clink@richfieldmn.gov
612-861-9174

Scott Kulzer
Senior Analyst
1901 East 66th St
Richfield, MN 55423
SKulzer@richfieldmn.gov
612-861-9172

TAXABLE STATUS

Hennepin County provides certain services that are taxable in the state of Minnesota. Appropriate sales tax will be charged for all taxable services provided. If your organization is exempt from any state or local sales tax, you must provide a completed Certificate of Exemption (Form ST3) to the COUNTY liaison identified in section 12.

Please consult the Minnesota Department of Revenue Sales & Use Tax guides (available at <https://www.revenue.state.mn.us/sales-and-use-tax>) for information on taxability of specific services.



Report Prepared By:

Katie Rodriguez, City Manager

Department Director:

Mary Bogie, Interim Finance Director

Item for Consideration:

Consider approval to forgive two internal Ice Arena loans totaling \$472,170 with a transfer from long-term capital reserves.

EXECUTIVE SUMMARY

In December 2014, the City Council approved a \$1,291,350 internal loan for 20 years at 2% interest to fund energy and technology improvements at the Ice Arena; the loan was funded by the Insurance Fund. In January 2025, the City Council approved a \$641,454 internal loan for 15 years at 0% interest to fund a new locker room for Rink 1; the loan was funded by the Communications Fund.

The Ice Arena special revenue fund has made annual payments on both loans but has not been able to generate sufficient revenues to cover both operating expenditures and the loan payments for the above capital projects. Therefore, the Ice Arena fund eventually depleted all reserves and had a negative fund balance of \$3,339,077 at the beginning of 2021. In researching other cities' financial approach to funding recreation assets, including ice arenas, most cities funded capital projects, and even partially funded operations, with general fund revenues or other sources. Staff recommended, as part of the budget process that year, that the Ice Arena's budget goal should be to have revenues cover operating costs and minor maintenance and future major maintenance would be funded by other revenues. Further, staff recommended annual transfers from the Long-term Capital Reserve Fund to bring the Ice Arena into a positive balance.

The change has been successful, resulting in positive operating results in recent years and the Ice Arena balance is projected to be a negative \$1,460,000 by fiscal year-end. The recommendation to forgive the loans will help the Ice Arena preserve cash and build reserves to a positive fund balance by 2027. If the loan forgiveness is approved, the year-end 2025 balance in the Long-term Capital Reserve Fund is projected to be \$5.7M (this does not include about \$2M in working cash).

RECOMMENDED ACTION

BY MOTION: Approve a resolution authorizing forgiveness of two internal loans that funded Ice Arena capital improvements by transferring funds from the Long-term Capital Reserve Fund to repay the Insurance Fund for \$301,115 and the Communications Fund for \$171,054 to retire the loans.

HISTORICAL CONTEXT

Included in the Executive Summary.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

The recommendation furthers the City's strategic equity priorities by continuing funding for Ice Arena programming that includes several programs to diversify the sport and introduce skating to Richfield residents and school children. It also supports sustainable infrastructure by creating a realistic funding plan for the Ice Arena.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

The City Charter empowers the City Council to control the financial affairs of the City, including interfund loans if approved by resolution.

CRITICAL TIMING ISSUES

Approving the Ice Arena loan forgiveness now.

FINANCIAL IMPACT

If City Council approves the loan forgiveness, it will impact the following funds:

- The Ice Arena will have decreased internal loan liability and increased fund balance of \$472,170 and be on track to have a positive fund balance by 2027.
- The Insurance Fund will have increased cash of \$301,115 and fund balance is unchanged.
- The Communications Fund will have increased cash of \$171,054 and fund balance is unchanged.
- The Long-term Capital Reserve Fund will have decreased cash and fund balance of \$472,170.

It is important to note that because the loans are internal, forgiveness does not impact overall cash or fund balances.

In addition, the General Fund budget has also transferred \$200,000-\$300,000 annually to the Ice Arena and Pool in the last few years. The funding has helped with ongoing maintenance and paying off the loans. Once the loans are repaid, the funding can be used for major maintenance projects.

LEGAL CONSIDERATIONS

ALTERNATIVE RECOMMENDATION(S)

The City Council could not approve the loan forgiveness and the Ice Arena will manage a negative cash and fund balance position for a longer period.

ATTACHMENTS

1. 2025-11-25 Resolution to Fully Pay Internal Ice Arena Loans

RESOLUTION NO. XXXXX

Motion by:
Seconded by:

RESOLUTION AUTHORIZING FULL PAYMENT OF INTERNAL LOANS PREVIOUSLY MADE TO THE ICE ARENA AND AUTHORIZING NECESSARY ACTIONS RELATED THERETO

WHEREAS the funding for \$1,291,350 in energy and technology improvements at the Ice Arena in 2014 were provided by an internal loan from the Insurance Fund; and

WHEREAS the funding for \$641,454 in locker room improvements at the Ice Arena in 2015 were provided by an internal loan from the Communications Fund; and

WHEREAS the Ice Arena has made scheduled internal loan payments each year; and

WHEREAS there have not been sufficient revenues to pay back the loans for capital and cover operating expenses which has resulted in a negative cash balance and depletion of operating reserves for the Ice Arena; and

WHEREAS the City has a plan to transfer from the Long-term Capital Reserve Fund over a 7-year timeframe to bring the Ice Arena into a positive cash balance; and

WHEREAS eliminating persistent negative fund balances is best financial practice; and

WHEREAS it is in the best interest of the City of Richfield to transfer from the Long-term Capital Reserve Fund to fully pay both internal loans in the outstanding amount of \$472,170; and

NOW, THEREFORE, BE IT RESOLVED the City Manager is authorized to transfer funds from the Long-term Capital Reserve Fund to fully retire the two internal Ice Arena loans totaling \$472,170 effective November 30, 2025.

Adopted by the City Council of the City of Richfield, Minnesota, this 25th day of November, 2025.

VOTING AYE

- Supple, Mary**
- Burk, Walter**
- Christensen, Sharon**
- Coleman-Woods, Rori**
- Hayford O'leary, Sean**

VOTING NAY

- Supple, Mary**
- Burk, Walter**
- Christensen, Sharon**
- Coleman-Woods, Rori**
- Hayford O'leary, Sean**

Mary B. Supple, Mayor

ATTEST:

RESOLUTION NO. XXXXX

Michelle Friedrich, City Clerk

DRAFT



Report Prepared By:
Katie Rodriguez, City Manager

Department Director:
Mary Bogie, Interim Finance Director

Item for Consideration:
Direct staff to adjust the 2025 Revised Budget and transfer \$1,800,000 from the Elections Fund to the Long-term Capital Reserve Fund and designate the fund balance for future government building capital projects.

EXECUTIVE SUMMARY

The Elections Fund was created to fund election costs and smooth out spikes in costs during regular elections in even years. The revenue source is lease payments from telecommunication companies to place antennas on City assets. For many years, the lease revenue exceeded actual election costs and the fund accumulated a robust reserve. The 2025 Budget projects a \$2.5M fund balance at year-end. Although the City has fewer leases than in previous years, the current lease revenue will fund upcoming elections. The recommended transfer leaves approximately \$780,000 in the Election Fund reserves, which is sufficient to provide for any cash flow needs and other unexpected costs.

The Government Building fund charges departments for building operating costs and minor maintenance but has not been building sufficient reserves for major maintenance, including projects like new carpeting and a new boiler and chiller for City Hall that will be needed in the next 5 years. A new roof, estimated to cost \$1.5M, will be needed in the next 10 years. Staff are currently refining the timing and costs of long-term capital maintenance for City buildings and will be working with our financial adviser, Ehlers, to determine a sustainable funding strategy.

In order to have enough initial funding for needed capital projects for buildings in the near term, staff recommend transferring \$1,800,000 from the Elections Fund to the Long-term Capital Reserve Fund, designated for capital projects for City buildings, before December 31, 2025.

RECOMMENDED ACTION

BY MOTION: Direct staff to adjust the 2025 Revised Budget and transfer \$1,800,000 from the Elections Fund to the Long-term Capital Reserve Fund and designate the fund balance for future government building capital projects.

HISTORICAL CONTEXT

Summarized in the Executive Summary.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

The recommended action makes progress on the Strategic Plan's Sustainable Infrastructure priority.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

CRITICAL TIMING ISSUES

Transferring cash by the end of the year will help staff and our financial advisor, Ehlers, determine sustainable funding sources for future capital needs as part of their 2025/2026 study. In addition, the City Council is scheduled to consider a final 2025 Revised Budget and 2026 Proposed Budget at their regular meeting on December 9, 2025. Staff will need to add the recommended transfers to the 2025 budget if approved.

FINANCIAL IMPACT

Summarized in the Executive Summary.

LEGAL CONSIDERATIONS

City Council must pass a 2025 Revised Budget and 2026 Proposed Budget before the end of the year.

ALTERNATIVE RECOMMENDATION(S)

City Council could choose to keep the \$1,800,000 in accumulated reserves in the Election Fund and determine other revenue sources for needed capital projects for buildings.

ATTACHMENTS

None



Report Prepared By:

Melissa Poehlman, Community Development Director

Department Director:

Melissa Poehlman, Community Development Director

Item for Consideration:

Public hearing regarding an Amendment to the 2022 Spending Plan for unobligated tax increment.

EXECUTIVE SUMMARY

In 2021, the State Legislature provided temporary authority to use unobligated tax increment from existing tax increment districts to help stimulate private development that would not otherwise occur. The legislation allowed greater flexibility in the use of these tax increment funds in order to create or retain jobs. On November 21, 2022, the Housing and Redevelopment Authority (HRA) adopted a tax increment Spending Plan for up to \$6,345,000 in unobligated tax increment from the Lyndale Gateway/Interchange West, Urban Village, and City Bella Tax Increment Financing (TIF) Districts.

The 2021 temporary authority required projects to be under construction by December 31, 2025. In 2025, the Legislature amended the temporary legislation to allow authorities to amend their spending plans to allow funds to be spent through December 31, 2026. The City supported and advocated for this amendment. The amended Spending Plan (attached) extends this deadline for using funds; no other changes are proposed. The strategy to retain unobligated tax increment in the most-flexible fund for the maximum amount of time continues.

RECOMMENDED ACTION

BY MOTION: Conduct and close the public hearing.

BY MOTION: Approve a resolution amending the tax increment Spending Plan.

HISTORICAL CONTEXT

As part of the 2022 Tax Increment Management Review and Analysis Report, three separate statutory authorities under which pooled increment could be spent were discussed with the HRA and City Council. These include regular pooling, special legislation to allow the City/HRA to transfer 10% of increment pooled for housing to the Affordable Housing Trust Fund, and the temporary legislation allowing greater flexibility to stimulate development in the wake of the Covid-19 pandemic. The three options include different timelines and authorized uses, and a plan to maximize the effectiveness of this money was agreed upon.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

The adopted Spending Plan stipulates that preference for assistance shall be based on

goals identified by the Comprehensive Plan and the following priorities identified by the City's Strategic Plan:

- A vibrant downtown that includes both new housing and business;
- Increased tax base through redevelopment that advances the Comprehensive Plan;
- Maintaining Richfield as an affordable place to live; and
- Climate resilience through the support of projects that advance the Climate Action Plan and sustainability goals.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

- In 2021, the State Legislature provided temporary authority to use unobligated TIF from existing TIF Districts to help stimulate private development that would not otherwise occur without assistance prior to December 31, 2025. The 2025 Legislature extended this deadline to December 31, 2026.
- A public hearing before the City Council is also required. This hearing is scheduled for November 25, 2025.

CRITICAL TIMING ISSUES

- To take advantage of the extended deadline, an Amended Spending Plan must be adopted prior to December 31, 2025.
- Money not spent prior to the deadline, can be transferred to the Affordable Housing Trust Fund (transfer deadline December 31, 2026) or spent under regular pooling rules.

FINANCIAL IMPACT

None at this time. The proposed amendment changes only the deadline by which funds can be spent.

LEGAL CONSIDERATIONS

- The proposed action has been reviewed by the HRA Attorney.
- Failure to adopt a revised Spending Plan by the end of the year would mean that the HRA could no longer take advantage of this additional flexibility.

ALTERNATIVE RECOMMENDATION(S)

Do not approve an amendment to the Spending Plan and direct staff to bring forward alternative options for these funds.

ATTACHMENTS

1. 112525 - CC Resolution - Amend 2022 Spending Plan
2. 112525 - PH - Amend TIF Spending Plan - Amended Plan

RESOLUTION NO. _____

**APPROVING AN AMENDED SPENDING PLAN FOR CERTAIN TAX
INCREMENT FINANCING DISTRICTS LOCATED IN THE CITY OF
RICHFIELD**

WHEREAS, on December 13, 2022, the City Council adopted a tax increment spending plan (the “Spending Plan”) pursuant to Minnesota Statutes, section 469.176, subd 4n which required that all funds be spent by December 31, 2025; and

WHEREAS, the Minnesota Legislature 2025, 1st Special Session amended Minnesota Statutes, section 469.176, subd. 4n to allow tax increment authorities to amend their spending plans to allow funds to be spent through December 31, 2026; and

WHEREAS, the City Council has determined to modify the Spending Plan to avail itself of the 2025 statutory changes; and

WHEREAS, on the date hereof, the City Council conducted a public hearing regarding the Spending Plan, for which notice was published in a newspaper of general circulation in the City and on the City’s public website at least ten (10) days but not more than thirty (30) days prior to the date of the public hearing, and at which public hearing all persons were given the opportunity to be heard; and

WHEREAS, at its meeting on November 17, 2025, the Housing and Redevelopment Authority in and for the City of Richfield, Minnesota adopted a resolution approving the Spending Plan; and

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

1. The amended Spending Plan is hereby approved in substantially the form on file in City Hall.
2. HRA staff and consultants are authorized and directed to take any and all actions necessary or convenient to carry out the intent of this resolution, including filing an executed copy of the amended Spending Plan with the Office of the State Auditor.

Adopted by the City Council of the City of Richfield, Minnesota, this 25th day of November 2025.

Mary B. Supple, Mayor

ATTEST:

Michelle Friedrich, City Clerk

HRA Consideration: November 21, 2022
City Approval: December 13, 2022
HRA Review of Amendment: November 17, 2025
City Council Public Hearing: November 25, 2025



Richfield Housing and Redevelopment Authority

City of Richfield, Hennepin County, Minnesota

Spending Plan

Lyndale Gateway / Interchange West TIF District

Urban Village TIF District

City Bella TIF District



Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, Minnesota 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Spending Plan for Lyndale Gateway / Interchange West, Urban Village and City Bella Tax Increment Financing Districts

PURPOSE

The Richfield Housing and Redevelopment Authority (the “Authority”) administers the Tax Increment Financing Districts listed above (the “TIF Districts”) in the City of Richfield, Minnesota (the “City”), and proposes to adopt a Spending Plan for the TIF Districts in accordance with Minnesota Statutes, Section 469.176 Subd. 4n (the “Act”).

The purpose of the Spending Plan is to develop or redevelop sites, lands or areas within the City in conformity with the City’s Comprehensive Plan or other City plans or objectives by using available tax increments from the TIF Districts to provide improvements, loans, interest rate subsidies, or assistance in any form to private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities, which will create or retain jobs in this state, including construction jobs.

UNOBLIGATED TIF FUNDS

The HRA has identified a total of \$6,346,000 in unobligated funds on hand within the TIF Districts (“Unobligated Tax Increments”):

- \$771,000 of unobligated funds of the Urban Village Tax Increment Financing District;
- \$5,121,000 of unobligated funds of the Lyndale Gateway / Interchange West Tax Increment Financing District; and
- \$454,000 of unobligated funds of the City Bella Tax Increment Financing District.

PLAN

Amended November 25, 2025 to read as follows:

The Authority is authorized as follows:

- (a) To use Unobligated Tax Increments from the TIF Districts and any interest earned on the tax increment to provide improvements, loans, interest rate subsidies, or assistance in any form to private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities (the “Projects”) in financing assistance to further the goals in the City’s Comprehensive Plan or other City plans or objectives, if doing so will create or retain jobs in the state, including construction jobs.

Preference for financing assistance shall be based on the City of Richfield Strategic Plan FY 2023-2026, adopted in July 2022. These priorities include: (1) a vibrant downtown that includes both new housing and business; (2) increased tax

base through redevelopment that advances the Comprehensive Plan; (3) maintaining Richfield as an affordable place to live; (4) climate resilience through the support of projects that advance the Climate Action Plan and sustainability goals; and (5) additional goals as identified by the Comprehensive Plan or other City plans or objectives.

The Projects shall commence before December 31, 2026 (unless a later commencement date is authorized by law) and shall constitute Projects that would not commence by such date without the assistance provided pursuant to this Spending Plan.

(b) To amend the budget set forth in the Tax Increment Financing Plans for the TIF Districts as necessary to provide for the assistance authorized by this Spending Plan.

(c) To take any other action necessary and authorized under the Act in connection with the construction or substantial rehabilitation of facilities of the type described in clause (a) above.

The assistance provided pursuant to this Plan shall be subject to Minnesota Statutes, Sections 116J.993 to 116J.995 (the “Business Subsidy Law”), if applicable, and shall be subject to the City’s Business Subsidy Policy.

ADOPTED AS AMENDED: November 25, 2025

ATTEST:

Mayor

City Clerk



Report Prepared By:

Jennifer Anderson, Support Services Manager

Department Director:

Jay Henthorne, Police Chief

Item for Consideration:

Public hearing and consider the approval of new On-Sale Wine and 3.2 Percent Malt Liquor licenses for Brim 2, LLC, dba Brim Restaurant, located at 2910 66th Street West.

EXECUTIVE SUMMARY

On August 29, 2025, the City received the application materials for new On-Sale Wine and 3.2 Percent Malt Liquor licenses for Brim 2, LLC, dba Brim Restaurant, located at 2910 66th Street West.

All required information and documents have been received. All licensing fees have been paid.

The Public Safety background investigation has been completed. There is nothing in the report that would cause the Public Safety Director to recommend denial of the requested licenses.

RECOMMENDED ACTION

BY MOTION: Conduct and close the public hearing.

BY MOTION: Approve the issuance of new On-Sale Wine and 3.2 Percent Malt Liquor licenses for Brim 2, LLC, dba Brim Restaurant, located at 2910 66th Street West.

HISTORICAL CONTEXT

- The applicant has satisfied the following requirements for issuance of licenses:
 - The required license fees have been paid.
 - Real estate taxes are current.
 - Proof of commercial and liquor liability insurance has been received showing Society Insurance as affording coverage.
- As a result of this being a new request for On-Sale Wine and 3.2 Percent Malt Liquor licenses, there is no need for an accountant's statement regarding the food/alcohol ratio.
- As stated in the Executive Summary, the Public Safety Director has reviewed the background information and sees no basis for denial.
- On-Sale Wine and 3.2 Percent Malt Liquor licenses require owners of these establishments to comply with Resolution No. 9511, which outlines the discipline

they can expect if any ongoing problems occur. A copy of this resolution has been given to the owner of the establishment.

- There are no distance requirements to notify neighbors of the issuance of On-Sale Wine and 3.2 Percent Malt Liquor licenses.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

The Richfield Police Department is committed to ensuring equity and inclusivity in our work. In some instances, equity considerations may not directly apply; however, staff preparation and review of reports will always consider DEI principles.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

Richfield City Code Section 1202 requires owners of On-Sale Wine and 3.2 Percent Malt Liquor licensed establishments to comply with all the provisions of both City Code and State Statutes.

CRITICAL TIMING ISSUES

There are no critical timing issues.

FINANCIAL IMPACT

Licensing fees have been received.

LEGAL CONSIDERATIONS

- The requirements of Resolution No. 9511 must be met which outlines the discipline they can expect if any ongoing problems occur. A copy of this resolution has been given to the owner of the establishment.
- The Notice of Public Hearing was published in the Richfield Sun Current on November 13, 2025.

ALTERNATIVE RECOMMENDATION(S)

- The Council could deny the requested licenses, which would mean the current applicants would not be able to serve On-Sale Wine and 3.2 Percent Malt Liquor; however, Public Safety has found no basis to deny the license.
- Schedule the hearing for another date. However, this will delay the licensing process.

ATTACHMENTS

None



Report Prepared By:

Melissa Poehlman, Community Development Director

Department Director:

Melissa Poehlman, Community Development Director

Item for Consideration:

Consideration of a resolution authorizing the decertification of Tax Increment Financing District No. 2020-2.

EXECUTIVE SUMMARY

On January 26, 2021, the City of Richfield created Tax Increment Financing (TIF) District No. 2020-2: Emi. The redevelopment TIF District was intended to provide assistance necessary to construct a mixed-use project on property located at 101 - 66th Street East. Several obstacles, including increased construction and material costs, have forced the developer to abandon the project.

As of the end of the year, there will be no outstanding obligations related to the TIF District and no project could take place prior to statutory deadlines. Staff and the Housing and Redevelopment Authority's (HRA) financial consultant recommend that the TIF District be decertified.

RECOMMENDED ACTION

BY MOTION: Approve a resolution authorizing the decertification of Tax Increment Financing District No. 2020-2: Emi.

HISTORICAL CONTEXT

Multiple developers have attempted to construct a project on this site since it initially sold in 2016. Despite an agreement for financial assistance in the form of tax increment, a project has not moved forward. The property remains privately owned and is currently for sale.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

Decertification is required due to inactivity. Any new development proposal will be evaluated for equitable and strategic considerations or impacts.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

MN Stat. 469.1763, Subd. 3 requires that development activity within a TIF District be finished within five years of initial certification.

CRITICAL TIMING ISSUES

- The deadline for activity to be finished in the 2020-2: Emi District is March 16, 2026. It is not feasible to meet this deadline.

- Decertification in 2025 will minimize additional reporting requirements and costs for the HRA.

FINANCIAL IMPACT

An interfund loan from the HRA General Fund was authorized to pay for upfront staff costs prior to the District beginning to generate funds. This loan will be repaid to the General Fund using other available TIF Admin funds.

LEGAL CONSIDERATIONS

See Policies section.

ALTERNATIVE RECOMMENDATION(S)

None.

ATTACHMENTS

1. 112525 - CC Resolution - Decertify 2020-2 TIF

RESOLUTION NO. _____

**RESOLUTION APPROVING THE DECERTIFICATION OF
TAX INCREMENT FINANCING DISTRICT NO. 2020-2: EMI**

WHEREAS, on January 26, 2021, the City of Richfield (the "City") created its Tax Increment Financing District No. 2020-2: Emi ("District No. 2020-2") within its Richfield Redevelopment Project Area (the "Project"); and

WHEREAS, as of December 31, 2025, all bonds and obligations to which tax increment from District No. 2020-2 have been pledged have been paid in full or defeased and all other costs of the Project have been paid; and

WHEREAS, the City desires by this resolution to cause the decertification of District No. 2020-2 after which all property taxes generated by property within the District will be distributed in the same manner as all other property taxes.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota that the Community Development Director shall take such action as is necessary to cause the County Auditor of Hennepin County to decertify District No. 2020-2 as a tax increment district and to no longer remit tax increment from the District No. 2020-2 to the City.

Adopted by the City Council of the City of Richfield, Minnesota, this 25th day of November 2025.

Mary B. Supple, Mayor

ATTEST:

Michelle Friedrich, City Clerk



City Council Meeting 11/25/2025

Agenda Section: Resolutions

Agenda Item: 11.b.

Report Prepared By:

Melissa Poehlman, Community Development Director

Department Director:

Melissa Poehlman, Community Development Director

Item for Consideration:

Consider resolutions approving the decertification of the Lyndale Gateway / Interchange West and Urban Village Tax Increment Financing Districts.

EXECUTIVE SUMMARY

The Lyndale Gateway / Interchange West Tax Increment Financing (TIF) District is a Redevelopment District that was created to facilitate the site assembly for the Best Buy Headquarters and facilitate redevelopment along Lyndale Avenue that created the Mainstreet Village senior housing development and Casteel Place Townhouses. The TIF District was certified on June 14, 1999, and is required to decertify by December 31, 2025.

The tax increment revenue generated was pledged to repay General Obligation Bonds (Bonds) related to the Penn Avenue bridge over Interstate 494, and to make payments on Pay-As-You-Go Notes (Notes) to Best Buy and the housing projects to assist in the costs of redevelopment. Final payment on the Bonds was made in February; this obligation has been fully satisfied. There remain significant outstanding balances on the Notes. However, neither the City nor the Housing and Redevelopment Authority (HRA) are obligated to pay this amount, and all obligations are considered to be met.

There is estimated to be \$1,471,929 in additional tax capacity in 2026 due to the decertification of this TIF District. The estimated market value of properties within the TIF District has increased by approximately \$70.5 million (over inflated original market values).

The Urban Village TIF District is a Redevelopment District that was created to facilitate the mixed-use development located on the southeast corner of Lyndale Avenue and 66th Street. The development includes Woodlake Center, the Oaks on Pleasant apartments, and BMO Bank. The TIF District was certified on July 15, 1999, and is required to decertify by December 31, 2025.

The tax increment revenue, in the form of two Pay-As-You-Go Notes (Notes), was paid to the developer to assist with property acquisition and excess site development expenses. While there remains a significant outstanding balance on the second Note, neither the City nor the HRA are obligated to pay this amount, and all obligations are considered to be met.

Decertification of the Urban Village TIF District will result in an estimated \$1,012,829 in additional tax capacity in 2026. The estimated market value of properties within the TIF

District has increased by approximately \$58 million (over inflated original market values).

Both Districts have reached their statutory limits. It has been City Council policy to adopt a resolution when decertifying TIF districts; however, it is not required.

RECOMMENDED ACTION

BY MOTION:

- 1) Approve a resolution approving the decertification of the Lyndale Gateway / Interchange West Tax Increment Financing District; and**
- 2) Approve a resolution approving the decertification of the Urban Village Tax Increment Financing District.**

HISTORICAL CONTEXT

See Executive Summary

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

The Urban Village redevelopment project has contributed to the goal of a vibrant downtown and an increased tax base.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

Mn Statute 469.176 prescribes the maximum term of a redevelopment TIF District as 25 years after the receipt of the first increment.

CRITICAL TIMING ISSUES

None

FINANCIAL IMPACT

The decertification of the Urban Village TIF District will result in an estimated \$1,012,829 in additional tax capacity in 2026.

LEGAL CONSIDERATIONS

All obligations have been met and the TIF District must be decertified.

ALTERNATIVE RECOMMENDATION(S)

None.

ATTACHMENTS

1. 112525 - CC Resolution - Decertify IW Lyn Gateway TIF
2. 112525 - CC Resolution - Decertify Urban Village TIF

RESOLUTION NO. _____

**RESOLUTION APPROVING THE DECERTIFICATION OF THE
INTERCHANGE WEST AND LYNDAL GATEWAY TAX INCREMENT
FINANCING DISTRICT**

WHEREAS, on June 29, 1999, the City of Richfield (the "City") created its Interchange West and Lyndale Gateway Tax Increment Financing District (the "TIF District") within its Richfield Redevelopment Project Area (the "Project"); and

WHEREAS, as of December 31, 2025, all bonds and obligations to which tax increment from the TIF District have been pledged have been paid in full or defeased and all other costs of the Project have been paid; and

WHEREAS, the City desires by this resolution to cause the decertification of the TIF District after which all property taxes generated by property within the District will be distributed in the same manner as all other property taxes.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota that the Community Development Director shall take such action as is necessary to cause the County Auditor of Hennepin County to decertify the TIF District as a tax increment district and to no longer remit tax increment from the TIF District to the City.

Adopted by the City Council of the City of Richfield, Minnesota, this 25th day of November 2025.

Mary B. Supple, Mayor

ATTEST:

Michelle Friedrich, City Clerk

RESOLUTION NO. _____

**RESOLUTION APPROVING THE DECERTIFICATION OF
THE URBAN VILLAGE TAX INCREMENT FINANCING
DISTRICT**

WHEREAS, on February 17, 1999, the City of Richfield (the "City") created its Urban Village Tax Increment Financing District ("Urban Village TIF District") within its Richfield Redevelopment Project Area (the "Project"); and

WHEREAS, as of December 31, 2025, all bonds and obligations to which tax increment from the Urban Village TIF District have been pledged have been paid in full or defeased and all other costs of the Project have been paid; and

WHEREAS, the City desires by this resolution to cause the decertification of the TIF District after which all property taxes generated by property within the District will be distributed in the same manner as all other property taxes.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Richfield, Minnesota that the Community Development Director shall take such action as is necessary to cause the County Auditor of Hennepin County to decertify the TIF District as a tax increment district and to no longer remit tax increment from the TIF District to the City.

Adopted by the City Council of the City of Richfield, Minnesota, this 25th day of November 2025.

Mary B. Supple, Mayor

ATTEST:

Michelle Friedrich, City Clerk



City Council Meeting 11/25/2025

Agenda Section: Other Business

Agenda Item: 12.a.

Report Prepared By:

Matt Hardegger, Transportation Engineer

Department Director:

Kristin Asher, Public Works Director

Item for Consideration:

Consider Approval of Preliminary Design Layouts for 2026 Sidewalk Projects.

EXECUTIVE SUMMARY

The Engineering Department is currently coordinating the design of three pedestrian projects scheduled for 2026 construction. The projects were identified as priority corridors in the city's Active Transportation Plan and will fill sidewalk gaps in the project areas. The projects are:

- 73rd Street between Portland Avenue and Cedar Avenue;
- 64th Street between Lyndale Avenue and Portland Avenue; and
- 64th Street and Russell Avenue near Sheridan Hills Elementary addressing gaps identified in the 2025 Safe Routes to School Comprehensive Plan.

All 3 projects were recommended for approval by the Transportation Commission at their November 5th meeting. Transportation Engineer Matt Hardegger will provide a brief presentation with an overview of the engagement process and design for each project.

RECOMMENDED ACTION

By individual motion, approve preliminary design layouts for three 2026 sidewalk projects:

- 1. 73rd Street from Portland Avenue to Cedar Avenue**
- 2. 64th Street from Lyndale Avenue to Portland Avenue**
- 3. Sheridan Hills Elementary School Area Safe Routes to School**

HISTORICAL CONTEXT

Project History

The proposed sidewalk projects have all been previously identified in city planning documents and were selected for outside funding through regional grant programs available for pedestrian projects.

The Pedestrian Master Plan and Active Transportation Action Plan both identify the 73rd Street corridor (Portland to Cedar) and 64th Street corridor (Lyndale to Portland) for pedestrian projects. These projects were submitted to the Metropolitan Council's Regional Solicitation in the Pedestrian project category in late 2023 for the 2024

selection cycle. These projects were both selected for funding from Active Transportation sales tax funding that was passed by the State Legislature during the 2023 session. Both projects were submitted with a scope of building a pedestrian facility on one side of the road within the project area. 64th Street received a grant of \$853,660 and 73rd Street received a grant of \$1,046,040. The terms of these grants require that the city contribute 20% of every dollar spent as a local match.

The Sheridan Hills Area project was identified in both the 2014 and 2025 Safe Routes to School Comprehensive Plans finalized in 2014 and 2025. The concept design for the project was developed during a 2024 Safe Routes to School Design Assistance study. Two projects from that study were combined for the funding application:

- A sidewalk along Russell Avenue between 64th and 65th Street along the school property.
- Extending the sidewalk on the north side of 64th Street to the west side of the school at Thomas Avenue, from its current end just east of Russell Avenue.

The Sheridan Hills Area project was selected through the MnDOT Safe Routes to School Infrastructure program in early 2025. This project received \$544,500 through the MnDOT program, which does not require any local match for eligible items.

Engagement

Outreach and engagement for this project consisted of a single phase, given the scope of the project was limited to pedestrian facilities without any full roadway reconstruction. Engagement activities included:

- Two pop-up information meetings near the 64th Street project — September 16th at 65th Street/Pillsbury Avenue and September 22nd at 64th Street/4th Avenue.
- Two pop-up information meetings near the 73rd Street project — September 16th and September 22nd at the intersection of Bloomington Avenue/Diagonal Boulevard.
- One open house at City Hall for all three projects.

The pop-ups had a total of 36 attendees, and the open house had a total of 10 attendees.

There was also an online comment map which received 20 comments and 6 replies, as well as 11 comments that were received by staff via phone or email.

Comments received about the projects included mixed levels of support. Concerns were typically related to location of the sidewalk and boulevard widths. Several property owners asked questions related to items that had previously been constructed within the city's right of way (fences, gardens, and other small structures) and whether trees would need to be removed. An engagement summary from the informational meetings, online comments, and phone/email comments are all available for review upon request.

Design

73rd Street

The 73rd Street project was split into two areas based on existing conditions and right of way width. There is an existing sidewalk on the north side of 73rd Street to the west of

Portland Avenue, and there is an existing bituminous path on the north side of Diagonal Boulevard to the north of 72nd Street.

West of 12th Avenue, there is an existing 60-foot wide public right of way, and the existing roadway section is 44 feet wide from curb to curb. While planning the project, the information available showed 12 feet of available space behind the curb on the south side and 4 feet of available space on the north side.

Two options were presented based on this information: a ten-foot-wide sidewalk on the south side of the road, or a six-foot sidewalk with a six-foot boulevard on the north side of the road. The north side option was assumed to require shifting the curb line approximately 8 feet to the south, to the edge of the existing bike lane, to fit the sidewalk in.

For this stretch, staff recommended the north side option to maintain continuity with the pedestrian walkways to the east and west, better connect to the D Line Station at 73rd and Portland, and to narrow the width of the 44-foot-wide existing roadway. Topographic survey data were collected in October and November, which revealed that the roadway is more centered than expected. The curb line shift is still necessary, but there is more working room available than previously anticipated.

East of 12th Avenue, there is approximately 80 feet of existing right of way. Staff evaluated two options: a sidewalk on the south side of Diagonal Boulevard and an extension of the existing bituminous path between 12th Avenue and 72nd Street. To maintain continuity, staff recommend the path extension option. There is approximately 14 feet of existing space between the back of curb and the right-of-way line, so staff are proposing an 8-foot path to fill the gap. This facility is wider than a standard sidewalk, but is substandard as a shared use path based on the MnDOT Bicycle Facility Manual (10 foot standard, 8 foot minimum). The existing path north of 72nd is also 8 feet wide. In the block between 12th and 13th Avenue, there is a large retaining wall on the north side of the street. Due to this wall, staff are recommending shifting this curb line to the edge of the bike lane and paving the full width between the curb and the retaining wall, which should be approximately 10 feet of pavement.

North of 72nd Street, staff are proposing reclaiming and repaving the existing path, and reconstructing the non-ADA-compliant pedestrian ramps in this stretch. The terms of the grant agreement require work to be done in this area, and the proposed scope has been informally discussed with the grant administrators.

64th Street

Staff evaluated both sides of the entire project corridor for location suitability based on 8 factors: total driveway crossings, major driveway reconstructions, total permanent easements needed, number of retaining walls needed, high quality tree impacts, total tree impacts, fence relocations, and utility cabinet relocations. The south side of 64th Street was recommended based on fewer driveway crossings, fewer mature tree impacts, and significantly fewer permanent easements needed. Winter maintenance of the south side sidewalks is a challenge due to limited sun exposure and re-freeze, but staff believe the other factors are enough to recommend the south side. The recommended design is a 6-foot wide sidewalk with a 6-foot wide boulevard area. There are some areas where, due to right-of-way constraints, a reduced-width boulevard would be used to avoid the need for additional easements.

The 64th Street sidewalk still has two outstanding design questions:

1. At Nicollet Avenue, staff are currently recommending a pedestrian refuge in place of the existing northbound left turn lane due to low left turn volume. The Transportation Commission has also recommended a pedestrian activating flashing light—which would be the city's to own and maintain under current County policy. Staff will be coordinating with County staff during design to provide a safe and functional design for pedestrians crossing Nicollet Avenue.
2. Staff have been coordinating with Progressive Rail and Canadian Pacific Kansas City (CPKC) on adding an accessible crossing at 64th St. The ideal location is not feasible due to the location of the tracks. Staff are currently recommending a small "zigzag" to get across the tracks slightly north of the sidewalk alignment to avoid moving a railroad switch. Progressive has estimated moving that switch could cost upwards of \$300,000.

Sheridan Hills Area

The recommended design for the Sheridan Hills area is to add a 6-foot wide sidewalk on the north side of 64th Street, with a 6-foot wide boulevard area, between Thomas Avenue and just east of Russell Avenue. On Russell Avenue, a 6-foot wide sidewalk with a 4-foot wide boulevard space (or 10-foot wide sidewalk) is proposed to provide buffer space to the existing school fence on the east side of the property. At the intersections of Thomas Avenue, Sheridan Avenue, and Russell Avenue, curb extensions are also proposed to "daylight" the intersections and provide more visibility and shorter crossing distance for pedestrians crossing 64th Street. No changes to traffic control are proposed at these intersections. Russell Avenue and Thomas Avenue will remain all-way stop controlled and Sheridan Avenue will remain a southbound stop only.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

Strategic Considerations: Providing sidewalks in areas identified as priority pedestrian routes is providing infrastructure that meets service needs.

Equitable considerations: Providing safe facilities for residents to walk off of busy streets decreases the risk of a vehicle-pedestrian crash. The sidewalk along 73rd Street creates a more inviting, safer connection for residents to access the D Line stop. This sidewalk also creates a more direct path between southeast Richfield and Richfield High School, which has a two-mile walk radius, and between the neighborhoods west of Bloomington Avenue and Centennial Elementary School. The sidewalk along 64th Street connects Veterans Park to Richfield Lake and all the residents in between (which includes a high proportion of rental properties), and provides another accessible crossing of the railroad tracks. The Sheridan Hills Area project creates multiple lower traffic locations where students can cross 64th Street away from the Penn Avenue signal, and also increases access from rental properties to the south and east of the school building.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

Proposed sidewalks are shown in the city's Pedestrian Master Plan, and are proposed to be built in accordance with the city's Sidewalk Policy.

CRITICAL TIMING ISSUES

In order to maintain grant funding, the projects need to meet the following milestones prior to December 31, 2026:

- 73rd Street (Portland to Cedar): Project must have **bids opened**
- 64th Street (Lyndale to Portland): Project must have **bids opened**
- Sheridan Hills Area Safe Routes to School: Project must be **fully constructed**

The ideal construction timeline to minimize disruption for the Sheridan Hills project is during the summer break for the school. In order to have a contractor under contract and mobilized to begin work in mid-June, the project should have bids opened no later than March 2026.

FINANCIAL IMPACT

The current cost estimates for the preliminary designs include a 20% contingency. The Met Council Active Transportation grants require an 80%/20% split of every dollar spent up to the maximum award. The MnDOT Safe Routes to School grant covers 100% of the eligible costs up to the maximum award. The City is fully responsible for any costs remaining once the grant funds have been fully used. The City has sufficient cash balance in capital project funds to cover the additional costs noted below.

73rd Street (Portland to Cedar)

Total Estimated Construction Cost: \$1,382,000

- Met Council Active Transportation Grant: \$1,046,040 (max)
- City of Richfield 2026 CIP: \$261,510
- Additional City Responsibility: \$74,450

64th Street (Lyndale to Portland)

Total Estimated Construction Cost: \$1,184,000

- Met Council Active Transportation Grant: \$853,660 (max)
- City of Richfield 2026 CIP: \$213,415
- Additional City Responsibility: \$116,925

Sheridan Hills Area SRTS

Total Estimated Construction Cost: \$526K

- MnDOT Safe Routes to School Infrastructure Grant: \$526,000 (\$544,500 available)
- City of Richfield: \$0

LEGAL CONSIDERATIONS

The current design for all three projects minimizes the amount of permanent easements needed for construction. Design changes that require additional permanent easements will require following the legal process for the City to purchase those rights, with the involvement of the City Attorney's office. Additional easements may add to the overall project cost and timeline for construction.

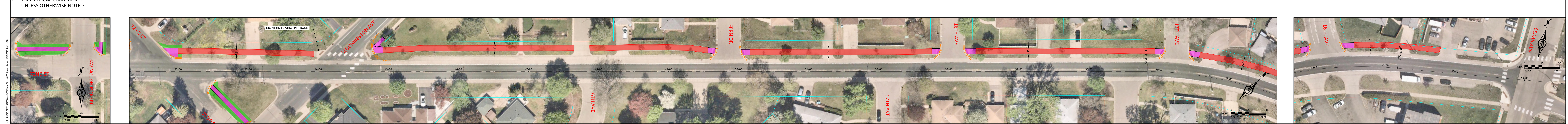
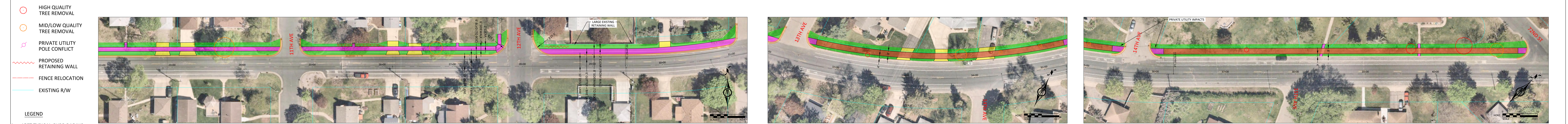
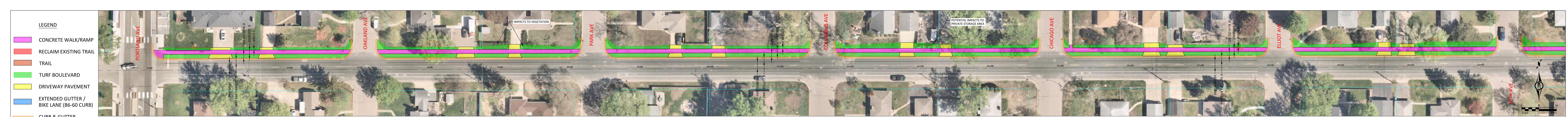
ALTERNATIVE RECOMMENDATION(S)

For any or all of the three projects, Council may alternatively elect to:

- Approve the project design, contingent on specific design changes.
- Reject the project design, with the expectation of specific changes or actions prior to reconsideration.
- Reject the project design.

ATTACHMENTS

1. 2025-11-14 139183 73rd Street Layout
2. 2025-11-14 64th Street Layout
3. 2025-11-14 Sheridan Hills Layout
4. 2025-11-25 Sidewalks Presentation



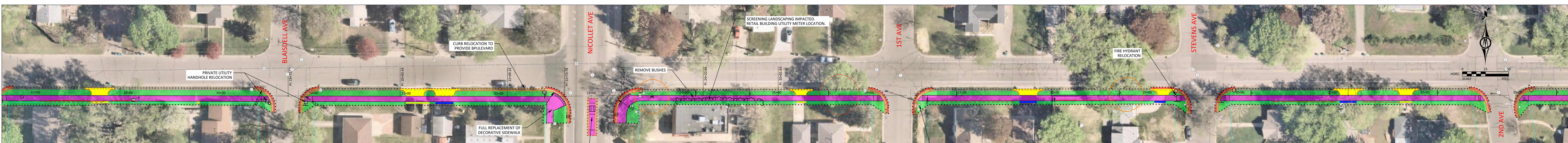
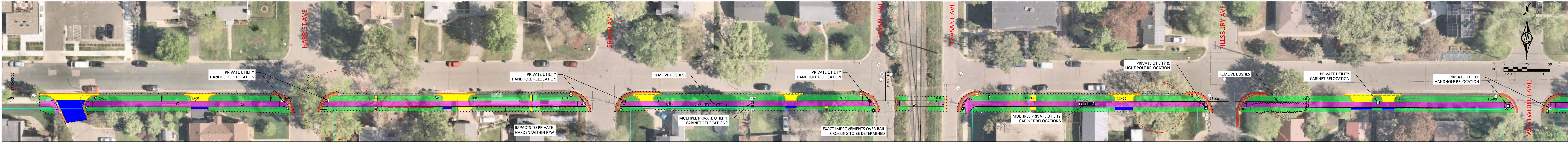
- LEGEND**
- CONCRETE WALK/RAMP
 - RECLAIM EXISTING TRAIL
 - TRAIL
 - TURF BOULEVARD
 - DRIVEWAY PAVEMENT
 - EXTENDED GUTTER / BIKE LANE (B6-60 CURB)
 - CURB & GUTTER

- HIGH QUALITY TREE REMOVAL
- MID/LOW QUALITY TREE REMOVAL
- PRIVATE UTILITY POLE CONFLICT
- PROPOSED RETAINING WALL
- FENCE RELOCATION
- EXISTING R/W

- LEGEND**
1. 15FT TYPICAL CURB RADIUS UNLESS OTHERWISE NOTED

LEGEND

- CONCRETE WALK/RAMP
- TURF BOULEVARD
- CONCRETE DRIVEWAY
- BITUMINOUS DRIVEWAY
- BITUMINOUS PAVEMENT
- CURB & GUTTER
- HIGH QUALITY TREE REMOVAL
- MID/LOW QUALITY TREE REMOVAL
- PRIVATE UTILITY POLE CONFLICT
- PROPOSED RETAINING WALL
- FENCE RELOCATION
- EXISTING R/W
- CONSTRUCTION LIMITS



LEGEND

1. 15FT TYPICAL CURB RADIUS UNLESS OTHERWISE NOTED



2026 Sidewalk Projects

City Council
November 25th, 2025

Matt Hardegger, PE
Transportation Engineer

Project Locations



Project Background

- 2018 Pedestrian Master Plan
 - 73rd Street (Portland to Cedar)
 - 64th Street (Lyndale to Portland)
- Safe Routes to School 2024 Design Study
 - Sheridan Hills Area
- Network Expansion
 - ~2 miles of new sidewalk
 - \$2.9 million total investment

Engagement Summary

- Notifications
 - Mailer to neighborhoods
 - Survey notification letter
 - Richfield Recap
- Engagement Activities
 - Pop Ups (9/16, 9/22)
 - 36 attendees
 - Open House (10/1)
 - 10 attendees
 - Online Comment Map
 - 20 comments + 6 replies
 - Phone/Email with Staff
 - 11 comments
 - 83 total touchpoints

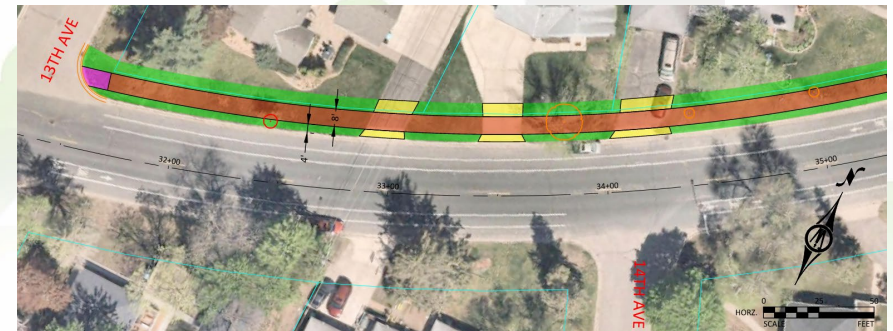
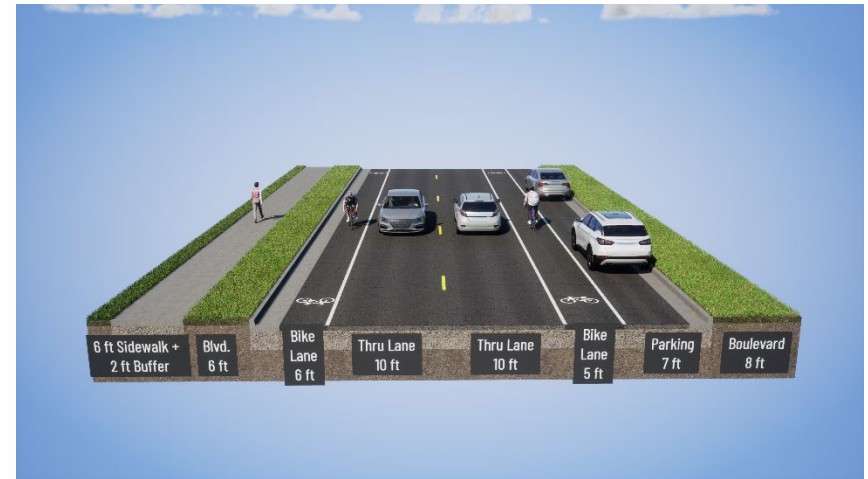


Engagement Summary

- Common Questions
 - Will trees be cut down?
 - Projects will have tree impacts
 - 73rd: 19, 64th: 21, Sheridan Hills: 6
 - City will re-plant in areas where trees are taken down, timeline is TBD
 - Who is responsible for shoveling?
 - Current policy: one pass by city crew
 - What about my fence/garden/other encroachment?
 - Within ROW: property owner's responsibility to remove or relocate
 - Outside of ROW: City responsible for any impacts
 - none anticipated
 - Are driveways being rebuilt?
 - All aprons will be rebuilt
 - Rest of driveway will be rebuilt to tie-in point (typically the property line)
 - Will I be assessed?
 - Property owners are not assessed for sidewalk construction
 - Projects are primarily grant-funded

73rd Street/Diagonal Blvd

- Scope
 - West segment (Portland to 12th)
 - 6' walk + 6' blvd
 - North side of road
 - Removes existing parking lane
 - Middle segment (12th to 72nd)
 - 8' path + 4'-6' blvd
 - North side of road
 - East segment (72nd to Cedar)
 - Resurface existing 8' path
- Project Benefits
 - Fills sidewalk gap along collector road
 - Increased access to D Line station
 - Better connectivity between schools



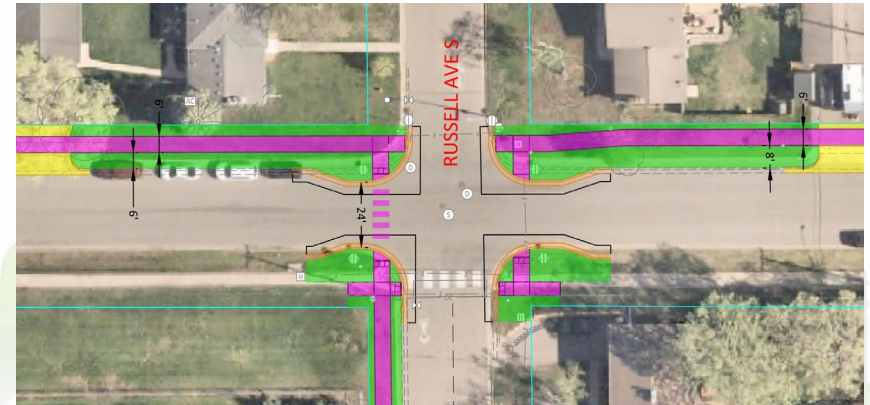
64th Street

- Scope (Lyndale to Portland)
 - 6' walk + 6' blvd on south side of street
- Project Benefits
 - Fills sidewalk gap along collector road
 - Provides additional non-motorized railroad crossing
 - Connects sidewalk network from Richfield Lake to Veterans Park and everyone in between
- Remaining Design Questions
 - 64th/Nicollet intersection
 - Transportation Commission: pedestrian refuge with pedestrian activated light
 - Needs County approval
 - Railroad crossing
 - South crossing is at a switch
 - Options are to “zig-zag” crossing to north, or replace tracks at city cost (up to \$300,000)



Sheridan Hills Area

- Scope
 - 6' walk + 6' blvd on north side of 64th
 - Between Thomas and just east of Russell
 - 6' walk + 4' blvd (or 10' sidewalk) on west side of Russell
 - Between 64th and 65th
 - Curb extensions into 64th Street
 - At Thomas Ave, Sheridan Ave, Russell Ave
- Project Benefits
 - Fills sidewalk gap in Safe Routes plans
 - Provides additional connection to school from southeast and northeast
 - Shortens crossing distance and increases visibility for pedestrians crossing 64th Street



Cost

73rd Street/Diagonal Blvd (Portland to Cedar)

Total Estimated Construction Cost: \$1,382,000

Met Council Active Transportation Grant: \$1,046,040 (max)

City of Richfield 2026 CIP: \$261,510

Additional City Responsibility: \$74,450

64th Street (Lyndale to Portland)

Total Estimated Construction Cost: \$1,184,000

Met Council Active Transportation Grant: \$853,660 (max)

City of Richfield 2026 CIP: \$213,415

Additional City Responsibility: \$116,925

Sheridan Hills Area SRTS

Total Estimated Construction Cost: \$526K

MnDOT Safe Routes to School Infrastructure Grant: \$526,000 (\$544,500 available)

City of Richfield: \$0

All estimates contain a 20% contingency.

Timing

- Winter 2025-2026: Final Design
- March/April 2026: Project Bid Openings & Grant Agreement Approval
- Summer 2026: Construction



City Council Meeting 11/25/2025

Agenda Section: Other Business

Agenda Item: 12.b.

Report Prepared By:

Mark McKinley, Administrative Assistant

Department Director:

Katie Rodriguez, City Manager

Item for Consideration:

Consider the appointments of commissioners to city advisory boards and commissions.

EXECUTIVE SUMMARY

Terms of several City advisory board and commission members are set to expire on January 31, 2026. The terms for advisory board and commissions are three years. Please refer to the attached list of appointments for reference.

The City Council directs the City Manager's office to conduct an annual recruitment seeking applicants to fill the vacancies. This recruitment includes a press release and information on the City's website and social media platforms. Applicants were interviewed at a special work session held on November 15, 2025.

To ensure a quorum at future advisory board and commission meetings, the City Council should make appointments to fill vacant positions.

RECOMMENDED ACTION

BY MOTION: Appoint members to fill the expiring or vacant terms on city advisory boards and commissions referenced in the attached list.

HISTORICAL CONTEXT

This information is contained in the executive summary.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

Regular commission interviews ensure our boards are representative of the community and composed of residents with lived experience. Staff is regularly evaluating our commission recruitment process in an effort to reach more historically underrepresented voices.

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

City advisory board and commissions were established by City ordinance or resolution.

CRITICAL TIMING ISSUES

Several terms of City advisory board and commission members will expire on January 31, 2025. To ensure a quorum at future advisory board and commission meetings, the City Council should make appointments to fill future vacancies.

FINANCIAL IMPACT

None.

LEGAL CONSIDERATIONS

None.

ALTERNATIVE RECOMMENDATION(S)

None.

ATTACHMENTS

1. 2025-11-15 - Commission appointments

Commission Vacancies 2026

Commission/Board	Commissioner	Term Expires	
Advisory Board of Health	Marcell Johnson	January 31, 2029	
Alternate: Alt 1: Erik Porter	Garrett Draper	January 31, 2029	
	Kirsten Norby	January 31, 2029	
Arts Commission	Stephanie Eaton	January 31, 2029	
Alternate: Alt 1: Jacklyn Vollema Alt 2: Thomas Cassidy	John Blackshear	January 31, 2029	
	Paul Chillman	January 31, 2029	
Civil Service Commission	Britnie Thomas	January 31, 2029	
Alt 1: Grace Centini			
Community Services Commission	David Vrieze Daniels	January 31, 2029	
Alternate: Alt 1: Michael Kreblin Alt 2: David Sperling	Margaux Meyer	January 31, 2029	
	Jonathan Doten	January 31, 2029	
	Max Weinberger	January 31, 2029	
Human Rights Commission	Angella Mixon	January 31, 2029	
Alternate: Alt 1: Tim Franzen Alt 2: Jocelynn Klos	Brandon Pulphus	January 31, 2029	
	Kim Lutes	January 31, 2029	
Planning Commission	Cole Hooey	January 31, 2029	
Alternate: Alt 1: Brett Stursa Alt 2: Jacob Pederson	Matt Taraldsen	January 31, 2029	
	Jeff Walz	January 31, 2029	
Sustainability Commission	Alexa Wozniak	January 31, 2029	
Alternate: Alt 1: Amanda Kueper Alt 2: Katherine Sears	Katrina DeVore	January 31, 2029	
	Ray Sookchain	January 31, 2029	
Transportation Commission	Jacob Olsen	January 31, 2029	
Alternate: Alt 1: Jeremy Swenson Alt 2: Clay McCarthy	Adam Knosalla	January 31, 2029	
	Josh Kloehn	January 31, 2029	



City Council Meeting 11/25/2025

Agenda Section: Other Business

Agenda Item: 12.c.

Report Prepared By:

Steve McDaniel, Budget, Cash, and Debt Manager

Department Director:

Mary Bogie, Interim Finance Director

Item for Consideration:

Consider adoption of a resolution awarding the sale of \$6,160,000 General Obligation Sales Tax Revenue Bonds, Series 2025A.

EXECUTIVE SUMMARY

At the October 28, 2025, City Council meeting, the City Council approved a resolution providing for the sale of \$6,160,000 General Obligation Sales Tax Revenue bonds, Series 2025A. These bonds will finance improvements to the Wood Lake Nature Center and the Veterans Park Complex Project.

Bids on the bonds are due in the offices of Ehlers & Associates Inc., on Tuesday, November 25, 2025. Rebecca Kurtz from Ehlers will be at the meeting to recommend the successful bidder, review documents and provide information for the resolution which is only available after the bidding on the bonds is closed.

RECOMMENDED ACTION

BY MOTION: Adopt the resolution awarding the sale of General Obligation Sales Tax Revenue Bonds, series 2025A, in the original principal amount of \$6,160,000, fixing the form and specifications, directing their execution and delivery, and providing for their payment.

HISTORICAL CONTEXT

In the General Election of November 5, 2024, Richfield voters approved the issuance of a local sales tax to fund three parks and recreation capital improvement projects: a new building at Wood Lake Nature Center, improvements to the facilities of Veterans Park Complex, and a new Richfield Community Center building. The first issuance of general obligation bonds in the amount of \$10,000,000 took place in December 2024. The December 2024 general obligation bonds were intended to only be used for the Wood Lake Nature Center building project. The general obligation bonds to be sold in November 2025 will contribute an additional \$1,000,000 in funding towards the Wood Lake Nature Center building project and \$5,000,000 in funding towards the Veterans Park Complex project. The remaining \$160,000 is related to financial costs of issuing the bonds.

EQUITABLE OR STRATEGIC CONSIDERATIONS OR IMPACTS

POLICIES (RESOLUTIONS, ORDINANCES, REGULATIONS, STATUTES, ETC.)

Issuance of the G.O. Sales Tax Revenue Bonds, series 2024A is supported by Minnesota Statutes, Chapter 475 (General Bonding Authority) and Minnesota Sessions Laws 2023, Regular Session; Chapter 64-HF No. 1938; Article 10, Section 44.

CRITICAL TIMING ISSUES

The Wood Lake Nature Center building project planning has been taking place for the last four years and construction commenced in 2025. The proposed \$1,000,000 General Obligation Sales Tax Bonds will allow the construction schedule to stay on track for 2025 and will take advantage of lower interest rates on the debt.

Staff and the contracted architectural firm, JLG Architects, are moving through the final design and engineering phases for the Veterans Park Complex project. The proposed \$5,000,000 General Obligation Sales Tax Bonds will allow the construction schedule to stay on track for 2025 and will take advantage of lower interest rates on the debt.

FINANCIAL IMPACT

The estimated total cost of the Wood Lake Nature Center building project is \$26,000,000. Funding for the project is to be provided by General Obligation Sales Tax Bonds, Federal grants, and State of Minnesota bond funding.

The estimated total cost of the Veterans Park Complex project is \$9,000,000. Funding for the project is to be provided by General Obligation Sales Tax Bonds.

The debt service on the \$6,160,000 bonds will be provided from local sales tax revenues as approved by the referendum on November 5, 2024. First receipt of those sales tax revenues occurred in the 2nd quarter of 2025.

The bonds are being issued for a term of 6 years. The bonds are being issued for a 6-year period with the first interest payment on the bonds due in August 2026. Principal payments will begin February 1, 2027.

LEGAL CONSIDERATIONS

Legal Counsel has reviewed the resolution presented herein.

ALTERNATIVE RECOMMENDATION(S)

None.

ATTACHMENTS

1. Sales Tax Bonds Award Resolution
2. Sale Day Report

EXTRACT OF MINUTES OF MEETING
OF THE CITY COUNCIL OF THE
CITY OF RICHFIELD
HENNEPIN COUNTY, MINNESOTA

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Richfield, Minnesota, was duly held in the City Hall in said City on November 25, 2025, commencing at 7:00 o'clock p.m.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION AWARDING THE SALE OF GENERAL OBLIGATION SALES TAX BONDS, SERIES 2025A, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$6,160,000; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT

BE IT RESOLVED by the City Council (the “Council”) of the City of Richfield, Hennepin County, Minnesota (the “City”) as follows:

Section 1. Findings, Determinations; Sale of Bonds.

1.01. Background. It is hereby determined that:

(a) The City is authorized, pursuant to Laws of Minnesota 2023, Chapter 64, Article 10, Section 44 (the “Special Law”) and Minnesota Statutes, Chapter 475, as amended (the “Act”), to finance the construction of certain regional projects through the issuance of general obligation bonds.

(b) The Special Law provides, in part, that general obligation bonds may be issued to finance the construction of certain regional projects in the City, including the Wood Lake Nature Center (the “Wood Lake Project”) in the principal amount not to exceed \$11,000,000, and the Veterans Park Complex (the “Veterans Park Project”) in the principal amount not to exceed \$9,000,000, plus associated bonding costs, and that the bonds for the Wood Lake Project and the Veterans Park Project may be paid from or secured by any funds available to the City, including a sales and use tax. The Wood Lake Project and the Veterans Park Project are collectively referred to as the “Projects.”

(c) In a November 5, 2024 special election, a majority of City voters approved a ballot question relating to the imposition of a sales and use tax of one-half of one percent (0.50%) (the “Sales and Use Tax”) for twenty (20) years after first being imposed or when the Council determines that the amount received from the Sales and Use Tax is sufficient to pay for the costs of the Projects and another project authorized by the Special Law, whichever comes first. The Council has approved an ordinance imposing the Sales and Use Tax.

(d) On December 30, 2024, the City issued its General Obligation Sales Tax Bonds, Series 2024A, the original aggregate principal amount of \$10,000,000, to finance the Wood Lake Project, leaving a remaining unused bonding authority of \$1,000,000 for that project.

(e) On October 28, 2025, the Council adopted a resolution (the “Intent Resolution”), authorizing the issuance of its General Obligation Sales Tax Bonds, Series 2025A (the “Bonds”) in the aggregate principal amount not to exceed \$6,160,000, pursuant to the Special Law and the Act, to finance a portion of the Projects, and related financing costs.

(f) The City is authorized by Section 475.60, subdivision 2(9), of the Act to sell the Bonds other than pursuant to a competitive sale because the City has retained Ehlers and Associates, Inc, (the “Municipal Advisor”) to serve as the City’s independent municipal advisor in connection with the sale of the Bonds. The actions of the City staff and the Municipal Advisor in negotiating the sale of the Bonds are ratified and confirmed in all aspects.

1.02. Award to the Purchaser and Interest Rates. The proposal of Robert W. Baird & Co., Inc., as syndicate manager (the “Purchaser”), to purchase the Bonds is hereby found and determined to be a reasonable offer and is hereby accepted, the proposal being to purchase the Bonds at a price of \$6,226,345.15 (par amount of \$6,160,000, plus original issue premium of \$101,578.90, less an underwriter’s discount of \$35,233.75), plus accrued interest, if any, to date of delivery for Bonds bearing interest as follows:

<u>Year</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Interest Rate</u>
2027	4.000%	2030	4.000%
2028	4.000%	2031	3.000%
2029	4.000%		

True interest cost: 3.0656364%

1.03. Purchase Agreement. The execution and delivery of a proposal form, dated as of November 25, 2025 (the “Purchase Agreement”), between the City and the Purchaser, is hereby ratified and confirmed in the form set forth in EXHIBIT A to this resolution (the “Resolution”). The Bonds shall be issued and delivered in accordance with the terms and conditions of the Purchase Agreement and this Resolution. The amount proposed by the Purchaser in excess of the minimum bid, if any, shall be credited to the Debt Service Fund hereinafter created or deposited in the Construction Fund hereinafter created, as determined by the Finance Director in consultation with the Municipal Advisor. The Municipal Advisor is directed to receive and retain the good faith payment of the Purchaser in accordance with the terms of the Purchase Agreement, pending completion of the sale of the Bonds. The Mayor and City Manager are authorized and directed to execute a contract with the Purchaser on behalf of the City.

1.04. Terms and Principal Amounts of the Bonds. The City will forthwith issue and sell the Bonds pursuant to the Act and the Special Law in the original aggregate principal amount of \$6,160,000, originally dated December 18, 2025, in the denomination of \$5,000 each or any integral multiple thereof, numbered No. R-1, upward, bearing interest as above set forth, and maturing serially on February 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2027	\$1,175,000	2030	\$780,000
2028	\$735,000	2031	\$2,710,000
2029	\$760,000		

1.05. Schedule of Maturities. The schedule of maturities satisfies the requirements of Section 475.54, subdivision 1 of the Act.

1.06. Optional Redemption. The City may elect on February 1, 2029, and on any day thereafter to prepay Bonds due on or after February 1, 2030. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City shall determine. If less than all Bonds of a maturity are called for optional redemption, the City shall notify DTC (as defined in Section 7 hereof) of the particular amount of such maturity to be prepaid. DTC shall determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments shall be at a price of par plus accrued interest to the date of optional redemption.

Section 2. Registration and Payment.

2.01. Registered Form. The Bonds shall be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check, draft or wire issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond shall be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond shall be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond shall be dated as of the date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing August 1, 2026, to the registered owners of record thereof as of the close of business on the fifteenth day immediately preceding each interest payment date, whether or not such day is a business day.

2.03. Registration. The City shall appoint a bond registrar (the “Registrar”), authenticating agent (the “Authenticating Agent”), and paying agent (the “Paying Agent”). Except as specifically provided otherwise in Section 7 hereof, the effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar must keep at its principal corporate trust office a bond register (the “Bond Register”) in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred, or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of a Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar shall authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. When Bonds are surrendered by the registered owner for exchange the Registrar shall authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner’s attorney in writing.

(d) Cancellation. Bonds surrendered upon transfer or exchange shall be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar shall incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is registered in the Bond Register as the absolute owner of the Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes, and payments so made to a registered owner or upon the

owner's order shall be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees, and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds sufficient to reimburse the Registrar for any tax, fee, or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen, or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen, or lost the Registrar shall deliver a new Bond of like amount, number, maturity date, and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen, or lost upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen, or lost, upon filing with the Registrar evidence satisfactory to it that the Bond was destroyed, stolen, or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance, and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds so surrendered to the Registrar shall be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen, or lost Bond has already matured or been called for redemption in whole in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event any of the Bonds are called for redemption, notice thereof identifying the Bonds to be redeemed shall be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) to the registered owner of each Bond to be redeemed at the address shown on the Bond Register and, if publication of the notice of redemption is required by law, by publishing the notice of redemption as required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, shall not affect the validity of the proceedings for the redemption of Bonds. Bonds so called for redemption shall cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar, Paying Agent, and Authenticating Agent. The City appoints Bond Trust Services Corporation, Minneapolis, Minnesota, as the initial Registrar, Paying Agent, and Authenticating Agent with respect to the Bonds. The Mayor and the City Manager are authorized to execute and deliver, on behalf of the City, a contract with Bond Trust Services Corporation, as the initial Registrar, Paying Agent, and Authenticating Agent with respect to the Bonds. Upon merger or consolidation of the Registrar, Paying Agent, and Authenticating Agent with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar, Paying Agent, and Authenticating Agent. The City agrees to pay the reasonable and customary charges of the Registrar, Paying Agent, and Authenticating Agent for the services performed. The City reserves the right to remove the Registrar, Paying Agent, or Authenticating Agent upon thirty (30) days' notice and upon the appointment of a successor Registrar, Paying Agent, or Authenticating Agent, in which event the predecessor Registrar, Paying Agent, or Authenticating Agent must deliver all cash and Bonds in its possession to the successor Registrar, Paying Agent, or Authenticating Agent and the Registrar must deliver the Bond Register to the successor Registrar. On or before three (3) business days prior to each principal or interest due date, without further order of the Council, the Finance Director must transmit to the Paying Agent money sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication, and Delivery. The Bonds shall be prepared under the direction of the Finance Director and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that those signatures may be printed, engraved, or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before

the delivery of a Bond, that signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Bond shall not be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Authenticating Agent. Certificates of authentication on different Bonds need not be signed by the same representative of the Authenticating Agent. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this Resolution. When the Bonds have been so prepared, executed, and authenticated the Finance Director shall deliver the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

Section 3. Form of Bond.

3.01. Execution of the Bonds. The Bonds will be printed or typewritten in substantially the form set forth in EXHIBIT B.

3.02. Approving Legal Opinion. The City Manager is authorized and directed to obtain a copy of the proposed approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota, and cause the opinion to be printed on or accompany each Bond.

Section 4. Payment; Security; Funds; Pledges and Covenants.

4.01. Debt Service Fund. The Bonds will be payable from the General Obligation Sales Tax Bonds, Series 2025A Debt Service Fund (the “Debt Service Fund”) hereby created, and revenues from the Sales and Use Tax, net of costs of collections (the “Net Sales and Use Tax Revenues”), are hereby pledged to the Debt Service Fund. The amounts to be applied to pay the principal of and interest on the Bonds shall be deposited in the Debt Service Fund at least three (3) business days prior to each respective interest payment date and principal payment date. There is appropriated to the Debt Service Fund amounts over the minimum purchase price of the Bonds paid by the Purchaser to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof.

4.02. Construction Fund. The City hereby creates the General Obligation Sales Tax Bonds, Series 2025A Construction Fund (the “Construction Fund”). Proceeds of the Bonds (reduced by the appropriation made in accordance with Section 5.04 to pay costs of issuance and the appropriation, if any, made in accordance with Section 4.01 hereof) shall be deposited in the Construction Fund and used solely to pay the costs of the Projects. Any balance remaining in the Construction Fund after completion of the Projects shall be deposited into the Debt Service Fund.

4.03. General Obligation Pledge. For the prompt and full payment of the principal of and interest on the Bonds, as the same respectively become due, the full faith and credit and taxing powers of the City are hereby irrevocably pledged. If a payment of principal of or interest on the Bonds becomes due when there is not sufficient money in the Debt Service Fund to pay the same, the Finance Director must pay such principal or interest from the general fund of the City which are available for such purpose, and the general fund shall be reimbursed for those advances out of the proceeds of taxes levied herein, when collected.

4.05. Debt Service Coverage. It is determined that the estimated collection of the Net Sales and Use Tax Revenues shall produce at least five percent (5%) in excess of the amount needed to meet when due the principal and interest payments on the Bonds and that no tax levy is needed at this time. The Council shall, however, levy ad valorem taxes on all taxable property in the City in the event of any deficiency of Net Sales and Use Tax Revenues pledged, which taxes may be levied without limitation as to rate or amount.

4.06. Registration of Resolution. The Clerk is authorized and directed to file a certified copy of this Resolution with the County Auditor/Treasurer of Hennepin County, Minnesota (the “County Auditor”) and to obtain the certificate required by Section 475.63 of the Act.

Section 5. Authentication of Transcript.

5.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds certified copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other certificates, affidavits, and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds, and such instruments, including any heretofore furnished, shall be deemed representations of the City as to the facts stated therein.

5.02. Certification as to Official Statement. The Mayor, the City Manager and the Finance Director, or any of their authorized designees, are authorized and directed to certify that they have examined the final Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the final Official Statement is a complete and accurate representation of the facts and representations made therein as of the date of the final Official Statement and further that said final Official Statement did not (as of the date of the final Official Statement) and does not contain any untrue statement of a material fact or omit to state a material fact which should be included therein for the purpose for which the final Official Statement is to be used, or which is necessary in order to make the statements made therein, in light of the circumstances under which they are made, not misleading.

5.03. Other Certificates. The Mayor, the City Manager and the Finance Director, or any of their authorized designees, are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor, the City Manager and the Finance Director shall also execute and deliver to the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

5.04. Payment of Costs of Issuance. 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 on the closing date for further distribution as directed by the Municipal Advisor.

5.05. Electronic Signatures. The electronic signatures of the Mayor, the City Manager and the Finance Director, or any of their authorized designees, to this Resolution and any document or certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) “electronic signature” means: (a) a manually signed original signature that is then transmitted by electronic means or (b) a signature obtained through DocuSign or Adobe or a similarly digitally auditable signature gathering process; and (ii) “transmitted by electronic means” means sent in the form of a facsimile or sent via the internet as a portable document format (“pdf”) or other replicating image attached to an electronic mail or internet message.

Section 6. Tax Covenants.

6.01. Tax-Exempt Bonds. The City shall comply with all the necessary requirements and take all necessary actions (or decline to take prohibited actions) to ensure that interest on the Bonds shall not be includable in gross income for federal income tax purposes under Section 103 and Sections 141 through 150 of the Internal Revenue Code of 1986, as amended (the “Code”), and applicable Treasury Regulations

promulgated thereunder (the “Regulations”). The City covenants and agrees with the holders from time to time of the Bonds that it shall not take or permit to be taken by any of its officers, employees, or agents any action which would cause the interest on the Bonds to become subject to federal income taxation under the Code and the Regulations, in effect at the time of such actions, and that it shall take or cause its officers, employees, or agents to take all affirmative action within their powers that may be necessary to ensure that such interest shall not become includable in gross income for federal income tax purposes under the Code and applicable Regulations, as presently existing or as hereafter amended and made applicable to the Bonds.

6.02. Continuing Requirements. The City shall comply with all requirements necessary under the Code and Regulations to establish and maintain the exclusion from gross income of the interest on the Bonds under Sections 103 and 141-150 of the Code and applicable Regulations including, without limitation, requirements relating to temporary periods for investments, limitations on amounts invested at a yield greater than the yield on the Bonds, and the rebate of excess investment earnings to the United States. The Mayor and the City Manager, being officers of the City charged with the responsibility for issuing the Bonds pursuant to this Resolution, are authorized and directed to execute and deliver to the Purchaser a certificate in accordance with the provisions of Section 148 of the Code and applicable Regulations stating the facts, estimates, and circumstances in existence on the date of issue and delivery of the Bonds which make it reasonable to expect that the “gross proceeds” of the Bonds will not be used in a manner that would cause the Bonds to be “arbitrage bonds” within the meaning of the Code and the Regulations. The City covenants and agrees to retain such records, make such determinations, file such reports and documents, and pay such amounts at such times as are required under Section 148(f) and applicable Regulations to preserve the exclusion of interest on the Bonds from gross income for federal income tax purposes, unless the Bonds qualify for an exception from the rebate requirement in accordance with one of the spending exceptions set forth in Section 1.148-7 or Section 1.148-8 of the Regulations. The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designations and covenants made by this section.

6.03. Rebate. The City will comply with requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments, limitations on amounts invested at a yield greater than the yield on the Bonds, and the rebate of excess investment earnings to the United States unless the Bonds qualify for an exception to the rebate requirement under the Code and Regulations.

6.04. Not Private Activity Bonds. The City further covenants not to use the proceeds of the Bonds or to cause or permit them or any of them to be used, in such a manner as to cause the Bonds to be determined to constitute “private activity bonds,” within the meaning of Sections 103 and 141 through 150 of the Code and the applicable Regulations promulgated thereunder.

6.05. 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 makes the following factual statements and representations:

- (a) the Bonds are not “private activity bonds” as defined in Section 141 of the Code;
- (b) the City designates the Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code;
- (c) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds that are not qualified 501(c)(3) bonds) which will be issued by the City (and all subordinate entities of the City) during calendar year 2025 will not exceed \$10,000,000; and

(d) not more than \$10,000,000 of obligations issued by the City during calendar year 2025 have been designated for purposes of Section 265(b)(3) of the Code.

Section 7. Book-Entry System; Limited Obligation of City.

7.01. DTC. The Bonds shall be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities set forth in Section 1.04 hereof. Upon initial issuance, the ownership of each Bond shall be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). Except as provided in this section, all of the outstanding Bonds shall be registered in the Bond Register in the name of Cede & Co., as nominee of DTC.

7.02. Participants. With respect to Bonds registered in the Bond Register in the name of Cede & Co., as nominee of DTC, the City, the Registrar, and the Paying Agent shall have no responsibility or obligation to any broker-dealers, banks, and other financial institutions from time to time for which DTC holds Bonds as securities depository (the “Participants”) or to any other person on behalf of which a Participant holds an interest in the Bonds, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds; (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar), of any notice with respect to the Bonds, including any notice of redemption; or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City, the Registrar, and the Paying Agent may treat and consider the person in whose name each Bond is registered in the Bond Register as the holder and absolute owner of such Bond for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bonds, and for all other purposes. The Paying Agent shall pay all principal of, premium, if any, and interest on the Bonds only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments shall be valid and effectual to fully satisfy and discharge the City’s obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the Bond Register, shall receive a certificated Bond evidencing the obligation of this Resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words “Cede & Co.” shall refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager shall promptly deliver a copy of the same to the Registrar and Paying Agent.

7.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the “Representation Letter”) which shall govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bonds shall agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

7.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City shall notify DTC, whereupon DTC shall notify the Participants, of the availability through DTC of Bond certificates. In such event the City shall issue, transfer, and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this Resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City shall issue and the Registrar shall authenticate

Bond certificates in accordance with this resolution and the provisions hereof shall apply to the transfer, exchange, and method of payment thereof.

7.05. Payments to Cede & Co. Notwithstanding any other provision of this Resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and all notices with respect to the Bond shall be made and given, respectively in the manner provided in DTC's Operational Arrangements, as set forth in the Representation Letter.

Section 8. Continuing Disclosure.

8.01. Execution of Continuing Disclosure Certificate. For purposes of this Section, "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor and City Manager and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

8.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees to comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bonds; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

Section 9. Defeasance. When all of the Bonds and all interest thereon have been discharged as provided in this section, all pledges, covenants, and other rights granted by this resolution to the holders of the Bonds shall cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bonds shall remain in full force and effect. The City may discharge all Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

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The motion for the adoption of the foregoing resolution was duly seconded by Member _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

EXHIBIT A

PURCHASE AGREEMENT

PROPOSAL FORM

The City Council
City of Richfield, Minnesota (the "City")

November 25, 2025

RE: \$6,160,000* General Obligation Sales Tax Bonds, Series 2025A (the "Bonds")
DATED: December 18, 2025

For all or none of the above Bonds, in accordance with the Terms of Proposal and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you \$ 6,226,345.15 (not less than \$6,086,080) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

Table with interest rates and maturity dates: 4.00% due 2027, 4.00% due 2028, 4.00% due 2029, 3.00% due 2030, 4.00% due 2031.

The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2027 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.) All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of \$123,200 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Terms of Proposal. This proposal is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Terms of Proposal. Delivery is anticipated to be on or about December 18, 2025.

This proposal is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Underwriter (Syndicate Manager), we agree to provide the City with the reoffering price of the Bonds within 24 hours of the proposal acceptance.

This proposal is a firm offer for the purchase of the Bonds identified in the Terms of Proposal, on the terms set forth in this proposal form and the Terms of Proposal, and is not subject to any conditions, except as permitted by the Terms of Proposal.

By submitting this proposal, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: X NO: _____

If the competitive sale requirements are not met, we elect to use either the: _____ 10% test, or the _____ hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: Robert W. Baird & Co., Inc By: Thomas Dickinson
Account Members: Syndicate Members

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from December 18, 2025 of the above proposal is \$ 688,149.02 and the true interest cost (TIC) is 3.065636%.

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Richfield, Minnesota, on November 25, 2025.
By: _____ By: _____
Title: _____ Title: _____

EXHIBIT B
FORM OF BOND

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

GENERAL OBLIGATION SALES TAX BONDS
SERIES 2025A

No. R-____ \$_____

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
0.000%	February 1, 20__	December 18, 2025	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS

The City of Richfield, a duly organized and existing municipal corporation in Hennepin County, Minnesota (the “City”), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the Principal Amount specified above, on the Maturity Date specified above, with interest thereon from the date hereof at the annual rate specified above (calculated on the basis of a 360 day year of twelve 30 day months), payable February 1 and August 1 in each year, commencing August 1, 2026, to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check, or wire by Bond Trust Services Corporation, Minneapolis, Minnesota, as Bond Registrar, Paying Agent, and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on February 1, 2029, and on any day thereafter to prepay Bonds due on or after February 1, 2030. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City shall determine. If less than all Bonds of a maturity are called for redemption, the City shall notify The Depository Trust Company (“DTC”) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant shall then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments shall be at a price of par plus accrued interest to the date of optional redemption.

This Bond is one of an issue in the aggregate principal amount of \$6,160,000, all of like original issue date and tenor, except as to number, maturity date, redemption privilege, and interest rate, all issued pursuant to a resolution adopted by the City Council on November 25, 2025 (the “Resolution”), for the purpose of providing money to aid in financing the construction of the Wood Lake Nature Center and the Veterans Park Complex in the City, pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapter 475, as amended, and Laws of Minnesota 2023, Chapter 64, Article 10, Section 44. The principal hereof and interest hereon are payable from net revenues of a sales and use tax imposed on sales within the City as approved by a majority of voters at a special election held November 5, 2024, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy ad valorem taxes on all taxable property in the City in the event of any deficiency in net sales and use tax revenues pledged, which taxes may be levied without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of \$5,000 or any integral multiple thereof of single maturities.

The City has designated the issue of Bonds of which this Bond forms a part as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), relating to the disallowance of interest expense for financial institutions and within the \$10 million limit allowed by the Code for the calendar year of issue.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Bond Registrar, by the registered owner hereof in person or by the owner’s attorney duly authorized in writing upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or the owner’s attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Bond Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Bond Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the home rule charter of the City and the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional, charter, or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Bond Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Richfield, Hennepin County, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: December 18, 2025

CITY OF RICHFIELD, MINNESOTA

(Facsimile)
Mayor

(Facsimile)
City Manager

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

BOND TRUST SERVICES CORPORATION

By _____
Authorized Representative

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, 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:

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STEMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

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

Name and Address: _____

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

Please insert federal identification or other identifying number of assignee

PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

<u>Date of Registration</u>	<u>Registered Owner</u>	<u>Signature of Officer of Registrar</u>
December 18, 2025	Cede & Co. Federal ID #13-2555119	_____

EXHIBIT C

TAX LEVY SCHEDULE

City of Richfield, Minnesota

\$6,160,000 General Obligation Sales Tax Bonds, Series 2025A

Tax Levy Schedule

Tax Levy Year	Tax Collect Year	Bond Pay Year	Total P+I	Net New D/S	P & I @105%	Sales Tax Revenue	Net Levy
2025	2026	2027	1,420,494.17	1,420,494.17	1,491,518.88	1,491,518.88	-
2026	2027	2028	907,300.00	907,300.00	952,665.00	952,665.00	-
2027	2028	2029	902,900.00	902,900.00	948,045.00	948,045.00	-
2028	2029	2030	892,500.00	892,500.00	937,125.00	937,125.00	-
2029	2030	2031	2,791,300.00	2,791,300.00	2,930,865.00	2,930,865.00	-
Total	-	-	\$6,914,494.17	\$6,914,494.17	\$7,260,218.88	\$7,260,218.88	-

Bond Data

Dated Date	12/18/2025
Call Date	2/01/2029

STATE OF MINNESOTA)
)
COUNTY OF HENNEPIN) ss.
)
CITY OF RICHFIELD)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Richfield, Hennepin County, Minnesota (the “City”), do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of the City Council of the City held on November 25, 2025 with the original minutes on file in my office and the extract is a full, true and correct copy of the minutes insofar as they relate to the issuance and sale of the City’s General Obligation Sales Tax Bonds, Series 2025A, in the original aggregate principal amount of \$6,160,000.

WITNESS My hand officially as such Clerk this _____ day of November, 2025.

City Clerk
City of Richfield, Hennepin County, Minnesota

November 25, 2025

SALE DAY REPORT FOR:

City of Richfield, Minnesota

**\$6,160,000 General Obligation Sales Tax Bonds,
Series 2025A**



Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, MN 55413

Rebecca Kurtz,
Senior Municipal Advisor

Jason Aarsvold,
Senior Municipal Advisor

Brian Reilly,
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Competitive Sale Results

PURPOSE: For the purpose of financing the construction of the Veteran’s Park Complex project and the Wood Lake Nature Center project in the City.

RATING: S&P Global Ratings "AA+" / Stable

NUMBER OF BIDS: 7

LOW BIDDER: Baird, Milwaukee, Wisconsin

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

LOW BID:* 3.0656%

HIGH BID: 3.3966%

Summary of Sale Results:	
Principal Amount*:	\$6,160,000
Underwriter’s Discount:	\$35,234
Reoffering Premium:	\$101,579
True Interest Cost:	3.0656%
Costs of Issuance:	\$76,757
Yield:	2.58%-3.00%
Total Net P&I	\$6,914,494

NOTES: Bond Trust Services Corporation, Minneapolis, Minnesota will serve as Paying Agent on the Bonds.

The Bonds maturing February 1, 2030 and thereafter are callable February 1, 2029 or any date thereafter.

CLOSING DATE: December 18, 2025

CITY COUNCIL ACTION: Adopt a resolution awarding the sale of \$6,160,000 General Obligation Sales Tax Bonds, Series 2025A.

SUPPLEMENTARY ATTACHMENTS

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

BID TABULATION

\$6,160,000 General Obligation Sales Tax Bonds, Series 2025A

City of Richfield, Minnesota

SALE: November 25, 2025

AWARD: BAIRD

Rating: S&P Global Ratings "AA+" / Stable

Tax Exempt - Bank Qualified

NAME OF INSTITUTION	MATURITY (February 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
BAIRD				\$6,226,345.15	3.0656%
Milwaukee, Wisconsin	2027	4.000%	2.680%		
C.L. King & Associates	2028	4.000%	2.640%		
Colliers Securities LLC	2029	4.000%	2.620%		
Edward Jones	2030	4.000%	2.580%		
Fidelity Capital Markets	2031	3.000%	3.000%		
Crews & Associates, Inc.					
Alliance Global Partners					
CADZ Securities Inc					
Celadon Financial Group, LLC					
Isaak Bond Investments, Inc					
Carty, Harding & Hearn, Inc.					
United Bankers Bank					
FMS Bonds Inc.					
First Kentucky Securities Corp.					
Central States Capital Markets					
First Southern LLC					
Dinosaur Financial Group					
First Bankers' Banc Securities, Inc.					
Mountainside Securities LLC					
Blaylock Van, LLC					
StoneX Financial Inc.					
Valdes and Moreno					
Commerce Brokerage Services Inc					
Caldwell Sutter Capital, Inc.					
ZIONS BANK, division of ZB, N.A.					
Institutional Bond Network LLC					
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota					3.0900%

NAME OF INSTITUTION	TRUE INTEREST RATE
TD FINANCIAL PRODUCTS LLC New York, New York	3.1277%
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin	3.1309%
RAYMOND JAMES & ASSOCIATES, INC. St. Petersburg, Florida	3.2323%
BROWNSTONE INVESTMENT GROUP, LLC New York, New York	3.2691%
HUNTINGTON SECURITIES, INC Chicago, Illinois	3.3966%

City of Richfield, Minnesota

\$6,160,000 General Obligation Sales Tax Bonds, Series 2025A

Sources & Uses

Dated 12/18/2025 | Delivered 12/18/2025

Sources Of Funds

Par Amount of Bonds	\$6,160,000.00
Reoffering Premium	101,578.90
Total Sources	\$6,261,578.90

Uses Of Funds

Total Underwriter's Discount (0.572%)	35,233.75
Costs of Issuance	76,757.00
Deposit to Project Construction Fund	6,149,588.15
Total Uses	\$6,261,578.90

City of Richfield, Minnesota

\$6,160,000 General Obligation Sales Tax Bonds, Series 2025A

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i	Fiscal Total
12/18/2025	-	-	-	-	-
08/01/2026	-	-	135,844.17	135,844.17	-
02/01/2027	1,175,000.00	4.000%	109,650.00	1,284,650.00	1,420,494.17
08/01/2027	-	-	86,150.00	86,150.00	-
02/01/2028	735,000.00	4.000%	86,150.00	821,150.00	907,300.00
08/01/2028	-	-	71,450.00	71,450.00	-
02/01/2029	760,000.00	4.000%	71,450.00	831,450.00	902,900.00
08/01/2029	-	-	56,250.00	56,250.00	-
02/01/2030	780,000.00	4.000%	56,250.00	836,250.00	892,500.00
08/01/2030	-	-	40,650.00	40,650.00	-
02/01/2031	2,710,000.00	3.000%	40,650.00	2,750,650.00	2,791,300.00
Total	\$6,160,000.00	-	\$754,494.17	\$6,914,494.17	-

Yield Statistics

Bond Year Dollars	\$22,330.78
Average Life	3.625 Years
Average Coupon	3.3787187%
Net Interest Cost (NIC)	3.0816169%
True Interest Cost (TIC)	3.0656364%
Bond Yield for Arbitrage Purposes	2.8597489%
All Inclusive Cost (AIC)	3.4363248%

IRS Form 8038

Net Interest Cost	2.8856536%
Weighted Average Maturity	3.614 Years

Research Update:

Richfield, MN Series 2025A GO Sales Tax Bonds Assigned 'AA+' Rating

November 19, 2025

Overview

- S&P Global Ratings assigned its 'AA+' rating to the City of [Richfield](#), Minn.'s anticipated \$6.16 million series 2025A general obligation (GO) sales tax bonds.
- The outlook is stable.

Rationale

Security

The city's full-faith-and-credit unlimited ad valorem tax GO pledge secures the GO bonds. The city anticipates paying debt service on the bonds with sales tax revenue. Proceeds of the bonds will finance the construction of the Woodlake Nature Center building.

Credit highlights

Richfield's history of financial stability, healthy reserves, and robust management policies and practices are key credit strengths, in our view. Over the past 10 years, the city has posted modest surpluses and management expects to continue this trend in fiscal years 2024 and 2025. While it expects to see rising personnel costs, we anticipate that it will effectively adapt to expenditure increases and maintain at least break-even results as management proactively considers future budget pressures in its long-term planning.

Richfield is in Hennepin County, with access to the Twin Cities metropolitan area. While the city is fully developed, redevelopment continues to bolster Richfield's tax base and management expects this will continue, although at a slightly slower pace. Property tax revenue made up 72% of the city's revenue in fiscal 2024 and grew by an average 6% over the past three years. As the city continues its redevelopment trend, we expect it will continue to see growth in its local property tax revenue, which will help mitigate the impact of rising costs.

The 'AA+' underlying rating reflects our view of the city's:

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Richfield, MN Series 2025A GO Sales Tax Bonds Assigned 'AA+' Rating

- Proximity to Minneapolis and St. Paul, with gross county product and county per capita personal incomes that exceed the national average, but local incomes that are weaker than those of similarly rated peers in the state and nationally.
- Stable budget, with surpluses in fiscal years 2023 and 2024 primarily due to higher property tax revenue and interest earnings. Management projects a roughly \$778,000 surplus in 2025 and is budgeting for a \$445,000 surplus in 2026. We expect the city will maintain its strong financial performance given its unlimited revenue-raising capabilities.
- Healthy reserve position that is just slightly below the city's policy to maintain an unassigned fund balance of an amount not less than 40% of expenditures, but the city has no plans to spend down general fund reserves.
- Sophisticated management framework that includes comprehensive annual budgets that consider eight years of financial projections. The financial forecasts incorporate cost increases and enable the city to adapt to budgetary challenges, contributing to its track record of positive operating results. The budgeting process is detailed, with monthly performance updates provided to the city council, and it maintains a detailed, multiyear capital plan as well as formal investment, debt, and reserve policies.
- Debt burden that we expect will grow as city residents recently approved a 0.5% sales tax to fund \$65 million in improvements. This is the second issuance, and the city expects to issue another \$4 million in 2025 and the remaining \$45 million in either 2029 or 2030. Additionally, management expects to issue up to \$10 million in GO bonds for utility and street reconstruction. However, direct debt as a percentage of market value is 1.5% so we expect the debt burden will remain manageable relative to its economy.
- Pension liabilities that do not represent a medium-term credit pressure, as contributions are only a modest share of the budget.
- For more information on our institutional framework assessment for Minnesota municipalities, see "[Institutional Framework Assessment: Minnesota Local Governments](#)," Sept. 10, 2024.

Environmental, social, and governance

Environmental, social, and governance factors are neutral within our credit analysis. The city maintains mitigating practices and policies to address cybersecurity risk.

Outlook

The stable outlook reflects our expectation that the city will maintain a balanced financial position given its growing tax base, revenue raising flexibility, and forward-looking budgeting practices.

Downside scenario

We could lower the rating if financial performance weakens, leading to reserves sustained below the city's formal fund balance policy, or if the debt profile materially increases beyond expectations.

Upside scenario

We could raise the rating if the city's local economic metrics improve to levels that we consider comparable with those of higher-rated peers and if the debt burden moderates.

Richfield, Minnesota--credit summary

Institutional framework (IF)	1
Individual credit profile (ICP)	1.60
Economy	1.0
Financial performance	2
Reserves and liquidity	1
Management	1.00
Debt and liabilities	3.00

Richfield, Minnesota--key credit metrics

	Most recent	2024	2023	2022
Economy				
Real GCP per capita % of U.S.	181	--	181	183
County PCPI % of U.S.	136	--	136	138
Market value (\$000s)	5,366,790	5,240,243	5,156,631	4,700,566
Market value per capita (\$)	144,404	140,999	140,118	122,820
Top 10 taxpayers % of taxable value	12.0	13.3	--	16.1
County unemployment rate (%)	3.0	2.8	2.5	2.4
Local median household EBI % of U.S.	104	104	105	105
Local per capita EBI % of U.S.	109	109	108	104
Local population	37,165	37,165	36,802	38,272
Financial performance				
Operating fund revenues (\$000s)	--	30,997	28,487	27,179
Operating fund expenditures (\$000s)	--	30,748	28,718	27,194
Net transfers and other adjustments (\$000s)	--	292	728	441
Operating result (\$000s)	--	541	497	426
Operating result % of revenues	--	1.7	1.7	1.6
Operating result three-year average %	--	1.7	1.8	2.2
Reserves and liquidity				
Available reserves % of operating revenues	--	37.8	40.1	40.2
Available reserves (\$000s)	--	11,711	11,425	10,923
Debt and liabilities				
Debt service cost % of revenues	--	11.8	10.4	10.0
Net direct debt per capita (\$)	1,815	1,783	1,676	1,739
Net direct debt (\$000s)	67,473	66,274	61,674	66,569
Direct debt 10-year amortization (%)	75	75	68	--
Pension and OPEB cost % of revenues	--	5.0	5.0	5.0
NPLs per capita (\$)	--	359	513	1,034

Richfield, Minnesota--key credit metrics

	Most recent	2024	2023	2022
Combined NPLs (\$000s)	--	13,333	18,884	39,555

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\$6.16 mil GO sales tax bnds ser 2025A due 02/01/2031

Long Term Rating AA+/Stable

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.

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