1. April 7, 2025 City Council Meeting Agenda And Packet

   Documents:

   APRIL 7, 2025 CITY COUNCIL AGENDA PACKET.PDF
   APRIL 7, 2025 CITY COUNCIL AGENDA.PDF

City of Excelsior
Notice of Regular Meeting
of the Excelsior City Council

NOTICE IS HEREBY GIVEN that the City Council of the City of Excelsior will hold its regular meeting on Monday, April 7, 2025, at 6:30 P.M. in-person at 106 Center Street, Excelsior, MN 55331– Entrance located on Center Street. The agenda for the meeting is attached hereto.

Members of the public may attend the meeting in person or by joining via Zoom either online or by telephone at:

Join Zoom Meeting

https://us02web.zoom.us/j/88526566715

Meeting ID: 885 2656 6715

One tap mobile

+13052241968,,88526566715# US

+13092053325,,88526566715# US

Dial by your location

- +1 305 224 1968 US

City of Excelsior
Regular Council Meeting

Agenda

Monday, April 7, 2025

**106 Center Street, Excelsior, MN 55331 – Entrance located on Center Street**
6:30 P.M.
(Please Note: Times Listed Are Approximate)

1. CALL TO ORDER

2. ROLL CALL

3. MEETING AGENDA APPROVAL

4. APPROVAL OF MINUTES
   (a) March 17, 2025, City Council Work Session Minutes
   (b) March 17, 2025, City Council Meeting Minutes

5. OPEN FORUM
   This is the time for the public to speak. Open Forum will be limited to one-half hour. No person may speak more than five (5) minutes or more than once. Each subject will have a limit of ten (10) minutes. Council members may ask questions of the speaker. With the agreement of the Council, such matters taken up during the "Open Forum" may be scheduled on the current or a future Agenda. Members of the public interested in speaking on an agenda item may direct a request to be recognized to the Mayor.

6. CITY COUNCIL COMMUNICATIONS, QUESTIONS, and REPORTS
   (a) Samantha Anderson, Oath of Office Parks, and Recreation Commission
   (b) Spring Clean-up, Saturday May 17, 2025
   (c) Memo from Senior Appraiser, 2025 Assessment and Appeals
   (d) Planning Commission Update
   (e) Excelsior Fire District Board Update
   (f) Legislative and Bonding Request Update

7. MEET EXCELSIOR
   (a) None

8. CONSENT AGENDA
   (a) Review Verified Claims under $20,000 and Approve Verified Claims over $20,000
   (b) February Financials
   (c) Resolution 2025-24 Authorizing Amendment of City Code Appendix A Council Bylaws
   (d) 2025 Goal Report – First Quarter
   (e) LMCIT Property Casualty Insurance Renewal
   (f) Resolution 2025-25 Opposing State Preemption of Local Zoning Authority and Imposition of State-Mandated Zoning Standards

9. PUBLIC HEARINGS
   - (a) 287 Water Street Conditional Use Permit, Resolution 2025-26 — 7:15 PM
   - (b) 1st Reading Ordinance 682, Zoning Changes Cannabis Retail — 7:35 PM

10. PETITIONS, REQUESTS and COMMUNICATIONS
    - (a) None

11. ORDINANCES and RESOLUTIONS
    - (a) None

12. REPORTS of OFFICERS, BOARDS, and COMMITTEES
    - (a) None

13. UNFINISHED BUSINESS
    - (a) None

14. NEW BUSINESS
    - (a) Commons Use Policy Draft — 7:55 PM
    - (b) May Council Meeting Schedule — 8:20 PM
    - (c) Discuss Quarterly Council Liaisons to City Commission — 8:25 PM

15. ADJOURNMENT

**Notice: Some items on this agenda are important enough to Commission members that a quorum of Commission members may be present to receive information leading to their future deliberations and eventual decision.**

City of Excelsior
City Council Work Session

MINUTES

Monday, March 17, 2025

**106 Center Street, Excelsior, MN 55331 – Entrance is located on Center Street**

5:30 P.M.

1. CALL TO ORDER/ROLL CALL

Mayor Ringate called the March 17, 2025, council work session to order at 5:30 PM.

Present: Mayor Ringate and Councilmembers Bildsoe, Caron, O'Hanlon, and Tyler.
Absent: None.

Also Present: City Manager Luger, City Clerk Bajda, Senior Planner Cameron, Community Development Director Mullin, and Parks and Natural Resources Manager Quinn.

2. APPROVAL OF AGENDA

Caron moved, Tyler seconded to approve the March 17, 2025, City Council work session agenda. Motion carried 5/0.

3. NEW BUSINESS
   a. Verbal Update City Hall

Luger provided verbal update to Council that they are working towards securing a broker to understand opportunities for City Hall locations.

   b. City Commission Goals

Luger provided overview of format and desire for Council to discuss goals for each City Commission after which staff will present to Commissions at their next meeting so additional feedback can be shared with Council prior to the adoption of goals at an April Council meeting.

      i. Parks and Recreation Commission

Luger requested Council goals and discussion regarding the Parks and Recreation Commission.

Council discussion.

      ii. Heritage Preservation Commission

Mullin requested Council goals and discussion regarding the Heritage Preservation Commission.

Council discussion.

      iii. Planning Commission

Mullin requested Council goals and discussion regarding the Planning Commission.

Council discussion.

4. ADJOURNMENT

Bildsoe moved, Tyler seconded to adjourn the March 17, 2025, council work session meeting at 6:30P.M. Motion carried 5/0.

Respectfully submitted,
Theresa Bajda, City Clerk

City of Excelsior
Regular Council Meeting

MINUTES

Monday, March 17, 2025

**106 Center Street, Excelsior, MN 55331 – Entrance located on Center Street**
6:30 P.M.

1. CALL TO ORDER
Mayor Ringate called the regular March 17, 2025, council meeting to order at 6:37 PM.

2. ROLL CALL
Present: Mayor Ringate and Councilmembers Bildsoe, Caron, O'Hanlon, and Tyler.
Absent: None.

Also Present: City Manager Luger, City Clerk Bajda, City Attorney Mary Tietjen, and Community Development Director Mullin.

3. MEETING AGENDA APPROVAL
Bildsoe moved, Tyler seconded to approve the March 17, 2025, regular meeting agenda. Motion Carried 5/0.

4. APPROVAL OF MINUTES
(a) March 3, 2025, City Council Work Session Minutes
(b) March 3, 2025, City Council Work Session Minutes

O'Hanlon moved, Bildsoe seconded to approve the March 3, 2025, City Council Work Session and Regular City Council Meeting minutes. Motion carried 5/0.

5. OPEN FORUM
This is the time for the public to speak. Open Forum will be limited to one-half hour. No person may speak more than five (5) minutes or more than once. Each subject will have a limit of ten (10) minutes. Council members may ask questions of the speaker. With the agreement of the Council, such matters taken up during the "Open Forum" may be scheduled on the current or a future Agenda. Members of the public interested in speaking on an agenda item may direct a request to be recognized to the Mayor.

Bruce Kelley, 165 Maple Street, addressed the Council regarding cannabis businesses and expressed concerns that the ordinance language proposed is too restrictive. Further addressed the Walker Parking Study and expressed concerns with financing.

6. CITY COUNCIL COMMUNICATIONS, QUESTIONS, and REPORTS
(a) Heritage Preservation Commission Update
Mullin provided an update to Council regarding recent meetings of the Heritage Preservation Commission and site alteration permit applications coming to the Commission in March.

(b) South Lake Minnetonka Police Department Update

Mayor Ringate provided update to Council on recent meetings and informed Councilmembers that the current police Chief is retiring, and an interim Chief has been appointed until a replacement is found.

Bildsoe discussed wayfinding and signage related to parking that was discussed at recent meetings.

7. MEET EXCELSIOR

(a) None

8. CONSENT AGENDA

(a) Review Verified Claims under $20,000 and Approve Verified Claims over $20,000

(b) Resolution 2025-18 Authorizing application to Hennepin County Youth Activities Grant, SoHi Community Park

(c) Resolution 2025-19 Amending 2025 Fee Schedule

(d) Resolution 2025-20, Tonka Boat Rentals LLC, Commercial Pier Lease 2025

Caron moved, O'Hanlon seconded to approve consent agenda. Motion carried 5/0.

9. PUBLIC HEARINGS

(a) None

10. PETITIONS, REQUESTS and COMMUNICATIONS

(a) Walker Parking Study Presentation

Mullin provided overview of work to date and purpose of presentation before introducing representatives from Walker Consultants.

Kevin White (Walker Consultants) provided overview of the study, core strategies and recommendations related to Excelsior's parking system.

Council discussion.

Bildsoe moved, Caron seconded to accept the Walker Parking Study as presented. Motion carried 5/0.

11. ORDINANCES and RESOLUTIONS

(a) 2nd Reading Ordinance 681, Cannabis and Hemp Business Registration

Mullin provided overview of Ordinance 681 and summarized changes made since first reading based on recommendations from Council.

Council discussion.

Tyler moved, Bildsoe seconded to waive second reading and approve Ordinance 681 adding a new article XXV to Chapter 10 of the city code regarding registration of cannabis and hemp retail businesses and related regulations. Motion carried 5/0.

(b) Resolution 2025-21 approving abbreviated publication of Ordinance 681

Caron moved, Bildsoe seconded to approve Resolution 2025-21 and publication of an abbreviated Ordinance 681 by title and summary. Motion carried 5/0.

12. REPORTS of OFFICERS, BOARDS, and COMMITTEES

(a) None

13. UNFINISHED BUSINESS

(a) None

14. NEW BUSINESS

(a) Ballfield Bids The Commons, Resolution 2025-22 and 2025-23

Luger provided overview of Phase II work at The Commons and the requested action before Council.

Council discussion and request for clarification on tax abatement bonds to finance the project.

Tyler moved, O'Hanlon seconded to approve Resolution 2025-22 accepting bid and awarding a construction contract for The Commons Ballfield construction project to Sunram Construction in an amount of $938,203. Motion carried 5/0.

Tyler moved, O'Hanlon seconded to approve Resolution 2025-23 authorizing professional services agreement with HKGi for construction administration. Motion carried 5/0.

Tyler moved, O'Hanlon seconded to approve the total project costs to include all elements of phase II with a 15% contingency, construction administration, irrigation, and the WPA seating for $1,273,965.08. Motion carried 5/0.

(b) Commission Appointments

Bajda provided overview of re-appointments and new appointments before Council based on terms ending or vacancies created on each City Commission.

Mayor Ringate provided overview of interviews related to Planning Commission and recommendation as mentioned in staff memo.

Tyler provided overview of candidates interviewed for Parks and Recreation Commission and recommendation to re-appoint Anne Vogel and appoint Samantha Anderson.

O'Hanlon clarified that they did not formally interview Heritage Preservation Commissioners but recommend re-appointment based on the experience of current Commissioners and no active applications for new appointments.

Caron moved, Bildsoe seconded to appoint Anne Vogel and Samantha Anderson to the Parks and Recreation Commission. Motion carried 5/0.

O'Hanlon moved, Bildsoe seconded to appoint Tim Caron, Dan Brattland and Anne Marke to the Heritage Preservation Commission for the terms recommended in staff memo. Motion Carried 4/0. Caron recused.

Caron moved, Bildsoe seconded to appoint Kara Tyler, Jeff Malsam and JoAnna Hansen to the Planning Commission for the terms recommended in the staff memo. Motion carried 4/0. Tyler recused.

Mayor Ringate reminded residents that Spring Cleanup is Saturday, March 17, 2025.

15. ADJOURNMENT

O'Hanlon moved, Caron seconded to adjourn the March 17, 2025, meeting at 7:45 PM. Motion carried 5/0.

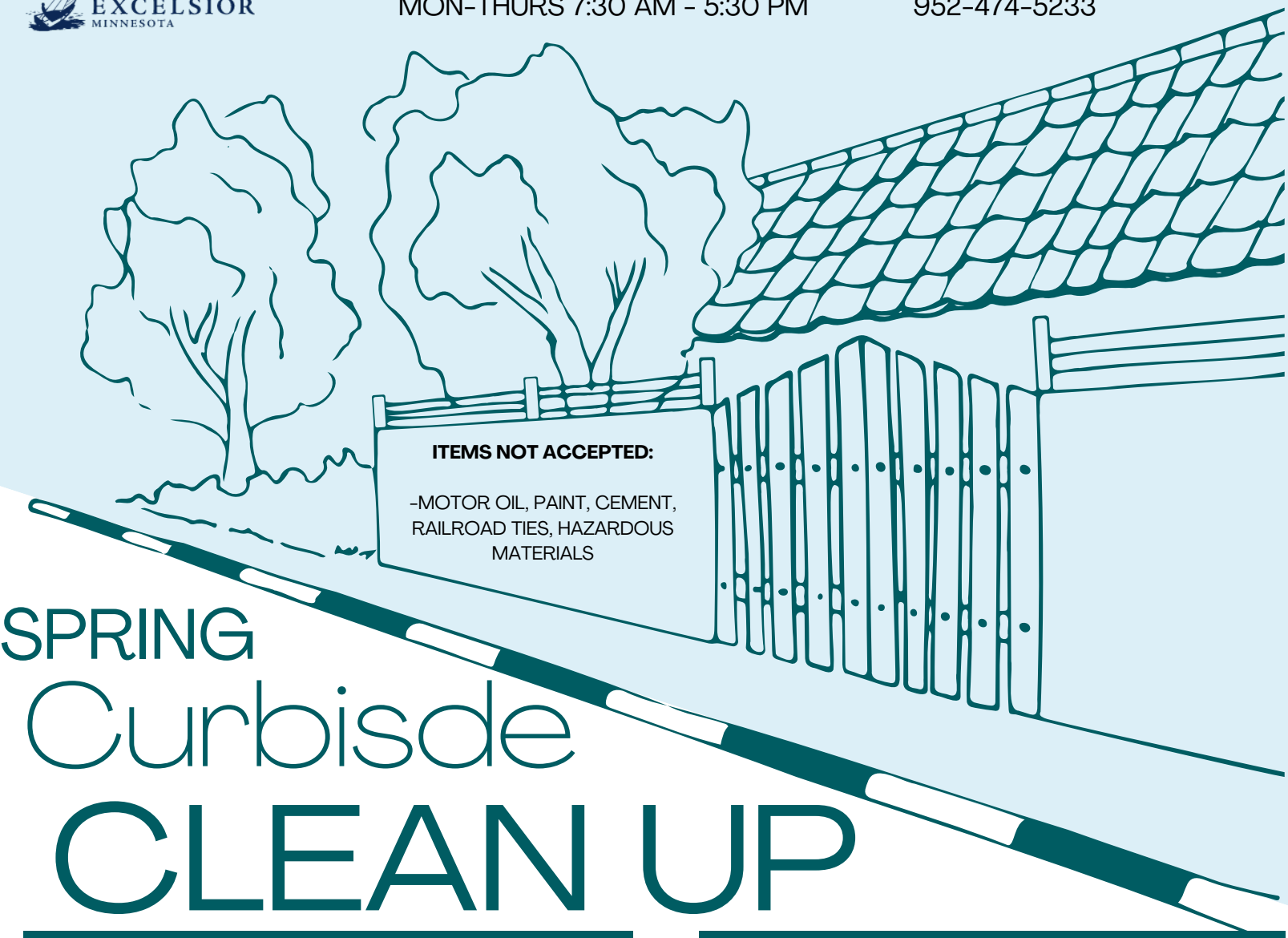
Respectfully submitted,
Theresa Bajda, City Clerk

**Notice: Some items on this agenda are important enough to Commission members that a quorum of Commission members may be present to receive information leading to their future deliberations and eventual decision.**

THE CITY OF EXCELSIOR MINNESOTA

350 HIGHWAY 7, SUITE 230
MON-THURS 7:30 AM - 5:30 PM

CONTACT CITY HALL
952-474-5233




# SPRING Curbisde CLEAN UP

**A voucher is required for some items and are available for purchase at Excelsior City Hall or online: http://bit.ly/3Du2Gmx**

- Appliances, TV's, Tires, Electronics, Window Air Conditioners, Large Bulky Furniture (Items without a tag will not be picked up)

**Items picked up curbside without a voucher:**

- Household trash, small pieces of furniture, grills, toilets and sinks
- Weeds, leaves, and lawn clippings (bagged in compostable bag and placed separate from other items)
- Brush & limbs MUST be bundled in lengths of 4ft or less

**SATURDAY, MAY 17, 2025**

**ALL ITEMS MUST BE CURBSIDE BY 6:00AM**

HENNEPIN COUNTY
MINNESOTA

# Memo

**To:** City of Excelsior, Mayor and Council

**From:** Kevin Wynn, SAMA, Senior Residential Appraiser

**Date:** 3/6/2025

## 2025 assessment and appeals

In preparation for the upcoming Open Book meetings, please find the enclosed information.

- Annual Assessment
- Summary of property growth
- The Open Book process
- Representative sales of residential properties with photos and property highlights
- Additional information on the 2025 assessment is available at https://www.hennepin.us/assessment.

## Annual assessment

The county assessor is required to value property as of January 2nd of each year. All market indicators are used to establish the assessment. The main source of data is the Department of Revenue's sales ratio. Sales from this study period of October 1, 2023, through September 30, 2024, are reviewed by the assessor and trended forward to the January 2, 2025, assessment date to ensure all market conditions are considered. Sales occurring after the study period, pending sales, and property listings are also analyzed to ensure an appropriate assessment level for all property types.

In addition to sales review, all appraisers view one fifth of the properties in the city. This is referred to as the quintile area. Appraisers also analyze all building permit data, after inspection of these properties; if the completed work improves the property, then an improvement amount is added.

## Summary of the 2025 assessment

Growth statistics for each submarket in the City of Excelsior are listed below. The growth statistics are net figures that consider only market changes. These figures do not include new construction or property type shifts.

| | | | |
|---|---|---|---|
| Single Family Homes | + 4.0 % | Residential Condos | + 9.0 % |
| Commercial | + 8.5 % | Townhouses | + 3.0 % |
| Industrial | + 0.0 % | Double Bungalow | - 2.5 % |
| Apartment | - 6.7 % | Residential Zero Lot Line | + 0.4 % |

## City of Excelsior 2025 Assessment

| | |
|---|---|
| Total market value: | $949,882,200 |
| New construction: | $21,418,000 |
| Net percent increase for all property types: | 3.9% |
| Gross percent increase: | 6.3%. |

## The Open Book process

The City of Excelsior uses the Open Book meeting format. The Open Book meeting allows property owners to address questions about their property assessment directly to the assessing staff on a one-on-one basis.

The 2025 Open Book meetings will be held in various locations throughout Hennepin County. Residents may choose what date and location works best for their schedule. We will also have a virtual option available.

| **Location** | **Date** | **Time** |
|---|---|---|
| Richfield City Hall | April 14th | 4 pm-7 pm |
| Plymouth City Hall | April 16th | 8 am-7 pm |
| Rogers Community Center | April 17th | 4 pm-7 pm |
| Mound Centennial Building | April 23rd | 4 pm-7 pm |
| Crystal City Hall | April 24th | 8 am-7 pm |
| Virtual | April 22nd | 8 am-7 pm |

Taxpayers with value or classification concerns should call the number listed on their value notice to address questions and set up an appointment prior to the Open Book meeting. Value notices are mailed in March. If additional attention is necessary, the appraiser will review the property.

If a taxpayer's concerns are addressed prior to the Open Book meeting and they are satisfied with the results, the owner would not need to attend the virtual Open Book meeting.

If they are not satisfied with the results of their property value or classification after speaking with an appraiser, they may appeal their value to the County Board of Appeal and Equalization.

The County Board of Appeal and Equalization will begin meeting on June 16, 2025. All requests for appointments at the County Board must be received by May 21, 2025.

To make a County Board appointment, taxpayers should call 612-348-7050 or email countyvalueappeal@hennepin.us.

## Contact

Senior Residential Appraiser
Kevin Wynn
612-596-1403
kevin.wynn@hennepin.us

# How the Assessor Estimates Your Market Value

2

*Property Tax Fact Sheet 2*

Fact Sheet

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

## How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This "estimated market value" represents what your property would sell for in an "arms-length" sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property's 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

## What is the difference between 'Estimated Market Value' and 'Taxable Market Value'?

While estimated market value (EMV) shows what your property would likely sell for on the open market, "taxable market value" (TMV) is used to determine your taxes.

A property's TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

## How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property's taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property's market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

Property Tax Division - Mail Station 3340 St. Paul, MN 55146-3340

This fact sheet is intended to help you become more familiar with Minnesota tax laws and your rights and responsibilities under the laws. Nothing in this fact sheet supersedes, alters, or otherwise changes any provisions of the tax law, administrative rules, court decisions, or other revenue notices. Alternative formats available upon request.

Revised March 2018

### How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a "sales ratio study" each year to see how assessors' values compare to actual sales prices.

A sales ratio is the assessor's EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at $200,000 and sold for $210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200{,}000}{\$210{,}000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

### Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than $1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

### How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor's value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

### Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property's market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

### Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

### Where can I get more information?

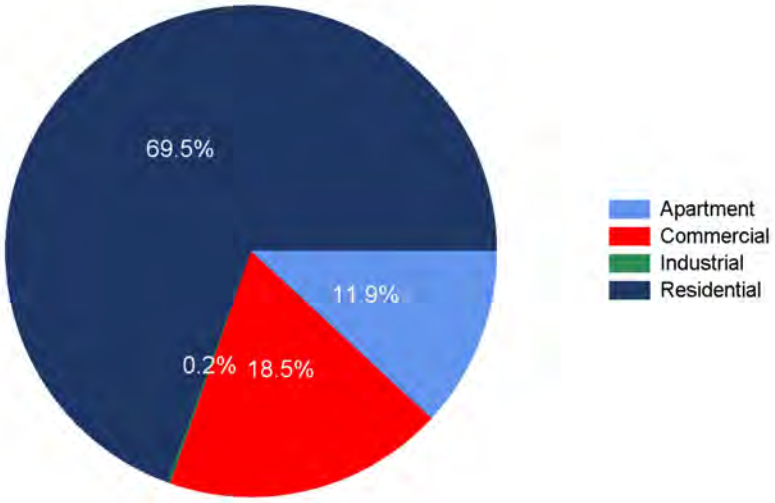
If you have questions or need more information:

- Refer to:
  - Fact Sheet 1, *Understanding Property Taxes*; and
  - Fact Sheet 3, *How to Appeal Your Value and Classification.*
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

# 2025 Assessment Excelsior

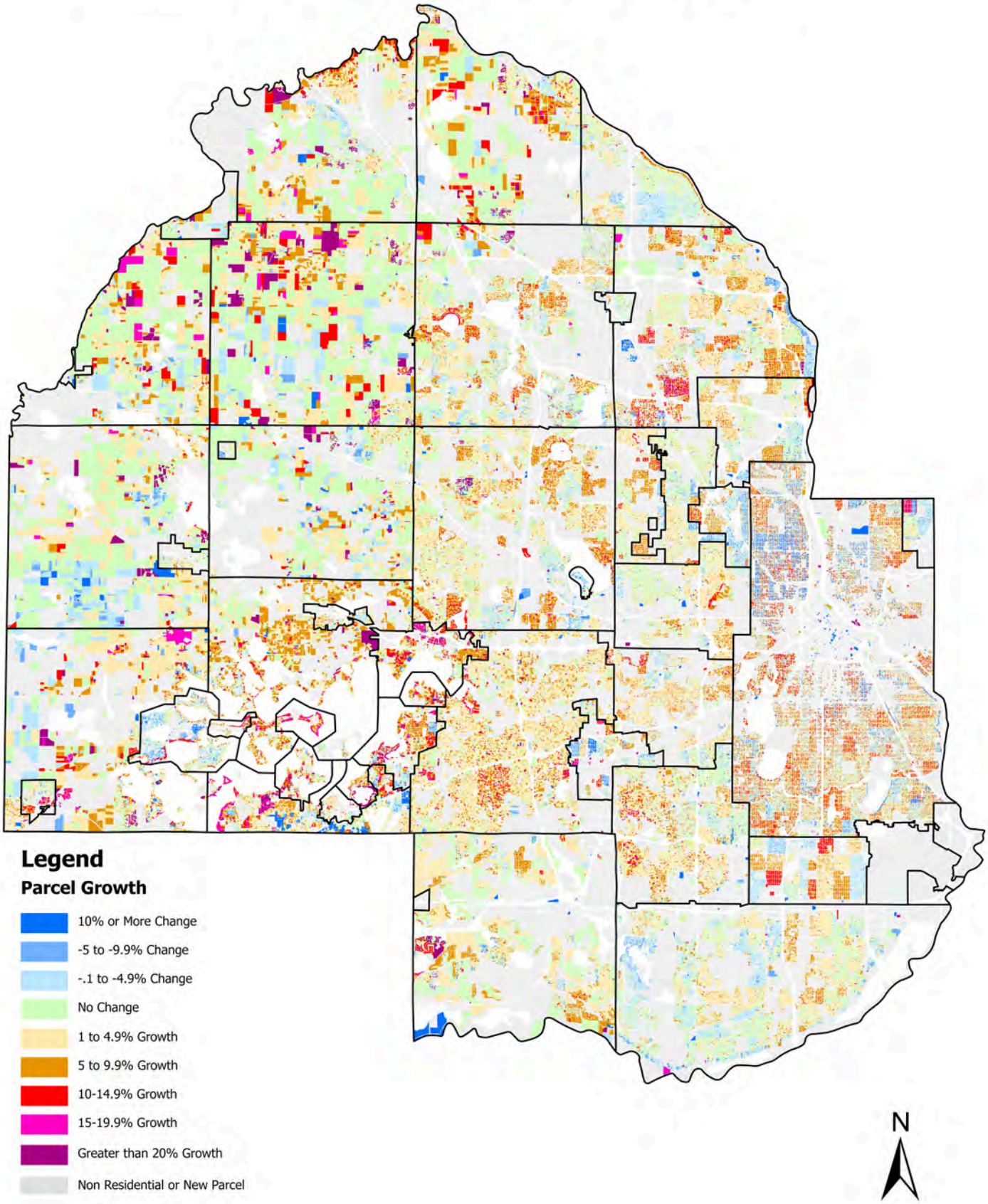
## Excelsior Totals

| | |
|---|---|
| Estimated Market Value | 6.3% |
| Taxable Market Value | 6.3% |
| Net Tax Capacity | 6.9% |




| Property Type | 2024 | | 2025 | | | New Construction | | |
|---|---|---|---|---|---|---|---|---|
| | Parcels | Est Market Value | Parcels | Est Market Value | Gross Growth | Parcels | Improvement Value | Net Growth |
| Apartment | 25 | 103,491,000 | 24 | 112,912,000 | 9.1% | 2 | 16,260,000 | -6.6% |
| Apartments | 24 | 102,027,000 | 23 | 111,448,000 | 9.2% | 2 | 16,260,000 | -6.7% |
| Nursing Home | 1 | 1,464,000 | 1 | 1,464,000 | 0.0% | 0 | 0 | 0.0% |
| Commercial | 124 | 160,258,000 | 125 | 175,356,000 | 9.4% | 9 | 1,500,000 | 8.5% |
| Retail | 43 | 63,786,000 | 43 | 64,785,000 | 1.6% | 4 | 600,000 | 0.6% |
| Other | 29 | 23,109,000 | 29 | 29,753,000 | 28.8% | 0 | 0 | 28.8% |
| Office | 23 | 37,963,000 | 24 | 42,556,000 | 12.1% | 5 | 900,000 | 9.7% |
| Food / Entertainment | 9 | 14,190,000 | 9 | 15,864,000 | 11.8% | 0 | 0 | 11.8% |
| Automotive | 8 | 7,587,000 | 8 | 7,621,000 | 0.4% | 0 | 0 | 0.4% |
| Medical | 4 | 5,934,000 | 4 | 6,221,000 | 4.8% | 0 | 0 | 4.8% |
| Vacant Commercial Land | 4 | 3,867,000 | 4 | 4,734,000 | 22.4% | 0 | 0 | 22.4% |
| Bank | 3 | 2,688,000 | 3 | 2,688,000 | 0.0% | 0 | 0 | 0.0% |
| Fitness | 1 | 1,134,000 | 1 | 1,134,000 | 0.0% | 0 | 0 | 0.0% |
| Industrial | 4 | 1,545,000 | 4 | 1,545,000 | 0.0% | 0 | 0 | 0.0% |
| Industrial | 3 | 1,497,000 | 3 | 1,497,000 | 0.0% | 0 | 0 | 0.0% |
| Vacant Industrial Land | 1 | 48,000 | 1 | 48,000 | 0.0% | 0 | 0 | 0.0% |
| Residential | 739 | 628,480,300 | 742 | 660,069,200 | 5.0% | 20 | 3,658,000 | 4.4% |
| Single Family | 462 | 487,090,100 | 463 | 509,752,500 | 4.7% | 18 | 3,339,000 | 4.0% |
| Condominium | 94 | 82,116,800 | 98 | 89,630,400 | 9.1% | 1 | 94,600 | 9.0% |
| Other Residential | 98 | 3,120,300 | 98 | 3,468,000 | 11.1% | 0 | 0 | 11.1% |
| Townhome | 37 | 36,171,300 | 37 | 37,248,500 | 3.0% | 0 | 0 | 3.0% |
| Vacant Res Land | 25 | 2,769,500 | 24 | 2,922,400 | 5.5% | 0 | 0 | 5.5% |
| Duplex/Triplex | 21 | 15,711,400 | 20 | 15,540,500 | -1.1% | 1 | 224,400 | -2.5% |
| Zero Lot Line | 2 | 1,500,900 | 2 | 1,506,900 | 0.4% | 0 | 0 | 0.4% |
| **Total Real Property** | **892** | **893,774,300** | **895** | **949,882,200** | **6.3%** | **31** | **21,418,000** | **3.9%** |

# Hennepin County Property Growth, 2025 Assessment



# 2025 Static Assessment Growth

Single Family Residental Properties

Lake Minnetonka

| City | Off Lake | On Lake |
|---|---|---|
| Deephaven | 4.8% | 9.2% |
| Excelsior | 2.3% | 8.7% |
| Greenwood | 5.7% | 15.8% |
| Minnetonka | 3.3% | 10.0% |
| Minnetonka Beach | 5.3% | 15.7% |
| Minnetrista | 4.2% | 3.9% |
| Mound | -1.7% | 6.6% |
| Orono | 4.5% | 5.7% |
| Shorewood | 1.9% | 11.4% |
| Spring Park | 6.5% | 7.8% |
| Tonka Bay | -5.9% | 6.5% |
| Wayzata | 9.9% | 3.4% |
| Woodland | 8.4% | 5.4% |
| | | |
| Overall Static Growth | 3.6% | 7.3% |

# 2025 Static Assessment Growth

Single Family Residental Properties

All Lakes, Lake Minnetonka Cities

| City | Off Lake | On Lake |
|---|---|---|
| Deephaven | 4.6% | 9.2% |
| Excelsior | 2.2% | 8.5% |
| Greenwood | 5.7% | 15.8% |
| Minnetonka | 3.4% | 7.8% |
| Minnetonka Beach | 5.3% | 15.7% |
| Minnetrista | 4.6% | 3.4% |
| Mound | -1.8% | 6.1% |
| Orono | 4.4% | 5.7% |
| Shorewood | 1.7% | 8.4% |
| Spring Park | 6.5% | 7.8% |
| Tonka Bay | -5.9% | 6.5% |
| Wayzata | 10.0% | 3.3% |
| Woodland | 9.3% | 5.4% |
| | | |
| Overall Static Growth | 3.6% | 6.9% |

# 2025 Static Assessment Growth

Single Family Residental Properties

All Lakes, All Cities

| City | Off Lake | On Lake |
|---|---|---|
| Bloomington | 0.8% | -4.5% |
| Brooklyn Center | 2.3% | 8.1% |
| Brooklyn Park | 3.5% | 1.8% |
| Champlin | 0.2% | 4.7% |
| Corcoran | 2.9% | 2.2% |
| Crystal | 1.0% | 1.6% |
| Dayton | 1.8% | 2.4% |
| Deephaven | 4.6% | 9.2% |
| Eden Prairie | 3.1% | 1.3% |
| Edina | 2.3% | 5.6% |
| Excelsior | 2.2% | 8.5% |
| Golden Valley | 1.9% | 8.3% |
| Greenfield | 1.8% | 2.9% |
| Greenwood | 5.7% | 15.8% |
| Hanover | 0.7% | -3.1% |
| Independence | -0.6% | 9.1% |
| Long Lake | 1.2% | 3.3% |
| Maple Grove | 2.5% | 1.6% |
| Medicine Lake | 2.7% | -3.9% |
| Medina | 0.4% | 6.5% |
| Minnetonka | 3.4% | 7.8% |
| Minnetonka Beach | 5.3% | 15.7% |
| Minnetrista | 4.6% | 3.4% |
| Mound | -1.8% | 6.1% |
| Orono | 4.4% | 5.7% |
| Plymouth | 2.9% | 4.2% |
| Robbinsdale | 0.4% | -0.6% |
| Rockford | -0.8% | 1.2% |
| Rogers | 1.4% | 10.6% |
| Saint Louis Park | 2.9% | 4.0% |
| Shorewood | 1.7% | 8.4% |
| Spring Park | 6.5% | 7.8% |
| Tonka Bay | -5.9% | 6.5% |
| Wayzata | 10.0% | 3.3% |
| Woodland | 9.3% | 5.4% |
| | | |
| Overall Static Growth | 2.5% | 6.2% |

# Flow Chart of the Appeal Process

What do I do if I think my property is valued or classified incorrectly?

After you receive your value notice (mailed February – April)

Examine your notice; if you have a question OR if you think your property assessment for this year is incorrect, follow these steps:

Step 1

**Talk to your assessor**

- Call the number listed on the notice
- Discuss your concerns with the assessor/appraiser
- Review sales information

Step 2

**Attend the Local Board of Appeal and Equalization or Open Book Meeting****

- The local board of appeal and equalization meets at the city level
- Meets in April or May
- Appeal in person, by letter or by designated representative
- Call your assessor – an appointment may be requested

** "Open Book" meeting: If your notice refers to an open book meeting, this is held in lieu of the local board of appeal and equalization. It's an informal review between the property owners and the assessor/appraiser to resolve assessment questions prior to the county board of appeal and equalization.

Step 3

**Attend County Board of Appeal and Equalization**

- You must first appeal to the local board of appeal and equalization if your city holds this meeting.
- If your city has an open book meeting, you may appeal directly to the county board of appeal and equalization. Although it is strongly recommended, you are not required to appear at the open book meeting.
- Meets in June
- Appeal in person, by letter or by designated representative

**Appeal to the Minnesota Tax Court**

Appeals must be filed by April 30 of the year following the assessment. There are two divisions in which you may file an appeal as described below:
www.taxcourt.state.mn.us

**Regular Division**

Non-homestead property valued over $300,000

Appeal can be used for all property

Attorney is recommended

Decisions can be appealed to MN Supreme Court

**Small Claims Division**

Estimated market value of the property is less than $300,000, or

If residential (1a) or disabled (1b) homestead, then there must be only one dwelling unit per parcel per petition.
If ag homestead (2a), homestead must apply to entire property, or

Denial of current year application for homestead.

Attorney is not necessary; decisions are final.

# How to Appeal Your Value and Classification

3

*Property Tax Fact Sheet 3*

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services
2. The **estimated market value** of your property
3. The **classification** of your property (how it is used)

The assessor determines the value and classification of your property; you may appeal if you disagree.

## What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

## How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

## What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.



This fact sheet is intended to help you become more familiar with Minnesota tax laws and your rights and responsibilities under the laws. Nothing in this fact sheet supersedes, alters, or otherwise changes any provisions of the tax law, administrative rules, court decisions, or revenue notices. Alternative formats available upon request.

Revised March 2018

## How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

**Note:** By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

## What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

## What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

## What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.
You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

## How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- mn.gov/tax-court or
- Call 651-539-3260

## Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
  - Fact Sheet 1, *Understanding Property Taxes* and
  - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.

# Preparing an Appeal to Your Local and County Boards of Appeal and Equalization

10

*Property Tax Fact Sheet 10*

Fact Sheet

You have decided to appeal the valuation and/or classification of your property to your Local or County Boards of Appeal and Equalization. **You must appeal to the Local Board of Appeal and Equalization before appealing to your County Board of Appeal and Equalization.**

If you haven't done so already, you should contact your assessor's office before making a formal appeal to discuss changing your assessment. Often issues and concerns can be resolved at this level.

If you and the assessor were unable to agree on your valuation or classification you may decide to appeal to your Local and/or County Boards of Appeal and Equalization.

The general information contained in this fact sheet is applicable to preparing for appeals to both the Local and County Boards of Appeal and Equalization.

## Successfully appealing your assessment

Minnesota law assumes that the County Assessor has correctly valued and classified your property. You must present factual evidence to convince the Board otherwise in order to win your appeal. Make sure all facts are presented, and the board understands the information presented, so a decision can be made based on facts.

Successfully appealing your value or classification at your Local or County Board of Appeal and Equalization can mean a number of things.

It does not necessarily mean that the board ruled in your favor and lowered your value or changed your classification.

Whether or not the local board decides to make a change in your estimated market value or classification, you can still be successful in appealing to your local board. The ultimate result you want to achieve is to make sure your value is warranted and the classification of your property is correct based on its use.

## Preparing for your appeal

The first step is to do some research to collect information to show why you believe your estimated market value or classification is incorrect. Begin by contacting the assessor's office.

- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

## Gathering supporting evidence

**You must have documentation to support your appeal.** Items you may wish to bring to the meeting include:

- A recent appraisal of your property.
- Recent sales of similar property.
- Documentation supporting the use of your property (if you are appealing the classification).
- Copies of other property owners' field cards/property information.
- Photos of your property.
- Photos or exhibits comparing neighboring properties to yours.

If you should have questions, please don't hesitate to contact your assessor's office. Staff members are always willing to answer questions and give you information that will help you understand your assessment.

**See page 2 for helpful hints →**

Property Tax Division – Mail Station 3340 – St. Paul, MN 55146-3340

This fact sheet is intended to help you become more familiar with Minnesota tax laws and your rights and responsibilities under the laws. Nothing in this fact sheet supersedes, alters, or otherwise changes any provisions of the tax law, administrative rules, court decisions, or revenue notices. Alternative formats available upon request.

Revised 07/04

## Presenting your case

Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- Make a list of key points you may wish to present.
- The board has never seen your property. Describe your property so they will understand your arguments more fully. Photos can be helpful to support your argument.

- Keep your presentation brief and factual.
- Be prepared to discuss your case with the board or answer any questions that the board may have.

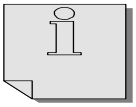
## Written appeals

You may also appeal your value or classification by submitting a letter of appeal to the board instead of appearing in person.

You will want to do your research and explain your appeal in writing. Your letter should state the facts and include supporting documentation. You may want to include your daytime phone number so you can be reached in case the board has any questions.

## Other helpful information

Please keep in mind that taxes are not the issue. To strengthen your appeal, you should present evidence about your property's value or classification, not how much you are paying in taxes.



This fact sheet is not meant to give you legal advice. It is intended to be a helpful tool with general information for presenting your property tax appeal at your Local and County Boards of Appeal and Equalization.

# Residential Off-Lake Sales

## 565 WHEELER DR 35-117-23-32-0019

**2025 ESTIMATED MARKET VALUE:** **$324,600**

| | | | |
|---|---|---|---|
| **SALE DATE :** | June 28, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $323,495 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $332,600 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1959 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,176 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,176 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,176 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 440 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 9,148 | **LAKE :** | |
| **LOT ACRES :** | 0.21 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 755 GRANT ST 34-117-23-42-0038

**2025 ESTIMATED MARKET VALUE:** **$428,600**

| | | | |
|---|---|---|---|
| **SALE DATE :** | October 2, 2023 | **SALE DATE:** | |
| **NET SALE PRICE :** | $428,500 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $454,700 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1961 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,074 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,074 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,056 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 50% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | No | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 80 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 528 |
| **GARAGE 1 TYPE :** | Tuck Under Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 11,326 | **LAKE :** | |
| **LOT ACRES :** | 0.26 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Remodel after purchase in process**

## 519 WHEELER DR 35-117-23-23-0051

**2025 ESTIMATED MARKET VALUE:** **$435,900**

| | | | |
|---|---|---|---|
| **SALE DATE :** | July 12, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $453,500 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $464,400 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1980 | **# FIREPLACES :** | 1 |
| **GROUND FL SF :** | 1,080 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,080 | **# FULL BATHS :** | 2 |
| **BASEMENT SF :** | 1,080 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 70% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | Yes | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 380 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 484 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 6,534 | **LAKE :** | |
| **LOT ACRES :** | 0.15 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 735 GRANT ST 34-117-23-42-0058

**2025 ESTIMATED MARKET VALUE:** **$444,600**

| | | | |
|---|---|---|---|
| **SALE DATE :** | October 28, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $442,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $445,600 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | Split Entry | **CENTRAL AC :** | Yes |
| **AGE :** | 1973 | **# FIREPLACES :** | 1 |
| **GROUND FL SF :** | 1,234 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,234 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,196 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 50% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 2 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 130 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 96 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 520 |
| **GARAGE 1 TYPE :** | Tuck Under Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 10,454 | **LAKE :** | |
| **LOT ACRES :** | 0.24 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Sale closed 10/28/2024 at $442,000**

## 654 2ND AVE 35-117-23-23-0021

**2025 ESTIMATED MARKET VALUE:** **$461,200**

| | | | |
|---|---|---|---|
| **SALE DATE :** | February 28, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $450,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $470,000 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 2 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1931 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,128 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,932 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,500 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | No | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 218 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 528 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 300 |
| **GARAGE 2 TYPE :** | Detached Garage |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 10,019 | **LAKE :** | |
| **LOT ACRES :** | 0.23 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 746 2ND AVE 35-117-23-23-0068

**2025 ESTIMATED MARKET VALUE:** **$522,700**

| | | | |
|---|---|---|---|
| **SALE DATE :** | July 15, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $577,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $590,800 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | Split Entry | **CENTRAL AC :** | Yes |
| **AGE :** | 1983 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,337 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,337 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,248 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 70% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 300 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 494 |
| **GARAGE 1 TYPE :** | Tuck Under Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 10,019 | **LAKE :** | |
| **LOT ACRES :** | 0.23 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 150 BELL ST 34-117-23-12-0080

**2025 ESTIMATED MARKET VALUE:** **$558,800**

| | | | |
|---|---|---|---|
| **SALE DATE :** | April 5, 2024 | **SALE DATE:** | February 23, 2024 |
| **NET SALE PRICE :** | $543,000 | **SALE PRICE:** | $535,000 |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $562,700 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | No |
| **AGE :** | 1950 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 796 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 796 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 796 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 2 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 88 |
| **OPEN PORCH SF :** | 36 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 240 |
| **GARAGE 1 TYPE :** | Detached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 6,970 | **LAKE :** | |
| **LOT ACRES :** | 0.16 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Possible teardown**

## 536 DIVISION ST 35-117-23-24-0026

**2025 ESTIMATED MARKET VALUE:** **$576,100**

| | | | |
|---|---|---|---|
| **SALE DATE :** | December 7, 2023 | **SALE DATE:** | |
| **NET SALE PRICE :** | $350,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $368,400 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | Split Entry | **CENTRAL AC :** | Yes |
| **AGE :** | 1979 | **# FIREPLACES :** | 1 |
| **GROUND FL SF :** | 1,484 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,484 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,400 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 50% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 4 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 120 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 560 |
| **GARAGE 1 TYPE :** | Tuck Under Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 11,761 | **LAKE :** | |
| **LOT ACRES :** | 0.27 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

Full interior and exterior renovation in process

## 214 BELL ST 34-117-23-12-0058

**2025 ESTIMATED MARKET VALUE:** **$616,500**

| | | | |
|---|---|---|---|
| **SALE DATE :** | June 4, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $620,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $637,400 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 3/4 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1900 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 992 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,442 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 764 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 0 |
| **GARAGE 1 TYPE :** | |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 5,227 | **LAKE :** | |
| **LOT ACRES :** | 0.12 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 529 DIVISION ST 35-117-23-24-0041

**2025 ESTIMATED MARKET VALUE:** **$802,600**

| | | | |
|---|---|---|---|
| **SALE DATE :** | February 21, 2025 | **SALE DATE:** | |
| **NET SALE PRICE :** | $734,500 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $731,500 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 2 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2019 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,068 | **# DELUXE BATHS :** | 2 |
| **TOTAL ABOVE GRADE SF :** | 2,268 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,068 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 80% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | No | **# BEDROOMS :** | 5 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 36 |
| **DECK SF :** | 240 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 484 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 17,424 | **LAKE :** | |
| **LOT ACRES :** | 0.40 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Sale closed 2/14/2025 at $739,500**

## 210 GEORGE ST 34-117-23-12-0091

**2025 ESTIMATED MARKET VALUE:** **$820,600**

| | | | |
|---|---|---|---|
| **SALE DATE :** | April 8, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $821,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $850,700 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 3/4 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1910 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,082 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,505 | **# FULL BATHS :** | 2 |
| **BASEMENT SF :** | 308 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 2 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 316 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 364 |
| **GARAGE 1 TYPE :** | Detached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 6,970 | **LAKE :** | |
| **LOT ACRES :** | 0.16 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 122 1ST ST 27-117-23-43-0006

**2025 ESTIMATED MARKET VALUE:** **$1,141,700**

| | | | |
|---|---|---|---|
| **SALE DATE :** | November 27, 2023 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,100,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,162,600 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 1/2 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1915 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 784 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 1,176 | **# FULL BATHS :** | 0 |
| **BASEMENT SF :** | 784 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 80% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | No | **# BEDROOMS :** | 2 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 76 |
| **DECK SF :** | 110 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 380 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 6,534 | **LAKE :** | |
| **LOT ACRES :** | 0.15 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 29 WEST LAKE ST 27-117-23-44-0017

**2025 ESTIMATED MARKET VALUE:** **$1,240,400**

| | | | |
|---|---|---|---|
| **SALE DATE :** | August 14, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,300,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,325,900 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 2 1/4 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1910 | **# FIREPLACES :** | 1 |
| **GROUND FL SF :** | 806 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,814 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 806 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 70% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 4 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 192 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 348 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 480 |
| **GARAGE 1 TYPE :** | Detached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 7,405 | **LAKE :** | |
| **LOT ACRES :** | 0.17 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Across from Commons (north)**

## 112 3RD ST 34-117-23-12-0105

**2025 ESTIMATED MARKET VALUE:** **$1,371,400**

| | | | |
|---|---|---|---|
| **SALE DATE :** | September 9, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,221,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,240,500 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 2 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1930 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,086 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 2,077 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,068 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 60% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | No | **# BEDROOMS :** | 4 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 111 |
| **DECK SF :** | 255 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 484 |
| **GARAGE 1 TYPE :** | Detached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 9,148 | **LAKE :** | |
| **LOT ACRES :** | 0.21 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 156 LAKE ST 27-117-23-44-0029

**2025 ESTIMATED MARKET VALUE:** **$1,374,100**

| | | | |
|---|---|---|---|
| **SALE DATE :** | June 13, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,410,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,449,500 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 2 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1900 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,315 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 3,086 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,315 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | Yes | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 30 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 480 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 0 |
| **GARAGE 1 TYPE :** | |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 8,712 | **LAKE :** | |
| **LOT ACRES :** | 0.20 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 231 2ND ST 34-117-23-11-0118

**2025 ESTIMATED MARKET VALUE:** **$1,545,600**

| | | | |
|---|---|---|---|
| **SALE DATE :** | November 4, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,850,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,857,500 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 2 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1928 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,735 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 3,204 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,669 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 50% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | Yes | **# BEDROOMS :** | 4 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 140 |
| **OPEN PORCH SF :** | 136 |
| **DECK SF :** | 142 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 681 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 9,583 | **LAKE :** | |
| **LOT ACRES :** | 0.22 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Closed 11/4/2024 at $1,850,000**

# Lakeshore Sales

## 1 MACLYNN RD 35-117-23-12-0020

**2025 ESTIMATED MARKET VALUE:** **$770,000**

| | | | |
|---|---|---|---|
| **SALE DATE :** | July 18, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $810,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 5.743 | | |
| **MCAP SALE PRICE :** | $832,900 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | Split Level | **CENTRAL AC :** | Yes |
| **AGE :** | 1959 | **# FIREPLACES :** | 1 |
| **GROUND FL SF :** | 1,496 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,496 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,496 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 50% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 48 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 624 |
| **GARAGE 1 TYPE :** | Tuck Under Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 11,326 | **LAKE :** | Minnetonka |
| **LOT ACRES :** | 0.26 | **EFFECTIVE LAKE FRONT FT :** | 100 |

### APPRAISER COMMENTS

**Closed 8/7/2024 at $810,000, major remodel in process**

## 2 MACLYNN RD 35-117-23-21-0021

**2025 ESTIMATED MARKET VALUE:** **$2,642,400**

| | | | |
|---|---|---|---|
| **SALE DATE :** | April 5, 2024 | **SALE DATE:** | April 5, 2024 |
| **NET SALE PRICE :** | $2,400,000 | **SALE PRICE:** | $2,400,000 |
| **ANNUAL MCAP ADJ :** | 5.743 | | |
| **MCAP SALE PRICE :** | $2,502,600 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1957 | **# FIREPLACES :** | 1 |
| **GROUND FL SF :** | 2,210 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 2,210 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 1,642 | **# 3/4 BATHS :** | 2 |
| **BASEMENT % FIN :** | 80% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | Yes | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 50 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 814 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 15,246 | **LAKE :** | Minnetonka |
| **LOT ACRES :** | 0.35 | **EFFECTIVE LAKE FRONT FT :** | 75 |

### APPRAISER COMMENTS

**Following complete renovation, closed on 10/28/2024 at $3,020,000. St Albans Bay**

## 925 EXCELSIOR BLVD 35-117-23-21-0003

**2025 ESTIMATED MARKET VALUE:** **$3,012,100**

| | | | |
|---|---|---|---|
| **SALE DATE :** | August 12, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $3,250,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 5.743 | | |
| **MCAP SALE PRICE :** | $3,326,500 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2020 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,544 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 1,544 | **# FULL BATHS :** | 0 |
| **BASEMENT SF :** | 1,532 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 70% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | Yes | **# BEDROOMS :** | 1 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 102 |
| **DECK SF :** | 1,750 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 440 |
| **GARAGE 1 TYPE :** | Tuck Under Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 6,098 | **LAKE :** | Minnetonka |
| **LOT ACRES :** | 0.14 | **EFFECTIVE LAKE FRONT FT :** | 95 |

### APPRAISER COMMENTS

**St Albans Bay**

# Townhome Sales

## 4 VILLAGE LA 34-117-23-12-0169

**2025 ESTIMATED MARKET VALUE:** **$1,082,100**

| | | | |
|---|---|---|---|
| **SALE DATE :** | October 16, 2023 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,050,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,114,100 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 2 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2019 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 868 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 1,714 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 375 | **# 3/4 BATHS :** | 0 |
| **BASEMENT % FIN :** | 90% | **# HALF BATHS :** | 2 |
| **WALKOUT :** | Yes | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 57 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 134 |
| **DECK SF :** | 171 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 385 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 1,742 | **LAKE :** | |
| **LOT ACRES :** | 0.04 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 15 VILLAGE LA 34-117-23-12-0166

**2025 ESTIMATED MARKET VALUE:** **$1,195,100**

| | | | |
|---|---|---|---|
| **SALE DATE :** | August 5, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,275,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,300,400 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 2 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2019 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,060 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 2,098 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 529 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 90% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | Yes | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 57 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 77 |
| **DECK SF :** | 171 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 461 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 1,742 | **LAKE :** | |
| **LOT ACRES :** | 0.04 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 11 VILLAGE LA 34-117-23-12-0164

**2025 ESTIMATED MARKET VALUE:** **$1,291,400**

| | | | |
|---|---|---|---|
| **SALE DATE :** | May 15, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,312,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,354,100 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 2 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2019 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,020 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 1,972 | **# FULL BATHS :** | 0 |
| **BASEMENT SF :** | 505 | **# 3/4 BATHS :** | 2 |
| **BASEMENT % FIN :** | 90% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | Yes | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 134 |
| **DECK SF :** | 114 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 437 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 1,742 | **LAKE :** | |
| **LOT ACRES :** | 0.04 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

# Condominium Sales

## 205 MILL ST S10 35-117-23-23-0103

**2025 ESTIMATED MARKET VALUE:** **$655,400**

| | | | |
|---|---|---|---|
| **SALE DATE :** | November 4, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $690,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $695,600 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2005 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,423 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 1,423 | **# FULL BATHS :** | 0 |
| **BASEMENT SF :** | 0 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 2 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 75 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 480 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 0 | **LAKE :** | |
| **LOT ACRES :** | 0.00 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Sale closed 11/4/2025 at $690,000**

## 205 MILL ST S20 35-117-23-23-0108

**2025 ESTIMATED MARKET VALUE:** **$686,700**

| | | | |
|---|---|---|---|
| **SALE DATE :** | February 29, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $655,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $684,100 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2005 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,423 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 1,423 | **# FULL BATHS :** | 0 |
| **BASEMENT SF :** | 0 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 2 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 72 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 480 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 0 | **LAKE :** | |
| **LOT ACRES :** | 0.00 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 603 LAKE ST 307 35-117-23-22-0074

**2025 ESTIMATED MARKET VALUE:** **$1,036,300**

| | | | |
|---|---|---|---|
| **SALE DATE :** | March 29, 2024 | **SALE DATE:** | September 14, 2023 |
| **NET SALE PRICE :** | $1,026,000 | **SALE PRICE:** | $950,000 |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,067,400 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1981 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 2,132 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 2,132 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 0 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 2 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 115 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 0 |
| **GARAGE 1 TYPE :** | |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 0 | **LAKE :** | |
| **LOT ACRES :** | 0.00 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Excelsior Gables**

## 603 LAKE ST 118 35-117-23-22-0049

**2025 ESTIMATED MARKET VALUE:** **$1,062,200**

| | | | |
|---|---|---|---|
| **SALE DATE :** | May 23, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,200,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,238,500 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 1981 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,932 | **# DELUXE BATHS :** | 0 |
| **TOTAL ABOVE GRADE SF :** | 1,932 | **# FULL BATHS :** | 1 |
| **BASEMENT SF :** | 0 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 0 |
| **WALKOUT :** | No | **# BEDROOMS :** | 2 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 115 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 0 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 0 |
| **GARAGE 1 TYPE :** | |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 0 | **LAKE :** | |
| **LOT ACRES :** | 0.00 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

## 511 2ND ST 4 — 35-117-23-22-0196

**2025 ESTIMATED MARKET VALUE:** **$1,883,700**

| | | | |
|---|---|---|---|
| **SALE DATE :** | December 27, 2024 | **SALE DATE:** | |
| **NET SALE PRICE :** | $1,775,000 | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | $1,775,000 | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2022 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,968 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 1,968 | **# FULL BATHS :** | 0 |
| **BASEMENT SF :** | 0 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | No | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 252 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 440 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 0 | **LAKE :** | |
| **LOT ACRES :** | 0.00 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Post-division, Closed 12/27/2024 at $1,775,000**

## 511 2ND ST 2 — 35-117-23-22-0194

**2025 ESTIMATED MARKET VALUE:** **$1,883,700**

| | | | |
|---|---|---|---|
| **SALE DATE :** | | **SALE DATE:** | |
| **NET SALE PRICE :** | | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2022 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 1,968 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 1,968 | **# FULL BATHS :** | 0 |
| **BASEMENT SF :** | 0 | **# 3/4 BATHS :** | 1 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | No | **# BEDROOMS :** | 3 |

| PORCHES / DECKS | | GARAGES | |
|---|---|---|---|
| **ENCLOSED PORCH SF :** | 0 | **GARAGE 1 SF :** | 440 |
| **SCREENED PORCH SF :** | 0 | **GARAGE 1 TYPE :** | Attached Garage |
| **OPEN PORCH SF :** | 0 | **GARAGE 2 SF :** | 0 |
| **DECK SF :** | 252 | **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 0 | **LAKE :** | |
| **LOT ACRES :** | 0.00 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Post-division, closed 8/2/2024 at $1,950,000**

## 511 2ND ST 1 — 35-117-23-22-0193

**2025 ESTIMATED MARKET VALUE:** **$2,409,000**

| | | | |
|---|---|---|---|
| **SALE DATE :** | | **SALE DATE:** | |
| **NET SALE PRICE :** | | **SALE PRICE:** | |
| **ANNUAL MCAP ADJ :** | 4.856 | | |
| **MCAP SALE PRICE :** | | | |

### BUILDING CHARACTERISTICS

| | | | |
|---|---|---|---|
| **STORIES :** | 1 Story | **CENTRAL AC :** | Yes |
| **AGE :** | 2022 | **# FIREPLACES :** | 0 |
| **GROUND FL SF :** | 2,517 | **# DELUXE BATHS :** | 1 |
| **TOTAL ABOVE GRADE SF :** | 2,517 | **# FULL BATHS :** | 0 |
| **BASEMENT SF :** | 0 | **# 3/4 BATHS :** | 2 |
| **BASEMENT % FIN :** | 0% | **# HALF BATHS :** | 1 |
| **WALKOUT :** | No | **# BEDROOMS :** | 3 |

### PORCHES / DECKS

| | |
|---|---|
| **ENCLOSED PORCH SF :** | 0 |
| **SCREENED PORCH SF :** | 0 |
| **OPEN PORCH SF :** | 0 |
| **DECK SF :** | 444 |

### GARAGES

| | |
|---|---|
| **GARAGE 1 SF :** | 440 |
| **GARAGE 1 TYPE :** | Attached Garage |
| **GARAGE 2 SF :** | 0 |
| **GARAGE 2 TYPE :** | |

### LOT CHARACTERISTICS

| | | | |
|---|---|---|---|
| **LOT SF :** | 0 | **LAKE :** | |
| **LOT ACRES :** | 0.00 | **EFFECTIVE LAKE FRONT FT :** | 0 |

### APPRAISER COMMENTS

**Post-division, Closed 5/31/2024 at $2,465,060**

# Median Prices – Around the Metro

MINNEAPOLIS AREA REALTORS®

| | 2020 | 2021 | 2022 | 2023 | 2024 | Change From 2023 | Change From 2020 |
|---|---|---|---|---|---|---|---|
| **16-County Twin Cities Region** | **$305,000** | **$340,000** | **$363,000** | **$368,000** | **$380,000** | **+ 3.3%** | **+ 24.6%** |
| **13-County Twin Cities Region** | **$307,498** | **$340,000** | **$365,000** | **$370,000** | **$380,000** | **+ 2.7%** | **+ 23.6%** |
| Afton | $540,000 | $680,000 | $635,500 | $755,000 | $680,000 | - 9.9% | + 25.9% |
| Albertville | $315,623 | $320,000 | $355,000 | $350,000 | $375,000 | + 7.1% | + 18.8% |
| Andover | $364,900 | $416,821 | $437,454 | $425,000 | $439,000 | + 3.3% | + 20.3% |
| Annandale | $282,000 | $335,700 | $354,900 | $352,000 | $377,900 | + 7.4% | + 34.0% |
| Anoka | $256,103 | $300,000 | $315,000 | $332,250 | $325,000 | - 2.2% | + 26.9% |
| Apple Valley | $290,000 | $325,000 | $350,000 | $360,000 | $375,000 | + 4.2% | + 29.3% |
| Arden Hills | $364,000 | $375,000 | $408,350 | $400,000 | $426,000 | + 6.5% | + 17.0% |
| Arlington | $183,000 | $207,000 | $212,000 | $202,000 | $250,000 | + 23.8% | + 36.6% |
| Bayport | $425,113 | $421,000 | $349,000 | $386,500 | $517,500 | + 33.9% | + 21.7% |
| Becker | $260,000 | $310,000 | $336,500 | $347,450 | $338,700 | - 2.5% | + 30.3% |
| Belle Plaine | $277,000 | $307,750 | $335,000 | $330,000 | $350,000 | + 6.1% | + 26.4% |
| Bethel | $230,000 | $250,000 | $320,000 | $442,000 | $329,000 | - 25.6% | + 43.0% |
| Big Lake | $276,500 | $320,000 | $351,000 | $339,500 | $345,000 | + 1.6% | + 24.8% |
| Birchwood Village | $347,500 | $459,000 | $450,000 | $485,000 | $525,000 | + 8.2% | + 51.1% |
| Blaine | $304,750 | $340,050 | $370,000 | $379,653 | $383,868 | + 1.1% | + 26.0% |
| Bloomington | $299,900 | $325,000 | $350,000 | $360,000 | $361,750 | + 0.5% | + 20.6% |
| Bloomington – East | $277,500 | $309,500 | $320,000 | $330,000 | $343,500 | + 4.1% | + 23.8% |
| Bloomington – West | $315,500 | $340,000 | $373,450 | $375,000 | $385,000 | + 2.7% | + 22.0% |
| Brainerd MSA | $250,000 | $282,500 | $325,000 | $339,000 | $350,000 | + 3.2% | + 40.0% |
| Brooklyn Center | $240,000 | $265,000 | $280,000 | $290,000 | $290,000 | 0.0% | + 20.8% |
| Brooklyn Park | $283,500 | $315,000 | $328,200 | $335,000 | $340,000 | + 1.5% | + 19.9% |
| Buffalo | $274,000 | $326,450 | $345,000 | $355,000 | $355,000 | 0.0% | + 29.6% |
| Burnsville | $298,799 | $335,000 | $355,000 | $356,000 | $375,000 | + 5.3% | + 25.5% |
| Cambridge | $245,000 | $285,000 | $305,000 | $306,950 | $315,000 | + 2.6% | + 28.6% |
| Cannon Falls | $274,500 | $327,000 | $340,000 | $347,000 | $340,500 | - 1.9% | + 24.0% |
| Carver | $393,070 | $455,105 | $512,513 | $469,995 | $499,945 | + 6.4% | + 27.2% |
| Centerville | $212,500 | $180,000 | $323,750 | $410,000 | $367,400 | - 10.4% | + 72.9% |
| Champlin | $288,000 | $335,075 | $366,000 | $368,750 | $365,000 | - 1.0% | + 26.7% |
| Chanhassen | $410,000 | $504,111 | $525,000 | $510,000 | $538,500 | + 5.6% | + 31.3% |
| Chaska | $350,000 | $375,000 | $419,990 | $415,000 | $465,500 | + 12.2% | + 33.0% |
| Chisago | $333,500 | $394,950 | $452,000 | $400,000 | $399,900 | - 0.0% | + 19.9% |
| Circle Pines | $237,750 | $279,500 | $286,000 | $290,000 | $330,000 | + 13.8% | + 38.8% |
| Clear Lake | $250,000 | $270,000 | $330,000 | $350,000 | $339,950 | - 2.9% | + 36.0% |
| Clearwater | $248,485 | $284,900 | $302,750 | $315,000 | $325,000 | + 3.2% | + 30.8% |
| Cleveland | $208,906 | $240,000 | $242,960 | $239,900 | $254,500 | + 6.1% | - 21.8% |
| Coates | $223,800 | $0 | $0 | $295,000 | $350,000 | + 18.6% | + 56.4% |
| Cokato | $182,500 | $198,050 | $239,500 | $275,000 | $295,000 | + 7.3% | + 61.6% |
| Cologne | $325,365 | $350,000 | $403,852 | $406,051 | $401,725 | - 1.1% | + 23.5% |
| Columbia Heights | $241,000 | $265,000 | $290,000 | $288,080 | $294,750 | + 2.3% | + 22.3% |
| Columbus | $401,250 | $473,600 | $540,000 | $527,500 | $465,390 | - 11.8% | + 16.0% |
| Coon Rapids | $256,000 | $289,000 | $309,900 | $325,000 | $325,000 | 0.0% | + 27.0% |
| Corcoran | $491,990 | $569,477 | $597,789 | $624,990 | $620,438 | - 0.7% | + 26.1% |
| Cottage Grove | $315,000 | $355,245 | $397,995 | $392,500 | $395,000 | + 0.6% | + 25.4% |
| Crystal | $255,000 | $282,000 | $305,000 | $298,049 | $315,500 | + 5.9% | + 23.7% |

# Median Prices – Around the Metro

| | 2020 | 2021 | 2022 | 2023 | 2024 | Change From 2023 | Change From 2020 |
|---|---|---|---|---|---|---|---|
| Dayton | $450,490 | $490,490 | $514,990 | $449,990 | $527,000 | + 17.1% | + 17.0% |
| Deephaven | $760,000 | $867,530 | $1,087,500 | $965,000 | $1,000,000 | + 3.6% | + 31.6% |
| Delano | $349,900 | $375,000 | $443,910 | $425,000 | $447,940 | + 5.4% | + 28.0% |
| Dellwood | $731,700 | $1,000,000 | $875,000 | $935,000 | $850,000 | - 9.1% | + 16.2% |
| Eagan | $320,000 | $350,000 | $375,000 | $375,000 | $380,500 | + 1.5% | + 18.9% |
| East Bethel | $336,000 | $370,000 | $388,877 | $384,250 | $415,000 | + 8.0% | + 23.5% |
| Eden Prairie | $380,000 | $425,000 | $452,500 | $462,000 | $465,000 | + 0.6% | + 22.4% |
| Edina | $520,000 | $577,000 | $585,000 | $600,500 | $618,000 | + 2.9% | + 18.8% |
| Elk River | $314,900 | $350,000 | $377,750 | $375,000 | $386,500 | + 3.1% | + 22.7% |
| Elko New Market | $355,000 | $410,950 | $437,500 | $472,500 | $448,667 | - 5.0% | + 26.4% |
| Excelsior | $794,597 | $669,500 | $700,000 | $820,000 | $840,000 | + 2.4% | + 5.7% |
| Falcon Heights | $356,000 | $366,000 | $400,000 | $404,000 | $400,000 | - 1.0% | + 12.4% |
| Faribault | $215,000 | $240,000 | $260,000 | $270,000 | $296,950 | + 10.0% | + 38.1% |
| Farmington | $300,000 | $340,000 | $380,000 | $367,000 | $407,000 | + 10.9% | + 35.7% |
| Forest Lake | $305,000 | $340,000 | $365,000 | $367,500 | $384,400 | + 4.6% | + 26.0% |
| Fridley | $260,000 | $290,000 | $307,750 | $315,000 | $315,000 | 0.0% | + 21.2% |
| Gaylord | $140,000 | $190,000 | $210,000 | $216,500 | $222,500 | + 2.8% | + 58.9% |
| Gem Lake | $565,000 | $540,000 | $475,000 | $655,000 | $450,000 | - 31.3% | - 20.4% |
| Golden Valley | $369,950 | $390,000 | $425,000 | $424,000 | $424,000 | 0.0% | + 14.6% |
| Grant | $642,000 | $610,006 | $700,000 | $709,900 | $677,750 | - 4.5% | + 5.6% |
| Greenfield | $525,575 | $475,000 | $675,000 | $620,000 | $772,500 | + 24.6% | + 47.0% |
| Greenwood | $1,002,500 | $1,325,000 | $1,095,000 | $2,061,500 | $2,972,500 | + 44.2% | + 196.5% |
| Ham Lake | $418,500 | $437,000 | $506,000 | $489,950 | $555,000 | + 13.3% | + 32.6% |
| Hamburg | $215,000 | $250,600 | $237,500 | $305,000 | $303,850 | - 0.4% | + 41.3% |
| Hammond | $255,000 | $306,761 | $334,950 | $357,500 | $376,540 | + 5.3% | + 47.7% |
| Hampton | $130,000 | $130,950 | $164,222 | $400,000 | $355,000 | - 11.3% | + 173.1% |
| Hanover | $358,450 | $405,923 | $429,900 | $421,411 | $451,500 | + 7.1% | + 26.0% |
| Hastings | $260,000 | $295,000 | $311,150 | $325,000 | $339,900 | + 4.6% | + 30.7% |
| Hilltop | $0 | $0 | $0 | $0 | $0 | -- | -- |
| Hopkins | $282,500 | $287,000 | $315,000 | $325,000 | $371,000 | + 14.2% | + 31.3% |
| Hudson | $360,000 | $400,500 | $440,000 | $440,000 | $474,500 | + 7.8% | + 31.8% |
| Hugo | $322,500 | $385,000 | $450,000 | $399,900 | $415,000 | + 3.8% | + 28.7% |
| Hutchinson | $200,000 | $236,250 | $262,900 | $261,750 | $268,900 | + 2.7% | + 34.5% |
| Independence | $680,000 | $775,000 | $735,000 | $950,000 | $890,000 | - 6.3% | + 30.9% |
| Inver Grove Heights | $275,500 | $305,000 | $325,000 | $350,000 | $360,500 | + 3.0% | + 30.9% |
| Isanti | $250,485 | $292,000 | $330,000 | $328,200 | $329,950 | + 0.5% | + 31.7% |
| Jordan | $335,000 | $368,550 | $465,000 | $410,975 | $407,495 | - 0.8% | + 21.6% |
| Lake Elmo | $498,400 | $555,108 | $635,000 | $651,887 | $670,000 | + 2.8% | + 34.4% |
| Lake Minnetonka Area | $520,000 | $630,000 | $635,000 | $652,273 | $656,678 | + 0.7% | + 26.3% |
| Lake St. Croix Beach | $250,000 | $289,950 | $320,000 | $342,500 | $325,000 | - 5.1% | + 30.0% |
| Lakeland | $319,000 | $319,900 | $361,500 | $383,500 | $450,000 | + 17.3% | + 41.1% |
| Lakeland Shores | $360,000 | $1,447,500 | $589,000 | $414,250 | $0 | - 100.0% | - 100.0% |
| Lakeville | $398,808 | $440,000 | $485,000 | $485,000 | $494,117 | + 1.9% | + 23.9% |
| Lauderdale | $225,000 | $252,500 | $257,500 | $265,000 | $235,000 | - 11.3% | + 4.4% |
| Le Center | $177,450 | $210,000 | $273,200 | $299,900 | $229,900 | - 23.3% | + 29.6% |
| Lexington | $240,000 | $265,300 | $299,950 | $308,000 | $275,000 | - 10.7% | + 14.6% |

# Median Prices – Around the Metro

| | 2020 | 2021 | 2022 | 2023 | 2024 | Change From 2023 | Change From 2020 |
|---|---|---|---|---|---|---|---|
| Lilydale | $394,900 | $336,850 | $450,000 | $390,000 | $407,500 | + 4.5% | + 3.2% |
| Lindstrom | $294,000 | $339,000 | $365,000 | $373,000 | $372,500 | - 0.1% | + 26.7% |
| Lino Lakes | $354,900 | $401,500 | $440,000 | $425,000 | $451,000 | + 6.1% | + 27.1% |
| Little Canada | $273,750 | $326,000 | $290,000 | $325,000 | $365,500 | + 12.5% | + 33.5% |
| Long Lake | $337,500 | $405,000 | $460,000 | $520,000 | $527,000 | + 1.3% | + 56.1% |
| Lonsdale | $293,291 | $317,900 | $354,900 | $352,500 | $342,500 | - 2.8% | + 16.8% |
| Loretto | $376,750 | $388,750 | $355,000 | $365,900 | $410,450 | + 12.2% | + 8.9% |
| Mahtomedi | $400,000 | $427,500 | $411,000 | $480,000 | $490,000 | + 2.1% | + 22.5% |
| Maple Grove | $337,400 | $371,000 | $400,000 | $389,600 | $403,700 | + 3.6% | + 19.7% |
| Maple Lake | $255,000 | $270,500 | $297,500 | $302,500 | $309,700 | + 2.4% | + 21.5% |
| Maple Plain | $329,900 | $350,500 | $351,000 | $360,000 | $380,000 | + 5.6% | + 15.2% |
| Maplewood | $266,500 | $300,000 | $310,000 | $325,000 | $330,000 | + 1.5% | + 23.8% |
| Marine on St. Croix | $482,500 | $528,246 | $650,000 | $647,500 | $650,000 | + 0.4% | + 34.7% |
| Mayer | $289,400 | $320,000 | $352,764 | $351,500 | $376,000 | + 7.0% | + 29.9% |
| Medicine Lake | $762,500 | $762,500 | $1,514,000 | $1,387,000 | $824,950 | - 40.5% | + 8.2% |
| Medina | $670,845 | $812,000 | $785,000 | $750,000 | $925,000 | + 23.3% | + 37.9% |
| Mendota | $960,000 | $1,175,000 | $299,995 | $250,000 | $1,680,000 | + 572.0% | + 75.0% |
| Mendota Heights | $410,250 | $499,450 | $488,150 | $500,000 | $521,500 | + 4.3% | + 27.1% |
| Miesville | $296,000 | $0 | $412,500 | $382,500 | $327,450 | - 14.4% | + 10.6% |
| Milaca | $205,000 | $252,500 | $262,455 | $250,000 | $290,000 | + 16.0% | + 41.5% |
| Minneapolis - (Citywide) | $300,000 | $315,000 | $320,000 | $315,000 | $329,702 | + 4.7% | + 9.9% |
| Minneapolis - Calhoun-Isle | $375,000 | $420,000 | $447,500 | $360,000 | $451,000 | + 25.3% | + 20.3% |
| Minneapolis - Camden | $209,000 | $230,000 | $225,000 | $225,000 | $230,000 | + 2.2% | + 10.0% |
| Minneapolis - Central | $342,250 | $335,000 | $322,500 | $319,750 | $355,000 | + 11.0% | + 3.7% |
| Minneapolis - Longfellow | $310,000 | $325,000 | $348,350 | $330,000 | $340,000 | + 3.0% | + 9.7% |
| Minneapolis - Near North | $214,900 | $230,000 | $240,000 | $225,000 | $235,000 | + 4.4% | + 9.4% |
| Minneapolis - Nokomis | $324,900 | $340,000 | $350,000 | $350,000 | $363,000 | + 3.7% | + 11.7% |
| Minneapolis - Northeast | $291,000 | $305,000 | $330,000 | $335,000 | $340,000 | + 1.5% | + 16.8% |
| Minneapolis - Phillips | $224,750 | $233,500 | $230,000 | $220,000 | $225,000 | + 2.3% | + 0.1% |
| Minneapolis - Powderhorn | $267,500 | $283,500 | $295,000 | $288,500 | $298,500 | + 3.5% | + 11.6% |
| Minneapolis - Southwest | $432,000 | $480,000 | $500,000 | $480,000 | $500,000 | + 4.2% | + 15.7% |
| Minneapolis - University | $298,800 | $310,000 | $338,000 | $304,500 | $330,297 | + 8.5% | + 10.5% |
| Minnetonka | $399,900 | $432,000 | $462,000 | $465,000 | $492,000 | + 5.8% | + 23.0% |
| Minnetonka Beach | $1,548,797 | $1,795,000 | $3,150,000 | $2,100,000 | $2,293,872 | + 9.2% | + 48.1% |
| Minnetrista | $487,380 | $610,169 | $625,000 | $638,500 | $650,000 | + 1.8% | + 33.4% |
| Montgomery | $231,800 | $255,000 | $280,000 | $292,500 | $268,000 | - 8.4% | + 15.6% |
| Monticello | $263,000 | $307,000 | $319,000 | $339,000 | $342,500 | + 1.0% | + 30.2% |
| Montrose | $245,000 | $273,000 | $298,900 | $290,000 | $315,000 | + 8.6% | + 28.6% |
| Mora | $191,250 | $230,000 | $247,450 | $230,000 | $266,400 | + 15.8% | + 39.3% |
| Mound | $300,000 | $342,500 | $349,950 | $354,000 | $378,000 | + 6.8% | + 26.0% |
| Mounds View | $268,650 | $300,000 | $328,950 | $307,000 | $339,450 | + 10.6% | + 26.4% |
| New Brighton | $306,000 | $335,000 | $356,000 | $365,000 | $380,000 | + 4.1% | + 24.2% |
| New Germany | $233,950 | $293,000 | $265,000 | $300,000 | $304,000 | + 1.3% | + 29.9% |
| New Hope | $292,250 | $320,000 | $335,000 | $330,000 | $350,000 | + 6.1% | + 19.8% |
| New Prague | $298,691 | $342,950 | $375,500 | $347,450 | $370,550 | + 6.6% | + 24.1% |
| New Richmond | $265,000 | $300,000 | $325,000 | $349,900 | $371,245 | + 6.1% | + 40.1% |

# Median Prices – Around the Metro

| | 2020 | 2021 | 2022 | 2023 | 2024 | Change From 2023 | Change From 2020 |
|---|---|---|---|---|---|---|---|
| New Trier | $135,000 | $290,000 | $0 | $330,000 | $370,000 | + 12.1% | + 174.1% |
| Newport | $320,950 | $432,245 | $397,500 | $335,000 | $336,000 | + 0.3% | + 4.7% |
| North Branch | $264,400 | $298,000 | $329,900 | $331,910 | $348,375 | + 5.0% | + 31.8% |
| North Oaks | $778,500 | $840,000 | $960,000 | $844,950 | $966,688 | + 14.4% | + 24.2% |
| North Saint Paul | $257,000 | $295,000 | $322,000 | $323,500 | $317,500 | - 1.9% | + 23.5% |
| Northfield | $284,000 | $324,900 | $335,000 | $350,000 | $365,000 | + 4.3% | + 28.5% |
| Norwood Young America | $230,000 | $270,000 | $270,000 | $306,000 | $295,000 | - 3.6% | + 28.3% |
| Nowthen | $391,500 | $433,000 | $475,000 | $559,000 | $600,000 | + 7.3% | + 53.3% |
| Oak Grove | $373,000 | $453,000 | $490,000 | $451,500 | $489,450 | + 8.4% | + 31.2% |
| Oak Park Heights | $275,550 | $310,000 | $353,124 | $358,000 | $339,900 | - 5.1% | + 23.4% |
| Oakdale | $255,000 | $295,500 | $320,000 | $344,000 | $338,000 | - 1.7% | + 32.5% |
| Onamia | $191,500 | $210,000 | $240,000 | $172,750 | $299,950 | + 73.6% | + 56.6% |
| Orono | $755,000 | $950,000 | $1,112,500 | $1,015,000 | $1,139,138 | + 12.2% | + 50.9% |
| Osseo | $257,900 | $299,000 | $295,000 | $311,000 | $324,900 | + 4.5% | + 26.0% |
| Otsego | $346,550 | $388,430 | $440,000 | $421,260 | $408,255 | - 3.1% | + 17.8% |
| Pine City | $206,500 | $221,000 | $275,000 | $283,500 | $276,450 | - 2.5% | + 33.9% |
| Pine Springs | $465,000 | $627,500 | $670,000 | $629,900 | $0 | - 100.0% | - 100.0% |
| Plymouth | $392,000 | $440,000 | $466,500 | $483,750 | $500,500 | + 3.5% | + 27.7% |
| Princeton | $259,900 | $309,950 | $324,900 | $325,000 | $337,500 | + 3.8% | + 29.9% |
| Prior Lake | $400,000 | $450,000 | $494,900 | $475,000 | $495,000 | + 4.2% | + 23.8% |
| Ramsey | $301,496 | $343,000 | $370,950 | $368,950 | $392,425 | + 6.4% | + 30.2% |
| Randolph | $325,000 | $360,000 | $475,000 | $438,700 | $388,000 | - 11.6% | + 19.4% |
| Red Wing | $215,000 | $250,000 | $268,488 | $250,000 | $290,000 | + 16.0% | + 34.9% |
| Richfield | $290,000 | $325,000 | $335,000 | $336,200 | $353,950 | + 5.3% | + 22.1% |
| River Falls | $290,000 | $325,000 | $335,000 | $372,565 | $400,000 | + 7.4% | + 37.9% |
| Robbinsdale | $264,200 | $280,000 | $307,500 | $317,000 | $310,000 | - 2.2% | + 17.3% |
| Rockford | $272,950 | $325,321 | $359,950 | $370,000 | $347,500 | - 6.1% | + 27.3% |
| Rogers | $364,500 | $430,000 | $459,948 | $430,440 | $426,495 | - 0.9% | + 17.0% |
| Rosemount | $340,000 | $375,300 | $433,950 | $412,000 | $425,750 | + 3.3% | + 25.2% |
| Roseville | $290,000 | $331,500 | $330,000 | $340,000 | $350,000 | + 2.9% | + 20.7% |
| Rush City | $229,000 | $272,685 | $287,500 | $300,000 | $309,900 | + 3.3% | + 35.3% |
| Saint Anthony | $330,000 | $361,089 | $370,000 | $380,000 | $335,000 | - 11.8% | + 1.5% |
| Saint Bonifacius | $299,450 | $335,000 | $351,500 | $336,500 | $369,900 | + 9.9% | + 23.5% |
| Saint Cloud MSA | $214,500 | $238,000 | $264,000 | $270,000 | $285,000 | + 5.6% | + 32.9% |
| Saint Francis | $255,000 | $301,000 | $330,000 | $340,000 | $357,950 | + 5.3% | + 40.4% |
| Saint Louis Park | $327,750 | $340,000 | $360,000 | $375,000 | $375,000 | 0.0% | + 14.4% |
| Saint Mary's Point | $502,000 | $380,000 | $600,000 | $380,000 | $829,125 | + 118.2% | + 65.2% |
| Saint Michael | $348,200 | $408,500 | $434,620 | $433,652 | $449,900 | + 3.7% | + 29.2% |
| Saint Paul | $240,000 | $264,000 | $275,000 | $280,000 | $292,000 | + 4.3% | + 21.7% |
| Saint Paul - Battle Creek / Highwood | $232,000 | $255,000 | $280,000 | $285,000 | $289,900 | + 1.7% | + 25.0% |
| Saint Paul - Como Park | $274,900 | $290,000 | $317,000 | $321,250 | $321,750 | + 0.2% | + 17.0% |
| Saint Paul - Dayton's Bluff | $200,000 | $220,000 | $235,000 | $249,746 | $234,000 | - 6.3% | + 17.0% |
| Saint Paul - Downtown | $210,000 | $191,500 | $188,500 | $200,000 | $179,500 | - 10.3% | - 14.5% |
| Saint Paul - Greater East Side | $215,000 | $240,000 | $250,000 | $255,000 | $263,000 | + 3.1% | + 22.3% |
| Saint Paul - Hamline-Midway | $250,000 | $275,000 | $285,000 | $277,500 | $280,000 | + 0.9% | + 12.0% |
| Saint Paul - Highland Park | $371,500 | $398,000 | $407,500 | $465,000 | $452,500 | - 2.7% | + 21.8% |

# Median Prices – Around the Metro

| | 2020 | 2021 | 2022 | 2023 | 2024 | Change From 2023 | Change From 2020 |
|---|---|---|---|---|---|---|---|
| Saint Paul - Merriam Park / Lexington-Hamline | $350,000 | $368,200 | $399,900 | $390,000 | $400,500 | + 2.7% | + 14.4% |
| Saint Paul - Macalester-Groveland | $362,950 | $401,000 | $422,000 | $407,500 | $431,000 | + 5.8% | + 18.7% |
| Saint Paul - North End | $190,000 | $212,250 | $219,188 | $206,000 | $237,500 | + 15.3% | + 25.0% |
| Saint Paul - Payne-Phalen | $211,007 | $230,000 | $230,500 | $240,000 | $240,000 | 0.0% | + 13.7% |
| Saint Paul - St. Anthony Park | $320,000 | $325,000 | $368,000 | $290,000 | $328,500 | + 13.3% | + 2.7% |
| Saint Paul - Summit Hill | $418,750 | $432,000 | $455,000 | $518,250 | $516,250 | - 0.4% | + 23.3% |
| Saint Paul - Summit-University | $290,000 | $280,000 | $300,500 | $280,000 | $300,000 | + 7.1% | + 3.4% |
| Saint Paul - Thomas-Dale (Frogtown) | $196,908 | $217,000 | $215,000 | $240,000 | $226,000 | - 5.8% | + 14.8% |
| Saint Paul - West Seventh | $249,850 | $285,000 | $285,000 | $280,000 | $304,999 | + 8.9% | + 22.1% |
| Saint Paul - West Side | $224,500 | $250,000 | $257,000 | $250,000 | $265,700 | + 6.3% | + 18.4% |
| Saint Paul Park | $250,000 | $278,000 | $296,000 | $318,000 | $294,000 | - 7.5% | + 17.6% |
| Savage | $349,900 | $390,000 | $421,000 | $415,000 | $425,000 | + 2.4% | + 21.5% |
| Scandia | $398,000 | $550,000 | $550,000 | $575,500 | $515,000 | - 10.5% | + 29.4% |
| Shakopee | $305,000 | $340,257 | $400,000 | $385,000 | $400,000 | + 3.9% | + 31.1% |
| Shoreview | $306,000 | $349,775 | $360,000 | $360,000 | $405,000 | + 12.5% | + 32.4% |
| Shorewood | $560,000 | $779,750 | $762,500 | $830,000 | $725,000 | - 12.7% | + 29.5% |
| Somerset | $260,000 | $300,000 | $372,925 | $385,500 | $385,000 | - 0.1% | + 48.1% |
| South Haven | $270,000 | $299,950 | $319,938 | $369,900 | $495,000 | + 33.8% | + 83.3% |
| South Saint Paul | $241,900 | $268,000 | $278,000 | $285,000 | $290,750 | + 2.0% | + 20.2% |
| Spring Lake Park | $252,000 | $280,000 | $296,125 | $304,900 | $310,000 | + 1.7% | + 23.0% |
| Spring Park | $377,500 | $635,000 | $775,000 | $450,000 | $692,500 | + 53.9% | + 83.4% |
| Stacy | $310,000 | $360,000 | $400,000 | $389,000 | $400,000 | + 2.8% | + 29.0% |
| Stillwater | $380,000 | $456,000 | $505,000 | $416,000 | $462,500 | + 11.2% | + 21.7% |
| Sunfish Lake | $1,212,500 | $1,700,000 | $1,603,750 | $1,565,000 | $1,420,000 | - 9.3% | + 17.1% |
| Tonka Bay | $910,350 | $1,050,000 | $926,000 | $1,841,311 | $1,900,000 | + 3.2% | + 108.7% |
| Vadnais Heights | $299,900 | $300,000 | $360,000 | $350,000 | $350,750 | + 0.2% | + 17.0% |
| Vermillion | $245,100 | $0 | $306,000 | $350,000 | $355,000 | + 1.4% | + 44.8% |
| Victoria | $481,280 | $527,500 | $619,950 | $600,000 | $600,400 | + 0.1% | + 24.8% |
| Waconia | $330,000 | $415,000 | $465,000 | $459,990 | $464,990 | + 1.1% | + 40.9% |
| Watertown | $290,632 | $315,000 | $366,450 | $331,000 | $367,500 | + 11.0% | + 26.4% |
| Waterville | $201,500 | $220,000 | $232,500 | $259,500 | $285,000 | + 9.8% | + 41.4% |
| Wayzata | $887,500 | $900,000 | $1,175,000 | $1,175,000 | $1,092,500 | - 7.0% | + 23.1% |
| West Saint Paul | $247,250 | $280,000 | $297,500 | $307,000 | $325,000 | + 5.9% | + 31.4% |
| White Bear Lake | $282,400 | $315,000 | $331,250 | $340,000 | $350,000 | + 2.9% | + 23.9% |
| Willernie | $255,000 | $244,967 | $290,000 | $280,000 | $358,000 | + 27.9% | + 40.4% |
| Winthrop | $140,250 | $158,950 | $162,240 | $169,000 | $190,500 | + 12.7% | + 35.8% |
| Woodbury | $378,878 | $410,000 | $450,000 | $455,000 | $470,000 | + 3.3% | + 24.1% |
| Woodland | $1,052,500 | $1,301,250 | $850,000 | $1,550,000 | $1,010,000 | - 34.8% | - 4.0% |
| Wyoming | $311,000 | $354,500 | $404,000 | $401,000 | $390,500 | - 2.6% | + 25.6% |
| Zimmerman | $286,000 | $324,840 | $360,000 | $350,000 | $350,000 | 0.0% | + 22.4% |
| Zumbrota | $238,500 | $273,000 | $300,000 | $275,500 | $312,950 | + 13.6% | + 31.2% |

# Median Prices – Counties

| | 2020 | 2021 | 2022 | 2023 | 2024 | Change From 2023 | Change From 2020 |
|---|---|---|---|---|---|---|---|
| Anoka County | $287,000 | $327,500 | $350,000 | $354,000 | $365,000 | + 3.1% | + 27.2% |
| Carver County | $363,715 | $415,750 | $460,000 | $450,000 | $474,990 | + 5.6% | + 30.6% |
| Chisago County | $280,000 | $325,000 | $355,125 | $352,000 | $365,000 | + 3.7% | + 30.4% |
| Dakota County | $312,000 | $348,950 | $375,000 | $380,000 | $390,000 | + 2.6% | + 25.0% |
| Goodhue County | $228,900 | $264,900 | $288,500 | $270,500 | $302,000 | + 11.6% | + 31.9% |
| Hennepin County | $325,000 | $350,000 | $368,000 | $373,000 | $381,000 | + 2.1% | + 17.2% |
| Isanti County | $249,900 | $288,753 | $316,000 | $322,450 | $324,900 | + 0.8% | + 30.0% |
| Kanabec County | $195,000 | $230,000 | $250,000 | $249,900 | $267,400 | + 7.0% | + 37.1% |
| Le Sueur County | $229,900 | $255,000 | $299,900 | $300,000 | $310,000 | + 3.3% | + 34.8% |
| Mille Lacs County | $210,000 | $245,000 | $260,000 | $279,450 | $281,550 | + 0.8% | + 34.1% |
| Ramsey County | $261,000 | $290,000 | $305,000 | $310,000 | $325,000 | + 4.8% | + 24.5% |
| Rice County | $261,000 | $296,950 | $305,000 | $322,000 | $334,900 | + 4.0% | + 28.3% |
| Scott County | $340,388 | $380,000 | $420,464 | $420,000 | $429,900 | + 2.4% | + 26.3% |
| Sherburne County | $285,000 | $330,000 | $355,000 | $350,000 | $369,900 | + 5.7% | + 29.8% |
| Sibley County | $168,000 | $200,000 | $220,000 | $220,000 | $247,450 | + 12.5% | + 47.3% |
| St. Croix County | $292,900 | $332,900 | $370,000 | $378,450 | $395,500 | + 4.5% | + 35.0% |
| Washington County | $349,900 | $385,350 | $420,000 | $410,000 | $426,000 | + 3.9% | + 21.7% |
| Wright County | $295,000 | $348,000 | $379,900 | $381,000 | $385,000 | + 1.0% | + 30.5% |

| | | | | |
|---|---|---|---|---|
| 04/02/2025 | CHECK REGISTER FOR CITY OF EXCELSIOR | | | |
| CHECK DATE 03/17/2025 - 04/02/2025 | | | | |
| | | | | |
| Check Date | Check | | Amount | |
| | | | | |
| Bank GEN WELLS FARGO | | | | |
| 03/18/2025 | 3289(E) | | 9,343.17 | |
| 03/19/2025 | 3272(E) | | 16,197.48 | |
| 03/19/2025 | 3280(E) | | 13,706.31 | |
| 03/19/2025 | 3281(E) | | 1,100.00 | |
| 03/19/2025 | 3282(E) | | 7,175.91 | |
| 03/19/2025 | 3283(E) | | 2,381.69 | |
| 03/19/2025 | 3284(E) | | 2,275.99 | |
| 03/19/2025 | 92109 | | 98.00 | |
| 03/19/2025 | 92110 | | 544.00 | |
| 03/19/2025 | 92111 | | 2,372.50 | |
| 03/19/2025 | 92112 | | 18.90 | |
| 03/19/2025 | 92113 | | 2,044.13 | |
| 03/19/2025 | 92114 | | 208.74 | |
| 03/19/2025 | 92115 | | 798.50 | |
| 03/19/2025 | 92116 | | 24.73 | |
| 03/19/2025 | 92118 | | 35.00 | |
| 03/19/2025 | 92119 | | 236.91 | |
| 03/19/2025 | 92120 | | 8,818.82 | |
| 03/19/2025 | 92121 | | 16.00 | |
| 03/19/2025 | 92122 | | 270.09 | |
| 03/19/2025 | 92123 | | 352.54 | |
| 03/19/2025 | 92124 | | 500.00 | |
| 03/19/2025 | 92125 | | 5,750.00 | |
| 03/19/2025 | 92126 | | 1,031.94 | |
| 03/19/2025 | 92127 | | 142.18 | |
| 03/19/2025 | 92128 | | 17.09 | |
| 03/19/2025 | 92129 | | 2,656.11 | |
| 03/25/2025 | 3277(A) | | 7,129.25 | |
| 03/25/2025 | 3278(A) | | 7,129.25 | |
| 03/25/2025 | 92130 | | 75.00 | |
| 03/25/2025 | 92131 | | 15.78 | |
| 03/25/2025 | 92132 | | 359.01 | |
| 03/25/2025 | 92133 | | 109.03 | |
| 03/25/2025 | 92134 | | 1,974.00 | |
| 03/25/2025 | 92135 | | 180.00 | |
| 03/25/2025 | 92136 | | 51.06 | |
| 03/25/2025 | 92137 | | 1,203.10 | |
| 03/25/2025 | 92138 | | 424.77 | |
| 03/25/2025 | 92139 | | 275.00 | |
| 03/25/2025 | 92141 | | 450.17 | |
| 03/25/2025 | 92142 | | 8,198.00 | |
| 03/25/2025 | 92143 | | 20.00 | |
| 03/25/2025 | 92144 | | 276.90 | |
| 03/25/2025 | 92145 | | 665.20 | |
| 03/25/2025 | 92146 | | 425.00 | |
| 03/25/2025 | 92147 | | 224.97 | |
| 03/25/2025 | 92148 | | 214.00 | |

| | | | | |
|---|---|---|---|---|
| 03/25/2025 | 92149 | | 85.74 | |
| 03/25/2025 | 92150 | | 24.38 | |
| 03/25/2025 | 92151 | | 380.74 | |
| 03/25/2025 | 92152 | | 12.32 | |
| 03/25/2025 | 92153 | | 160.00 | |
| 03/25/2025 | 92154 | | 2,160.00 | |
| 03/25/2025 | 92155 | | 33.20 | |
| 03/25/2025 | 92156 | | 3,450.00 | |
| 03/25/2025 | 92157 | | 250.00 | |
| 03/25/2025 | 92158 | | 3,611.66 | |
| 03/25/2025 | 92159 | | 469.65 | |
| 03/27/2025 | 3279(E) | | 150.75 | |
| 03/31/2025 | 92160 | | 37.99 | |
| 03/31/2025 | 92161 | | 204.80 | |
| 03/31/2025 | 92162 | | 2,546.02 | |
| 03/31/2025 | 92163 | | 941.00 | |
| 03/31/2025 | 92164 | | 1,427.80 | |
| 03/31/2025 | 92165 | | 300.00 | |
| 03/31/2025 | 92166 | | 1,995.75 | |
| 03/31/2025 | 92167 | | 116.68 | |
| 03/31/2025 | 92169 | | 2,260.83 | |
| 03/31/2025 | 92170 | | 157.50 | |
| 03/31/2025 | 92171 | | 938.32 | |
| 03/31/2025 | 92172 | | 52.25 | |
| 03/31/2025 | 92174 | | 900.34 | |
| 03/31/2025 | 92175 | | 11.01 | |
| 03/31/2025 | 92176 | | 117.95 | |
| 04/02/2025 | 3285(E) | | 12,783.24 | |
| 04/02/2025 | 3286(E) | | 1,100.00 | |
| 04/02/2025 | 3287(E) | | 7,284.27 | |
| 04/02/2025 | 3288(E) | | 2,302.66 | |
| 04/02/2025 | 92177 | | 40.00 | |
| 04/02/2025 | 92178 | | 1,021.45 | |
| 04/02/2025 | 92179 | | 125.82 | |
| 04/02/2025 | 92180 | | 49.00 | |
| 04/02/2025 | 92181 | | 80.00 | |
| 04/02/2025 | 92182 | | 23.00 | |
| 04/02/2025 | 92183 | | 551.00 | |
| 04/02/2025 | 92184 | | 8.99 | |
| 04/02/2025 | 92185 | | 500.00 | |
| 04/02/2025 | 92186 | | 39.65 | |
| 04/02/2025 | 92187 | | 10,500.00 | |
| 04/02/2025 | 92188 | | 254.78 | |
| 04/02/2025 | 92189 | | 1,725.00 | |
| 04/02/2025 | 92190 | | 262.65 | |
| 04/02/2025 | 92191 | | 173.61 | |
| GEN TOTALS: | | | | |
| Total of 93 Checks: | | | 169,138.02 | |
| Less 0 Void Checks: | | | 0.00 | |
| Total of 93 Disbursements: | | | 169,138.02 | |
| | | | | |
| | | | | |

| | | | | |
|---|---|---|---|---|
| 04/02/2025 | CHECK REGISTER FOR CITY OF EXCELSIOR | | | |
| CHECK DATE 03/17/2025 - 04/02/2025 | | | | |
| | | | | |
| Check Date | Check | | Amount | |
| | | | | |
| Bank GEN WELLS FARGO | | | | |
| 03/19/2025 | 92117 | | 30,773.00 | |
| 03/24/2025 | 3275(E) | | 72,944.36 | |
| 03/25/2025 | 3276(A) | | 78,756.33 | |
| 03/25/2025 | 92140 | | 30,110.66 | |
| 03/31/2025 | 92168 | | 58,750.27 | |
| 03/31/2025 | 92173 | | 75,050.00 | |
| GEN TOTALS: | | | | |
| Total of 6 Checks: | | | 346,384.62 | |
| Less 0 Void Checks: | | | 0.00 | |
| Total of 6 Disbursements: | | | 346,384.62 | |
| | | | | |
| | | | | |
| | | | | |

THE CITY OF EXCELSIOR MINNESOTA

# MEMORANDUM

**Re:** Item 8(b)- February Financials

**Date:** April 7, 2025

**To:** City Council

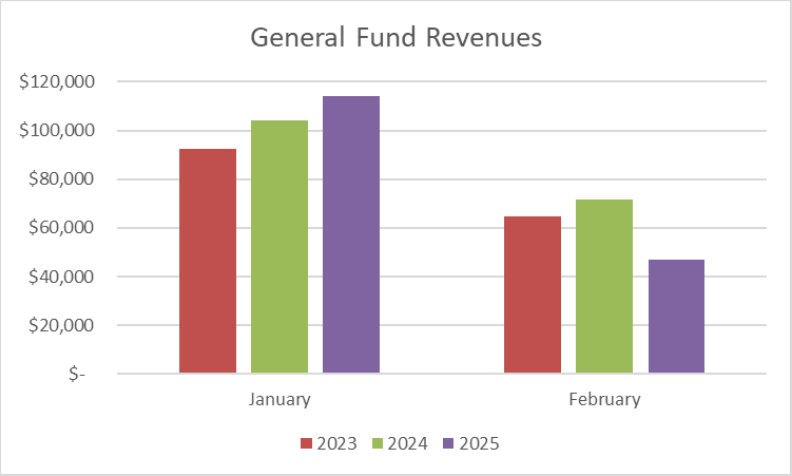
**From:** Jenny Palmer-Finance Director

## General Fund Revenues

The February target budget is 16.67%. Revenues will stabilize with the first half tax settlement coming in June. February revenues are down from prior years due to parking permits and kiosks being moved to Parking Fund revenues.

| GENERAL FUND | BUDGET | FEBRUARY REVENUE | YTD REVENUE | VARIANCE | PERCENT RECEIVED |
|---|---|---|---|---|---|
| Taxes and Franchise Fees | 2,163,017 | 11,956 | 11,956 | 2,151,061 | 0.55% |
| Business Licenses | 118,525 | 100 | 900 | 117,625 | 0.76% |
| Non-Business Licenses/Permits | 239,820 | 14,736 | 67,907 | 171,913 | 28.32% |
| Intergovernmental Revenue | 55,000 | - | - | 55,000 | 0.00% |
| Charges for Services | 96,500 | 6,642 | 21,615 | 74,885 | 22.40% |
| Parking Kiosks | 350,000 | 1,848 | 1,848 | 348,152 | 0.53% |
| Fines | 50,000 | 5,791 | 9,607 | 40,393 | 19.21% |
| Water Tower and Kayak Rental | 51,000 | 621 | 41,216 | 9,784 | 80.82% |
| Park Vendor and Garden Plots | 24,700 | | - | 24,700 | 0.00% |
| Transfers from Other Funds | 255,000 | | - | 255,000 | 0.00% |
| Other Revenue | 83,000 | | - | 83,000 | 0.00% |
| GENERAL FUND TOTAL | 3,486,562 | 47,052 | 161,004 | 3,331,513 | 4.45% |

| | February YTD Revenues | Annual Revenues | % of Annual Revenues |
|---|---|---|---|
| 2023 | $ 157,062 | $ 2,871,589 | 5.47% |
| 2024 | $ 175,750 | $ 3,097,442 | 5.67% |
| 2025 | $ 161,004 | $ 3,486,562 | 4.62% |

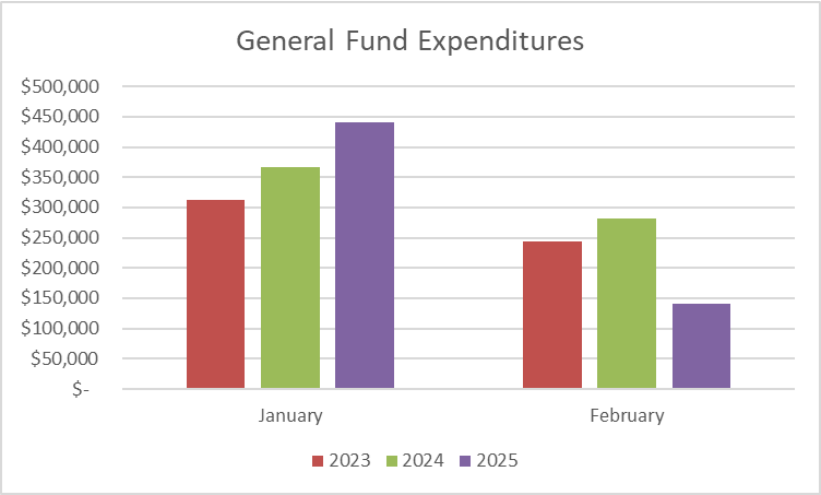


## General Fund Expenses

General Fund expenses are slightly above the target budget of 16.17%. City Manager/Clerk is over due to peer coaching paid in January for the full year. Police and Fire are paid quarterly with the first quarter paid in January. Recreation Programs is over because the music license was paid in January for the full year. Building Inspections is high due to several invoices from Metro West finalizing a significant number of building permits from last year.

| GENERAL FUND | BUDGET | FEBRUARY EXPENSE | YTD EXPENSE | VARIANCE | PERCENT EXPENDED |
|---|---|---|---|---|---|
| Council | 23,861 | 75 | 980 | 22,881 | 4.11% |
| City Manager/Clerk | 269,810 | 11,425 | 48,424 | 221,386 | 17.95% |
| Elections | 1,000 | - | - | 1,000 | 0.00% |
| Finance | 82,511 | 5,856 | 13,229 | 69,282 | 16.03% |
| Planning & Zoning | 234,543 | 17,650 | 37,986 | 196,557 | 16.20% |
| City Administration | 391,983 | 15,612 | 48,087 | 343,896 | 12.27% |
| Heritage Preservation | 26,300 | 75 | 5,825 | 20,475 | 22.15% |
| Police | 965,576 | - | 169,610 | 795,966 | 17.57% |
| Fire | 293,777 | - | 73,444 | 220,333 | 25.00% |
| Building Inspections | 55,000 | 34,443 | 42,245 | 12,755 | 76.81% |
| Engineering | 47,250 | 9,970 | 9,970 | 37,280 | 21.10% |
| Streets | 298,102 | 17,590 | 42,256 | 255,846 | 14.17% |
| Park Maintenance | 468,624 | 26,474 | 67,708 | 400,916 | 14.45% |
| Recreation Program | 1,000 | - | 445 | 555 | 44.50% |
| Cemetery | 42,725 | 2,386 | 5,273 | 37,452 | 12.34% |
| Trees and Plantings | 144,000 | - | 16,725 | 127,275 | 11.61% |
| GENERAL FUND TOTAL | 3,346,062 | 141,556 | 582,209 | 2,763,853 | 17.40% |

| | February YTD Expenses | Annual Expenses | % of Annual Expenses |
|---|---|---|---|
| 2023 | $ 556,288 | $ 2,871,589 | 19.37% |
| 2024 | $ 648,769 | $ 3,097,442 | 20.95% |
| 2025 | $ 582,209 | $ 3,346,062 | 17.40% |

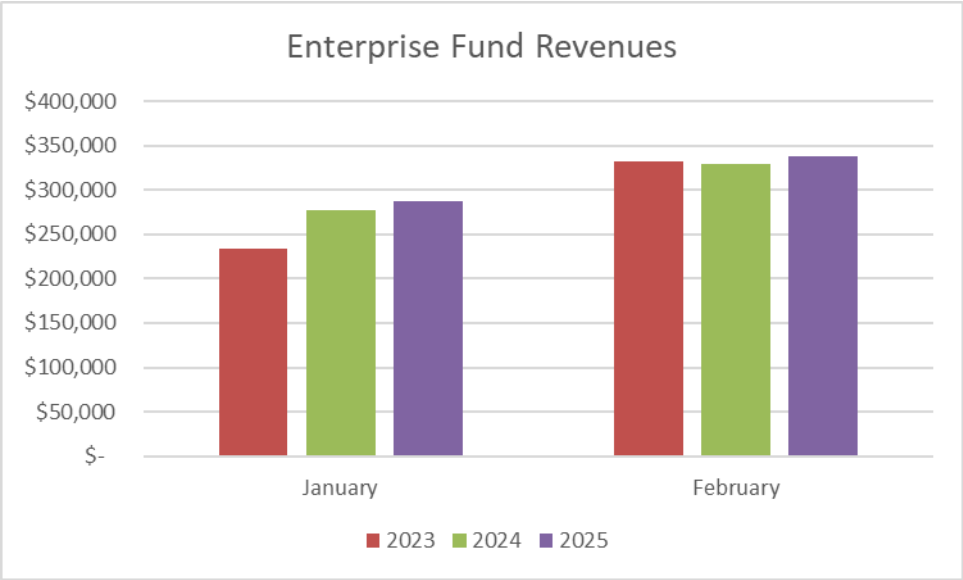



## Enterprise Funds Revenue

The Enterprise Funds revenues are over budget by 5.37%. This is mainly due to fourth quarter 2024 bills being due in February.

| | BUDGET | FEBRUARY REVENUE | YTD REVENUE | VARIANCE | PERCENT RECEIVED |
|---|---|---|---|---|---|
| Water Fund | 1,102,483 | 85,212 | 193,567 | 908,916 | 17.56% |
| Sewer Fund | 796,442 | 59,513 | 143,806 | 652,636 | 18.06% |
| Street Lighting Fund | 75,000 | 7,717 | 17,073 | 57,927 | 22.76% |
| Docks Fund | 525,722 | 150,912 | 207,899 | 317,823 | 39.55% |
| Surface Water Mgmt Fund | 336,848 | 34,066 | 62,539 | 274,309 | 18.57% |
| ENTERPRISE FUND TOTAL | 2,836,495 | 337,420 | 624,884 | 2,211,611 | 22.03% |

| | | February YTD Revenues | Annual Revenues | % of Annual Revenues |
|---|---|---|---|---|
| 2023 | $ | 566,245 | $ 2,585,025 | 21.90% |
| 2024 | $ | 606,136 | $ 2,584,550 | 23.45% |
| 2025 | $ | 624,884 | $ 2,836,495 | 22.03% |

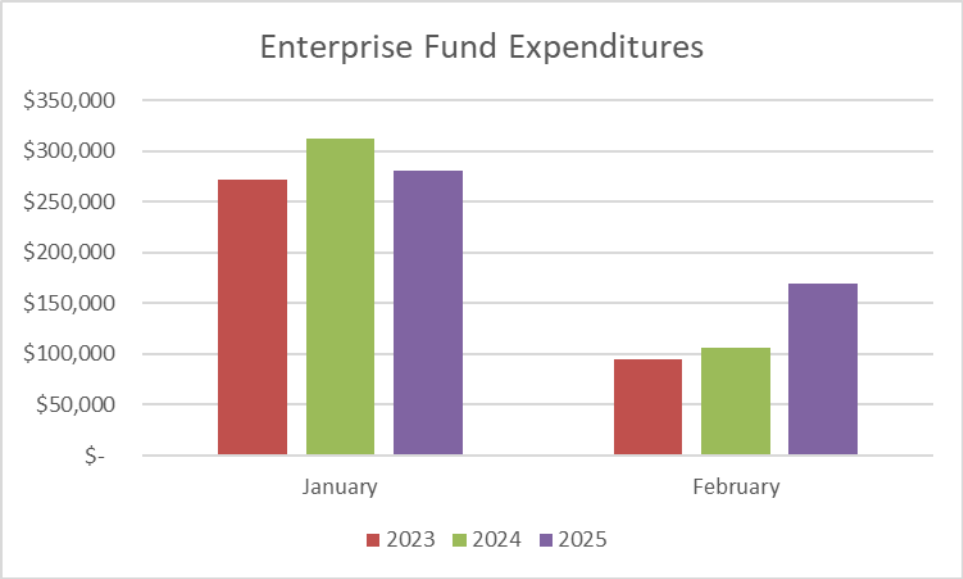


## Enterprise Funds Expenditures

Enterprise Funds expenditures are over target budget by 1.74%. Water, Sewer and Surface Water are slightly over budget due to bond principal and interest payments made in January. Also, there was a skid steer and locating equipment purchased out of capital expenditures.

| | BUDGET | FEBRUARY EXPENSE | YTD EXPENSE | VARIANCE | PERCENT EXPENDED |
|---|---|---|---|---|---|
| Water Fund | 813,996 | 63,403 | 181,033 | 632,963 | 22.24% |
| Sewer Fund | 825,374 | 61,865 | 161,747 | 663,627 | 19.60% |
| Street Lighting Fund | 60,871 | 4,275 | 9,545 | 51,326 | 15.68% |
| Docks Fund | 477,826 | 12,678 | 30,249 | 447,577 | 6.33% |
| Surface Water Mgmt Fund | 271,660 | 27,402 | 68,241 | 203,419 | 25.12% |
| ENTERPRISE FUND TOTAL | 2,449,727 | 169,623 | 450,815 | 1,998,912 | 18.40% |

| | February YTD Expenses | Annual Expenditures | % of Annual Expenditures |
|---|---|---|---|
| 2023 | $ 366,804 | $ 2,519,792 | 14.56% |
| 2024 | $ 419,492 | $ 2,657,378 | 15.79% |
| 2025 | $ 450,815 | $ 2,449,727 | 18.40% |



**Capital and Special Revenue Funds**

| Revenues | BUDGET | FEBRUARY ACTIVITY | YTD | VARIANCE | PERCENT EXPENDED |
|---|---|---|---|---|---|
| Parking Fund | - | 5,017 | 10,569 | (10,569) | 0.00% |
| Local Sales Tax - The Commons | 752,000 | 48,531 | 105,986 | 646,014 | 14.09% |
| Debt Service Funds | 1,422,388 | 817 | 817 | 1,421,571 | 0.06% |
| Capital Project Funds | 1,779,255 | 9,826 | 13,526 | 1,765,729 | 0.76% |
| | | | | | |
| Expenditures | | | | | |
| Parking Fund | - | 1,893 | 22,061 | (22,061) | 0.00% |
| Local Sales Tax - The Commons | 2,235,000 | 140,427 | 153,615 | 2,081,385 | 6.87% |
| Debt Service Funds | 1,654,270 | - | 1,339,673 | 314,597 | 80.98% |
| Capital Project Funds | 1,017,983 | 44,113 | 136,162 | 881,821 | 13.38% |

Revenues:

- The Parking Fund budget has not been finalized yet.
- Sales Tax revenues are close to target budget.
- Debt Service funds won't come in until the first half tax settlement is received in June.

Expenditures:

- The Parking Fund budget has not been finalized yet.
- Debt Service funds are high due to principal in interest payments made in January. This will stabilize throughout the year.

# Parking Meter Profit and Loss

2024 is included below for comparison.

| 2024--West Lot Closed-Parking Structure Opened in November | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenue** | **JAN** | **FEB** | **MAR** | **APR** | **MAY** | **JUN** | **JUL** | **AUG** | **SEP** | **OCT** | **NOV** | **DEC** | **YTD** |
| Meter Revenue | $1,565 | $2,268 | $4,441 | $12,579 | $54,001 | 88,360 | 94,876 | 90,252 | 59,746 | 18,847 | 2,624 | 1,166 | $ 430,724 |
| Trial Area P1502-1506 | $2,367 | $3,990 | $3,355 | $5,563 | $12,806 | 20,625 | 20,490 | 18,691 | 10,951 | 1,550 | 6,324 | 2,606 | $ 109,318 |
| Dock Meter Revenue P1511 & P1512 | | | $ 13 | $ 107 | $ 1,844 | $ 3,646 | $ 4,504 | $ 4,039 | $ 2,838 | $ 510 | $ 13 | $ - | $ 17,512 |
| **Gross Profit** | **$3,932** | **$6,257** | **$7,809** | **$18,248** | **$68,651** | **$112,630** | **$119,871** | **$112,982** | **$73,535** | **$20,907** | **$8,961** | **$3,772** | **$ 557,554** |
| | | | | | | | | | | | | | |
| **Operation Expenses** | **JAN** | **FEB** | **MAR** | **APR** | **MAY** | **JUN** | **JUL** | **AUG** | **SEP** | **OCT** | **NOV** | **DEC** | **YTD** |
| Back Office Software (biannual) | | 6,498 | | | | | | 7,866 | | | | | 14,364 |
| Electronic Permitting (annual) | | | | | | | | | | | | | 0 |
| Whoosh Transaction Fees Quarterly | | | | | | | | 9 | | | 12 | | 21 |
| Parking Meter Maintenance | | | | | | | | | | | | | 0 |
| Meter Fees | 1,488 | 1,582 | 1,848 | 2,706 | 6,666 | 9,774 | 10,266 | 11,601 | 7,804 | 3,195 | 2,243 | 1,499 | 60,673 |
| **Total Operation Expenses** | **1,488** | **8,080** | **1,848** | **2,706** | **6,666** | **9,774** | **10,266** | **19,476** | **7,804** | **3,195** | **2,254** | **1,499** | **$75,057** |
| **Net Income** | **$2,444** | **($1,823)** | **$5,961** | **$15,542** | **$61,984** | **$102,856** | **$109,605** | **$93,506** | **$65,731** | **$17,712** | **$6,707** | **$2,273** | **$ 482,497** |

| 2025--Parking Structure Open | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Revenue** | **JAN** | **FEB** | **MAR** | **APR** | **MAY** | **JUN** | **JUL** | **AUG** | **SEP** | **OCT** | **NOV** | **DEC** | **YTD** |
| Meter Revenue | $1,585 | $1,997 | | | | | | | | | | | $ 3,582 |
| Trial Area P1502-1506 | $2,109 | $2,243 | | | | | | | | | | | $ 4,351 |
| Dock Meter Revenue P1511 & P1512 | $ 14 | $ - | | | | | | | | | | | $ 14 |
| **Gross Profit** | **$3,708** | **$4,240** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$ 7,948** |
| | | | | | | | | | | | | | |
| **Operation Expenses** | **JAN** | **FEB** | **MAR** | **APR** | **MAY** | **JUN** | **JUL** | **AUG** | **SEP** | **OCT** | **NOV** | **DEC** | **YTD** |
| Back Office Software (biannual) | | 8,966 | | | | | | | | | | | 8,966 |
| Electronic Permitting (annual) | | | | | | | | | | | | | 0 |
| Whoosh Transaction Fees Quarterly | | | | | | | | | | | | | 0 |
| Parking Meter Maintenance | | | | | | | | | | | | | 0 |
| Meter Fees | 1,450 | 1,506 | | | | | | | | | | | 2,957 |
| **Total Operation Expenses** | **1,450** | **10,472** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **$11,923** |
| **Net Income** | **$2,258** | **($6,232)** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$ (3,975)** |

**Council Action:** Accept report for filing.

# MEMORANDUM

**Re:** 8(c) – Amend Council Bylaws, Resolution 2025-24

**Date:** April 7, 2025

**To:** City Council

**From:** Theresa Bajda, City Clerk

At the March 3, 2025 work session, Council discussed proposed an amendment to the current council bylaws relating to conflict of interest and Councilmember removal from the Council dais during abstention.

Staff recommend amending Sec. 5 of Appendix A of the Excelsior City Code with a new Subdivision 4 that reads:

"When a conflict of interest arises that requires or allows a Council member to abstain from a vote or discussion, the Council member shall remove themselves from the Council dais and be available for comment from the audience podium only."

**Council Action:** Approve Resolution 2025-24 amending Appendix A Council bylaws.

**Attachments**: Resolution 2025-24

CITY OF EXCELSIOR
CITY COUNCIL
RESOLUTION NO. 2025-24

**RESOLUTION AUTHORIZING AMENDMENT OF CITY CODE APPENDIX A CITY COUNCIL BYLAWS**

WHEREAS, the City Council adopted bylaws on January 19, 1999; and

WHEREAS, the City Council has amended those bylaws from time to time since adoption.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Excelsior, Minnesota hereby amends the council bylaws codified as Appendix A to the Excelsior City Code as reflected in the attached Exhibit A.

Adopted by the City Council of the City of Excelsior, Minnesota, this 7th day of April 2025.

_____
Gary Ringate, Mayor

ATTEST:

_____ _____

Theresa Bajda, City Clerk Kristi Luger, City Manager

# APPENDIX A CITY COUNCIL BYLAWS[1]

## Section 1. Meetings.

Subd. 1. Regular meetings of the City Council shall be held on the first and third Mondays of each calendar month at 6:30 p.m. in the Council Room of Excelsior City Hall. Any regular meeting falling upon a holiday shall be held on the next following business day at the same time and place. All meetings, including special and adjourned meetings, shall be held in the City Hall unless scheduled elsewhere by the Council.

Subd. 2. In accordance with the Minnesota Open Meeting Law, a special meeting shall have at least three days' posted public notice before the special meeting may be held. Notice must be mailed or delivered to each person (including organizations) who has filed a written request for notice of special meetings of the City Council. Special meetings of the Council may be called by the Mayor, or by any two members of the Council by filing a written request with the City Clerk, who shall provide upon at least 24 hours' notice to each member of the Council. In accordance with State statutes, written notice must be mailed to each member of the Council. However, special meetings may be held without prior written notice when all Councilmembers are present at the special meeting or at a meeting of the Council in which it sets a special meeting, or consent thereto in writing. Such consent shall be filed with the Clerk/Treasurer prior to the beginning of the meeting. When required, written notices shall be delivered personally to each Councilmember or shall be left at his/her usual place of residence with some responsible person, and such delivered notice will be deemed to meet the statutory requirement that notice be mailed. Said written notice shall state the names of the persons calling said meeting, the meeting time, place, agenda, purpose, and statement as to why the meeting is necessary.

Subd. 3. Emergency meetings of the Council may be called by the Mayor, or by any two members of the Council upon at least 24 hours' notice to each member of the Council. Such notice must be written and mailed to each member of the Council; however, when such written notices shall be delivered personally to each Councilmember or left at his/her usual place of residence with some responsible person, such delivered notice will be deemed to meet the statutory requirement that notice be mailed. Such written notice shall state the names of the persons calling said meeting, the meeting time, place, agenda, purpose, and statement as to why the meeting is necessary.

An emergency meeting is one which, in the judgement of the Council, circumstances require immediate consideration by the Council. At the beginning of the emergency meeting, a minimum of three councilmembers must vote to declare that the business under consideration is an emergency. The Council shall limit discussion to the items for which notice has been given.

Notification of communications media and interested parties shall be made in according with appropriate State statutes (e.g., Minnesota Open Meeting Law).

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[1]Editor's note(s)—Printed in this appendix A are the bylaws of the city council, as adopted by Resolution No. 99-02 on January 19, 1999. Amendments are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original. Obvious misspellings have been corrected without notation. For stylistic purposes, a uniform system of headings, catchlines, citations to state statutes, and expression of numbers in text have been used to conform to the Code of Ordinances. Additions made for clarity are indicated by brackets.

Cross reference(s)—Boards, commissions, and committees, § 2-111 et seq.

Subd. 4. At the first regular Council meeting of January of each year, the Council shall:

(1) Designate the depositories of City funds;

(2) Designate the official newspaper;

(3) Choose an Acting Mayor from the Councilmembers who shall perform the duties of the Mayor during the disability or absence of the Mayor from the City or, or in case of a vacancy in the office of Mayor, until a successor has been appointed and qualifies;

(4) Appoint such officers and employees and such members of Boards, Commissions, and Committees as may be necessary.

Subd. 5. Appointments to terms expiring on the City's advisory boards and commissions shall be made no sooner than January 15. Appointments to vacancies during the terms of appointees will be made as soon as practicable.

Subd. 6. Except as otherwise provided in the Minnesota Open Meeting Law, all Council meetings, including special and adjourned meetings and meetings of all Council Committees shall be open to the public.

(Mo. of 1-28-2019)

## Section 2. Presiding officer.

Subd. 1. The Mayor shall preside at all meetings of the Council. In the absence of the Mayor, the Acting Mayor shall preside. In the absence of both, the City Manager shall call the meeting to order and shall preside until the Councilmembers present at the meeting choose one of their number to act temporarily as Presiding Officer.

Subd. 2. The Presiding Officer shall preserve order, enforce the Rules of Procedure herein prescribed, and determine without debate, subject to the final decision of the Council on appeal, all questions of procedure and order. Except as otherwise provided by Statute or by these Rules, the proceedings of the Council shall be conducted in accordance with the most recent revision of "Roberts Rules of Order".

Subd. 3. Any member may appeal to the Council from a ruling of the Presiding Officer. If the appeal is seconded, the member may speak once solely on the question involved and the Presiding Officer may explain his ruling, but no other Councilmember shall participate in the discussion. The appeal shall be sustained if it is approved by a majority of the members present.

Subd. 4. The Presiding Officer may not make or second motions, but may speak on any question. The Presiding Officer may vacate the Chair and designate a Councilmember to preside temporarily in order to make or second any motion. The Chair may not be retaken until after the matter under consideration has been acted upon by the Council.

Cross reference(s)—Officers and employees, § 2-61 et seq.

## Section 3. Minutes.

Subd. 1. Minutes of each Council meeting shall be reported by the Recording Secretary. If the Recording Secretary is absent, the Presiding Officer shall appoint a Recording Secretary pro tem. Ordinances, Resolutions, and claims need not be recorded in full in the Minutes if they appear in other permanent records of the Clerk/Treasurer and can be accurately identified from the description given in the Minutes.

Subd. 2. The Minutes of each meeting shall be reduced to typewritten form, shall be signed by the Recording Secretary, and copies thereof shall be delivered to each Councilmember as soon as practicable after the meeting. At the next regular meeting following such delivery, the Minutes need not be read aloud, but the Presiding Officer shall call for any additions or corrections. If there is no objection to a proposed addition or correction, it may be made without a vote of the Council. If there is an objection, the Council shall vote upon the addition or correction. If there are no additions or corrections, the Minutes shall stand approved.

Subd. 3. The Clerk/Treasurer shall keep the minute books of the Council, and shall mail a summary of the Minutes to interested parties within 30 days of a regular or special meeting which includes a summary of the action on motions, Resolutions, Ordinances, and other official proceedings.

Subd. 4. The video recording of regularly scheduled Council meetings (including telephonic/electronic meetings) shall be the official record of the meeting and all technically practical efforts shall be made to provide indexing of the recordings that allows viewers of the video recording to expeditiously locate portions of the meeting of interest to them. In the event there is no video recording of a meeting, the minutes shall be the official record of the meeting. Closed meetings shall be video or audio recorded per statutory requirements. Minutes and recordings of meetings shall be secured and retained in accordance with statutory record retention requirements.

The minutes shall be the official record of special and emergency meetings.

(Amend. of 1-9-2023)

## Section 4. Order of business.

Subd. 1. Each meeting of the Council shall convene at the time and place appointed therefor. Council business shall be conducted in the following order:

(1) Call to Order

(2) Roll Call

(3) Meeting Agenda Approval

(4) Approval of Minutes

(5) Open Forum

(6) City Council Communications, Questions, and Reports

(7) Meet Excelsior

(8) Consent Agenda

(9) Public Hearings

(10) Petitions, Requests, and Communications

(11) Ordinances and Resolutions

(12) Reports of Officers, Boards, and Committees

(13) Unfinished Business

(14) New Business

(15) Adjournment

Subd. 2. The order of business may be varied by the Presiding Officer; but all Public Hearings shall be held at the time specified in the Notice of Hearing.

Subd. 3. An agenda of business for each Regular City Council meeting shall be prepared and filed in the office of the City Clerk/Treasurer not later than five days before the meeting. The Agenda shall be prepared in accordance with the order of business and copies thereof shall be delivered to each Councilmember and to the City Attorney as far in advance of the meeting as time for preparation will permit. No item of business shall be considered unless it appears on the Agenda for the meeting, or is approved for addition to the Agenda by a unanimous vote of the Councilmembers present.

Subd. 4. When a copy of printed materials relating to Agenda items is required by the Minnesota Open Meeting Law to be available to the public in the Council meeting room for inspection by the public, the

Clerk/Treasurer shall see that at least one copy of such materials is available, while the Council considers their subject matter. The Agenda items shall not be considered unless there is compliance with this provision.

Subd. 5. There will be a brief time early in each regular meeting for the public to speak. This will be called a "Open Forum" and will be limited in duration to one-half hour. No person may speak more than five minutes or more than once. Each subject will have a time limit of ten minutes. Councilmembers may ask questions of the speaker. With the agreement of the Council, such matters taken up during the "Open Forum" may be scheduled on the current or a future Agenda.

Subd. 6. Some Agenda items are of such a routine, non-controversial nature they need minimal Council deliberation. The Council desires to handle these Agenda items as expeditiously as possible in order to provide more time for major Agenda items. The Clerk/Treasurer is to place the following types of items on a Consent Agenda and forward such to Councilmembers prior to each regular Council meeting:

(1) Routine financial management actions, such as bills for approval, transfers of funds, sale of surplus property, approving specifications and setting bid openings;

(2) Licenses and Permits for approval;

(3) Setting Public Hearing dates for Budgets, Zoning, Subdivisions, etc.;

(4) Receiving reports of such departments as police, fire, finance;

(5) Miscellaneous citizen requests such as for street lights, stop or other traffic control signs which meet uniform traffic control regulations.

At the request of any individual Councilmember, during the Agenda approval section of the meeting, an item shall be removed from the Consent Agenda and placed upon the regular Agenda for debate. The Consent Agenda shall only be adopted by a unanimous vote of those Councilmembers present at the meeting. A motion to approve the Consent Agenda shall not be debated.

(Mo. of 1-28-2019)

## Section 5. Quorum and voting.

Subd. 1. At all Council meetings a majority of all the Councilmembers shall constitute a quorum for the transaction of business, but a small number may adjourn from time-to-time.

Subd. 2. The votes of the members on any question pending before the Council may be by voice vote, or in any other manner of voting which signifies the intention of the members. The vote of each member shall be recorded on each appropriation of money, except for payments of judgements, claims, and amounts fixed by Statute. In voting on Ordinances and Resolutions, the names of those voting for and against the question shall be recorded in the Minutes. If any member of the Council is present but does not vote, the Minutes as to their name, shall be marked, "present-not voting".

Subd. 3. A majority vote of all members of the Council shall be necessary for approval of any Ordinance or Resolution unless a larger number is required by Statute or Ordinance. Except as otherwise provided by Statute a majority vote of a quorum shall prevail in all other cases.

Subd. 4. When a conflict of interest arises that requires or allows a Council member to abstain from a vote or discussion, the Council member shall remove themselves from the Council dais and be available for comment from the audience podium only.

## Section 6. Ordinances, resolutions, motions, petitions, and communications.

Subd. 1. Every Ordinance and Resolution shall be presented in writing. Every Ordinance shall receive two readings before the Council prior to final adoption. No Ordinance except an emergency Ordinance shall be passed at the meeting at which it is introduced, and at least seven days shall elapse between the introduction and passage

of Ordinance in final form. An Ordinance or Resolution need not be read in full unless a member of the Council requests such a reading. All motions shall be recorded in the Minutes and stated in full before they are submitted to a vote by the Presiding Officer. All petitions and other communications addressed to the Council shall be in writing and shall be read in full upon presentation of the same to the Council. They shall then be recorded in the Minutes by title and filed with the Minutes in the Office of the Clerk/Treasurer.

Subd. 2. Every Ordinance and Resolution passed by the Council shall be signed by the Mayor, and City Manager, attested by the Clerk/Treasurer, and filed by the Clerk/Treasurer in the Ordinance or Resolution Book. Proof of Publication of every Ordinance shall be attached and filed with the Ordinance.

Subd. 3. Every Ordinance or Resolution repealing a previous Ordinance or Resolution or a Section or Subdivision thereof shall give the number, if any, and the title of the Ordinance or code number of the Ordinance or Resolution to be repealed in full or in part. Each Ordinance or Resolution amending an existing Ordinance or Resolution or part thereof shall set forth in full each amended section or subdivision as it will read with the amendment.

## Section 7. Suspension or amendment of the rules.

These rules, or any part of them may be suspended only by a two-thirds vote of the members present and voting. These Rules shall be repealed and amended only by a majority vote of the whole Council after notice has been given at some preceding Council meeting.

## Section 8. Miscellaneous.

Subd. 1. Conduct. Members of the city council shall conduct themselves in accordance with the city's code of ethics as provided in section 2-35 of the city code.

Subd. 2. Development. New members of the city council are required to attend training provided by the League of Minnesota Cities during their first 15 months of office.

(Mo. of 1-28-2019)

# MEMORANDUM

**Re:** City Council Item 8(d) – 2025 Goal Report – First Quarter

**Date:** April 7, 2025

**To:** City Council

**From:** Kristi Luger, City Manager

Included in the packet is the first quarter overview of the City's 2025 objectives. This format is meant to provide the Council with a quick progress report of their goals. A color code is used to rate the quarterly progress made on each item:

- Red – progress on the item is at less than 25% and work has started
- Orange – progress on the item is at 25%-49% and work is underway
- Yellow – progress on the item is at 50%-75% and work is well underway
- Green – progress on the item is at 76%-99% and work is almost complete
- Gray – item has been completed

**Council Action**

No action required – information only.

| City of Excelsior 2025 Objectives | | | | 2025 Progress<br>Color-Coded Rating (R <25%, O 25-49%, Y 50-75%, G 76-99%) | | | | |
|---|---|---|---|---|---|---|---|---|
| **Rank** | **Top Priorities** | **Responsible Party** | **CC Mtg** | **Apr Mar** | **Q2 June** | **Q3 Sept** | **Q4 Dec** | **Status** |
| 1 | City Hall - Determine a long-term location for city hall and the council chambers | Kristi, Julia, and Tim | | | | | | A real estate broker has been retained to assist the City in finding a suitable location for city hall. |
| 2 | Parking System Improvements - Examine options to make the new parking garage more user-friendly and look at implementing aspects of the Walker Parking Study | Kristi, Julia, and Tim | 6/2 | | | | | The parking operations working group has been reviewing improvements to the ramp, the parking financials working group has reviewed the parking fund, and the parking operator RFP has been issued. |
| 3 | Organizational Study - Analyze findings of the study and consider implementing some of the findings | Kristi | 5/19 | | | | | The City Council is scheduled to review the study in May or June. |
| **Ongoing Initiatives** | | **Responsible Party** | **CC Mtg** | **Apr Mar** | **Q2 June** | **Q3 Sept** | **Q4 Dec** | **Status** |
| Prioritize Remaining Projects in The Commons | | Tim and Kristi | 4/21 | | | | | C4C and the City liaisons have meetings scheduled to develop recommendations for the Council to discuss. |
| Enhance the Capital Improvement Plan | | Jenny, Tim, and Morgan | 5/5 | | | | | The Public Works Director, the City Engineer, and the Finance Director are in the process of updating the plan. |
| Complete Updates to the City Sign Ordinance | | Julia and Ali | 6/2 | | | | | The Planning Commission is scheduled to review the ordinance at their April and May meetings. |
| Address Code Enforcement | | Julia and Ali | 7/21 | | | | | Staff continues to monitor and has referred the more complex code enforcement cases to the city attorney. |
| Continue Working on St. Alban's Bay Bridge | | Morgan and Tim | | | | | | The City is close to issuing a request for qualifications for the engineering work required for the bridge. |
| Develop a Plan for Downtown Beautification | | Tim and Kevin | | | | | | Public works has been researching options for beautifying the downtown. |

| Ongoing Initiatives | Responsible Party | CC Mtg | Apr Mar | Q2 June | Q3 Sept | Q4 Dec | Status |
|---|---|---|---|---|---|---|---|
| Examine Existing Leases and Improvements at the Port | Kristi and Tim | | | | | | The port leases working group has provided guidance on the leases. Staff is meeting with the charter boats. |
| Finalize the Small Area Plan for South Water Street | Julia | | | | | | The Planning Commission's recommended changes will be made and then referred to the Council for review. |
| Update the Tree Ordinance | Tim, Kevin, and Julia | | | | | | The ordinance requires more updating than originally anticipated; staff is applying for a grant for assistance. |
| Work with Minnetonka Center for the Arts on 106 Center Street | Julia and Kristi | | | | | | The 106 Center Street working group has met and has developed a timeline to complete the CUP. |

# MEMORANDUM

**Re:** Item 8(e)-2025 Insurance-Monetary Limits on Municipal Tort Liability

**Date:** April 7, 2025

**To:** City Council

**From:** Jenny Palmer-Finance Director

As part of the annual renewal application for insurance coverage for the City, the League of Minnesota Cities Insurance Trust (LMCIT) has requested the following decision be made by the City Council prior to the renewal date to avoid the need for later premium adjustments.

Cities obtaining liability coverage from the LMCIT must decide each year whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision to waive or not to waive the statutory limits has the following effects:

- If the City does not waive the statutory tort limits, an individual claimant would be able to recover no more than $500,000 on any claim to which the statutory tort limits apply. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000. These statutory limits would apply regardless of whether the City purchases the optional excess liability coverage.

- If the City waives the statutory tort limits and purchases excess liability coverage, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total which all claimants would be able to recover for a single occurrence to which statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

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

Staff recommends the Council elect not to waive the statutory tort limits. This has been the practice of previous Excelsior City Councils.

**Council Action:** Elect to not waive the monetary limits on municipal tort liability established by Minnesota Statutes 466.04.

# MEMORANDUM

**Re:** 8(f)-Resolution 2025-25 Opposing Preemption Legislation

**Date:** April 7, 2025

**To:** City Council

**From:** Kristi Luger, City Manager

A series of bills that have bipartisan support are moving through the Legislature this session that propose to preempt local land use decision making. The League of Minnesota Cities and Metro Cities are recommending that cities share their concerns about the bills directly with their legislators. While individual Councilmembers and staff have communicated directly with Senator Johnson Stewart and Representative Myers, it's also beneficial for the City Council adopt a resolution voicing the City of Excelsior's position on the proposed legislation.

The bills identified in the resolution would limit resident input by requiring an administrative review approval process with no more than one public meeting (not a hearing), prohibit minimum parking requirements, and strip the City's ability to require certain construction materials or methods to ensure compatibility with the neighborhood. The following is a summary of the proposed legislation:

**Minnesota Starter Home Act (HF 1987/SF 2229)**

- Permit at least two units on any single-family zoned lot and allow accessory dwelling units on lots with single-family homes.
- Allow at least 80% lot coverage and restrict floor area ratio and setbacks.

**More Homes, Right Places Act (HF 2140/SF 2231)**

- Limit setbacks, floor area ratio, lot coverage, and minimum square footage rules in mixed-use housing zones.
- Prohibit construction material requirements and local design standards beyond state building codes.
- Limit usage of planned unit developments and conditional use permits.

**Transforming Main Street Act (HF 2018/SF 2286)**

- Permit multifamily and mixed-use development in any commercial zoning district.
- Require all metro-area cities to allow multifamily buildings up to 75 feet tall in commercial districts.
- Require cities to award density bonuses for affordable housing.

**Preemption of Municipal Design Standards (HF 2013)**

- Prohibit construction material or method requirements on residential developments with four or fewer units, which includes restrictions on architectural elements.
- Historic districts are exempt from this requirement.

**Prohibition on Minimum Parking Requirements for Development (SF 1268)**

- Prohibit minimum parking spaces requirement for any new development.

**Council Action:** Adopt Resolution 2025-25, Resolution Opposing State Preemption of Local Zoning Standards and Imposition of State-Mandated Zoning Standards.

CITY OF EXCELSIOR
CITY COUNCIL
RESOLUTION NO. 2025-25

**RESOLUTION OPPOSING STATE PREEMPTION OF LOCAL ZONING AUTHORITY AND IMPOSITION OF STATE-MANADATED ZONING STANDARDS**

WHEREAS, a series of bills, including HF 1987, HF 2013, HF 2018, HF 2140, SF 1268, SF 2229, SF 2231, SF 2286, among others and hereinafter referred to as "the Bills", propose to preempt local zoning authority to direct the development of housing by mandating broad and blunt one-size-fits-all State zoning standards for all cities in the metropolitan area, including Excelsior, and many cities in greater Minnesota; and

WHEREAS, the Bills remove resident participation in the democratic process by imposing administrative approval of significant subdivision and development applications and thereby eliminating the ability of residents to advocate to the Excelsior City Council in a public forum regarding the impacts of a particular land use on them or on the unique character their community; and

WHEREAS, of equal importance, the Bills remove the ability of the Excelsior City Council to respond to such resident input by tailoring local regulations to the needs of residents, thereby impeding the ability of the Excelsior City Council to ensure that the built environment in the community reflects the desires and will of the residents of the community; and

WHEREAS, the built environment, in turn, has significant and wide-ranging impacts on the unique, historic character of Excelsior; and

WHEREAS, the one-size-fits-all development standards mandated by the Bills are unreasonable, impractical, and fail to comprehensively consider the environmental, social, historic, and economic impacts of its mandates on the unique character of the Excelsior; and

WHEREAS, Excelsior supports providing a range of housing options for people of all incomes and at all stages of life, as evidenced by the housing profile within the city which includes old and new structures, large and small lots, high value and more modestly-valued properties, and multifamily and single family uses; and

WHEREAS, the City of Excelsior recognizes that local control and public input are critical democratic attributes that should not be unreasonably infringed upon; and

WHEREAS, Excelsior is a unique community with zoning decisions that are hyper-local and the Excelsior City Council regularly engages its residents to develop unique and innovative

development and infrastructure that reflect local attributes, values, conditions, and goals, as well as comprehensively consider and plan for infrastructure investments to support planned and managed development; and

WHEREAS, the Excelsior City Council finds that the broad and blunt one-size-fits-all statutory requirements in the Bills threaten the unique character of Excelsior; and

WHEREAS, the Excelsior City Council finds that no analysis has been conducted to understand how the Bills' mandates will impact the environment (including the historic resources that contribute so much to the unique character of our community), transportation facilities, public and private utilities, schools, local government finances, and public safety operations; and

WHEREAS, these proposed measures fail to adequately address housing availability and affordability and offer no guarantees that cost savings for developers would translate into lower housing costs for prospective homeowners or renters;

WHEREAS, the Excelsior City Council finds the Bills infringe on the democratic rights of residents to participate in decisions that directly impact their properties, neighborhood, and quality of life; and

WHEREAS, the Excelsior City Council finds the Bills infringe upon resident input and engagement which is crucial to the democratic process, and where resident access to government happens most frequently and effectively at the local level.

NOW, THEREFORE, BE IT RESOLVED BY THE EXCELSIOR CITY COUNCIL, that the City of Excelsior opposes the Bills, any future versions of the Bills, and any bills which preempt a local unit of government's decision-making authority, eliminates resident participation in the democratic process, and imposes State mandated zoning standards that threaten the unique character of our community.

Adopted by the City Council of Excelsior, Minnesota, this 7th day of April 2025.

_____

Gary Ringate, Mayor

ATTEST:

_____ _____

Theresa Bajda, City Clerk Kristi Luger, City Manager

# MEMORANDUM

**Re:** 9(a) Conditional Use Permit for Parking Impact Fee, 287 Water Street

**Date:** April 7, 2025

**To:** City Council

**From:** Julia Mullin, Community Development Director

| | |
|---|---|
| **APPLICANT:** | Colleen Anderson, Jimmie's Old Southern Smokehouse BBQ, LLC, 5259 Edina Industrial Blvd., Edina, MN 55439 |
| **PROPERTY OWNER:** | Dan Johnson, Red Leaf Partners, 441 Second Street, Excelsior, MN 55331 |
| **LOCATION:** | 287 Water Street, Excelsior, MN 55331 |
| **CASE NO.:** | PC No. 2025-01 |
| **60/120-DAY REVIEW DEADLINE:** | April 5, 2024/ June 4, 2025 (application extension sent) |

**BACKGROUND**

The applicant is requesting a Conditional Use Permit (CUP) for a Parking Impact Fee for a new restaurant business at 287 Water Street. The proposed business is Jimmie's Old Southern Smokehouse BBQ, a dine-in and take-out restaurant anticipated to have a liquor license. The previous use in this space, from 2023-2024, was Nautical Bowls, a restaurant with no liquor license, and prior to that it was a retail space. The proposed new use will require more parking than the previous use and the applicant requests to satisfy their parking requirement with the annual Parking Impact Fee.

287 Water Street is located within the boundary of the Downtown Historic District and is therefore subject to requirements of *Chapter 20* of the city code. At their meeting on March 25, 2025, the Heritage Preservation Commission (HPC) approved a Site Alteration Permit for the property that includes the addition of a walk-up window on the side of the building and business signage.

See the attached Planning Commission staff report for analysis of the requested conditional use permit for a parking impact fee.

**PLANNING COMMISSION RECOMMENDATION**

At their meeting on March 24, 2025, the Planning Commission held a public hearing, considered the application, and voted 7-0 to recommend approval to the City Council of the conditional use permit for parking impact fee with the following conditions:

1. The property owner shall enter into a development agreement with the city that includes an agreement to pay the Parking Impact Fee for as long as is necessary to satisfy the off-street parking requirements for the use of the property.
2. The Conditional Use Permit shall expire one year from the date of adoption of the resolution of approval if not acted upon; City approval would be required for any subsequent extension.

**RECOMMENDED ACTION**

The City Council shall hold a public hearing for this application pursuant to *Section 4-3* of the zoning ordinance. Planning Commission and staff recommend that the City Council approve the Conditional Use Permit for Parking Impact Fee for the property at 287 Water Street with the conditions noted in the Resolution, and adopt Resolution 2025-26.

**ATTACHMENTS**

1. Resolution 2025-26 approving the CUP for 287 Water Street
2. Planning Commission staff report
3. CUP application

CITY OF EXCELSIOR
CITY COUNCIL
RESOLUTION NO. 2025-26

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR ANNUAL PARKING IMPACT FEE FOR JIMMIE'S OLD SOUTHERN SMOKEHOUSE BBQ, LLC AT 287 WATER STREET**

WHEREAS, Colleen Anderson, Jimmie's Old Southern Smokehouse BBQ, LLC, 5259 Edina Industrial Blvd., Edina, MN 55439 and Dan Johnson, Red Leaf Partners, LLC, 441 Second Street, Excelsior, MN 55331, the owner of the subject property, (the "Applicant") made application for a Conditional Use Permit to pay a Parking Impact Fee in lieu of required parking for a new restaurant at 287 Water Street, PID # 34.117.23.11.0034 pursuant to *Section 19-9* of the Excelsior zoning ordinance; and

WHEREAS, at its March 24, 2025, meeting, the Planning Commission ("Commission") opened a public hearing, considered the staff report, and took comments from the Applicant; and

WHEREAS, the Commission found the application met Excelsior's Zoning Ordinance standards, *Article 4. Administration – Conditional Use Permits* and *Sec. 19-9 Annual parking impact fee* and recommended approval to the City Council with a 7-0 vote; and

WHEREAS, at its April 7, 2025, meeting, the City Council ("Council") continued the public hearing, considered the Commission's recommendation and staff report, and took comments from the Applicant; and

NOW, THEREFORE, IT IS RESOLVED that the Applicant's request for a Conditional Use Permit for a Parking Impact Fee at the property located at 287 Water Street is approved based on the following:

**FINDINGS OF FACT**

1. The Parking Impact Fee CUP was created to facilitate changes in the use of properties in downtown Excelsior that would not be possible if the new use had to provide all of its required parking onsite, and to support the creation of additional parking capacity in the Downtown Business District.

2. The former use at 287 Water Street was a retail store, then a restaurant with no liquor license. The site was redeveloped, and the new use is a restaurant with liquor which is a permitted use in the Downtown Commercial (DC) district.

3. Jimmie's Old Southern BBQ will have 36 seats. The total required parking stalls per Sec. 19-7 of the Zoning Code is 1 stall per 3 seats or 12 parking stalls for the subject business.

4. The former use was required to have 7 parking stalls onsite.

5. The former retail use was required to have 7 parking stalls onsite and Olive's, the adjacent restaurant in the same building, is required to have 14 stalls on site. There are no parking stalls provided onsite

and 15 stalls are grandfathered by the city. Olive's pays a Parking Impact Fee for 6 deficit stalls. Jimmie's Old Southern BBQ is required to pay a Parking Impact Fee for 5 deficit stalls.

6. Per the 2025 Excelsior Fee Schedule, the annual Parking Impact Fee is $1,000 per stall. The annual Parking Impact Fee for the 5 stalls required for Jimmie' Old Southern BBQ s is $5,000.

7. The subject property is located in the R3 residential zoning district and there is a church located on the parcel which is a permitted conditional use in the district.

8. There is an existing monument sign on the parcel facing Highway 7, which is the northern side of the parcel; the proposal is for two signs to be located on the Third Avenue or southern side of the parcel.

9. The proposed signs are each 15 sf, adding an additional 30 sf in total to the parcel.

10. A conditional use permit is required because total square footage of signage on the site will be greater than 32 sf and there will be two freestanding signs in addition to the monument sign.

**CONCLUSIONS OF LAW**

There are two sets of criteria that apply to the application for a Parking Impact Fee CUP: the "Parking Impact Criteria", *Sec. 19-9* of the Zoning Ordinance, and the "General CUP Criteria, *Article 4* of the Zoning Ordinance.

1. The application meets "Parking Impact Criteria":
    a. The project tis located within the Downtown Business District as that term is defined in section 32-165(a) of the City Code.
    b. The project is consistent with the Comprehensive Plan, is a permitted use, and complies with the City Code.
    c. The project is located on a property within the Downtown Historic District, but it is not a contributing structure in the district. The redevelopment of the property received a site alteration permit from the Heritage Preservation Commission and is, therefore, in compliance with the requirements of Chapter 20 of the City Code.
    d. The project is a change of use that increases the required parking from 7 on-site parking stalls to 12 stalls.
    e. The new restaurant will enhance the viability and vitality of the downtown business district by removing an industrial use and replacing it with a pedestrian-enhancing use.
    f. The parking impact of the project (12 stalls) does not exceed the available capacity of the city's parking facilities. A new public parking garage at One West Drive opened in November 2024 and provides an additional 136 public parking stalls downtown.
2. The application meets the "General CUP Criteria":
    a. The proposal is consistent with the Comprehensive Plan,
    b. The new restaurant use is compatible with present and future land uses.
    c. The re-use of the existing structure ensures compatibility with the character of the surrounding area and preserves and enhances the character of the Downtown Business District.

d. The adaptive re-use of the existing structure ensures preservation of the site's and area's historic features and character.
e. The restaurant conforms with the general performance standards of the City.
f. The proposed expansion can be accommodated by existing public services.
g. The additional traffic resulting from the restaurant is not expected to negatively affect traffic within the Water Street area.
h. There should be no adverse impacts to health, safety, and welfare of City residents or visitors.

**CONDITIONS**

Approval of the Conditional Use Permit application is subject to the following Conditions:

1. The applicant shall enter into a development agreement with the city that includes an agreement to pay the annual Parking Impact Fee for as long as it is necessary to satisfy the off-street parking requirements for the use of the property.
2. The amount of the annual Parking Impact Fee to be paid each year by the subject conditional use permit holder shall be $5,000; that fee is based on the 2025 Excelsior Fee Schedule adopted by the City Council: $1,000 per deficit parking stall.
3. The City charges the annual Parking Impact Fee to Parking Impact Fee CUP holders in September of each year. The Applicant shall be required to pay a pro-rated annual Parking Impact Fee for 2025, based on date of business opening. The full annual fee of $5,000 will then be charged beginning in 2026.
4. The per-stall Parking Impact Fee is set annually by the City Council. The current per-stall annual parking impact fee of $1,000 per stall, in place at the time of issuance of this CUP, is the highest amount that can be charged to this Applicant. If the citywide annual Parking Impact Fee were to be reduced, the subject fee would be reduced. Although the City Council can increase the fee from its current $1,000 per stall figure in the future, this figure will be the ceiling for per-stall payments by this property unless it adds seating.
5. The Development Agreement shall be executed no later than the date on which the occupancy commences and shall include an agreement by the owner of the property to permit the city to assess any unpaid annual parking impact fee against the property as a special assessment and include a waiver of any right to object or appeal said assessment. The obligation to pay the annual Parking Impact Fee shall run with the property and the Development Agreement shall be recorded against the property.
6. The payment of a Parking Impact Fee pursuant to this section shall not cover the costs of maintaining the city's automobile parking facilities. Such costs shall be paid as provided in *Section 32-165* of the Code.
7. The Conditional Use Permit issued pursuant to this section shall expire six months after being granted unless a development agreement described in subsection (c) above is executed by the permit holder.

Adopted by the City Council of the City of Excelsior, Minnesota this 7th day of April 2025.

_____
Gary Ringate, Mayor

ATTEST:

_____ _____
Theresa Bajda, City Clerk Kristi Luger, City Manager

# MEMORANDUM

**Re:** 4(a) Conditional Use Permit for Parking Impact Fee, 287 Water Street

**Date:** March 24, 2025

**To:** Planning Commission

**From:** Julia Mullin, Community Development Director

| | |
|---|---|
| **APPLICANT:** | Colleen Anderson, Jimmie's Old Southern Smokehouse BBQ, LLC, 5259 Edina Industrial Blvd., Edina, MN 55439 |
| **PROPERTY OWNER:** | Dan Johnson, Red Leaf Partners, 441 Second Street, Excelsior, MN 55331 |
| **LOCATION:** | 287 Water Street, Excelsior, MN 55331 |
| **CASE NO.:** | PC No. 2025-01 |
| **60/120-DAY REVIEW DEADLINE:** | April 5, 2024/ June 4, 2025 |

**BACKGROUND**

The applicant is requesting a Conditional Use Permit (CUP) for a Parking Impact Fee for a new restaurant business at 287 Water Street. The proposed business is Jimmie's Old Southern Smokehouse BBQ, a dine-in and take-out restaurant anticipated to have a liquor license. The previous use in this space, from 2023-2024, was Nautical Bowls, a restaurant with no liquor license, and prior to that it was a retail space. The proposed new use will require more parking than the previous use and the applicant requests to satisfy their parking requirement with the annual parking impact fee.

287 Water Street is located within the boundary of the Downtown Historic District and is therefore subject to requirements of *Chapter 20* of the city code. As described below, Excelsior's Heritage Preservation Commission will review a proposed exterior change to the building.

**Annual Parking Impact Fee**

The city uses the annual parking impact fee to allow for new uses to locate in downtown when they cannot provide their required parking onsite. With the parking impact fee tool, the city determines the amount of parking (number of stalls) the new use must provide, subtracts from that requirement the number of parking stalls provided on the parcel (if any), subtracts the number of "grandfathered" stalls that were allocated to the property when the parking impact fee ordinance was adopted in 2012, and calculates the number of "deficit" parking stalls. The property owner is charged the parking impact fee for these deficit stalls. *(Zoning Ordinance, Sec. 19-9 Annual parking impact fee.)*

A parking impact fee is established for a property with the granting of a Conditional Use Permit. As described above, the number of deficit stalls is determined. The property owner must pay a parking impact fee for that number of stalls. Each year, the Council adopts the parking impact fee: since 2021 the parking impact fee has been $1,000 per stall. If the fee per stall changes, the cost for approved parking impact fees may not increase but it may decrease. A condition of the conditional use permit is that the property owner must enter into a development agreement with the city establishing the parking impact fee.

**Calculating the parking impact fee for 287 Water Street**

Article 19-7 of the zoning ordinance requires 1 parking stall per 3 seats based on capacity design for a restaurant that serves liquor. The applicant provided a seating design for the restaurant (attached): 36 seats. Based on this design,

the applicant is required to provide 12 parking stalls onsite. The other business on this property, Olive's, currently pays a parking impact fee for a deficit of 6 parking stalls – determined in 2015.

**Parking Summary:**

| **Business** | | **Stalls Required** | **Parking Impact Fee** | |
|---|---|---|---|---|
| Olive's | | 14 | | |
| Jimmie's Old Southern BBQ | | 12 (former retail use required 7 stalls) | | |
| **TOTAL REQUIRED** | | **26 stalls** | | |
| Stalls on site | | 0* | | |
| Grandfathered Stalls (determined in 2012) | | -15 | | |
| Parking Deficit | | 11 stalls | Olive's' parking impact fee: 6 stalls | CUP approved in 2015 |
| | | | Jimmie's parking impact fee: 5 stalls | |

*Note: the city has historically not counted the parking stalls at the corner of Water Street and Third Street, adjacent to 287 Water Street, as onsite stalls for the subject property. It is a developable parcel.

**STAFF ANALYSIS**

Staff reviewed this application using criteria applicable to the annual parking impact fee and criteria applicable to all conditional use permits. The criteria are below and staff comments are in italics.

**Parking Impact Fee Review Criteria**

Staff has analyzed this request for a Conditional Use Permit for Parking Impact Fee using the criteria found in *Section 19-9 Annual Parking Impact Fee* of the Excelsior Zoning Ordinance (Appendix E of the city code).

Pursuant to this section, any change in use requiring more parking at a property that cannot meet the City parking requirements (because there are not enough parking stalls on the property) shall be permitted if:

1) An annual parking impact fee is paid; and

   *The applicant will be required to pay $1,000/stall per year for 5 stalls.*

2) There is no reduction in the existing number of parking spaces on the property unless the spaces being eliminated are nonconforming with *sections 50-9 or 54-9 of this Appendix E*; and

   *There is no proposed reduction in number of stalls on the property.*

3) A conditional use permit is approved based upon the criteria found in Article 4 of this Appendix E and the following:

   1. The project is located within the "downtown business district" as that term is defined in *Section 32-165(a)* of the City Code.

2. The project is consistent with the comprehensive plan, is a permitted use, and complies with the City Code.
3. If the project is located on a property that is a contributing historic site or within the downtown historic district, the project complies with *Chapter 20* of the city code and *Article 62 of this Appendix E.*
4. The project includes a change of use, construction of a building or portion thereof that will close undeveloped gaps in the streetscape or increases the usable floor area within the downtown business district.
5. The project enhances the viability and vitality of the downtown business district.
6. The parking impact of the project does not exceed the available capacity of the city's automobile parking facilities. For purposes of this section, "available capacity" shall be the number of parking spaces available for use by applicants for new parking impact fee conditional use permits. This number shall be determined each year by the city council based on a monthly census of the utilization of the city's automobile parking facilities and set for the following calendar year by resolution.

*The most recent parking counts are from 2022. It was determined that the available parking stalls downtown were approximately 60% full. Since then, a new public parking garage opened in November 2024 providing 244 new public stalls, an addition of 136 new stalls from what the former west parking lot provided. Staff has determined that there is available capacity in the public parking available.*

*The proposed conditional use permit meets the above six criteria. This is a contributing structure in the downtown historic district. Changes to the exterior of the building must be reviewed and approved by the Heritage Preservation Commission (HPC). The applicant has submitted a site alteration permit application to add a walk-up window on the side of the building; this proposal will be reviewed by the HPC at their meeting on March 25th.*

**Conditional Use Permit Review Criteria**

*Article 4-3(5)* of the zoning ordinance outlines the general requirements for a Conditional Use Permit (staff comments are in *italics*):

a. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official city comprehensive plan. *The proposal is consistent with the Comprehensive Plan: the property's use is guided for Downtown Commercial, and restaurants are a permitted use.*

b. The proposed use is or will be compatible with present and future land uses of the area. *The proposed use is compatible with present and future land uses downtown.*

c. The use or structure housing the use will be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of that area. *The only exterior alteration proposed is the addition of a walk-up window on the side of the building. The HPC will review this proposal at their March 25th meeting. The new use will not change the essential character of the area.*

d. The use will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. *There will be no destruction, loss, or damage of a significant feature.*

e. The proposed use conforms with the general performance standards contained herein, the conditional use performance standards found in section 4-5 of this Appendix E, and the Code. *The use conforms with the City's performance standards.*

f. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity. *No change in service utilization is proposed.*

g. Traffic generation by the proposed use is within capabilities of streets serving the property. *Traffic generation is within capabilities of downtown.*

h. The use will not be detrimental to or endanger the public health, safety, comfort, convenience, or general welfare of the neighborhood or the city. *There is no anticipated detriment to welfare of the neighborhood or city.*

**STAFF RECOMMENDATION**

The Planning Commission shall hold a public hearing for this application pursuant to *Section 4-3* of the zoning ordinance. Staff recommends that the Planning Commission recommend to the City Council approval of the Conditional Use Permit for Parking Impact Fee for the property at 287 Water Street with the following proposed conditions:

1. The property owner shall enter into a development agreement with the city that includes an agreement to pay the parking impact fee for as long as is necessary to satisfy the off-street parking requirements for the use of the property.
2. The Conditional Use Permit shall expire one year from the date of adoption of the resolution of approval if not acted upon; City approval would be required for any subsequent extension.

**ATTACHMENTS**

1. Conditional Use Permit Application
2. Proposed Seating Plan

City of Excelsior
350 Highway 7, Ste 230 • Excelsior, MN 55331
(952) 653-3674

# Land Use Review Application

| APPLICANT INFORMATION | | |
|---|---|---|
| Name: See Addendum | Business Name: | |
| Address: | | |
| City: | State: | Zip Code: |
| Telephone: | E-Mail: | |
| **OWNER INFORMATION (if different)** | | |
| Name: | Business Name: | |
| Address: | | |
| City: | State: | Zip Code: |
| Telephone: | E-Mail: | |

| TYPE OF APPLICATION (check all that apply) | | |
|---|---|---|
| ☐ Comprehensive Plan Amend | ☐ Design Standards | ☐ Subdivision |
| ☐ Rezoning | ☐ Sketch Plan Review | ☐ Admin Subdivision |
| ☐ PUD – Concept Plan | ☐ **X** Conditional Use Permit/IUP | ☐ Preliminary Plat |
| ☐ PUD – General Plan | ☐ Variance | ☐ Final Plat |
| ☐ PUD – Final Plan | ☐ Appeal of Zoning Decision | ☐ Other _____ |

| PROJECT INFORMATION | |
|---|---|
| Street Address: See Addendum | Zoning District: Commercial Preferred |
| Property Identification Number(s) (PIN #s): 3411723110034 | |
| Legal Description (attach if necessary): Lot 40, Auditor's Subdivision No. 120, Hennepin County, Minnesota | |
| Description of Proposal (attach additional information if needed): See Addendum | |
| Reason(s) to Approve Request (attach additional information if needed): See Addendum | |

**APPLICANT'S STATEMENT**

This application should be processed in my name. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct. I agree to reimburse the City of Excelsior for the costs of professional Engineers and other Consultants hired by the City to review and inspect this proposal when the City is unable to do so with existing in house staff.

Signature:_____ Date: _____

**OWNER'S STATEMENT**

I am the owner of the above described property and I agree to this application.

Signature: DMR Date: 1/31/25

Please see the attached checklist(s) for a list of plans and other information that must be submitted with this application and for other important information. The checklist must be submitted with the application and the required submittals.

Land Use Application Addendum

**Applicant Information**:

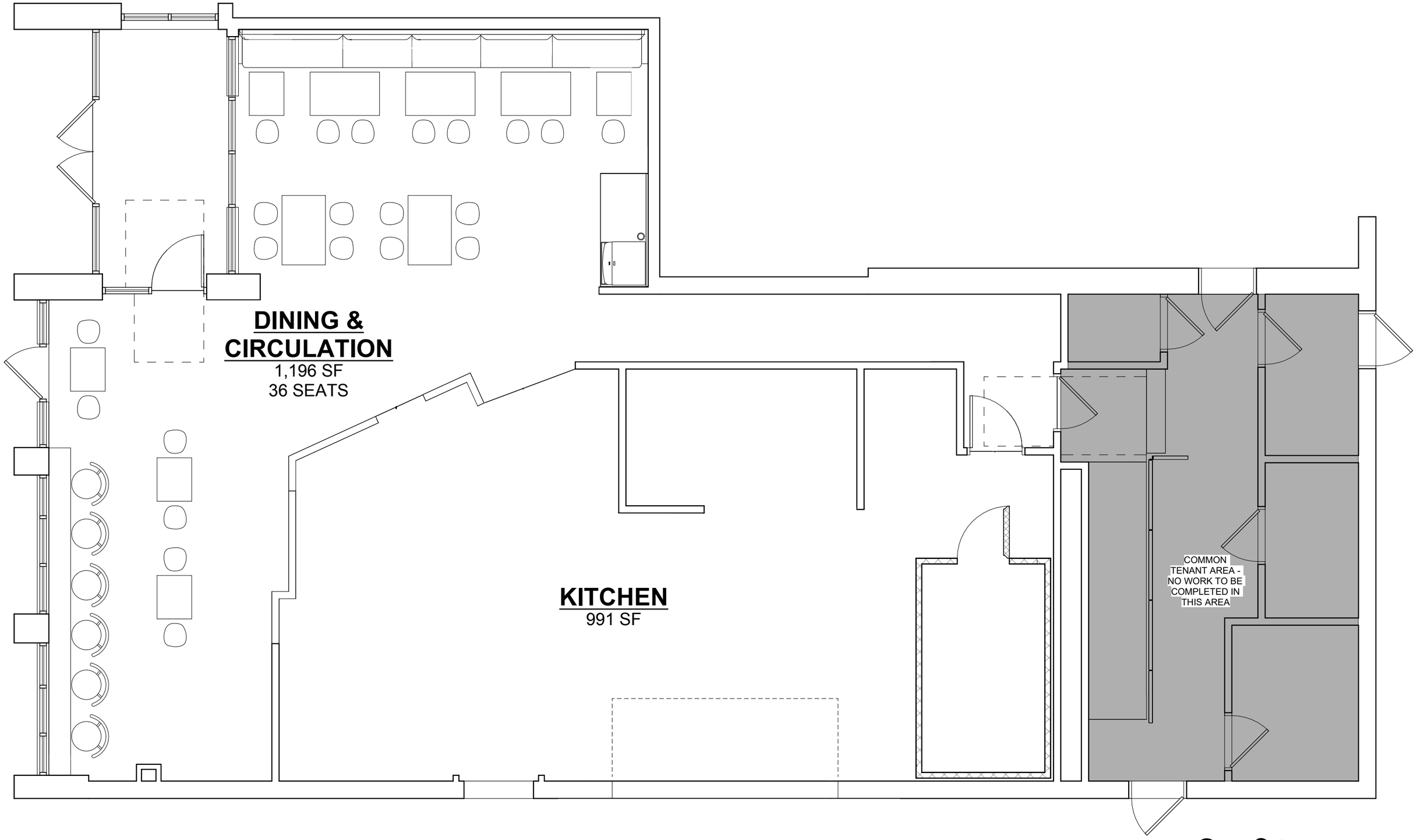
Jimmie's Old Southern Smokehouse BBQ, LLC
Attn: Colleen Anderson
5259 Edina Industrial Blvd, Edina, MN 55439
(612) 834-0547
colleen@oldsouthernbbq.com

**Project Information**:

Address: 287 Water Street, Excelsior, MN 55331
Zoning District: Commercial Preferred
PIN #: 3411723110034
Legal Description: Lot 40, Auditor's Subdivision No. 120, Hennepin County, Minnesota

**Description of Proposal**: Request for permit related to required parking and parking impact fee, which requires 12 parking stalls for applicant's dine-in restaurant.

**Reason to Approve**: Necessary parking for applicant's operation of its dine-in restaurant.




WILKUS ARCHITECTS

**OLD SOUTHERN BBQ**
**DRAWING NOT TO SCALE**

SEATING LAYOUT PLAN

Old Southern SMOKE HOUSE

THE CITY OF EXCELSIOR MINNESOTA

# MEMORANDUM

**Re:** 9(b)- Ordinance 682 to Allow Cannabis Retailers as a Permitted Use in the Mixed Use and General Commercial Zoning Districts

**Date:** April 7, 2025

**To:** City Council

**From:** Julia Mullin, Community Development Director

**BACKGROUND**

At the March 17th meeting, the City Council adopted Ordinance 681, pursuant to MN State Statute 342, for the registration of cannabis businesses in Excelsior (the ordinance is attached). Ordinance 681 regulates the location of cannabis retailers by establishing the maximum buffer zones permitted by the State. Cannabis retailers are prohibited from locating within 1,000 feet of a school, 500 feet of a day care center, and 500 feet of a park feature. Additionally, Ordinance 681 caps the number of cannabis retailers in Excelsior at one.

The City Council directed staff to draft a zoning code amendment to further restrict where cannabis retailers can locate to prohibit cannabis retailers from locating in the Downtown Commercial (DC) zoning district.

Attached is Ordinance 682 for Council review and action. The Planning Commission reviewed the ordinance, pursuant to Sec. 3-3 of the zoning ordinance, and these are their findings and recommendation.

**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission held a public hearing on Ordinance 682, considered the draft zoning code amendment, and made the following comments.

1. To begin their discussion the Planning Commission compared cannabis retailers with on-sale and off-sale liquor businesses because they are similar in that they both sell an intoxicating product. On-sale and off-sale liquor businesses are permitted to locate in all commercial zoning districts. However, the Commission felt that the newness and uncertainty around the sale of cannabis in Minnesota make it reasonable to regulate the location of cannabis retailers more strictly. It makes sense to proceed cautiously, to be more restrictive, and then progressively relax location restrictions if appropriate and warranted.

2. The Commission identified potential harmful impacts of having a cannabis retailer in our downtown retail district and the potential impact on the character of our downtown district. Excelsior's downtown is both a local as well as destination retail and restaurant district. It serves the daily needs of residents and attracts visitors from the region and beyond. It is walkable, has unique historic character, and is an experience in itself. Commissioners were concerned that cannabis retail sales in our downtown district may result in the increased use of cannabis downtown which could have a negative impact on our retail district. (It is important to note that cannabis use is prohibited inside a cannabis retailer and is prohibited in public spaces, including on sidewalks and in public parks.) Cannabis can be more intrusive than alcohol in that it can have a more prominent odor. Additionally, because most types of cannabis remain illegal federally, cannabis retailers will require cash transactions for cannabis products (not hemp-derived products) resulting in questions about how a retail business will maintain security. These are potential impacts, not certain, and the Commission believes support the strategy of proceeding cautiously with an intent to adjust as we know more. It is also important to note that Excelsior will have only one cannabis retail business.

3. The Planning Commission reviewed the zoning map, with buffers, and recommended that if the City wants to prohibit cannabis retailers from locating in the downtown then it makes sense to prohibit them from both the Downtown Commercial (DC) zoning district and the Cottage Commercial (CC) zoning district and to allow them

in the Mixed Use (MU) and General Commercial (GC) zoning districts. While the buffers exclude most parcels zoned CC, there are parcels on Second Street between Water Street and Center Street that are outside the buffer zones; these parcels are also not appropriate for a cannabis retailer.

4. Based on the Council's intent and the Planning Commission's discussion, the proposed purpose and intent of Ordinance No. 682 is as follows:

   Excelsior's downtown commercial district is the heart of the City's retail and visitor experience. Listed on the National Register of Historic Places, the district offers a unique and vibrant atmosphere characterized by pedestrian-friendly streets, a unique built environment, boutique shopping, restaurant experiences, and browsing that draw residents and visitors alike. With the recent legalization of cannabis sales in Minnesota, the City seeks to thoughtfully manage the location of cannabis retailers to preserve the distinctive character of downtown Excelsior. Cannabis retail sales are more appropriate for commercial areas outside of the downtown commercial and cottage commercial zoning districts, where potential impacts can be better managed.

5. Permitted Locations: Given the adopted buffers and intent to allow cannabis retailers in the MU and GC districts, there are three areas in the city where a cannabis retailer may operate in Excelsior (a zoning map is attached):

   a. The parcels zoned Mixed Use along Excelsior Blvd. between Lake Street and the Lake Minnetonka Regional Trail;
   b. Three parcels zoned General Commercial near the intersection of Beehrle Ave. and Oak Street; and
   c. Two parcels zoned General Commercial near Water Street and Hwy. 7.

The Planning Commission voted 7-0 to approve Ordinance 682 to allow cannabis retailers as a permitted use in the the Mixed Use and General Commercial districts, with the maximum buffers established by Ordinance 681.

**RECOMMENDED ACTION**

It is recommended that the City Council hold the public hearing and approve Ordinance 682 which prohibits cannabis retailers from locating in the Downtown Commercial and Cottage Commercial zoning districts.

**Attachments:**

1. Ordinance No. 682 allowing cannabis retailers as a permitted use in the Mixed Use and General Commercial zoning districts
2. Ordinance No. 681, adopted by the City Council on March 17, 2025, related to registering cannabis and hemp businesses
3. Zoning Map with buffers restricting location of cannabis businesses

**ORDINANCE NO. 682**

**AN ORDINANCE AMENDING APPENDIX E, SECTION 50 OF THE EXCELSIOR CITY CODE TO ALLOWCANNABIS RETAILERS AS A PERMITTED USE IN THE MIXED USE AND GENERAL COMMERCIAL ZONING DISTRICTS**

The City Council of the City of Excelsior hereby ordains as follows:

**Section 1. Appendix E, Article 50, Section 50-2 of the Excelsior City Code is amended as follows:**

## Sec. 50-2. Permitted uses.

Table 50.1 lists the Permitted, Conditional, Interim and Accessory uses for the Commercial Districts.

| P=Permitted Use; C=Conditional Use; I=Interim Use; | Downtown Commercial | Cottage Commercial | General Commercial | Mixed Use | Specific Standards |
|---|---|---|---|---|---|
| Dwelling unit located above the ground floor | P | P | P | P | |
| More than one principal building on a base lot | C | C | C | C | |
| Clinics (non-veterinary) | P [1] | P | P | P | Section 13-2, Article 13 |
| City-owned parks and recreational facilities | P | P | P | P | |
| Day care and preschool facilities | C [1] | C | C | C | Article 30 |
| Municipal offices | P | P | | | |
| Business services | P [1] | P | P | P [2] | |
| Offices business (general) | P [1] | P | P | P [2] | Section 13-12, Article 13 |
| Educational services | C [1] | C | C | C [2] | Section 13-6, Article 13 |
| Personal services | P | P | P | P | |
| Repair and maintenance shop | P | P | P | P | Section 13-20, Article 13 |
| Financial institutions | P [2] | P [2] | P [2] | P [2] | Section 13-12, Article 13 |
| Marinas | | | | C | Section 13-6, Article 13 |
| Motels, hotels, and bed and breakfast facilities | P | P | P | P | Section 13-22, Article 13 |
| Trade shops | | C | C | | Section 13-17, Article 13 |
| Transportation services | | | C | | Section 13-18, Article 13 |

| | | | | | |
|---|---|---|---|---|---|
| Veterinary Clinic | P | P | P | P | Section 13-19, Article 13 |
| Bakeries | P | P | P | P | |
| Microbreweries | C | C | C | C | Section 13-10, Article 13 |
| On and off sale liquor | P | P | P | P | |
| Taverns | P | P | P | P | |
| Restaurants | P | P | P | P | |
| Pet shops | P | P | P | P | Section 13-15, Article 13 |
| Retail sales | P | P | P | P | |
| Cannabis retailer | | | P | P | Chapter 10 Article XXV |
| Car wash | | | | C | Section 13-3, Article 13 |
| Motor fuel stations | | | | C | Section 13-11, Article 13 |
| Open sales and rental lots | | | C | | Section 13-13, Article 13 |
| Light industrial | | | C | | Section 13-8, Article 13 |
| Indoor recreation | | C | C | C | Section 13-7, Article 13 |
| Membership Organization | P [1] | P | | P [2] | |
| Outdoor recreation | | | C | | Section 13-14, Article 13 |
| Theaters (excluding drive-in type of service) | P | | | P | |
| Adult use, Principal | | | P [3] | | Chapter 10, Article XII |
| Antennas | | | P/C/I | P/C/I | Article 29 |
| Public or private parking facilities | C | C | C | C | Article 19 |
| Rail transit systems | C | C | C | C | Section 13-16, Article 13 |
| Adult use, Accessory | P | P | P | P | Chapter 10, Article XII and Article 13, Section 13-1 |
| Car washes | | | | C | Section 13-3, Article 13 |
| Drive-through facilities | | | | C | Section 13-4, Article 13 |
| Electronic amusement device or game | P | P | P | P | Section 13-5, Article 13 |
| Essential services | P/C | P/C | P/C | P/C | Article 26 |
| Fences | P | P | P | P | Article 12 |
| Garages and Parking Spaces | P | P | P | P | Articles 11 and 19 |
| Home Occupations | P | P | P | P | Article 31 |
| Keeping of animals | P | P | P | P | Article 33 and Chapter 6 |

| | | | | | |
|---|---|---|---|---|---|
| Off-street parking | P | P | P | P | Article 19 |
| Off-street loading | P | P | P | P | Article 20 |
| Open or outdoor sales | P | P | P | P | |
| Outdoor sidewalk cafes | P | P | P | P | Article 37 |
| Repair or processing necessary to conduct permitted principal use | P | P | P | P | Section 13-20, Article 13 |
| Signs | P | P | P | P | Article 24 |
| Temporary structures | P | P | P | P | Article 27 |
| WECs | I | I | I | I | Article 28 |
| Short-term rental [5] | P | P | | P | Chapter 10, Article XXIV |

[1] Use cannot be located at street level on Water Street or at street level in structures that have frontage on both Water Street and one of the following: Lake Street, 2nd Street, or 3rd Street; use must be located on the upper level.

[2] Use cannot be located at street level; must be located on the upper level.

[3] Principal accessory uses are permit in the General Commercial District only within the following boundary as described in section 10-433, in the area beginning from the northernmost point of intersection of Morse Avenue and the Hennepin County Regional Railroad Authority right-of-way, heading due east to a point of junction with State Highway 7, then heading generally southwest along State Highway 7 to a point of junction with Morse Avenue, then heading generally northeast along Morse Avenue to the point of beginning; and less than 250 feet from one or more property lines of a residentially zoned property, a church site, a school site, a day care facility, or a park.

[4] At least 75 percent of the footprint of the building at street level must consist of the principal allowed use. Any allowed accessory use must be located behind the principal use away from street level.

[5] Use must be in a dwelling unit located above the ground floor.

(Ord. No. 625, § 2, 3-7-2022; Ord. No. 638, § 3, 8-1-2022; Ord. No. 660, § 4, 5-6-2024)

**Section 2. This Ordinance is effective in accordance with Section 3.06 of the Excelsior City Charter.**

Adopted by the Council of the City of Excelsior, Minnesota, this _____ day of _____ 2025.

_____
Gary Ringate, Mayor

ATTEST:

_____ _____
Theresa Bajda, City Clerk Kristi Luger, City Manager

First Reading of Ordinance: April 7, 2025

Second Reading and Adoption: April 21, 2025
Publication of Ordinance: May 1, 2025
Effective Date: June 2, 2025

# ORDINANCE NO. 681

## AN ORDINANCE ADDING A NEW ARTICLE XXV TO CHAPTER 10 OF THE CITY CODE REGARDING REGISTRATION OF CANNABIS AND HEMP BUSINESSES AND RELATED REGULATIONS

The City Council of the City of Excelsior hereby ordains as follows:

**Section 1. Chapter 10 of the Excelsior City Code is amended to add the following new Article XXV:**

## ARTICLE XXV. – REGISTRATION OF CANNABIS AND HEMP BUSINESSES

### Sec. 10-1401. – Purpose and Findings.

The City of Excelsior makes the following legislative findings: The purpose of this article is to protect the public health, safety, welfare in the City by implementing regulations pursuant to Minnesota Statutes, chapter 342 related to the registration and regulation of cannabis and hemp businesses within the City. The City finds and concludes that these regulations are appropriate and lawful and are in the public interest and for the public good.

### Sec. 10-1402. – Definitions.

The following words, term, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

***Adult-use cannabis product.*** As defined by the Act, meaning a cannabis product that is approved for sale by OCM or is substantially similar to a product approved by OCM. Adult-use cannabis product includes edible cannabis products but does not include medical cannabinoid products or lower-potency hemp edibles.

***Applicant.*** An entity with a license issued by the Office of Cannabis Management that is applying for an initial registration or for registration renewal.

***The Act.*** Minnesota Statutes, Chapter 342, as it may be amended from time to time.

***Cannabis business.*** As defined in the Act, which includes any of the following licensed under the Act: cannabis microbusiness; cannabis mezzobusiness; cannabis cultivator; cannabis manufacturer; cannabis retailer; cannabis wholesaler; cannabis transporter; cannabis testing facility; cannabis event organizer; cannabis delivery service; and medical cannabis combination business.

***Cannabis flower.*** As defined in the Act, meaning the harvested flower, bud, leaves, and stems of a cannabis plant. Cannabis flower includes adult-use cannabis flower and medical cannabis flower.

Cannabis flower does not include cannabis seed, hemp plant parts, or hemp-derived consumer products.

***Cannabis product.*** As defined in the Act, meaning any adult-use cannabis products, including but not limited to edible cannabis products and medical cannabinoid products.

***Cannabis retailer.*** Any person, partnership, firm, corporation, or association, foreign or domestic, that sells cannabis product to a consumer and not for the purpose of resale in any form and is licensed under the Act and required to register with the City under Minnesota Statutes, section 342.22.

***Daycare.*** A location licensed with the Minnesota Department of Human Services to provide the care of a child in a location outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

***Hemp-derived consumer product.*** As defined by the Act, meaning a product intended for human or animal consumption, does not contain cannabis flower or cannabis concentrate, and: (1) contains or consists of hemp plant parts; or (2) contains hemp concentrate or artificially derived cannabinoids in combination with other ingredients. Hemp-derived consumer product does not include artificially derived cannabinoids, lower-potency hemp edibles, hemp-derived topical products, hemp fiber products, or hemp grain.

***Lower-potency hemp edible.*** As defined by the Act, including any product that: is intended to be eaten or consumed as a beverage by humans; contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients; is not a drug; does not contain a cannabinoid derived from cannabis plants or cannabis flower; is a type of product approved for sale by OCM or is substantially similar to a product approved by OCM, including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods; and meets either of the requirements in Minnesota Statutes, section 324.01, subd. 50(b).

***Lower-potency hemp retailer.*** Every lower-potency hemp edible retail business that sells lower-potency hemp edibles to consumers and is licensed under the Act and required to register with the City under Minnesota Statutes, section 342.22.

***Medical cannabis combination business.*** A person, cooperative, or business holding a medical cannabis combination business license under the Act and authorized to perform any or all the authorized actions set forth in Minnesota Statutes, section 342.515, as it may be amended from time to time.

***OCM.*** The Office of Cannabis Management.

***Park feature.*** An attraction within a public park that is regularly used by minors, including but not limited to, a playground or athletic field.

***Potential licensee.*** An applicant that has not received a license from the OCM.

***School.*** Any kindergarten, elementary school, middle school, or secondary school as defined by Minnesota Statutes Section 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. Section 120A.24.

***Temporary cannabis event.*** An event held by an individual or an organization licensed by the State of Minnesota as a Temporary Cannabis Event Organizer, as described in Minnesota Statutes, sections 342.39 and 342.40.

**Sec. 10-1403. – Pre-license certification of cannabis businesses.**

(a) *Authority to Certify.* The City Manager, or their designee, is authorized to certify whether a proposed Cannabis Business complies with the City's zoning ordinances and if applicable, with state fire code and building code pursuant to Minnesota Statutes, section 342.13.

(b) *Pre-certification inspections.* Potential licensees are responsible for making all necessary zoning applications prior to the City receiving the request for certification from the OCM. If a potential licensee fails to obtain necessary zoning approvals prior to the City receiving a request for certification, the City will inform the OCM that the potential licensee does not meet zoning and land use laws. If, at the time the City receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the City will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior to the City's receipt of a request for certification from the OCM. Building and fire code inspections will be valid for 1 year from completion.

(c) *Location.* No Cannabis Business may be located within 1000 feet of a school, or within 500 feet of a daycare or park feature as measured by the shortest line from the property line of the space to be occupied by the potential licensee and the nearest property line of the school, daycare, or park feature.

**Sec. 10-1404. – Registration of Retailers.**

*Retail Registration Required.* Before making retail sales to customers or patients, all Cannabis Retailers and Lower-Potency Hemp Retailers must register with the City. Making retail sales to customers or patients without an active registration is prohibited.

**Sec. 10-1405. – Cannabis Retailer Registration Limits.**

(a) *Cap on Cannabis Retailer Registrations.* The City will issue one (1) cannabis retailer registration in the City. Registrations issued to businesses with a license preapproval from OCM will count toward the City's registration limit.

(b) *Exceptions.* The following businesses are not subject to the cap on registration under (a) above:

(1) Businesses operating under a tribal compact entered into under Minnesota Statutes, Section 3.9224 or 3.9228;
(2) Tribally issued licenses and registrations;
(3) Lower-Potency Hemp Retailers;
(4) Medical cannabis combination businesses; and
(5) Municipal cannabis business.

**Sec. 10-1406. – Processing registration.**

(a) *First-come, first-served.* Applications for registration will be processed on a first-come, first-served basis based on the City receiving a complete application and payment of all fees.

(b) *Complete applications.* Applications will be considered complete when all materials in section 10-1405 are received by the City and include all required information.

(c) *Date of pre-licensing certification.* The date a pre-licensing certification under section 10-1403 is issued will have no impact on the applicant's registration processing and is not an indication that the cap on registrations has not been met.

**Sec. 10-1407. – Application for Registration.**

(a) *Application.* All applicants for initial registration or renewal registration must submit a registration application provided by the City. The form may be amended from time to time by the City, but must include or be accompanied by:

(1) Name of the property owner;

(2) Name, address, email address, telephone number, and date of birth of the applicant;

(3) Address and parcel ID for the property for which the registration is sought;

(4) Certification that the applicant complies with the requirements of this article;

(5) The following fees, as established in the City's fee schedule, at the time of initial application and prior to the City's consideration of any renewal application:

(a) At the time of initial registration: An initial registration fee. The initial registration fee will pay for the costs of registration and the cost of the first year of operation.

(b) The renewal fee for the second year of operation.

(c) At the time of the first annual renewal (prior to the second year of operation), no fee will be due.

(d) At the time of the second annual renewal, and each year thereafter, the renewal fee must be paid prior to the City issuing any renewal registration.

(6) A copy of a valid state license or written notice of OCM license preapproval; and

(7) Acknowledgement that all property taxes and assessments are current at the location where the retail establishment is located.

(b) *Fees non-refundable.* Initial registration fees and renewal registration fees are nonrefundable.

**Sec. 10-1408. – Preliminary compliance check.**

Initial Cannabis Retailer or Lower-Potency Hemp Retailer registration shall not be issued unless, prior to opening for operations following approval of an application for initial registration, the applicant has passed a preliminary compliance check conducted by the City to ensure compliance with this article and any other regulations established pursuant to Minnesota Statutes, section 342.13.

**Sec. 10-1409. – Basis for denial of registration.**

(a) *Basis to Deny Registration.* The City shall not issue a registration or renewal for any Cannabis Retailer or Lower-Potency Hemp Retailer if any of the following conditions are true:

(1) The applicant has not submitted a complete application.

(2) The applicant does not comply with the requirements of this article.

(3) The applicant does not comply with applicable zoning and land use regulations.

(4) If applicable, the applicant is found to not comply with the requirements of the Act, this article, the building code, or the fire code at the preliminary compliance check.

(5) If applicable, the maximum number of registrations, pursuant to section 10-1405 have been issued by the City.

(6) The applicant does not have a valid license from the OCM.

(7) The applicant is not current on all property taxes and assessments at the location where the retail establishment is located.

**Sec. 10-1410. – Issuance of registration or renewal.**

The City shall issue the registration or renewal if the applicant meets the requirements of this chapter, including that none of the reasons for denial in section 10-1407 are true.

**Sec. 10-1411. – Registration nontransferable.**

A registration is not transferable to another person, entity, or location.

**Sec. 10-1412. – Enforcement.**

(a) *Generally.* The City Council may impose a fine or suspend a registration on a finding that the registered business has failed to comply with an applicable statute, regulation, or ordinance, including a violation of this article.

(b) *Notice and Right to Hearing.* Prior to imposing a fine or suspending any registration, the City shall provide the registered business with written notice of the alleged violations and inform the registered business of its right to a hearing on the alleged violation.

(c) *Delivery of Notice.* Notice shall be delivered in person or by regular mail to the address of the registered business and shall inform the registered business of its right to a hearing. The notice will indicate that a written response must be submitted within ten (10) days of receipt of the notice, or the right to a hearing will be waived.

(d) *Council Hearing.* Provided a timely request for a hearing is submitted by the registered business, the City Council will hold a hearing before taking final action to fine or suspend a registration. The City Council shall give due regard to the frequency and seriousness of the violations, the ease with which such violations could have been cured or avoided and good faith efforts to comply and shall issue a decision to fine or suspend the registration only upon written findings.

(e) *Council Action.* If a timely request for a hearing is not received, the matter shall be submitted to the City Council for imposition of the fine or suspension.

(f) *Emergency.* If, in the discretion of the City's chief law enforcement officer, or their designee, a registered business poses an imminent threat to the health or safety of the public, the City may immediately suspend the registration and provide notice of the right to hold a subsequent hearing as prescribed in this section.

(g) *Reinstatement.* The City may reinstate a registration if it determines that the violations have been resolved. The City shall reinstate the registration if the OCM determines the violations have been resolved.

(h) *Report to OCM.* All enforcement actions will be reported to the OCM.

**Sec. 10-1411. – Penalties.**

(a) *Misdemeanor.* Any person who violates this article is guilty of a misdemeanor and, upon conviction, is subject to a fine and imprisonment as prescribed by state law. Each day each violation continues or exists, constitutes a separate offense.

(b) *Civil Penalty.* The City may impose a civil penalty, as authorized by Minnesota Statutes, section 342.22, of up to $2,000 for each violation of this article.

(c) *Action Against Business License.* Violation of this article shall be grounds for enforcement against any business license issued by the City of Excelsior.

**Sec. 10-1412. – Cannabis business operating regulations.**

(a) *Compliance Checks.* The City shall complete, at a minimum, one compliance check per calendar year of every registered Cannabis Retailer business to assess if the business meets age verification requirements, as required under Minnesota Statutes, section 342.22, subd. 4(b) and this article. Any failures under this article are a basis for enforcement action and must be reported to the OCM.

(b) *Hours of Operation.* Cannabis businesses are limited to retail sale of cannabis, cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products to between the hours of 8:00 a.m. and 10:00 p.m. Monday through Saturday, and 10:00 a.m. and 9:00 p.m. on Sunday.

(c) *Display of License and Registration.* All licenses and registrations must be posted and displayed in plain view of the general public on the premises.

(d) *Advertising.* Signage is subject to the City's sign code, Appendix E, Article 24 of this Code, with the addition of the following: Cannabis businesses are permitted to erect up to two fixed signs on the exterior of the building or property of the business.

**Sec. 10-1413. – Lower-potency hemp retailer operating regulations.**

(a) *Compliance Checks.* The City shall complete at minimum one compliance check per calendar year of every registered Lower-potency Hemp Retailer business to assess if the business meets age verification requirements, as required under Minnesota Statutes, section 342.22, subd. 4(b) and this article. Any failures under this article are a basis for enforcement action and must be reported to the OCM.

(b) *Display of License and Registration.* All licenses and registrations must be posted and displayed in plain view of the general public on the premises.

(c) *Advertising.* Signage is subject to the City's sign code, Appendix E, Article 24 of this Code.

**Sec. 10-1414. – Temporary Cannabis events.**

(a) *Special Event Permit Required.* Prior to holding a Temporary Cannabis Event, any cannabis event organizer with a license from the OCM must obtain a special event permit from the City and follow all regulations under Chapter 10, Article XIV of this Code.

(b) *Other Requirements.* In addition to the requirements for special events under Chapter 10, Article XIV, all Temporary Cannabis Events must meet the following requirements:

(1) The event organizer must provide to the City a complete copy of the cannabis event license application submitted to OCM pursuant to Minnesota Statutes, section 342.39, subd. 2.
(2) If held outdoors, events are subject to location restrictions applicable to cannabis and hemp businesses in section 10-1403(c).
(3) All Temporary Cannabis Events must follow all requirements of Minnesota Statutes, chapter 342, as it may be amended from time to time, and all requirements of the temporary cannabis event organizer license issued by the OCM.

**Sec. 2.** This Ordinance is effective in accordance with Section 3.06 of the Excelsior City Charter.

Adopted by the Council of the City of Excelsior, Minnesota, this 17th day of March 2025.

Gary Ringate, Mayor

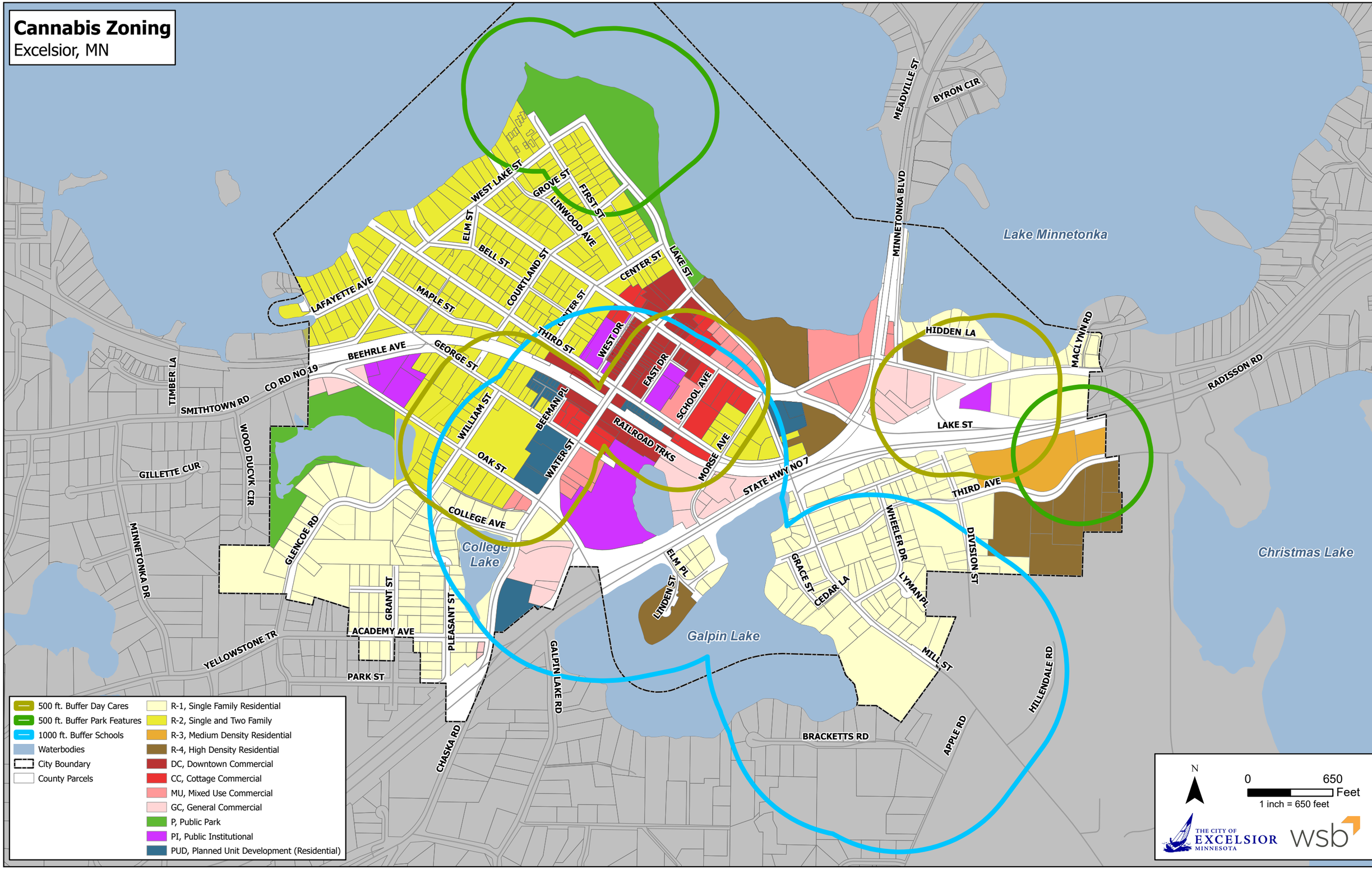
ATTEST:

Theresa Bajda, City Clerk

Kristi Luger, City Manager

First Reading of Ordinance: March 3, 2025
Second Reading and Adoption: March 17, 2025
Publication of Ordinance: March 27, 2025
Effective Date: April 29, 2025

# Cannabis Zoning
Excelsior, MN

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# MEMORANDUM

**Re:** 14(a)- Draft Commons Use Policy Review

**Date:** April 7, 2024

**To:** City Councill

**From:** Tim Amundsen, Public Works Director

At the October 21st City Council work session, the Council discussed proposals for certain uses in The Commons to include: a potential sauna and cold plunge pilot, concession operations at the new plaza, and existing uses such as the Wai Nani kayak and paddleboard rental. The following language was presented by staff at the work session:

> *3. Does the Council want to establish evaluation criteria and a review process for future proposals in the Commons?*
>
> > *The criteria that is included in the packet was originally developed by a member of Community for The Commons (C4C). If the Council was interested in developing evaluation criteria and a review process, staff would recommend having the Park and Recreation Commission develop a review process and criteria for evaluating proposals.*

Following the work session, the City Council directed staff to have the Parks and Recreation (PNR) Commission begin work on a Commons use policy. The policy intends to implement certain criteria on how proposals for different uses in The Commons are evaluated. The intent of the use policy is to ensure that certain criteria are established to provide a benchmark for future proposals to meet prior to City review. The PNR Commission was tasked with establishing the evaluation criteria and framework in which to review proposals and create a process and guidelines on what is allowed and not allowed in The Commons in terms of acceptable uses.

Attached to this memo is a draft use policy that was created by the PNR Commission. The PNR Commission tasked a work group consisting of Commissioner Vogel and Commissioner Bolles to work on the draft policy to expedite the process outside of a regular meeting. The policy currently consists of four parts which include commercial use guidance, donations and commemorations, special events, and potential code amendments. The PNR Commission has drafted the commercial use and parks donations and commemoration policies for the City Council to review. The special events policy specific to The Commons and the potential code amendments resulting from this process will be worked on by the PNR Commission and be provided for further consideration by the City Council at a future meeting if desired.

The commercial use section contemplates authorized uses, physical structures, and outlines what uses are not authorized within The Commons. The park donations and commemorations section discuss how donations will be memorialized within The Commons and outlines the approval process, criteria, and plaque guidelines. The PNR Commission also states that naming of structures and facilities are not allowed. The draft policy also addresses artwork and sculptures and states that they are in general not considered since it risks taking away from the natural environment and can easily create visual clutter.

The PNR Commission is asking for review of the initial draft Commons Use Policy by the City Council to help provide further direction and guidance prior to final acceptance and approval. The City Council should provide feedback to the PNR Commission on the initial draft of the commercial use and parks donations and commemorations policies.

**Action:**
Discuss the draft Commons Use Policy and provide direction and feedback to the Parks and Recreation Commission. .

# Commons Use Policy

INTRODUCTION

The Excelsior Park and Recreation Commission is entrusted by the City of Excelsior and its residents with the responsibility of advising the City Council to manage The Commons for the enjoyment of all persons.

*The Commons* means the Commons Park and adjacent port area as well as the public right of way along Lake Street and East Lake Street adjacent to The Commons and the Port of Excelsior.

The Excelsior City Council and the EXCELSIOR PARK AND RECREATION COMMISSION recognize that inappropriate and overuse of The Commons resources is against the interest of the City of Excelsior and its residents because it leads to a depletion of those resources. The Commons provides a venue, that if left open to unrestricted use would jeopardize the sustainability of those public resources and unreasonably impact adjacent neighborhoods and community. The EXCELSIOR PARK AND RECREATION COMMISSION also recognizes that the community is best served when The Commons is actively used. Therefore, The Commons use, and the protection of park resources will benefit from additional policy guidelines that balance these interests.

Overall, this document aligns with the following (reading them in full is very encouraged):

- Any existing EXCELSIOR CODE OF ORDINANCES such as the Chapter 24 PARKS and RECREATION and ARTICLE XIV. - SPECIAL EVENTS [6],
- The 2009 Master Parks, Trails, and Walkways Plan
- The Excelsior Commons Conceptual Guide Plan (The Master Plan)

A couple of relevant excerpts from the 2009 Excelsior Master Parks, Trails, and Walkways Plan are noted here. The first is from the Introduction (page 1)

> *In recognition of the importance of its lakeshore parkland, Excelsior residents amended the City Charter in 2008 to add the following provision:*
>
> *The Commons and Port of Excelsior are to be preserved as parkland in perpetuity. This land shall not be sold and cannot be developed or leased except for City-sponsored parkland uses. The amendment was approved by more than 83 percent of Excelsior voters in November 2008.*

The second is from the Goals for The Commons and Port of Excelsior Policy (page 27)

- *Preserve The Commons and the Port of Excelsior as the preeminent City asset to be enjoyed by its residents and to be shared with the greater community.*
- *Work to enhance the facilities, beaches maintenance, appearance, landscaping, and trees of the park and port area.*
- *Consider the Port of Excelsior as a gateway into the community and as such, improve the signage, add restrooms (enhance the service areas for charter boats).*

Additionally, it is very useful to note The Excelsior Commons Conceptual Guide Plan (The Master Plan) foundational principles that were identified and validated through two years of research and public engagement.

- The Commons is cherished as a community park primarily for the benefit of South Lake Minnetonka residents and businesses. There is community consensus that The Commons functions as a neighborhood park for Excelsior residents, and as a community park for South Lake Minnetonka residents. It does not function as a regional park intended to draw large

audience from outside the community. Scale and mass of future proposed projects should reflect this intended audience.

- South Lake Minnetonka residents and businesses support incremental improvement to, rather than radical redesign of, The Commons. The objective of future capital projects should be to improve upon what already exists, rather than attempt to create wholly new concepts and amenities.
- The community's preferred uses of the park are passive and unstructured (ie: walking, casual sporting activities, lake viewing, etc.) as opposed to new large-scale, organized events. As such, future proposals for new elements and programming in the park should be consistent with these types of uses.
- Proposed changes and improvements must preserve The Commons' historic elements as identified in the Preservation Design Works (PVN) report.
- The architectural language for improvements to The Commons should be inspired by a "summer" or "lake" aesthetic, and reflective of Excelsior's legacy of simple, unembellished wooden structures and natural materials. Future structures should be buildings of today, influenced by history without creating historical replicas
- Capital improvement projects must balance design aesthetics with the need for sustainable upkeep and maintenance. Proposed renovation or development projects should include costs of ongoing maintenance in their budgets

Overall, the primary purpose of this document is to add supplemental guidance and specific emphasis for the City to consider for **The Commons** regarding:

- Commercial Use
- Guidance on Donations and Donations Commemoration
- Special events
- Any specific code amendments

The EXCELSIOR PARK AND RECREATION COMMISSION is committed to accommodating and balancing the interests of all users with reasonable access and appropriate use of The Commons and its amenities, in order to sustain the quality, accessibility, and vitality of The Commons now and in the future.

**Part I: Commercial Use Guidance** (as far as I can tell this would be new content that is not specifically addressed in the existing Ordinances)

1. WHAT IS COMMERCIAL USE OF THE COMMONS? Commercial use is defined as any activity beyond a special event conducted for commercial gain where there is a fee or other monetary barrier to entry. "Commercial use" includes any commercial activities taking place on Commons property that is associated with any trade, occupation, profession, business, franchise, not-for-profit or school use. "Commercial use" does not include activities conducted on Excelsior's behalf or in conjunction with the City of Excelsior.
2. WHY DO I NEED PERMISSION? Commercial use of the Commons is unlawful without first obtaining permission. Commercial use permission does not grant exclusive use of space. Permission is revocable at will. Participants must share the designated areas with other users and cannot block public access. Participants may need to share designated areas with other uses.

3. WHAT COMMERCIAL ACTIVITIES ARE AUTHORIZED UNDER COMMERCIAL USE? Authorized uses are focused on enjoyment of the park and lake without interfering with the use of the Commons as it is today. Authorized activities are:

    a. Recreational in nature
    b. In general, be open to the public
    c. Do not impede upon view corridors or aesthetics of the park
    d. Be low noise, have minimized light pollution and be low impact in nature
    e. Will not restrict or impede access for the general public's access to The Commons
    f. Must not conflict with recreational programming offered by Excelsior or non-profit recreational programming such as through Minnetonka Community Education
    g. Will not pose a safety risk to persons or property, and
    h. Will not create an undue burden on the Commons property including managing any waste generated by the activity
    i. Given the four seasons in Minnesota, seasonality and winter use will be considered
    j. Permission for group or individual recreational classes will be reviewed on an individual basis, considering impact, frequency and scheduling

4. CAN THE COMMERICAL ACTIVITIES HAVE A PHYSICAL STRUCTURE? Any structure needs to be temporary and cannot impede upon view corridors or aesthetics of the park.
    a. Any temporary structure can remain only during the relevant season.
    b. Cannot exceed 12'x16' and a height of 11 ft at its tallest point.
    c. Tents and structures must be reviewed by the Parks and Recreation Commission prior to installation.
    d. Cannot go beyond the bounds of the proposed use area for storage, equipment or any other reason
    e. Any outdoor auxiliary power requires additional city permission
    f. Must be kept organized, neat and tidy at all times as determined by City staff.
    g. Structure appearance must be approved by Excelsior Park and Recreation Commission and City Council prior to set up

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5. WHAT ACTIVITIES ARE NOT AUTHORIZED UNDER COMMERCIAL USE? Any activities that violate the provisions set forth in Question #3 are not authorized. Additionally, not authorized:

    a. Any request that would create a conflict of interest of programs provided by the city of Excelsior
    b. Any permanent structures
    c. Structures that are not removed for the seasons they are not used
    d. Prohibiting general public visitors from any portion of a park amenities
    e. Posting of physical advertisement beyond signage for the purpose of the commercial activity; City sign ordinance must be observed
    f. Selling merchandise or vending that is not connected to an approved commercial activity is not allowed
    g. Commercial filming/photography of any kind is not allowed on park property without the proper permission from the City of Excelsior
    h. Distributing fliers, leaflets or pamphlets to park visitors by placing them on vehicles parked within the Commons is banned.

6. DOES PERMISSION GIVE ME EXCLUSIVE USE OF THE PARK PROPERTY? No, it does not. Permission does not grant exclusive use of space. Permission provides for the activity in the designated areas and is revocable at will. Participants must share the designated areas with other users and cannot block public access. Participants, if needed, may need to move or share space.

7. CAN I CONDUCT BUSINESS IN THE PARK WHEN THERE ARE SPECIAL EVENTS HAPPENING? No. There are specific dates when annual or community events take place in the parks. The event organizers hold the permit to the park site for the event dates and have precedence. In some cases, you may be able to arrange to vend at an event by working directly with the organizer. Separate fees may apply.

8. WHAT IS THE APPLICATION PROCESS? Create application process based on policy guidance. A new request is needed each calendar year one month prior to the initial permit expiration.

9. WHO DO I CONTACT FOR MORE INFORMATION ON COMMERCIAL USE OF EXCELSIOR COMMONS? Please contact City Hall at (952) 653-3671.

10. WHAT ARE THE PERMITTING FEES AND INSURANCE REQUIREMENTS? Details to be added in cooperation with City staff.

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**PART II: Park Donations & Commemorations**

**INTRODUCTION**

An important element of the Excelsior Commons is to serve the community through safe and enjoyable park usage. Donations are important to help support this and are welcomed and encouraged.

**PURPOSE**

The intent of this policy is to establish procedures and guidance for considering park donations in a way that is flexible and responsive to the request of the donors. It also highlights important elements for donors to consider before making offers of such support.

Granting specific naming rights of park facilities based on donations are not allowed. By excluding named structures, this policy is able to reflect the preference, values and guiding principles embodied in The Commons and represented by city residents. Visual clutter such as named structures takes away the focus from the lake and does not complement the natural landscape.

Instead, a commemoration of the name(s) of donor(s) in the form of a plaque or paver may be installed at ground level.

**POLICY**

The Excelsior Parks and Recreation Commission will be responsible for advising City Council regarding this policy and to establish a review process for approving and installing donations.

Donations will be considered from public and private sources for the purposes of enhancing the Commons and will become the property of the City of Excelsior.

Donations will be accepted for either, restricted or unrestricted use, per the wishes of the person, group, or business making the donation. Unrestricted donations will be dispersed to the area of greatest need at the sole discretion of the Excelsior City Council as advised by the Excelsior Parks and Recreation Commission.

Donations will be considered for areas in the Commons at the sole discretion of the Commission and the City. No area where human activity is discouraged or areas that protect habitat and sensitive lands will be considered.

All costs associated with a donation will be considered on a case-by-case basis.

New recreation facilities or structures within The Commons may be commemorated with a plaque or paver installed at ground level honoring the donor(s) to include the names of the donors with approved phrasing (see below, Pre-Approved Text).

The City of Excelsior reserves the right to deny any donation if it is not in the best interest of Excelsior or the Commons or does not fit the character-up or proposed concepts of the Commons.

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## PROCEDURES

### Approval Process

All donations meeting approval criteria will be managed administratively by City staff. For donations that require installation, appropriate approval of the donation must be obtained before installation may begin. Once installed, the donation becomes the property of the Excelsior.

All gifts of real property will be submitted through Department Staff and forwarded to the Parks and Recreation Commission for review, and then to the Excelsior City Council for final approval.

If a proposal does not meet the approval criteria, the donor will receive written notification, within 60 days of submittal.

## DAMAGES & TERM OF DONATIONS

The term of a donation will be for the life of the asset. The City will make every practical effort to repair damaged donations. However, the City is not responsible for replacing donations due to excessive damage, loss, or vandalism. The City will attempt to contact the donor to inform them of the loss. The donor may choose to replace the donation at their own expense.

## CRITERIA

**The following criteria must be met for any donation or request to be considered:**

- Does not discriminate against any person on the basis of race, color, creed, religion, gender, sexual orientation, age, marital status, ancestry, national origin, or physical or mental disability, in compliance with all federal, state, and local laws and statutes; and
- Does not have connotations that by contemporary community standards are derogatory or offensive.
- Does not promote environmental, work, or other practices that, if they took place in Excelsior, would violate U.S. or state law (i.e., dumping of hazardous waste, exploitation of child labor, etc.).
- Does not promote drugs, alcohol, tobacco, or marijuana.
- Does not constitute violations of law.
- Does not participate in unethical business practices as determined by a court of law.

**Proposed donations may be incorporated into the landscape of the Commons according to the following:**

**General Criteria:**

- Donations must be compatible with and meet a specific Commons facility or amenity need, and when applicable, identified in The Excelsior Commons Conceptual Guide Plan (The Master Plan).
- Donations will be considered for areas in the Commons at the sole discretion of the Commission and the City. No area where human activity is discouraged or areas that protect habitat and sensitive lands will be considered.
- In areas not covered by master plans, compatibility with existing facilities and local conditions shall be considered if the donation meets a specific Commons need.

- Age and anticipated general condition of the donation.
- Anticipated maintenance requirements.

**Specific Criteria:**

- **Commemoration Plaques-** Commemoration plaques will be permitted only in conjunction with the donation of a new item such as a bench, tree, rock, etc.
- **Commemoration Benches-** Commons has a standard style of Victor Stanley bench, Model C-10, and a maximum capacity of 43 benches - including Commemoration benches.
- **Cash Donations-** Unspecified cash donations may be used to build, repair, or upgrade existing or new Commons facilities or amenities at the City Council's discretion.
- **Structures, Site Furnishings, Plants or Trees-** There are general aesthetic standards for The Commons, most importantly, to complement the natural landscape, avoid visual clutter and maintain the Lake as the focus. Donations will maintain these aesthetic standards.
- **Artwork, Sculpture, Standing Ornamentation**- Donations of art, sculpture or standing ornamentation are in general not considered, as it risks taking away from the natural environment and can easily create visual clutter.
- **Gardens** -Donations to landscape or to create a specific garden must meet the general aesthetic standards for the Commons - to complement the natural landscape, avoid visual clutter and maintain the Lake as the focus. Donations will maintain these aesthetic standards.

**COMMEMORATION PLAQUE GUIDELINES**

- Commemoration plaques and installation components need to be provided by the donor unless otherwise agreed and shall be a marker either installed at ground level or attached to an approved object.
- City staff reserve the right to perform or supervise the installation.
- The plaque size will be established by specified use, with a maximum number of text lines and restricted font.
- Commemoration Plaque variation will be allowed only upon approval of the Recreation & Parks Commission.

**Pre-approved Plaque Sizes:**

- 6" x 4" – No larger than 6 inches wide by 4 inches long with a limit of four lines of text. Drill holes must be located ¼ inch from each side edge. Typical application is directly affixed to a park bench.
- 10" x 10" – No larger than 10 inches wide by 10 inches long with a limit of 9 lines of text. Typical application is placement on a rock or concrete base.

**Pre-approved Text:**

- The City must approve all text for Commemoration Plaques.
- Suggested Text: In Honor of: In Memory of: In Celebration of: Dedicated to:

**REMOVAL OF COMMEMORATION PLAQUE**

The City may remove a Commemoration plaque if one or more, but not limited to, the following

situations occur:

- It is determined that association with the donor or named person or group will materially damage the reputation of Excelsior.
- If the individual or group listed on the Commemoration plaque is convicted of a felony or otherwise engages in conduct that is harmful to the reputation of Excelsior.
- If the donor fails to maintain payment on a pledge upon which the commemoration was bestowed.
- Other circumstances/situations may be considered to protect the best interest of Excelsior.
- In the event such a decision to remove a Commemoration plaque is made, the City will inform the donor in writing.

The City of Excelsior holds all communications with donors and information concerning donors and prospective donors in strict confidence.

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# MEMORANDUM

**Re:** 14(b) – Discuss Council May Meeting Schedule

**Date:** April 7, 2025

**To:** City Council

**From:** Theresa Bajda, City Clerk

The PUD application for 10 Water Street will come before City Council in May. Staff is aware that there are planned Councilmember absences for both the scheduled May 5 and May 19 Council Meetings.

Staff is recommending that Council consider cancelling the May 19th meeting and re-scheduling the second May meeting for Monday, May 12, 2025 (if the full Council is available) to consider the 10 Water Street application.

**Council Action:** Discuss May Council meeting schedule and act on any cancellation and new meeting schedule.

THE CITY OF EXCELSIOR MINNESOTA

# MEMORANDUM

**Re:** 14(c) – Refining roles and responsibilities of City Council liaisons to City Commissions

**Date:** April 7, 2025

**To:** City Council

**From:** Theresa Bajda, City Clerk

The purpose of this memo is to clarify the role and responsibilities of City Council liaisons to City Commissions. Council appointed liaisons to City Commissions at the February 10, 2025, council meeting, which rotate quarterly. This initiative aims to enhance communication, foster collaboration, and ensure alignment between City Commissions and the City Council. Staff recommends Council discuss and provide feedback on the following draft outline of the liaison initiative:

Role of Council Liaisons: City Council liaisons serve as a communication link between the City Council and City Commissions. Liaisons are not decision-makers within commission meetings but serve to:

- Introduce themselves as the liaison at commission meetings on a quarterly basis. Staff will place this on the corresponding Commission agenda as a non-action item.
- Stay informed about commission activities by reviewing agendas and meeting materials (or viewing meeting recordings).
- Facilitate communication between the commission, commission chair, staff lead, and City Council as needed.
- Support the commission in bringing items to the City Council for policy discussion or action (as needed).
- Promote awareness of commission work to ensure alignment with Council priorities.

Expectations and Guidelines:

- Liaisons should attend at least one commission meeting per quarter but are not required to stay for the full meeting.
- Liaisons should not sit at the dais or participate in commission deliberations unless requested for clarification.
- Regular communication with commission chairs and staff leads is encouraged to stay current on commission matters.
- Liaisons should update the full Council on relevant commission activities during Council meetings as needed.

Discussion: This approach provides a structured yet flexible framework for liaisons to support commissions while respecting the autonomy of each body. Staff welcomes Council's feedback on these guidelines and suggestions for refinement.

**Council Action**: Staff recommends that the City Council discuss and refine the role of Council liaisons based on this framework and consider formal adoption.

**Attachments**: Quarterly Council Liaison assignments 2025 Calendar Year

| Commission Assignment | Q1 (Jan-Mar) | Q2 (Apr-Jun) | Q3 (Jul - Sep) | Q4 (Oct-Dec) |
|---|---|---|---|---|
| Parks and Recreation | Bildsoe | Ringate | Caron | Tyler |
| Heritage Preservation | Caron | Tyler | O'Hanlon | Bildsoe |
| Planning | O'Hanlon | Bildsoe | Ringate | Caron |

**Rotated in alphabetical order by last name*

Bildsoe
Caron
O'Hanlon
Ringate
Tyler

City of Excelsior
Notice of Regular Meeting
of the Excelsior City Council

NOTICE IS HEREBY GIVEN that the City Council of the City of Excelsior will hold its regular meeting on Monday, April 7, 2025, at 6:30 P.M. in-person at 106 Center Street, Excelsior, MN 55331– Entrance located on Center Street. The agenda for the meeting is attached hereto.

Members of the public may attend the meeting in person or by joining via Zoom either online or by telephone at:

Join Zoom Meeting

https://us02web.zoom.us/j/88526566715

Meeting ID: 885 2656 6715

One tap mobile

+13052241968,,88526566715# US

+13092053325,,88526566715# US

Dial by your location

- +1 305 224 1968 US

City of Excelsior
Regular Council Meeting

Agenda

Monday, April 7, 2025

**106 Center Street, Excelsior, MN 55331 – Entrance located on Center Street**
6:30 P.M.
(Please Note: Times Listed Are Approximate)

1. CALL TO ORDER

2. ROLL CALL

3. MEETING AGENDA APPROVAL

4. APPROVAL OF MINUTES
   (a) March 17, 2025, City Council Work Session Minutes
   (b) March 17, 2025, City Council Meeting Minutes

5. OPEN FORUM
   This is the time for the public to speak. Open Forum will be limited to one-half hour. No person may speak more than five (5) minutes or more than once. Each subject will have a limit of ten (10) minutes. Council members may ask questions of the speaker. With the agreement of the Council, such matters taken up during the "Open Forum" may be scheduled on the current or a future Agenda. Members of the public interested in speaking on an agenda item may direct a request to be recognized to the Mayor.

6. CITY COUNCIL COMMUNICATIONS, QUESTIONS, and REPORTS
   (a) Samantha Anderson, Oath of Office Parks, and Recreation Commission
   (b) Spring Clean-up, Saturday May 17, 2025
   (c) Memo from Senior Appraiser, 2025 Assessment and Appeals
   (d) Planning Commission Update
   (e) Excelsior Fire District Board Update
   (f) Legislative and Bonding Request Update

7. MEET EXCELSIOR
   (a) None

8. CONSENT AGENDA
   (a) Review Verified Claims under $20,000 and Approve Verified Claims over $20,000
   (b) February Financials
   (c) Resolution 2025-24 Authorizing Amendment of City Code Appendix A Council Bylaws
   (d) 2025 Goal Report – First Quarter
   (e) LMCIT Property Casualty Insurance Renewal
   (f) Resolution 2025-25 Opposing State Preemption of Local Zoning Authority and Imposition of State-Mandated Zoning Standards

9. PUBLIC HEARINGS
   - (a) 287 Water Street Conditional Use Permit, Resolution 2025-26 — 7:15 PM
   - (b) 1st Reading Ordinance 682, Zoning Changes Cannabis Retail — 7:35 PM

10. PETITIONS, REQUESTS and COMMUNICATIONS
    - (a) None

11. ORDINANCES and RESOLUTIONS
    - (a) None

12. REPORTS of OFFICERS, BOARDS, and COMMITTEES
    - (a) None

13. UNFINISHED BUSINESS
    - (a) None

14. NEW BUSINESS
    - (a) Commons Use Policy Draft — 7:55 PM
    - (b) May Council Meeting Schedule — 8:20 PM
    - (c) Discuss Quarterly Council Liaisons to City Commission — 8:25 PM

15. ADJOURNMENT

**Notice: Some items on this agenda are important enough to Commission members that a quorum of Commission members may be present to receive information leading to their future deliberations and eventual decision.**