

**CITY OF HANOVER**  
**ECONOMIC DEVELOPMENT AUTHORITY AGENDA**

Thursday, December 8, 2011  
8:00 a. m.  
HANOVER CITY HALL

Mr. Todd Bartels  
Mr. Joe Kaul  
Mr. Keith Ulstad

Mr. Randy Whitcomb  
Mr. Chris Kauffman  
Mr. John Vajda

**8:00 a.m. BREAKFAST**

---

This document does not claim to be complete and is subject to change at any time.

---

1. Call to Order
2. Approval of:
  - a. Agenda
  - b. Minutes of November 10, 2011 regular meeting
  - c. Accounts Payable and Financial Report
3. Business
  - a. 2012 Budget/Final Levy Approval
  - b. Homebuilder Marketing Letter
  - c. County Road 19 Corridor Market Study update
4.
  - a. Board Member Reports:
    - (1) Bartels –
    - (2) Whitcomb –
    - (3) Hennessey–
    - (4) Kaul – Website Monthly Report
    - (5) Kauffman –
    - (6) Ulstad –
    - (7) Vajda –
  - b. Executive Director Report
    - (1) Buchholtz –
    - (2) Peper –
5. Adjournment

This agenda has been prepared to provide information regarding an upcoming meeting of the Hanover Economic Development Authority.

**All meetings are accessible to the physically challenged. Attempts will be made to accommodate any other individual in need of special services. Please contact City Hall at 763-497-3777 to make necessary arrangements.**

**CITY OF HANOVER  
ECONOMIC DEVELOPMENT AUTHORITY MINUTES  
November 10, 2011**

President Todd Bartels called the Economic Development Authority meeting of November 10, 2011 to order at 8:00am at Hanover City Hall. Commissioners present were: Bartels, Jim Hennessey, John Vajda, Randy Whitcomb and Joe Kaul. Absent: Keith Ulstad and Chris Kauffman. Also present was City Administrator Daniel Buchholtz and EDA Consultant Heidi Peper. Call to Order

**MOTION** by Kaul, second by Hennessey, to approve the agenda for the November 10, 2011 EDA meeting. Motion carried 5:0. Approval of Agenda

**MOTION** by Hennessey, second by Kaul, to approve the October 13, 2011 regular EDA meeting minutes. Motion carried 5:0. Approval of Minutes

**MOTION** by Kaul, second by Hennessey, to approve the accounts payable and financial report, as presented. Motion carried 5:0. Motion to Approve Accounts Payable

**Business** Business

**1. PHS West Update** PHS West Update

Bartels introduced the item. Buchholtz provided an update on a meeting held between Dan Cummings, Heidi Peper and him. He said that Cummings' architect provided a proposed site layout to the City Planner for review. He said that staff provided Cummings with City fee estimates for pro forma planning purposes. He said that staff has asked Cummings for a preliminary building plan to submit to the County assessor to determine the amount of tax increment that could be generated by a TIF district.

Buchholtz inquired about how to address consultant charges generated from Cummings' aborted variance request. He said work done by the consultants led to the EDA's counter proposal to relocate PHS West to the proposed industrial park. CONSENSUS of the EDA was to have the City cover the costs associated with researching the expansion of PHS West and to refund the application fee and escrow for Cummings' variance request.

Buchholtz stated that Cummings is requesting the EDA do soil borings for the industrial park site. Whitcomb stated that soil borings are typically a development expense. Hennessey agreed. Bartels stated that he would be willing to give Cummings a credit for the cost of the soil borings should his project move forward. He said that he wanted Cummings to have an investment in this project. CONSENSUS of the EDA was to have Cummings cover the cost of the soil borings with the EDA reimbursing the cost against City fees if the project moves forward.

No action was taken on the item.

**2. Hennepin County Road 19 Corridor Grant Study Consultant Interviews**

**CITY OF HANOVER  
ECONOMIC DEVELOPMENT AUTHORITY MINUTES  
November 10, 2011**

Bartels introduced the item. Buchholtz introduced representatives from McComb Group/SRF and Maxfield Research/MFRA to discuss their approach toward the market study for the County Road 19 Corridor Study.

Hennessey left at 9:00am.

The EDA reviewed the responses provided by the two prospective market research firms. After careful consideration, the EDA recommended submitting the name of McComb Group to the City Council for approval.

Whitcomb left at 9:30am. Quorum was lost.

**Adjournment**

Adjournment

Meeting adjourned at 9:30am.

---

Daniel R. Buchholtz, Executive Director

DRAFT

**CITY OF HANOVER**  
**COMBINED CASH INVESTMENT**  
**NOVEMBER 30, 2011**

COMBINED CASH ACCOUNTS

001-11000	CASH	7,123,392.38
	TOTAL COMBINED CASH	7,123,392.38
001-11111	CASH ALLOCATED TO OTHER FUNDS	( 7,123,392.38 )
	TOTAL UNALLOCATED CASH	<u>.00</u>

CASH ALLOCATION RECONCILIATION

100	ALLOCATION TO GENERAL FUND	473,557.57
107	ALLOCATION TO FIRE DONATIONS (& GRANTS) FUND	6,006.90
110	ALLOCATION TO GENERAL DONATION FUND	49.70
201	ALLOCATION TO EDA SPECIAL REVENUE FUND	50,600.70
205	ALLOCATION TO BUSINESS INCENTIVE FUND	174,963.84
309	ALLOCATION TO 2004 G.O. STREET IMPROV BOND	51,766.36
310	ALLOCATION TO 2006A G.O. IMPROVEMENT BOND	266,353.01
311	ALLOCATION TO 2008A G.O. C.I.P. REFUNDING	74,853.94
312	ALLOCATION TO 2009A G.O. IMP REFUNDING BOND	27,949.91
313	ALLOCATION TO 2010 G.O. E.C. I.	( 34,485.69 )
314	ALLOCATION TO 2011A G.O. IMPR CRSSVR REF BND	1,205,329.34
401	ALLOCATION TO GEN CAPITAL PROJ FUND	893,417.15
402	ALLOCATION TO PARKS CAP PROJ FUND	254,517.43
403	ALLOCATION TO FIRE DEPT CAP PROJ FUND	102,134.29
404	ALLOCATION TO HISTORICAL CAP PROJ FUND	64,093.10
407	ALLOCATION TO T.I.F. (REDEV DIST #1-1) FUND	6,727.89
408	ALLOCATION TO 8TH STREET CAP PROJ FUND	5,424.42
412	ALLOCATION TO CROW RIVER CROSSING PROJ FUND	94,267.67
416	ALLOCATION TO RIVER ROAD RECONSTRUCTION FUND	6,228.33
601	ALLOCATION TO WATER ENTERPRISE FUND	520,214.28
602	ALLOCATION TO SANITARY SEWER ENTERPRISE FUND	179,747.76
603	ALLOCATION TO STORM WATER UTILITY FUND	74,136.52
611	ALLOCATION TO WATER CAP IMP FUND	382,039.52
612	ALLOCATION TO SEWER CAP IMP FUND	1,381,882.46
613	ALLOCATION TO STORM SEWER CAP PROJ FUND	514,046.35
804	ALLOCATION TO SCHENDEL'S FIELD ESC FD	15,235.08
808	ALLOCATION TO CROW RIVER HEIGHTS 3RD ESC FD	50,228.27
809	ALLOCATION TO BRIDGES AT HANOVER ESC FD	( 12,991.18 )
811	ALLOCATION TO EROSION CONTROL ESCROW FD	211,426.93
815	ALLOCATION TO LANDSCAPE ESCROW FUND	53,282.62
817	ALLOCATION TO INFRASTRUCTURE ESCROW FUND	1,010.42
818	ALLOCATION TO MISCELLANEOUS ESCROWS FUND	( 142.80 )
820	ALLOCATION TO BRIDGES AT HANOVER TOWNHOMES	3,373.68
821	ALLOCATION TO QUAIL PASS 2ND ADD ESCROW FUND	11,249.75
822	ALLOCATION TO CRHW 2ND ADDITION ESCROW FUND	14,896.86
	TOTAL ALLOCATIONS TO OTHER FUNDS	7,123,392.38
	ALLOCATION FROM COMBINED CASH FUND - 001-11111	( 7,123,392.38 )
	ZERO PROOF IF ALLOCATIONS BALANCE	<u>.00</u>

# CITY OF HANOVER

BALANCE SHEET  
NOVEMBER 30, 2011

## EDA SPECIAL REVENUE FUND

### ASSETS

201-11000	CASH	50,600.70	
	TOTAL ASSETS		<u>50,600.70</u>

### LIABILITIES AND EQUITY

#### FUND EQUITY

201-29100	FUND BALANCE	48,212.11	
	REVENUE OVER EXPENDITURES - YTD	2,388.59	
	TOTAL FUND EQUITY		<u>50,600.70</u>
	TOTAL LIABILITIES AND EQUITY		<u>50,600.70</u>

**CITY OF HANOVER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 11 MONTHS ENDING NOVEMBER 30, 2011**

**EDA SPECIAL REVENUE FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>TAXES</u>						
201-31010	PROPERTY TAXES-CITY	.00	24,220.47	47,500.00 (	23,279.53 )	50.99
201-31011	TREEHOUSE TAX ABATEMENT	.00	2,067.64	4,000.00 (	1,932.36 )	51.69
	<b>TOTAL TAXES</b>	<b>.00</b>	<b>26,288.11</b>	<b>51,500.00 (</b>	<b>25,211.89 )</b>	<b>51.04</b>
<u>TAXES</u>						
201-33410	MV CREDIT	.00	36.27	.00	36.27	.00
	<b>TOTAL TAXES</b>	<b>.00</b>	<b>36.27</b>	<b>.00</b>	<b>36.27</b>	<b>.00</b>
<u>MISCELLANEOUS REVENUE</u>						
201-36230	INTEREST EARNINGS	.00	707.87	1,100.00 (	392.13 )	64.35
	<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>.00</b>	<b>707.87</b>	<b>1,100.00 (</b>	<b>392.13 )</b>	<b>64.35</b>
	<b>TOTAL FUND REVENUE</b>	<b>.00</b>	<b>27,032.25</b>	<b>52,600.00 (</b>	<b>25,567.75 )</b>	<b>51.39</b>

**CITY OF HANOVER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 11 MONTHS ENDING NOVEMBER 30, 2011**

**EDA SPECIAL REVENUE FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>BOARDS &amp; COMMITTEES</u>					
201-41330-107 BRDS & COMM: MEETINGS	.00	239.13	3,000.00	2,760.87	7.97
201-41330-437 EDA: DISCRETIONARY MISC	100.00	2,066.75	9,000.00	6,933.25	22.96
TOTAL BOARDS & COMMITTEES	100.00	2,305.88	12,000.00	9,694.12	19.22
<u>STAFF EXPENSES</u>					
201-41435-308 STAFF: CONTRACTED SERVICES	.00	8,019.42	18,000.00	9,980.58	44.55
TOTAL STAFF EXPENSES	.00	8,019.42	18,000.00	9,980.58	44.55
<u>PURCHASING</u>					
201-41570-215 PURCH: SUPPLIES	.00	1,014.66	600.00	( 414.66 )	169.11
201-41570-320 PURCH: DUES/SUBSCRIPTIONS	.00	.00	500.00	500.00	.00
201-41570-322 PURCH: POSTAGE	.00	.00	500.00	500.00	.00
TOTAL PURCHASING	.00	1,014.66	1,600.00	585.34	63.42
<u>CITY ATTORNEY</u>					
201-41610-304 ATTORNEY: LEGAL FEES	.00	.00	1,000.00	1,000.00	.00
TOTAL CITY ATTORNEY	.00	.00	1,000.00	1,000.00	.00
<u>CITY ENGINEER</u>					
201-41950-303 ENG: ENGINEERING FEE	.00	.00	1,000.00	1,000.00	.00
TOTAL CITY ENGINEER	.00	.00	1,000.00	1,000.00	.00
<u>BOARDS &amp; COMMITTEES</u>					
201-48205-811 ABATEMENT: TREEHOUSE/REIMB	.00	3,303.70	4,000.00	696.30	82.59
TOTAL BOARDS & COMMITTEES	.00	3,303.70	4,000.00	696.30	82.59
<u>BOARDS &amp; COMMITTEES</u>					
201-49360-810 TRANSFER OUT: BUSINESS INCENT	.00	10,000.00	15,000.00	5,000.00	66.67
TOTAL BOARDS & COMMITTEES	.00	10,000.00	15,000.00	5,000.00	66.67

**CITY OF HANOVER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 11 MONTHS ENDING NOVEMBER 30, 2011**

**EDA SPECIAL REVENUE FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
TOTAL FUND EXPENDITURES	100.00	24,643.66	52,600.00	27,956.34	46.85
NET REVENUES OVER EXPENDITURES (	100.00)	2,388.59	.00	2,388.59	.00

**CITY OF HANOVER**  
**REVENUES / EXPENDITURES COMPARED TO BUDGET - SUMMARY**  
**FOR THE 11 MONTHS ENDING NOVEMBER 30, 2011**

**EDA SPECIAL REVENUE FUND**

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>REVENUE</u>					
TAXES	.00	26,288.11	51,500.00	25,211.89	51.0
TAXES	.00	36.27	.00	( 36.27 )	.0
MISCELLANEOUS REVENUE	.00	707.87	1,100.00	392.13	64.4
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
TOTAL FUND REVENUE	<u>.00</u>	<u>27,032.25</u>	<u>52,600.00</u>	<u>25,567.75</u>	<u>51.4</u>
 <u>EXPENDITURES</u>					
BOARDS & COMMITTEES	100.00	2,305.88	12,000.00	9,694.12	19.2
STAFF EXPENSES	.00	8,019.42	18,000.00	9,980.58	44.6
PURCHASING	.00	1,014.66	1,600.00	585.34	63.4
CITY ATTORNEY	.00	.00	1,000.00	1,000.00	.0
CITY ENGINEER	.00	.00	1,000.00	1,000.00	.0
BOARDS & COMMITTEES	.00	3,303.70	4,000.00	696.30	82.6
BOARDS & COMMITTEES	.00	10,000.00	15,000.00	5,000.00	66.7
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
TOTAL FUND EXPENDITURES	<u>100.00</u>	<u>24,643.66</u>	<u>52,600.00</u>	<u>27,956.34</u>	<u>46.9</u>
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
NET REVENUE OVER EXPENDITURES	<u>( 100.00 )</u>	<u>2,388.59</u>	<u>.00</u>	<u>( 2,388.59 )</u>	<u>.0</u>

# CITY OF HANOVER

BALANCE SHEET  
NOVEMBER 30, 2011

## BUSINESS INCENTIVE FUND

### ASSETS

205-11000	CASH	174,963.84	
205-12200	LOAN RECEIVABLE	<u>34,453.03</u>	
	TOTAL ASSETS		<u>209,416.87</u>

### LIABILITIES AND EQUITY

#### FUND EQUITY

205-29100	FUND BALANCE	196,688.87	
	REVENUE OVER EXPENDITURES - YTD	<u>12,728.00</u>	
	TOTAL FUND EQUITY		<u>209,416.87</u>
	TOTAL LIABILITIES AND EQUITY		<u>209,416.87</u>

**CITY OF HANOVER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 11 MONTHS ENDING NOVEMBER 30, 2011**

**BUSINESS INCENTIVE FUND**

		PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>						
205-36230	INTEREST EARNINGS	36.41	2,728.00	2,500.00	228.00	109.12
	TOTAL MISCELLANEOUS REVENUE	36.41	2,728.00	2,500.00	228.00	109.12
<u>MISCELLANEOUS REVENUE</u>						
205-39200	TRANSFERS IN	.00	10,000.00	15,000.00	( 5,000.00 )	66.67
	TOTAL MISCELLANEOUS REVENUE	.00	10,000.00	15,000.00	( 5,000.00 )	66.67
	TOTAL FUND REVENUE	36.41	12,728.00	17,500.00	( 4,772.00 )	72.73

**CITY OF HANOVER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 11 MONTHS ENDING NOVEMBER 30, 2011**

**BUSINESS INCENTIVE FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>EDA BIF EXPENSES</u>					
205-49310-318 EDA BIF: MATCHING GRANT	.00	.00	5,000.00	5,000.00	.00
TOTAL EDA BIF EXPENSES	.00	.00	5,000.00	5,000.00	.00
TOTAL FUND EXPENDITURES	.00	.00	5,000.00	5,000.00	.00
NET REVENUES OVER EXPENDITURES	36.41	12,728.00	12,500.00	228.00	101.82

**CITY OF HANOVER**  
**REVENUES / EXPENDITURES COMPARED TO BUDGET - SUMMARY**  
**FOR THE 11 MONTHS ENDING NOVEMBER 30, 2011**

**BUSINESS INCENTIVE FUND**

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>REVENUE</u>					
MISCELLANEOUS REVENUE	36.41	2,728.00	2,500.00	( 228.00)	109.1
MISCELLANEOUS REVENUE	.00	10,000.00	15,000.00	5,000.00	66.7
	<u>36.41</u>	<u>12,728.00</u>	<u>17,500.00</u>	<u>4,772.00</u>	<u>72.7</u>
TOTAL FUND REVENUE	<u>36.41</u>	<u>12,728.00</u>	<u>17,500.00</u>	<u>4,772.00</u>	<u>72.7</u>
<u>EXPENDITURES</u>					
EDA BIF EXPENSES	.00	.00	5,000.00	5,000.00	.0
TOTAL FUND EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>.0</u>
NET REVENUE OVER EXPENDITURES	<u>36.41</u>	<u>12,728.00</u>	<u>12,500.00</u>	<u>( 228.00)</u>	<u>101.8</u>

**Hanover Economic Development Authority  
Special Revenue Fund**

Acct No.	Account Description	2006 Actual	2007 Actual	2008 Actual	2009 Actual	2010 Actual	2011 Budget	2012 Budget	% Chg
<b>TAXES</b>									
201-31010	PROPERTY TAXES-CITY	45,335	50,952	51,392	53,653	50,060	47,500	46,387	
100-31020	TREEHOUSE TAX ABATEMENT	0	0	3,769	4,019	3,766	4,000	4,000	
TAXES Totals:		45,335	50,952	55,161	57,672	53,825	51,500	50,387	-2.16%
<b>MARKET VALUE CREDIT</b>									
201-33410	MV CREDIT	1,191	1,717	1,732	1,730	81	0	0	
MARKET VALUE CREDIT Totals:		1,191	1,717	1,732	1,730	81	0	0	
<b>MISCELLANEOUS REVENUE</b>									
201-36218	GRANTS	0	0	0	0	0	0	0	
201-36230	INTEREST EARNINGS	1,575	2,690	2,228	1,838	1,173	1,100	1,100	
MISCELLANEOUS REVENUE Totals:		1,575	2,690	2,228	1,838	1,173	1,100	1,100	0.00%
<b>TOTAL REVENUES</b>		<b>48,101</b>	<b>55,359</b>	<b>59,121</b>	<b>61,240</b>	<b>55,080</b>	<b>52,600</b>	<b>51,487</b>	<b>-2.12%</b>
<b>EXPENDITURES</b>									
<b>COST CATEGORY 201-41</b>									
201-41330-107	BRDS & COMM: MEETINGS	224	568	1,890	2,759	2,283	3,000	2,730	
201-41330-320	DUES & SUBSCRIPTIONS	0	0	0	0	0	0	0	
201-41330-437	EDA: DISCRETIONARY MISC	0	0	3,430	5,256	5,140	9,000	9,000	
201-43435-308	STAFF: CONTRACTED SERVICES	26,115	6,090	4,192	15,667	8,523	18,000	18,000	
201-41570-215	PURCH: SUPPLIES	1,741	968	1,369	0	1,038	600	600	
201-41570-320	PURCH: DUES & SUBSCRIPTIONS	0	0	0	0	0	500	500	
201-41570-322	PURCH: POSTAGE	0	0	0	0	0	500	500	
201-41610-304	ATTORNEY: LEGAL FEES	120	0	0	0	0	1,000	1,000	
201-41950-303	ENG: ENGINEERING FEE	7,500	4,043	0	0	0	1,000	0	
COST CATEGORY 201-41 Totals:		35,700	11,669	10,881	23,682	16,984	33,600	32,330	-3.78%
<b>COST CATEGORY 201-48</b>									
201-48205-810	REFUNDS/REIMBURSEMENTS	0	0	0	0	0	0	0	
201-48205-811	ABATEMENT: TREEHOUSE/REIMB	0	0	1,439	2,982	3,193	4,000	4,000	
COST CATEGORY 201-48 Totals:		0	0	1,439	2,982	3,193	4,000	4,000	0.00%
<b>COST CATEGORY 201-49</b>									
201-49360-810	TRANSFER OUT: BUSINESS INCENTIVE	0	20,000	65,000	45,000	40,000	15,000	15,000	
COST CATEGORY 201-49 Totals		0	20,000	65,000	45,000	40,000	15,000	15,000	0.00%
<b>TOTAL EXPENDITURES</b>		<b>35,700</b>	<b>31,669</b>	<b>77,320</b>	<b>71,664</b>	<b>60,177</b>	<b>52,600</b>	<b>51,330</b>	<b>-2.41%</b>
<b>REVENUE OVER EXPENDITURE</b>		<b>12,401</b>	<b>23,690</b>	<b>-18,199</b>	<b>-10,424</b>	<b>-5,097</b>	<b>0</b>	<b>157</b>	

**Hanover Economic Development Authority  
Business Incentive Fund**

<b>REVENUE</b>									
205-36224	CONTRIBUTIONS & DONATIONS	0	0	0	0	0	0	0	
205-36230	INTEREST EARNINGS	771	1,598	2,415	2,540	3,035	2,500	3,000	
205-39200	TRANSFERS IN	0	20,000	65,000	45,000	40,000	15,000	15,000	
<b>TOTAL REVENUES:</b>		<b>771</b>	<b>21,598</b>	<b>67,415</b>	<b>47,540</b>	<b>43,035</b>	<b>17,500</b>	<b>18,000</b>	
<b>EXPENDITURES</b>									
205-47100-601	LOAN PRINCIPAL PAYMENTS	0	0	0	0	0	0	0	
205-47100-611	LOAN INTEREST PAYMENTS	0	0	0	0	0	0	0	
205-49310-318	EDA BIF: MATCHING GRANT	0	0	1,000	2,765	0	5,000	5,000	
205-49310-319	EDA: LOANS	0	0	0	0	0	0	0	
<b>TOTAL EXPENDITURES:</b>		<b>0</b>	<b>0</b>	<b>1,000</b>	<b>2,765</b>	<b>0</b>	<b>5,000</b>	<b>5,000</b>	
<b>REVENUE OVER EXPENDITURE</b>		<b>771</b>	<b>21,598</b>	<b>66,415</b>	<b>44,775</b>	<b>43,035</b>	<b>12,500</b>	<b>13,000</b>	



## MEMORANDUM

**To:** Area Builders  
**From:** Daniel R. Buchholtz, City Administrator  
**Date:** November 28, 2011  
**RE:** Availability of Lots in Crow River Heights

The City of Hanover has learned that 69 vacant lots in the Crow River Heights subdivision have been foreclosed upon by Village Bank. With the redemption period ending in time for the Spring 2012 building season, now is a great time to take a second look at what Hanover has to offer.

Hanover is growing rapidly (its population has increased by 177% since 2000) and has become an excellent location to raise a family. The serenity and beauty of the natural landscapes in Hanover are equally balanced by its relatively close proximity to both the Twin Cities metro area and the St. Cloud area. With easy access to both Hwy. 55 to the South and I-94 to the North, Hanover has become a hidden suburban gem, and the City welcomes all developers that are willing to help us expand our residential housing resources for future residents looking for that perfect balance of rural and urban living.

Hanover is also located within the Buffalo-Hanover-Montrose (BHM) School District. BHM Schools are noted for their excellence. Hanover Elementary School is ranked in the top 5% of all elementary schools in the State of Minnesota for math and reading scores. Buffalo High School ranks in the top 25% of all public high schools in Minnesota.

Over the past five years, the City has invested nearly \$200,000 into Cardinal Circle Park, a five acre park that serves the Crow River Heights subdivision. Amenities include a playground, a youth soccer field, and a little league baseball field. Future improvements will include a gazebo, a basketball court and restroom facilities. The City is also investing in a comprehensive trail network that will serve, in particular, this neighborhood. By 2014, the Crow River Heights neighborhood will be connected by trail to both the Twin Cities metropolitan trail network and to Beebe Lake Regional Park

In addition to being a great place to live, Hanover is a great place to develop. We understand the front-end investment that builders are required to make. At both the elected official and staff levels, we are committed to providing timely input, clear direction, and an efficient, transparent entitlement process.

Village Bank is aggressively pricing these lots. With the low lot prices offered by Village Bank and the high quality of life Hanover has to offer, we are confident that you will come back to Hanover. To learn more about the lots available in Crow River Heights, please contact Ann Smith, Senior Vice President at Village Bank at 763-398-3518. For more information on the exciting things happening in Hanover, please contact me at 763-497-3777.

# FYI

***Copies of City Council, Planning Commission,  
and Park Board minutes are on the  
City of Hanover's website:  
[www.hanovermn.org](http://www.hanovermn.org)***