

**AGENDA  
HANOVER ECONOMIC DEVELOPMENT AUTHORITY  
JANUARY 18, 2018**

**TODD BARTELS - CHAIR  
JESSICA JOHNSON – TREASURER  
BRIAN DISMANG  
TED ZRUST**

**KEN WARPULA – VICE CHAIR  
MARYANN HALLSTEIN  
HEIDI PEPPER, EDA CONSULTANT**

- 1. Call to Order: 8:00 a.m.**
- 2. Approval of:**
  - a. Agenda**
  - b. Minutes of January 18, 2018 Regular Meeting**
  - c. Accounts Payable and Financial Reports**
- 3. Citizen’s Forum**
- 4. Unfinished Business**
  - a. Matching Grant Program Application – Hanover Historical Society**
  - b. Downtown Parking Lot – Lot Line Adjustment**
  - c. 2018 Business Social**
- 5. New Business**
  - a. 11243 River Rd, Hanover**
  - b. Hanover Cove Concept Plan and Comprehensive Plan Amendment**
- 6. EDA Board and Staff Reports**
  - a. EDA Board Reports**
  - b. Staff Reports**
- 7. Adjournment**

**CITY OF HANOVER  
ECONOMIC DEVELOPMENT AUTHORITY MEETING  
JANUARY 18, 2018 - DRAFT MINUTES**

**Call to Order**

Chair Bartels called the regular EDA meeting of January 18, 2018 to order at 8:00 a.m. Present were Members Todd Bartels, Jessica Johnson, Brian Dismang, Ted Zrust, and MaryAnn Hallstein. Also present was City Administrator Brian Hagen. Joe Kaul, Hanover Historical Society was a guest present. Member Ken Warpula was absent.

**Oath of Office – Todd Bartels & Ted Zrust**

Bartels and Zrust read and signed the Oath of Office for their new terms on the Hanover EDA.

**Approval of Agenda**

**MOTION** by Dismang to approve the agenda, seconded by Johnson. **Motion carried unanimously.**

**Appoint Chair, Vice Chair, Treasurer**

**MOTION** by Bartels to appoint Bartels to Chair, Warpula to Vice Chair, and Johnson to Treasurer, seconded by Hallstein. **Motion carried unanimously.**

**Approval of Minutes from December 14, 2017 Regular Meeting**

**MOTION** by Dismang to approve minutes as presented, seconded by Johnson. **Motion carried unanimously.**

**Approval of Accounts Payable and Financial Reports**

Johnson reviewed the financials and noted that all loans were current. Second half taxes were also received. Johnson further noted that the Downtown Parking Lot project is at approximately \$112,000 in expenses to date.

**MOTION** by Johnson to approve the Accounts Payable and Financial Reports as presented, seconded by Dismang. **Motion carried unanimously.**

**Citizen's Forum**

None

**Unfinished Business**

**Matching Grant Program Application – Hanover Historical Society**

Joe Kaul of the Hanover Historical Society was present to discuss the Matching Grant Program application submitted to the Hanover EDA. The request is to assist with an extension of Comcast internet services to the Methodist Church. Kaul reiterated that the Hanover Historical Society's desire is to take ownership of the recently closed church for the purpose of operating their organization and someday having an artifact setup. Hagen noted a correction to the request based on program guidelines. The request as submitted is for \$7,040.50 in grant proceeds. The program would allow a total funding of that amount, however, half would be eligible for grant proceeds and half would be eligible for loan proceeds.

Kaul noted that ideally all grant proceeds would be issued. He stated that the request was submitted to the Hanover EDA in hopes to gain some City contribution to the project. The EDA requested information related to a business plan to show how the Historical Society plans to have a successful project. The EDA further questioned the true need for this internet service when another provider was already to the site.

Kaul responded that the currently available service is lacking in speed and quality compared to Comcast. Furthermore, the Historical Society Board feels any users of the facility will desire internet connectivity.

Consensus of the EDA is to provide some assistance to a truly needed phase of the project but delay any contribution until a full project cost can be identified and the Historical Society can submit one lump sum request. The EDA further encourage Kaul to share the plan on how the Historical Society intends to gain other funding sources.

### **Downtown Parking Lot**

Hagen provided a review of the parking lot ownership discussion held with the City Council. The Council was supportive of taking ownership of the parcel and funding the parking lot construction. The Council did state that the EDA should be responsible for getting the project through site plan approval.

**MOTION** by Bartels to direct the City Engineer to prepare a site plan for approval, seconded by Dismang. **Motion carried unanimously.**

### **New Business**

#### **11243 River Rd., Hanover**

Hagen noted a previous request to discuss this site commonly known as Fire House Auto. Consensus of the EDA was that due to time, delay discussion until next month.

### **2018 Business Social**

Discussion revolved around the type of event. It was suggested to reach out to River Inn to gauge interest in hosting a breakfast event this year. The date would fall in one of the last two weeks of April. Appreciation gifts would be similar to last year, the group would discuss this further next month.

### **Reports**

### **Adjournment**

**MOTION** by Dismang to adjourn at 10:18 a.m., seconded by Hallstein. **Motion carried unanimously.**

ATTEST:

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Brian Hagen, City Administrator

**HANOVER**  
**Cash Balances**  
 January 2018

Fund	Begin Month	GL Debits Month	GL Credits Month	Balance
100 GENERAL FUND	\$817,724.88	\$18,844.73	\$73,297.30	\$763,272.31
107 FIRE DEPT DONATIONS FUND	\$18,650.82	\$1,100.00	\$181.54	\$19,569.28
<b>201 EDA SPECIAL REVENUE FUND</b>	<b>\$64,436.65</b>	<b>\$205.38</b>	<b>\$0.00</b>	<b>\$64,642.03</b>
<b>205 EDA BUSINESS INCENTIVE FUND</b>	<b>\$246,305.32</b>	<b>\$633.53</b>	<b>\$0.00</b>	<b>\$246,938.85</b>
311 2008A GO CIP REFUNDING BOND	\$78,388.78	\$0.00	\$33,382.50	\$45,006.28
312 2009A GO IMP REFUNDING BOND	\$5,242.50	\$0.00	\$0.00	\$5,242.50
313 2010 GO EQUIPMENT CERTIFICATES	\$0.00	\$0.00	\$0.00	\$0.00
314 2011A GO IMP CROSSOVER REF BD	\$437,635.97	\$0.00	\$0.00	\$437,635.97
315 2016A GO CIP BOND	\$85,939.75	\$0.00	\$80,517.50	\$5,422.25
401 GENERAL CAPITAL PROJECTS	\$1,349,281.84	\$0.00	\$0.00	\$1,349,281.84
402 PARKS CAPITAL PROJECTS	\$63,950.35	\$0.00	\$0.00	\$63,950.35
403 FIRE DEPT CAPITAL FUND	\$164,407.89	\$0.00	\$0.00	\$164,407.89
404 HISTORICAL CAPITAL PROJ FUND	\$0.00	\$0.00	\$0.00	\$0.00
405 PARK DEDICATION FEE	\$2,740.00	\$0.00	\$0.00	\$2,740.00
407 TIF REDEV DIST #1	\$7,085.17	\$0.00	\$0.00	\$7,085.17
409 MAHLER PIT - 15TH ST IMP FUND	\$659.65	\$1,799.19	\$0.00	\$2,458.84
411 FACILITIES CAPITAL PROJ FUND	-\$274,959.54	\$0.00	\$0.00	-\$274,959.54
417 EQUIPMENT CAPITAL FUND	\$157,995.49	\$0.00	\$0.00	\$157,995.49
418 STREET CAPITAL PROJ FUND	\$574,017.35	\$0.00	\$0.00	\$574,017.35
601 WATER ENTERPRISE FUND	\$853,528.66	\$4,602.53	\$3,076.50	\$855,054.69
602 SEWER ENTERPRISE FUND	\$292,886.18	\$24,944.82	\$7,649.15	\$310,181.85
603 STORM WATER ENTERPRISE FUND	\$208,139.94	\$3,026.78	\$0.00	\$211,166.72
611 WATER CAPITAL IMP FUND	\$135,861.21	\$0.00	\$0.00	\$135,861.21
612 SEWER CAPITAL IMP FUND	\$1,857,442.34	\$2,031.68	\$0.00	\$1,859,474.02
613 STORM WATER CAPITAL IMP FUND	\$543,585.92	\$0.00	\$0.00	\$543,585.92
804 SCHENDELS FIELD ESC FUND	\$0.00	\$0.00	\$0.00	\$0.00
809 BRIDGES AT HANOVER ESC FUND	\$0.00	\$0.00	\$0.00	\$0.00
811 EROSION CONTROL ESCROW FUND	\$25,000.00	\$0.00	\$0.00	\$25,000.00
815 LANDSCAPE ESCROW FUND	\$24,000.00	\$0.00	\$0.00	\$24,000.00
817 INFRASTRUCTURE ESCROW FUND	\$15,000.00	\$0.00	\$0.00	\$15,000.00
818 MISC ESCROWS FUND	\$8,733.67	\$6,250.00	\$0.00	\$14,983.67
820 BRIDGES TOWNHOMES ESC FUND	\$3,615.07	\$0.00	\$0.00	\$3,615.07
821 QUAIL PASS 2ND ADD ESCROW FD	\$0.00	\$0.00	\$0.00	\$0.00
823 CROW RVR HTS WEST 3RD / BACKES	\$153,386.15	\$0.00	\$0.00	\$153,386.15
900 INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
	<b>\$7,920,682.01</b>	<b>\$63,438.64</b>	<b>\$198,104.49</b>	<b>\$7,786,016.16</b>

HANOVER

Revenue Budget by Source - EDA

Source Alt Code	Account Descr	December 2017 Amt	2017 YTD Amt	2017 YTD Budget	2015 YTD Variance	%YTD Budget
Fund 201 EDA SPECIAL REVENUE FUND						
TAXES	R 201-31000 Property Taxes - General	\$23,241.85	\$49,100.91	\$49,000.00	-\$100.91	100.21%
TAXES	R 201-31010 Tax Abatement	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code TAXES		\$23,241.85	\$49,100.91	\$49,000.00	-\$100.91	100.21%
MISC	R 201-36210 Interest Earnings	\$270.52	\$1,212.94	\$100.00	-\$1,112.94	1212.94%
MISC	R 201-36215 Investment Income/Loss	-\$172.88	-\$403.22	\$1,100.00	\$1,503.22	-36.66%
Source Alt Code MISC		\$97.64	\$809.72	\$1,200.00	\$390.28	67.48%
INTGOVT	R 201-33410 MV Credit	\$26.06	\$52.13	\$0.00	-\$52.13	0.00%
Source Alt Code INTGOVT		\$26.06	\$52.13	\$0.00	-\$52.13	0.00%
Fund 201 EDA SPECIAL REVENUE FUND		\$23,365.55	\$49,962.76	\$50,200.00	\$237.24	99.53%
Fund 205 EDA BUSINESS INCENTIVE FUND						
MISC	R 205-36200 Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 205-36210 Interest Earnings	\$1,248.17	\$3,535.94	\$0.00	-\$3,535.94	0.00%
MISC	R 205-36215 Investment Income/Loss	-\$778.26	-\$1,212.46	\$0.00	\$1,212.46	0.00%
MISC	R 205-36230 Contributions and Donations	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 205-39203 Transfer from Other Fund	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code MISC		\$469.91	\$2,323.48	\$0.00	-\$2,323.48	0.00%
INTGOVT	R 205-33400 State Grants and Aids	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code INTGOVT		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Fund 205 EDA BUSINESS INCENTIVE FUND		\$469.91	\$2,323.48	\$0.00	-\$2,323.48	0.00%
		\$23,835.46	\$52,286.24	\$50,200.00	-\$2,086.24	104.16%

**HANOVER**  
**Expenditure Budget Report - EDA**

Dept Abbrev	Account Descr	December 2017 Amt	2017 YTD Amt	2017 YTD Budget	2015 YTD Variance	%YTD Budget
Fund 201 EDA SPECIAL REVENUE FUND						
Dept 41330 Boards and Commissions						
BRDCOM	E 201-41330-111 Committee Wages/Meetin	\$1,710.00	\$1,710.00	\$3,000.00	\$1,290.00	57.00%
BRDCOM	E 201-41330-306 Dues & Subscriptions	\$0.00	\$310.00	\$1,000.00	\$690.00	31.00%
BRDCOM	E 201-41330-310 Other Professional Service	\$1,024.62	\$7,546.65	\$25,000.00	\$17,453.35	30.19%
BRDCOM	E 201-41330-437 Other Miscellaneous	\$5,134.37	\$112,480.27	\$5,200.00	-\$107,280.27	2163.08%
Dept 41330 Boards and Commissions		\$7,868.99	\$122,046.92	\$34,200.00	-\$87,846.92	356.86%
Dept 41570 Purchasing						
PURCHAS	E 201-41570-210 Operating Supplies (GENE	\$0.00	\$0.00	\$1,000.00	\$1,000.00	0.00%
Dept 41570 Purchasing		\$0.00	\$0.00	\$1,000.00	\$1,000.00	0.00%
Dept 49360 Transfers Out						
TRNSFER	E 201-49360-700 Transfers (GENERAL)	\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
Dept 49360 Transfers Out		\$0.00	\$0.00	\$15,000.00	\$15,000.00	0.00%
Fund 201 EDA SPECIAL REVENUE FUND		\$7,868.99	\$122,046.92	\$50,200.00	-\$71,846.92	243.12%

Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	December 2017 Amt	2017 YTD Amt	2017 YTD Budget	2015 YTD Variance	%YTD Budget
Fund 205 EDA BUSINESS INCENTIVE FUND						
Dept 46500 Economic Develop mt (GENERAL)						
ECODEVE	E 205-46500-810 Refunds & Reimbursemen	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 46500 Economic Develop mt (GENERAL)						
		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 49300 Other Finanacing Uses						
OTHFINU	E 205-49300-317 EDA BIF: Rent Reimburse	\$0.00	\$4,800.00	\$0.00	-\$4,800.00	0.00%
OTHFINU	E 205-49300-318 EDA BIF: Matching Grant	\$766.25	\$2,333.32	\$0.00	-\$2,333.32	0.00%
OTHFINU	E 205-49300-319 EDA BIF: EDA Loan	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 49300 Other Finanacing Uses						
		\$766.25	\$7,133.32	\$0.00	-\$7,133.32	0.00%
Fund 205 EDA BUSINESS INCENTIVE FUND						
		\$766.25	\$7,133.32	\$0.00	-\$7,133.32	0.00%

Dept Abbrev	Account Descr	December 2017 Amt	2017 YTD Amt	2017 YTD Budget	2015 YTD Variance	%YTD Budget
		\$8,635.24	\$129,180.24	\$50,200.00	-\$78,980.24	257.33%

# HANOVER

## Transaction Activity - EDA

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
<b>Act Year 2017</b>										
PL Type G General Ledger										
Account Descr G 201-10100 Cash										
January	272		30	Journal Entry			-\$3,147.50	AP DTOGU REV		201
March	304		30	Journal Entry			\$166.52	Allocate 1st Quarter Inter		201
June	320		30	Journal Entry			\$354.79	Allocate 2nd Quarter Inter		201
September	326		30	Journal Entry			\$190.77	Allocate 3rd Quarter Inter		201
December	328		30	Journal Entry			\$97.64	Allocate 4th Quarter 2017		201
							-\$2,337.78			
Account Descr G 201-10100 Cash										
January	293		30	Journal Entry			-\$200.47	Reverse Jan Tax Settleme		201
							-\$200.47			
Account Descr G 201-10500 Taxes Receivable-Current										
January	293		30	Journal Entry			-\$200.47	Reverse Jan Tax Settleme		201
							-\$200.47			
Account Descr G 201-10500 Taxes Receivable-Current										
January	272		30	Journal Entry			\$3,147.50	AP DTOGU REV		201
							\$3,147.50			
Account Descr G 201-20200 Accounts Payable										
January	272		30	Journal Entry			\$3,147.50	AP DTOGU REV		201
							\$3,147.50			
Account Descr G 205-10100 Cash										
March	304		30	Journal Entry			\$296.97	Allocate 1st Quarter Inter		205
June	320		30	Journal Entry			\$625.66	Allocate 2nd Quarter Inter		205
September	326		30	Journal Entry			\$543.96	Allocate 3rd Quarter Inter		205
December	328		30	Journal Entry			\$439.54	Allocate 4th Quarter 2017		205
							\$1,906.13			
Account Descr G 205-10100 Cash										
Account Descr G 205-12400 EDA Loan Receivable										
January	8958	082656	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$176.29	EDA Loan Principal Payme	12/28/16	205
January	8969	082688	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$421.25	EDA Loan Principal Payme	01/04/17	205
January	8976	003124	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - Janu	01/16/17	205
February	8992	082768	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$177.32	EDA Loan Principal Payme	01/26/17	205
February	9004	082808	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$420.05	EDA Loan Principal Payme	02/06/17	205
February	9014	999108	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - Febr	02/15/17	205
March	9027	082886	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$176.68	EDA Loan Principal Payme	02/28/17	205
March	9047	082919	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$585.38	EDA Principal Payment - J	03/09/17	205
March	9040	082909	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$423.53	EDA Loan Principal Payme	03/06/17	205
March	9045	70070317	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - Marc	03/14/17	205
April	9063	082993	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$178.11	EDA Loan Principal Payme	02/28/17	205

Period Name	Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
April	9080	083020	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$421.51	EDA Loan Principal Payme	04/04/17	205
April	9094	999121	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Principal Payme	04/14/17	205
May	9167	083309	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$178.26	EDA Loan Principal Payme	05/26/17	205
May	9119	083182	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$178.18	EDA Loan Principal Payme	04/26/17	205
May	9134		10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$423.10	EDA Loan Principal Payme		205
May	9145	88532504	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Pymt for May 2	05/15/17	205
June	9217	083461	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$178.18	EDA Loan Principal Payme	06/27/17	205
June	9215	083449	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$387.96	EDA Loan Receivable - Ap	06/23/17	205
June	9188	083375	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$421.26	EDA Loan Principal Pymt -	06/06/17	205
June	9202	98365124	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - June	06/19/17	205
July	9254	083571	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$179.04	EDA Loan Principal Payme	07/26/17	205
July	9226	083495	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$426.16	EDA Loan Principal Payme	07/05/17	205
July	9241	7397099	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - July	07/19/17	205
August	9299	083676	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$178.98	EDA Loan Principal Payme	08/28/17	205
August	9292	083654	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$561.47	EDA Load Receivable - Ju	08/22/17	205
August	9262	083602	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$424.41	EDA Loan Principal Payme	08/04/17	205
August	9280	15832617	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - Aug	08/16/17	205
September	9308	083707	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$423.60	EDA Loan Principal Payme	09/06/17	205
October	9377	083964	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$179.75	EDA Loan Principal Payme	10/26/17	205
October	9335	083810	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$179.29	EDA Loan Principal Payme	09/26/17	205
October	9345	083862	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$428.14	EDA Loan Principal Payme	10/04/17	205
November	9409	084077	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$750.34	EDA Loan Receivable - Se	11/22/17	205
November	9393	083997	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$426.61	EDA Loan Principal Payme	11/06/17	205
December	9451	084204	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$180.48	EDA Loan Principal Payme	12/27/17	205
December	9417	084086	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$179.63	EDA Laon Principal Payme	11/28/17	205
December	9420	084117	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$427.35	EDA Loan Principal Payme	12/05/17	205

Account Descr G 205-12400 EDA Loan Receivable

\$10,692.31

PL Type G General Ledger

\$13,207.69

PL Type \*R Revenue

Account Descr R 201-31000 Property Taxes - General

January	293		30	Journal Entry			\$97.94	Reverse Jan Tax Settleme		201
January	293		30	Journal Entry			\$102.53	Reverse Jan Tax Settleme		201
January	8988		10	Cash Receipt	HENNEPIN COUNTY TREASURER		\$102.53	HC Tax Settlement - Jan		201
January	8987		10	Cash Receipt	WRIGHT COUNTY AUDITOR-TREAS		\$97.94	WC Tax Settlement - Jan		201
June	9220		10	Cash Receipt	WRIGHT COUNTY AUDITOR-TREAS		\$19,123.84	WC Tax Settlement - June		201
July	9221		10	Cash Receipt	HENNEPIN COUNTY TREASURER		\$6,735.22	HC Tax Settlement - June		201
December	9427		10	Cash Receipt	HENNEPIN COUNTY TREASURER		\$5,852.28	HC Tax Settlement - Dece		201

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
December	9426		10	Cash Receipt	WRIGHT COUNTY AUDITOR-TREAS		\$17,389.57	WC Tax Settlement - Dec		201
Account Descr R 201-31000 Property Taxes - General							\$49,501.85			
Account Descr R 201-33410 MV Credit										
October	103120		10	Cash Receipt	MN DEPT OF REVENUE		\$26.07	MV Credit - 2017		201
December	9474		10	Cash Receipt	MN DEPT OF REVENUE		\$13.75	MV Credit - 2017		201
December	9474		10	Cash Receipt	MN DEPT OF REVENUE		\$12.31	MV Credit - 2017		201
Account Descr R 201-33410 MV Credit							\$52.13			
Account Descr R 201-36210 Interest Earnings										
March	304		30	Journal Entry			-\$233.63	Allocate 1st Quarter Inter		201
June	320		30	Journal Entry			-\$493.50	Allocate 2nd Quarter Inter		201
September	326		30	Journal Entry			-\$215.29	Allocate 3rd Quarter Inter		201
December	328		30	Journal Entry			-\$270.52	Allocate 4th Quarter 2017		201
Account Descr R 201-36210 Interest Earnings							-\$1,212.94			
Account Descr R 201-36215 Investment Income/Loss										
March	304		30	Journal Entry			\$67.11	Allocate 1st Quarter Inter		201
June	320		30	Journal Entry			\$138.71	Allocate 2nd Quarter Inter		201
September	326		30	Journal Entry			\$24.52	Allocate 3rd Quarter Inter		201
December	328		30	Journal Entry			\$172.88	Allocate 4th Quarter 2017		201
Account Descr R 201-36215 Investment Income/Loss							\$403.22			
Account Descr R 205-36210 Interest Earnings										
January	8958	082656	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$8.01	EDA Loan Interest Payme	12/28/16	205
January	8969	082688	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$27.98	EDA Loan Interest Payme	01/04/17	205
February	8992	082768	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$6.98	EDA Loan Interest Payme	01/26/17	205
February	9004	082808	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$29.18	EDA Loan Interest Payme	02/06/17	205
March	304		30	Journal Entry			-\$416.65	Allocate 1st Quarter Inter		205
March	9027	082886	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$7.62	EDA Loan Interest Payme	02/28/17	205
March	9047	082919	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$14.62	EDA Interest Payment - J	03/09/17	205
March	9040	082909	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$25.70	EDA Loan Interest Payme	03/06/17	205
April	9063	082993	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$6.19	EDA Loan Interest Payme	02/28/17	205
April	9080	083020	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$27.72	EDA Loan Interest Payme	04/04/17	205
May	9119	083182	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$6.12	EDA Loan Interest Payme	04/26/17	205
May	9167	083309	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$6.04	EDA Loan Interest Payme	05/26/17	205
May	9134		10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$26.13	EDA Loan Interest Payme		205
June	320		30	Journal Entry			-\$870.26	Allocate 2nd Quarter Inter		205
June	9217	083461	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$6.12	EDA Loan Interest Payme	06/27/17	205
June	9215	083449	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$12.04	EDA Interest Earnings - A	06/23/17	205

Period Name	Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
June	9188	083375	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$27.97	EDA Loan Interest Pymt -	06/06/17	205
July	9254	083571	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$5.26	EDA Loan Interest Payme	07/26/17	205
July	9226	083495	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$23.07	EDA Loan Interest Payme	07/05/17	205
August	9299	083676	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$5.32	EDA Loan Interest Payme	08/28/17	205
August	9292	083654	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$5.53	EDA Interest Earnings - J	08/22/17	205
August	9262	083602	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$24.82	EDA Loan Interest Payme	08/04/17	205
September	326		30	Journal Entry			-\$613.88	Allocate 3rd Quarter Inter		205
September	9308	083707	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$25.63	EDA Loan Interest Payme	09/06/17	205
October	9377	083964	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$4.55	EDA Loan Interest Payme	10/26/17	205
October	9335	083810	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$5.01	EDA Loan Interest Payme	09/26/17	205
October	9345	083862	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$21.09	EDA Loan Interest Payme	10/04/17	205
November	9409	084077	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$5.66	EDA Interest Earnings - S	11/22/17	205
November	9393	083997	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$22.62	EDA Loan Interest Payme	11/06/17	205
December	328		30	Journal Entry			-\$1,217.80	Allocate 4th Quarter 2017		205
December	9451	084204	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$3.82	EDA Loan Interest Payme	12/27/17	205
December	9417	084086	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$4.67	EDA Loan Interest Payme	11/28/17	205
December	9420	084117	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$21.88	EDA Loan Interest Payme	12/05/17	205
Account Descr R 205-36210 Interest Earnings							-\$2,701.24			
Account Descr R 205-36215 Investment Income/Loss										
March	304		30	Journal Entry			\$119.68	Allocate 1st Quarter Inter		205
June	320		30	Journal Entry			\$244.60	Allocate 2nd Quarter Inter		205
September	326		30	Journal Entry			\$69.92	Allocate 3rd Quarter Inter		205
December	328		30	Journal Entry			\$778.26	Allocate 4th Quarter 2017		205
Account Descr R 205-36215 Investment Income/Loss							\$1,212.46			
PL Type *R Revenue							\$47,255.48			
PL Type -E Expenditure										
Account Descr E 201-41330-111 Committee Wages/Meetings										
December	2267	002220	20	Cash Payment	BARTELS, TODD		\$450.00	EDA Meetings - 2017	01/02/18	201
December	2265	033131	20	Cash Payment	DISMANG, BRIAN		\$450.00	EDA Meetings - 2017	12/31/17	201
December	2264	033134	20	Cash Payment	JOHNSON, JESSICA		\$420.00	EDA Meetings - 2017	12/31/17	201
December	2268	002221	20	Cash Payment	ULSTAD, KEITH		\$120.00	EDA Meetings - 2017	01/02/18	201
December	2266	033145	20	Cash Payment	WHITCOMB, RANDY		\$270.00	EDA Meetings - 2017	12/31/17	201
Account Descr E 201-41330-111 Committee Wages/Meetings							\$1,710.00			
Account Descr E 201-41330-306 Dues & Subscriptions										
October	2157	032953	20	Cash Payment	INITIATIVE FOUNDATION		\$310.00	Endowment Pledge (A) -	10/17/17	201
Account Descr E 201-41330-306 Dues & Subscriptions							\$310.00			

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
Account Descr E 201-41330-310 Other Professional Services										
March	1945	001938	20	Cash Payment	S E H	329253	\$480.00	EDA Services - February 2	03/21/17	201
March	1902	001902	20	Cash Payment	S E H	328703	\$752.50	EDA Services - January 20	03/07/17	201
May	2012	001997	20	Cash Payment	S E H	331489	\$502.50	EDA Services - March 201	05/16/17	201
May	2018	001998	20	Cash Payment	WSB & ASSOCIATES, INC.		\$1,012.00	EDA - Additional Parking	05/16/17	201
June	2030	002026	20	Cash Payment	S E H	332934	\$422.50	EDA Services - April 2017	06/06/17	201
July	2066	032702	20	Cash Payment	CLEAR CHOICE HOME INSPECTION	1518	\$300.00	Home Inspection @ 1123	07/10/17	201
July	2061	032725	20	Cash Payment	RUPP ANDERSON SQUIRES & WALD	5892	\$395.50	EDA Acquisition of Propert	07/10/17	201
August	2107	032834	20	Cash Payment	RUPP ANDERSON SQUIRES & WALD	6041	\$659.50	EDA Acquisition of Propert	08/15/17	201
September	2153	032890	20	Cash Payment	JOINT POWERS WATER BOARD		\$17.98	11234 River Road NE: 8/1	09/19/17	201
September	2130	032897	20	Cash Payment	RUPP ANDERSON SQUIRES & WALD	6167	\$198.00	EDA Acquisition of Propert	09/19/17	201
October	2158	032954	20	Cash Payment	JOINT POWERS WATER BOARD		\$37.23	11234 River Road NE: 9/0	10/17/17	201
October	2160	032933	20	Cash Payment	RUPP ANDERSON SQUIRES & WALD	6302	\$198.00	EDA Acquisition of Propert	10/03/17	201
October	2161	002143	20	Cash Payment	S E H	140239	\$902.50	EDA Services - August 20	10/03/17	201
November	2205	033020	20	Cash Payment	CENTERPOINT ENERGY		\$22.53	11234 River Road NE: 10/	11/21/17	201
November	2208	033030	20	Cash Payment	JOINT POWERS WATER BOARD		\$43.59	11234 River Road NE: 10/	11/21/17	201
November	2211	033042	20	Cash Payment	WRIGHT COUNTY TREASURER		\$378.60	11234 River Road NE - 2n	11/21/17	201
November	2211	033042	20	Cash Payment	WRIGHT COUNTY TREASURER		\$166.40	11234 River Road NE - Sp	11/21/17	201
November	2211	033042	20	Cash Payment	WRIGHT COUNTY TREASURER		\$32.70	11234 River Road NE - Pe	11/21/17	201
December	2209	033075	20	Cash Payment	CENTERPOINT ENERGY		\$14.19	11234 River Road NE: 11/	12/19/17	201
December	2209	033075	20	Cash Payment	CENTERPOINT ENERGY		\$71.78	11234 River Road NE: 10/	12/19/17	201
December	2232	002206	20	Cash Payment	GRAINGER	9623221	\$330.20	White Coveralls, Boot Cov	12/19/17	201
December	2214	033092	20	Cash Payment	JOINT POWERS WATER BOARD		\$37.23	11234 River Road NE: 11/	12/19/17	201
December	2268	033189	20	Cash Payment	JOINT POWERS WATER BOARD		\$37.23	11234 River Road NE: 12/	01/16/18	201
December	2234	033098	20	Cash Payment	MENARDS-BUFFALO	56775	\$9.99	Contractor Bags	12/19/17	201
December	2262	033226	20	Cash Payment	RUPP ANDERSON SQUIRES & WALD	6682	\$181.50	EDA Acquisition of Propert	02/06/18	201
December	2256	002217	20	Cash Payment	S E H	342975	\$342.50	EDA Services - November	01/02/18	201
Account Descr E 201-41330-310 Other Professional Services							\$7,546.65			
Account Descr E 201-41330-437 Other Miscellaneous										
January	1852	001838	20	Cash Payment	KAUL DESIGN GROUP, LLC	17-005	\$200.00	Priority Maintenance Pack	01/17/17	201
February	1887	001863	20	Cash Payment	KAUL DESIGN GROUP, LLC	17-023	\$200.00	Priority Maintenance Pack	02/21/17	201
April	1960	032548	20	Cash Payment	PINNACLE PRINTING INCORPORATE	15591	\$31.00	EDA Social Invite Envelop	04/18/17	201
April	1967	032532	20	Cash Payment	VISA - BANKWEST		\$19.95	EDA Webpage Domain	04/04/17	201
May	2001	032596	20	Cash Payment	CHOPS BAR & GRILL		\$534.38	EDA Social	05/16/17	201
May	2022	032616	20	Cash Payment	RAMBOW	582601	\$48.17	Shipping	05/16/17	201
May	2022	032616	20	Cash Payment	RAMBOW	582601	\$1,500.00	EDA Social - Yeti 20oz Tu	05/16/17	201
July	2055	032717	20	Cash Payment	HANOVER HARVEST FESTIVAL		\$1,100.00	Hanover Royalty Float Sp	07/10/17	201

Period Name	Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
July	2055	032717	20	Cash Payment	HANOVER HARVEST FESTIVAL		\$1,500.00	Hanover Harvest Festival	07/10/17	201
August	73117		10	Cash Receipt	BANKWEST - ROCKFORD		-\$25.00	Wire Fee - Wire Money to		201
August	2127	002111	20	Cash Payment	STEWART TITLE COMPANY		\$101,639.02	EDA Purchase of Dorothy	08/16/17	201
September	2136	032900	20	Cash Payment	XCEL ENERGY	5608062	\$17.02	EDA Property - Electric Se	09/19/17	201
October	2170	032969	20	Cash Payment	XCEL ENERGY		\$15.82	EDA Property - Electric Se	10/17/17	201
November	2187	033024	20	Cash Payment	CUSTOMIZED FIRE RESCUE TRAIN.	1146	\$500.00	11234 River Road NE: As	11/21/17	201
November	2215	033044	20	Cash Payment	XCEL ENERGY		\$15.54	EDA Property - Electric Se	11/21/17	201
December	2258	033127	20	Cash Payment	BURSHVILLE CONSTRUCTION	4304	\$957.60	EDA Property: Class 5 Rec	12/31/17	201
December	2273	033187	20	Cash Payment	HARDWARE HANK	1450454	\$12.58	Cap Test & Mix Sand for E	01/16/18	201
December	2273	033187	20	Cash Payment	HARDWARE HANK	1452989	\$7.53	Hook Clevis, No Trespassi	01/16/18	201
December	2250	033136	20	Cash Payment	LANO EQUIPMENT - LORETTO	02-5246	\$1,600.00	EDA Property - Excavator	12/31/17	201
December	2246	033141	20	Cash Payment	VEIT DISPOSAL SYSTEMS	527332	\$2,508.00	6 - 30 Yard Dumpsters to	12/31/17	201
December	2238	033142	20	Cash Payment	VISA - BANKWEST	1744	\$30.80	Appliance Disposal from E	12/31/17	201
December	2225	033119	20	Cash Payment	XCEL ENERGY		\$17.54	EDA House - Electrick Ser	12/19/17	201
December	2270	033199	20	Cash Payment	XCEL ENERGY		\$0.32	EDA Property - Electric Se	01/16/18	201
Account Descr E 201-41330-437 Other Miscellaneous							\$112,430.27			
Account Descr E 205-49300-317 EDA BIF: Rent Reimbursement										
June	2066	032681	20	Cash Payment	LIVING ESSENTIALLY SPOILED		\$800.00	Payment 1 of 3 for Rent	06/20/17	205
June	2066	032681	20	Cash Payment	LIVING ESSENTIALLY SPOILED		\$800.00	Payment 2 of 3 for Rent	06/20/17	205
July	2071	032772	20	Cash Payment	LIVING ESSENTIALLY SPOILED		\$800.00	Payment 3 of 3 for Rent R	07/18/17	205
September	2154	032876	20	Cash Payment	AT3 TACTICAL LLC		\$800.00	Payment 1 of 3 - EDA Ren	09/19/17	205
September	2154	032876	20	Cash Payment	AT3 TACTICAL LLC		\$800.00	Payment 2 of 3 - EDA Ren	09/19/17	205
September	2154	032876	20	Cash Payment	AT3 TACTICAL LLC		\$800.00	Payment 3 of 3 - EDA Ren	09/19/17	205
Account Descr E 205-49300-317 EDA BIF: Rent Reimbursement							\$4,800.00			
Account Descr E 205-49300-318 EDA BIF: Matching Grant										
July	2093	032780	20	Cash Payment	LIVING ESSENTIALLY SPOILED		\$1,567.07	Matching Grant for Signan	07/20/17	205
December	2239	033147	20	Cash Payment	LIVING ESSENTIALLY SPOILED		\$766.25	Matching Grant for Signag	12/31/17	205
Account Descr E 205-49300-318 EDA BIF: Matching Grant							\$2,333.32			
PL Type -E Expenditure							\$129,130.24			
Act Year 2017							\$189,593.41			
							\$189,593.41			

HANOVER

Revenue Budget by Source - EDA

Source Alt Code	Account Descr	January 2018 Amt	2018 YTD Amt	2018 YTD Budget	2015 YTD Variance	%YTD Budget
Fund 201 EDA SPECIAL REVENUE FUND						
TAXES	R 201-31000 Property Taxes - General	\$205.38	\$205.38	\$0.00	-\$205.38	0.00%
TAXES	R 201-31010 Tax Abatement	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code TAXES		\$205.38	\$205.38	\$0.00	-\$205.38	0.00%
MISC	R 201-36210 Interest Earnings	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 201-36215 Investment Income/Loss	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code MISC		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
INTGOVT	R 201-33410 MV Credit	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code INTGOVT		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Fund 201 EDA SPECIAL REVENUE FUND		\$205.38	\$205.38	\$0.00	-\$205.38	0.00%
Fund 205 EDA BUSINESS INCENTIVE FUND						
MISC	R 205-36200 Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 205-36210 Interest Earnings	\$24.11	\$24.11	\$0.00	-\$24.11	0.00%
MISC	R 205-36215 Investment Income/Loss	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 205-36230 Contributions and Donations	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 205-39203 Transfer from Other Fund	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code MISC		\$24.11	\$24.11	\$0.00	-\$24.11	0.00%
INTGOVT	R 205-33400 State Grants and Aids	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code INTGOVT		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Fund 205 EDA BUSINESS INCENTIVE FUND		\$24.11	\$24.11	\$0.00	-\$24.11	0.00%
		\$229.49	\$229.49	\$0.00	-\$229.49	0.00%

**HANOVER**  
**Expenditure Budget Report - EDA**

Dept Abbrev	Account Descr	January 2018 Amt	2018 YTD Amt	2018 YTD Budget	2015 YTD Variance	%YTD Budget
Fund 201 EDA SPECIAL REVENUE FUND						
Dept 41330 Boards and Commissions						
BRDCOM	E 201-41330-111 Committee Wages/Meetin	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
BRDCOM	E 201-41330-306 Dues & Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
BRDCOM	E 201-41330-310 Other Professional Service	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
BRDCOM	E 201-41330-437 Other Miscellaneous	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 41330 Boards and Commissions		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 41570 Purchasing						
PURCHAS	E 201-41570-210 Operating Supplies (GENE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 41570 Purchasing		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 49360 Transfers Out						
TRNSFER	E 201-49360-700 Transfers (GENERAL)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 49360 Transfers Out		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Fund 201 EDA SPECIAL REVENUE FUND		\$0.00	\$0.00	\$0.00	\$0.00	0.00%

Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	January 2018 Amt	2018 YTD Amt	2018 YTD Budget	2015 YTD Variance	%YTD Budget
Fund 205 EDA BUSINESS INCENTIVE FUND						
Dept 46500 Economic Develop mt (GENERAL)						
ECODEVE	E 205-46500-810 Refunds & Reimbursemen	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 46500 Economic Develop mt (GENERAL)						
		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 49300 Other Finanacing Uses						
OTHFINU	E 205-49300-317 EDA BIF: Rent Reimburse	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
OTHFINU	E 205-49300-318 EDA BIF: Matching Grant	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
OTHFINU	E 205-49300-319 EDA BIF: EDA Loan	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 49300 Other Finanacing Uses						
		\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Fund 205 EDA BUSINESS INCENTIVE FUND						
		\$0.00	\$0.00	\$0.00	\$0.00	0.00%

Dept Abbrev	Account Descr	January 2018 Amt	2018 YTD Amt	2018 YTD Budget	2015 YTD Variance	%YTD Budget
		\$0.00	\$0.00	\$0.00	\$0.00	0.00%

**HANOVER**  
**Transaction Activity - EDA**

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
<b>Act Year 2018</b>										
PL Type G General Ledger										
Account Descr G 205-12400 EDA Loan Receivable										
January	9487	084342	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$180.65	EDA Loan Principal Payme	01/26/18	205
January	9459	084245	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$428.77	EDA Loan Principal Payme	01/04/18	205
Account Descr G 205-12400 EDA Loan Receivable							\$609.42			
PL Type G General Ledger							\$609.42			
PL Type *R Revenue										
Account Descr R 201-31000 Property Taxes - General										
January	123118		10	Cash Receipt	HENNEPIN COUNTY TREASURER		\$100.97	HC Tax Settlement - Janu		201
January	123119		10	Cash Receipt	WRIGHT COUNTY AUDITOR-TREAS		\$104.41	WC Tax Settlement - Janu		201
Account Descr R 201-31000 Property Taxes - General							\$205.38			
Account Descr R 205-36210 Interest Earnings										
January	9487	084342	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$3.65	EDA Loan Interest Payme	01/26/18	205
January	9459	084245	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$20.46	EDA Loan Interest Payme	01/04/18	205
Account Descr R 205-36210 Interest Earnings							\$24.11			
PL Type *R Revenue							\$229.49			
Act Year 2018							\$838.91			
							\$838.91			

<u>Borrower</u>	<u>1/30/2018</u>	<u>Paid Through</u>
CP Properties	\$ 2,008.17	January
Maris Ehlers Photography	\$ 345.70	December
Plug Technologies, Inc.	\$ 11,848.52	January
	\$ -	
<b>Total</b>	<b>\$ 14,202.39</b>	

City of Hanover  
Economic Development  
Authority



11250 5<sup>th</sup> St NE  
Hanover, Minnesota 55341  
763-497-3777  
cityhall@ci.hanover.mn.us

### HANOVER MATCHING GRANT PROGRAM APPLICATION

**Business Name:** Hanover Historical Society      **Time in Operation:** 15 yrs. 0 mos.

**Description of Business:** The Hanover Historical Society was created to preserve, identify, and disseminate knowledge about the history of Hanover through collections, preservation and distribution of historical information. The HUMC building will be our permanent home.

**Description of Improvements:** Construction of infrastructure to bring Comcast Cable Service Line to the Hanover United Methodist Church building. Internet service will provide monitoring services for building and location security.

**Total Project Costs:** \$14,081  
*\*Please include an itemized list of estimated costs you will incur.*

**Amount Requested:** ~~\$6,875~~ \$7,040.<sup>50</sup>      **Loan Portion:** \$0

*\*Please reference the program guidelines for details.*  
Comcast is contributing \$6,875. This program is "matching" so we understand that we would need to cover the remaining ~~\$7,040~~ \$165.<sup>50</sup>

**Applicant Signature:** [Signature]      **Date:** 1/3/18

**Address:** P.O. Box 13 Hanover, MN 55341

**Email:** info@hanoverhistoricalsociety.org      **Phone:** 612-703-5609

**Property Owner Signature:** Carol M Dixon      **Date:** 1-4-18

**Email:** \_\_\_\_\_      **Phone:** \_\_\_\_\_



## **HANOVER MATCHING GRANT PROGRAM GUIDELINES**

### **I. PURPOSE OF THE MATCHING GRANT PROGRAM**

The purpose of the fund is to promote and encourage economic development and retention in compliance with the existing Business and River District performance standards and historical guidelines.

### **II. ELIGIBLE APPLICANTS**

Eligible applicants include businesses located in existing structures within the corporate limits of the City of Hanover. Home based businesses are not eligible.

### **III. GENERAL GUIDELINES**

- 50% of project costs privately funded
- 25% of project costs grant funded through EDA
  - Maximum contribution of \$7,500
- 25% of project costs zero percent interest loan through EDA – max 36 month term
  - Maximum contribution of \$7,500
- Loan balance must be paid in full upon sale of property
- Applicant may request only grant proceeds portion of EDA contribution of project costs

### **IV. ELIGIBLE ACTIVITIES/EXPENDITURES**

- Landscaping
- Exterior Upgrades
- Ornamental Lighting
- Planters
- Benches
- Signage
- To conform to State building codes
- To conform to City codes and ordinances
- Parking enhancements
- Residential Conversions of 50% or more
- Security Improvements

## **V. INELIGIBLE ACTIVITIES**

- Paint
- Routine Maintenance & Repairs
- Interior Renovations
- In house labor
- Residential Conversions under 50%

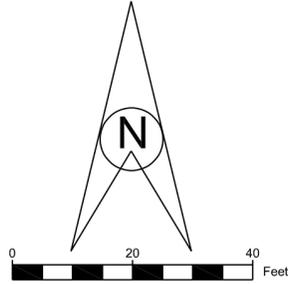
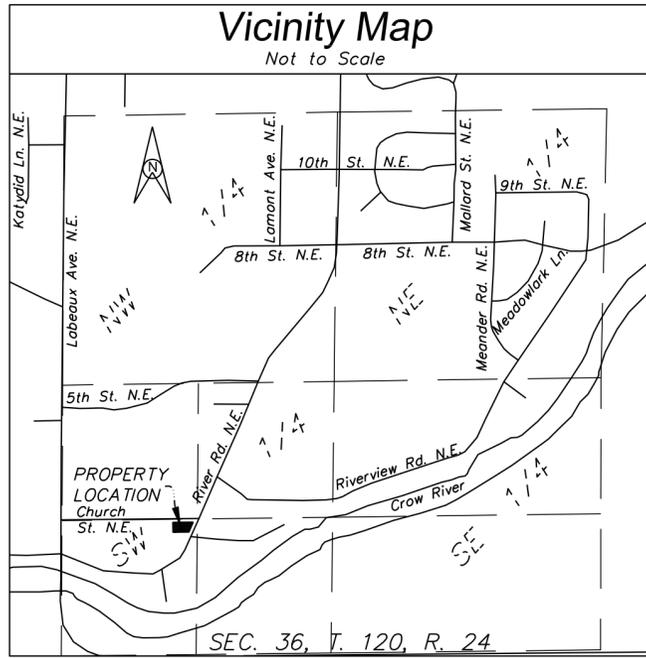
## **VI. APPROVAL PROCESS**

- A current financial statement must be submitted with this application. In the event that this is a new start up and no financial statements exist, then a business plan must be submitted with this application.
- The City Administrator shall review the application for compliance and will then present it to the EDA Board for recommendation to the Hanover City Council.
- The Hanover Economic Development Authority will review each application on its own merit. The EDA will then make a recommendation on the application and forward it to the Hanover City Council for final action.
- Upon action by the Hanover City Council, the City Administrator will notify the applicant of the decision.
- The loan portion of the contribution shall be issued to the applicant upon final approval.
- The applicant shall perform the work as described in the application within 180 days. If the 180 day requirement is not met, the applicant will be required to reapply for the funds. Upon completion they shall request a final inspection and provide proof of all expenditures to the City Administrator. Once verified that all work has been done and the expenditures are in compliance with the terms of the Renovation Program, the City Administrator shall release the grant portion of the contribution.
- This program will not retroactively reimburse costs. Application must be received and approved prior to work commencing.

## **VII. EXAMPLES**

- \$20,000 estimated project costs
  - Eligible EDA contribution of \$10,000 total
    - \$5,000 grant proceeds
    - \$5,000 loan proceeds
  - Loan balance provided at beginning of project with grant balance provided following completion of project
  - Loan repaid over max 36 month term
- \$20,000 estimated project costs
  - Eligible EDA contribution of \$10,000 total
    - Applicant desires only grant portion of \$5,000
  - Grant balance provided following completion of project

# ALTA/NSPS Land Title Survey



SCALE 1" = 20'

**LEGEND**

- denotes Handicap Parking
- denotes Gas Meter
- denotes Electrical Meter
- denotes Air Conditioner Unit
- denotes Telephone Pedestal
- denotes Bollard
- denotes Guy Wire
- denotes Power Pole
- denotes Catch Basin
- denotes Fence Line
- denotes Overhead Electric Line
- denotes Storm Sewer Line

To GP Manufacturing, LLC; Cummings Property Management I, LLC, a Minnesota limited liability company; Title Mark, LLC; and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 16, and 18 of Table A thereof. The field work was completed on 08-17-17.

Date of Map: 10-20-17

*Paul E. Otto*  
Paul E. Otto, Land Surveyor (paul@ottoassociates.com)  
Minnesota License No. 40062

**PROPERTY DESCRIPTION**

Lot 6, Block A of the TOWNSITE OF HANOVER, Wright County, Minnesota. Together with that part of Lot 5 of said Block A described as beginning at the Northwest corner of said Block 6; thence Southerly along the West line of said Lot 6, a distance of 124.75 feet to the Southwest corner of said Lot 6; thence Westerly, parallel with the North line of said Lot 5, a distance of 40.00 feet; thence Northerly, parallel with the West line of said Lot 6, a distance of 124.75 feet to the North line of said Lot 5; thence Easterly along said North line of Lot 5 a distance of 40.00 feet to the point of beginning.

EXCEPTING THEREFROM the North 33.00 feet thereof for road.

**GENERAL NOTES**

According to Title Commitment No. 170821 prepared by First American Title Insurance Company and dated June 30, 2017 at 8:00 a.m., this property is subject to the following:

- A) Order Granting Variance dated November 17, 1998; filed May 21, 1999 as Document No. 678815. (10 foot setback - not mapped)
- B) Resolution #03-99-11 dated November 3, 1999; filed May 9, 2000 as Document No. 708501. (10 foot setback - not mapped)

**SURVEYOR NOTES**

- 1) The property address is 11238 River Road Northeast, Hanover, Minnesota.
- 2) According to Flood Insurance Rate Map No. 270540 0018 F dated November 4, 2016, this property is located in Flood Zone X.
- 3) There are 2 painted parking stalls on the property and 8 painted parking stalls within Church Street right-of-way.
- 4) There is no visible evidence of current earth moving work, building construction, and parking lot construction.
- 5) There appears to be a typographical error in the legal description - beginning at the Northwest corner of said "Block 6" should be "Lot 6".
- 6) The plat of TOWNSITE OF HANOVER was created in 1891 and lacks dimensions and bearings to recalculate. As such, there could be different interpretations of the boundary. I have written a suggested revised property description that is based upon the section to correct this.

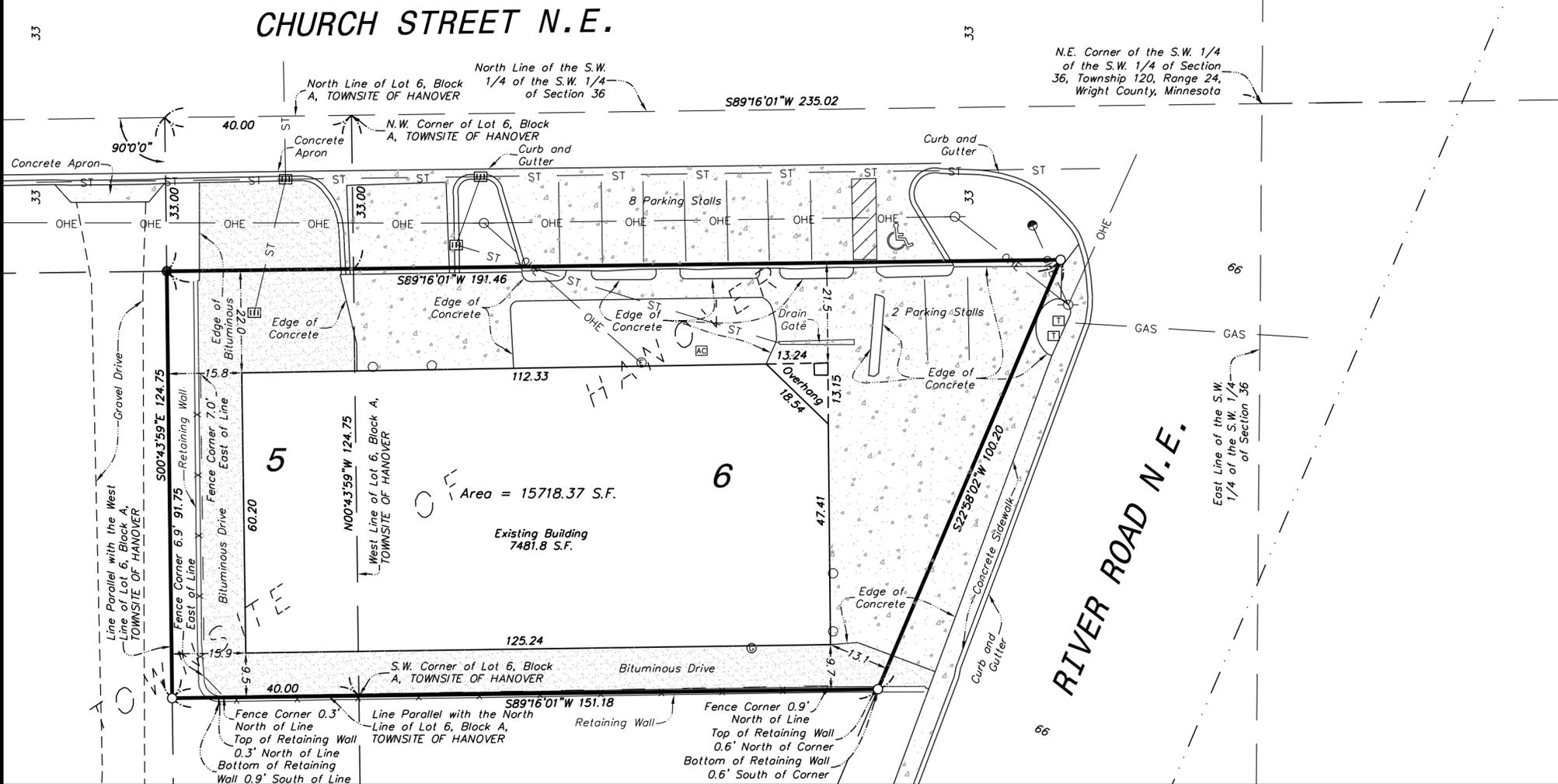
**SUGGESTED REVISED PROPERTY DESCRIPTION:**

That part of Lots 5 and 6, Block A, TOWNSITE OF HANOVER, Wright County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 36, Township 120, Range 24, Wright County, Minnesota; thence West along the North line of said Southwest Quarter of the Southwest Quarter, a distance of 235.02 feet to the point of beginning; thence South deflecting 90 degrees, a distance of 124.75 feet; thence East deflecting 90 degrees, a distance of 151.18 feet to the Westerly right of way of River Road; thence Northeasterly along said West line to the North line of said Southwest Quarter of the Southwest Quarter; thence West along said North line a distance of 205.94 feet to the point of beginning.

Except therefrom the North 33.00 feet.

RECORDING DATA	
PLAT	DOC. NO.
Townsite of Hanover	A11837



ALTA/NSPS Land Title Survey on Lot 6 and Part of Lot 5, Block A, TOWNSITE OF HANOVER, Wright County, Minnesota

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Paul E. Otto*  
Paul E. Otto  
License #40062 Date: 10-20-17

Revised:  
9-26-17 - Dimensions to Property Line & Title Commitment - S.O.S.  
10-20-17 - Suggested Revised Property Description - S.O.S.

Requested By:

**Doug Cummings/Ted Giese**

Date: 8-17-17 Drawn By: S.O.S. Scale: 1"=20' Checked By: P.E.O.

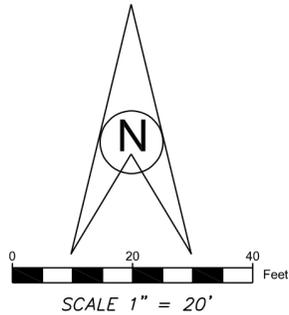
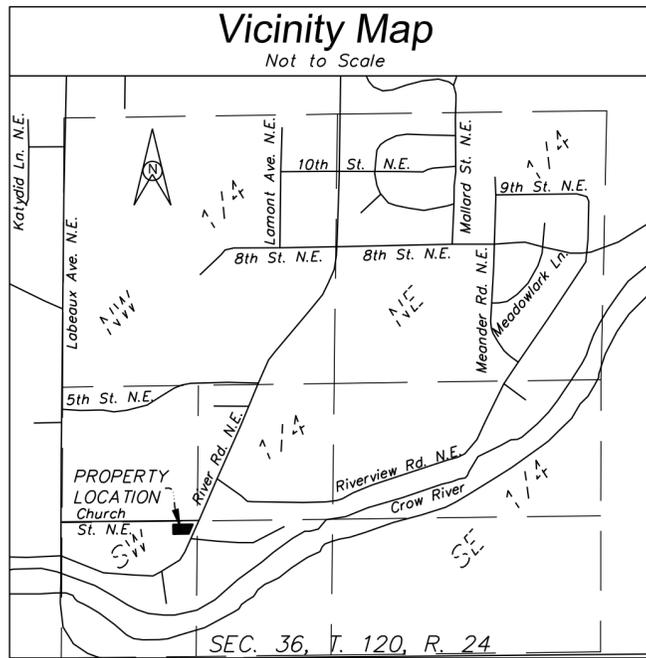


www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763)682-4727  
Fax: (763)682-3522

- denotes iron monument found cap #40062
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 17-0425

# ALTA/NSPS Land Title Survey



- LEGEND**
- denotes Handicap Parking
  - denotes Gas Meter
  - denotes Electrical Meter
  - denotes Air Conditioner Unit
  - denotes Telephone Pedestal
  - denotes Bollard
  - denotes Guy Wire
  - denotes Power Pole
  - denotes Catch Basin
  - denotes Fence Line
  - denotes Overhead Electric Line
  - denotes Storm Sewer Line

To GP Manufacturing, LLC; Cummings Property Management I, LLC, a Minnesota limited liability company; Title Mark, LLC; First American Title Insurance Company; Old Republic Title Insurance Company; and Liberty Title, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 16, and 18 of Table A thereof. The field work was completed on 08-17-17.

Date of Map: 01-03-18

*Paul E. Otto*  
 Paul E. Otto, Land Surveyor (paul@ottoassociates.com)  
 Minnesota License No. 40062

## PROPERTY DESCRIPTION

Lot 6, Block A of the TOWNSITE OF HANOVER, Wright County, Minnesota. Together with that part of Lot 5 of said Block A described as beginning at the Northwest corner of said Block 6; thence Southerly along the West line of said Lot 6, a distance of 124.75 feet to the Southwest corner of said Lot 6; thence Westerly, parallel with the North line of said Lot 5, a distance of 40.00 feet; thence Northerly, parallel with the West line of said Lot 6, a distance of 124.75 feet to the North line of said Lot 5; thence Easterly along said North line of Lot 5 a distance of 40.00 feet to the point of beginning.

EXCEPTING THEREFROM the North 33.00 feet thereof for road.

## GENERAL NOTES

According to Title Commitment No. 170821 prepared by First American Title Insurance Company and dated June 30, 2017 at 8:00 a.m., this property is subject to the following:

- A) Order Granting Variance dated November 17, 1998; filed May 21, 1999 as Document No. 678815. (10 foot setback - not mapped)
- B) Resolution #03-99-11 dated November 3, 1999; filed May 9, 2000 as Document No. 708501. (10 foot setback - not mapped)

## SURVEYOR NOTES

- 1) The property address is 11238 River Road Northeast, Hanover, Minnesota.
- 2) According to Flood Insurance Rate Map No. 270540 0018 F dated November 4, 2016, this property is located in Flood Zone X.
- 3) There are 2 pointed parking stalls on the property and 8 pointed parking stalls within Church Street right-of-way.
- 4) There is no visible evidence of current earth moving work, building construction, and parking lot construction.
- 5) There appears to be a typographical error in the legal description - beginning at the Northwest corner of said "Block 6" should be "Lot 6".
- 6) The plat of TOWNSITE OF HANOVER was created in 1891 and lacks dimensions and bearings to recalculate. As such, there could be different interpretations of the boundary. I have written a suggested revised property description that is based upon the section to correct this and to adjust the South line so the retaining wall is within the property.

## SUGGESTED REVISED PROPERTY DESCRIPTION:

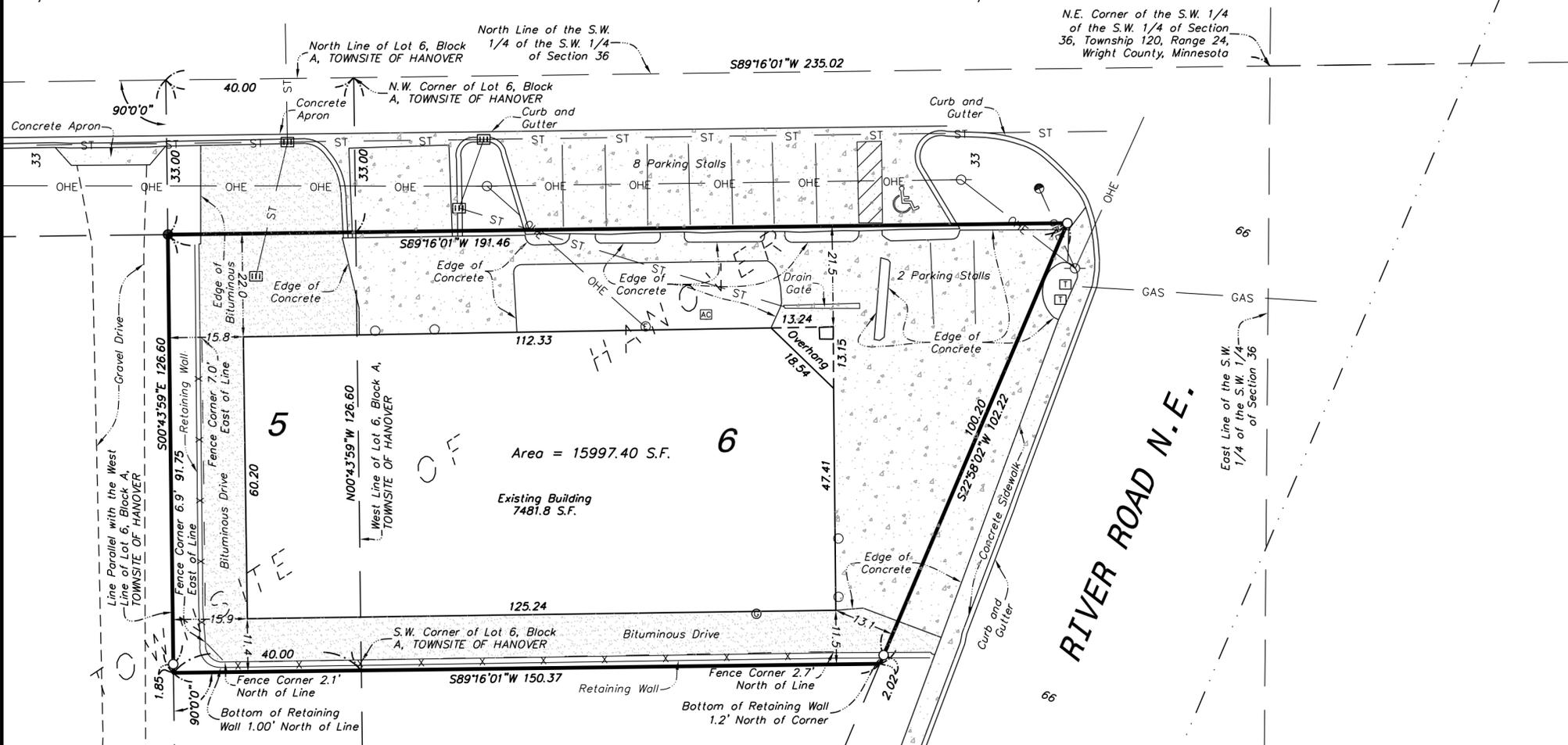
That part of Lots 5 and 6, Block A, TOWNSITE OF HANOVER, Wright County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 36, Township 120, Range 24, Wright County, Minnesota; thence West along the North line of said Southwest Quarter of the Southwest Quarter, a distance of 235.02 feet to the point of beginning; thence South deflecting 90 degrees, a distance of 126.60 feet; thence East deflecting 90 degrees, a distance of 150.37 feet to the Westerly right of way of River Road; thence Northeasterly along said West line to the North line of said Southwest Quarter of the Southwest Quarter; thence West along said North line a distance of 205.94 feet to the point of beginning.

Except therefrom the North 33.00 feet.

RECORDING DATA	
PLAT	DOC. NO.
Townsite of Hanover	A11837

## CHURCH STREET N.E.



ALTA/NSPS Land Title Survey on Lot 6 and Part of Lot 5, Block A, TOWNSITE OF HANOVER, Wright County, Minnesota

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Requested By:

**Doug Cummings/Ted Giese**

Revised:  
 9-26-17 - Dimensions to Property Line & Title Commitment - S.O.S.  
 10-20-17 - Suggested Revised Property Description - S.O.S.  
 1-2-18 - South Prop. Line & Suggested Rev. Prop. Description - S.O.S.

*Paul E. Otto*  
 Paul E. Otto  
 License #40062 Date: 1-3-18

Date: 8-17-17 Drawn By: S.O.S. Scale: 1"=20' Checked By: P.E.O.



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 9 West Division Street  
 Buffalo, MN 55313  
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- denotes iron monument found cap #40062
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 17-0425



11250 5<sup>th</sup> St NE  
 Hanover, MN 55341-0278  
 Phone: 763.497.3777 fax: 763.497.1873  
[www.hanovermn.org](http://www.hanovermn.org)  
[cityhall@ci.hanover.mn.us](mailto:cityhall@ci.hanover.mn.us)

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

## DEVELOPMENT APPLICATION

TYPE OF APPLICATION		
<input type="checkbox"/> Annexation <input type="checkbox"/> Appeal <input checked="" type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text or Map) <input type="checkbox"/> Planned Unit Development (Concept/Gen)	<input type="checkbox"/> Site Plan & Building Plan <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Vacation	<input type="checkbox"/> Simple Land Division <input type="checkbox"/> Subdivision Sketch Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other
PROPERTY INFORMATION		
Street Address: <i>11575 8th St. NE + 547 River Rd. NE</i>		
Property Identification Number (PIN#): <i>108500361300, 108500362400</i>		
Legal Description (Attach if necessary): <i>see attached</i>		
APPLICANT INFORMATION		
Name: <i>Kent Roessler</i>		Business Name: <i>Paxmar, LLC</i>
Address: <i>3495 Northdale Blvd. Suite 210</i>		
City: <i>Coon Rapids</i>	State: <i>MN</i>	Zip Code: <i>55448</i>
Telephone: <i>(763) 753-6176</i>	Fax:	E-mail: <i>kent@paxmar.com</i>
Contact: <i>Kent Roessler</i>	Title:	
OWNER INFORMATION (if different from applicant)		
Name: <i>Marah Co.</i>		Business Name: <i>Marah Co.</i>
Address: <i>3801 Eagle Nest Dr., Suite B</i>		
City: <i>Crete</i>	State: <i>IL</i>	Zip Code: <i>60417</i>
Telephone: <i>708-532-3444</i>	Fax: <i>708-532-1219</i>	E-mail: <i>criem@barnabasfoundation.com</i>
Contact: <i>Cindi Riemersma</i>	Title: <i>Treasurer</i>	
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: <i>Unreclaimed gravel pit</i>		
Nature of Proposed Use: <i>Residential subdivision</i>		
Reason(s) to Approve Request: <i>Approval of this request will facilitate the development of the subject property by changing the guidance of the southern portion of the property from industrial to NH Residential.</i>		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: <i>Hanover Commons</i>		Date of Application: <i>2005-2006</i>
Nature of Request: <i>A previous request was made around 2006 for a preliminary plat of Hanover Commons housing development, in conjunction with the development of a school. The city approved but the project was not constructed</i>		
<b>NOTE:</b> Applications only accepted with ALL required support documents. See Application Instructions and City Code		

**APPLICATION FEES AND EXPENSES:**

The City of Hanover required all applicants to reimburse the City for any and all costs incurred by the City to review and act upon applications.

The application fee includes administrative costs which are necessary to process the application. The escrow fee will include all charges for staff time by the City Planner, City Engineer, City Attorney, and/or any other consultants as needed to process the application.

The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. *All fees and expenses are due whether the application is approved or denied.*

With my signature below, I hereby acknowledge that I have read this agreement in its entirety and understand the terms herein. *I agree to pay to the City all costs incurred during the review process as set forth in this Agreement.* This includes any and all expenses that exceed the initial Escrow Deposit to be paid within 30 days of billing notification. I further understand that the application process will be terminated if payment is not made and application may be denied for failure to reimburse City for costs. I further understand that the City may approve a special assessment against my property for any unpaid escrows and that I specifically waive any and all appeals under Minnesota Statutes 429.081, as amended.

I wish to be notified of additional costs in the following manner:

E-mail Kent@paxmar.com  Fax \_\_\_\_\_  USPS – Certified Mail

I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge.

I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant: [Signature] Date: 1/25/18

Owner: [Signature] X Cynthia Romerosa for Murd Co. Date: 1/26/18

**NOTE:** Applications only accepted with ALL required support documents. See Application Checklist and City Code



11250 5<sup>th</sup> St NE  
 Hanover, MN 55341-0278  
 Phone: 763.497.3777 fax: 763.497.1873  
[www.hanovermn.org](http://www.hanovermn.org)  
[cityhall@ci.hanover.mn.us](mailto:cityhall@ci.hanover.mn.us)

For Office Use Only	
Case Number:	
Fee Paid:	
Received by:	
Date Filed:	
Date Complete:	
Base Fee:	Escrow:

## DEVELOPMENT APPLICATION

TYPE OF APPLICATION		
<input type="checkbox"/> Annexation <input type="checkbox"/> Appeal <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Ordinance Amendment (Text or Map) <input type="checkbox"/> Planned Unit Development (Concept/Gen)	<input type="checkbox"/> Site Plan & Building Plan <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Vacation	<input type="checkbox"/> Simple Land Division <input checked="" type="checkbox"/> Subdivision Sketch Plan <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Other
PROPERTY INFORMATION		
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Property Identification Number (PIN#): <i>108500361300, 108500362400</i>		
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Name: <i>Alan Roessler</i>		Business Name: <i>Paxmar, LLC</i>
Address: <i>3495 Northdale Blvd. Suite 210</i>		
City: <i>Coon Rapids</i>	State: <i>MN</i>	Zip Code: <i>55448</i>
Telephone: <i>(763) 753-6176</i>	Fax:	E-mail: <i>alan@paxmar.com</i>
Contact: <i>Alan Roessler</i>	Title:	
OWNER INFORMATION (if different from applicant)		
Name: <i>Marah Co.</i>		Business Name: <i>Marah Co.</i>
Address: <i>3801 Eagle Nest Dr., Suite B</i>		
City: <i>Crete</i>	State: <i>IL</i>	Zip Code: <i>60417</i>
Telephone: <i>708-532-3444</i>	Fax: <i>708-532-1217</i>	E-mail: <i>criem@barnabas</i>
Contact: <i>Cindi Riemersma</i>	Title: <i>Treasurer foundation.com</i>	
DESCRIPTION OF REQUEST (attach additional information if needed)		
Existing Use of Property: <i>Undeveloped gravel pit</i>		
Nature of Proposed Use: <i>Residential subdivision</i>		
Reason(s) to Approve Request: <i>Approval of this request will open up the development of several residential housing options within the city of Hanover, converting an undeveloped gravel pit into a development the city can be proud of.</i>		
PREVIOUS APPLICATIONS PERTAINING TO THE SUBJECT SITE		
Project Name: <i>Hanover Commons</i>		Date of Application: <i>2005-2006</i>
Nature of Request: <i>A previous request was made around 2006 for a preliminary plat of Hanover Commons housing development, in conjunction with the development of a school. The city approved but the project was not constructed.</i>		
<b>NOTE:</b> Applications only accepted with ALL required support documents. See Application Instructions and City Code		

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The City will track all consultant costs associated with the application. If these costs are projected to exceed the money initially deposited to your escrow account, you will be notified in the manner that you have identified below that additional monies are required in order for your application process to continue. If you choose to terminate the application (notice must be in writing), you will be responsible for all costs incurred to that point. If you choose to continue the process you will be billed for the additional monies and an explanation of expenses will be furnished. Remittance of these additional fees will be due within thirty (30) days from the date the invoice is mailed. If payment is not received as required by this agreement, the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes Section 429.081 as amended. **All fees and expenses are due whether the application is approved or denied.**

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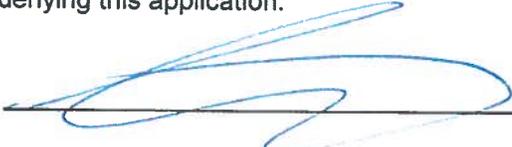
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E-mail kent@paxmar.com     Fax \_\_\_\_\_     USPS – Certified Mail

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I acknowledge that I have read the statement entitled "Application Fees and Expenses" as listed above.

I understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes Section 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes Section 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application.

Applicant:  Date: 1/19/18

Owner: X Cynthia Reardon for Morah Co. Date: 1/26/18

**NOTE: Applications only accepted with ALL required support documents.  
See Application Checklist and City Code**



# RESIDENT GUIDE #1

## Hanover Cove

February 1, 2018

### Application:

The City has received an application from Paxmar, LLC for a **Comprehensive Plan Amendment and Concept Plan** (included) review of the property located east of River Road and south of 8<sup>th</sup> Street.

Access to the site is proposed from two entrances on River Road, and one entrance on 8<sup>th</sup> Street.

A mixture of single-family homes, patio homes, twinhomes, and townhomes are proposed to be constructed, totaling 337 new homes. The project is anticipated to be completed in phases.

The project will reclaim the former gravel pit that exists on this site.



### Process:

The applications are currently scheduled to be reviewed at the following meetings:

**Planning Commission Public Hearing: Monday, February 26, 2018, at 7:00 p.m.**

**City Council Decision: Tuesday, March 6, 2018, at 7:00 p.m.**

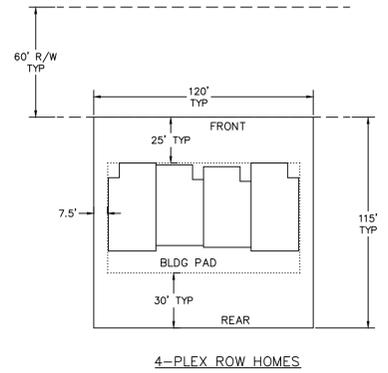
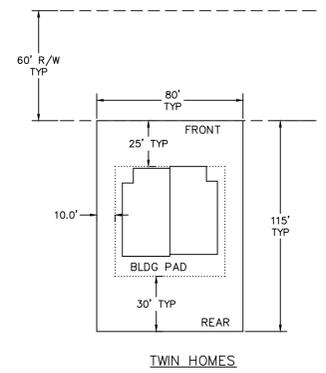
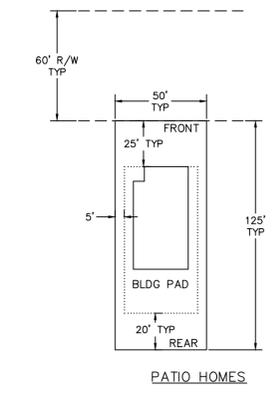
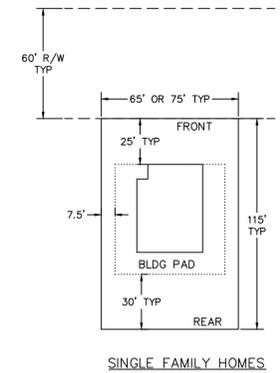
The public hearing at the February 26<sup>th</sup> Planning Commission meeting is the **FIRST** opportunity to review to provide the developer with comments and to determine how the property will be developed.

### Information / Contacts:

Contact	E-Mail	Phone Number
Cindy Nash, City Planner	cnash@collaborative-planning.com	763-473-0569
Brian Hagen, City Administrator	brianh@ci.hanover.mn.us	763-497-3777

*Follow the development process by reviewing the Hanover Cove project page at [www.hanovermn.org](http://www.hanovermn.org)!*

PRELIMINARY LOT CONFIGURATIONS



**CONCEPT DATA**

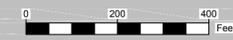
GROSS SITE AREA: 82.6 ACRES  
 LOT AREA: 54.7 ACRES  
 R/W AREA: 15.7 ACRES  
 PONDING/OPEN AREA: 12.2 ACRES

LOT TYPES	# OF LOTS
65' SINGLE FAMILY	91
75' SINGLE FAMILY	39
80' TWIN HOMES	30 (60 UNITS)
50' PATIO HOMES	71
104' 4-PLEX ROW	19 (76 UNITS)
<b>TOTAL</b>	<b>250 (337 UNITS)</b>

**LOT LEGEND**

PATIO HOMES	
SINGLE FAMILY HOMES	
TWIN HOMES	
4-PLEX ROW HOMES	

DEVELOPER:  
 PAXMAR, LLC  
 3495 NORTHDALE BLVD  
 SUITE 210  
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DATE	REVISIONS	NO.	BY

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SCALE GRAPHIC	<b>HANOVER COVE                  CONCEPT SKETCH PLAN</b>  HANOVER, MN		
DRAWN BY: JVS			
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DATE	JANUARY 25, 2018	SHEET	1 OF 1

# PROPOSED FUTURE LAND USE MAP

AS DISCUSSED AT THE NOVEMBER JOINT COUNCIL AND PLANNING COMMISSION MEETING

- Commercial
- Downtown Commercial
- Industrial
- Institutional
- Multi Family
- Neighborhood Residential
- Public
- Parks Open Space
- Rural Residential

