

**AGENDA
HANOVER ECONOMIC DEVELOPMENT AUTHORITY
FEBRUARY 9, 2017**

**TODD BARTELS, CHAIR
RANDY WHITCOMB, VICE CHAIR
JESSICA JOHNSON, TREASURER
KEITH ULSTAD
MATT HANSON
BRIAN DISMANG**

**KEN WARPULA
MARYANN HALLSTEIN
HEIDI PEPPER, EDA CONSULTANT**

- 1. Call to Order: 8:00 a.m.**
- 2. Oath of Office – MaryAnn Hallstein & Brian Dismang**
- 3. Approval of:**
 - a. Agenda**
 - b. Appoint Chair, Vice Chair, Treasurer**
 - c. Minutes of December 8, 2016 Regular Meeting**
 - d. Accounts Payable and Financial Reports**
 - Through December 2016**
 - January 2017**
- 4. Citizen’s Forum**
- 5. Unfinished Business**
 - a. 2017 Business Social**
 - b. Downtown Redevelopment & Parking**
 - c. Industrial Park Growth**
- 6. New Business**
 - a. Website Transfer Review**
- 7. EDA Board and Staff Reports**
 - a. EDA Board Reports**
 - b. Staff Reports**
- 8. Adjournment**

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MEETING
DECEMBER 8, 2016 – DRAFT MINUTES**

Call to Order

Chair Bartels called the regular EDA meeting of November 10, 2016 to order at 8:02 a.m. Present were Todd Bartels, Randy Whitcomb, Keith Ulstad, Matt Hanson, Jessica Johnson, and Ken Warpula. Also present was City Administrator Brian Hagen and EDA Consultant Heidi Peper. John Vajda was absent.

Approval of Agenda

MOTION by Hanson to approve the agenda, seconded by Whitcomb. **Motion carried unanimously.**

Approval of Minutes from November 10, 2016 Regular Meeting

MOTION by Whitcomb to approve minutes as presented, seconded by Ulstad. **Motion carried unanimously.**

Approval of Accounts Payable and Financial Reports

Johnson stated there are four outstanding loans. All loans are current on payments.

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

Citizen's Forum

None

Unfinished Business

2017 Business Social

Hagen stated he is waiting for a response from Chops Bar to determine their interest and ability to hold the event. Whitcomb stated that BankWest may be a possible location to hold the event and he would look into it.

Johnson stated she researched the cost of handing out gifts. She estimates that between the cost of food based on previous years and the cost of Yetti mugs, the event would total approximately \$5,000.

Downtown redevelopment & Parking

Hagen and Peper would be meeting Caprice Woodcraft and European Auto after the EDA meeting to discuss short term plans for their businesses. The board further discussed that on-street parking options may be the best option if the EDA continues to pursue investing into downtown parking. They did desire to understand WestAir's plans for the vacant lot next to their office area. They suggested a meeting or phone call similar to Caprice Woodcraft and European Auto.

The board discussed residential lots which may be parking possibilities. One property between the River Inn and Comfort Matters stood out. They suggested having a conversation with the property owner to discuss future plans.

Industrial Park Growth

Members discussed future commercial/industrial park growth areas. They agree that the Duininck Pit area may benefit from some rezoning. Other areas are limited to providing future impact until development is desired from the private market.

The board encouraged conversation with Hennepin County to solidify an access point to the vacant parcel of land adjacent to the river between the Historic Bridge and the vehicle bridge on CSAH 19. Hagen would contact Hennepin County to engage conversations.

New Business

Heidi Peper – 2017 Contract

Peper outlined the proposed 2017 contract. She identified an increase in rate due to her position changing with the company. The members asked if she had a desire to continue to work with Hanover given her new role. She stated she enjoys retaining Hanover as a client. She further stated that she would remain budget conscious and if tasks could be completed by a lower hourly rate individual from her company that she would ensure that happened.

MOTION by Warpula to recommend approval the proposed 2017 contract with SEH, seconded by Ulstad. **Motion carried unanimously.**

Reports

None

Adjournment

MOTION by Whitcomb to adjourn at 9:36 a.m., seconded by Ulstad. **Motion carried unanimously.**

ATTEST:

Brian Hagen, City Administrator

HANOVER
Cash Balances
December 2016

Fund	Begin Month	GL Debits Month	GL Credits Month	Balance
100 GENERAL FUND	\$821,227.39	\$593,242.73	\$410,523.30	\$1,003,946.82
107 FIRE DEPT DONATIONS FUND	\$27,840.89	\$10,000.00	\$0.00	\$37,840.89
201 EDA SPECIAL REVENUE FUND	\$118,820.63	\$22,979.71	\$5,480.00	\$136,320.34
205 EDA BUSINESS INCENTIVE FUND	\$240,084.29	\$1,328.53	\$989.97	\$240,422.85
311 2008A GO CIP REFUNDING BOND	\$48,809.34	\$24,302.00	\$0.00	\$73,111.34
312 2009A GO IMP REFUNDING BOND	\$31,108.69	\$14,169.32	\$0.00	\$45,278.01
313 2010 GO EQUIPMENT CERTIFICATES	-\$13,631.64	\$35,029.21	\$21,397.57	\$0.00
314 2011A GO IMP CROSSOVER REF BD	\$341,731.41	\$84,616.03	\$1,730.75	\$424,616.69
315 2016A GO CIP BOND	\$0.00	\$0.00	\$0.00	\$0.00
401 GENERAL CAPITAL PROJECTS	\$1,014,776.00	\$177,742.50	\$105,121.11	\$1,087,397.39
402 PARKS CAPITAL PROJECTS	\$194,871.78	\$101,254.75	\$296,126.53	\$0.00
403 FIRE DEPT CAPITAL FUND	\$178,856.78	\$15,000.00	\$757.52	\$193,099.26
404 HISTORICAL CAPITAL PROJ FUND	-\$74,211.46	\$79,678.96	\$5,467.50	\$0.00
405 PARK DEDICATION FEE	\$1,370.00	\$0.00	\$0.00	\$1,370.00
407 TIF REDEV DIST #1	\$9,187.39	\$3,475.77	\$6,290.44	\$6,372.72
411 FACILITIES CAPITAL PROJ FUND	\$32,878.56	\$1,637,842.50	\$35,835.17	\$1,634,885.89
417 EQUIPMENT CAPITAL FUND	\$108,669.21	\$0.00	\$0.00	\$108,669.21
418 STREET CAPITAL PROJ FUND	\$392,551.06	\$111,250.00	\$39,142.95	\$464,658.11
601 WATER ENTERPRISE FUND	\$826,938.43	\$7,143.09	\$21,541.58	\$812,539.94
602 SEWER ENTERPRISE FUND	\$310,378.65	\$24,560.02	\$73,807.97	\$261,130.70
603 STORM WATER ENTERPRISE FUND	\$173,735.27	\$3,249.91	\$716.39	\$176,268.79
611 WATER CAPITAL IMP FUND	\$155,605.39	\$0.00	\$937.08	\$154,668.31
612 SEWER CAPITAL IMP FUND	\$1,785,528.56	\$23,172.38	\$7,388.53	\$1,801,312.41
613 STORM WATER CAPITAL IMP FUND	\$558,286.08	\$0.00	\$8,351.67	\$549,934.41
804 SCHENDELS FIELD ESC FUND	\$148,505.58	\$0.00	\$611.87	\$147,893.71
809 BRIDGES AT HANOVER ESC FUND	-\$13,476.50	\$13,476.50	\$0.00	\$0.00
811 EROSION CONTROL ESCROW FUND	\$31,000.00	\$2,000.00	\$4,000.00	\$29,000.00
815 LANDSCAPE ESCROW FUND	\$33,000.00	\$2,000.00	\$6,000.00	\$29,000.00
817 INFRASTRUCTURE ESCROW FUND	\$15,000.00	\$0.00	\$0.00	\$15,000.00
818 MISC ESCROWS FUND	\$7,945.34	\$2,689.57	\$1,263.41	\$9,371.50
820 BRIDGES TOWNHOMES ESC FUND	\$3,606.26	\$0.00	\$14.86	\$3,591.40
821 QUAIL PASS 2ND ADD ESCROW FD	\$11,955.93	\$0.00	\$49.26	\$11,906.67
900 INTEREST	-\$10,198.17	\$41,211.56	\$31,013.39	\$0.00
	\$7,512,751.14	\$3,031,415.04	\$1,084,558.82	\$9,459,607.36

HANOVER

Revenue Budget by Source - EDA

Source Alt Code	Account Descr	December 2016 Amt	2016 YTD Amt	2016 YTD Budget	2015 YTD Variance	%YTD Budget
Fund 201 EDA SPECIAL REVENUE FUND						
TAXES	R 201-31000 Property Taxes - General	\$22,950.31	\$49,182.17	\$49,000.00	-\$182.17	100.37%
TAXES	R 201-31010 Tax Abatement	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code TAXES		\$22,950.31	\$49,182.17	\$49,000.00	-\$182.17	100.37%
MISC	R 201-36210 Interest Earnings	\$0.00	\$904.81	\$100.00	-\$804.81	904.81%
MISC	R 201-36215 Investment Income/Loss	\$0.00	\$833.19	\$1,100.00	\$266.81	75.74%
Source Alt Code MISC		\$0.00	\$1,738.00	\$1,200.00	-\$538.00	144.83%
INTGOVT	R 201-33410 MV Credit	\$29.40	\$58.80	\$0.00	-\$58.80	0.00%
Source Alt Code INTGOVT		\$29.40	\$58.80	\$0.00	-\$58.80	0.00%
Fund 201 EDA SPECIAL REVENUE FUND		\$22,979.71	\$50,978.97	\$50,200.00	-\$778.97	101.55%
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	\$1,126.87	\$3,706.18	\$2,000.00	-\$1,706.18	185.31%
MISC	R 205-36215 Investment Income/Loss	-\$2,068.82	-\$106.81	\$2,000.00	\$2,106.81	-5.34%
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	\$15,000.00	\$15,000.00	0.00%
Source Alt Code MISC		-\$941.95	\$3,599.37	\$19,000.00	\$15,400.63	18.94%
INTGOVT	R 205-33400 State Grants and Aids	\$0.00	\$0.00	\$50,000.00	\$50,000.00	0.00%
Source Alt Code INTGOVT		\$0.00	\$0.00	\$50,000.00	\$50,000.00	0.00%
Fund 205 EDA BUSINESS INCENTIVE FUND		-\$941.95	\$3,599.37	\$69,000.00	\$65,400.63	5.22%
		\$22,037.76	\$54,578.34	\$119,200.00	\$64,621.66	45.79%

HANOVER
Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	December 2016 Amt	2016 YTD Amt	2016 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	\$2,015.00	\$2,015.00	\$3,000.00	\$985.00	67.17%
BRDCOM	E 201-41330-306 Dues & Subscriptions	\$0.00	\$319.95	\$1,000.00	\$680.05	32.00%
BRDCOM	E 201-41330-310 Other Professional Service	\$3,265.00	\$7,161.32	\$25,000.00	\$17,838.68	28.65%
BRDCOM	E 201-41330-437 Other Miscellaneous	\$200.00	\$4,600.00	\$5,200.00	\$600.00	88.46%
Dept 41330 Boards and Commissions		\$5,480.00	\$14,096.27	\$34,200.00	\$20,103.73	41.22%
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		\$5,480.00	\$14,096.27	\$50,200.00	\$36,103.73	28.08%

Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	December 2016 Amt	2016 YTD Amt	2016 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	\$1,485.00	\$7,200.00	\$5,715.00	20.63%
Dept 46500 Economic Develop mt (GENERAL)		\$0.00	\$1,485.00	\$7,200.00	\$5,715.00	20.63%
Dept 49300 Other Finanacing Uses						
OTHFINU	E 205-49300-318 EDA BIF: Matching Grant	\$0.00	\$1,500.00	\$50,000.00	\$48,500.00	3.00%
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	\$1,500.00	\$50,000.00	\$48,500.00	3.00%
Fund 205 EDA BUSINESS INCENTIVE FUND		\$0.00	\$2,985.00	\$57,200.00	\$54,215.00	5.22%

Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	December 2016 Amt	2016 YTD Amt	2016 YTD Budget	2015 YTD Variance	%YTD Budget
		\$5,480.00	\$17,081.27	\$107,400.00	\$90,318.73	15.90%

HANOVER
Transaction Activity - EDA

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
Act Year 2016										
PL Type G General Ledger										
Account Descr G 201-10100 Cash										
January		187	30	Journal Entry			-\$2,287.17			201
March		188	30	Journal Entry			\$852.72	Allocate 1st Quarter Inter		201
June		204	30	Journal Entry			\$681.03	Allocate 2nd Quarter Inter		201
September		214	30	Journal Entry			\$204.25	Allocate 3rd Quarter Inter		201
							-\$549.17			
Account Descr G 201-10500 Taxes Receivable-Current										
January		191	30	Journal Entry			-\$168.72	Reverse Jan Tax Settleme		201
							-\$168.72			
Account Descr G 201-20200 Accounts Payable										
January		187	30	Journal Entry			\$2,287.17			201
							\$2,287.17			
Account Descr G 205-10100 Cash										
March		188	30	Journal Entry			\$2,013.11	Allocate 1st Quarter Inter		205
June		204	30	Journal Entry			\$1,556.41	Allocate 2nd Quarter Inter		205
September		214	30	Journal Entry			\$406.32	Allocate 3rd Quarter Inter		205
December		239	30	Journal Entry			-\$989.97	Allocate 4th Quarter Inter		205
							\$2,985.87			
Account Descr G 205-12400 EDA Loan Receivable										
January	8492	081202	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$174.29	EDA Loan Principal Payme	01/26/16	205
January	8475	081114	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$409.50	EDA Loan Principal Payme	01/06/16	205
January	8483	081165	10	Cash Receipt	RIVER INN		\$337.84	EDA Loan Principal Payme	01/19/16	205
February	8513	081269	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$766.37	EDA Loan Principal Payme	02/11/16	205
February	8503	081237	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$412.67	EDA Loan Principal Payme	02/04/16	205
February	8514	081285	10	Cash Receipt	RIVER INN		\$338.37	EDA Loan Principal Payme	02/17/16	205
March	8523	081320	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$173.52	EDA Loan Principal Payme	02/26/16	205
March	8528	081342	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$414.56	EDA Loan Principal Payme	03/04/16	205
March	8545	081392	10	Cash Receipt	RIVER INN		\$339.13	EDA Loan Principal Payme	03/18/16	205
April	8567	081443	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$174.50	EDA Loan Principal Payme	03/28/16	205
April	8568	081444	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$178.22	EDA Loan Principal Payme	03/28/16	205
April	8581	081479	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$411.70	EDA Loan Principle Payme	04/05/06	205

Period Name	Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund	
April	8586	008150	10	Cash Receipt	RIVER INN		\$339.89	EDA Loan Principal Payme	04/13/16	205	
May	8618	081597	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$174.12	EDA Loan Principal Payme	04/26/16	205	
May	8652	081724	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$307.58	EDA Loan Principal Payme	05/17/16	205	
May	8630	081671	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$415.89	EDA Loan Principal Payme	05/04/16	205	
June	8664		10	Cash Receipt	CP PROPERTIES GROUP LLC		\$174.74	EDA Loan Principal Payme		205	
June	8679	081802	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$414.30	EDA Loan Principal Payme	06/06/16	205	
July	8711		10	Cash Receipt	CP PROPERTIES GROUP LLC		\$174.10	EDA Loan Principal Payme		205	
July	8746	082004	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$175.92	EDA Principal Payment - J	07/26/16	205	
July	8732		10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$367.58	EDA Loan Principal Payme		205	
July	8720	081927	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$413.92	EDA Loan Principal Payme	07/06/16	205	
August	8793	082136	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$175.32	EDA Loan Principle Payme	08/26/16	205	
August	8768	082041	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$417.89	EDA Loan Principle Payme	08/04/16	205	
September	212		30	Journal Entry			\$1,500.00	EDA Loan Reclass		205	
September	8807	082173	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$413.27	EDA Loan Principle Payme	09/07/16	205	
September	8817	003096	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - Sept	09/14/16	205	
October	8834	082281	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$175.35	EDA Loan Principal Payme	09/27/16	205	
October	8874	082361	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$361.84	EDA Loan Principle Payme	10/13/16	205	
October	8854	082315	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$421.30	EDA Loan Principle Payme	10/04/16	205	
October	8865	003106	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - Octo	10/13/16	205	
November	8895	082418	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$176.46	EDA Loan Principal Payme	10/26/16	205	
November	8911	082459	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$417.89	EDA Loan Principal Payme	11/04/16	205	
November	8913	999089	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - Nov	11/15/16	205	
December	8925	082528	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$176.23	EDA Loan Principal Payme	11/28/16	205	
December	8928	082531	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$561.66	EDA Loan Principal Payme	11/29/16	205	
December	8935	008256	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$417.62	EDA Loan Principal Payme	12/06/16	205	
December	8943	42562258	10	Cash Receipt	RJM SELF STORAGE		\$125.00	EDA Loan Payment - Dec	12/09/16	205	
Account Descr G 205-12400 EDA Loan Receivable							\$12,803.54				
PL Type G General Ledger							\$17,358.69				
PL Type *R Revenue											
Account Descr R 201-31000 Property Taxes - General											
January	191		30	Journal Entry			\$143.89	Reverse Jan Tax Settleme		201	
January	191		30	Journal Entry			\$24.83	Reverse Jan Tax Settleme		201	
January	129161		10	Cash Receipt	HENNEPIN COUNTY TREASURER		\$143.89	HC Tax Settlement - Janu		201	
January	129161		10	Cash Receipt	WRIGHT COUNTY AUDITOR-TREAS		\$24.83	WC Tax Settlement - Janu		201	
June	62116		10	Cash Receipt	WRIGHT COUNTY AUDITOR-TREAS		\$19,519.57	WC Tax Settlement - June		201	
July	70516		10	Cash Receipt	HENNEPIN COUNTY TREASURER		\$6,712.29	HC Tax Settlement - July		201	
December	120116		10	Cash Receipt	HENNEPIN COUNTY TREASURER		\$5,669.33	HC Tax Settlement - Dec		201	

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
December	120116		10	Cash Receipt	WRIGHT COUNTY AUDITOR-TREAS		\$17,280.98	WC Tax Settlement - Dec		201
Account Descr R 201-31000 Property Taxes - General							\$49,519.61			
Account Descr R 201-33410 MV Credit										
October	8865		10	Cash Receipt	MN DEPT OF REVENUE		\$29.40	MV Credit - 2016		201
December	1213116		10	Cash Receipt	MN DEPT OF REVENUE		\$29.40	MV Credit - 2016		201
Account Descr R 201-33410 MV Credit							\$58.80			
Account Descr R 201-36210 Interest Earnings										
March	188		30	Journal Entry			-\$202.19	Allocate 1st Quarter Inter		201
June	204		30	Journal Entry			-\$468.67	Allocate 2nd Quarter Inter		201
September	214		30	Journal Entry			-\$233.95	Allocate 3rd Quarter Inter		201
Account Descr R 201-36210 Interest Earnings							-\$904.81			
Account Descr R 201-36215 Investment Income/Loss										
March	188		30	Journal Entry			-\$650.53	Allocate 1st Quarter Inter		201
June	204		30	Journal Entry			-\$212.36	Allocate 2nd Quarter Inter		201
September	214		30	Journal Entry			\$29.70	Allocate 3rd Quarter Inter		201
Account Descr R 201-36215 Investment Income/Loss							-\$833.19			
Account Descr R 205-36210 Interest Earnings										
January	8492	081202	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$10.01	EDA Loan Interest Payme	01/26/16	205
January	8475	081114	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$39.73	EDA Loan Interest Payme	01/06/16	205
January	8483	081165	10	Cash Receipt	RIVER INN		\$2.04	EDA Loan Interest Payme	01/19/16	205
February	8513	081269	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$33.63	EDA Loan Interest Payme	02/11/16	205
February	8503	081237	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$36.56	EDA Loan Interest Payme	02/04/16	205
February	8514	081285	10	Cash Receipt	RIVER INN		\$1.59	EDA Loan Interest Payme	02/17/16	205
March	188		30	Journal Entry			-\$477.33	Allocate 1st Quarter Inter		205
March	8523	081320	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$10.78	EDA Loan Interest Payme	02/26/16	205
March	8528	081342	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$34.67	EDA Loan Interest Payme	03/04/16	205
March	8545	081392	10	Cash Receipt	RIVER INN		\$0.92	EDA Loan Interest Payme	03/18/16	205
April	8567	081443	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$9.80	EDA Loan Interest Payme	03/28/16	205
April	8568	081444	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$10.78	EDA Loan Interest Payme	03/28/16	205
April	43116		10	Cash Receipt	PLUG TECHNOLOGIES, INC		-\$0.14	Incorrect amount posted		205
April	8581	081479	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$37.67	EDA Loan Interest Payme	04/05/06	205
April	8586	008150	10	Cash Receipt	RIVER INN		\$0.40	EDA Loan Interest Payme	04/13/16	205
May	8618	081597	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$10.18	EDA Loan Interest Payme	04/26/16	205
May	8652	081724	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$12.22	EDA Loan Interest Payme	05/17/16	205
May	8630	081671	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$33.34	EDA Loan Interest Payme	05/04/16	205
June	204		30	Journal Entry			-\$1,071.09	Allocate 2nd Quarter Inter		205

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
June	8664		10	Cash Receipt	CP PROPERTIES GROUP LLC		\$9.56	EDA Loan Interest Payme		205
June	8679	081802	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$34.93	EDA Loan Interest Payme	06/06/16	205
July	8746	082004	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$8.38	EDA Loan Interest Payme	07/26/16	205
July	8711		10	Cash Receipt	CP PROPERTIES GROUP LLC		\$10.20	EDA Loan Interest Payme		205
July	8732		10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$12.42	EDA Loan Interest Payme		205
July	8720	081927	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$35.31	EDA Loan Interest Payme	07/06/16	205
August	8793	082136	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$8.98	EDA Loan Interest Payme	08/26/16	205
August	8768	082041	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$31.34	EDA Loan Interest Payme	08/04/16	205
September	214		30	Journal Entry			-\$465.41	Allocate 3rd Quarter Inter		205
September	8807	082173	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$35.96	EDA Loan Interest Payme	09/07/16	205
October	8834	082281	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$8.95	EDA Loan Interest Payme	09/27/16	205
October	8874	082361	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$18.16	EDA Loan Interest Payme	10/13/16	205
October	8854	082315	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$27.93	EDA Loan Interest Payme	10/04/16	205
November	8895	082418	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$7.84	EDA Loan Interest Payme	10/26/16	205
November	8911	082459	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$31.34	EDA Loan Interest Payme	11/04/16	205
December	239		30	Journal Entry			-\$1,078.85	Allocate 4th Quarter Inter		205
December	8925	082528	10	Cash Receipt	CP PROPERTIES GROUP LLC		\$8.07	EDA Loan Interest Payme	11/28/16	205
December	8928	082531	10	Cash Receipt	MARIS EHLERS PHOTOGRAPY		\$8.34	EDA Loan Interest Payme	11/29/16	205
December	8935	008256	10	Cash Receipt	PLUG TECHNOLOGIES, INC		\$31.61	EDA Loan Interest Payme	12/06/16	205
Account Descr R 205-36210 Interest Earnings										
								-\$2,479.18		
Account Descr R 205-36215 Investment Income/Loss										
March	188		30	Journal Entry			-\$1,535.78	Allocate 1st Quarter Inter		205
June	204		30	Journal Entry			-\$485.32	Allocate 2nd Quarter Inter		205
September	214		30	Journal Entry			\$59.09	Allocate 3rd Quarter Inter		205
December	239		30	Journal Entry			\$2,068.82	Allocate 4th Quarter Inter		205
Account Descr R 205-36215 Investment Income/Loss										
								\$106.81		
PL Type *R Revenue										
								\$45,468.04		
PL Type -E Expenditure										
Account Descr E 201-41330-111 Committee Wages/Meetings										
December	1841	001808	20	Cash Payment	BARTELS, TODD		\$300.00	EDA Meetings - 2016	12/20/16	201
December	1840	032330	20	Cash Payment	HANSON, MATT		\$300.00	EDA Meetings - 2016	12/20/16	201
December	1846	032334	20	Cash Payment	JOHNSON, JESSICA		\$300.00	EDA Meetings - 2016	12/20/16	201
December	1869	001850	20	Cash Payment	S E H	32740	\$605.00	EDA Services - December	02/07/17	201
December	1842	001809	20	Cash Payment	ULSTAD, KEITH		\$210.00	EDA Meetings - 2016	12/20/16	201
December	1843	032344	20	Cash Payment	WHITCOMB, RANDY		\$300.00	EDA Meetings - 2016	12/20/16	201
Account Descr E 201-41330-111 Committee Wages/Meetings										
								\$2,015.00		

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
Account Descr E 201-41330-306 Dues & Subscriptions										
April	1578	031746	20	Cash Payment	INITIATIVE FOUNDATION	8933	\$300.00	Endowment Pledge (A) -	04/05/16	201
April	1585	031757	20	Cash Payment	VISA - BANKWEST		\$19.95	Lunarpages Domain Regis	04/05/16	201
Account Descr E 201-41330-306 Dues & Subscriptions							\$319.95			
Account Descr E 201-41330-310 Other Professional Services										
February	1561	001540	20	Cash Payment	S E H	310257	\$535.00	EDA Services - January 2	02/29/16	201
May	1595	001586	20	Cash Payment	S E H	314002	\$965.44	EDA Services - February	05/03/16	201
June	1620	001613	20	Cash Payment	S E H	315469	\$895.44	EDA Services - May 2016	06/07/16	201
July	1688	001641	20	Cash Payment	S E H	316918	\$475.44	EDA Services - May 2016	07/05/16	201
August	1688	001673	20	Cash Payment	S E H	318509	\$442.50	EDA Services - June 2016	08/02/16	201
November	1792	001754	20	Cash Payment	S E H	322161	\$582.50	EDA Services - September	11/01/16	201
December	1845	001821	20	Cash Payment	S E H	325970	\$2,542.50	EDA Services - November	01/03/17	201
December	1802	001786	20	Cash Payment	S E H	324450	\$722.50	EDA Services - October 2	12/06/16	201
Account Descr E 201-41330-310 Other Professional Services							\$7,161.32			
Account Descr E 201-41330-437 Other Miscellaneous										
January	1631	001501	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-004	\$200.00	Priority Maintenance Pack	01/19/16	201
February	1553	001531	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-016	\$200.00	Priority Maintenance Pack	02/16/16	201
February	1522	001521	20	Cash Payment	RIVER INN		\$700.00	EDA Social	02/02/16	201
March	1565	001552	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-038	\$200.00	Priority Maintenance Pack	03/15/16	201
April	1591	001577	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-050	\$200.00	Priority Maintenance Pack	04/19/16	201
May	1617	001601	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-076	\$200.00	Priority Maintenance Pack	05/17/16	201
June	1641	001623	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-091	\$200.00	Priority Maintenance Pack	06/21/16	201
July	1673	031969	20	Cash Payment	HANOVER HARVEST FESTIVAL		\$1,500.00	Donation from EDA	07/19/16	201
July	1672	001651	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-105	\$200.00	Priority Maintenance Pack	07/19/16	201
September	1726	001716	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-142	\$200.00	Priority Maintenance Pack	09/20/16	201
September	1708	001708	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-121	\$200.00	Priority Maintenance Pack	09/06/16	201
October	1760	001749	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-153	\$200.00	Priority Maintenance Pack	10/18/16	201
November	1783	001774	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-175	\$200.00	Priority Maintenance Pack	11/15/16	201
December	1828	001804	20	Cash Payment	KAUL DESIGN GROUP, LLC	16-191	\$200.00	Priority Maintenance Pack	12/20/16	201
Account Descr E 201-41330-437 Other Miscellaneous							\$4,600.00			
Account Descr E 205-46500-810 Refunds & Reimbursements										
March	1584	031730	20	Cash Payment	FARMERS INSURANCE		\$1,485.00	Rent Reimbursement	03/15/16	205
Account Descr E 205-46500-810 Refunds & Reimbursements							\$1,485.00			
Account Descr E 205-49300-318 EDA BIF: Matching Grant										
July	1674	031988	20	Cash Payment	RJM SELF STORAGE		\$1,500.00	EDA Grant	07/19/16	205

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
July	1674	031988	20	Cash Payment	RJM SELF STORAGE		-\$1,500.00	EDA Grant	07/19/16	205
October	1780	032175	20	Cash Payment	RJM SELF STORAGE		\$1,500.00	Grant for Security Improv	10/18/16	205
Account Descr E 205-49300-318 EDA BIF: Matching Grant							\$1,500.00			
Account Descr E 205-49300-319 EDA BIF: EDA Loan										
July	1674	031988	20	Cash Payment	RJM SELF STORAGE		\$1,500.00	EDA Loan	07/19/16	205
July	1674	031988	20	Cash Payment	RJM SELF STORAGE		-\$1,500.00	EDA Loan	07/19/16	205
July	1696	031989	20	Cash Payment	RJM SELF STORAGE		\$1,500.00	EDA Loan	07/19/16	205
September	212		30	Journal Entry			-\$1,500.00	EDA Loan Reclass		205
Account Descr E 205-49300-319 EDA BIF: EDA Loan							\$0.00			
PL Type -E Expenditure							\$17,081.27			
Act Year 2016							\$79,908.00			
							\$79,908.00			

HANOVER
Cash Balances
January 2017

Fund	Begin Month	GL Debits Month	GL Credits Month	Balance
100 GENERAL FUND	\$1,003,946.82	\$12,910.98	\$43,000.06	\$973,857.74
107 FIRE DEPT DONATIONS FUND	\$37,840.89	\$0.00	\$0.00	\$37,840.89
201 EDA SPECIAL REVENUE FUND	\$136,320.34	\$200.47	\$200.00	\$136,320.81
205 EDA BUSINESS INCENTIVE FUND	\$240,422.85	\$758.53	\$0.00	\$241,181.38
311 2008A GO CIP REFUNDING BOND	\$73,111.34	\$0.00	\$33,937.50	\$39,173.84
312 2009A GO IMP REFUNDING BOND	\$45,278.01	\$0.00	\$120,551.00	-\$75,272.99
313 2010 GO EQUIPMENT CERTIFICATES	\$0.00	\$0.00	\$0.00	\$0.00
314 2011A GO IMP CROSSOVER REF BD	\$424,616.69	\$0.00	\$0.00	\$424,616.69
315 2016A GO CIP BOND	\$0.00	\$0.00	\$0.00	\$0.00
401 GENERAL CAPITAL PROJECTS	\$1,087,397.39	\$7,643.86	\$0.00	\$1,095,041.25
402 PARKS CAPITAL PROJECTS	\$0.00	\$0.00	\$0.00	\$0.00
403 FIRE DEPT CAPITAL FUND	\$193,099.26	\$0.00	\$0.00	\$193,099.26
404 HISTORICAL CAPITAL PROJ FUND	\$0.00	\$0.00	\$0.00	\$0.00
405 PARK DEDICATION FEE	\$1,370.00	\$0.00	\$0.00	\$1,370.00
407 TIF REDEV DIST #1	\$6,372.72	\$0.00	\$0.00	\$6,372.72
411 FACILITIES CAPITAL PROJ FUND	\$1,634,885.89	\$0.00	\$0.00	\$1,634,885.89
417 EQUIPMENT CAPITAL FUND	\$108,669.21	\$0.00	\$0.00	\$108,669.21
418 STREET CAPITAL PROJ FUND	\$464,658.11	\$0.00	\$0.00	\$464,658.11
601 WATER ENTERPRISE FUND	\$812,539.94	\$8,916.16	\$7,042.86	\$814,413.24
602 SEWER ENTERPRISE FUND	\$261,130.70	\$23,618.47	\$8,593.81	\$276,155.36
603 STORM WATER ENTERPRISE FUND	\$176,268.79	\$3,051.91	\$0.00	\$179,320.70
611 WATER CAPITAL IMP FUND	\$154,668.31	\$0.00	\$0.00	\$154,668.31
612 SEWER CAPITAL IMP FUND	\$1,801,312.41	\$0.00	\$0.00	\$1,801,312.41
613 STORM WATER CAPITAL IMP FUND	\$549,934.41	\$0.00	\$429.99	\$549,504.42
804 SCHENDELS FIELD ESC FUND	\$147,893.71	\$0.00	\$0.00	\$147,893.71
809 BRIDGES AT HANOVER ESC FUND	\$0.00	\$0.00	\$0.00	\$0.00
811 EROSION CONTROL ESCROW FUND	\$29,000.00	\$0.00	\$2,250.00	\$26,750.00
815 LANDSCAPE ESCROW FUND	\$29,000.00	\$0.00	\$1,500.00	\$27,500.00
817 INFRASTRUCTURE ESCROW FUND	\$15,000.00	\$0.00	\$1,000.00	\$14,000.00
818 MISC ESCROWS FUND	\$9,371.50	\$0.00	\$0.00	\$9,371.50
820 BRIDGES TOWNHOMES ESC FUND	\$3,591.40	\$0.00	\$0.00	\$3,591.40
821 QUAIL PASS 2ND ADD ESCROW FD	\$11,906.67	\$0.00	\$0.00	\$11,906.67
900 INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
	\$9,459,607.36	\$57,100.38	\$218,505.22	\$9,298,202.52

HANOVER

Revenue Budget by Source - EDA

Source Alt Code	Account Descr	January 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	\$200.47	\$200.47	\$49,000.00	\$48,799.53	0.41%
TAXES	R 201-31010 Tax Abatement	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code TAXES		\$200.47	\$200.47	\$49,000.00	\$48,799.53	0.41%
MISC	R 201-36210 Interest Earnings	\$0.00	\$0.00	\$100.00	\$100.00	0.00%
MISC	R 201-36215 Investment Income/Loss	\$0.00	\$0.00	\$1,100.00	\$1,100.00	0.00%
Source Alt Code MISC		\$0.00	\$0.00	\$1,200.00	\$1,200.00	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		\$200.47	\$200.47	\$50,200.00	\$49,999.53	0.40%
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	\$35.99	\$35.99	\$0.00	-\$35.99	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		\$35.99	\$35.99	\$0.00	-\$35.99	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		\$35.99	\$35.99	\$0.00	-\$35.99	0.00%
		\$236.46	\$236.46	\$50,200.00	\$49,963.54	0.47%

Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	January 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	\$0.00	\$0.00	\$3,000.00	\$3,000.00	0.00%
BRDCOM	E 201-41330-306 Dues & Subscriptions	\$0.00	\$0.00	\$1,000.00	\$1,000.00	0.00%
BRDCOM	E 201-41330-310 Other Professional Service	\$0.00	\$0.00	\$25,000.00	\$25,000.00	0.00%
BRDCOM	E 201-41330-437 Other Miscellaneous	\$200.00	\$200.00	\$5,200.00	\$5,000.00	3.85%
Dept 41330 Boards and Commissions		\$200.00	\$200.00	\$34,200.00	\$34,000.00	0.58%
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		\$200.00	\$200.00	\$50,200.00	\$50,000.00	0.40%

Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	January 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 205-49300-318 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%

Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	January 2017 Amt	2017 YTD Amt	2017 YTD Budget	2015 YTD Variance	%YTD Budget
		\$200.00	\$200.00	\$50,200.00	\$50,000.00	0.40%

HANOVER
Transaction Activity - EDA

Period Name	Check Refer	Check Nbr	Tran Nbr	Tran Name	Search Name	Invoice	Amount	Comments	Check/Receipt Date	Fund
Act Year 2017										
PL Type G General Ledger										
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
Account Descr G 205-12400 EDA Loan Receivable							<u>\$722.54</u>			
PL Type G General Ledger							\$722.54			
PL Type *R Revenue										
Account Descr R 201-31000 Property Taxes - General										
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
Account Descr R 201-31000 Property Taxes - General							<u>\$200.47</u>			
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
Account Descr R 205-36210 Interest Earnings							<u>\$35.99</u>			
PL Type *R Revenue							\$236.46			
PL Type -E Expenditure										
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
Account Descr E 201-41330-437 Other Miscellaneous							<u>\$200.00</u>			
PL Type -E Expenditure							\$200.00			
Act Year 2017							<u>\$1,159.00</u>			
							\$1,159.00			

<u>Borrower</u>	<u>1/31/2017</u>	<u>Paid Through</u>
CP Properties	\$ 4,332.72	December
Maris Ehlers Photography	\$ 2,630.85	December
Plug Technologies, Inc.	\$ 16,943.01	January
RJM Self Storage	\$ 875.00	January
Total	\$ 24,781.58	

CONCEPT ONLY!

CSAH 19 Modifications at Mercantile Pass Hanover



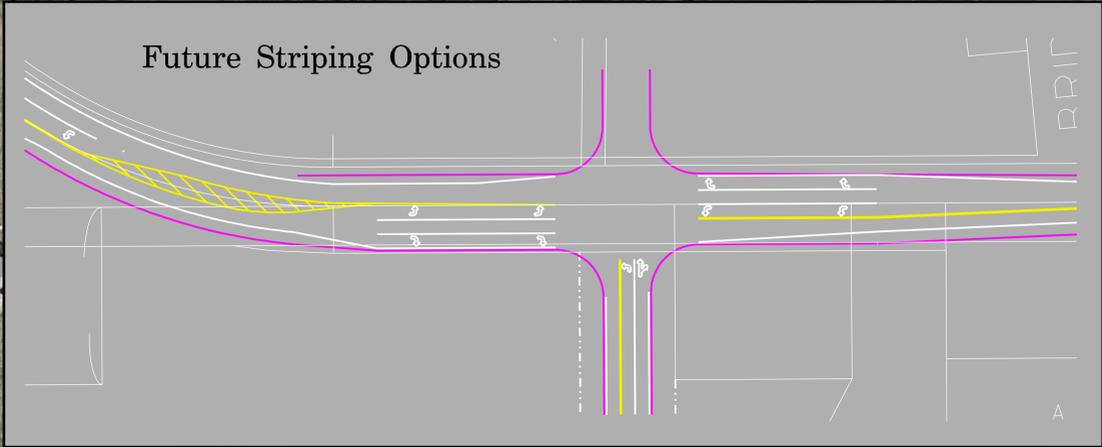
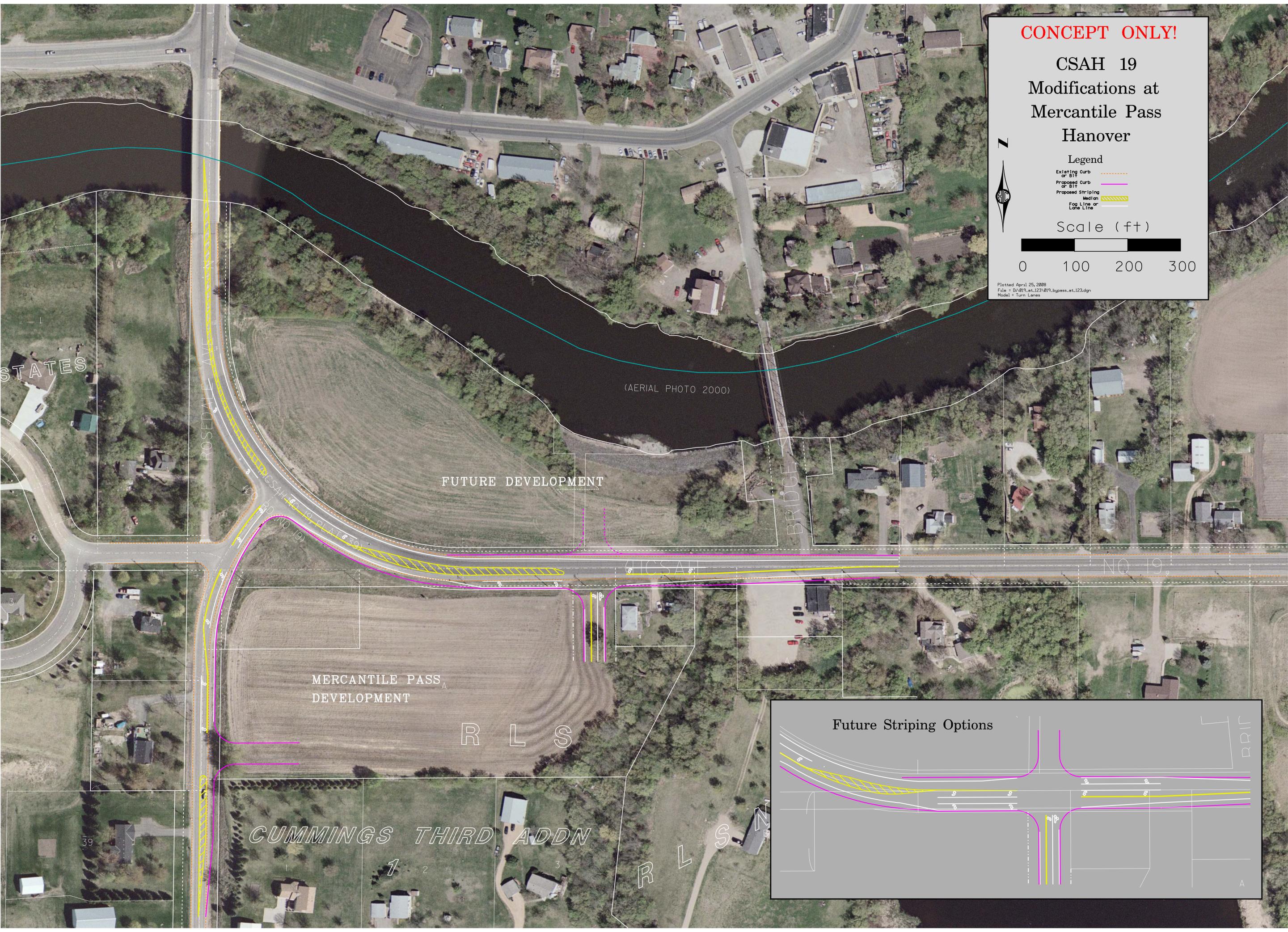
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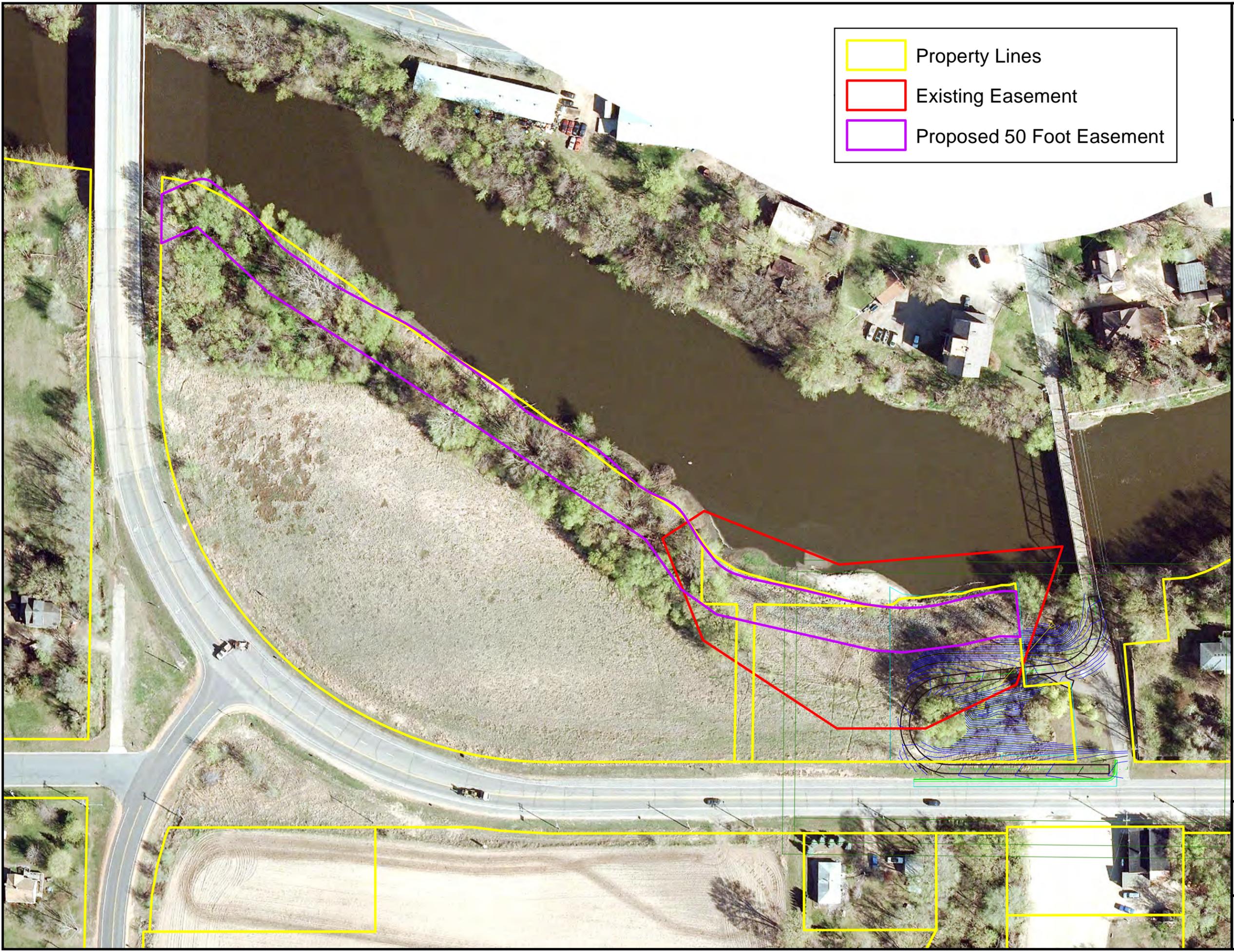
- Existing Curb or BIF
- Proposed Curb or BIF
- Proposed Striping Median
- Fog Line or Lane Line

Scale (ft)



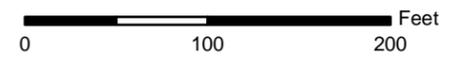
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Model = Turn Lanes





	Property Lines
	Existing Easement
	Proposed 50 Foot Easement

Proposed Switchback



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness for any particular purpose, merchantability, or the accuracy and completeness of the information shown.

Map Creation Date: 01/04/2012