

**AGENDA
HANOVER ECONOMIC DEVELOPMENT AUTHORITY
FEBRUARY 17, 2022**

**TODD BARTELS
JESSICA JOHNSON
BRIAN DISMANG
TED ZRUST
TONY ROSS**

**TOM DIERBERGER
MARYANN HALLSTEIN**

- 1. Call to Order: 8:00 a.m.**
- 2. Oath of Office – Tom Dierberger**
- 3. Approval of:**
 - a. Agenda**
 - b. Appoint Chair, Vice Chair, Treasurer**
 - c. Minutes of October 14, 2021 Regular Meeting and October 25, 2021 Special Joint EDA/Planning**
 - d. Accounts Payable and Financial Reports**
- 4. Citizen’s Forum**
- 5. Unfinished Business**
 - a. CSAH 19/123 Access Management Study Update**
- 6. New Business**
- 7. EDA Board and Staff Reports**
 - a. EDA Board Reports**
 - b. Staff Reports**
- 8. Adjournment**

**CITY OF HANOVER
ECONOMIC DEVELOPMENT AUTHORITY MEETING
OCTOBER 14, 2021 – DRAFT MINUTES**

Call to Order

Chair Bartels called the regular EDA meeting of October 14, 2021 to order at 8:03 a.m. Present were members Todd Bartels, Jessica Johnson, Tony Ross, Brian Dismang, Ken Warpula, MaryAnn Hallstein and Ted Zrust. Also present were City Administrator Brian Hagen, Interim City Administrator Jennifer Nash and City Planner Cindy Nash.

Approval of Agenda for October 14, 2021

MOTION by Hallstein to approve agenda, seconded by Warpula. **Motion carried unanimously.**

Approval of Minutes from July 15, 2021 Regular Meeting

The minutes of the July 15, 2021 regular meeting were **approved as presented by unanimous consent.**

Approval of Accounts Payable and Financial Reports

Johnson noted two expenses from this report for the Wright County Economic Development Partnership Golf Event and the EDA Social.

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

None

New Business

a. Parking Regulations

Hagen noted that members of the EDA expressed interest in providing input to the Planning Commission on parking regulations for businesses. Planner Nash reviewed current ordinances and noted the bulk of the rules date back to 2007 when a larger update was completed.

EDA members discussed three restaurant locations within the community that currently are looking at updating site plans. Two of the restaurants added additional outdoor seating space during COVID restrictions under temporary patio agreements. With the Emergency Declaration from the State of Minnesota recently having expired, the City is working with these businesses to review site plans for both the outdoor expansions and proposed building expansions. These expansions require additional parking, bathroom improvements and payment of sewer and water access charges under City Code, building code and joint powers regulations. The third restaurant has been closed for some time but owners have noted their desire to make improvements to the property and open a business at the site location. Planner Nash stated that any proposed changes to the parking regulations would affect similar businesses under the City Code.

Ross expressed concerns with trying to predict parking needs for businesses. Bartels noted a need to plan for anticipated conditions through some reasonable regulation in order to avoid problems and burdens for others. Bartels also stated he believes Hanover is more lenient in parking requirements than most cities.

Planner Nash explained that regulations are written to attempt to balance individual benefits and public good, and Hanover's code is written so businesses provide for their parking needs instead of the public providing this resource. Existing conditions of non-conforming parking counts for businesses can remain as they were at the time of rule adoption until a change prompts need to review. In the case of the two operating restaurants, those changes prompting review were expansion of outdoor seating and proposal of additions onto the buildings. If a business is not able to meet a regulation within the zoning code such as the parking requirements, the business could apply for variance if they believe there are unique circumstances that would warrant variance approval. This application would be reviewed by the Planning Commission. Sometimes a change to the zoning code may be more appropriate if the rule change is proposed for similar types of businesses and there are not unique circumstances warranting variance.

Hallstein recommended a joint discussion could take place with EDA, Planning Commission and the City Council regarding parking regulations. In the meantime, EDA members could provide their input to Planning Commission on applying the reasonable standards in place to businesses seeking approvals of expansion plans.

Chad Brink of Big Bore noted that current parking regulations measure required parking spaces by seats available for dining. He suggested a calculation based on square footage may be more appropriate because seating layouts can be changed quickly and fluctuate. He also summarized Big Bore's actions to acquire adjacent property in order to provide additional parking and suggested rules for providing parking should be applied consistently for similar businesses such as the two restaurants currently proposing expansions. He also noted his desire to work with the City on timing of proposed parking improvements to prevent destruction of these improvements with the County 19 highway coming soon.

Bartels noted that the Planning Commission and City Council ultimately make decisions on the parking rules. A result of this EDA discussion would be providing input to those groups on the current questions relating to the restaurant expansion proposals, and the groups may also consider taking a broader look at the City's parking regulations as a whole. He suggested that each member give their opinions on restaurant parking as a member of the EDA to then be forwarded to the Planning Commission and City Council for further consideration.

Ross stated he believes regulations should be as unburdensome as possible and that River Inn should be allowed to move forward with expansion and solve any future parking concern that may arise later. He also suggested staff look into other pavement surfacing options to be considered as parking regulations are reviewed.

Warpula referred to a public parking lot that was installed by the City recently in order to help address safety issues. He also noted that River Inn has reduced their on-site parking availability with the patio use and addition plans would make non-compliance larger than it was. He believes the business should replace the stalls removed. He also suggested the City should work with Big Bore on the timing of their planned parking improvements to provide reasonable accommodations due to the upcoming road project.

Dismang noted that, although bathroom improvements are more important in his mind than additional parking installation, a business should at least replace parking stalls they plan to remove rather than bringing the business further away from meeting the parking rules.

Zrust noted that the EDA has programs available to assist businesses who are looking to expand. Hanover is not unique in having parking requirements for businesses. For businesses not meeting the required number of stalls, they should at least replace stalls they plan to remove when proposing a business expansion.

Johnson noted her agreement with comments made by Zrust and stated priority should be placed on equity of application of rules to similar businesses.

Hallstein noted she has been keeping the lines of communication open with businesses as the temporary patio agreements have expired and as expansions are being considered. Rules need to be equitable and updates need be made to bring properties further in compliance with rules as those properties look at expanding operations. The City can work to find options for businesses, but all businesses need to take steps forward. Hallstein suggested the City Attorney and Planner can help to form agreements on plans for progress and formalize expectations within those agreements.

Planner Nash stated she would bring review of parking regulations in front of the Planning Commission as a topic of conversation at a future meeting to include surfacing rules. The City Engineer would also provide input. Hagen noted staff can let EDA members know when Planning Commission is scheduled to have this discussion. Bartels noted he likes the idea of a joint workshop if possible.

b. 2022 Budget and Levy

Hagen presented the proposed 2022 final budget and levy. The levy is proposed again at \$49,000. **MOTION** by Johnson to approve the budget and levy as presented, seconded by Dismang. **Motion carried unanimously.**

c. 2021 Year End Transfer

Hagen noted available operating funds that could be transferred to the business incentive fund. He suggested \$80,000 would be an appropriate transfer if the EDA agreed. **MOTION** by Dismang to transfer \$80,000 of operating funds to the business incentive fund, seconded by Warpula. **Motion carried unanimously.**

EDA Board and Staff Reports

Ross

- His business may be looking at an expansion.

Hagen

- Noted his resignation to take a position with the City of Ramsey and thanked the EDA for working with him over the years.

Planner Nash

- 2021 has been a record year for new home permits. Additional development proposals are also in the works.

Interim Administrator Nash

- Noted Council's recent appointment of her to this position. She spent the past 6 years managing development for the City of Buffalo and was City Administrator for the City of Howard Lake prior to that. Looking forward to serving the City of Hanover.

Hallstein

- Spoke about upcoming Concerts in the Park events.

Adjournment

MOTION by Warpula to adjourn at 9:55 a.m., seconded by Hallstein. **Motion carried unanimously.**

ATTEST:

Jennifer Nash, Interim City Administrator

DRAFT

CITY OF HANOVER
JOINT PLANNING COMMISSION/EDA MEETING
October 25, 2021
DRAFT MINUTES

Call to Order

Stan Kolasa called the October 25, 2021, Joint Planning Commission and Economic Development Authority Meeting to order at 7:24 pm at Hanover City Hall. Planning Commission Members present were Stan Kolasa, Jim Schendel, Dean Kuitunen, Mike Christenson, Gretchen Barrett and Jim Zajicek. Economic Development Authority Members present were Ted Zrust, Tony Ross, Brian Dismang, Todd Bartels, MaryAnn Hallstein, and Ken Warpula. Also present were City Planner Cindy Nash, Administrative Assistant Amy Biren and Interim City Administrator Jennifer Nash.

Discussion of parking regulations for businesses

Planner Nash provided background of the current situation that prompted a request from the Economic Development Authority to meet in joint session with the Planning Commission. There are three restaurant locations in the community that have current requests to expand their seating capacity. Two of the restaurants have been open during the COVID emergency order with temporary outdoor patio agreements that allowed for the outdoor expansions without review of other code requirements including parking needs for the expanded areas. Since the emergency order has been rescinded, the restaurants should now comply with code requirements. Both open restaurants have requested to retain the additional outdoor seating areas and also are requesting site plan approval for expanded indoor building space as well.

Analysis was provided by Planner Nash including statutory language regarding non-conformities, options for alterations to parking regulations observed from other communities, and the possibility of allowing for proof of parking via development agreement with retained financial security if deemed appropriate.

The group discussed code requirements for parking needed with expansion of seating areas. One area where there was some consensus was a proposal to change calculation of parking needs from a per seat calculation to a square footage formula.

Members discussed how some communities approach downtown parking requirements differently than other commercial areas. Planner Nash noted that communities that have chosen to reduce parking requirements in downtown areas generally have existing built conditions with more density of structures developed in a time when cars were not as common or did not exist. She also noted that communities with downtown parking allowances generally also have a municipal public parking plan for where the community has chosen to construct shared parking and where walkable features are included that provide pedestrian access from parking to commercial areas. Some members felt Hanover should consider a shared parking plan for the downtown area and reduced private parking requirements, while others felt that parking regulations should be similar across commercial areas for similar businesses.

Possible off-site parking locations and the need to have recorded long-term agreements or ownership interest for off-site parking were also discussed.

Planner Nash noted that the Big Bore Barbecue restaurant has taken steps towards supplying additional parking required by ordinance with their expansion plans including acquisition of adjacent property to build out parking. She noted that the RiverInn restaurant has thus far not provided a plan that would provide for additional parking with their planned expansion. Several members noted a desire to treat similar businesses

in a similar fashion within parking regulations. Others stated they would like to see the City reduce parking requirements in the downtown area.

Following discussion, Planner Nash noted that a draft ordinance to include alterations to the City's parking regulations based on feedback received during this joint meeting will be brought forward for review by the Planning Commission at an upcoming meeting.

Adjournment

A motion was made by Warpula and seconded by Hallstein to adjourn the meeting at 8:52 pm. All in favor.
Motion carried

ATTEST:

Jennifer Nash

Interim City Administrator

HANOVER
Cash Balances
December 2021

Fund	Begin Month	GL Debits Month	GL Credits Month	Balance
100 GENERAL FUND	\$708,534.21	\$662,221.25	\$177,930.28	\$1,192,825.18
104 AMERICAN RESCUE PLAN ACT FUND	\$191,666.11	\$0.00	\$0.00	\$191,666.11
107 FIRE DEPT DONATIONS FUND	\$43,588.92	\$475.00	\$2,548.00	\$41,515.92
201 EDA SPECIAL REVENUE FUND	\$103,343.64	\$22,999.83	\$780.00	\$125,563.47
205 EDA BUSINESS INCENTIVE FUND	\$226,294.07	\$3,374.62	\$0.00	\$229,668.69
311 2008A GO CIP REFUNDING BOND	\$0.00	\$0.00	\$0.00	\$0.00
312 2009A GO IMP REFUNDING BOND	\$20,450.80	\$0.00	\$0.00	\$20,450.80
314 2011A GO IMP CROSSOVER REF BD	\$433,391.83	\$70,257.56	\$0.00	\$503,649.39
315 2016A GO CIP BOND	\$58,488.11	\$53,692.00	\$0.00	\$112,180.11
401 GENERAL CAPITAL PROJECTS	\$505,607.40	\$4,268.20	\$0.00	\$509,875.60
402 PARKS CAPITAL PROJECTS	\$133,583.53	\$12,500.00	\$0.00	\$146,083.53
403 FIRE DEPT CAPITAL FUND	\$35,567.27	\$24,395.79	\$0.00	\$59,963.06
404 HISTORICAL CAPITAL PROJ FUND	\$0.00	\$0.00	\$0.00	\$0.00
405 PARK DEDICATION FEE	\$417,148.87	\$0.00	\$0.00	\$417,148.87
406 GAMBLING PROCEEDS	\$31,877.79	\$0.00	\$0.00	\$31,877.79
407 TIF REDEV DIST #1	\$12,754.76	\$3,136.56	\$5,645.81	\$10,245.51
409 MAHLER PIT - 15TH ST IMP FUND	\$40,206.55	\$0.00	\$0.00	\$40,206.55
411 FACILITIES CAPITAL PROJ FUND	\$15,286.97	\$0.00	\$0.00	\$15,286.97
417 EQUIPMENT CAPITAL FUND	\$104,653.67	\$25,000.00	\$0.00	\$129,653.67
418 STREET CAPITAL PROJ FUND	\$785,486.59	\$254,550.50	\$93,470.95	\$946,566.14
601 WATER ENTERPRISE FUND	\$1,200,710.11	\$38,592.63	\$85,093.00	\$1,154,209.74
602 SEWER ENTERPRISE FUND	\$674,630.93	\$78,495.13	\$214,065.08	\$539,060.98
603 STORM WATER ENTERPRISE FUND	\$236,549.87	\$3,993.31	\$2,485.27	\$238,057.91
611 WATER CAPITAL IMP FUND	\$313,944.14	\$793.46	\$0.00	\$314,737.60
612 SEWER CAPITAL IMP FUND	\$2,465,227.77	\$1,396.69	\$0.00	\$2,466,624.46
613 STORM WATER CAPITAL IMP FUND	\$834,145.05	\$0.00	\$252.27	\$833,892.78
701 RIVER ROAD CEMETERY	\$37,131.74	\$0.00	\$0.00	\$37,131.74
702 CSAH 19 CEMETERY	\$15,650.00	\$800.00	\$0.00	\$16,450.00
810 BUILDING PERMITS ESCROW FUND	\$265,000.00	\$40,000.00	\$10,000.00	\$295,000.00
811 EROSION CONTROL ESCROW FUND	\$50,123.53	\$0.00	\$0.00	\$50,123.53
815 LANDSCAPE ESCROW FUND	\$43,900.65	\$0.00	\$0.00	\$43,900.65
817 INFRASTRUCTURE ESCROW FUND	\$32,500.00	\$0.00	\$10,000.00	\$22,500.00
818 MISC ESCROWS FUND	\$22,707.12	\$36,500.00	\$7,710.07	\$51,497.05
820 BRIDGES TOWNHOMES ESC FUND	\$3,855.47	\$0.00	\$0.00	\$3,855.47
823 CROW RVR HTS WEST 3RD / BACKES	\$7,595.66	\$0.00	\$3,219.00	\$4,376.66
825 CROW RVR HTS FUT WEST PLAT/PUD	\$0.00	\$0.00	\$0.00	\$0.00
826 CROW RVR HTS 4TH ADD FINL PLAT	\$0.00	\$0.00	\$0.00	\$0.00
827 HANOVER COVE PRELIMINARY PLAT	\$0.00	\$0.00	\$0.00	\$0.00
828 CROW RVR HTS 4TH DEVEL AGRMT	\$26,935.46	\$0.00	\$4,796.25	\$22,139.21
829 RIVER TOWN VILLAS DEVEL AGRMT	\$25,756.68	\$0.00	\$1,517.50	\$24,239.18
830 FEHN COMP 15TH ST DEVEL AGRMT	\$8,000.85	\$0.00	\$0.00	\$8,000.85

HANOVER

Cash Balances

December 2021

Fund	Begin Month	GL Debits Month	GL Credits Month	Balance
831 RIVERS EDGE DEVEL AGRMT	\$66,715.19	\$0.00	\$7,416.50	\$59,298.69
832 CROW RVR HTS 5TH DEVEL AGRMT	\$52,501.37	\$0.00	\$2,762.00	\$49,739.37
900 INTEREST	-\$2,586.71	\$0.00	\$12,589.26	-\$15,175.97
	<u>\$10,248,925.97</u>	<u>\$1,337,442.53</u>	<u>\$642,281.24</u>	<u>\$10,944,087.26</u>

Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	December 2021 Amt	2021 YTD Amt	2021 YTD Budget	2021 YTD Balance	%YTD Budget
Fund 201 EDA SPECIAL REVENUE FUND						
Dept 41330 Boards and Commissions						
BRDCOMM	E 201-41330-111 Committee Wages/Meeting	\$780.00	\$780.00	\$2,000.00	\$1,220.00	39.00%
BRDCOMM	E 201-41330-306 Dues & Subscriptions	\$0.00	\$310.00	\$500.00	\$190.00	62.00%
BRDCOMM	E 201-41330-310 Other Professional Services	\$0.00	\$7,399.00	\$5,000.00	-\$2,399.00	147.98%
BRDCOMM	E 201-41330-437 Other Miscellaneous	\$0.00	\$2,545.00	\$5,500.00	\$2,955.00	46.27%
Dept 41330 Boards and Commissions		\$780.00	\$11,034.00	\$13,000.00	\$1,966.00	
Dept 41570 Purchasing						
PURCHASE	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	
Dept 49360 Transfers Out						
TRANSFERS	E 201-49360-700 Transfers (GENERAL)	\$0.00	\$0.00	\$35,000.00	\$35,000.00	0.00%
Dept 49360 Transfers Out		\$0.00	\$0.00	\$35,000.00	\$35,000.00	
Fund 201 EDA SPECIAL REVENUE FUND		\$780.00	\$11,034.00	\$49,000.00	\$37,966.00	

HANOVER
Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	December 2021 Amt	2021 YTD Amt	2021 YTD Budget	2021 YTD Balance	%YTD Budget
Fund 205 EDA BUSINESS INCENTIVE FUND						
Dept 46500 Economic Develop mt (GENERAL)						
ECODEVEL	E 205-46500-810 Refunds & Reimbursement	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Dept 46500 Economic Develop mt (GENERAL)		\$0.00	\$0.00	\$0.00	\$0.00	
Dept 49300 Other Finanacing Uses						
OTHFINUS	E 205-49300-317 EDA BIF: Rent Reimburse	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
OTHFINUS	E 205-49300-318 EDA BIF: Matching Grant	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
OTHFINUS	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	
Fund 205 EDA BUSINESS INCENTIVE FUND		\$0.00	\$0.00	\$0.00	\$0.00	

Expenditure Budget Report - EDA

Dept Abbrev	Account Descr	December 2021 Amt	2021 YTD Amt	2021 YTD Budget	2021 YTD Balance	%YTD Budget
		\$780.00	\$11,034.00	\$49,000.00	\$37,966.00	

HANOVER

Revenue Budget Report - EDA

Source Alt Code	Account Descr	January 2022 Amt	2022 YTD Amt	2022 YTD Budget	2018 YTD Variance	%YTD Budget
Fund 201 EDA SPECIAL REVENUE FUND						
TAXES	R 201-31000 Property Taxes - General	\$22,984.39	\$48,655.81	\$49,000.00	\$344.19	99.30%
TAXES	R 201-31010 Tax Abatement	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Source Alt Code TAXES		\$22,984.39	\$48,655.81	\$49,000.00	\$344.19	99.30%
MISC	R 201-36200 Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
MISC	R 201-36210 Interest Earnings	\$0.00	-\$185.62	\$0.00	\$185.62	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	-\$185.62	\$0.00	\$185.62	0.00%
INTGOVT	R 201-33410 MV Credit	\$15.44	\$30.88	\$0.00	-\$30.88	0.00%
Source Alt Code INTGOVT		\$15.44	\$30.88	\$0.00	-\$30.88	0.00%
Fund 201 EDA SPECIAL REVENUE FUND		\$22,999.83	\$48,501.07	\$49,000.00	\$498.93	98.98%
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	\$308.42	\$2,606.48	\$0.00	-\$2,606.48	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 Donation	\$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		\$308.42	\$2,606.48	\$0.00	-\$2,606.48	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		\$308.42	\$2,606.48	\$0.00	-\$2,606.48	0.00%
		\$23,308.25	\$51,107.55	\$49,000.00	-\$2,107.55	104.30%

HANOVER

Transaction Activity - EDA

Period Name	Check Nbr	Tran Name	Search Name	Amount	Comments	Check/Receipt Date	Fund
Act Year 2021							
PL Type G General Ledger							
Account Descr G 201-10100 Cash							
March		Journal Entr		-\$313.51	Allocate 1st Quarter 202		201
June		Journal Entr		\$127.89	Allocate 2nd Quarter 202		201
				-\$185.62			
Account Descr G 201-10500 Taxes Receivable-Current							
January		Journal Entr		-\$326.61	To Reverse 2020 YE JE		201
				-\$326.61			
Account Descr G 205-10100 Cash							
March		Journal Entr		-\$732.16	Allocate 1st Quarter 202		205
June		Journal Entr		\$305.76	Allocate 2nd Quarter 202		205
September		Journal Entr		\$47.02	Allocate 3rd Quarter 202		205
				-\$379.38			
Account Descr G 205-12400 EDA Loan Receivable							
January	088618	Cash Recei	ASTRO ENGINEERING	\$1,120.24	EDA Loan Principal Paym	01/20/21	205
January	088625	Cash Recei	BIG BORE BBQ COMPANY	\$833.89	EDA Loan Principal Paym	01/21/21	205
January	030209	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - Jan	01/04/21	205
February	088661	Cash Recei	ASTRO ENGINEERING	\$1,250.42	EDA Loan Principal Paym	02/02/21	205
February	088661	Cash Recei	ASTRO ENGINEERING	\$1,250.42	EDA Loan Principal Paym	02/02/21	205
February	088661	Cash Recei	ASTRO ENGINEERING	-\$1,250.42	EDA Loan Principal Paym	02/02/21	205
February	030304	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - Feb	02/01/21	205
February	030304	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - Feb	02/01/21	205
February	030304	Cash Recei	ROY C INC	-\$208.33	EDA Loan Payment - Feb	02/01/21	205
March	088747	Cash Recei	ASTRO ENGINEERING	\$1,158.46	EDA Loan Principal Paym	03/02/21	205
March	088812	Cash Recei	BIG BORE BBQ COMPANY	\$841.02	EDA Loan Principal Paym	03/23/21	205
March	088720	Cash Recei	BIG BORE BBQ COMPANY	\$826.58	EDA Loan Principal Paym	02/23/21	205
March	030386	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - Mar	03/01/21	205
April	088848	Cash Recei	ASTRO ENGINEERING	\$1,143.00	EDA Loan Principal Paym	04/02/21	205
April	088950	Cash Recei	BIG BORE BBQ COMPANY	\$839.17	EDA Loan Principal Paym	04/21/21	205
April	030460	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - Apri	04/01/21	205
May	089006	Cash Recei	ASTRO ENGINEERING	\$1,140.18	EDA Loan Principal Paym	05/04/21	205
May	089077	Cash Recei	BIG BORE BBQ COMPANY	\$837.37	EDA Loan Principal Paym	05/21/21	205
May	030515	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - May	05/03/21	205
June	089103	Cash Recei	ASTRO ENGINEERING	\$1,161.23	EDA Loan Principal Paym	06/02/21	205
June	089163	Cash Recei	BIG BORE BBQ COMPANY	\$833.02	EDA Loan Principal Paym	06/22/21	205
June	030616	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - Jun	06/02/21	205
July	089220	Cash Recei	ASTRO ENGINEERING	\$1,158.46	EDA Loan Principal Paym	07/06/21	205
July	089280	Cash Recei	BIG BORE BBQ COMPANY	\$841.70	EDA Loan Principal Paym	07/21/21	205
July	030696	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - July	07/01/21	205
August	089335	Cash Recei	ASTRO ENGINEERING	\$1,150.18	EDA Loan Principal Paym	08/03/21	205
August	089408	Cash Recei	BIG BORE BBQ COMPANY	\$837.43	EDA Loan Principal Paym	08/23/21	205
August	030762	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - Aug	08/02/21	205
September	089455	Cash Recei	ASTRO ENGINEERING	\$1,164.71	EDA Loan Principal Paym	09/02/21	205
September	089529	Cash Recei	BIG BORE BBQ COMPANY	\$838.34	EDA Loan Principal Paym	09/21/21	205
September	030867	Cash Recei	ROY C INC	\$208.33	EDA Loan Principal Paym	09/01/21	205
October	089585	Cash Recei	ASTRO ENGINEERING	\$1,167.87	EDA Loan Principal Paym	10/04/21	205
October	089663	Cash Recei	BIG BORE BBQ COMPANY	\$841.73	EDA Loan Principal Paym	10/21/21	205
October	030945	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - Oct	10/01/21	205
November	089710	Cash Recei	ASTRO ENGINEERING	\$1,165.63	EDA Loan Principal Paym	11/02/21	205
November	031022	Cash Recei	ROY C INC	\$208.33	EDA Loan Payment - Nov	11/02/21	205

Transaction Activity - EDA

Period Name	Check Nbr	Tran Name	Search Name	Amount	Comments	Check/Receipt Date	Fund
December	089841	Cash Recei	ASTRO ENGINEERING	\$1,174.18	EDA Loan Principal Paym	12/02/21	205
December	089925	Cash Recei	BIG BORE BBQ COMPANY	\$848.36	EDA Loan Principal Paym	12/21/21	205
December	089807	Cash Recei	BIG BORE BBQ COMPANY	\$835.21	EDA Loan Principal Paym	11/23/21	205
December	031105	Cash Recei	ROY C INC	\$208.45	EDA Loan Principal Paym	12/02/21	205
Account Descr G 205-12400 EDA Loan Receivable				\$26,508.46			
PL Type G General Ledger				\$25,616.85			
PL Type *R Revenue							
Account Descr R 201-31000 Property Taxes - General							
January		Budget Cha		\$49,000.00			201
January		Journal Entr		\$302.40	To Reverse 2020 YE JE		201
January		Journal Entr		\$24.21	To Reverse 2020 YE JE		201
January		Cash Recei	HENNEPIN COUNTY TREA	\$24.21	HC Tax Settlement - Jan		201
January		Cash Recei	WRIGHT COUNTY AUDITO	\$302.40	WC Tax Settlement - Jan		201
June		Cash Recei	WRIGHT COUNTY AUDITO	\$19,313.70	WC Tax Settlement - Jun		201
July		Cash Recei	HENNEPIN COUNTY TREA	\$6,357.72	HC Tax Settlement - July		201
December		Cash Recei	HENNEPIN COUNTY TREA	\$5,602.93	HC Tax Settlement - Dec		201
December		Cash Recei	WRIGHT COUNTY AUDITO	\$17,381.46	WC Tax Settlement - Dec		201
Account Descr R 201-31000 Property Taxes - General				\$98,309.03			
Account Descr R 201-33410 MV Credit							
October		Cash Recei	MN DEPT OF REVENUE	\$15.44	MV Credit - 2021		201
December		Cash Recei	MN DEPT OF REVENUE	\$15.44	EDA MV Credit - 2021		201
Account Descr R 201-33410 MV Credit				\$30.88			
Account Descr R 201-36210 Interest Earnings							
March		Journal Entr		\$313.51	Allocate 1st Quarter 202		201
June		Journal Entr		-\$127.89	Allocate 2nd Quarter 202		201
Account Descr R 201-36210 Interest Earnings				\$185.62			
Account Descr R 205-36210 Interest Earnings							
January	088618	Cash Recei	ASTRO ENGINEERING	\$212.63	EDA Loan Interest Paym	01/20/21	205
January	088625	Cash Recei	BIG BORE BBQ COMPANY	\$82.76	EDA Loan Interest Paym	01/21/21	205
February	088661	Cash Recei	ASTRO ENGINEERING	\$82.45	EDA Loan Interest Paym	02/02/21	205
February	088661	Cash Recei	ASTRO ENGINEERING	-\$82.45	EDA Loan Interest Paym	02/02/21	205
February	088661	Cash Recei	ASTRO ENGINEERING	\$82.45	EDA Loan Interest Paym	02/02/21	205
March		Journal Entr		\$732.16	Allocate 1st Quarter 202		205
March	088747	Cash Recei	ASTRO ENGINEERING	\$174.41	EDA Loan Interest Paym	03/02/21	205
March	088720	Cash Recei	BIG BORE BBQ COMPANY	\$90.07	EDA Loan Interest Paym	02/23/21	205
March	088812	Cash Recei	BIG BORE BBQ COMPANY	\$75.63	EDA Loan Interest Paym	03/23/21	205
April	088848	Cash Recei	ASTRO ENGINEERING	\$189.87	EDA Loan Interest Paym	04/02/21	205
April	088950	Cash Recei	BIG BORE BBQ COMPANY	\$77.48	EDA Loan Interest Paym	04/21/21	205
May	089006	Cash Recei	ASTRO ENGINEERING	\$192.69	EDA Loan Interest Paym	05/04/21	205
May	089077	Cash Recei	BIG BORE BBQ COMPANY	\$79.28	EDA Loan Interest Paym	05/21/21	205
June		Journal Entr		-\$305.76	Allocate 2nd Quarter 202		205
June	089103	Cash Recei	ASTRO ENGINEERING	\$171.64	EDA Loan Interest Paym	06/02/21	205
June	089163	Cash Recei	BIG BORE BBQ COMPANY	\$83.63	EDA Loan Interest Paym	06/22/21	205
July	089220	Cash Recei	ASTRO ENGINEERING	\$174.41	EDA Loan Interest Paym	07/06/21	205
July	089280	Cash Recei	BIG BORE BBQ COMPANY	\$74.95	EDA Loan Interest Paym	07/21/21	205
August	089335	Cash Recei	ASTRO ENGINEERING	\$182.69	EDA Loan Interest Paym	08/03/21	205
August	089408	Cash Recei	BIG BORE BBQ COMPANY	\$79.22	EDA Loan Interest Paym	08/23/21	205
September		Journal Entr		-\$47.02	Allocate 3rd Quarter 202		205
September	089455	Cash Recei	ASTRO ENGINEERING	\$168.16	EDA Loan Interest Paym	09/02/21	205
September	089529	Cash Recei	BIG BORE BBQ COMPANY	\$78.31	EDA Loan Interest Paym	09/21/21	205
October	089585	Cash Recei	ASTRO ENGINEERING	\$165.00	EDA Loan Interest Paym	10/04/21	205

Transaction Activity - EDA

Period Name	Check Nbr	Tran Name	Search Name	Amount	Comments	Check/Receipt Date	Fund
October	089663	Cash Recei	BIG BORE BBQ COMPANY	\$74.92	EDA Loan Interest Paym	10/21/21	205
November	089710	Cash Recei	ASTRO ENGINEERING	\$167.24	EDA Loan Interest Paym	11/02/21	205
December	089841	Cash Recei	ASTRO ENGINEERING	\$158.69	EDA Loan Principal Paym	12/02/21	205
December	089925	Cash Recei	BIG BORE BBQ COMPANY	\$68.29	EDA Loan Interest Paym	12/21/21	205
December	089807	Cash Recei	BIG BORE BBQ COMPANY	\$81.44	EDA Loan Interest Paym	11/23/21	205
Account Descr R 205-36210 Interest Earnings				\$3,365.24			
PL Type *R Revenue				\$101,890.77			
PL Type -E Expenditure							
Account Descr E 201-41330-111 Committee Wages/Meetings							
January		Budget Cha		\$2,000.00			201
December	003507	Cash Paym	BARTELS, TODD	\$180.00	EDA Meetings - 2021	12/21/21	201
December	036051	Cash Paym	DISMANG, BRIAN	\$150.00	EDA Meetings - 2021	12/21/21	201
December	036059	Cash Paym	JOHNSON, JESSICA	\$150.00	EDA Meetings - 2021	12/21/21	201
December	036066	Cash Paym	ROSS, ANTHONY	\$180.00	EDA Meetings - 2021	12/21/21	201
December	036072	Cash Paym	ZRUST, TED	\$120.00	EDA Meetings - 2021	12/21/21	201
Account Descr E 201-41330-111 Committee Wages/Meet				\$2,780.00			
Account Descr E 201-41330-306 Dues & Subscriptions							
January		Budget Cha		\$500.00			201
April	035620	Cash Paym	INITIATIVE FOUNDATION	\$310.00	Endowment Pledge - 202	04/20/21	201
Account Descr E 201-41330-306 Dues & Subscriptions				\$810.00			
Account Descr E 201-41330-310 Other Professional Services							
January		Budget Cha		\$5,000.00			201
February	035525	Cash Paym	VISA - BANKWEST	\$295.00	B. Hagen: Economic Dev	02/02/21	201
March	003243	Cash Paym	WSB & ASSOCIATES, INC.	\$150.00	CSAH 19 Access Study M	03/02/21	201
May	003293	Cash Paym	WSB & ASSOCIATES, INC.	\$5,780.00	CSAH 19 / 123 Access M	05/04/21	201
June	003313	Cash Paym	WSB & ASSOCIATES, INC.	\$1,174.00	CSAH 19 / 123 Access M	06/01/21	201
Account Descr E 201-41330-310 Other Professional Servi				\$12,399.00			
Account Descr E 201-41330-437 Other Miscellaneous							
January		Budget Cha		\$5,500.00			201
June	035711	Cash Paym	HANOVER HARVEST FESTI	\$1,500.00	Hanover Harvest Festival	06/15/21	201
September	035866	Cash Paym	BIG BORE BBQ COMPANY	\$645.00	EDA Social 2021: 43 Gue	09/07/21	201
September	035888	Cash Paym	VISA - BANKWEST	\$400.00	Foursome Golf at 2021	09/07/21	201
Account Descr E 201-41330-437 Other Miscellaneous				\$8,045.00			
Account Descr E 201-41570-210 Operating Supplies (GENERAL)							
January		Budget Cha		\$1,000.00			201
Account Descr E 201-41570-210 Operating Supplies (GE				\$1,000.00			
Account Descr E 201-49360-700 Transfers (GENERAL)							
January		Budget Cha		\$35,000.00			201
Account Descr E 201-49360-700 Transfers (GENERAL)				\$35,000.00			
PL Type -E Expenditure				\$60,034.00			
Act Year 2021				\$187,541.62			
				\$187,541.62			

HANOVER
Cash Balances
 January 2022

Fund	Begin Month	GL Debits Month	GL Credits Month	Balance
100 GENERAL FUND	\$1,194,178.38	\$38,216.50	\$97,031.18	\$1,135,363.70
104 AMERICAN RESCUE PLAN ACT FUND	\$191,666.11	\$0.00	\$0.00	\$191,666.11
107 FIRE DEPT DONATIONS FUND	\$41,515.92	\$150.00	\$0.00	\$41,665.92
201 EDA SPECIAL REVENUE FUND	\$125,563.47	\$0.00	\$310.00	\$125,253.47
205 EDA BUSINESS INCENTIVE FUND	\$229,668.69	\$2,249.52	\$0.00	\$231,918.21
311 2008A GO CIP REFUNDING BOND	\$0.00	\$0.00	\$0.00	\$0.00
312 2009A GO IMP REFUNDING BOND	\$20,450.80	\$0.00	\$0.00	\$20,450.80
314 2011A GO IMP CROSSOVER REF BD	\$503,649.39	\$0.00	\$0.00	\$503,649.39
315 2016A GO CIP BOND	\$112,180.11	\$0.00	\$83,635.00	\$28,545.11
401 GENERAL CAPITAL PROJECTS	\$509,875.60	\$0.00	\$0.00	\$509,875.60
402 PARKS CAPITAL PROJECTS	\$146,083.53	\$0.00	\$0.00	\$146,083.53
403 FIRE DEPT CAPITAL FUND	\$59,963.06	\$0.00	\$0.00	\$59,963.06
404 HISTORICAL CAPITAL PROJ FUND	\$0.00	\$0.00	\$0.00	\$0.00
405 PARK DEDICATION FEE	\$417,148.87	\$0.00	\$0.00	\$417,148.87
406 GAMBLING PROCEEDS	\$31,877.79	\$2,113.58	\$0.00	\$33,991.37
407 TIF REDEV DIST #1	\$10,245.51	\$0.00	\$0.00	\$10,245.51
409 MAHLER PIT - 15TH ST IMP FUND	\$40,206.55	\$0.00	\$0.00	\$40,206.55
411 FACILITIES CAPITAL PROJ FUND	\$15,286.97	\$0.00	\$0.00	\$15,286.97
417 EQUIPMENT CAPITAL FUND	\$129,653.67	\$0.00	\$0.00	\$129,653.67
418 STREET CAPITAL PROJ FUND	\$946,566.14	\$0.00	\$0.00	\$946,566.14
601 WATER ENTERPRISE FUND	\$1,154,209.74	\$35,610.88	\$3,750.00	\$1,186,070.62
602 SEWER ENTERPRISE FUND	\$539,060.98	\$109,428.76	\$5,050.00	\$643,439.74
603 STORM WATER ENTERPRISE FUND	\$238,057.91	\$6,775.46	\$0.00	\$244,833.37
611 WATER CAPITAL IMP FUND	\$314,737.60	\$0.00	\$0.00	\$314,737.60
612 SEWER CAPITAL IMP FUND	\$2,466,624.46	\$0.00	\$0.00	\$2,466,624.46
613 STORM WATER CAPITAL IMP FUND	\$833,892.78	\$0.00	\$0.00	\$833,892.78
701 RIVER ROAD CEMETERY	\$37,131.74	\$0.00	\$0.00	\$37,131.74
702 CSAH 19 CEMETERY	\$16,450.00	\$0.00	\$0.00	\$16,450.00
810 BUILDING PERMITS ESCROW FUND	\$295,000.00	\$35,000.00	\$0.00	\$330,000.00
811 EROSION CONTROL ESCROW FUND	\$50,123.53	\$0.00	\$0.00	\$50,123.53
815 LANDSCAPE ESCROW FUND	\$43,900.65	\$0.00	\$0.00	\$43,900.65
817 INFRASTRUCTURE ESCROW FUND	\$22,500.00	\$0.00	\$0.00	\$22,500.00
818 MISC ESCROWS FUND	\$52,043.05	\$0.00	\$0.00	\$52,043.05
820 BRIDGES TOWNHOMES ESC FUND	\$3,855.47	\$0.00	\$0.00	\$3,855.47
823 CROW RVR HTS WEST 3RD / BACKES	\$4,376.66	\$0.00	\$0.00	\$4,376.66
825 CROW RVR HTS FUT WEST PLAT/PUD	\$0.00	\$825.00	\$825.00	\$0.00
826 CROW RVR HTS 4TH ADD FINL PLAT	\$0.00	\$0.00	\$0.00	\$0.00
827 HANOVER COVE PRELIMINARY PLAT	\$0.00	\$0.00	\$0.00	\$0.00
828 CROW RVR HTS 4TH DEVEL AGRMT	\$22,139.21	\$0.00	\$0.00	\$22,139.21
829 RIVER TOWN VILLAS DEVEL AGRMT	\$24,239.18	\$0.00	\$0.00	\$24,239.18
830 FEHN COMP 15TH ST DEVEL AGRMT	\$8,000.85	\$0.00	\$0.00	\$8,000.85

HANOVER

Cash Balances

January 2022

Fund	Begin Month	GL Debits Month	GL Credits Month	Balance
831 RIVERS EDGE DEVEL AGRMT	\$59,298.69	\$0.00	\$0.00	\$59,298.69
832 CROW RVR HTS 5TH DEVEL AGRMT	\$49,739.37	\$0.00	\$825.00	\$48,914.37
900 INTEREST	-\$15,175.97	\$0.00	\$0.00	-\$15,175.97
	<u>\$10,945,986.46</u>	<u>\$230,369.70</u>	<u>\$191,426.18</u>	<u>\$10,984,929.98</u>

<u>Borrower</u>	<u>2/8/2022</u>	<u>Paid Through</u>
	\$ -	
Astro Engineering	\$ 55,069.76	February
BBBBQ LLC	\$ 68,551.33	January
Total	\$ 123,621.09	