



CITY COUNCIL AGENDA

February 24, 2020 – 6:00 p.m.

Work Session; followed by EDA / City Council Meetings

WORK SESSION

1. Call Meeting of City Council Work Session to Order
 2. Approve Agenda
 - 2.1 Snow Removal
 - 2.2 Shoreland Overlay District Impervious Surface/Lot Coverage
 - 2.3 Forest Hills Cemetery Association Transfer of Property and Funds Proposal
 3. Adjournment
-

ECONOMIC DEVELOPMENT AUTHORITY

1. Call Meeting of Economic Development Authority to Order
 - 1.1 Pledge of Allegiance
 2. Approve Agenda
 - 2.1 Approve minutes of January 27, 2019 meeting
 3. Public Hearing
 - 3.1 Resolution 2003, Resolution providing for the issuance and sale of Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – The Harbor at Peace Village Project); and establishing a Pricing Committee
 4. Adjournment
-

CITY COUNCIL

1. Call Meeting of City Council to Order
2. Approve Agenda
3. Introductions, Presentations, Proclamations, Awards, and Public Comment
(Individuals may address the City Council about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The City Council will not take official action on these items but may refer the matter to staff for a future report or direct that the matter be scheduled for a future meeting agenda.)
4. Consent Agenda
(NOTE TO THE PUBLIC: All those items listed as part of the Consent Agenda will be approved by a single motion, unless a request to discuss one of those items is made prior to that time. Anyone present at the meeting may request an item to be removed from the consent agenda. Please inform the Council when they approve the agenda for this meeting.)
 - 4.1 Approve minutes of January 8 and February 10, 2020 meetings
 - 4.2 Approve payment of Claims
5. Public Hearing
 - 5.1 Resolution 2020-06, Issuance of Housing Revenue Refunding Bonds, Series 2020, The Harbor at Peace Village Project; and establishing a Pricing Committee
 - 5.2 Resolution 2020-07, Adopting a Street Reconstruction Plan and Providing Preliminary Approval for the Issuance of Street Reconstruction Bonds
6. Old Business
7. New Business
 - 7.1 Approve Resolution 2020-06, Issuance of Housing Revenue Refunding Bonds, Series 2020, The Harbor at Peace Village; and establishing a Pricing Committee

- 7.2 Approve Resolution 2020-07, Adopting a Street Reconstruction Plan and Providing Preliminary Approval for the Issuance of Street Reconstruction Bonds
 - 7.3 Approve Resolution 2020-08, Providing for the Issuance and Sale of General Obligation Street Reconstruction and Refunding Bonds, Series 2020A; and establishing a Pricing Committee
 - 7.4 Resolution 2020-09, Agreeing to Accept Transfer of the Property and Funds of Forest Hill Cemetery Association
 - 7.5 Discuss Shoreland Overlay District Impervious Surface/Lot Coverage
- 8. Council Member & Mayor and Staff Reports
 - 9. Adjournment

The following informational items have been included in the Council packet for informational purposes, council review and discussion. No action is required by the City Council:

UPCOMING MEETINGS / EVENTS

UPCOMING MEETINGS / EVENTS

- March 3 Presidential Primary Election
- March 4 Planning Commission – 6:15 p.m.
- March 9 Personnel Committee – 5:00 p.m.
- March 9 City Council – 6:00 p.m.
- March 11 Economic Development Commission – 6:00 p.m.
- March 17 Parks and Recreation Commission – 4:45 p.m.
- March 19 Senior Advisory Committee – 9:00 a.m.
- March 23 Work Session, EDA, City Council – 6:00 p.m.
- April 8 Joint Meeting – City Council, EDC, Planning Commission, Parks & Recreation Commission, and Chamber of Commerce Board – 6:30 p.m.



TO: Honorable Mayor Lagergren and City Council Members
FROM: Steven Helget, City Administrator
DATE: February 24, 2020
SUBJECT: Work Session

Snow Removal

Proposed is to discuss the parking of vehicles on city streets during snow events. Tony Voigt, Public Services Director, will provide a report on his observations so far this winter with respect to the number of vehicles parked on city streets during snow events. Information will also be provided about the number of vehicles ticketed and towed so far this year.

Shoreland Overlay District Impervious Surface/Lot Coverage

In 2005, the City Council adopted an amendment to the Zoning Code establishing the Shoreland Overlay District. One of the provisions of the Shoreland Overlay District is the impervious surface coverage of lots must not exceed 25% of the lot area. According to the Zoning Code, Impervious Surface is defined as "An artificial or natural surface through which water or air cannot penetrate including roofs, driveways, parking lots, sidewalks, and similar hard surfaces". The Shoreland Overlay District boundary is defined as 1,000 feet from the ordinary high-water level. Enclosed is a copy of the City's Zoning Map which identifies the Shoreland Overlay District boundaries.

The newest housing subdivisions located within the city are all zoned R-1, Low Density/Single Family Residential and the Zoning Code states the lot coverage for the R-1 zone is 30%. But the Shoreline Overlay District requirement of 25% impervious surface trumps the R-1 zone. In respect to other zoning districts and the impervious surface coverage maximum, the R-2 zone is 30%, in the R-3 zone it is 35%, and in the C-3 Downtown District there is no maximum established. Again, the Shoreland Overlay District would trump these district maximums. The 25% impervious surface coverage is a Minnesota DNR standard.

The issue is the City for many years issued new housing permits in the R-1 zone utilizing the 30% impervious surface coverage versus 25%. It is also possible the City may have issued building permits in the older neighborhoods that are in the Shoreland Overlay District which may exceeded 25% lot coverage.

Norwood Young America

I have had discussed this item with Jay Squires, City Attorney, and his recommendation with respect to the properties currently not in compliance, is to not further the non-compliance. Mr. Squires will be present at the Work Session.

Proposed is to discuss how the City should move forward with respect to impervious surface for properties located in the Shoreland Overlay District.

Forest Hill Cemetery Association Transfer of Property and Funds Proposal

Paul Melchert, Melchert, Hubert, Sjodin, representing the Forest Hill Cemetery Association will be present to discuss the proposed transfer of the cemetery to the City. As provided by Mr. Melchert, enclosed is a copy of Certificate of Chair and Secretary of Meeting of Lot Owners of the Forest Hill Cemetery Association and a Resolution of the Board of Directors approving the transfer of the Cemetery to the City of Norwood Young America.

Keith E. Sjodin*
R. Lawrence Harris
Bradley W. Solheim**
J. Michael Melchert**
Kelly C. Dohm***
P. David Melchert
Racheal M. Hollandoo**
Kathryn J. Barnes
Jason M. Thiemann
Matthew D. McDougall
Lisa D. Hill
Amber R. Donley
Travis J. Adams
Jason R. Lee
Ronald G. Blum
Of Counsel:
Paul A. Melchert
David P. Hubert
Luke L. Melchert
Mac R. Willemssen
Neil J. Jensen

*Civil Trial Law Specialist, certified by the
Minnesota State Bar Association
**Real Property Law Specialist, certified by
the Minnesota State Bar Association
***Labor and Employment Law Specialist,
certified by the Minnesota State Bar
Association
ooAlso admitted in SD



MELCHERT • HUBERT • SJODIN
A Professional Limited Liability Partnership
ATTORNEYS AT LAW

January 13, 2020

WACONIA OFFICE
121 West Main Street, Suite 200
Waconia, Minnesota 55387
Telephone: (952) 442-7700

CHASKA OFFICE
102 West 5th Street
Chaska, MN 55318
Telephone: (952) 448-2225

HUTCHINSON OFFICE
22 Main Street North
Hutchinson, MN 55350
Telephone: (320) 587-2046
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Firm Administrator
Marcia A. Willmsen

WEB PAGE
www.mhslaw.com

Steve Helget
City Administrator of NYA
310 Elm Street West
P.O. Box 59
Norwood Young America, MN 55368

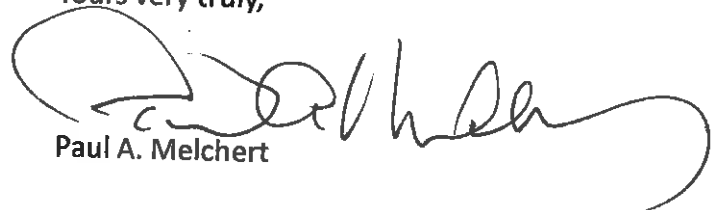
Re: Forest Hill Cemetery Association

Dear Mr. Helget:

Please find enclosed and forwarded to you a copy of a "Certificate of Chair and Secretary of Meeting of Lot Owners of the Forest Hill Cemetery Association" as same was filed of record in the office of the Carver County Recorder on December 31, 2019, as Document No. A689147 pursuant to the provisions of Minnesota Statutes §306.111, Subd. 4.

I have also forwarded copies of the surveys which we have available to Title Mark to verify the description of the real estate which makes up the Forest Hill Cemetery. Please do not hesitate to contact me as to any additional information or documentation that you desire. Thank you again for your consideration.

Yours very truly,



Paul A. Melchert

PAM/jm
Enclosure

CERTIFICATE OF CHAIR AND SECRETARY

OF

MEETING OF LOT OWNERS OF THE

FOREST HILL CEMETERY ASSOCIATION

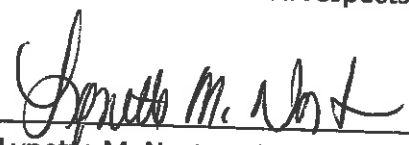
STATE OF MINNESOTA)
) ss
COUNTY OF CARVER)

Gerald Schimelpfenig, the Chair, and Lynette M. Norton, the Secretary, elected at a meeting of the lot owners of Forest Hill Cemetery Association held on December 27, 2019, do hereby certify and state as follows:

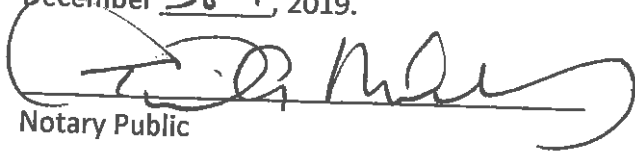
1. That a meeting of lot owners of Forest Hill Cemetery Association was held on December 27, 2019, at 1:00 P.M. at the Church of Peace located at 424 North Franklin Street, Norwood Young America, MN, pursuant to the provisions of Minnesota Statutes §306.111.
2. That Forest Hill Cemetery Association is an incorporated public cemetery association without capital stock, organized under Minnesota law and duly incorporated on May 12, 1960. A copy of the Articles of Incorporation of Forest Hill Cemetery Association were filed in the office of the Carver County Register of Deeds on May 19, 1960, in Book "C" of Corporations, Pages 267-268.
3. That all associates (members of the Board of Directors [Trustees] of the Forest Hill Cemetery Association) are deceased and no one has acted as an associate or otherwise on behalf of the Forest Hill Cemetery Association for more than three years.
4. That a "Notice of Meeting of Lot Owners of Forest Hill Cemetery Association" was signed by lot owners Gerald Schimelpfenig, Lynette M. Norton, and Richard Lundberg. A copy of said Notice is attached to this Certificate as Exhibit "A". The Notice stated that a meeting of the lot owners known to them or whose addresses appeared in the cemetery records would be held on Friday, December 27, 2019, at 1:00 P.M. at the Church of Peace as recited above.
5. That an Affidavit of Mailing as to the mailing of said Notices pursuant to Minnesota Statutes §306.111 is attached as Exhibit "B".

6. That the names and addresses of the lot owners attending in person is attached as Exhibit "C".
7. That the meeting was called to order by Gerald Schimelpfenig, a lot owner of the Forest Hill Cemetery.
8. That the lot owners present at said meeting chose lot owner Gerald Schimelpfenig as Chair and lot owner Lynette M. Norton as Secretary.
9. That the meeting of the lot owners proceeded, pursuant to the provisions of Minnesota Statutes §306.111, Subd. 3, to nominate and elect lot owners Clinton D. Kurtz, Randy Smith, Richard Lundberg, Gerald Schimelpfenig, and Lynette M. Norton to fill the vacancies among the associates who then designated and elected said same five persons as the five new members of the Board of Directors (Trustees) under the Articles of Incorporation of Forest Hill Cemetery Association by a voice vote, said persons having been nominated and elected by an unanimous vote of the lot owners present and voting.
10. That the lot owners present then adopted a motion authorizing transfer of the cemetery of the Forest Hill Cemetery Association to the City of Norwood Young America pursuant to Minnesota Statutes §306.025.
11. That the lot owners present then adopted a motion that the Certificate required by Minnesota Statutes §306.111, Subd. 4, be filed of record in the office of the Carver County Recorder, the County where Forest Hill Cemetery is located.
12. That a meeting of the duly elected associates was then held to fill the vacancies on the Board of Directors (Trustees) of the Forest Hill Cemetery Association which said Board then met and elected Clinton D. Kurtz as the Chairperson and Lynette M. Norton as the Secretary of the new Board of Directors of the Forest Hill Cemetery Association. The Board of Directors then unanimously adopted a motion passing a Resolution authorizing the transfer of the cemetery of Forest Hill Cemetery Association to the City of Norwood Young America, a copy of said Resolution being attached as Exhibit "D".
13. That the undersigned Chair and Secretary of the meeting of December 27, 2019, do hereby verify and certify that this Certificate is the Certificate to be filed under said Subd. 4 and that the contents of this Certificate are true and correct in all respects.


Gerald Schimelpfenig, Chair


Lynette M. Norton, Secretary

Subscribed and sworn to by
Gerald Schimelpfenig and
Lynette M. Norton, on
December 30th, 2019.


Notary Public

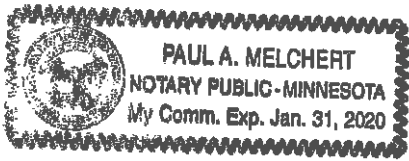


EXHIBIT "A"

NOTICE OF MEETING OF LOT OWNERS

OF

FOREST HILL CEMETERY ASSOCIATION

NOTICE IS HEREBY GIVEN, that a meeting of the lot owners of Forest Hill Cemetery Association, a public cemetery association under the laws of the State of Minnesota, will be held at Church of Peace located at 424 North Franklin Street, Norwood Young America, on Friday, December 27, 2019, at 1:00 P.M.

Notice is further given that this meeting is being held pursuant to the provisions of Minnesota Statutes § 306.111 and that the purpose of this meeting will be to fill the vacancies among the Board of Directors (associates) of Forest Hill Cemetery Association. The meeting will be called to order by a lot owner and shall be organized by choosing in the usual manner a chair and a secretary. The meeting will then proceed to fill the vacancies among the Board of Directors as provided by Minnesota Statutes § 306.111 and the Articles of Incorporation of Forest Hill Cemetery Association by reason of the fact that all prior Board members are either deceased or have resigned and that there presently are no Board members. Such action is necessary in order that the Forest Hill Cemetery Association property and all records and matters pertinent thereto may be transferred to the City of Norwood Young America pursuant to the provisions of Minnesota Statutes § 306.025.

Dated this 9th day of December, 2019.

Hugh Schmeckel
Lot Owner

Richard Lundberg
Lot Owner

Stephanie M. Norton
Lot Owner

EXHIBIT "B"

AFFIDAVIT OF MAILING AS TO
NOTICE OF MEETING OF LOT OWNERS OF
FOREST HILL CEMETERY ASSOCIATION

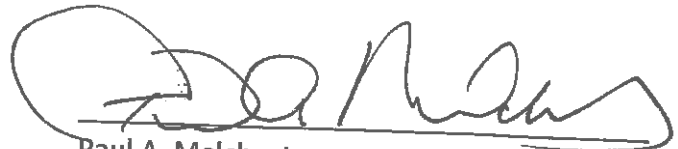
STATE OF MINNESOTA)
) ss.
COUNTY OF CARVER)

The undersigned, Paul A. Melchert, being first duly sworn, on oath states that on December 11, 2019, at Waconia, Minnesota, he mailed a copy of the attached "Notice of Meeting of Lot Owners of Forest Hill Cemetery Association" to each person named below, pursuant to the provisions of Minnesota Statutes §306.111, Subd. 2, by mailing a copy in a sealed envelope, postage prepaid, with the U.S. Postal Service as follows:

Name/Mailing Address

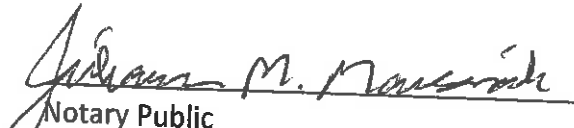
Clinton Kurtz 562 Meadow Lane Norwood Young America, MN 55397	Kenneth and Betty Feltmann 661 1 st Avenue North Lester Prairie, MN 55354
Ken and Lynn Norton 215 Lake Street West Norwood Young America, MN 55368	Gerald and Genelle Schimelpfenig 13495 122 nd Street Norwood Young America, MN 55368
Marilyn Franck 610 Elm Street West Norwood Young America, MN 55368	Merlin and Helen Fruetel 308 North Faxon Road, #205 Norwood Young America, MN 55368
Sharon Bromsted 611 West Main Street Belle Plaine, MN 56011	Robert and Rosalie Heiland 300 North Faxon Road Norwood Young America, MN 55368
Ron and Nancy Smith 123 Park Place Norwood Young America, MN 55368	Ann B. Herrmann 10941 Oregon Avenue South Bloomington, MN 55438
Richard Lundberg 608 West 2 nd Street Waconia, MN 55387	

Dated December 24, 2019



Paul A. Melchert

Subscribed and sworn to before me on
December 24, 2019, by Paul A. Melchert



Notary Public

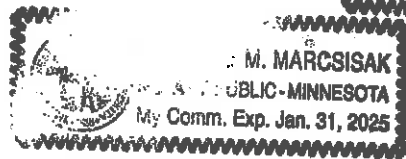
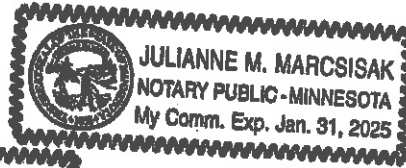


EXHIBIT "D"

**RESOLUTION OF
THE BOARD OF DIRECTORS OF THE
FOREST HILL CEMETERY ASSOCIATION
(DESIGNATED IN ITS ARTICLES OF INCORPORATION AS TRUSTEES)
AS TO TRANSFER OF
FOREST HILL CEMETERY TO THE
CITY OF NORWOOD YOUNG AMERICA**

WHEREAS, the Forest Hill Cemetery is located within the corporate limits of the City of Norwood Young America; and

WHEREAS, the Forest Hill Cemetery was originally surveyed out on March 13, 1883, and was known as the Slocum Cemetery until 1889 when the plat of the Forest Hill Cemetery was filed in the office of the Carver County Recorder; and

WHEREAS, Forest Hill Cemetery Association is a public cemetery corporation under the provisions of the Public Cemetery Association Code of the State of Minnesota; and

WHEREAS, the Articles of Incorporation of the Forest Hill Cemetery Association were signed on May 12, 1960, and filed in the office of the Carver County Register of Deeds on May 19, 1960, in Book "C" of Corporations at Pages 267 and 268; and

WHEREAS, there presently were no associates, officers, or directors and no one legally in a position to provide for the operation, maintenance, management, and conduct of the cemetery and no one in a legal position to sell lots and provide for the burial of the dead in the cemetery; and

WHEREAS, notice as to the time, location, and purpose of a meeting of the lot owners of the Forest Hill Cemetery was mailed to all known lot owners pursuant to the provisions of Minnesota Statutes §306.111, Subd. 2; and

WHEREAS, a meeting of the lot owners was in fact held on December 27, 2019, at 1:00 P.M. at the Church of Peace located at 424 North Franklin Street, Norwood Young America, Minnesota, as provided in said Notice; and

WHEREAS, said meeting of the lot owners proceeded, pursuant to the provisions of Minnesota Statutes §306.111, Subd. 3, to nominate and unanimously elect lot owners Clinton D. Kurtz, Randy Smith, Richard Lundberg, Gerald Schimelpfenig, and Lynette M. Norton to fill the vacancies among the associates of the Forest Hill Cemetery Association by a voice vote; and

WHEREAS, said elected associates then met to fill the five vacancies on the Board of Directors (Trustees) of the Forest Hill Cemetery Association by unanimously electing said five persons as Directors (Trustees) and elected Clinton D. Kurtz as Chair and Lynette M. Norton as Secretary of the Board of Directors (Trustees) of Forest Hill Cemetery Association; and

WHEREAS, a motion of the lot owners of the Forest Hill Cemetery Association present at said meeting unanimously authorized the transfer of Forest Hill Cemetery to the City of Norwood Young America; and

WHEREAS, the City of Norwood Young America has indicated that it would accept the transfer of the property and funds of Forest Hill Cemetery Association under the provisions of Minnesota Statutes § 306.025,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Directors (Trustees) of the Forest Hill Cemetery Association:

1. That the Forest Hill Cemetery Association transfer its cemetery in Norwood Young America, Minnesota, together with all the property and funds of the association, to the City of Norwood Young America.
2. That it is understood that before this transfer can be completed, the governing body of the City of Norwood Young America must first adopt a Resolution agreeing to accept the transfer of the property and funds of the association, and agreeing to continue to operate, maintain, manage, conduct, and control the cemetery, to sell lots in it, and to administer its funds for the same purposes and upon the same trusts for which they were originally established.

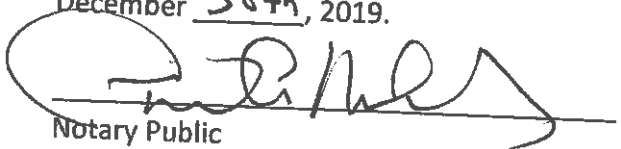
Adopted unanimously on December 27, 2019.

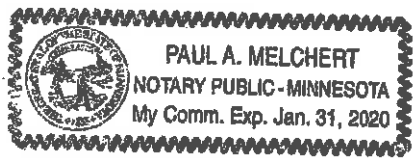
By: Clinton D. Kurtz
Clinton, D. Kurtz, President of the Board of Directors (Trustees)

By: Lynette M. Norton
Lynette M. Norton, Secretary of the Board of Directors (Trustees)

STATE OF MINNESOTA)
) SS
COUNT OF CARVER)

Subscribed and sworn to by
Clinton D. Kurtz and
Lynette M. Norton, on
December 30th, 2019.


Notary Public



Document Number: **A689147**

Filed and/or Recorded on
Dec 31, 2019 12:02 AM

Office of the County Recorder/Registrar of Titles
Carver County, Minnesota
Kaaren Lewis, County Recorder

Deputy KL	Pkg ID: 7115085
Document Recording Fees	\$ 46.00

Document Total \$ 46.00

Requesting Party: MELCHERT HUBERT SJODIN, PLLP
Pages: 12

This cover page has been added to this document by Carver County Land Records
and is now an official part of this recorded document



Economic Development Authority Minutes

January 27, 2020 – 6:00 p.m.

ATTENDEES: Carol Lagergren, Craig Heher, Mike McPadden, Dick Stolz, Charlie Storms

ABSENT: none

STAFF: Steve Helget – City Administrator, Kelly Hayes – City Clerk, Tony Voigt – Public Service Director

OTHERS: Wade Scott, Mitchell Scott, Nick Anhut, Dan Stender, Roz Dean, Cynthia Smith-Strack

1. Call Meeting of Economic Development Authority to Order
 - 1.1 Pledge of Allegiance
Meeting was called to order by President Lagergren at 6:37pm with all members present.
2. Approve Agenda
 - 2.1 Approve minutes of December 23, 2019 meeting
Motion: CH/CS to adopt the agenda. Vote 5 – 0. Motion carried.
Motion: MM/DS to approve the minutes. Vote 5 – 0. Motion carried.
- 3.1 Approve Resolution 2001, Nominating and Appointing Officers of Economic Development Authority
Officers will be the same as last year: Carol Lagergren President, Mike McPadden Vice President, Craig Heher Treasurer, Dick Stolz Assistant Treasurer, Charlie Storms Secretary.
Motion: CH/CS to approve Resolution 2001, Nominating and Appointing Officers of Economic Development Authority. Vote 5 – 0. Motion carried.
- 3.2 Approve Resolution 2002, Calling a Public Hearing to consider the Pledge of the General Obligation of the City of Norwood Young America, Minnesota to the Payment of Refunding Bonds to be Issued by the Norwood Young America Economic Development Authority
Nick Anhut from Ehlers reviewed the callable bonds (Series 2012A, bonds for The Harbor Project) that the council can consider refinancing in 2020, along with the issuance of the bonds for the Highway 212 Underpass Project. A public hearing is required to consider changes to a bond.
Motion: DS/CS to approve Resolution 2002, Calling a Public Hearing to consider the Pledge of the General Obligation of the City of Norwood Young America, Minnesota to the Payment of Refunding Bonds to be Issued by the Norwood Young America Economic Development Authority. Vote 5 – 0. Motion carried.
4. Adjournment
Motion: CH/MM to adjourn at 6:48pm. Vote 5 – 0. Motion carried.

Carol Lagergren, President

Kelly Hayes, City Clerk/Treasurer



TO: President Mayor Lagergren and Commission Members

FROM: Steven Helget, City Administrator

DATE: February 24, 2020

SUBJECT: Resolution 2003, Resolution Providing for the Issuance and Sale of Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – The Harbor at Peace Village Project); and establishing a Pricing Committee

Enclosed is Resolution 2003, that provides for the refinancing of the Series 2012A and 2012B Housing Revenue Bonds. The EDA has statutory authority to bond for public improvements to include housing related projects such as The Harbor.

There were two bond issues that financed The Harbor project. Back in 2005 when the original bonds were issued and again in 2012 when the bonds were refinanced for the first time, state statute limited the amount to \$3 million of the bond issue that could be backed by full faith and credit of property taxes. The Harbor project exceeded that amount and therefore two bonds had to be issued to cover the total project cost. The statutory limit has now changed to \$5 million. The advantage of being backed by full faith and credit of property taxes is lower interest rates are experienced. The 2012A bonds will now be able to be refinanced under the City versus the EDA.

The two housing revenue bonds are callable on August 1, 2020 and the City can refinance them up to 90-days prior to the call date.

Enclosed is a memo and pre-sale report from Nick Anhut, Ehlers, reviewing the two housing revenue bonds proposed to be refinancing in 2020. Mr. Anhut will be in attendance to review the enclosures to include Resolution 2003.

Recommended Motion:

Motion to approve Resolution 2003, Resolution providing for the issuance and sale of Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – The Harbor at Peace Village Project); and establishing a Pricing Committee

Norwood Young America

Memo

To: Steve Helget, City Administrator
From: Nick Anhut, Municipal Advisor
Date: February 24, 2020
Subject: Norwood Young America – 2020 Financing Plan

Street Reconstruction Plan – Public Hearing

The city is anticipating a new financing in the late-Spring of 2020 for its share of the joint Highway 212 project with Carver County and MnDOT. This financing will require a public hearing to authorize up to \$1,400,000 in General Obligation Street Reconstruction Bonds. Upon approval of the Council after a public hearing, the bonds can be issued up to the specified limit only after a 30-day period allowing for voters to petition to make the bonding subject to a referendum. If no petition is received by 30 days, the Council can move forward with issuing the bonds for the new project.

The City is also able to take advantage of the present interest rate conditions to refinance its 2010A, 2010B and 2011A Bonds to reduce debt service expenses. Rates are being paid on the existing debt in excess of 3.00%. Market observations of tax-exempt rates in recent months anticipate refinancing at near 2% true interest cost. Once the Street Reconstruction Bonds are authorized and MnDOT confirms the City's contribution amount, the new financing can be combined with the refinancing as one bond offering to streamline duplicative financing costs.

EDA Housing Revenue Bonds for Harbor Facility – EDA and City Public Hearings

Norwood Young America also has existing debt of the Harbor Facility that shows potential for significant savings through refinancing. The EDA Housing bonds can achieve the greatest savings backed by the City's general obligation pledge. After holding a separate set of public hearings at the EDA and City Council levels, these bonds would not be subject to petition but would have to be sold prior to 120 days after the City's public hearing date. These EDA bonds are to be offered as a separate issuance due to the pledge of housing revenues and their financing structure. Even as a separate issuance, the issuance can be timed to coincide with that of the City's bonds under one rating process to also avoid duplicate fees.

Preliminary Schedule of Events

Below is a preliminary calendar of events for this year's financing plan. The dates may be adjusted as information about the Highway 212 construction bid letting is finalized.

EDA February 24 – Public Hearing held for the Housing Bonds; Authorization from the EDA to proceed with the sale of refunding bonds for the Harbor Facility

City Council February 24 – Public Hearings held for the Housing Bonds and Street Reconstruction Plan Bonds; Authorization from City Council to proceed with the sale of bonds to finance the Highway 212 project and refund various City debt

Mid-March – draft offering documents prepared for City and EDA bonds in anticipation of credit rating analysis

March 25 – petition period ends for the Street Reconstruction Plan Bonds; Credit rating discussion held with Standard and Poor's

Early April – Competitive financing bids received for award by the EDA's Pricing Committee. Bonds awarded by ratifying resolution of the EDA Board at first available meeting date

Late April – Project bid letting for construction of the Highway 212 project; amount of bonds finalized

Mid-May – Competitive financing bids received for award by the City's Pricing Committee. Bonds awarded by ratifying resolution of the City Council at first available meeting date

Mid- May – Estimated closing period when EDA bond proceeds to redeem Harbor Facility debt wired to EDA accounts (as early as 90 days prior to August 1 call date - May 4, 2020)

Mid- June – Estimated closing period when bond proceeds for new highway project and bond redemption funds wired to City accounts

By August 1 – City and EDA redeem the callable balances of the various refunded bonds

February 24, 2020

Pre-Sale Report for

Economic Development Authority of the City of
Norwood Young America, Minnesota

\$5,000,000 Housing Revenue Refunding Bonds,
Series 2020 (City of Norwood Young America, Minnesota
General Obligation – Harbor at Peace Village Project)



Prepared by:

Nick Anhut, CIPMA
Senior Municipal Advisor

Shelly Eldridge, CIPMA
Senior Municipal Advisor

Chris Mickelson, CIPMA
Municipal Advisor

<p>Method of Sale/Placement:</p>	<p>We will solicit competitive bids for the purchase of the Bonds from underwriters and banks. We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.</p> <p>If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.</p>
<p>Premium Pricing:</p>	<p>In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or “discount”) but pays the remainder of the premium to the EDA.</p> <p>The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a \$5,000,000 offering may receive bids that result in proceeds of \$5,100,000 to \$5,500,000.</p> <p>The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions and other bid parameters for the Bonds intended to achieve the EDA’s objectives for this financing. Any reoffering premium will be utilized to reduce the size of the issue to achieve the intended savings.</p>
<p>Review of Existing Debt:</p>	<p>We have reviewed all outstanding indebtedness for the Authority and find that, other than the obligations proposed to be refunded by the Bonds, there are no other refunding opportunities at this time. We will continue to monitor the market and the call dates for the Authority’s outstanding debt and will alert you to any future refunding opportunities.</p>
<p>Continuing Disclosure:</p>	<p>Because the City has more than \$10,000,000 in outstanding debt and to enhance marketability of the Bonds, the Authority will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The Authority is already obligated to provide such reports for the existing bonds and has contracted with Ehlers to prepare and file the reports.</p>
<p>Arbitrage Monitoring:</p>	<p>Because the Bonds tax-exempt obligations, the Authority must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in debt service and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Tax Certificate prepared by your Bond Attorney and provided at closing. We recommend that you regularly monitor compliance with these rules and/or retain the services of a qualified firm to assist you as necessary.</p>

	<ul style="list-style-type: none"> • The method of sale process identified complies with City policy as well as best practices endorsed by the Governmental Finance Officers Association (GFOA).
<p>Summary and Parameters Resolution:</p>	<p>Given the EDA's desire to take advantage of existing financing conditions, a parameters resolution is included to authorize a Pricing Committee comprised of the Board President and Executive Director to preside over the solicitation and award of bids on the Board's behalf. Upon award of the bond sale to the winning bidder, the Board will take its action at the next available regular meeting to consider a bond resolution ratifying the sale.</p> <p>The decisions to be made by the Board are as follows:</p> <ul style="list-style-type: none"> • Hold EDA and City public hearings on pledging the City's General Obligation to refinancing existing obligations of the Harbor Facility • Accept or modify the finance assumptions described in this report • Consider the resolution provided by your Bond Counsel to establish a Pricing Committee and provide for the issuance and sale of the Bonds.

This presale report summarizes our understanding of the Authority's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the Authority's objectives.

Norwood Young America EDA, Minnesota

\$5,000,000 Housing Revenue Refunding Bonds (GO), Series 2020

Proposed Current Refunding of 2012A & 2012B

Assuming Current GO BQ "AA-" Market Rates plus 15bps

Sources & Uses

Dated 05/07/2020 | Delivered 05/07/2020

Sources Of Funds

Par Amount of Bonds	\$5,000,000.00
Transfers from Prior Issue DSR Funds	124,227.50
Issuer Equity contribution (2012A 8/1/2020 P&I)	205,307.50
Issuer Equity contribution (2012B 8/1/2020 P&I)	45,070.00
Total Sources	\$5,374,605.00

Uses Of Funds

Total Underwriter's Discount (1.200%)	60,000.00
Costs of Issuance	58,000.00
Deposit to Current Refunding Fund	5,180,377.50
Rounding Amount	76,227.50
Total Uses	\$5,374,605.00

Norwood Young America EDA, Minnesota

\$5,000,000 Housing Revenue Refunding Bonds (GO), Series 2020

Proposed Current Refunding of 2012A & 2012B

Assuming Current GO BQ "AA-" Market Rates plus 15bps

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
08/01/2020	*	174,150.00	250,377.50	76,227.50
08/01/2021	311,851.00	311,851.00	335,970.00	24,119.00
08/01/2022	313,390.00	313,390.00	335,530.00	22,140.00
08/01/2023	310,690.00	310,690.00	334,405.00	23,715.00
08/01/2024	312,990.00	312,990.00	337,745.00	24,755.00
08/01/2025	310,230.00	310,230.00	335,430.00	25,200.00
08/01/2026	312,470.00	312,470.00	337,630.00	25,160.00
08/01/2027	309,415.00	309,415.00	334,430.00	25,015.00
08/01/2028	311,125.00	311,125.00	335,820.00	24,695.00
08/01/2029	312,525.00	312,525.00	336,580.00	24,055.00
08/01/2030	308,482.50	308,482.50	337,577.50	29,095.00
08/01/2031	309,195.00	309,195.00	334,470.00	25,275.00
08/01/2032	309,570.00	309,570.00	332,720.00	23,150.00
08/01/2033	309,597.50	309,597.50	335,835.00	26,237.50
08/01/2034	309,267.50	309,267.50	332,620.00	23,352.50
08/01/2035	308,570.00	308,570.00	334,250.00	25,680.00
08/01/2036	312,630.00	312,630.00	335,570.00	22,940.00
08/01/2037	311,330.00	311,330.00	336,580.00	25,250.00
08/01/2038	309,775.00	309,775.00	332,280.00	22,505.00
08/01/2039	307,960.00	307,960.00	332,825.00	24,865.00
08/01/2040	245,880.00	245,880.00	268,060.00	22,180.00
Total	\$6,146,943.50	\$6,321,093.50	\$6,886,705.00	\$565,611.50

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	750,163.41
Effects of changes in DSR investments.....	(101,060.94)
Net PV Cashflow Savings @ 2.027%(Bond Yield)....	649,102.48
Total Cash contribution.....	(250,377.50)
Contingency or Rounding Amount.....	76,227.50
Net Present Value Benefit	\$474,952.48
Net PV Benefit / \$5,750,163.41 PV Refunded Debt Service	8.260%
Net PV Benefit / \$5,095,000 Refunded Principal..	9.322%
Net PV Benefit / \$5,000,000 Refunding Principal..	9.499%

Refunding Bond Information

Refunding Dated Date	5/07/2020
Refunding Delivery Date	5/07/2020

NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 2003

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF HOUSING REVENUE REFUNDING BONDS, SERIES 2020 (CITY OF NORWOOD YOUNG AMERICA, MINNESOTA GENERAL OBLIGATION – THE HARBOR AT PEACE VILLAGE PROJECT); AND ESTABLISHING A PRICING COMMITTEE

BE IT RESOLVED by the Board of Commissioners (the “Board of Commissioners”) of the Norwood Young America Economic Development Authority (the “Authority”) that:

Section 1. Background.

1.01. Pursuant to Minnesota Statutes, Chapter 475, as amended, and Sections 469.001 through 469.047, as amended (collectively, the “Act”), and, in particular, Sections 469.017 through 469.0171 and Sections 469.034 through 469.035 thereof, the Authority is authorized to undertake housing development projects and to issue its bonds to finance such projects.

1.02. On December 4, 2012, the Authority issued its (i) Governmental Housing Gross Revenue Refunding Bonds (The Harbor at Peace Village Project), Series 2012A (the “Series 2012A Bonds”), in the original aggregate principal amount of \$3,090,000, currently outstanding in the principal amount of \$2,095,000, of which \$1,930,000 in principal amount is callable on or after August 1, 2020, the proceeds of which refunded the Authority’s Governmental Housing Gross Revenue Bonds (The Harbor at Peace Village Project), Series 2005A (the “Series 2005A Bonds”); and (ii) General Obligation Housing Revenue Refunding Bonds (The Harbor at Peace Village Project), Series 2012B (the “Series 2012B Bonds”), in the original aggregate principal amount of \$3,000,000, currently outstanding in the full principal amount and callable on or after August 1, 2020, the proceeds of which refunded the Authority’s General Obligation Housing Revenue Bonds (The Harbor at Peace Village Project), Series 2005B Bonds (the “Series 2005B Bonds”). The Series 2012A Bonds and the Series 2012B Bonds (together, the “Refunded Bonds”) were issued pursuant to the Act and an Indenture of Trust, dated as of December 1, 2012, between the Authority and U.S. Bank National Association, a national banking association.

1.03. Proceeds of the Series 2005A Bonds and the Series 2005B Bonds were used to finance the Authority’s acquisition, construction, and equipping of a 36-unit senior housing with services facility (the “Project”) located in the City of Norwood Young America, Minnesota (the “City”). The Project is leased by Peace Villa, Inc., a Minnesota nonprofit corporation, and the Project is managed by Ecumen Services, Inc., a Minnesota corporation.

1.04. Pursuant to Section 469.034 of the Act, the Authority is authorized to issue general obligation bonds to finance or refinance a qualified housing development project upon (a) a determination by the Authority that pledged revenues will equal or exceed one hundred ten percent (110%) of the principal and interest due on such bonds for each year; (b) approval of the principal amount of the bonds by the Board of Commissioners following a public hearing; and (c) approval of the principal amount of the bonds by City Council of the City (the “City Council”) and the use of the City’s general obligation pledge following a public hearing.

1.05. In connection with the issuance of the Series 2005B Bonds, the City Council and the Board of Commissioners conducted public hearings on the issuance of the Series 2005B Bonds and approved the

City's general obligation pledge to the payment of debt service on the Series 2005B Bonds, and the Board of Commissioners determined that pledged revenues of the Project would equal or exceed one hundred ten percent (110%) of the principal and interest due on the Series 2005B Bonds for each year.

1.06. The Series 2012A Bonds are payable from gross revenues of the Project, and the Series 2012B Bonds are payable from gross revenues of the Project and are secured by a general obligation pledge of the City.

1.07. The Authority has determined to refund the Refunded Bonds and to issue refunding bonds secured by the general obligation pledge of the City, as authorized by Section 469.034, subdivision 2(f) of the Act.

1.08. Because the Series 2005A Bonds and Series 2012A Bonds were not originally secured by the general obligation pledge of the City, in order for any general obligation refunding bonds to be issued to refund the Series 2012A Bonds (the "Series 2012A Refunding Bonds"), the Authority and the City must satisfy the requirements of Section 469.034 of the Act, including but not limited to conducting a public hearing after publication of notice in a newspaper generally circulating in the City at least ten (10) days before the hearing.

1.09. On the date hereof, in accordance with Section 469.034, subdivision 2 of the Act, the Board of Commissioners conducted a duly noticed public hearing on the issuance of bonds in the approximate principal amount of \$2,000,000 for the purpose of refunding the Series 2012A Bonds (the "Series 2012A Refunding Bonds") and the pledge of the City's general obligation to the payment of debt service on the Series 2012A Refunding Bonds.

1.10. On the date hereof, in accordance with Section 469.034, subdivision 2 of the Act, the City Council has conducted or will conduct a duly noticed public hearing on the issuance of the Series 2012A Refunding Bonds and the pledge of the City's general obligation to the payment of debt service on the Series 2012A Refunding Bonds.

1.11. It is necessary and desirable that the Authority issue its Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – Harbor at Peace Village Project) (the "Bonds"), in the maximum aggregate principal amount of \$5,000,000, pursuant to the Act, to redeem and prepay the outstanding Refunded Bonds.

1.12. Pursuant to Section 469.035 of the Act, the Authority is authorized to issue and sell the Bonds in the manner and for the price that the Authority determines to be in the best interest of the Authority.

Section 2. Municipal Advisor. The Authority hereby authorizes its municipal advisor, Ehlers and Associates, Inc. (the "Municipal Advisor"), to negotiate the sale of the Bonds. The Municipal Advisor is authorized and directed to advertise the Bonds for sale in accordance with the terms of proposal to be prepared for the Bonds. The actions of the Authority staff and the Municipal Advisor in negotiating the sale of the Bonds are ratified and confirmed in all aspects.

Section 3. Pricing Committee Appointed. The Authority hereby establishes a pricing committee with respect to the Bonds comprised of the President and Executive Director or their designees (the "Pricing Committee"). The Pricing Committee is authorized and directed, with the advice of the Municipal Advisor, to review proposals for the purchase of the Bonds and award the sale of the Bonds to the prospective purchaser (the "Purchaser") based on the recommendation of the Municipal Advisor and the following parameters: (i) the principal amount of the Bonds shall not exceed \$5,000,000; (ii) the true interest cost of the Bonds shall not exceed 3.5%; (iii) the present value of the total savings on debt service

for the Refunded Bonds shall be at least 3.0%; and (iv) the income and revenues of the Project pledged to the payment of the Series 2012A Refunding Bonds will equal or exceed one hundred ten percent (110%) of the principal of and interest on the Series 2012A Refunding Bonds in each year the Series 2012A Refunding Bonds will be outstanding. The Pricing Committee shall also determine the redemption provisions for the Bonds and other terms of the Bonds.

Section 4. Acceptance of Proposal. The Board of Commissioners will meet on a date selected by the Pricing Committee following the sale of the Bonds to ratify the acceptance by the Pricing Committee of the proposal of the Purchaser and to take any other action with respect to the Bonds.

Section 5. Authority of Bond Counsel. The law firm of Kennedy & Graven, Chartered, as bond counsel for the Authority, is authorized to act as bond counsel and to assist in the preparation and review of necessary documents, certificates and instruments relating to the Bonds. The officers, employees and agents of the Authority are hereby authorized to assist Kennedy & Graven, Chartered in the preparation of such documents, certificates, and instruments.

Section 6. Covenants. In the resolution ratifying the sale of the Bonds, the Board of Commissioners will set forth the covenants and undertakings required by the Act.

Section 7. Official Statement. In connection with the sale of the Bonds, the officers or employees of the Authority are authorized and directed to cooperate with the Municipal Advisor and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the Authority upon its completion.

Section 8. Expiration of Resolution. If the Pricing Committee has not approved the sale of the Bonds by July 31, 2020, this resolution shall expire.

Approved by the Board of Commissioners of the Norwood Young America Economic Development Authority this 24th day of February 2020.

Carol Lagergren, President

ATTEST:

Steven Helget, Executive Director

NR275-61 (MNI)
638145v1

NORWOOD YOUNG AMERICA JOINT MEETING Minutes of the
Norwood Young America City Council, Norwood Young America Economic Development Commission,
Norwood Young America Planning Commission, Norwood Young America Parks & Recreation Commission
and NYA Area Chamber of Commerce
Wednesday, January 8, 2020 - 6:30 p.m.
City Hall Council Chambers, 310 Elm Street West, NYA MN 55368

1. Call to Order

Mayor Lagergren called the Joint Meeting of the City Council, EDC, Planning Commission, Parks & Recreation Commission and Chamber of Commerce to order at 6:33pm.

Council Members in attendance: Carol Lagergren, Charlie Storms, Craig Heher, Mike McPadden

Planning Commission members in attendance: Mike Eggers

EDC members in attendance: Tonya Noeldner, Sarah Molnau, Jason Winter

Parks & Recreation members in attendance: none

Chamber of Commerce members in attendance: Kaarin Foede

Heritage Center members in attendance: LaVonne Kroells

Staff members in attendance: Steve Helget, City Administrator, Karen Hallquist, Economic Development Marketing Director

Others Present: Julie Wigfield, Perry Forst

2. Adoption of Agenda

Motion: Storms/Heher to adopt the agenda as written. Vote 4-0. Motion passed.

3. Business

A. Vision of the Downtown Redevelopment Plan: The vision of the city of Norwood Young America is to build upon the history of the two downtown areas, by enhancing the unique characteristics and architectural features of the buildings, resulting in vibrant small-town downtowns with commercial, residential and governmental uses.

a. **Review Focus Areas (see attached)**

i. 2020 Commission Goals - (Planning Commission (PC), Economic Development Commission (EDC), Parks & Recreation Commission (P&RC), Willkommen Heritage Center (WHC) These areas are currently being worked on if not otherwise marked:

- Focus on the history of the downtowns and buildings
 - Short-term: Inventory history of buildings and share with property owners – WHC
 - Elm Street properties are finished. Goal is to complete Main Street buildings for Stiftungsfest.
- Adopt design guidelines which build on the German, Danish and Scandinavian character
 - Short-term: Adopt design guidelines
 - Heher confirmed the City Council adopted guidelines in March 2019.
- Aesthetics are important – maintain public and private infrastructure
 - Short-term: Add benches to Historic Downtown YA and Norwood – P&RC
 - P&RC is continuing to work on the trail/sidewalk plan in 2020.
 - Short-term: Add fence or hedge to Municipal Park Lot – EDC
 - Staff is acquiring bids for landscaping changes in parking lot.
 - Short-term: Review enforcement procedures for nuisance violations – PC
 - Helget confirmed timeline for enforcement of nuisance violation is 14 days.
 - Long-term: Add additional decorative streetlights in Historic Downtown YA – EDC
 - Xcel Energy outdoor lighting coordinator is to have a bid to the city by the end of the month.
 - Long-term: Add missing trees to Historic Downtown YA and Norwood – P&RC
 - P&RC is working with city public service staff on tree replacement and maintenance responsibility. Discussion on the visual connectivity of the two downtowns with potential of planter containers, waste receptacles and benches.
- Expand sidewalks and trails and commercial district connectivity
 - Short-term: Work with MnDOT on wayfinding signage changes & additions – EDC
 - EDC staff is continuing to work with MnDOT, especially with Hwy 212 construction starting this summer.
 - Long-term: Identify gaps in connectivity with existing trails and sidewalks – P&RC

- P&RC will continue to work on the trail/sidewalk plan in 2020.
- Develop a sense of space for community gatherings & events to bring people downtown -
 - Short-term: Plan Downtown Air Fair and/or Music - Springfest - done!
- Provide financial incentives to encourage redevelopment
 - Short-term: Pursue Small Cities Development Grant - EDC
 - Applications are currently available. Deadline for grant is Sept 2022. EDC is currently looking at using the Revolving Loan Fund to create a Market Enrichment Grant Program that will offer the same benefits of the Small Cities Grant to businesses in any of the C-2, C-3 and B-1 Business Districts.
- Preserve the commercial character of main levels of downtown buildings
 - Short-term: Contact building owners regarding window displays - done!
- Expand commercial business opportunities by target marketing complimentary uses
 - Short-term: Gather business input on potential financial incentives - EDC
 - EDC will be sending out a survey to local businesses.
- b. Review other opportunities
 - i. Mural -

Hallquist attended a Community Engagement seminar in Bloomington which shared info on "Goodspace Murals" and their concept of more community involvement with the mural project. She will do more research and bring back to the February meeting. Staff had also contacted the City of Belle Plaine and City of LeSueur to find out the process of their community murals. Both of these communities hired contractor Lana Beck to complete the project.

ii. Holiday Décor

There has been great feedback from the community about the new holiday décor. Xcel Energy outdoor lighting coordinator confirmed with staff that the city is able to put décor on their light poles. The décor can be added to each year.

iii. Pop Up Sales

Hallquist has met with two local homebased business owner who are both interested in the concept of a pop up sale. The next step would be to talk with vacant building owners on utilizing their space. The Springfest committee is hoping to be able to have some of their featured vendors in a select few of vacant buildings.

iv. Old Town

Storms reported the Parks & Recreation Commission is planning on the repair of the buildings in fall of 2020. The Commission is also seeking the contact information for local organizations to be able to call on them for future projects.

v. Historic Walking Tour

Kroells and Hallquist have met to discuss the possibility of applying for a Partnership Program Grant through the Minnesota Historical Society to assist in paying for a consultant to compile the historical information about the buildings in the two historic downtowns. This information can then be digitized and used for virtual walking tours along with easier access for brochures and paper materials.

vi. Drone Video Tour

Winters suggested contacting the City of Jordan to inquire who they hired for their video. OrangeBall Creative will be sending a proposal plus staff contacted two other video companies. OrangeBall suggested waiting until fall of 2020 when construction and underpass is completed.

c. Discuss the process of starting a business in NYA

Lagergren asked for discussion on the process and potential hurdles of new businesses coming to NYA and how the City as a whole, can improve.

i. First Contact - comments/suggestions/perceptions/hurdles

- Follow up email or phone call must be done and in a timely manner
- Find opportunities when there are concerns shared
- New businesses scared off with too many questions
- Clear and consistent message - eliminate conversations of "you can't" but instead a message of "how can we make this work."
- Language of options - not roadblocks
- Language staff uses must be positive "Not what you say, but how you say it."
- Need to show interest

ii. Location - comments/suggestions/perceptions/hurdles

- Lots of paperwork
- Everything feels like a slow process
- CUP process, applications and fees are cumbersome. Fees are not high, however, can be for a small business.
- There seems to be so many requirements for CUPs and IUPs. Seems like owners are asking for permission to run their businesses.

- The current industrial park covenant seems to limit future expansion
- Better communication with the industrial park businesses with potential new businesses coming in
- Is NYA comparable to other cities in their CUP and IUP requests?
- NYA requires too many "extras"
- Rights of the individual, rights of the neighbors, rights of the community
- Specificity required before they are ready
- So many steps required before opening a business
- Labeling and use questions (primary & accessory)
- Is the building inspector aware of city codes?
- There needs to be city presence of support
- Review city code as it could be restricting new businesses

iii. Finance

- Better understanding of Open to Business and available resources to all

4. Adjournment – Meeting was adjourned at 7:40pm

Motion: Storms/McPadden to adjourn. Vote 4-0. Motion passed.

Next Joint Meeting: Wed, April 8, 2020 6:30pm City Hall

Respectfully Submitted,

Carol Lagergren, Mayor

Karen Hallquist, Economic Development Marketing Director



ATTENDEES: Carol Lagergren, Craig Heher, Mike McPadden, Dick Stolz

ABSENT: Charlie Storms

STAFF: Steve Helget – City Administrator, Karen Hallquist – Economic Dev/Marketing Director

OTHERS: Diane Langenbach - MnDOT, Christine Dufour - MnDOT, Andrew Engel – Carver County Public Works, Joel Johnson – SRF Consulting Group, Curt Kobilarcsik - MnDOT

1. Call Meeting of City Council to Order

Meeting was called to order by Mayor Lagergren at 6:08pm with Charlie Storms absent.

1.1 Pledge of Allegiance

2. Approve Agenda

Add 7.5 Bus Driver Volunteer Legislature Support Request from Metro Mobility

Motion: CH/MM to approve the agenda with the changes. Vote 4-0. Motion carried.

3. Introductions, Presentations, Proclamations, Awards, and Public Comment – None

4. Consent Agenda

4.1 Approve minutes of January 27 and 31, 2020 meetings

4.2 Approve payment of claims

Motion: DS/MM to approve the Consent Agenda. Vote 4-0. Motion carried.

5. Public Hearings - None

6. Old Business

6.1 Highway 212 Underpass / Highway 5/25/CSAH 33 Roundabout Project Update

Diane Langenbach, MnDOT presented an updated schedule for construction of Highway 212 through Norwood Young America along with Andrew Engel from Carver County Public Works about the Hwy 5/33 Round-About Project. Tentative project timeline as follows:

- March 9, 2020 – NYA City Council Meeting
 - Review and approval of Cooperative Agreement with MnDOT and LUP (Limited Use Permit) for the pedestrian trails and underpass in right of way.
- March 30, 2020
 - Advertise the project
- April 24, 2020
 - Bid letting – with 6 weeks to award the bid
- Late April/Early May
 - Business meeting – Wed, April 15th
 - Public meeting – Citizens and local businesses
- Early June/Stage One
 - Awarding the bid and construction starting
 - City cost of \$275,000 due to MnDOT when contract is awarded (\$80,000 utilities, \$170,000 signal at Faxon)
 - City cost of \$215,000 due to Carver County for Round-About project of which \$47,000 is the responsibility of Kwik Trip
 - One-week full closure to be finished by August 1, 2020 – liquid penalty/day if not completed
- August 1, 2020/Stage Two/Stage Three
 - East/West bound construction
 - Temp lights at Reform & Tacoma
- Mid Oct/Stage Four
 - Major work and shutdown on 7th
- November 6, 2020 – Goal to have majority of construction completed with the possibility of finishing up in spring of 2021

Langenbach stated that MnDOT, the City and Central School will be working on some sort of art project to minimize graffiti. She also confirmed that there are 16 lights, approximately 8-11 ft apart, within the tunnel. Any additional lighting is an increased cost to the city. Changes to lighting would need to be done as soon as possible as the design plans are finalized. The total cost of the underpass project is \$1.825M of which \$1.225M is covered by the grant. The City's portion is \$275,000. Langenbach stated that the contract award goes to the lowest bidder. MnDOT will not know the final cost until the project is completed, at which time if the costs are significant, negotiations would resume. MnDOT and Carver County will be contacting Central Schools to discuss the 7th Street closure for preparations of the beginning of school in Fall 2020. Engel stated he will be working with the school to have some "safe driving during construction" talks with students.

6.2 Public Service Department Property Clean-Up Report

Helget reported on behalf of Tony Voigt that the Public Service Dept has still not received confirmation from Carver County to store Stiftungsfest related items on their property. Voigt will solicit for concrete removal services in spring as trees have been removed and concrete materials are now assessible.

7. New Business

7.1 Consider Annexation Fee Waiver Request

Ron Blum, Melchert Hubert Sjodin was present to represent JAM Real Estate, LLC who owns the parcel of land at the northeast intersection of Highway 212 and Tacoma Avenue. JAM Real Estate has plans to annex the parcel into the city for development purposes. Their request, presented by Blum, was to propose the waiving of the \$250/acre annexation fee for a total of \$15,678. The annexation fee compensates the Township (Young America in this case) for the permanent loss of taxable property according to the Orderly Annexation Agreement between the City and Township. In 2019 the Council approved adding this annexation fee to the City Fee Schedule. It was noted that to date, there is no Petition for Annexation for the said property.

Blum stated three reasons for the request (1) The parcel is a "gateway" into the city and can be viewed as a unique property of high value, (2) it is a high total fee upfront given the increased tax base the city will receive once the land is developed, and (3) the owners want a good relationship and be a long-term stakeholder in the community. Staff suggested the potential for a mutual agreement with JAM for an easement for sanitary sewer from Oak Lane. Council requested additional information of development intent and timelines before making any decisions. Blum will have conversation with his client and communicate with Helget.

7.2 Review City Code Chapter Two Amendments and Schedule Public Hearing

Helget confirmed conversations with Fire Chief Steve Zumberg about changes. Council reviewed the specific change of ad hoc (non-voting) members of a commission to include the advisory positions such as Chamber of Commerce, District 108 representative and Peace Village/The Harbor along with adding a Finance Committee. City code numbers will also be renumbered as appropriate.

Motion: CH/DS to schedule a public hearing from 6:00pm, March 9, 2020 for the purpose of considering amendments to Chapter 2 of the City Code. Vote 4-0. Motion carried.

7.3 Approve Public Service Technician Hiring

Motion: CH/DS to hire Mathew Schlechter for the Public Service Technician position at a starting wage of pay grade 10, step 2, with a hire date of February 24, 2020. Vote 4-0. Motion carried.

7.4 Approve Posting Seasonal Positions

Motion: DS/MM to approve posting the summer seasonal positions. Vote 4-0. Motion carried.

7.5 Bus Driver Volunteer Legislature Support Request

Stolz explained a bill which came through legislation categorizing volunteer bus drivers as "not for hire," protects drivers from increased insurance rates and allows for income tax reduction. Metro Mobility is asking for a letter of support for this legislation from the City.

Motion: DS/MM to approve a letter of support for Volunteer Bus Driver Legislation to Metro Mobility. Vote 4-0. Motion carried.

8. Council Member & Mayor and Staff Reports

SH – City offices closed for President's Day on Monday, February 17, 2020

MM – EDC - na

CH – Planning – At the last Planning meeting on February 4, 2020, the commission reviewed the zoning and CUP usage, residential pool codes with fencing requirements, joint meeting participation, reviewed a rough draft of clustered housing and further discussion on ADU's with the requirement of a CUP for detached versus attached.

DS – No Senior Advisory meeting yet.

CL – Lagergren, Tim Schochenmaier, and Karen Hallquist had conference call with MnDOT to discuss options and opportunity for the city and school to partner in an artwork program in the new underpass for anti-graffiti efforts. Options of posters, mural or wheat paste posters. Lagergren attended the SWCTC meeting on February 7, 2020 to get latest financial update on the Highway 212 expansion.

9. Adjournment

Motion: MM/CH to adjourn. Vote 4-0. Motion carried.

Respectfully Submitted,

Karen Hallquist, Economic Development Marketing Director

Carol Lagergren, Mayor



**VOUCHER LIST / CLAIMS ROSTER
and CHECK SEQUENCE**

To Be Approved: February 24, 2020

Payroll EFT **\$16,937.80**
(Check Sequence 505818 – 505833)

Voided check

Prepays

Claims Pending Payment **\$93,020.77**
(Check Sequence 30216 – 30264)

Grand Total **\$109,958.57**



TO: Honorable Mayor Lagergren and City Council Members
FROM: Steven Helget, City Administrator
DATE: February 24, 2020
SUBJECT: Resolution 2020-06, Resolution Regarding the Issuance of Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – The Harbor at Peace Village Project); and establishing a Pricing Committee

Enclosed is Resolution 2020-06, that provides for the refinancing of the Series 2012A and 2012B Housing Revenue Bonds. The EDA will hold a public hearing at their February 24, 2020 regular meeting and be asked to approve Resolution 2003 to refinance the two bonds. Once this is completed the City Council can hold the public hearing to consider Resolution 2020-06.

As stated in my memo to the EDA with respect to Resolution 2003, there were two bond issues that financed The Harbor project. Back in 2005 when the original bonds were issued and again in 2012 when the bonds were refinanced for the first time, state statute limited the amount to \$3 million of the bond issue that could be backed by full faith and credit of property taxes. The Harbor project exceeded that amount and therefore two bonds had to be issued to cover the total project cost. The statutory limit has now changed to \$5 million. The advantage of being backed by full faith and credit of property taxes is lower interest rates are experienced. The 2012A bonds will now be able to be refinanced under the City versus the EDA.

The two housing revenue bonds are callable on August 1, 2020 and the City can refinance them up to 90-days prior to the call date.

Enclosed is a memo and pre-sale report from Nick Anhut, Ehlers, reviewing the two housing revenue bonds proposed to be refinancing in 2020. Mr. Anhut will be in attendance to review the enclosures to include Resolution 2020-06.

Recommended Motion:

Motion to approve Resolution 2020-06, Resolution regarding the Issuance of Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – The Harbor at Peace Village Project); and establishing a Pricing Committee.

Norwood Young America

Memo

To: Steve Helget, City Administrator
From: Nick Anhut, Municipal Advisor
Date: February 24, 2020
Subject: Norwood Young America – 2020 Financing Plan

Street Reconstruction Plan – Public Hearing

The city is anticipating a new financing in the late-Spring of 2020 for its share of the joint Highway 212 project with Carver County and MnDOT. This financing will require a public hearing to authorize up to \$1,400,000 in General Obligation Street Reconstruction Bonds. Upon approval of the Council after a public hearing, the bonds can be issued up to the specified limit only after a 30-day period allowing for voters to petition to make the bonding subject to a referendum. If no petition is received by 30 days, the Council can move forward with issuing the bonds for the new project.

The City is also able to take advantage of the present interest rate conditions to refinance its 2010A, 2010B and 2011A Bonds to reduce debt service expenses. Rates are being paid on the existing debt in excess of 3.00%. Market observations of tax-exempt rates in recent months anticipate refinancing at near 2% true interest cost. Once the Street Reconstruction Bonds are authorized and MnDOT confirms the City's contribution amount, the new financing can be combined with the refinancing as one bond offering to streamline duplicative financing costs.

EDA Housing Revenue Bonds for Harbor Facility – EDA and City Public Hearings

Norwood Young America also has existing debt of the Harbor Facility that shows potential for significant savings through refinancing. The EDA Housing bonds can achieve the greatest savings backed by the City's general obligation pledge. After holding a separate set of public hearings at the EDA and City Council levels, these bonds would not be subject to petition but would have to be sold prior to 120 days after the City's public hearing date. These EDA bonds are to be offered as a separate issuance due to the pledge of housing revenues and their financing structure. Even as a separate issuance, the issuance can be timed to coincide with that of the City's bonds under one rating process to also avoid duplicate fees.

Preliminary Schedule of Events

Below is a preliminary calendar of events for this year's financing plan. The dates may be adjusted as information about the Highway 212 construction bid letting is finalized.

EDA February 24 – Public Hearing held for the Housing Bonds; Authorization from the EDA to proceed with the sale of refunding bonds for the Harbor Facility

City Council February 24 – Public Hearings held for the Housing Bonds and Street Reconstruction Plan Bonds; Authorization from City Council to proceed with the sale of bonds to finance the Highway 212 project and refund various City debt

Mid-March – draft offering documents prepared for City and EDA bonds in anticipation of credit rating analysis

March 25 – petition period ends for the Street Reconstruction Plan Bonds; Credit rating discussion held with Standard and Poor's

Early April – Competitive financing bids received for award by the EDA's Pricing Committee. Bonds awarded by ratifying resolution of the EDA Board at first available meeting date

Late April – Project bid letting for construction of the Highway 212 project; amount of bonds finalized

Mid-May – Competitive financing bids received for award by the City's Pricing Committee. Bonds awarded by ratifying resolution of the City Council at first available meeting date

Mid- May – Estimated closing period when EDA bond proceeds to redeem Harbor Facility debt wired to EDA accounts (as early as 90 days prior to August 1 call date - May 4, 2020)

Mid- June – Estimated closing period when bond proceeds for new highway project and bond redemption funds wired to City accounts

By August 1 – City and EDA redeem the callable balances of the various refunded bonds

February 24, 2020

Pre-Sale Report for

Economic Development Authority of the City of
Norwood Young America, Minnesota

\$5,000,000 Housing Revenue Refunding Bonds,
Series 2020 (City of Norwood Young America, Minnesota
General Obligation – Harbor at Peace Village Project)



Prepared by:

Nick Anhut, CIPMA
Senior Municipal Advisor

Shelly Eldridge, CIPMA
Senior Municipal Advisor

Chris Mickelson, CIPMA
Municipal Advisor

Executive Summary of Proposed Debt

Proposed Issue:	\$5,000,000 Housing Revenue Refunding Bonds, Series 2020 (the “Bonds”)
Purposes:	<p>The proposed issue includes tax-exempt refinancing of existing EDA debt for the Harbor facility. Inclusive of financing costs, the Bonds will include up to \$5,000,000 to execute a current refunding of the EDA's 2012A and 2012B issues. Debt service will continue to be paid from net revenues of the facility.</p> <p>Interest rates on the EDA 2012A Bonds being refunded are 3.20% to 4.30% and interest rates on the EDA 2012B Bonds are 2.70% to 3.10%. Net of financing costs and the EDA's contribution of \$124,227.50 from its debt service reserve fund, the refunding is expected to reduce debt service expense by approximately \$565,000 over the next twenty years. The Net Present Value Benefit of the refunding is estimated to be \$474,900, or 9.3% of the refunded debt.</p> <p>This refunding is considered to be a Current Refunding as the obligations being refunded are callable (pre-payable) August 1, 2020 within 90 days of the date of issue of the new Bonds.</p>
Authority:	<p>Subject to a public hearing and City approval to extend its pledge to the 2012A refunding, the Bonds will be general obligations of the Authority for which its full faith, credit and taxing powers are pledged.</p> <p>The Bonds are being issued pursuant to Minnesota Statutes, Chapter 469.034.</p>
Term/Call Feature:	<p>The Bonds are being issued for a term of 20 years, three months. Principal on the Bonds will be due on August 1 in the years 2021 through 2040. Interest is payable every six months beginning February 1, 2021.</p> <p>The Bonds will be subject to prepayment at the discretion of the Authority on August 1, 2028 or any date thereafter.</p>
Bank Qualification:	<p>Because the Bonds currently refund issues that were designated bank qualified when issued, the Authority is able to designate the Bonds as “bank qualified” obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.</p>
Rating:	<p>The Authority's most recent bond issues carrying the City's General Obligation pledge were rated by Standard & Poor's. The current ratings on those bonds are “AA-”. The Authority will request a new rating for the Bonds.</p> <p>If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the Authority's bond rating in the event that the bond rating of the insurer is higher than that of the Authority.</p>

Method of Sale/Placement:	<p>We will solicit competitive bids for the purchase of the Bonds from underwriters and banks. We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.</p> <p>If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.</p>
Premium Pricing:	<p>In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or “discount”) but pays the remainder of the premium to the EDA.</p> <p>The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a \$5,000,000 offering may receive bids that result in proceeds of \$5,100,000 to \$5,500,000.</p> <p>The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions and other bid parameters for the Bonds intended to achieve the EDA’s objectives for this financing. Any reoffering premium will be utilized to reduce the size of the issue to achieve the intended savings.</p>
Review of Existing Debt:	<p>We have reviewed all outstanding indebtedness for the Authority and find that, other than the obligations proposed to be refunded by the Bonds, there are no other refunding opportunities at this time. We will continue to monitor the market and the call dates for the Authority’s outstanding debt and will alert you to any future refunding opportunities.</p>
Continuing Disclosure:	<p>Because the City has more than \$10,000,000 in outstanding debt and to enhance marketability of the Bonds, the Authority will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The Authority is already obligated to provide such reports for the existing bonds and has contracted with Ehlers to prepare and file the reports.</p>
Arbitrage Monitoring:	<p>Because the Bonds tax-exempt obligations, the Authority must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in debt service and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Tax Certificate prepared by your Bond Attorney and provided at closing. We recommend that you regularly monitor compliance with these rules and/or retain the services of a qualified firm to assist you as necessary.</p>

<p>Risk Factors:</p>	<p>Current Refunding: The Bonds are being issued to finance a current refunding of prior debt obligations. Those prior debt obligations are “callable” (pre-payable) on or after August 1, 2020. The new Bonds will not be pre-payable until August 1, 2028. This refunding is being undertaken based in part on an assumption that the Authority does not expect to pre-pay off this debt prior to the new call date and that market conditions warrant the refunding at this time.</p> <p>Housing Revenues: The EDA expects to continue to pay the Bonds debt service using net revenues of the Harbor facility. As with the existing EDA 2012B Bonds, if future housing revenues is inadequate the EDA or City may have to use other funds or levy taxes to pay debt service on the Bonds.</p>
<p>Other Considerations:</p>	<p>The Bonds will be designated as 501(c)(3) obligations due to the involvement of a non-profit housing entity and the possibility that the EDA or City may change the management or ownership responsibilities in the future. The non-profit designation limits costs of issuance to 2% paid from tax-exempt bond proceeds and requires a public hearing.</p> <p>The existing 2012A and 2012B Bonds are under an indenture of trust with US Bank serving as trustee to control the flow of funds and release of surplus housing revenues. Because the Bonds will carry the General Obligation pledge of the City, the indenture will be terminated and any debt service reserve funds held by the trustee can be applied to reduce the outstanding balance of the Bonds.</p>
<p>Other Service Providers:</p>	<p>This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.</p> <p>Bond Counsel: Kennedy & Graven, Chartered Paying Agent: Bond Trust Services Corporation Rating Agency: Standard & Poor's Global Ratings (S&P)</p>
<p>Basis for Recommendation:</p>	<p>Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of tax-exempt general obligation bonds as a suitable financing option to refinance the EDA's facility debt:</p> <ul style="list-style-type: none"> • The refunding meets the EDA and City's objective to reduce debt service costs. • This is a cost-effective option for financing that provides flexibility to structure repayment within the facility's revenue capacity. • A General obligation pledge provides a lower potential interest rates than most other financing option and does not materially change the City's risk given its prior backing of the EDA 2012B Bonds for the facility.

	<ul style="list-style-type: none"> • The method of sale process identified complies with City policy as well as best practices endorsed by the Governmental Finance Officers Association (GFOA).
<p>Summary and Parameters Resolution:</p>	<p>Given the EDA's desire to take advantage of existing financing conditions, a parameters resolution is included to authorize a Pricing Committee comprised of the Board President and Executive Director to preside over the solicitation and award of bids on the Board's behalf. Upon award of the bond sale to the winning bidder, the Board will take its action at the next available regular meeting to consider a bond resolution ratifying the sale.</p> <p>The decisions to be made by the Board are as follows:</p> <ul style="list-style-type: none"> • Hold EDA and City public hearings on pledging the City's General Obligation to refinancing existing obligations of the Harbor Facility • Accept or modify the finance assumptions described in this report • Consider the resolution provided by your Bond Counsel to establish a Pricing Committee and provide for the issuance and sale of the Bonds.

This presale report summarizes our understanding of the Authority's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the Authority's objectives.

Proposed Debt Issuance Schedule

EDA and City Public Hearings; Pre-Sale Review by EDA Board:	February 24, 2020
Due Diligence Call to review Official Statement:	Week of March 23, 2020
Conference with Rating Agency:	Week of March 23, 2020
Distribute Official Statement:	Week of March 23, 2020
Pricing Committee Awards Sale of the Bonds:	April 9, 2020
EDA Board Meeting to Ratify the Sale of the Bonds:	April 13, 2020
Estimated Closing Date:	May 7, 2020
Redemption Date for Bonds Being Refunded:	August 1, 2020

Attachments

- Estimated Sources and Uses of Funds
- Estimated Proposed Debt Service Schedule
- Estimated Debt Service Comparison
- Resolution Authorizing Ehlers to Proceed With Bonds Sale

Ehlers Contacts

Municipal Advisors:	Nick Anhut	(651) 697-8507
	Shelly Eldridge	(651) 697-8504
	Chris Mickelson	(651) 697-8556
Disclosure Coordinator:	Jen Chapman	(651) 697-8566
Financial Analyst:	Alicia Gage	(651) 697-8551

The Preliminary Official Statement for this financing will be sent to the Board members at their home or email address for review prior to the sale date.

Norwood Young America EDA, Minnesota

\$5,000,000 Housing Revenue Refunding Bonds (GO), Series 2020

Proposed Current Refunding of 2012A & 2012B

Assuming Current GO BQ "AA-" Market Rates plus 15bps

Sources & Uses

Dated 05/07/2020 | Delivered 05/07/2020

Sources Of Funds

Par Amount of Bonds	\$5,000,000.00
Transfers from Prior Issue DSR Funds	124,227.50
Issuer Equity contribution (2012A 8/1/2020 P&I)	205,307.50
Issuer Equity contribution (2012B 8/1/2020 P&I)	45,070.00
Total Sources	\$5,374,605.00

Uses Of Funds

Total Underwriter's Discount (1.200%)	60,000.00
Costs of Issuance	58,000.00
Deposit to Current Refunding Fund	5,180,377.50
Rounding Amount	76,227.50
Total Uses	\$5,374,605.00

Norwood Young America EDA, Minnesota

\$5,000,000 Housing Revenue Refunding Bonds (GO), Series 2020

Proposed Current Refunding of 2012A & 2012B

Assuming Current GO BQ "AA-" Market Rates plus 15bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/07/2020	-	-	-	-	-
02/01/2021	-	-	66,506.00	66,506.00	-
08/01/2021	200,000.00	1.150%	45,345.00	245,345.00	311,851.00
02/01/2022	-	-	44,195.00	44,195.00	-
08/01/2022	225,000.00	1.200%	44,195.00	269,195.00	313,390.00
02/01/2023	-	-	42,845.00	42,845.00	-
08/01/2023	225,000.00	1.200%	42,845.00	267,845.00	310,690.00
02/01/2024	-	-	41,495.00	41,495.00	-
08/01/2024	230,000.00	1.200%	41,495.00	271,495.00	312,990.00
02/01/2025	-	-	40,115.00	40,115.00	-
08/01/2025	230,000.00	1.200%	40,115.00	270,115.00	310,230.00
02/01/2026	-	-	38,735.00	38,735.00	-
08/01/2026	235,000.00	1.300%	38,735.00	273,735.00	312,470.00
02/01/2027	-	-	37,207.50	37,207.50	-
08/01/2027	235,000.00	1.400%	37,207.50	272,207.50	309,415.00
02/01/2028	-	-	35,562.50	35,562.50	-
08/01/2028	240,000.00	1.500%	35,562.50	275,562.50	311,125.00
02/01/2029	-	-	33,762.50	33,762.50	-
08/01/2029	245,000.00	1.650%	33,762.50	278,762.50	312,525.00
02/01/2030	-	-	31,741.25	31,741.25	-
08/01/2030	245,000.00	1.750%	31,741.25	276,741.25	308,482.50
02/01/2031	-	-	29,597.50	29,597.50	-
08/01/2031	250,000.00	1.850%	29,597.50	279,597.50	309,195.00
02/01/2032	-	-	27,285.00	27,285.00	-
08/01/2032	255,000.00	1.950%	27,285.00	282,285.00	309,570.00
02/01/2033	-	-	24,798.75	24,798.75	-
08/01/2033	260,000.00	2.050%	24,798.75	284,798.75	309,597.50
02/01/2034	-	-	22,133.75	22,133.75	-
08/01/2034	265,000.00	2.150%	22,133.75	287,133.75	309,267.50
02/01/2035	-	-	19,285.00	19,285.00	-
08/01/2035	270,000.00	2.200%	19,285.00	289,285.00	308,570.00
02/01/2036	-	-	16,315.00	16,315.00	-
08/01/2036	280,000.00	2.250%	16,315.00	296,315.00	312,630.00
02/01/2037	-	-	13,165.00	13,165.00	-
08/01/2037	285,000.00	2.300%	13,165.00	298,165.00	311,330.00
02/01/2038	-	-	9,887.50	9,887.50	-
08/01/2038	290,000.00	2.350%	9,887.50	299,887.50	309,775.00
02/01/2039	-	-	6,480.00	6,480.00	-
08/01/2039	295,000.00	2.400%	6,480.00	301,480.00	307,960.00
02/01/2040	-	-	2,940.00	2,940.00	-
08/01/2040	240,000.00	2.450%	2,940.00	242,940.00	245,880.00
Total	\$5,000,000.00	-	\$1,146,943.50	\$6,146,943.50	-

Yield Statistics

Bond Year Dollars	\$56,091.67
Average Life	11.218 Years
Average Coupon	2.0447663%
Net Interest Cost (NIC)	2.1517341%
True Interest Cost (TIC)	2.1504110%
Bond Yield for Arbitrage Purposes	2.0270525%
All Inclusive Cost (AIC)	2.2716471%

IRS Form 8038

Net Interest Cost	2.0447663%
Weighted Average Maturity	11.218 Years

Series 2020 CR EDA 2012A | SINGLE PURPOSE | 2/17/2020 | 11:11 AM



Norwood Young America EDA, Minnesota

\$5,000,000 Housing Revenue Refunding Bonds (GO), Series 2020

Proposed Current Refunding of 2012A & 2012B

Assuming Current GO BQ "AA-" Market Rates plus 15bps

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
08/01/2020	-	174,150.00	250,377.50	76,227.50
08/01/2021	311,851.00	311,851.00	335,970.00	24,119.00
08/01/2022	313,390.00	313,390.00	335,530.00	22,140.00
08/01/2023	310,690.00	310,690.00	334,405.00	23,715.00
08/01/2024	312,990.00	312,990.00	337,745.00	24,755.00
08/01/2025	310,230.00	310,230.00	335,430.00	25,200.00
08/01/2026	312,470.00	312,470.00	337,630.00	25,160.00
08/01/2027	309,415.00	309,415.00	334,430.00	25,015.00
08/01/2028	311,125.00	311,125.00	335,820.00	24,695.00
08/01/2029	312,525.00	312,525.00	336,580.00	24,055.00
08/01/2030	308,482.50	308,482.50	337,577.50	29,095.00
08/01/2031	309,195.00	309,195.00	334,470.00	25,275.00
08/01/2032	309,570.00	309,570.00	332,720.00	23,150.00
08/01/2033	309,597.50	309,597.50	335,835.00	26,237.50
08/01/2034	309,267.50	309,267.50	332,620.00	23,352.50
08/01/2035	308,570.00	308,570.00	334,250.00	25,680.00
08/01/2036	312,630.00	312,630.00	335,570.00	22,940.00
08/01/2037	311,330.00	311,330.00	336,580.00	25,250.00
08/01/2038	309,775.00	309,775.00	332,280.00	22,505.00
08/01/2039	307,960.00	307,960.00	332,825.00	24,865.00
08/01/2040	245,880.00	245,880.00	268,060.00	22,180.00
Total	\$6,146,943.50	\$6,321,093.50	\$6,886,705.00	\$565,611.50

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	750,163.41
Effects of changes in DSR investments.....	(101,060.94)
Net PV Cashflow Savings @ 2.027%(Bond Yield).....	649,102.48
Total Cash contribution.....	(250,377.50)
Contingency or Rounding Amount.....	76,227.50
Net Present Value Benefit	\$474,952.48
Net PV Benefit / \$5,750,163.41 PV Refunded Debt Service	8.260%
Net PV Benefit / \$5,095,000 Refunded Principal...	9.322%
Net PV Benefit / \$5,000,000 Refunding Principal	9.499%

Refunding Bond Information

Refunding Dated Date	5/07/2020
Refunding Delivery Date	5/07/2020

CITY OF NORWOOD YOUNG AMERICA, MINNESOTA

RESOLUTION NO. 2020-06

RESOLUTION REGARDING THE ISSUANCE OF HOUSING REVENUE REFUNDING BONDS, SERIES 2020 (CITY OF NORWOOD YOUNG AMERICA, MINNESOTA GENERAL OBLIGATION – THE HARBOR AT PEACE VILLAGE PROJECT), BY THE NORWOOD YOUNG AMERICA ECONOMIC DEVELOPMENT AUTHORITY

BE IT RESOLVED by the City Council (the “City Council”) of the City of Norwood Young America, Minnesota (the “City”) that:

Section 1. Background.

1.01. Pursuant to Minnesota Statutes, Chapter 475 and Sections 469.001 through 469.047, as amended (the “Act”), and, in particular, Sections 469.017 through 469.0171 and Sections 469.034 through 469.035 thereof, the Norwood Young America Economic Development Authority (the “Authority”) is authorized to undertake housing development projects and to issue its bonds to finance such projects.

1.02. Pursuant to the provisions of Section 469.034, subdivision 2(f) of the Act, the Authority is authorized to issue bonds to refund bonds issued pursuant to the Act.

1.03. On December 4, 2012, the Authority issued its Governmental Housing Gross Revenue Refunding Bonds (The Harbor at Peace Village Project), Series 2012A (the “Series 2012A Bonds”), secured by gross revenues of the Project, in the original aggregate principal amount of \$3,090,000, the proceeds of which refunded the Authority’s Governmental Housing Gross Revenue Bonds (The Harbor at Peace Village Project), Series 2005A (the “Series 2005A Bonds”).

1.04. Proceeds of the Series 2005A Bonds were used to finance a portion of the Authority’s acquisition, construction, and equipping of a 36-unit senior housing with services facility (the “Project”) located in the City. The Project is leased by Peace Villa, Inc., a Minnesota nonprofit corporation, and the Project is managed by Ecumen Services, Inc., a Minnesota corporation.

1.05. Pursuant to Section 469.034 of the Act, the Authority is authorized to issue general obligation bonds to finance or refinance a qualified housing development project upon (a) a determination by the Authority that pledged revenues will equal or exceed one hundred ten percent (110%) of the principal and interest due on such bonds for each year; (b) approval of the principal amount of the bonds by the Board of Commissioners of the Authority (the “Board of Commissioners”) following a public hearing; and (c) approval of the principal amount of the bonds by City Council and the use of the City’s general obligation pledge following a public hearing.

1.06. The Authority has determined to refund the Series 2012A Bonds (the “Refunded Bonds”) and to issue refunding bonds secured by the general obligation pledge of the City.

1.07. Because the Series 2005A Bonds and Series 2012A Bonds were not originally secured by the general obligation pledge of the City, in order for any general obligation refunding bonds to be issued to refund the Series 2012A Bonds (the “Series 2012A Refunding Bonds”), the Authority and the City must satisfy the requirements of Section 469.034 of the Act, including but not limited to conducting a

public hearing after publication of notice in a newspaper generally circulating in the City at least 10 days before the hearing.

1.08. On the date hereof, in accordance with Section 469.034, subdivision 2 of the Act, the City Council conducted a duly noticed public hearing on the issuance of the Series 2012A Refunding Bonds in the approximate principal amount of \$2,000,000 and the pledge of the City’s general obligation to the payment of debt service on the Series 2012A Refunding Bonds.

1.09. On the date hereof, in accordance with Section 469.034, subdivision 2 of the Act, the Board of Commissioners has conducted or will conduct a duly noticed public hearing on the issuance of the Series 2012A Refunding Bonds and the pledge of the City’s general obligation to the payment of debt service on the Series 2012A Refunding Bonds. The Board of Commissioners has established or will establish a pricing committee (the “Authority Pricing Committee”) to approve the sale of its Housing Revenue Refunding Bonds, Series 2020 (City of Norwood Young America, Minnesota General Obligation – Harbor at Peace Village Project) (the “Refunding Bonds”), in the maximum principal amount of \$5,000,000, a portion of which is designated as the Series 2012A Refunding Bonds.

Section 2. Approval of the Series 2012A Refunding Bonds. Following the approval of the sale of the Refunding Bonds by the Authority Pricing Committee, the City Council will meet to ratify the issuance of the Series 2012A Refunding Bonds in the principal amount determined by the Authority Pricing Committee and to take any other action with respect to the Bonds.

Section 3. Expiration of Resolution. If the Authority Pricing Committee has not approved the sale of the Bonds by July 31, 2020, this resolution shall expire.

Approved by the City Council of the City of Norwood Young America, Minnesota this 24th day of February 2020.

Carol Lagergren, Mayor

ATTEST:

Steven Helget, City Administrator



TO: Honorable Mayor Lagergren and City Council Members
FROM: Steven Helget, City Administrator
DATE: February 24, 2020
SUBJECT: Resolution 2020-07, Adopting a Street Reconstruction Plan and Providing Preliminary Approval for the Issuance of Street Reconstruction Bonds

A public hearing is scheduled for the purpose of considering the issuance and sale of bonds to finance the 2020 Highway 212 Underpass and CSAH 33/Highway 5 Roundabout Project. Enclosed is Resolution 2020-07 for the Council's consideration. Per Minnesota Statutes, Section 475.58, subd. 3b, requires the City adopt Five-Year Reconstruction and Overlay Plan (2020 – 2024) which identifies the project and its estimated cost.

Enclosed is a memo from Nick Anhut, Ehlers, which addresses the Five-Year Reconstruction Plan and sale of bonds of up to \$1.4 million in General Obligation Street Reconstruction Bonds.

In respect to the City's estimated project cost, taking into consideration the City's Safe Routes to Schools grant of \$1.225 million, and the budgeting for the signal lights (\$170,000) replacement on Faxon Road, the City's estimated cost share for the project is \$955,500. The bid letting is scheduled for April 24, 2020 and upon the bid calculations being completed, the City will be able to determine the actual bond sale amount.

Mr. Anhut will be in attendance to review Resolution 2020-07.

Recommended Motion:

Motion to approve Resolution 2020-07, Adopting a Street Reconstruction Plan and Providing Preliminary Approval for the Issuance of Street Reconstruction Bonds.

Norwood Young America

Memo

To: Steve Helget, City Administrator
From: Nick Anhut, Municipal Advisor
Date: February 24, 2020
Subject: Norwood Young America – 2020 Financing Plan

Street Reconstruction Plan – Public Hearing

The city is anticipating a new financing in the late-Spring of 2020 for its share of the joint Highway 212 project with Carver County and MnDOT. This financing will require a public hearing to authorize up to \$1,400,000 in General Obligation Street Reconstruction Bonds. Upon approval of the Council after a public hearing, the bonds can be issued up to the specified limit only after a 30-day period allowing for voters to petition to make the bonding subject to a referendum. If no petition is received by 30 days, the Council can move forward with issuing the bonds for the new project.

The City is also able to take advantage of the present interest rate conditions to refinance its 2010A, 2010B and 2011A Bonds to reduce debt service expenses. Rates are being paid on the existing debt in excess of 3.00%. Market observations of tax-exempt rates in recent months anticipate refinancing at near 2% true interest cost. Once the Street Reconstruction Bonds are authorized and MnDOT confirms the City's contribution amount, the new financing can be combined with the refinancing as one bond offering to streamline duplicative financing costs.

EDA Housing Revenue Bonds for Harbor Facility – EDA and City Public Hearings

Norwood Young America also has existing debt of the Harbor Facility that shows potential for significant savings through refinancing. The EDA Housing bonds can achieve the greatest savings backed by the City's general obligation pledge. After holding a separate set of public hearings at the EDA and City Council levels, these bonds would not be subject to petition but would have to be sold prior to 120 days after the City's public hearing date. These EDA bonds are to be offered as a separate issuance due to the pledge of housing revenues and their financing structure. Even as a separate issuance, the issuance can be timed to coincide with that of the City's bonds under one rating process to also avoid duplicate fees.

Preliminary Schedule of Events

Below is a preliminary calendar of events for this year's financing plan. The dates may be adjusted as information about the Highway 212 construction bid letting is finalized.

EDA February 24 – Public Hearing held for the Housing Bonds; Authorization from the EDA to proceed with the sale of refunding bonds for the Harbor Facility

City Council February 24 – Public Hearings held for the Housing Bonds and Street Reconstruction Plan Bonds; Authorization from City Council to proceed with the sale of bonds to finance the Highway 212 project and refund various City debt

Mid-March – draft offering documents prepared for City and EDA bonds in anticipation of credit rating analysis

March 25 – petition period ends for the Street Reconstruction Plan Bonds; Credit rating discussion held with Standard and Poor's

Early April – Competitive financing bids received for award by the EDA's Pricing Committee. Bonds awarded by ratifying resolution of the EDA Board at first available meeting date

Late April – Project bid letting for construction of the Highway 212 project; amount of bonds finalized

Mid-May – Competitive financing bids received for award by the City's Pricing Committee. Bonds awarded by ratifying resolution of the City Council at first available meeting date

Mid- May – Estimated closing period when EDA bond proceeds to redeem Harbor Facility debt wired to EDA accounts (as early as 90 days prior to August 1 call date - May 4, 2020)

Mid- June – Estimated closing period when bond proceeds for new highway project and bond redemption funds wired to City accounts

By August 1 – City and EDA redeem the callable balances of the various refunded bonds

2020 through 2024

Five-Year Street Reconstruction and Overlay Plan

City of Norwood Young America, Minnesota

February 24, 2020



Prepared by:

Ehlers & Associates, Inc.
3060 Centre Pointe Drive
Roseville, MN 55113



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City of Norwood Young America, Minnesota
Five-Year Street Reconstruction and Overlay Plan
2020 through 2024

I. INTRODUCTION

In 2002, the Minnesota State Legislature passed into law a bill which generally exempts city bonds issued under a street reconstruction program from the referendum requirements usually required for bonding expenditures. In 2013 the Legislature amended the law to allow bituminous overlays to be included in the street reconstruction program. The authorization is contained in Minnesota Statutes, Section 475.58, subdivision 3b (the "Act").

II. PURPOSE

A street reconstruction program represents a major expenditure of city funds for the reconstruction or bituminous overlay of public streets. As defined in the Act, street reconstruction and bituminous overlay projects may include utility replacement and relocation and other incidental costs, turn lanes and other improvements having a substantial public safety function, realignments, other modifications to intersect with state and county roads, and the local share of state and county road projects. Except in the case of turn lanes, safety improvements, realignments, intersection modifications, and local share of state and county road projects, street reconstruction and overlays do not include the portion of project costs allocable to widening a street or adding curbs and gutters where none previously existed.

A Street Reconstruction and Overlay Plan (SROP) is a document designed to anticipate street reconstruction and overlay expenditures and schedule them over a five-year period so that they may be purchased in an efficient and cost-effective method. A SROP allows the matching of expenditures with anticipated income. As potential

expenditures are reviewed, the city considers the benefits, costs, alternatives and impact on operating expenditures.

The City of Norwood Young America, Minnesota (the "City") believes the street reconstruction and overlay process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated so as to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical assets and sound fiscal management. Good planning is essential for the wise use of limited financial resources.

The SROP is designed to be updated on an annual basis. In this manner, they become an ongoing fiscal planning tool that continually anticipates future capital expenditures and funding sources.

III. THE STREET RECONSTRUCTION AND OVERLAY PLANNING PROCESS

The City Council annually reviews its capital expenditures according to their priority, fiscal impact, and available funding as part of its annual Budget and 5-year Financial Planning process. The City assembles a list of specific capital expenditures to be undertaken within the next five years. The City Council prepares a plan based on the available funding sources. From this information, a preliminary Capital Project/Equipment Plan is prepared for public discussion from citizens. Changes are made based on that input, and a final plan is established.

Over the life of the plan, once the funding becomes available the individual capital expenditures can be made as part of individual project approvals. In subsequent years, the process is repeated as expenditures are completed and new needs arise.

If bonding is necessary, the City works with its financial advisor to prepare a bond sale and repayment schedule. Street reconstruction and overlay planning occurs separately from the CIP process focusing specifically on street reconstruction and overlay projects to be financed with general obligation street reconstruction bonds under provisions of

the Act. The SROP is to describe the identified street reconstruction and overlay projects to be financed, their estimated costs, and any planned reconstruction or overlay of other streets in the City over the next five years.

For a city to use its authority under the Act to finance street reconstruction and bituminous overlay expenditures with general obligation bonds, it must meet the requirements provided therein. Specifically, the city must hold a public hearing for public input on a SROP. Notice of such hearing must be published in the official newspaper of the city at least 10, but not more than 28 days prior to the date of the public hearing. In addition, the council must approve the SROP and issuance of street reconstruction bonds following a public hearing by a two-thirds majority vote of its membership present at the meeting.

Although a referendum is not required, a reverse referendum is allowable. If a petition requesting a vote on the issuance of bonds bearing the signatures of voters equal to at least 5 percent of votes cast in the last municipal general election is filed with the municipal clerk within 30 days after the public hearing, a referendum vote on the issuance of the bonds shall be required to authorize the issuance. If the municipality elects not to submit the question to the voters, the municipality shall not propose the issuance of bonds under the Act for the same purpose for a period of at least 365 days from the date of receipt of the petition.

IV. PROJECT SUMMARY

The expenditures to be undertaken with this 2020 to 2024 Street Reconstruction and Overlay Plan are limited to those listed in Appendix A. All other foreseeable capital expenditures within the City government will be financed through other means or through an amendment to this SROP.

V. FINANCING THE STREET RECONSTRUCTION PLAN

The total amount of requested expenditures under the SROP is up to \$1,400,000. If these expenditures are to be funded, that amount of money is anticipated to be generated through the sale of general obligation street reconstruction plan bonds over the five-year period.

In the financing of the SROP, one statutory limitation applies. Under Chapter 475, with few exceptions, cities cannot incur debt in excess of 3% of the assessor's Estimated Market Value (EMV) for the city. The City's Pay 2019 EMV is \$302,249,900. Therefore, the total amount of outstanding debt subject to the limit cannot exceed \$9,067,497. As of February 24, 2020 the City had \$1,330,000 subject to the legal debt limit.

Net Debt Limit	
Assessor's Estimated Market Value	302,249,900
Multiply by 3%	0.03
Statutory Debt Limit	9,067,497
Less: Debt Paid Solely from Taxes	(1,330,000)
Unused Debt Limit	7,737,497

Under the SROP, the City currently plans to issue up to \$1,400,000 in general obligation bonds in the year 2020 to finance the City's portion of the joint Highway 212 Underpass and Roundabout Project with Carver County and MnDOT. A description of the estimated \$16 million project is included within Appendix A. The general obligation bonds will be issued in conjunction with various City refunding bonds authorized and financed outside of the SROP. The bond sizing in this authorization is based on funding only the City's portion of the joint project amount plus estimated issuance costs and contingency. A table of the 2020 to 2024 SROP city projects costs is included within Appendix A. The current estimate of the size and repayment of the 2020 general obligation street reconstruction bonds under consideration is shown in Appendix E.

Continuation of the Street Reconstruction and Overlay Plan

This SROP should be reviewed annually as needed by the City Council using the process outlined in this document. It should review proposed

expenditures, make priority decisions, and seek funding for those expenditures it deems necessary for the City. If deemed appropriate, the Council should prepare an update to this SROP.

APPENDIX A

SROP PROJECT COSTS

Project	2020	2021	2022	2023	2024	Totals
<i>Street Reconstruction estimated costs</i>						
2020 Highway 212 Underpass and Roundabout Project	1,400,000					1,400,000
<i>Totals</i>	1,400,000	0	0	0	0	1,400,000

The 2020 project is a joint project between Carver County, MnDOT and the City. The \$16 million project includes Mill and Overlay from 0.10 miles west of the west junction of US 212 / TH 5 and 25 intersection to 0.10 miles west of the US 212/ CSAH 36 intersection, a reduced conflict intersection at Tacoma Avenue, lengthened right turn lanes at several intersections along Hwy 212, ADA curb cut and signal improvements, drainage improvements, trail improvements including a bike/ pedestrian underpass under Highway 212, and sidewalk improvements. This project also includes a roundabout north of Highway 212 on Reform Street which connects traffic on CSAH 33 and TH 25 and 5. Stormwater ponding is proposed within MnDOT or County ROW at several locations throughout the project area. To supplement up to \$1.4 million financed by the City's bonds, the remaining project costs will be financed by County and State Funds, as well as a Safe Routes to School Grant.

PROPOSED SROP BOND ISSUES

<u>Year</u>	<u>Amount</u>
2020	\$ 1,400,000
2021	\$ -
2022	\$ -
2023	\$ -
2024	\$ -
Total:	\$ 1,400,000

CITY OF NORWOOD YOUNG AMERICA, MINNESOTA

RESOLUTION NO. 2020-05

RESOLUTION CALLING A PUBLIC HEARING RELATING TO THE ADOPTION OF A STREET RECONSTRUCTION PLAN AND THE ISSUANCE OF STREET RECONSTRUCTION BONDS THEREUNDER

WHEREAS, the City of Norwood Young America, Minnesota (the "City"), is authorized under Minnesota Statutes, Section 475.58, subdivision 3b (the "Act"), to prepare a plan for reconstruction of streets in the City over the next five years, including a description of the affected streets and estimated costs (the "Plan"), and to issue general obligation bonds to finance the cost of street reconstruction activities described in the Plan; and

WHEREAS, under the Act, the City is required to hold a public hearing regarding the Plan and issuance of the bonds; and

WHEREAS, the City Council of the City (the "City Council") has determined to prepare a Plan for the City and to issue general obligation bonds in a principal amount not to exceed \$1,400,000 (the "Bonds") to finance the City's portion of the joint Highway 212 underpass construction project with Carver County, Minnesota and MnDOT (the "Project"); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norwood Young America, Minnesota that:

- 1. The City hereby authorizes its staff and consultants to prepare a Plan for reconstruction of City streets, including the Project, and to place a copy of the Plan on file with the City Clerk/Treasurer by no later than the date of publication of the hearing notice.
2. The City Council will hold a public hearing regarding the Plan and issuance of the Bonds on Monday, February 24, 2020, at approximately 6:00 PM at City Hall. The City Clerk/Treasurer is authorized and directed to publish a notice substantially in the form attached hereto as EXHIBIT A in the official newspaper of the City at least 10 days but not more than 28 days prior to the date of the hearing.
3. City staff and consultants are authorized to take all other actions needed to bring the Plan and issuance of the Bonds before the City Council.

Approved by the City Council of the City of Norwood Young America, Minnesota this 27th day of January 2020.

Carol Lagergren
Carol Lagergren, Mayor

ATTEST:
Kelly Hayes, City Clerk/Treasurer

NOTICE OF PUBLIC HEARING

CITY OF NORWOOD YOUNG AMERICA, MINNESOTA

**NOTICE OF PUBLIC HEARING REGARDING A STREET RECONSTRUCTION PLAN AND THE
ISSUANCE OF BONDS THEREUNDER**

NOTICE IS HEREBY GIVEN that the City Council of the City of Norwood Young America, Minnesota (the "City"), will hold a public hearing on Monday, February 24, 2020, at or after 6:00 PM at City Hall, located at 310 Elm Street West in the City, relating to a proposal concerning: (1) the adoption of a five-year street reconstruction plan (the "Plan"); and (2) the issuance of general obligation street reconstruction bonds (the "Bonds") to finance the reconstruction of certain streets in the City, including the City's portion of the joint Highway 212 underpass construction project with Carver County, Minnesota and MnDOT, all pursuant to Minnesota Statutes, Section 475.58, subdivision 3b. The Bonds will be issued in a principal amount not to exceed \$1,400,000. A draft copy of the Plan is on file with the City Clerk/Treasurer and is available for public inspection at City Hall during regular business hours.

If a petition requesting a vote on the issuance of the Bonds, signed by voters equal to five percent of the votes cast in the last City general election, is filed with the City Clerk/Treasurer within 30 days after the public hearing, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election.

At the time and place fixed for the public hearing, the City Council will give all persons who appear at the hearing an opportunity to express their views with respect to the proposal. In addition, interested persons may direct any questions or file written comments respecting the proposal with the City Clerk/Treasurer, at or prior to said public hearing.

Dated: February 6, 2020

BY ORDER OF THE CITY COUNCIL OF THE CITY
OF NORWOOD YOUNG AMERICA, MINNESOTA

/s/ Kelly Hayes

City Clerk/Treasurer

City of Norwood Young America, Minnesota

PRELIMINARY BOND RESOLUTION

RESOLUTION NO. 2020-____

**RESOLUTION ADOPTING A STREET RECONSTRUCTION PLAN
AND PROVIDING PRELIMINARY APPROVAL FOR THE ISSUANCE
OF STREET RECONSTRUCTION BONDS THEREUNDER**

BE IT RESOLVED by the City Council (the "City Council") of the City of Norwood Young America, Minnesota (the "City") that:

Section 1. Background.

1.01. The City is authorized under Minnesota Statutes, Section 475.58, subdivision 3b (the "Act"), to prepare a plan for street reconstruction in the City over the next five years that will be financed under the Act, including a description of the proposed work and estimated costs, and to issue general obligation bonds to finance the cost of street reconstruction activities described in the plan.

1.02. Before the issuance of any bonds under the Act, the City is required to hold a public hearing on the plan and issuance of the bonds.

1.03. Pursuant to the Act, the City, in consultation with its City engineer, has caused preparation of the "2020 through 2024 Five-Year Street Reconstruction and Overlay Plan" (the "Plan"), which describes certain street reconstruction and overlay activities in the City for the years 2020 through 2024.

1.04. The reconstruction activities described in the Plan include, but are not limited to, the City's portion of the joint Highway 212 underpass and roundabout construction project with Carver County, Minnesota and MnDOT (the "Project").

1.05. The City has determined that it is in the best interests of the City to authorize the issuance and sale of general obligation street reconstruction bonds pursuant to the Act in the maximum principal amount of \$1,400,000 (the "Bonds") to finance the costs of the Project as described in the Plan.

1.06. On this date, the City Council held a duly noticed public hearing on the Plan and the issuance of the Bonds, after publication in the City's official newspaper of a notice of public hearing at least ten (10) days but no more than twenty-eight (28) days before the date of the hearing.

Section 2. Approvals.

2.01. The City Council finds that the Plan will improve the City's system of public streets, which serves the interests of the City as a whole.

2.02. The Plan is approved in the form on file in City Hall.

2.03. The City hereby provides its preliminary approval to the issuance of the Bonds in a maximum principal amount of \$1,400,000 in order to finance the Project described in the Plan. The issuance of such Bonds is subject to the terms of Section 2.04 hereof.

2.04. If a petition requesting a vote on the issuance of the Bonds signed by voters equal to five percent (5%) of the votes cast in the last municipal general election is filed with the City Clerk/Treasurer within thirty (30) days after the date of the public hearing, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election. The authorization to issue the Bonds is subject to expiration of the thirty (30) day period without the City's receipt of a qualified petition under the Act, or if a qualified petition is filed, upon the approving vote of a majority of the voters voting on the question of issuance of the Bonds.

2.05. City staff are authorized and directed to take all other actions necessary to carry out the intent of this resolution.

Approved by the City Council of the City of Norwood Young America, Minnesota this 24th day of February, 2020.

APPENDIX E

PROPOSED 2020 SROP BOND ISSUE

City of Norwood Young America, Minnesota

\$1,400,000 General Obligation Bonds, Series 2020

Highway 212 Project

Assuming Current GO BQ "AA-" Market Rates plus 30bps

Sources And Uses

Dated 06/04/2020 | Delivered 06/04/2020

Street Reconstruction

Sources Of Funds

<u>Par Amount of Bonds</u>	<u>\$1,400,000.00</u>
Total Sources	\$1,400,000.00

Uses Of Funds

<u>Total Underwriter's Discount (1.200%)</u>	<u>16,800.00</u>
<u>Costs of Issuance</u>	<u>16,804.57</u>
<u>Deposit to Capitalized Interest (CIF) Fund</u>	<u>14,601.83</u>
<u>Deposit to Project Construction Fund</u>	<u>1,351,793.60</u>
Total Uses	\$1,400,000.00

Debt Service Schedule

<u>Date</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Total P+I</u>	<u>Capitalized Interest</u>	<u>Net New D/S</u>	<u>105% Levy</u>
02/01/2021	-	-	14,601.83	14,601.83	(14,601.83)	-	-
02/01/2022	130,000.00	1.350%	22,180.00	152,180.00	-	152,180.00	159,789.00
02/01/2023	135,000.00	1.350%	20,425.00	155,425.00	-	155,425.00	163,196.25
02/01/2024	135,000.00	1.350%	18,602.50	153,602.50	-	153,602.50	161,282.63
02/01/2025	135,000.00	1.350%	16,780.00	151,780.00	-	151,780.00	159,369.00
02/01/2026	140,000.00	1.450%	14,957.50	154,957.50	-	154,957.50	162,705.38
02/01/2027	140,000.00	1.550%	12,927.50	152,927.50	-	152,927.50	160,573.88
02/01/2028	145,000.00	1.650%	10,757.50	155,757.50	-	155,757.50	163,545.38
02/01/2029	145,000.00	1.800%	8,365.00	153,365.00	-	153,365.00	161,033.25
02/01/2030	145,000.00	1.900%	5,755.00	150,755.00	-	150,755.00	158,292.75
02/01/2031	150,000.00	2.000%	3,000.00	153,000.00	-	153,000.00	160,650.00
Total	\$1,400,000.00	-	\$148,351.83	\$1,548,351.83	(14,601.83)	\$1,533,750.00	\$1,610,437.50

CITY OF NORWOOD YOUNG AMERICA, MINNESOTA

RESOLUTION NO. 2020-07

**RESOLUTION ADOPTING A STREET RECONSTRUCTION
PLAN AND PROVIDING PRELIMINARY APPROVAL FOR THE
ISSUANCE OF STREET RECONSTRUCTION BONDS
THEREUNDER**

BE IT RESOLVED by the City Council (the "City Council") of the City of Norwood Young America, Minnesota (the "City") that:

Section 1. Background.

1.01. The City is authorized under Minnesota Statutes, Section 475.58, subdivision 3b (the "Act"), to prepare a plan for street reconstruction in the City over the next five years that will be financed under the Act, including a description of the proposed work and estimated costs, and to issue general obligation bonds to finance the cost of street reconstruction activities described in the plan.

1.02. Before the issuance of any bonds under the Act, the City is required to hold a public hearing on the plan and issuance of the bonds.

1.03. Pursuant to the Act, the City, in consultation with its City engineer, has caused preparation of the "2020 through 2024 Five-Year Street Reconstruction and Overlay Plan" (the "Plan"), which describes certain street reconstruction and overlay activities in the City for the years 2020 through 2024.

1.04. The reconstruction activities described in the Plan include, but are not limited to, the City's portion of the joint Highway 212 underpass and roundabout construction project with Carver County, Minnesota and MnDOT (the "Project").

1.05. The City has determined that it is in the best interests of the City to authorize the issuance and sale of general obligation street reconstruction bonds pursuant to the Act in the maximum principal amount of \$1,400,000 (the "Bonds") to finance the costs of the Project as described in the Plan.

1.06. On this date, the City Council held a duly noticed public hearing on the Plan and the issuance of the Bonds, after publication in the City's official newspaper of a notice of public hearing at least ten (10) days but no more than twenty-eight (28) days before the date of the hearing.

Section 2. Approvals.

2.01. The City Council finds that the Plan will improve the City's system of public streets, which serves the interests of the City as a whole.

2.02. The Plan is approved in the form on file in City Hall.

2.03. The City hereby provides its preliminary approval to the issuance of the Bonds in a maximum principal amount of \$1,400,000 in order to finance the Project described in the Plan. The issuance of such Bonds is subject to the terms of Section 2.04 hereof.

2.04. If a petition requesting a vote on the issuance of the Bonds signed by voters equal to five percent (5%) of the votes cast in the last municipal general election is filed with the City Clerk/Treasurer within thirty (30) days after the date of the public hearing, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election. The authorization to issue the Bonds is subject to expiration of the thirty (30) day period without the City's receipt of a qualified petition under the Act, or if a qualified petition is filed, upon the approving vote of a majority of the voters voting on the question of issuance of the Bonds.

2.05. City staff are authorized and directed to take all other actions necessary to carry out the intent of this resolution.

Approved by the City Council of the City of Norwood Young America, Minnesota this 24th day of February 2020.

ATTEST:

Carol Lagergren, Mayor

Steven Helget, City Administrator

Memo

To: Steve Helget, City Administrator
From: Nick Anhut, Municipal Advisor
Date: February 24, 2020
Subject: Norwood Young America – 2020 Financing Plan

Street Reconstruction Plan – Public Hearing

The city is anticipating a new financing in the late-Spring of 2020 for its share of the joint Highway 212 project with Carver County and MnDOT. This financing will require a public hearing to authorize up to \$1,400,000 in General Obligation Street Reconstruction Bonds. Upon approval of the Council after a public hearing, the bonds can be issued up to the specified limit only after a 30-day period allowing for voters to petition to make the bonding subject to a referendum. If no petition is received by 30 days, the Council can move forward with issuing the bonds for the new project.

The City is also able to take advantage of the present interest rate conditions to refinance its 2010A, 2010B and 2011A Bonds to reduce debt service expenses. Rates are being paid on the existing debt in excess of 3.00%. Market observations of tax-exempt rates in recent months anticipate refinancing at near 2% true interest cost. Once the Street Reconstruction Bonds are authorized and MnDOT confirms the City's contribution amount, the new financing can be combined with the refinancing as one bond offering to streamline duplicative financing costs.

EDA Housing Revenue Bonds for Harbor Facility – EDA and City Public Hearings

Norwood Young America also has existing debt of the Harbor Facility that shows potential for significant savings through refinancing. The EDA Housing bonds can achieve the greatest savings backed by the City's general obligation pledge. After holding a separate set of public hearings at the EDA and City Council levels, these bonds would not be subject to petition but would have to be sold prior to 120 days after the City's public hearing date. These EDA bonds are to be offered as a separate issuance due to the pledge of housing revenues and their financing structure. Even as a separate issuance, the issuance can be timed to coincide with that of the City's bonds under one rating process to also avoid duplicate fees.

Preliminary Schedule of Events

Below is a preliminary calendar of events for this year's financing plan. The dates may be adjusted as information about the Highway 212 construction bid letting is finalized.

EDA February 24 – Public Hearing held for the Housing Bonds; Authorization from the EDA to proceed with the sale of refunding bonds for the Harbor Facility

City Council February 24 – Public Hearings held for the Housing Bonds and Street Reconstruction Plan Bonds; Authorization from City Council to proceed with the sale of bonds to finance the Highway 212 project and refund various City debt

Mid-March – draft offering documents prepared for City and EDA bonds in anticipation of credit rating analysis

March 25 – petition period ends for the Street Reconstruction Plan Bonds; Credit rating discussion held with Standard and Poor's

Early April – Competitive financing bids received for award by the EDA's Pricing Committee. Bonds awarded by ratifying resolution of the EDA Board at first available meeting date

Late April – Project bid letting for construction of the Highway 212 project; amount of bonds finalized

Mid-May – Competitive financing bids received for award by the City's Pricing Committee. Bonds awarded by ratifying resolution of the City Council at first available meeting date

Mid- May – Estimated closing period when EDA bond proceeds to redeem Harbor Facility debt wired to EDA accounts (as early as 90 days prior to August 1 call date - May 4, 2020)

Mid- June – Estimated closing period when bond proceeds for new highway project and bond redemption funds wired to City accounts

By August 1 – City and EDA redeem the callable balances of the various refunded bonds



TO: Honorable Mayor Lagergren and City Council Members
FROM: Steven Helget, City Administrator
DATE: February 24, 2020
SUBJECT: Resolution 2020-08, Providing for the Issuance and Sale of General Obligation Street Reconstruction Bonds and Refunding Bonds, Series 2020A; and Establishing a Pricing Committee

Enclosed is Resolution 2020-08 authorizing the issuance and sale of General Obligation Bonds for the 2020 Highway 212 Underpass and CSAH 33/Highway 5 Roundabout Project and refunding of the 2010A, 2010B, and 2011A Bonds. As the City Council discussed and consented to at its October 28, 2019 regular meeting, the refunding of the above three bonds will be combined with the 2020 Highway 212 Underpass and CSAH 33/Highway 5 Roundabout Project into one single bond issuance.

Enclosed is a memo from Nick Anhut, Ehlers, and a Pre-Sale Report for a \$6,165,000 General Obligation Street Reconstruction and Refunding Bonds, Series 2020A. Mr. Anhut will be in attendance to review Resolution 2020-08.

Recommended Motion:

Resolution 2020-08, Providing for the Issuance and Sale of General Obligation Street Reconstruction Bonds and Refunding Bonds, Series 2020A; and Establishing a Pricing Committee.

Norwood Young America

Memo

To: Steve Helget, City Administrator
From: Nick Anhut, Municipal Advisor
Date: February 24, 2020
Subject: Norwood Young America – 2020 Financing Plan

Street Reconstruction Plan – Public Hearing

The city is anticipating a new financing in the late-Spring of 2020 for its share of the joint Highway 212 project with Carver County and MnDOT. This financing will require a public hearing to authorize up to \$1,400,000 in General Obligation Street Reconstruction Bonds. Upon approval of the Council after a public hearing, the bonds can be issued up to the specified limit only after a 30-day period allowing for voters to petition to make the bonding subject to a referendum. If no petition is received by 30 days, the Council can move forward with issuing the bonds for the new project.

The City is also able to take advantage of the present interest rate conditions to refinance its 2010A, 2010B and 2011A Bonds to reduce debt service expenses. Rates are being paid on the existing debt in excess of 3.00%. Market observations of tax-exempt rates in recent months anticipate refinancing at near 2% true interest cost. Once the Street Reconstruction Bonds are authorized and MnDOT confirms the City's contribution amount, the new financing can be combined with the refinancing as one bond offering to streamline duplicative financing costs.

EDA Housing Revenue Bonds for Harbor Facility – EDA and City Public Hearings

Norwood Young America also has existing debt of the Harbor Facility that shows potential for significant savings through refinancing. The EDA Housing bonds can achieve the greatest savings backed by the City's general obligation pledge. After holding a separate set of public hearings at the EDA and City Council levels, these bonds would not be subject to petition but would have to be sold prior to 120 days after the City's public hearing date. These EDA bonds are to be offered as a separate issuance due to the pledge of housing revenues and their financing structure. Even as a separate issuance, the issuance can be timed to coincide with that of the City's bonds under one rating process to also avoid duplicate fees.

Preliminary Schedule of Events

Below is a preliminary calendar of events for this year's financing plan. The dates may be adjusted as information about the Highway 212 construction bid letting is finalized.

EDA February 24 – Public Hearing held for the Housing Bonds; Authorization from the EDA to proceed with the sale of refunding bonds for the Harbor Facility

City Council February 24 – Public Hearings held for the Housing Bonds and Street Reconstruction Plan Bonds; Authorization from City Council to proceed with the sale of bonds to finance the Highway 212 project and refund various City debt

Mid-March – draft offering documents prepared for City and EDA bonds in anticipation of credit rating analysis

March 25 – petition period ends for the Street Reconstruction Plan Bonds; Credit rating discussion held with Standard and Poor's

Early April – Competitive financing bids received for award by the EDA's Pricing Committee. Bonds awarded by ratifying resolution of the EDA Board at first available meeting date

Late April – Project bid letting for construction of the Highway 212 project; amount of bonds finalized

Mid-May – Competitive financing bids received for award by the City's Pricing Committee. Bonds awarded by ratifying resolution of the City Council at first available meeting date

Mid- May – Estimated closing period when EDA bond proceeds to redeem Harbor Facility debt wired to EDA accounts (as early as 90 days prior to August 1 call date - May 4, 2020)

Mid- June – Estimated closing period when bond proceeds for new highway project and bond redemption funds wired to City accounts

By August 1 – City and EDA redeem the callable balances of the various refunded bonds

February 24, 2020

Pre-Sale Report for

City of Norwood Young America, Minnesota

\$6,165,000 General Obligation Street Reconstruction
and Refunding Bonds, Series 2020A



Prepared by:

Nick Anhut, CIPMA
Senior Municipal Advisor

Shelly Eldridge, CIPMA
Senior Municipal Advisor

Chris Mickelson, CIPMA
Municipal Advisor

Executive Summary of Proposed Debt

Proposed Issue:	\$6,165,000 General Obligation Street Reconstruction and Refunding Bonds, Series 2020A (the "Bonds")
Purposes:	<p>The proposed bond issue includes financing for the City's share of the joint 2020 Highway 212 project with Carver County and MnDOT as well as refinancing a portion of the City's existing debt. Inclusive of financing costs, the Bonds will include:</p> <ul style="list-style-type: none"> • Up to \$1,400,000 Street Reconstruction Bonds to finance the City's share of the Highway 212 underpass and roundabout project. Debt service will be paid from a dedicated ad valorem property tax levied over a ten-year period from 2021 to 2030. • \$355,000 to current refund the 2021 to 2026 maturities of the City's General Obligation Bonds, Series 2010A. The 2010A Bonds were originally issued for street and utility reconstruction and debt service will continue to be paid from tax levy, assessment and utility revenues. <p>Interest rates on the 2010A Bonds are 3.35% to 3.65%. The expected refinancing interest cost is below 2.0%. Savings on this portion of the Bonds are designed to be realized annually. Net of financing costs, the refunding is expected to reduce debt service expense by approximately \$15,000 over the next five years. The Net Present Value Benefit of the refunding is estimated to be \$14,600, or 4.3% of the refunded debt.</p> <ul style="list-style-type: none"> • \$2,585,000 to current refund the 2021 to 2027 maturities of the City's General Obligation Refunding Bonds, Series 2010B. The City will utilize \$500,000 in existing debt service funds to pay down the refunding balance. The 2010B Bonds were originally issued for public improvement projects and debt service will continue to be paid from tax levy, assessment and utility revenues. <p>Interest rates on the 2010B Bonds are 3.00% to 3.625%. Savings on this portion of the Bonds are designed to be realized annually. Net of financing costs and the City's contribution, the refunding is expected to reduce debt service expense by approximately \$174,100 over the next six years. The Net Present Value Benefit of the refunding is estimated to be \$139,000, or 4.6% of the refunded debt.</p> <ul style="list-style-type: none"> • \$1,825,000 to current refund the 2021 to 2032 maturities of the City's General Obligation Improvement Bonds, Series 2011A. The 2011A Bonds were originally issued for public improvement projects and debt service will continue to be paid from tax levy, assessment and utility revenues. <p>Interest rates on the 2011A Bonds are 3.00% to 3.75%. Savings on this portion of the Bonds are designed to be realized annually. Net of financing costs, the refunding is expected to reduce debt service expense by approximately \$85,100 over the next twelve years. The Net Present Value Benefit of the refunding is estimated to be \$78,700, or 4.4% of the refunded debt.</p> <p>Each refunding is considered to be a Current Refunding as the obligations being refunded are callable (pre-payable) now and will be redeemed in full within 90 days of the financing.</p>

Authority:	<p>The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged.</p> <p>The Bonds are being issued pursuant to Minnesota Statutes, Chapter 475. The Street Reconstruction portion of the Bonds count against the Net Debt Limit of 3% of the estimated market value of the City. Approximately \$6.3 million of additional debt limit capacity will remain.</p>
Term/Call Feature:	<p>In total, the Bonds are being issued for a term of 11 years, 8 months. Principal on the Bonds will be due on February 1 in the years 2021 through 2032. Interest is payable every six months beginning August 1, 2020.</p> <p>The Bonds will be subject to prepayment at the discretion of the City on February 1, 2027 or any date thereafter.</p>
Bank Qualification:	<p>Because the City is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year or will current refund issues that were designated bank qualified when originally issued, the City will be able to designate the Bonds as “bank qualified” obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.</p>
Rating:	<p>The City’s most recent bond issues were rated by Standard & Poor’s. The current ratings on those bonds are “AA-”. The City will request a new rating for the Bonds.</p> <p>If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City’s bond rating in the event that the bond rating of the insurer is higher than that of the City.</p>
Method of Sale/Placement:	<p>We will solicit competitive bids for the purchase of the Bonds from underwriters and banks. We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.</p> <p>If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce the overall borrowing amount.</p>
Premium Pricing:	<p>In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or “discount”) but will pay the remainder of the premium to the City.</p> <p>The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a \$6,000,000 offering may receive bids that result in proceeds of \$6,120,000 to \$6,600,000.</p>

	<p>The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions and other bid parameters for the Bonds intended to achieve the City's objectives for this financing. Any reoffering premium will be utilized to reduce the size of the issue to achieve the desired project amount and intended savings.</p>
<p>Review of Existing Debt:</p>	<p>We have reviewed all outstanding indebtedness for the City and find that, other than the obligations proposed to be refunded by the Bonds and the EDA's bond issue, there are no other viable refunding opportunities at this time.</p> <p>We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities as they arise.</p>
<p>Continuing Disclosure:</p>	<p>Because the City has more than \$10,000,000 in outstanding debt (including this issue) the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds and has contracted with Ehlers to prepare and file the reports.</p>
<p>Arbitrage Monitoring:</p>	<p>Because the Bonds tax-exempt obligations, the City must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Tax Certificate prepared by your Bond Attorney and provided at closing. We recommend that you regularly monitor compliance with these rules and/or retain the services of a qualified firm to assist you as necessary.</p>
<p>Risk Factors:</p>	<p>Current Refunding: Portions of the Bonds are being issued to finance a current refunding of prior City debt obligations. Those prior debt obligations are "callable" now and can therefore be paid off at any time. The new Bonds will not be pre-payable until February 1, 2027. The refunding is being undertaken based in part on an assumption that the City does not expect to pre-pay off this debt prior to the new call date and that market conditions warrant the refunding at this time.</p> <p>Utility and Assessment Revenue: The City expects to continue to pay portions of the Refunded Bonds' debt service with utility and assessment funds. As with the existing bonds, if future utility or assessment revenue is inadequate the City may have to use other funds available or levy taxes to pay debt service on the Bonds.</p>
<p>Other Service Providers:</p>	<p>This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. Fees charged by these service providers will be paid from proceeds of the Bonds, unless you</p>

	<p>notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.</p> <p>Bond Counsel: Kennedy & Graven, Chartered Paying Agent: Bond Trust Services Corporation Rating Agency: Standard & Poor's Global Ratings (S&P)</p>
<p>Basis for Recommendation:</p>	<p>Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of tax-exempt general obligation bonds as a suitable financing option for the following reasons:</p> <ul style="list-style-type: none"> • The Bonds carry forward the City's existing bonds' covenants and security used to finance its public improvement and reconstruction projects. • The refunding meets the city's objective to reduce debt service costs. • This is a cost-effective option for financing that provides flexibility to structure repayment within the city's levy and utility fund objectives. • A General obligation pledge provides a lower potential interest rates than most other financing options. • The method of sale process identified complies with City policy as well as best practices endorsed by the Governmental Finance Officers Association (GFOA).
<p>Summary and Parameters Resolution:</p>	<p>Given the City's desire to take advantage of existing financing conditions while awaiting the final project share for the joint Highway 212 project, a parameters resolution is included to authorize a Pricing Committee comprised of the Mayor and City Administrator to preside over the solicitation and award of bids on the Council's behalf. Upon award of the bond sale to the winning bidder, the City Council will take its action at the next available regular meeting to consider a bond resolution ratifying the sale.</p> <p>The decisions to be made by the City Council are as follows:</p> <ul style="list-style-type: none"> • Hold a public hearing on issuing up to \$1.4 million in Street Reconstruction Plan bonds for the Highway 212 project; • Accept or modify the finance assumptions described in this report; • Consider the resolution provided by your Bond Counsel to establish a Pricing Committee and provide for the issuance and sale of the Bonds.

This presale report summarizes our understanding of the City's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City's objectives.

Preliminary Debt Issuance Schedule

Street Reconstruction Plan public hearing; Pre-Sale Review by City Council:	February 24, 2020
Conference with Rating Agency:	Week of March 23, 2020
Highway 212 Project Contribution amount determined:	Late April, 2020
Due Diligence Call with staff to review Official Statement:	Week of April 24, 2020
Distribute Official Statement:	Week of April 27, 2020
Pricing Committee Awards Sale of the Bonds:	May 7, 2020
City Council Meeting to Ratify the Sale of the Bonds:	May 11, 2020
Estimated Closing Date:	June 4, 2020
Redemption Date for Bonds Being Refunded:	June 15, 2020

Attachments

- Estimated Sources and Uses of Funds
- Estimated Proposed Debt Service Schedule
- Estimated Debt Service Comparison
- Resolution Authorizing Ehlers to Proceed With Bonds Sale

Ehlers Contacts

Municipal Advisors:	Nick Anhut	(651) 697-8507
	Shelly Eldridge	(651) 697-8504
	Chris Mickelson	(651) 697-8556
Disclosure Coordinator:	Rose Xiong	(651) 697-8589
Financial Analyst:	Alicia Gage	(651) 697-8551

The Preliminary Official Statement for this financing will be sent to the City Council at their home or email address for review prior to the sale date.

City of Norwood Young America, Minnesota

\$6,165,000 General Obligation Bonds, Series 2020

Issue Summary - Cur Ref 10A, 10B, 11A and New Money

Assuming Current GO BQ "AA-" Market Rates plus 30bps

Total Issue Sources And Uses

Dated 06/04/2020 | Delivered 06/04/2020

	Street			Cur Ref 2011A	Issue Summary
	Reconstruction -				
	New Money	Cur Ref 2010A	Cur Ref 2010B		
Sources Of Funds					
Par Amount of Bonds	\$1,400,000.00	\$355,000.00	\$2,585,000.00	\$1,825,000.00	\$6,165,000.00
Planned Issuer Equity contribution	-	-	500,000.00	-	\$500,000.00
Total Sources	\$1,400,000.00	\$355,000.00	\$3,085,000.00	\$1,825,000.00	\$6,665,000.00
Uses Of Funds					
Total Underwriter's Discount (1.200%)	16,800.00	4,260.00	31,020.00	21,900.00	\$73,980.00
Costs of Issuance	16,804.57	4,261.13	31,028.39	21,905.91	\$74,000.00
Deposit to Capitalized Interest (CIF) Fund	14,601.83	-	-	-	\$14,601.83
Deposit to Project Construction Fund	1,351,000.00	-	-	-	\$1,351,000.00
Deposit to Current Refunding Fund	-	344,440.61	3,022,178.02	1,780,688.58	\$5,147,307.21
Rounding Amount	793.60	2,038.26	773.59	505.51	\$4,110.96
Total Uses	\$1,400,000.00	\$355,000.00	\$3,085,000.00	\$1,825,000.00	\$6,665,000.00

City of Norwood Young America, Minnesota

\$6,165,000 General Obligation Bonds, Series 2020

Issue Summary - Cur Ref 10A, 10B, 11A and New Money

Assuming Current GO BQ "AA-" Market Rates plus 30bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/04/2020	-	-	-	-	-
02/01/2021	750,000.00	1.300%	58,272.38	808,272.38	808,272.38
08/01/2021	-	-	39,382.50	39,382.50	-
02/01/2022	840,000.00	1.350%	39,382.50	879,382.50	918,765.00
08/01/2022	-	-	33,712.50	33,712.50	-
02/01/2023	845,000.00	1.350%	33,712.50	878,712.50	912,425.00
08/01/2023	-	-	28,008.75	28,008.75	-
02/01/2024	865,000.00	1.350%	28,008.75	893,008.75	921,017.50
08/01/2024	-	-	22,170.00	22,170.00	-
02/01/2025	860,000.00	1.350%	22,170.00	882,170.00	904,340.00
08/01/2025	-	-	16,365.00	16,365.00	-
02/01/2026	730,000.00	1.450%	16,365.00	746,365.00	762,730.00
08/01/2026	-	-	11,072.50	11,072.50	-
02/01/2027	485,000.00	1.550%	11,072.50	496,072.50	507,145.00
08/01/2027	-	-	7,313.75	7,313.75	-
02/01/2028	185,000.00	1.650%	7,313.75	192,313.75	199,627.50
08/01/2028	-	-	5,787.50	5,787.50	-
02/01/2029	190,000.00	1.800%	5,787.50	195,787.50	201,575.00
08/01/2029	-	-	4,077.50	4,077.50	-
02/01/2030	185,000.00	1.900%	4,077.50	189,077.50	193,155.00
08/01/2030	-	-	2,320.00	2,320.00	-
02/01/2031	190,000.00	2.000%	2,320.00	192,320.00	194,640.00
08/01/2031	-	-	420.00	420.00	-
02/01/2032	40,000.00	2.100%	420.00	40,420.00	40,840.00
Total	\$6,165,000.00	-	\$399,532.38	\$6,564,532.38	-

Yield Statistics

Bond Year Dollars	
Average Life	\$26,003.63
Average Coupon	4.218 Years
	1.5364488%
Net Interest Cost (NIC)	
True Interest Cost (TIC)	1.8209476%
Bond Yield for Arbitrage Purposes	1.8321813%
All Inclusive Cost (AIC)	1.5317723%
	2.1383377%

IRS Form 8038

Net Interest Cost	
Weighted Average Maturity	1.5364488%
	4.218 Years

City of Norwood Young America, Minnesota

\$1,400,000 General Obligation Bonds, Series 2020

Street Reconstruction - New Money

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
02/01/2021	-	-	14,601.83	14,601.83	(14,601.83)	-	-
02/01/2022	130,000.00	1.350%	22,180.00	152,180.00	-	152,180.00	159,789.00
02/01/2023	135,000.00	1.350%	20,425.00	155,425.00	-	155,425.00	163,196.25
02/01/2024	135,000.00	1.350%	18,602.50	153,602.50	-	153,602.50	161,282.63
02/01/2025	135,000.00	1.350%	16,780.00	151,780.00	-	151,780.00	159,369.00
02/01/2026	140,000.00	1.450%	14,957.50	154,957.50	-	154,957.50	162,705.38
02/01/2027	140,000.00	1.550%	12,927.50	152,927.50	-	152,927.50	160,573.88
02/01/2028	145,000.00	1.650%	10,757.50	155,757.50	-	155,757.50	163,545.38
02/01/2029	145,000.00	1.800%	8,365.00	153,365.00	-	153,365.00	161,033.25
02/01/2030	145,000.00	1.900%	5,755.00	150,755.00	-	150,755.00	158,292.75
02/01/2031	150,000.00	2.000%	3,000.00	153,000.00	-	153,000.00	160,650.00
Total	\$1,400,000.00	-	\$148,351.83	\$1,548,351.83	(14,601.83)	\$1,533,750.00	\$1,610,437.50

Significant Dates

Dated	
First Coupon Date	6/04/2020
	2/01/2021

Yield Statistics

Bond Year Dollars	
Average Life	38.786.67
Average Coupon	6.276 Years
	1.6883744%
Net Interest Cost (NIC)	
True Interest Cost (TIC)	1.8795733%
Bond Yield for Arbitrage Purposes	1.8888230%
All Inclusive Cost (AIC)	1.5317723%
	2.0976722%

City of Norwood Young America, Minnesota

\$355,000 General Obligation Bonds, Series 2020

Cur Ref 10A - Combined

Assuming Current GO BQ "AA-" Market Rates plus 30bps

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2021	63,174.81	61,136.55	61,930.00	793.45
02/01/2022	64,042.50	64,042.50	65,255.00	1,212.50
02/01/2023	58,232.50	58,232.50	63,412.50	5,180.00
02/01/2024	62,490.00	62,490.00	66,570.00	4,080.00
02/01/2025	61,680.00	61,680.00	64,380.00	2,700.00
02/01/2026	60,870.00	60,870.00	62,190.00	1,320.00
Total	\$370,489.81	\$368,451.55	\$383,737.50	\$15,285.95

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	12,624.46
Net PV Cashflow Savings @ 1.532%(Bond Yield).....	12,624.46
Contingency or Rounding Amount.....	2,038.26
Net Present Value Benefit	\$14,662.72
Net PV Benefit / \$5,481,561.76 PV Refunded Debt Service	0.267%
Net PV Benefit / \$340,000 Refunded Principal..	4.313%
Net PV Benefit / \$355,000 Refunding Principal..	4.130%

Refunding Bond Information

Refunding Dated Date	
Refunding Delivery Date	6/04/2020

City of Norwood Young America, Minnesota

\$2,585,000 General Obligation Bonds, Series 2020

Cur Ref 10B - Combined

Assuming Current GO BQ "AA-" Market Rates plus 30bps

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2021	458,377.43	957,603.84	554,881.26	(402,722.58)
02/01/2022	424,855.00	424,855.00	521,231.26	96,376.26
02/01/2023	419,522.50	419,522.50	517,093.76	97,571.26
02/01/2024	424,190.00	424,190.00	517,631.26	93,441.26
02/01/2025	418,722.50	418,722.50	517,106.26	98,383.76
02/01/2026	278,255.00	278,255.00	375,481.26	97,226.26
02/01/2027	284,340.00	284,340.00	378,231.26	93,891.26
Total	\$2,708,262.43	\$3,207,488.84	\$3,381,656.32	\$174,167.48

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	638,300.69
Net PV Cashflow Savings @ 1.532%(Bond Yield)....	638,300.69
Total Cash contribution.....	(500,000.00)
Contingency or Rounding Amount.....	773.59
Net Present Value Benefit	\$139,074.28
Net PV Benefit / \$5,481,561.76 PV Refunded Debt Service	2.537%
Net PV Benefit / \$2,985,000 Refunded Principal...	4.659%
Net PV Benefit / \$2,585,000 Refunding Principal..	5.380%

Refunding Bond Information

Refunding Dated Date	
Refunding Delivery Date	6/1/2020

City of Norwood Young America, Minnesota

\$1,825,000 General Obligation Bonds, Series 2020

Cur Ref 11A - Combined

Assuming Current GO BQ "AA-" Market Rates plus 30bps

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
02/01/2021	272,118.31	271,612.80	280,581.26	8,968.46
02/01/2022	277,687.50	277,687.50	283,831.26	6,143.76
02/01/2023	279,245.00	279,245.00	286,781.26	7,536.26
02/01/2024	280,735.00	280,735.00	289,431.26	8,696.26
02/01/2025	272,157.50	272,157.50	281,781.26	9,623.76
02/01/2026	268,647.50	268,647.50	278,812.50	10,165.00
02/01/2027	69,877.50	69,877.50	75,687.50	5,810.00
02/01/2028	43,870.00	43,870.00	48,250.00	4,380.00
02/01/2029	48,210.00	48,210.00	51,750.00	3,540.00
02/01/2030	42,400.00	42,400.00	50,062.50	7,662.50
02/01/2031	41,640.00	41,640.00	48,375.00	6,735.00
02/01/2032	40,840.00	40,840.00	46,687.50	5,847.50
Total	\$1,937,428.31	\$1,936,922.80	\$2,022,031.30	\$85,108.50

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	78,206.33
Net PV Cashflow Savings @ 1.532%(Bond Yield).....	78,206.33
Contingency or Rounding Amount.....	
Net Present Value Benefit	505.51
	\$78,711.84
Net PV Benefit / \$5,481,561.76 PV Refunded Debt Service	
Net PV Benefit / \$1,760,000 Refunded Principal...	1.436%
Net PV Benefit / \$1,825,000 Refunding Principal..	4.472%
	4.313%

Refunding Bond Information

Refunding Dated Date	
Refunding Delivery Date	6/04/2020

CITY OF NORWOOD YOUNG AMERICA, MINNESOTA

RESOLUTION NO. 2020-08

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF GENERAL OBLIGATION STREET RECONSTRUCTION AND REFUNDING BONDS, SERIES 2020A; AND ESTABLISHING A PRICING COMMITTEE

BE IT RESOLVED by the City Council (the "City Council") of the City of Norwood Young America, Minnesota (the "City") that:

Section 1. Background.

1.01. On the date hereof, following a duly noticed public hearing, the City Council approved a five-year street reconstruction plan (the "Street Reconstruction Plan") and the issuance of general obligation bonds thereunder in the maximum principal amount of \$1,400,000 (the "Street Reconstruction Bonds") to finance the City's portion of the joint Highway 212 underpass and roundabout construction project with Carver County, Minnesota and MnDOT (the "Street Reconstruction Project"); provided, however, on the contingency that no petition for a referendum on the issuance of the Street Reconstruction Bonds pursuant to the Street Reconstruction Plan is received within thirty (30) days after the date of the public hearing in accordance with Minnesota Statutes, Chapter 475, as amended, specifically Section 475.58, subdivision 3b.

1.02. The City previously issued the following obligations pursuant to Minnesota Statutes, Chapters 429, 444, and 475, as amended: (i) General Obligation Bonds, Series 2010A (the "Series 2010A Bonds"), dated August 4, 2010, in the original aggregate principal amount of \$720,000, currently outstanding and callable in the principal amount of \$340,000, the proceeds of which financed assessable public improvements and improvements to the municipal water and storm water systems; (ii) General Obligation Refunding Bonds, Series 2010B (the "Series 2010B Bonds"), dated December 7, 2010, in the original aggregate principal amount of \$5,815,000, currently outstanding and callable in the principal amount of \$2,985,000, the proceeds of which refinanced assessable public improvements and improvements to the municipal water system; and (iii) General Obligation Bonds, Series 2011A (the "Series 2011A Bonds"), in the original aggregate principal amount of \$3,125,000, currently outstanding and callable in the principal amount of \$1,760,000, the proceeds of which financed and refinanced assessable public improvements and improvements to the municipal sanitary sewer system, storm sewer system, and water system.

1.03. The City is authorized by Minnesota Statutes, Section 475.67, subdivision 3 to issue and sell its general obligation bonds to refund obligations and the interest thereon before the due date of the obligations, if consistent with covenants made with the holders thereof, when determined by the City Council to be necessary or desirable for the reduction of debt service costs to the City or for the extension or adjustment of maturities in relation to the resources available for their payment.

1.04. It is necessary and desirable to the sound financial management of the affairs of the City and for the reduction of debt service costs to the City that the City issue its General Obligation Street Reconstruction and Refunding Bonds, Series 2020A (the "Bonds"), in the maximum aggregate principal amount of \$6,700,000, pursuant to Minnesota Statutes, Chapters 429, 444, and 475, as amended, including Section 475.58, subdivision 3b (collectively, the "Act"), to (i) finance the Street Reconstruction

Project; and (ii) redeem and prepay the outstanding Series 2010A Bonds, Series 2010B Bonds, and Series 2011A Bonds (collectively, the "Refunded Bonds").

1.05. The City is authorized by Section 475.60, subdivision 2(9) of the Act to negotiate the sale of the Bonds, it being determined that the District has retained an independent municipal advisor in connection with the sale of the Bonds. The actions of the City staff and the City's municipal advisor in negotiating the sale of the Bonds are ratified and confirmed in all aspects.

Section 2. Municipal Advisor. The City hereby authorizes its municipal advisor, Ehlers and Associates, Inc. (the "Municipal Advisor"), to negotiate the sale of the Bonds. The Municipal Advisor is authorized and directed to advertise the Bonds for sale in accordance with the terms of proposal to be prepared for the Bonds.

Section 3. Pricing Committee Appointed. The City hereby establishes a pricing committee with respect to the Bonds comprised of the Mayor and City Administrator or their designees (the "Pricing Committee"). The Pricing Committee is authorized and directed, with the advice of the Municipal Advisor, to review proposals for the purchase of the Bonds and award the sale of the Bonds to the prospective purchaser (the "Purchaser") based on the recommendation of the Municipal Advisor and the following parameters: (i) the principal amount of the Bonds shall not exceed \$6,700,000; (ii) the true interest cost of the Bonds shall not exceed 3.5%; (iii) the present value of the total savings on debt service for the Refunded Bonds shall be at least 3.0%; and (iv) no petition for a referendum on the issuance of the Street Reconstruction Bonds pursuant to the Street Reconstruction Plan shall be received within thirty (30) days of the date hereof. The Pricing Committee shall also determine the redemption provisions for the Bonds and other terms of the Bonds.

Section 4. Acceptance of Proposal. The City Council will meet on a date selected by the Pricing Committee following the sale of the Bonds to ratify the acceptance by the Pricing Committee of the proposal of the Purchaser and to take any other action with respect to the Bonds.

Section 5. Authority of Bond Counsel. The law firm of Kennedy & Graven, Chartered, as bond counsel for the City, is authorized to act as bond counsel and to assist in the preparation and review of necessary documents, certificates and instruments relating to the Bonds. The officers, employees and agents of the City are hereby authorized to assist Kennedy & Graven, Chartered in the preparation of such documents, certificates, and instruments.

Section 6. Covenants. In the resolution ratifying the sale of the Bonds, the City Council will set forth the covenants and undertakings required by the Act.

Section 7. Official Statement. In connection with the sale of the Bonds, the officers or employees of the City are authorized and directed to cooperate with the Municipal Advisor and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

Section 8. Expiration of Resolution. If the Pricing Committee has not approved the sale of the Bonds by July 31, 2020, this resolution shall expire.

Approved by the City Council of the City of Norwood Young America, Minnesota this 24th day of February 2020.

Carol Lagergren, Mayor

ATTEST:

Steven Helget, City Administrator

NR275-60 (MNI)
638061v1



TO: Honorable Mayor Lagergren and City Council Members
FROM: Steven Helget, City Administrator
DATE: February 24, 2020
SUBJECT: Resolution 2020-09, Agreeing to accept Transfer of the Property and Funds of Forest Hill Cemetery Association

Enclosed is Resolution 2020-09, stating the City agrees to accept the transfer of the Forest Hill Cemetery Association's property and funds.

Recommended Motion:

Motion to approve Resolution 2020-09, Agreeing to accept Transfer of the Property and Funds of Forest Hill Cemetery Association.

Norwood Young America

310 Elm Street West PO Box 59 – Norwood Young America, MN 55368 – (952)467-1800 – www.cityofnya.com

RESOLUTION 2020 -09

RESOLUTION AGREEING TO ACCEPT TRANSFER OF THE PROPERTY AND FUNDS OF FOREST HILL CEMETERY ASSOCIATION

BE IT RESOLVED by the City Council of the City of Norwood Young America, Carver County Minnesota as follows:

WHEREAS, the Forest Hill Cemetery is located within the corporate limits of the city of Norwood Young America; and

WHEREAS, the Forest Hill Cemetery was originally surveyed out on March 13, 1883, and was known as the Slocum Cemetery until 1889 when the plat of the Forest Hill Cemetery was filed in the office of the Carver County Recorder; and

WHEREAS, the Forest Hill Cemetery Association is a public cemetery corporation under the provisions of the Public Cemetery Association Code of the State of Minnesota; and

WHEREAS, The Articles of Incorporation of the Forest Hill Cemetery Association were signed on May 12, 1960, and filed in the office of the Carver County Register of Deeds on May 19, 1960, in Book "C" of Corporations, Pages 267-268; and

WHEREAS, there presently were no associates, officers, directors, or anyone else legally in a position to provide for the operation, maintenance, management, and conduct of the cemetery and no one in a legal position to sell lots and provide for the burial of the dead in the cemetery; and

WHEREAS, a meeting of the known lot owners in the Forest Hill Cemetery was held on December 27, 2019, at 1:00 P.M. at the Church of Peace, Norwood Young America, Minnesota, pursuant to the provisions of Minnesota Statutes §306.111 to elect five lot owners of the Forest Hill Cemetery Association as associates to fill the vacancies on the Board of Directors (Trustees) of the Forest Hill Cemetery Association and to adopt a motion authorizing transfer of the cemetery of the Forest Hill Cemetery Association to the City of Norwood Young America pursuant to Minnesota Statutes §306.025; and

WHEREAS, the Certificate required by Minnesota Statutes §306.111, Subd. 4 has been duly filed in the office of the Carver County Recorder; and

WHEREAS, the new Board of Directors (Trustees) of the Forest Hill Cemetery Association unanimously adopted a Resolution authorizing the transfer of the property and funds of the Forest Hill Cemetery Association to the City of Norwood Young America; and

WHEREAS, the City of Norwood Young America has been informed of all relevant matters as to Forest Hill Cemetery and the proposed transfer of same to the City of Norwood Young America,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of Norwood Young America, Carver County, Minnesota, that the City of Norwood Young America accepts the transfer of the property and funds of the Forest Hill Cemetery Association, and upon such transfer being

completed to continue to operate, maintain, manage, conduct and control the cemetery, and to sell lots and provide for burial of the dead on said cemetery and to administer its funds for the same purposes and upon the same trust for which they were originally established pursuant to the provisions of Minnesota Statutes §306.025.

Adopted by the City Council this 24th day of February 2020.

Carol Lagergren, Mayor

Attest:

Steven Helget, City Administrator



TO: Honorable Mayor Lagergren and City Council Members
FROM: Steven Helget, City Administrator
DATE: February 24, 2020
SUBJECT: Shoreland Overlay District Impervious Surface/Lot Coverage

Based on the discussion at the Work Session on the Shoreland Overlay District impervious surface, proposed is discuss direction the City Council desires to take moving forward with respect to the properties located in the Shoreland Overlay District.

Recommended Motion:

No proposed motion.

Norwood Young America

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