



AGENDA

Blackduck City Council - Work Session Meeting

6:00 PM - Monday, October 24, 2022
City Hall, 8 Summit Drive, Blackduck MN

	Page
1. CALL TO ORDER	
a. Pledge of Allegiance	
b. Roll Call	
2. APPROVAL OF AGENDA	
3. OLD BUSINESS	
a. Public Works / Public Safety Facility - Updates and discussion for change order #5 Change Order 5	2 - 4
b. Downtown Redevelopment Project - updates Updated Pay Req 2 with supporting documentation	5 - 14
c. Kitchigami Regional Library Capital Appropriation Project - Discussion on Purchase Agreement for 17 Summit Ave and Real Estate Inspection Report FullReportForUpload Draft - Certificate of Survey - Library Deerwood 10-4-22	15 - 112
d. Blackduck Limited DMV	
e. City of Blackduck Property Annexation Process - Hines Township Meeting update - <i>Tabled to November Town meeting due to supervisor absence.</i>	
f. HSEM & FEMA DR-4659 Disaster - Recovery Scoping Meeting update	
g. Unobligated Tax Increment - Temporary Tax Increment Spending Plan draft for Public Hearing Spending Plan.2	113 - 115
h. Local Sales Tax Option - Reintroduction for FY 2023 2022-04 Resolution in support of a local sales tax Blackduck Local Option Sales Tax Resolution 2022-04 Davids	116 - 133
4. NEW BUSINESS	
a. Blackduck Planning Commissioner Vacancy - Letter of Interest - Christina Christian C. Christian	134
b. Blackduck City Hall Exterior Renovation Plans - Facility Roof Replacement Blackduck City Hall Roof inspection and quote for repairs	135 - 142
5. ADJOURNMENT	

Form RD 1924-7
(Rev. 2-97)

UNITED STATES DEPARTMENT OF AGRICULTURE
RURAL DEVELOPMENT AND
FARM SERVICE AGENCY

CONTRACT CHANGE ORDER

ORDER NO.
5

DATE
10/11/2022

STATE
Minnesota

COUNTY
Beltrami

CONTRACT FOR
Combined Maint & Police Facility

OWNER
City of Blackduck

To TNT Construction Group LLC

(Contractor)

You are hereby requested to comply with the following changes from the contract plans and specifications:

Description of Changes (Supplemental Plans and Specifications Attached)	DECREASE in Contract Price	INCREASE in Contract Price
Supply and install snow guards as described in Request for Proposal #01.	\$	\$ 486.00
		486.00
TOTALS	\$	486.00
NET CHANGE IN CONTRACT PRICE	\$	486.00

JUSTIFICATION:

See attached proposal from TNT Construction Group LLC.

The amount of the Contract will be (Decreased) (Increased) By The Sum Of: _____
Four Hundred Eighty Six _____ Dollars (\$ 486.00).

The Contract Total Including this and previous Change Orders Will Be: _____
One Million Nine Hundred Forty One, Three Hundred Seventeen _____ Dollars (\$ 1,941,317.00).

The Contract Period Provided for Completion Will Be (Increased) (Decreased) (Unchanged): 0 _____ Days.

This document will become a supplement to the contract and all provisions will apply hereto.

Requested [Signature] (Owner)

10-18-2022
(Date)

Recommended [Signature] (Owner's Architect/Engineer)

10/18/2022
(Date)

Accepted [Signature] (Contractor)

10-18-22
(Date)

Approved by Agency _____ (Name and Title)

(Date)

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POSITION 6

Form RD 1924-7 (Rev. 2-97)

ORIGINAL-BORROWER'S CASE FOLDER

Bemidji

315 5th Street NW

Suite 1

Bemidji, MN 56601

218.444.1859

Bemidji@Widseth.com

Widseth.com

REQUEST FOR PROPOSAL

Date: September 23, 2022, **WSN PROJECT NO.** 2020-11912

RFP NO.: 01

PROJECT: Combined Maintenance and Police Facility
(Name & Address) 197 Industrial Lane NW
Blackduck, Minnesota 56630

OWNER: City of Blackduck
(Name & Address) 8 Summit Ave NE
Blackduck, MN 56630

TO: TNT Construction Group LLC
(Name & Address) 40 County Road 36
Grand Rapids, MN 55744

CC:
(Name & Address)

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the change described herein and, on the attachments, listed. This is not an authorization to proceed with the work described herein unless and until approved by the owner. On approval, this change will be included in a Change Order, which will provide the formal contract change.

Provide a price to add (2) rows of snow guards at the roof on the north elevation and field verify the length. Install the snow guards centered with the exhaust fans on the north exterior elevation wall and extend 2-feet beyond the exhaust fans on each side.

Attachments: None.

Issued By: Brent Dammann September 23, 2022

Date



TNT Construction Group

40 County Road 63, Grand Rapids, Minnesota 55744 Phone: 218-326-1881 Fax: 218-326-9296

Proposal/Change order

- Today's Date: 10-4-22
- Proposal submitted to: Widseth
- Project name: Blackduck Police and Maintenance building
- Project Location: Blackduck MN
- Description of work: Listed below
- Date of drawings: N/A
- Addendums

Proposal Includes, Supply and Install snow gaurds per RFP 01 apprx 30 l.f.

Material		142.00
Laboratory	4 @ 86	344.00

We hereby propose to furnish equipment, material, and labor for the sum of:
Four Hundred Eighty Six Dollars 00/100 (Bid Total:\$ 486.00)

Signed and prepared by:


Project Manager/Estimator, Clay Witkofsky

clay@tnt-cg.com

218-398-2141 Mobile. 218-326-1881 Office. 218-326-9296 Fax.

Hammerlund Inc. UNION CONTRACTOR

40 County Road 63, Grand Rapids, MN 55744

Web site: TNT-cg.com

Note: Proposal may be withdrawn if not accepted within _____ days.

Bigfork Valley Hospital

Acceptance of proposal: Signed _____

Date: _____

Name

Title

To

Vendor ID: 0000201376
Vendor Location: 001
Vendor Name: BLACKDUCK CITY OF T
Vendor Address: PO BOX 380
 BLACKDUCK, MN 56630-0380

Reference Information

Pay Cycle: DLYEFT
Pay Cycle Seq Number: 2852

Payment Information

Payment Reference: 0007687739
Payment Date: 10/19/2022
Payment Method: Automated Clearing House

Agency Code / Description	Contact Phone	Voucher ID / Payment Message	Invoice Date	Invoice Number	Customer Account	Paid Amt
B22 / DEED GRANTS/LOANS	651/259-7132	21 01951663	10/13/2022	RDLP-21-0001-O-FY21 2 SFY22		40,000.00
B22 / DEED GRANTS/LOANS	651/259-7132	21 01951664	10/13/2022	RDLP-21-0001-O-FY21 3 SFY23		73,090.00
Total:						113,090.00 USD

REIMBURSEMENT PAYMENT REQUEST

Submit completed form via email to your DEED Program Contact

**SECTION 1:**

* VENDOR ID + REMIT TO LOCATION CODE (SWIFT): 0000201376 001		* LOAN NAME: Main Street Commercial	
* VENDOR/BORROWER NAME: City of Blackduck		* LOAN NUMBER: RDLP-21-0001-o-FY21	SWIFT CONTRACT ID 198952
REMIT TO ADDRESS: 8 Summit Avenue NE, PO Box 380 Blackduck, MN 56630		LOAN PERIOD FROM: March 26, 2021	LOAN PERIOD TO: March 26, 2023
		REIMBURSEMENT PERIOD FROM: May 31, 2022	REIMBURSEMENT PERIOD TO: August 31, 2022
FORM PREPARED BY: Christina Regas	PHONE: (218) 835-4803	LOAN NUMBER: RDLP-21-0001-o-FY21	PAY REQUEST #: 2
		FINAL: YES [] NO [X]	
EMAIL: christina.regas@blackduckmn.com		DEED PROGRAM CONTACT NAME: Ryan Bloomberg	DEED PROGRAM CONTACT EMAIL: ryan.bloomberg@state.mn.us

SECTION 2: * DEED PROGRAM USE ONLY

SWIFT PO ID	PO LINE/ DISTRIBUTION	AMOUNT	FUND	FIN DEPT ID	APPROP ID	ACCOUNT	AGENCY COST	PROJECT ID	Original LOAN	
3000443301	1	\$164,872.00	1000	B223143S	B221186	441352	55353	B22RedevMIF	Amount Disbursed	\$164,872.00
									Balance AFTER this request	\$159,032.56
TOTAL		\$164,872.00	NOTES:							\$5,839.44

SECTION 3:

	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9	Column 10	Column 11
		CURRENT PAYMENT REQUEST INFORMATION			PREVIOUS PAYMENT REQUEST INFORMATION			TOTALS OF PREVIOUS AND CURRENT DRAWS			REMAINDER
APPROVED ELIGIBLE ACTIVITIES FROM LOAN AGREEMENT	APPROVED COSTS FROM LOAN AGREEMENT <i>Per GAN 1</i>	TOTAL ELIGIBLE INVOICES THIS DRAW = 100%	DEED PAYMENT REQUEST THIS DRAW = 100%	LOCAL MATCH THIS DRAW = 0%	PREVIOUS DEED PAYMENTS TO DATE	PREVIOUS LOCAL MATCH PAYMENTS TO DATE	TOTAL PREVIOUS PAID TO DATE	DEED REQUESTS: PREVIOUS AND CURRENT	LOCAL MATCH AMOUNTS: PREVIOUS AND CURRENT	TOTAL OF ALL PREVIOUS AND CURRENT	REMAINING UNSPENT BALANCE OF APPROVED COSTS
Acquisition	\$23,992.56	\$0.00	\$0.00	\$0.00	\$23,992.56	\$0.00	\$23,992.56	\$23,992.56	\$0.00	\$23,992.56	\$0.00
Demolition	\$123,000.00	\$113,090.00	\$113,090.00		\$0.00	\$0.00	\$0.00	\$113,090.00	\$0.00	\$113,090.00	\$9,910.00
Asbestos Abatement	\$21,950.00	\$0.00	\$0.00	\$0.00	\$21,950.00	\$0.00	\$21,950.00	\$21,950.00	\$0.00	\$21,950.00	\$0.00
TOTAL	\$168,942.56	\$113,090.00	\$113,090.00	\$0.00	\$45,942.56	\$0.00	\$45,942.56	\$159,032.56	\$0.00	\$159,032.56	\$9,910.00

SWIFT ACTIVITY #884

\$113,090.00

TOTAL SWIFT ACTIVITY #884

\$159,032.56

SECTION 4: AGREEMENT & AUTHORIZED APPROVAL

By submitting this form, I certify that the request is in accordance with DEED cash management requirements and appropriate contract terms; and the costs are eligible for this project; the data reported is correct and the amount

DEED Authorized signature certifies that this request has been reviewed and meets eligibility under the loan and payment is therefore recommended.

Loan Recipient Authorized Signature _____ Date _____
 Loan Recipient Typed Name and Title _____

DEED Staff Authorized Approval _____ Date _____
 Ryan Bloomberg, Project Manager
 Staff Typed Name

DEED Authorized Approval _____ Date _____
 Kristin Lukes, Director
 Typed Name

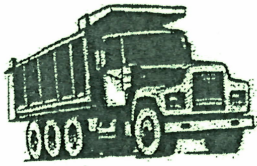
PAYMENT REQUEST INVOICE SPREADSHEET



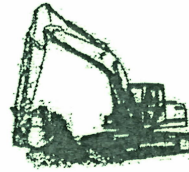
Borrower: City of Blackduck	Loan Name: Main Street Commercial	Loan #: RDLP-21-0001-o-FY21	Payment Request #: 2
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Vendor	Invoice Date	Invoice #	Total Invoice Amount	Total Eligible Amount (Both DEED and Match)	Approved Eligible Activities From Loan Agreement						Total
					Acquisition	Demolition	Asbestos Abatement				
Dobmeier Excavating	5/31/2022	down payment	\$40,000.00	\$40,000.00		\$40,000.00					\$40,000.00
Dobmeier Excavating	7/31/2022	End of July	\$40,000.00	\$40,000.00		\$40,000.00					\$40,000.00
Dobmeier Excavating	8/31/2022	End of August	\$33,090.00	\$33,090.00		\$33,090.00					\$33,090.00
											\$0.00
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											\$0.00
											\$0.00
											\$0.00
											\$0.00
Pay Request Total			\$113,090.00	\$113,090.00	\$0.00	\$113,090.00	\$0.00	\$0.00	\$0.00	\$0.00	\$113,090.00

MAY 31 2022



Dobmeier Excavating & Septic Service Plus



Karl Dobmeier
21440 Hines Rd NE
Hines, MN 56647
(218) 368-2818

State Licence
#3006

PROPOSAL SUBMITTED TO <i>City of Blackduck</i>	PHONE	DATE <i>5/31/22</i>
STREET	JOB NAME	
CITY, STATE, ZIP CODE	E-MAIL ADDRESS	
Parcel ID#		

We hereby submit specifications and estimates for: *Demo of 48 main St., 40 main St., & 32 main St.*
All labor & Material To Remove Buildings and Fill Basements w/ clay like material. Leaving Basement Walls Next to movie theater, main St., Anderson Fabric and partial walls along alley way as per #8 drawings. Concrete Floors to be Busted & left in place. Concrete Footings to Remain in place along w/ large poured concrete pieces, Poured in place concrete stair case To Remain in place. At Grade concrete slab to Be Removed From 32 main. Black dirt & Hand Seed 75'x75' Area. Note: Damage to tar behind Anderson's Fabric may occur. Option to Remove Tar and Replace w/ Crushed class 5 Granit Approx 75'x75' (Add \$2100⁰⁰)
Total \$113,140⁰⁰

We Propose hereby to furnish material and labor -complete in accordance with the above specifications, for the sum of:

dollars (\$ *113,140⁰⁰*)

Payment to be made as follows: *\$40,000 down, \$40,000 End of July, \$33,140 End of Aug.*

Approx. Start Date 7/5/2022, Approx Completion date 8/31/2022

All material is guaranteed to be as specified. Electrical connection NOT included. All work to be completed in a workman like manner according to standard practices. Any alterations or deviations from above specifications involving extra costs will be executed only upon written orders and will become an outstanding charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry all necessary insurance.

Authorized
Signature

Karl Dobmeier

Note: This proposal may
be withdrawn by us if
not accepted within

30

days

Acceptance of Proposal -The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

6-6-2022

Signature

[Signature]

Signature

[Signature]

Account Detail:
From: RIM - 11624

75-712/919

Check No:
06/09/2022

254873

Reference:

Remitter: City Of Blackduck

Amount:

\$40,000.00

Pay to the order of: DOBMEIER EXCAVATING

Pay: Forty Thousand Dollars And Zero Cents

DOBMEIER EXCAVATING

Non Negotiable 5 502 77 11 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 902

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW



**DEERWOOD
BANK**

EST 1910
131 6th Ave South • PO Box 337 • Waite Park MN 56387
800-291-6597

Cashiers Check
75-712/919

Check No: 254873
06/09/2022

Remitter: City Of Blackduck

Reference:

Amount:

\$40,000.00

Pay to the order of: DOBMEIER EXCAVATING

Pay: Forty Thousand Dollars And Zero Cents

DOBMEIER EXCAVATING

Theresa Baker Sherri Nor...



⑈ 254873 ⑈ ⑆091907125⑆ 0002009710⑈



CITY OF BLACKDUCK

06/09/22 12:22 PM

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Payments

Current Period: June 2022

Payments Batch DESSdeposit0622

\$40,000.00

Refer 14 DOBMEIER EXCAVATING Ck# 000181E 6/9/2022

Cash Payment E 250-46600-300 Professional Svcs (GENE first deposit for Main Street Redevelopment project demolition \$40,000.00

Invoice 053122 5/31/2022

Transaction Date 6/9/2022 Deerwood Money M 10104 Total \$40,000.00

Fund Summary

	10104 Deerwood Money M	
250 2018 REVOLVING LOAN FUND	\$40,000.00	
	<u>\$40,000.00</u>	

Pre-Written Checks	\$40,000.00
Checks to be Generated by the Computer	\$0.00
Total	<u>\$40,000.00</u>

From: RIM - 11624

75-712/919

Check No:
08/03/2022

255697

Reference:

Remitter: City Of Blackduck

Amount: \$40,000.00

Pay to the order of: Dobmeier Excavating & Septic Service

Pay: Forty Thousand Dollars And Zero Cents

Dobmeier Excavating & Septic Service

Non Negotiable 5 505 76 2 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 902
HARLAND CLARKE 800-552-2902 M25418 10212643

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW



**DEERWOOD
BANK**

16 Summit Ave W • PO Box 429 • Blackduck, MN 56630
800-291-6597

Cashiers Check
75-712/919

Check No: 255697
08/03/2022

Remitter: City Of Blackduck

Reference:

Amount: \$40,000.00

Pay to the order of: Dobmeier Excavating & Septic Service

Pay: Forty Thousand Dollars And Zero Cents

Dobmeier Excavating & Septic S

Renee Hassel Sherie Nord



⑈ 255697 ⑈ ⑆ 091907125 ⑆ 0002009710 ⑈



CITY OF BLACKDUCK

08/03/22 1:43 PM

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Payments

Current Period: July 2022

Payments Batch MainStDEvpay2-72022

\$40,000.00

Refer 51 DOBMEIER EXCAVATING Ck# 000188E 7/28/2022

Cash Payment E 250-46600-300 Professional Srvs (GENE 2nd pay app for Main Street Redevelopment project demolsion \$40,000.00

Invoice 073122 7/31/2022

Project 2021

Transaction Date 7/28/2022 Deerwood Money M 10104 Total \$40,000.00

Fund Summary

	10104 Deerwood Money M
250 2018 REVOLVING LOAN FUND	\$40,000.00
	<u>\$40,000.00</u>

Pre-Written Checks	\$40,000.00
Checks to be Generated by the Computer	\$0.00
Total	<u>\$40,000.00</u>

3103250
CITY OF BLACKDUCK
FOR DEPOSIT ONLY
DEERWOOD BANK
PAY TO THE ORDER OF

From: RIM - 11624

75-712/919

Check No:
08/30/2022

256123

Reference:

Remitter: City Of Blackduck

Amount: \$38,240.00

Pay to the order of: Dobmeier Exc. & Septic Plus

Pay: Thirty-Eight Thousand Two Hundred Forty Dollars And Zero Cents

Dobmeier Exc. & Septic Plus

Non Negotiable 5 501 227 54 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 902
HARLAND CLARKE 800-552-2902 M25418 10212643

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW



**DEERWOOD
BANK**

16 Summit Ave W • PO Box 429 • Blackduck, MN 56630
800-291-6597

Cashiers Check
75-712/919

Check No: 256123
08/30/2022

Remitter: City Of Blackduck

Reference:

Amount: \$38,240.00

Pay to the order of: Dobmeier Exc. & Septic Plus

Pay: Thirty-Eight Thousand Two Hundred Forty Dollars And Zero Cents

Dobmeier Exc. & Septic Plus



⑈ 256123⑈ ⑆091907125⑆ 0002009710⑈

CITY OF BLACKDUCK

Payments

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Current Period: August 2022

Payments Batch MainStDevpay3-82022

\$38,240.00

Refer	18 DOBMEIER EXCAVATING	Ck# 000190E 8/30/2022		
Cash Payment	E 250-46600-300 Professional Srvs (GENE	Pay app 3 End of August 2022		\$33,140.00
Invoice	073122	8/31/2022	Project 2021	
Transaction Date	8/30/2022	Deerwood Money M	10104	Total \$33,140.00
Refer	19 DOBMEIER EXCAVATING	Ck# 000189E 8/30/2022		
Cash Payment	E 250-46600-300 Professional Srvs (GENE	pay app 3.5 crushed granite & pipe disposal		\$5,100.00
Invoice		8/31/2022		
Transaction Date	8/30/2022	Deerwood Money M	10104	Total \$5,100.00

Fund Summary

	10104 Deerwood Money M	
250 2018 REVOLVING LOAN FUND		\$38,240.00
		<u>\$38,240.00</u>

Pre-Written Checks	\$38,240.00
Checks to be Generated by the Computer	\$0.00
Total	\$38,240.00

Inspection Report

City of Blackduck

Property Address:
17 Summit Ave
Blackduck MN 56630



Township and Range LLC

**Andrew Sharpe MN CBO #706203
Duluth, MN
320-219-1145
townshipandrange@gmail.com**

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Date: 10/17/2022	Time: 08:08 AM	Report ID: 101722A-commercial
Property: 17 Summit Ave Blackduck MN 56630	Customer: City of Blackduck	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Tradesman Recommended (TR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Vacant (inspector only)

Type of building:

Commercial, Business Occupancy

Approximate age of building:

39 years

Building Faces:

North

Temperature:

28F

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Snow

Radon Test:

No

Water Test:

No

1. Roof Systems

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering: Rubber membrane	Viewed roof covering from: Walked roof	Roof Structure: Not visible
Roof-Type: Flat Extra Info : Pitch to N	Method used to observe attic: Inaccessible	Roof Insulation: Polyurethane foam
Ventilation: Turbines		

Items

1.0 Roof Coverings

Comments: Inspected, Tradesman Recommended
The shingled eave and drive-up awning roofing is at the end of its service life and should be replaced immediately. The rubber membrane roofing appears to be sound, but is likely near the end of its service life. Seam and junction sealant is cracked. Membrane bridging/adhesive separation is present at parapet junctions. Have a qualified roofer assess and repair or replace the roof coverings.



1.0 Item 1(Picture) S eave



1.0 Item 2(Picture) N eave



1.0 Item 3(Picture) shingle material on ground



1.0 Item 4(Picture) W eave



1.0 Item 5(Picture)



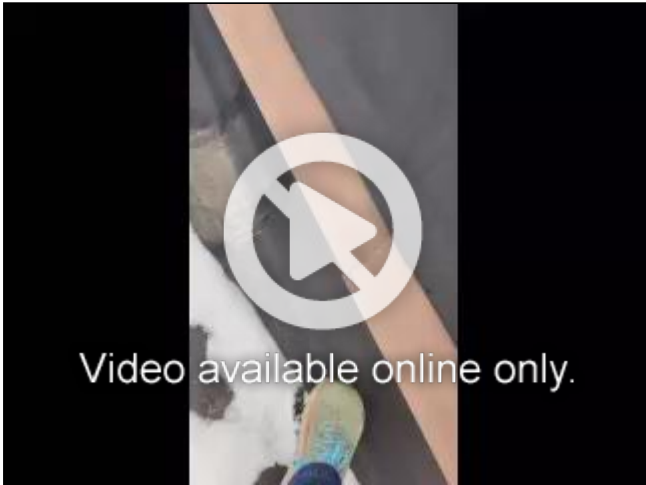
1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)

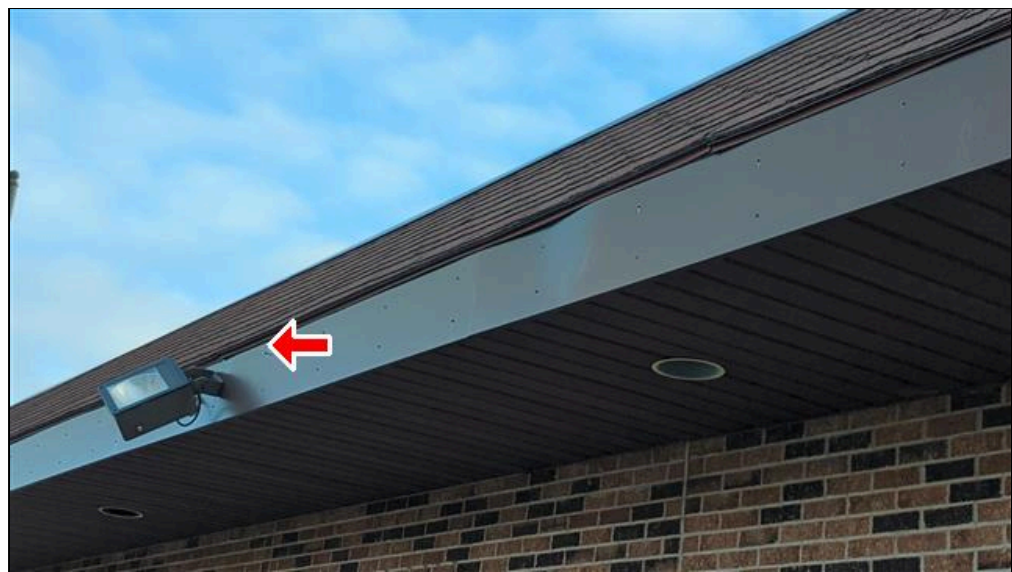


1.0 Item 9(Video) bridging/low adhesion

1.1 Flashings

Comments: Inspected, Tradesman Recommended
Re-set fascia flashing nails, re-secure and seal parapet coping junctions and parapet flashings. There is a poorly sealed

curb cover over LP piping and electrical conduit on the roof.



1.1 Item 1(Picture) protruding nails



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture) poorly secured flashing/membrane



1.1 Item 7(Picture) Poorly sealed curb cover



1.1 Item 8(Picture)

1.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected, Tradesman Recommended

Peeling paint inside the roof access hatch indicates possible poor insulation or curb leaks.



1.2 Item 1(Picture) inside roof access hatch



1.2 Item 2(Picture) inside roof access hatch

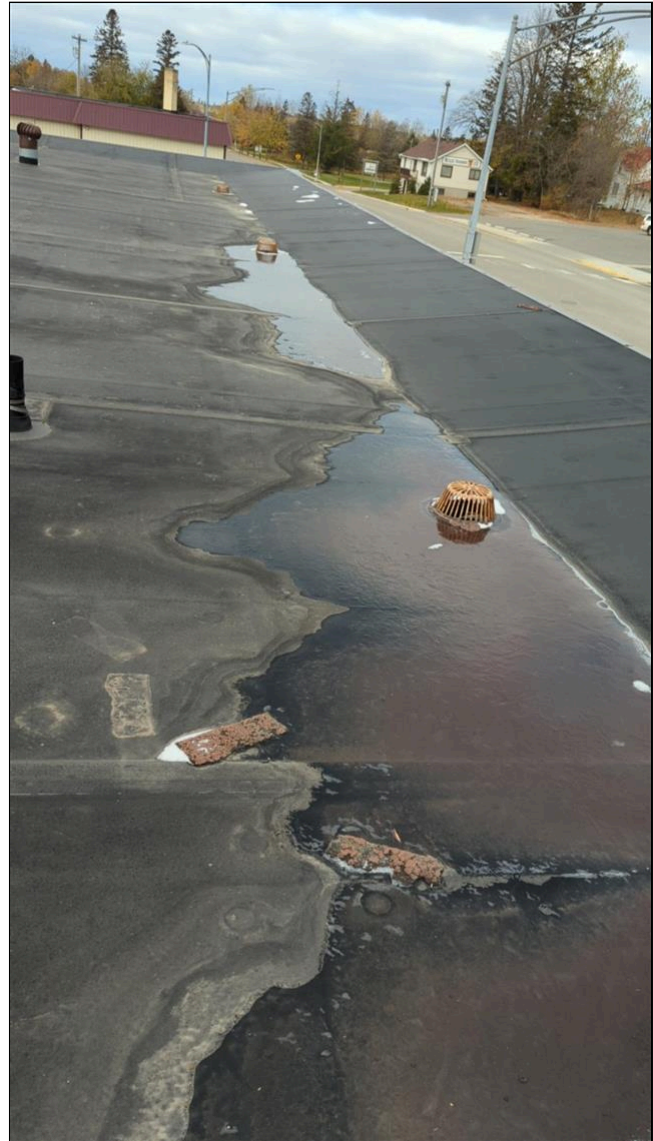
1.3 Roof Drainage Systems

Comments: Inspected, Tradesman Recommended

Roof drains appear to be at appropriate locations. There are no over-flow scuppers present on the roof to drain water in the event of plugged or frozen drains.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 Roof Structure and Attic

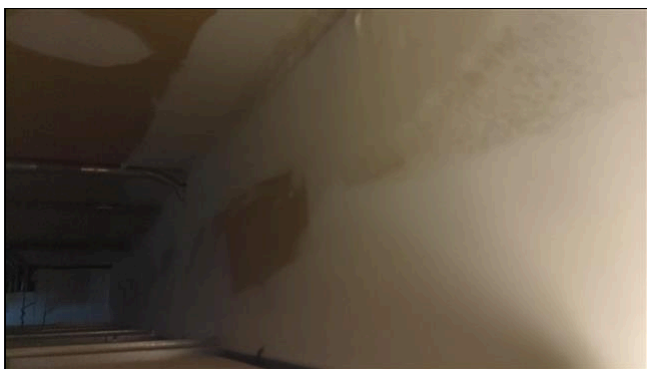
Comments: Not Inspected

No obvious structural deficiency was observed from the exterior of the roof nor the interior. Attic and roof structure is not accessible.

1.5 Firewall Separation between units in Attic

Comments: Inspected

The wall between the subject property and neighboring building appears to be appropriately built for fire separation.



1.5 Item 1(Picture)

1.6 Ventilation of Attic

Comments: Inspected

Turbine venting is present on the roof top, indicating that open attic space is ventilated.



1.6 Item 1(Picture)

1.7 Insulation in Attic

Comments: Inspected

The roof is insulated with foam board sheathing adhered to the roof deck and overlain by rubber membrane roofing.

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Brick Extra Info : Vertical Panel	Siding Material: Brick veneer Metal	Exterior Entry Doors: Steel Insulated glass
Appurtenance: Sidewalk	Driveway: Asphalt Parking lot	General Topography: Flat
Number of Parking levels: One	Number of parking spaces: 17	Method used to determine parking spaces: Visually counted spaces
Access Roads: City Street	Storm Water Drain: Discharges at street	

Items

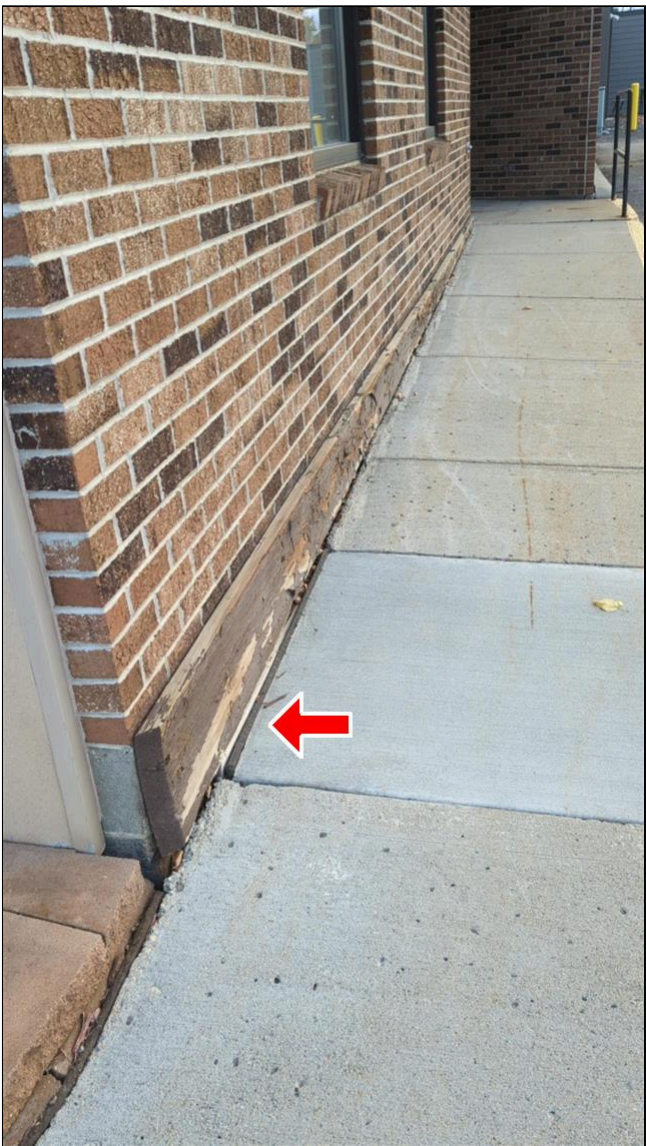
2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Tradesman Recommended

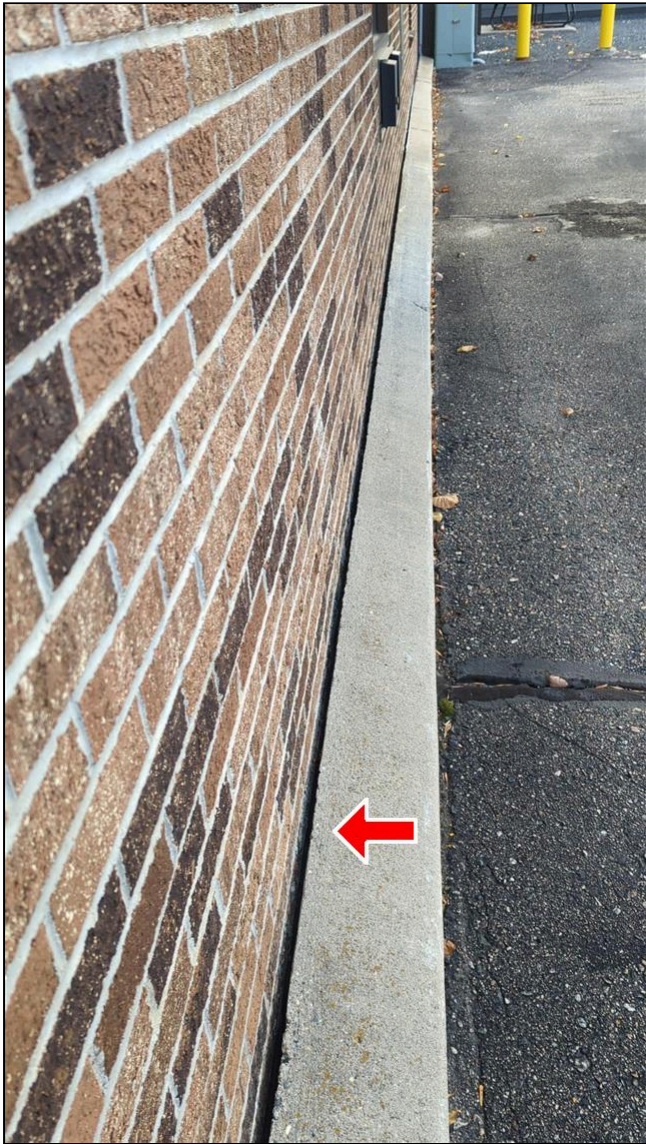
Re-seal flashing bead between brick and metal siding on N side of building. Seal/flash wide expansion joint between the exterior sidewalk and parking lot curbs and the S wall of the building. Deterioration is observed on the wood siding on the drive-up teller awning.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 Doors (Exterior)

Comments: Inspected, Tradesman Recommended

The exterior door sills do not seal well, causing air intrusion and damage to the floor covering.



2.1 Item 1(Picture) back entry



2.1 Item 2(Picture) front entry



2.1 Item 3(Picture) front entry

2.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

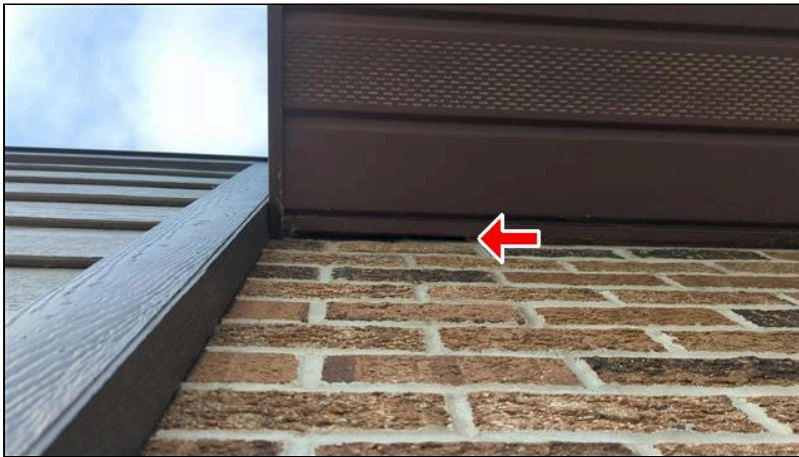
Comments: Inspected

Inspected

2.3 Eaves, Soffits and Fascias

Comments: Inspected

Seal gap between soffit and sidewall in NE corner of building. There is a minor dent/soffit repair near the NW corner of the building.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2.4 Windows

Comments: Inspected
Inspected

2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected, Tradesman Recommended

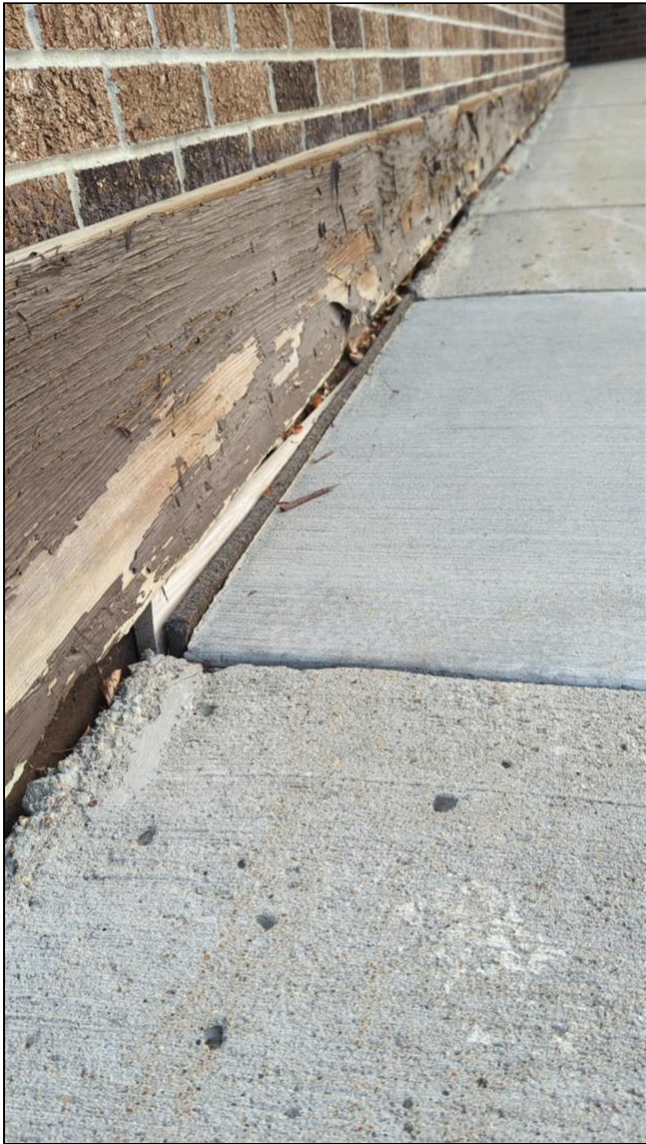
The sidewalk on the NE end of the building appears to have flat to slightly negative pitch-drainage should be monitored. The brick patio area on the W side has settled bricks and a variable surface. There is a deteriorated piece of dimensional lumber next to the S side entrance sidewalk. There is an uncovered cast iron sleeve in the sidewalk on the W side of the building that appears to be allowing moisture intrusion and possibly causing freezing and heave on the sidewalk



2.5 Item 1(Picture) low to negative pitch



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)

2.6 General topography, parking areas and sidewalks

Comments: Inspected

The parking lot is in serviceable condition and appears to have appropriate drainage pitch away from the building, to the S side of the property. Consider seal-coating and sealing cracks in the asphalt.



2.6 Item 1(Picture)

2.6 Item 2(Picture)



2.6 Item 3(Picture)

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Styles & Materials

Foundation: Masonry block	Floor Structure: Slab Extra Info : Span-crete floor panels	Wall Structure: Wood
Ceiling Structure: Not visible		

Items

3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, Tradesman Recommended

Evidence of past moisture presence is observed in the basement - loose/stained floor coverings may be due to past water supply leaks, efflorescence, peeling and stained paint, stained items stored on the floor may be due to moisture intrusion on the S side of the building's exterior due to poor drainage. Have a licensed plumber present to assess the water distribution system when re-connected. Have a qualified contractor assess the exterior drainage, flashings, and building seals on the S side of the building's exterior.



3.0 Item 1(Picture) loose floor tiling



3.0 Item 2(Picture) peeling floor paint



3.0 Item 3(Picture) stained floors and cardboard items



3.0 Item 4(Picture) wall stains/efflorescence



3.0 Item 5(Picture) condensation/airflow staining



3.0 Item 6(Picture) high moisture content wall paneling



3.0 Item 7(Picture) stains and peeling wall paint



3.0 Item 8(Picture) stained cabinet base



3.0 Item 9(Picture) ceiling/wall stains/peeling paint



3.0 Item 10(Picture) stains/peeling wall paint



3.0 Item 11(Picture) south stairwell

3.1 Walls (Structural)

Comments: Inspected, Tradesman Recommended

Re-install fire extinguishers where they are accessible within 75' of all areas of the building.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.2 Floors (Structural)

Comments: Inspected
Inspected

3.3 Ceilings (Structural)

Comments: Inspected
Inspected

3.4 Vapor Retarders (in Crawlspace or basement)

Comments: Not Present
Inspected

3.5 Ventilation of Foundation areas

Comments: Not Present
Inspected

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. HVAC Heat, Ventilation, Air Conditioning

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine buildingowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

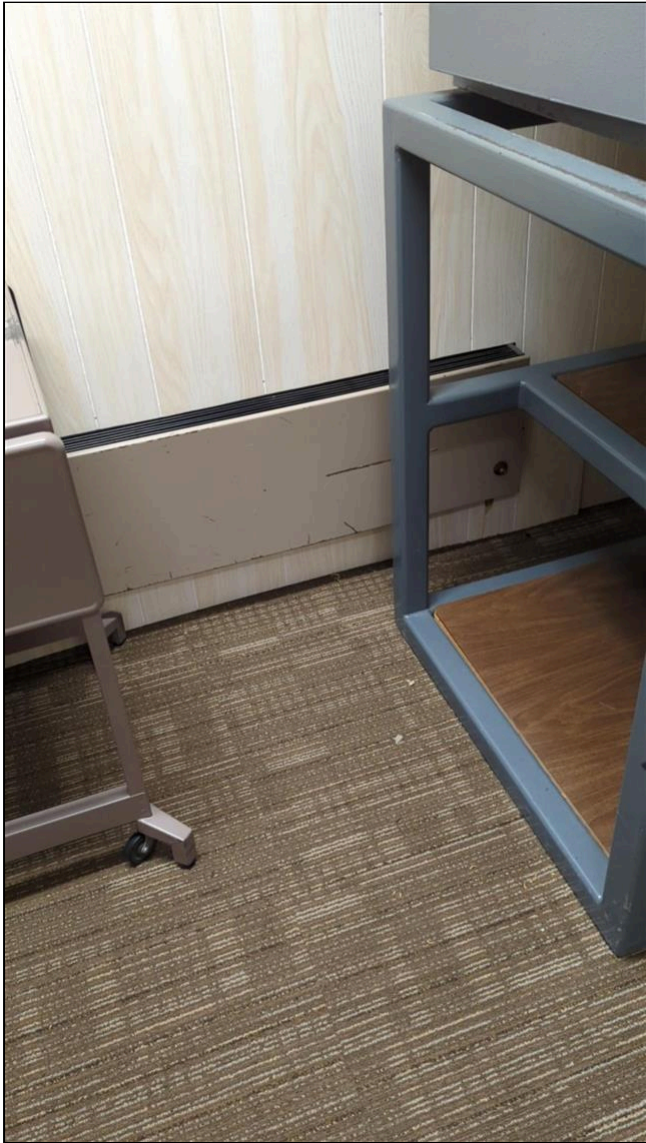
Heat Type: Electric Base Electric heat Extra Info : RTU Forced Air	Energy Source: Propane Electric	Number of Heat Systems (excluding wood): Two
Ductwork: Insulated Non-insulated	Operable Fireplaces: None	Number of Woodstoves: None
Cooling Equipment Type: Air conditioner unit Extra Info : RTU forced air	Number of AC Only Units: Two	Restroom Exhaust Fans: Fan only

Items

4.0 Heating Equipment

Comments: Inspected, Tradesman Recommended

Supplemental electric heating is located throughout the basement and E end of the main floor in the building, and in the entry vestibules. Some units operated when tested, others did not. The drive-up teller window unit is missing its operating dial. The electric heating units should be cleaned and inspected by a qualified HVAC or electrical contractor. The root-top-unit (RTU) heating and A/C units were tested for heating function and both fired and were operating normally at the time of inspection. The W unit sounds like its circulating fan may have a failing bearing. Both units have manufacture dates of 3/2002, and markings indicating possible service in 2018. Well maintained RTUs have a service life of up to 30 years. A professional HVAC technician should clean and inspect the units annually. The A/C functions were not tested due to freezing temperatures and the potential to damage the compressor units.



4.0 Item 1(Picture) electric in vault



4.0 Item 2(Picture) electric in restrooms



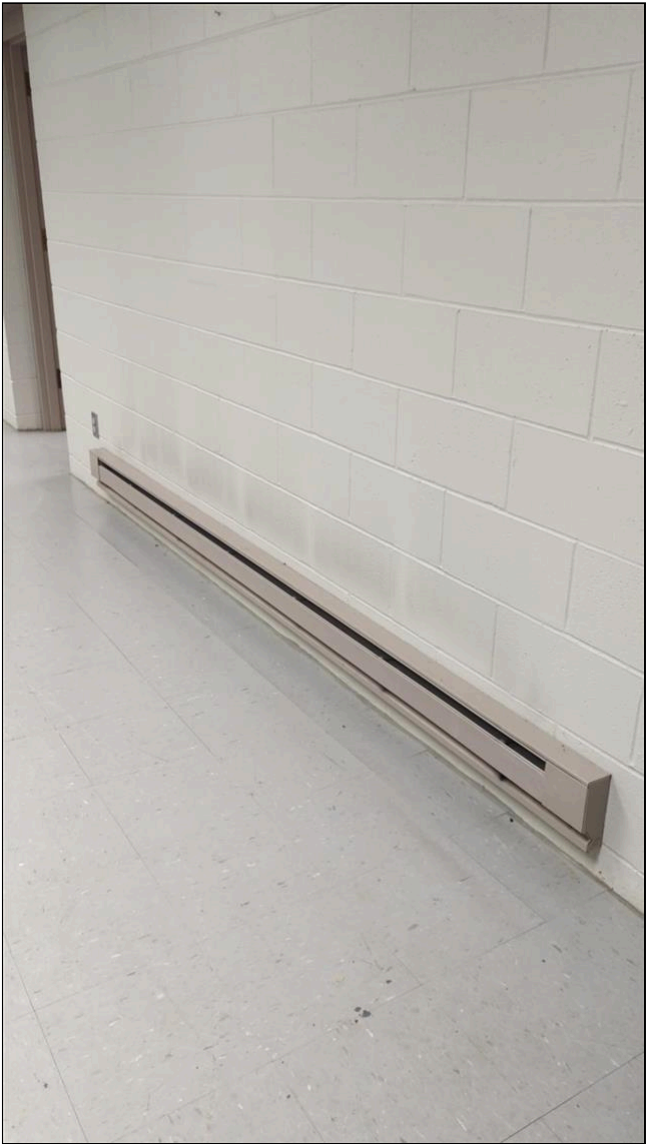
4.0 Item 3(Picture) drive up window



4.0 Item 4(Picture) drive up teller window



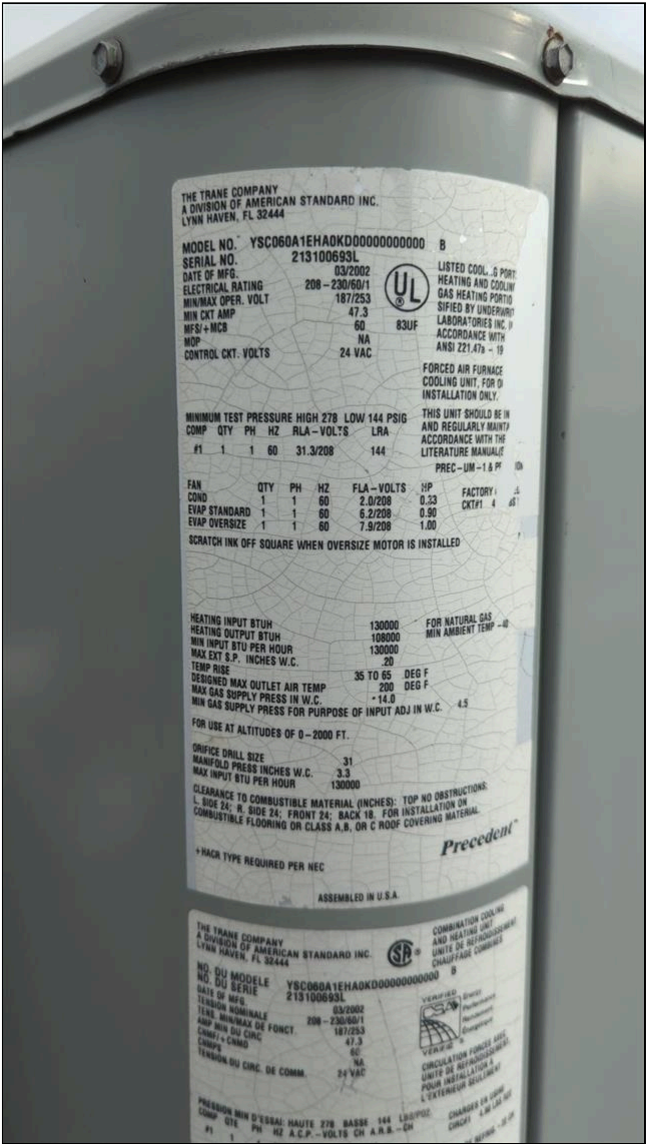
4.0 Item 5(Picture) entry vestibule



4.0 Item 6(Picture) basement



4.0 Item 7(Picture)

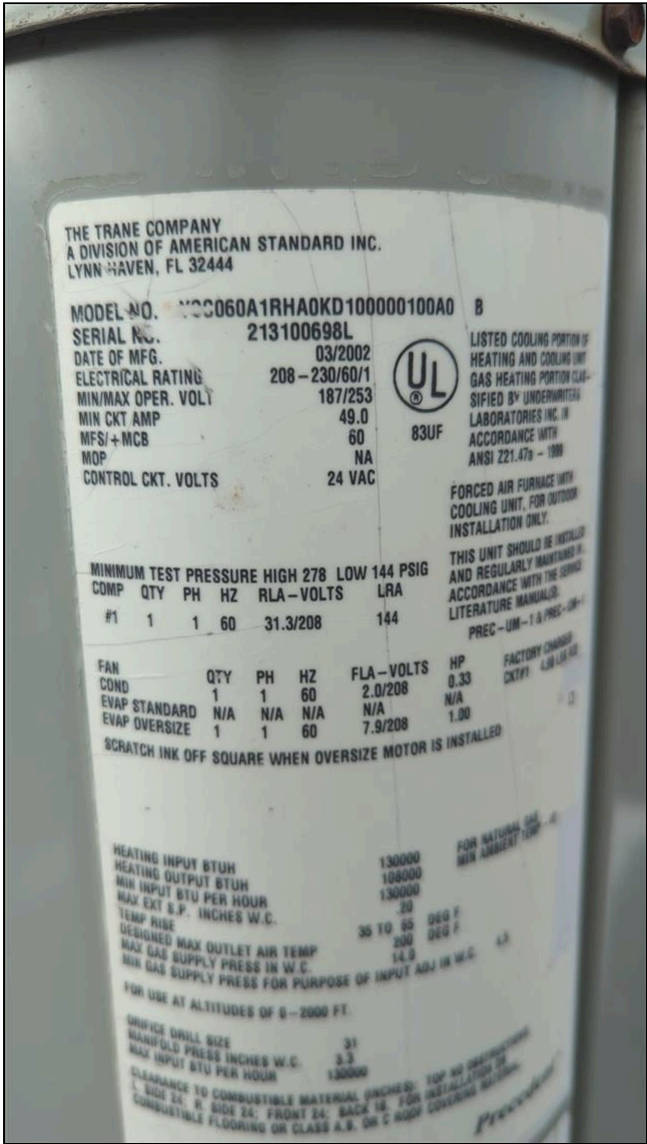


4.0 Item 8(Picture) East unit not

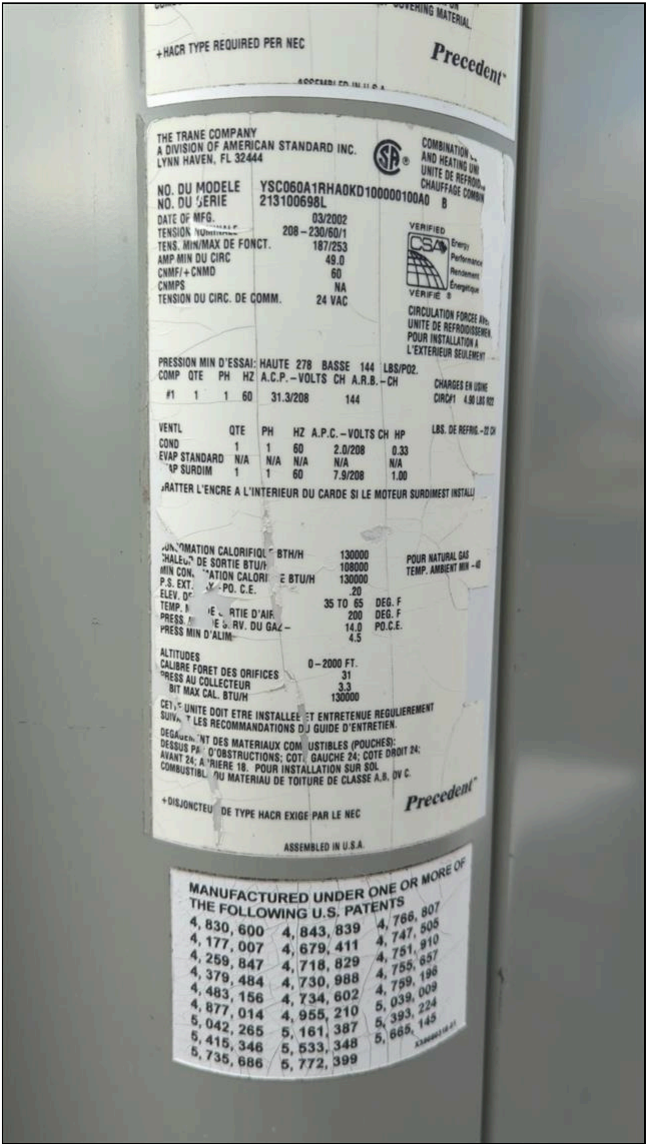


4.0 Item 10(Video) West unit

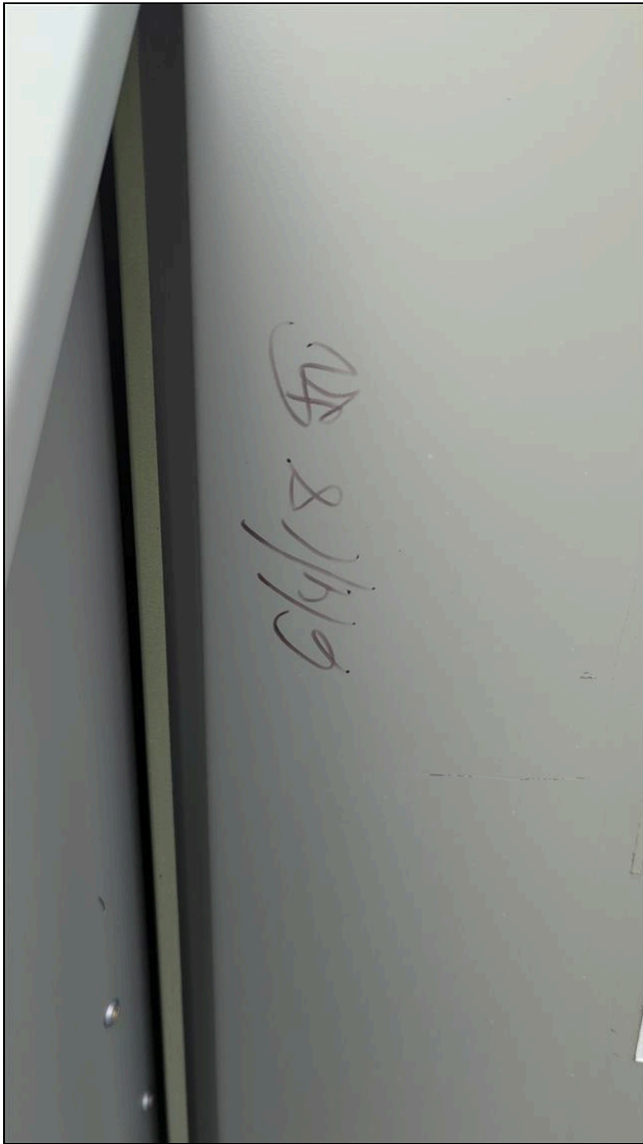
4.0 Item 9(Picture)



4.0 Item 11(Picture)



4.0 Item 12(Picture)



4.0 Item 13(Picture)

4.1 Normal Operating Controls

Comments: Inspected, Tradesman Recommended

The E unit is controlled by the thermostat on the S wall of the interior teller area. The unit is not securely attached to the wall, and is separated from the back work area space that it also heats/cools. This may cause inconsistent heating balance on the E end of the building. The W end unit is controlled by multiple thermostat zones with temperature sensors. The W end offices were all at different temperatures and the common space was also inconsistently heated. The heating system is not well balanced and should be re-balanced by a qualified HVAC technician. The basement heating units are individually controlled and the central space has a thermometer on the E wall.



4.1 Item 1(Picture) East unit control



4.1 Item 2(Picture) no thermostat present in back work area?



4.1 Item 3(Picture)



4.1 Item 4(Picture)



4.1 Item 5(Picture)



4.1 Item 6(Picture)



4.1 Item 7(Picture)



4.1 Item 8(Picture)



4.1 Item 9(Picture)



4.1 Item 10(Picture)



4.1 Item 11(Picture) basement

4.2 Automatic Safety Controls

Comments: Inspected
Inspected

4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Tradesman Recommended

There is a gap in duct insulation above the drive-up teller space that may cause condensation on the distribution system. Retrofit air returns and supply ducts indicate past problems with air circulation and balancing. Consult with a qualified HVAC technician about the best management of supply and return air movement in the building. There is an air exchange system in the lower level, providing fresh air to the lower level conference and break rooms. The unit must be activated manually, consider installing an automatic air exchange control.



4.3 Item 1(Picture) drive-up teller area



4.3 Item 2(Picture) retrofit return



4.3 Item 3(Picture) retrofit duct



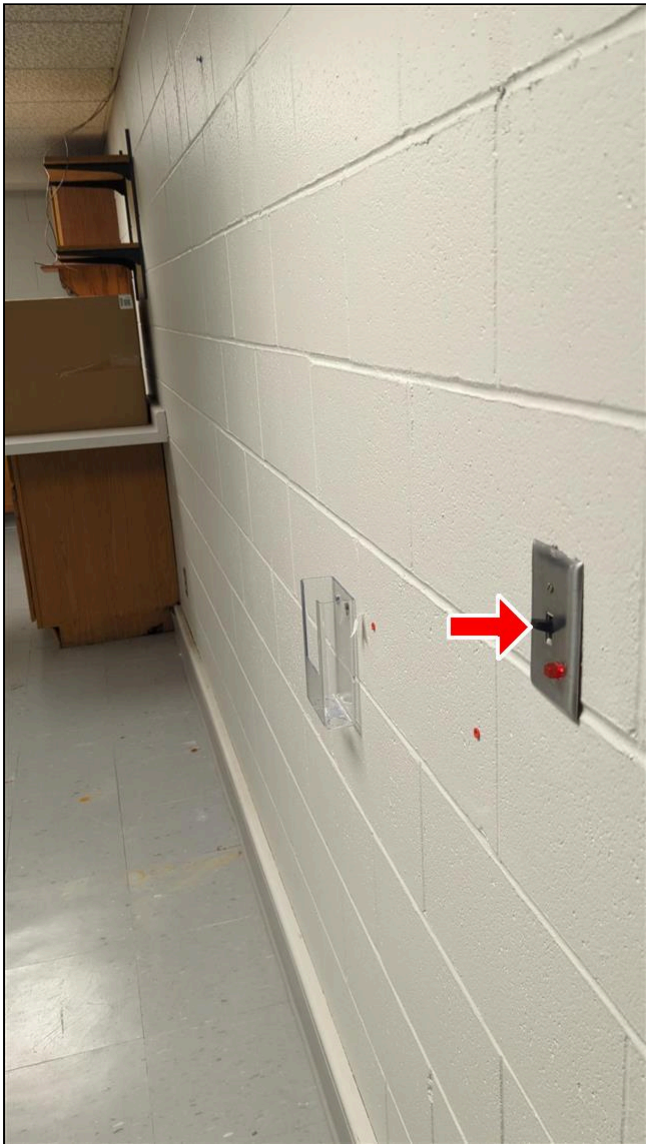
4.3 Item 4(Picture) open air return in utility room



4.3 Item 5(Picture) air exchanger



4.3 Item 6(Picture) conference air exchange control



4.3 Item 7(Picture) break room air exchange control

4.4 Presence of Installed Heat Source in Each Room
Comments: Inspected

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)
Comments: Inspected, Tradesman Recommended

There is a discontinued heating flue in the basement utility room that is open to the exterior at the roof and is serving as a ventilation port. This is a heat loss location that should be insulated and a better mechanical ventilation system should be considered if basement fresh air is required.



4.5 Item 1(Picture) open flue between utility room and roof

4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Comments: Not Present

4.7 Gas/LP Firelogs and Fireplaces

Comments: Not Present

4.8 Cooling and Air Handler Equipment

Comments: Not Inspected

The RTU A/C functions could not be tested due to winter/freezing conditions at the time of inspection

4.9 Venting Systems (Kitchens, Restrooms and Laundry)

Comments: Inspected, Tradesman Recommended

The main floor restroom vent fans were not operating.



4.9 Item 1(Picture)



4.9 Item 2(Picture)

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

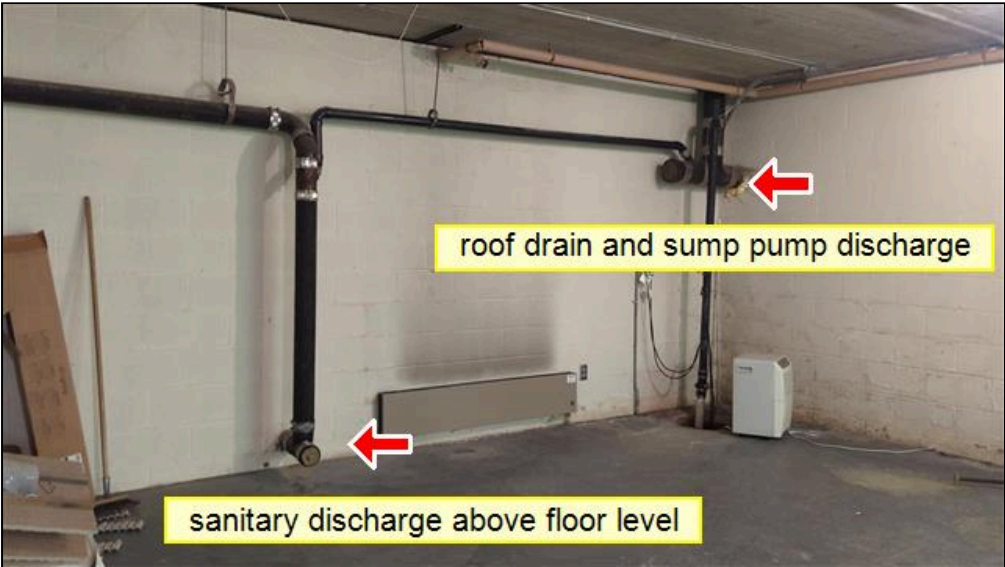
Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into building): Copper
Plumbing Water Distribution (inside building): Copper	Plumbing Waste: PVC Cast iron ABS	Water Heater Power Source: Electric
Water Heater Location: Closet downstairs Extra Info : employee restroom		

Items

5.0 Plumbing Drain, Waste and Vent Systems

Comments: Inspected, Not Inspected, Tradesman Recommended
The DWV system could not be fully inspected due to the lack of water supply to the building at the time of inspection. When water supply is restored, a licensed plumber should be present to check supply and drain systems. The building has a sanitary sewer discharge above the basement floor level. This requires two lift pumps to discharge all drains that are below the slab. The pumps should be tested and serviced on a regular basis.



5.0 Item 1(Picture)



5.0 Item 2(Picture) lower level utility room lift pump



5.0 Item 3(Picture) lower level bathroom closet lift pump

5.1 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Not Inspected, Tradesman Recommended

Exterior supply spigots must be drained and winterized annually. The hose bib near the back entry appears to be damaged, and main have frozen in the past based on water damage around the penetration seen from the janitor's closet. Fixtures and supply system could not be fully inspected due to disconnection of the building water supply. A licensed plumber should be present for the re-connection of water to the building to verify functions.



5.1 Item 1(Picture) exterior spigots on W side



5.1 Item 2(Picture) back entry hose bib



5.1 Item 3(Picture) janitor closet exterior hose bib supply

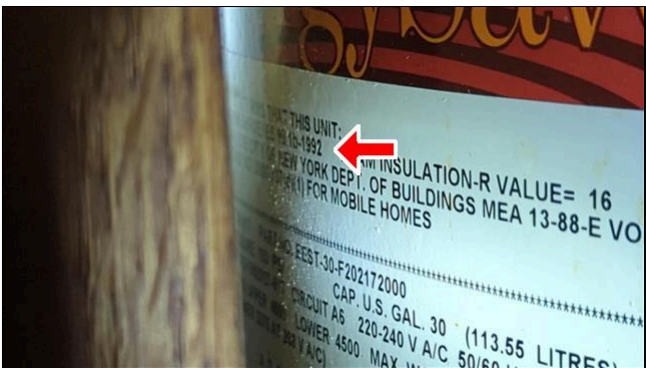
5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Inspected, Not Inspected, Tradesman Recommended

The water heater could not be tested for function due to lack of supply. The unit still contains water and is in direct contact with damp concrete-increasing the chance of corrosion and failure. The unit serial number was not visible, but a testing standards date of 1992 indicates that the unit is at least 25 years old and possibly as much as 30. The average service life for a tank water heater is 12-15 years.



5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)



5.2 Item 4(Picture)

5.3 Main Water Shut-off Device (Describe location)

Comments: Inspected, Tradesman Recommended
The main water valve is located in the NW corner of the basement and was turned off and disconnected at the time of inspection.



5.3 Item 1(Picture)

5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected, Tradesman Recommended

The LP tank appears to be appropriately vented and located to the S of the building and parking lot. The tank was at approximately 28% capacity at the time of inspection. There is a cracked regulator weather cover on the supply line to the E RTU on the roof, replace the cover.



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)



5.4 Item 4(Picture)

5.5 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel valve is located below the cover on the top of the LP tank. There is an interior main valve located in the basement utility room on the S side of the building.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

5.6 Sump Pump

Comments: Inspected

The sump pump was functioning normally at the time of inspection.



5.6 Item 1(Picture)

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors: Below ground	Panel Type: Circuit breakers	Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex		

Items

6.0 Service Entrance Conductors

Comments: Inspected

The primary service entrance is located on the S side of the parking lot. Two meter boxes are present, one labeled as "OFF PEAK" has the meter removed.



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)

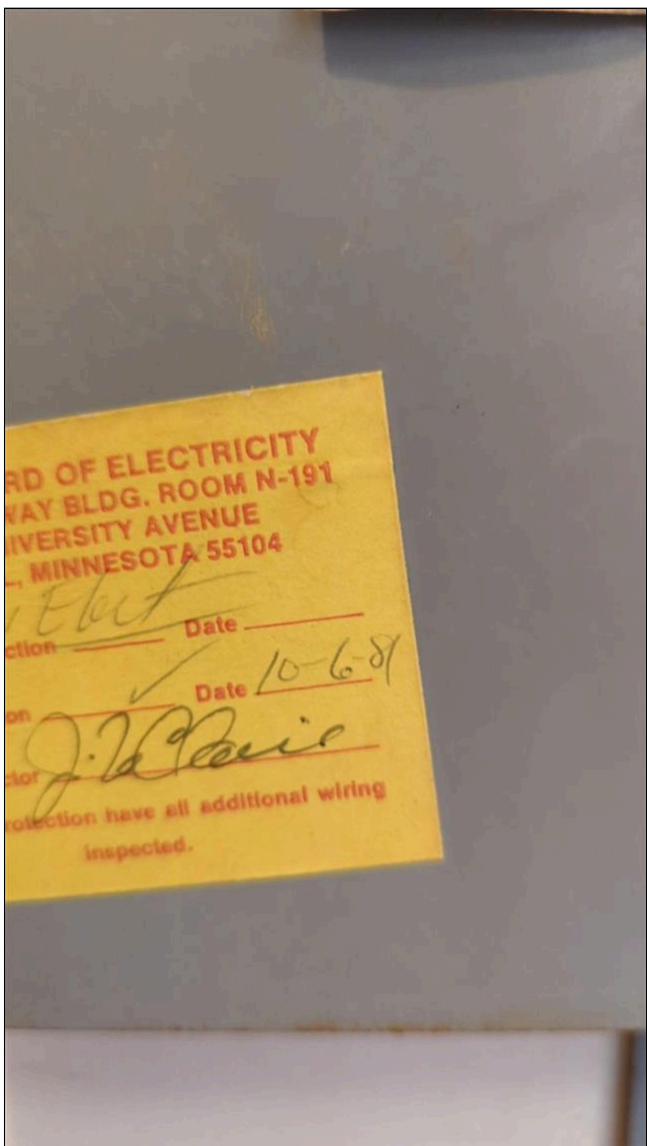
6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected, Tradesman Recommended

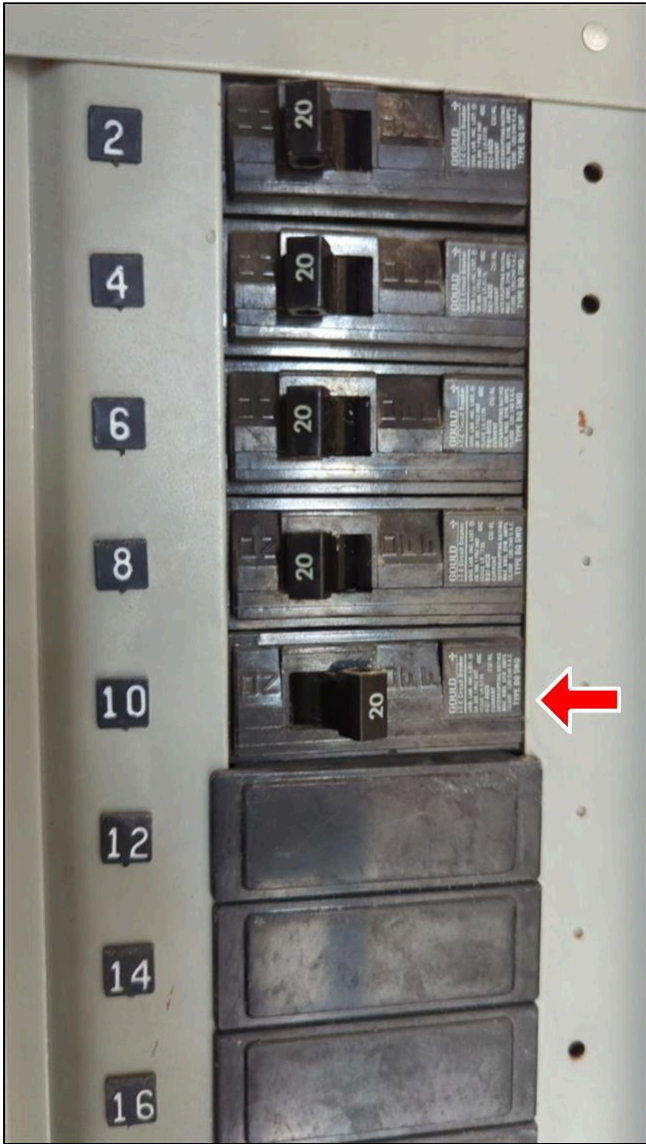
Corrosion on the exterior of the sub-panel located in the janitor closet may indicate moisture damage to the panel. Breaker #10 is in the off position, and is not labeled. All panels have state electrical inspection stickers. The water heater circuit is off due to lack of water supply. There is an open primary breaker slot in panel PNLP-1 that needs to be covered. Consult with a licensed electrician about the necessary repairs. The electrical system is in serviceable condition.



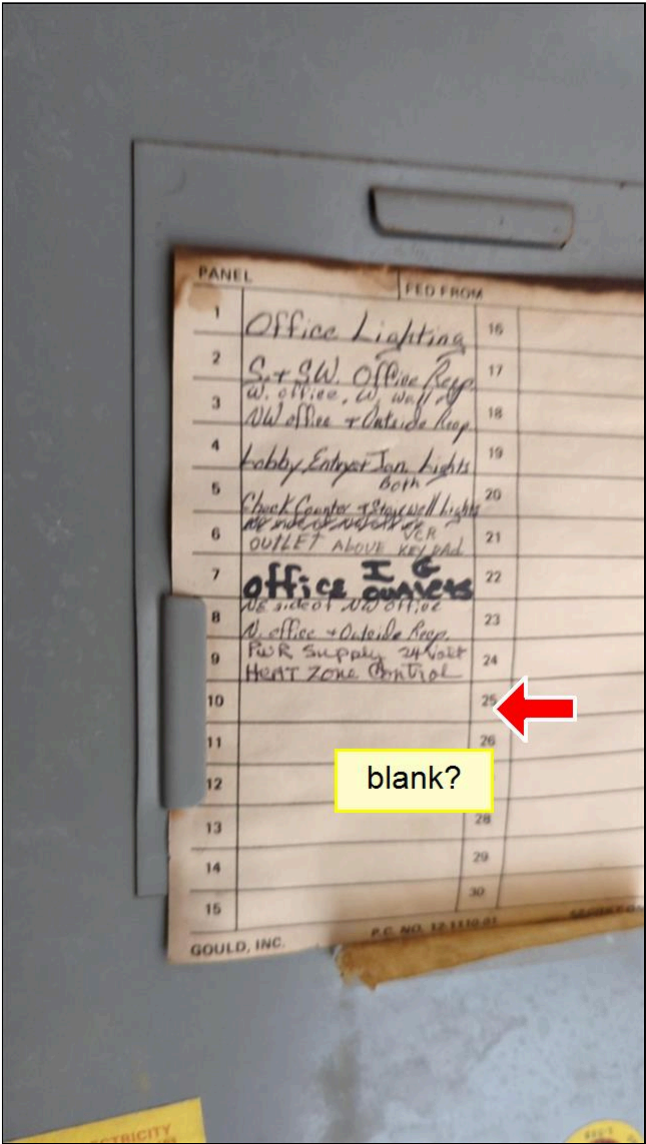
6.1 Item 1(Picture) janitor closet



6.1 Item 2(Picture) Janitor closet



6.1 Item 3(Picture) Janitor closet



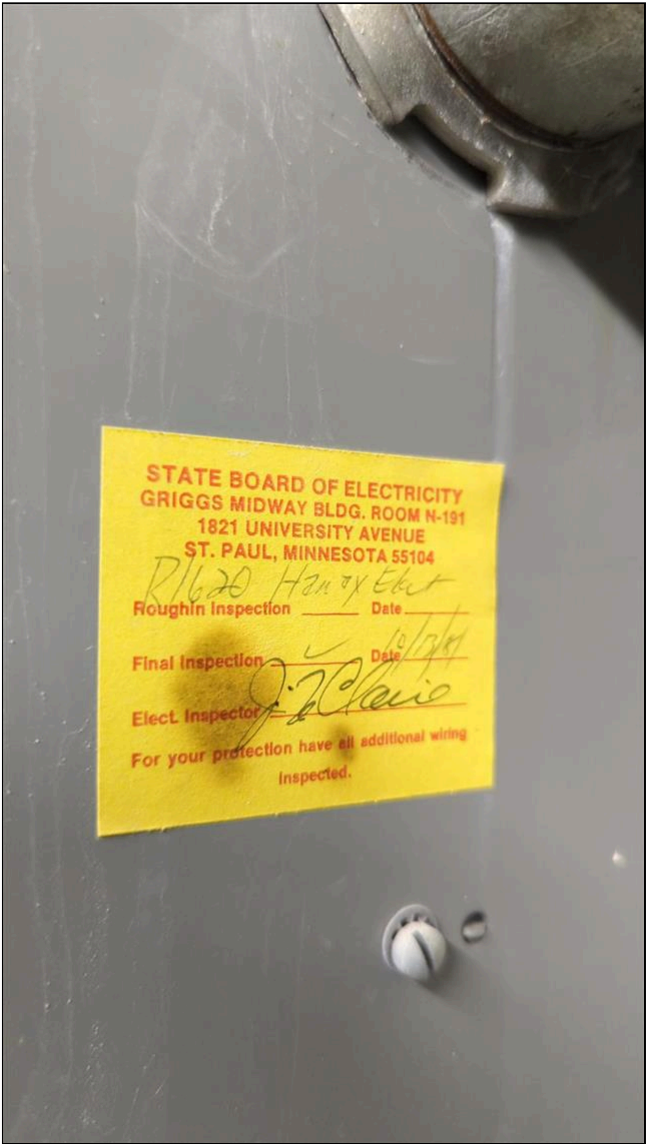
6.1 Item 4(Picture) Janitor closet



6.1 Item 5(Picture) near main floor restrooms
17 Summit Ave



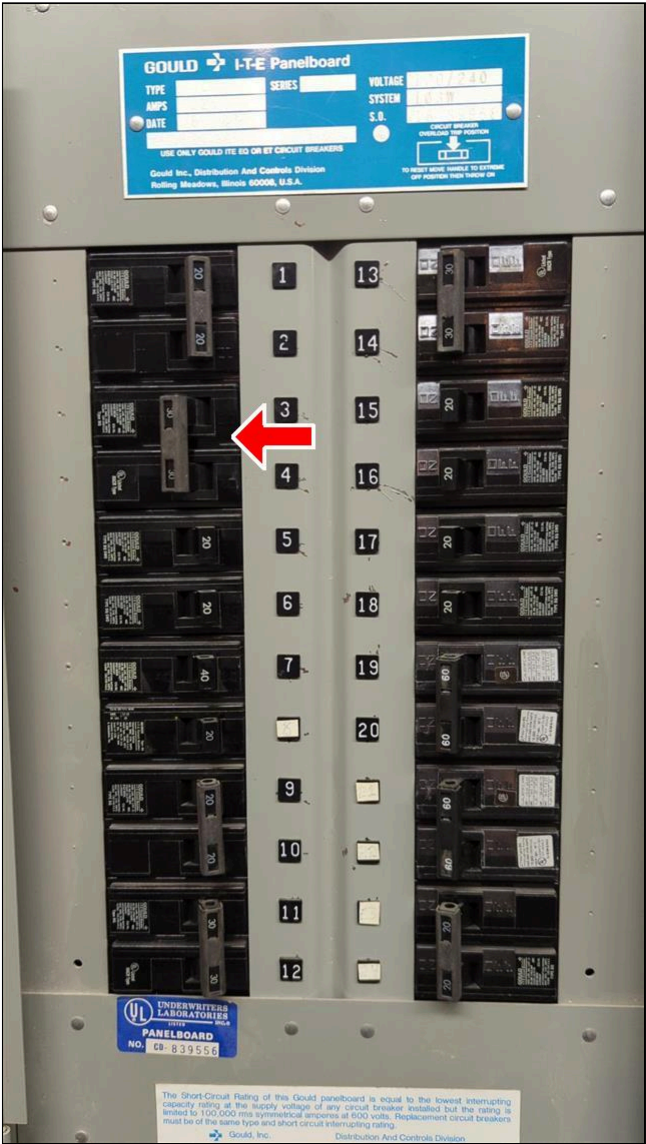
6.1 Item 6(Picture) primary electrical entrance in basement



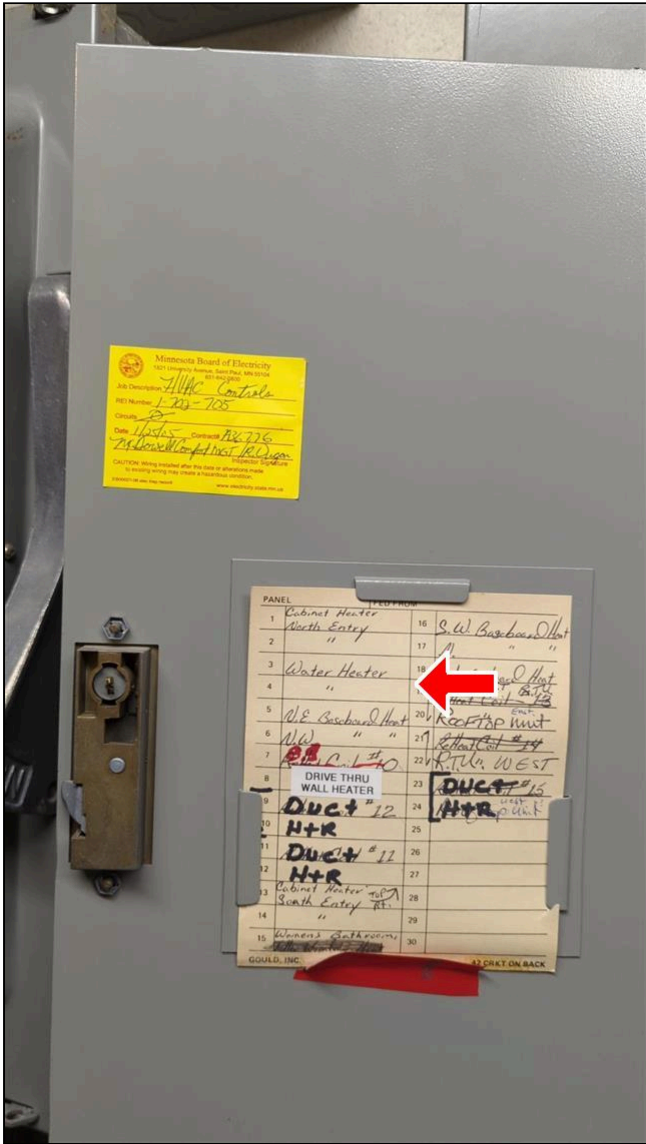
6.1 Item 7(Picture)



6.1 Item 8(Picture)



6.1 Item 9(Picture)



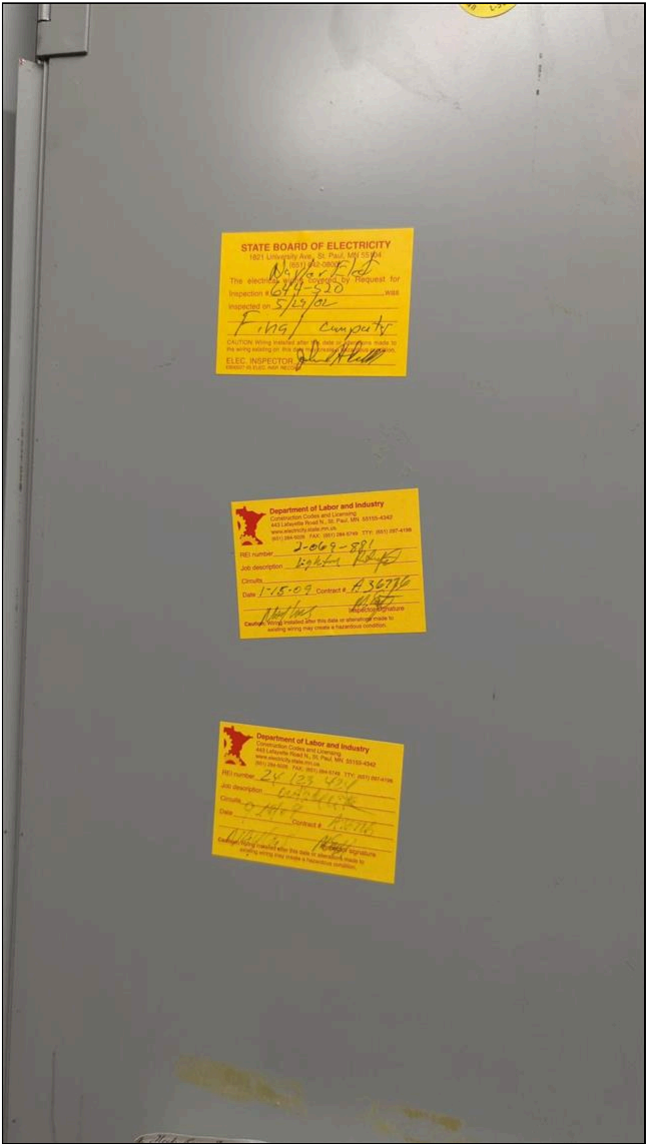
6.1 Item 10(Picture)



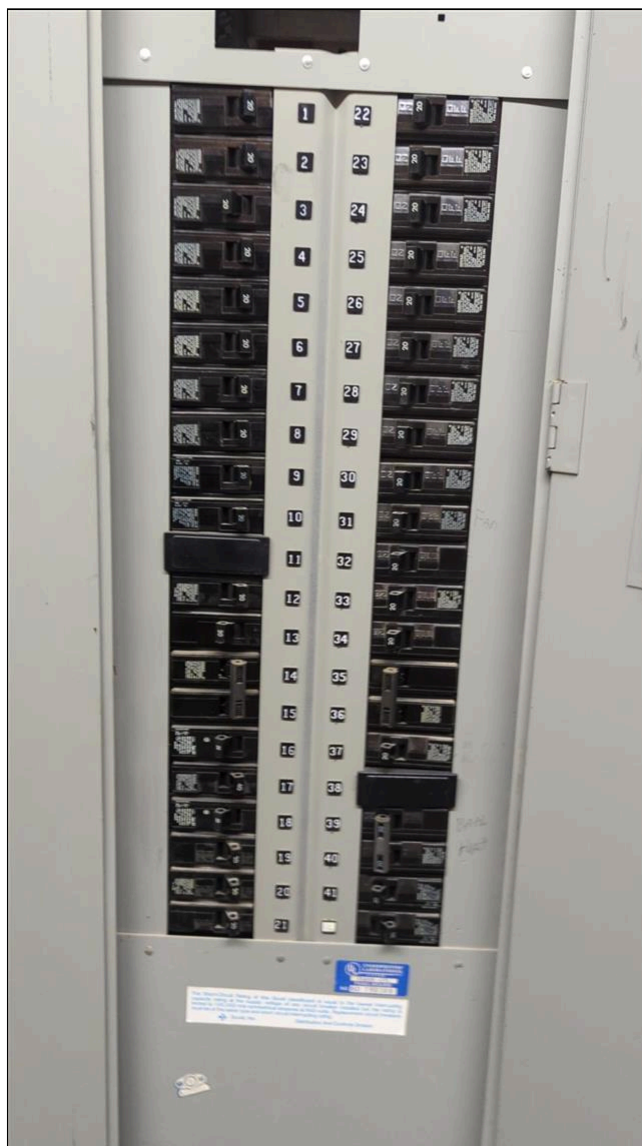
6.1 Item 11(Picture)



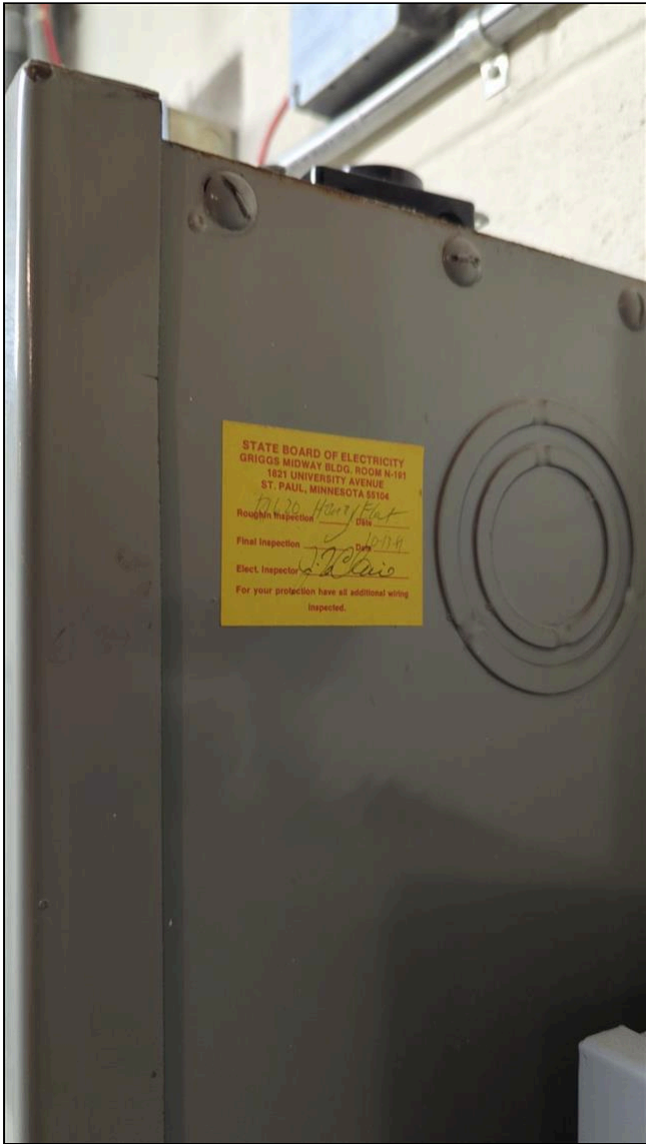
6.1 Item 12(Picture)



6.1 Item 13(Picture)



6.1 Item 15(Picture)



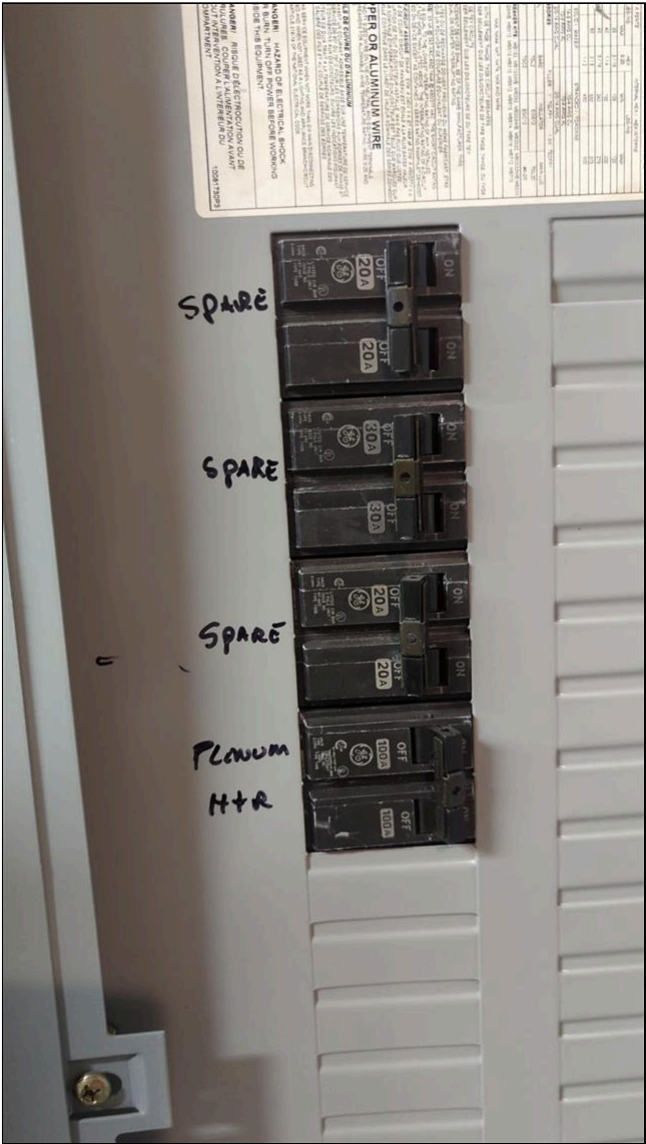
6.1 Item 16(Picture)



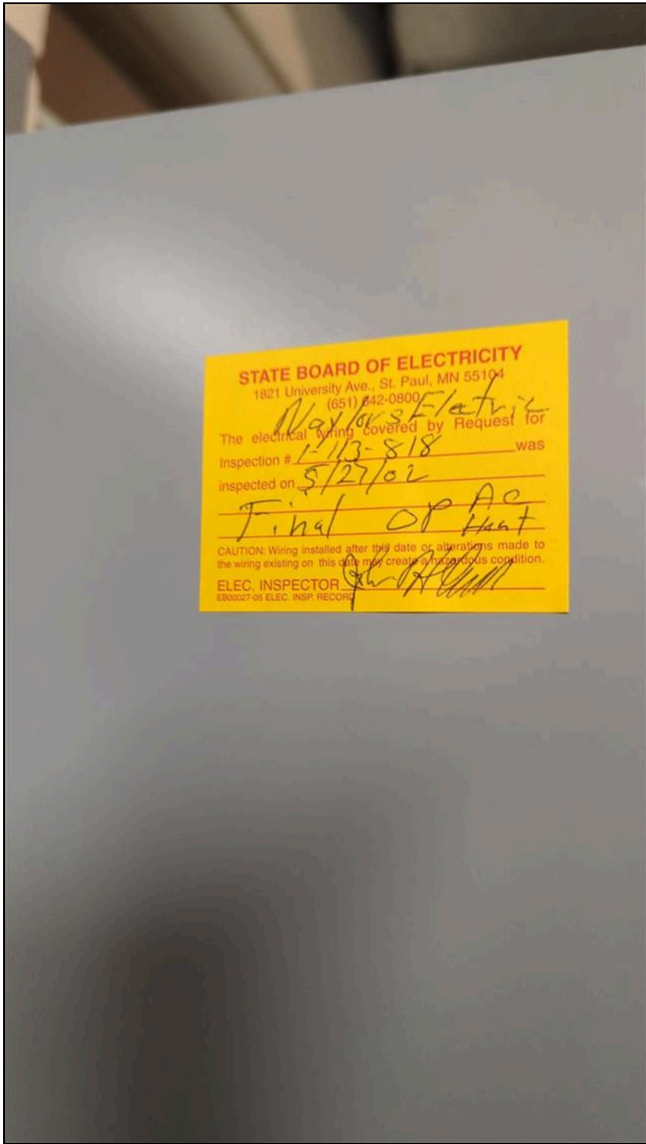
6.1 Item 17(Picture)



6.1 Item 18(Picture)



6.1 Item 19(Picture)



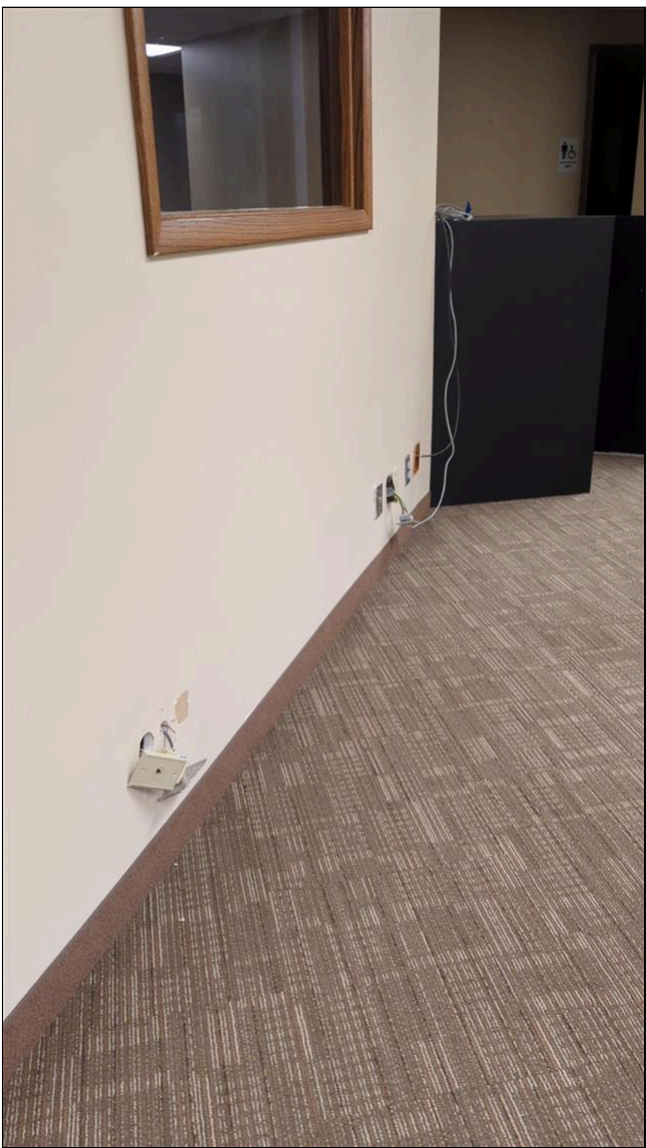
6.1 Item 20(Picture)

6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage
Comments: Inspected, Tradesman Recommended

Open wiring on the W side of the building's exterior is not live, but should be secured inside an appropriate junction box. Much of the building's low and non-voltage wiring is open and non labeled, but is not a safety concern.



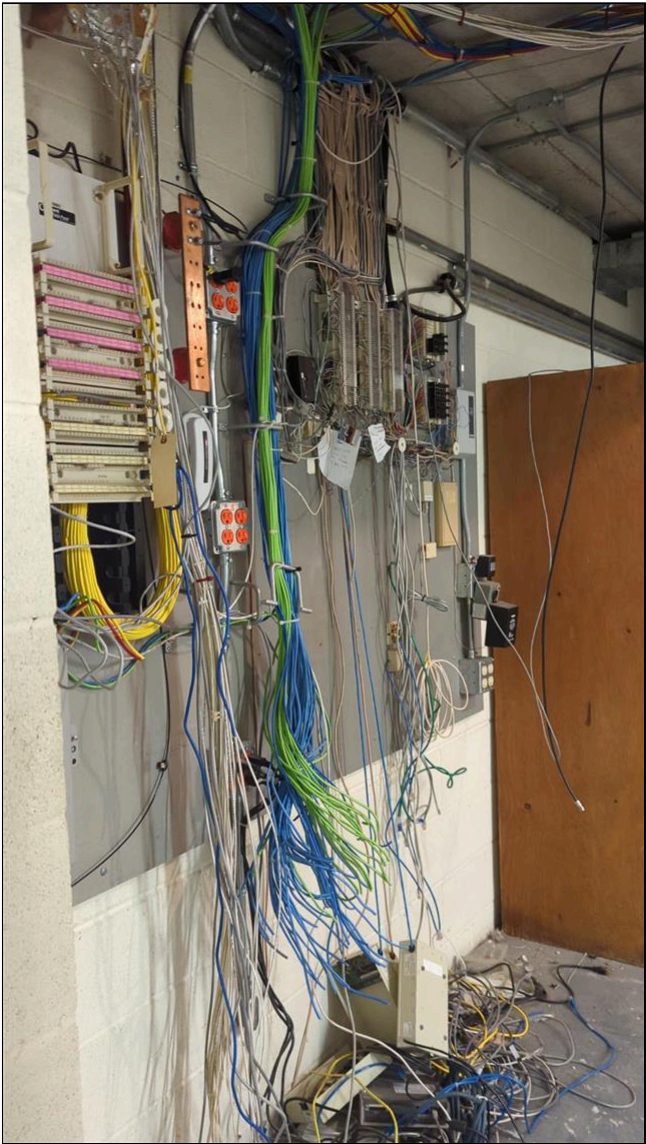
6.2 Item 1(Picture) W side of building



6.2 Item 2(Picture) open communication wiring



6.2 Item 3(Picture) communication wiring



6.2 Item 4(Picture) communication wiring

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)
Comments: Inspected, Tradesman Recommended

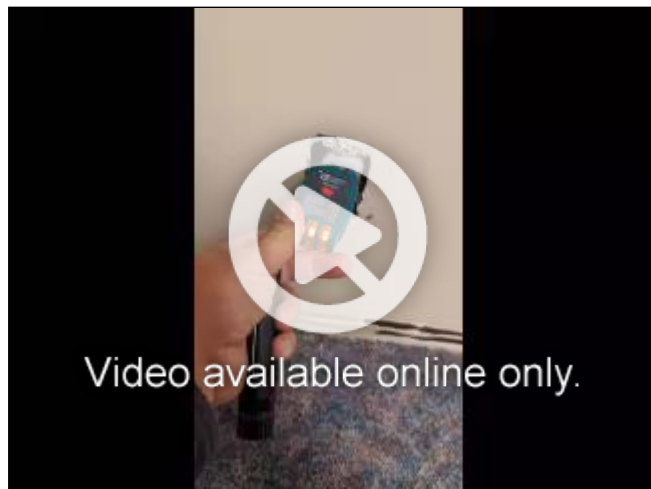
There is a missing soffit light trim on the exterior S side of the building. The S parking lot lighting foundation is out of plumb. There is a very loose receptacle missing its cover in the drive-up teller area.



6.3 Item 1(Picture) missing light trim



6.3 Item 2(Picture) leaning light structure



6.3 Item 3(Video) drive up teller area

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected, Tradesman Recommended
The exterior receptacles near the front and rear entrances are grounded, but NOT GFCI protected. The restroom receptacles on the main floor and the break room receptacle in the lower level are grounded, but NOT GFCI protected.



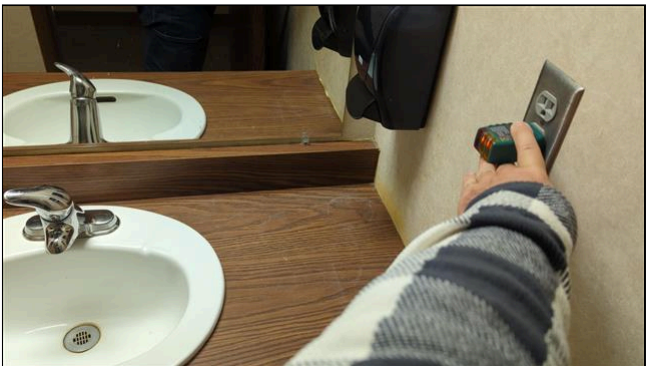
6.4 Item 1(Picture) Front entry



6.4 Item 2(Picture) front entry



6.4 Item 3(Picture) back entry



6.4 Item 4(Picture) rest room



6.4 Item 5(Picture) rest room



6.4 Item 6(Picture) break room

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected
Inspected

6.6 Operation of AFCI (ARC Fault Circuit Interrupters)

Comments: Not Present

6.7 Location of Main and Distribution Panels

Comments: Inspected

Primary panels are located in the basement utility room. Sub-panels are located in the janitor closet and in the back work room near the restrooms on the main floor.

6.8 Smoke Detectors

Comments: Inspected, Tradesman Recommended

The smoke detectors appear to be original to the building and should be updated to modern NFPA standards. The central fire alarm system was not tested. Alarm systems should be tested and documented annually by qualified professionals.



6.8 Item 1(Picture)



6.8 Item 2(Picture)

6.9 Carbon Monoxide Detectors
Comments: Inspected, Tradesman Recommended
CO alarms are not present in the building. Fuel burning appliances are not present inside the building.

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Offices/Suites/Rooms (interior)

The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials: Gypsum Board Suspended ceiling panels	Wall Material: Gypsum Board	Floor Covering(s): Carpet Linoleum Tile Unfinished
Interior Doors: Wood	Window Types: Thermal/Insulated	

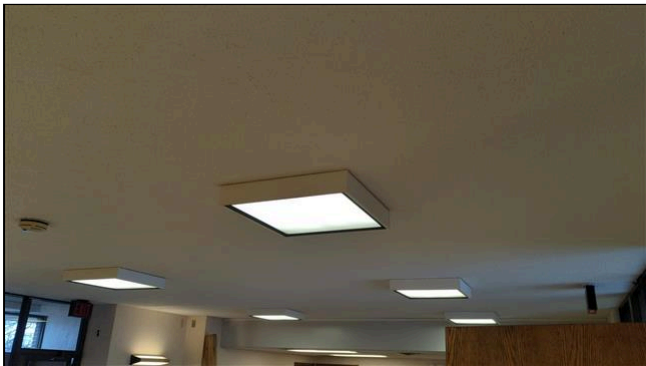
Items

7.0 Ceilings

Comments: Inspected, Tradesman Recommended
Interior ceilings are in serviceable condition. Minor repair work to drywall is noted near back entrance. Cosmetic crack in drywall is present at back entrance vestibule. Dust staining is observed around forced air supply terminals throughout building. Moisture stains are observed: inside the men's room on the first floor, near the drive-up teller work station, and above the ceiling on the common wall shared with the neighboring building. The stained areas were all dry at the time of inspection and may be related to past or on-going leaks, or condensation related to HVAC ducts or flashing around roof penetrations.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture) minor repair



7.0 Item 4(Picture) back entry



7.0 Item 5(Picture) first floor men's room



7.0 Item 6(Picture) above ceiling first floor men's room



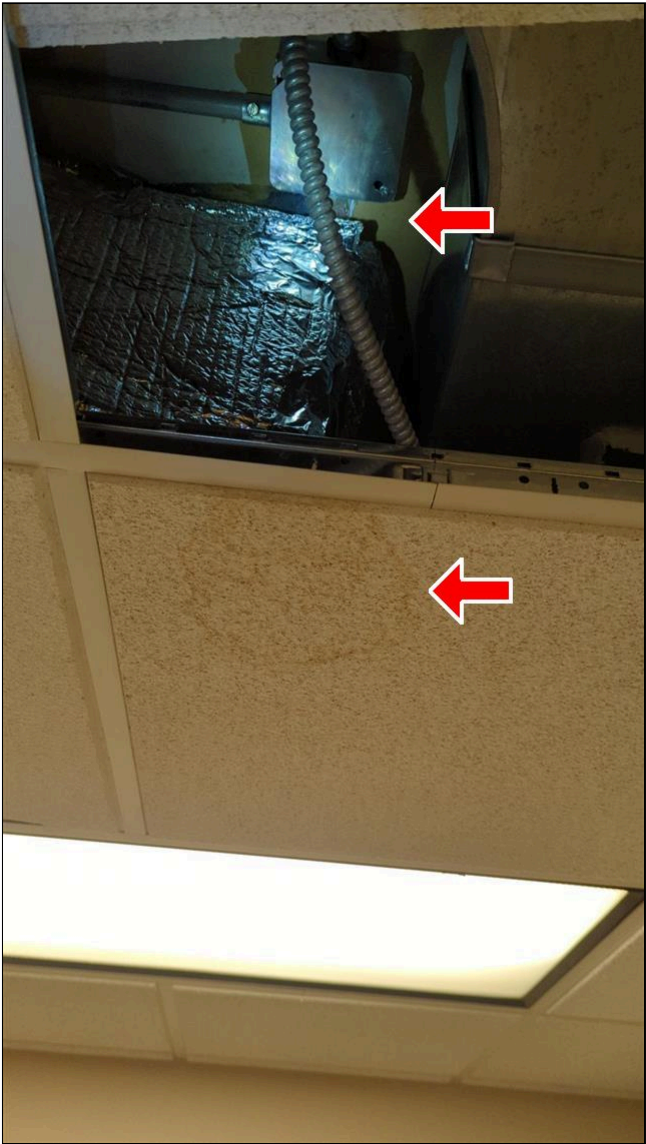
7.0 Item 7(Picture) dust



7.0 Item 8(Picture) dust



7.0 Item 9(Picture) near drive-up teller



7.0 Item 10(Picture)

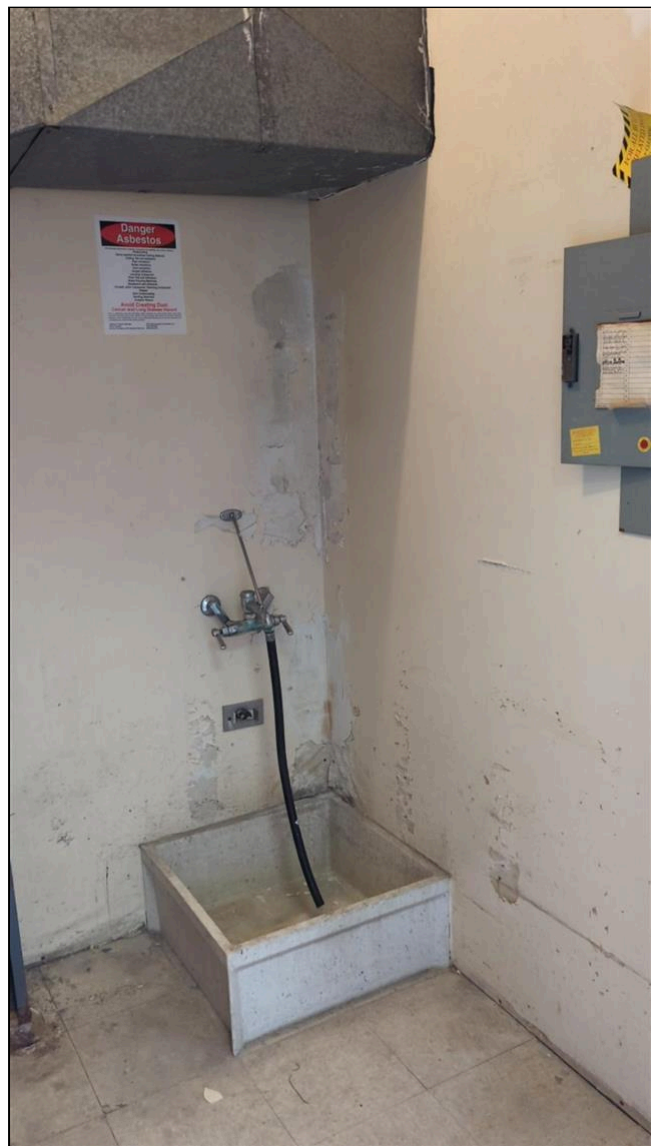


7.0 Item 11(Picture) Common wall with neighboring building

7.1 Walls

Comments: Inspected, Tradesman Recommended

Peeling paint and wear-and-tear damage is observed in the first floor janitor closet in the back entry vestibule. Minor wall and trim damage is observed in the interior teller work area and the drive-up teller work area.



7.1 Item 1(Picture)



7.1 Item 2(Picture) teller work area



7.1 Item 3(Picture) drive-up work area

7.2 Floors

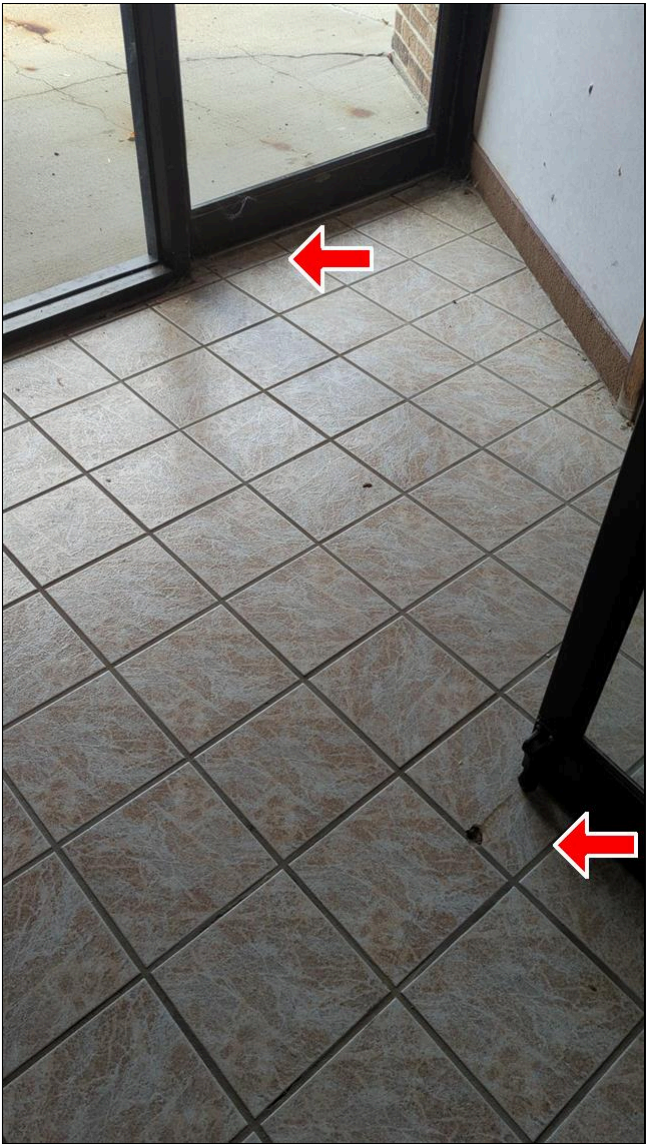
Comments: Inspected

Loose and stained floor tiles are observed in the main floor janitor closet, due to possible past water damage. Back entry vestibule tile is cracked near the exterior door and damaged from the interior door stop. A rodent trap is observed near the stairway in the back work area. No evidence of rodents was observed. Carpeting and baseboard trim are

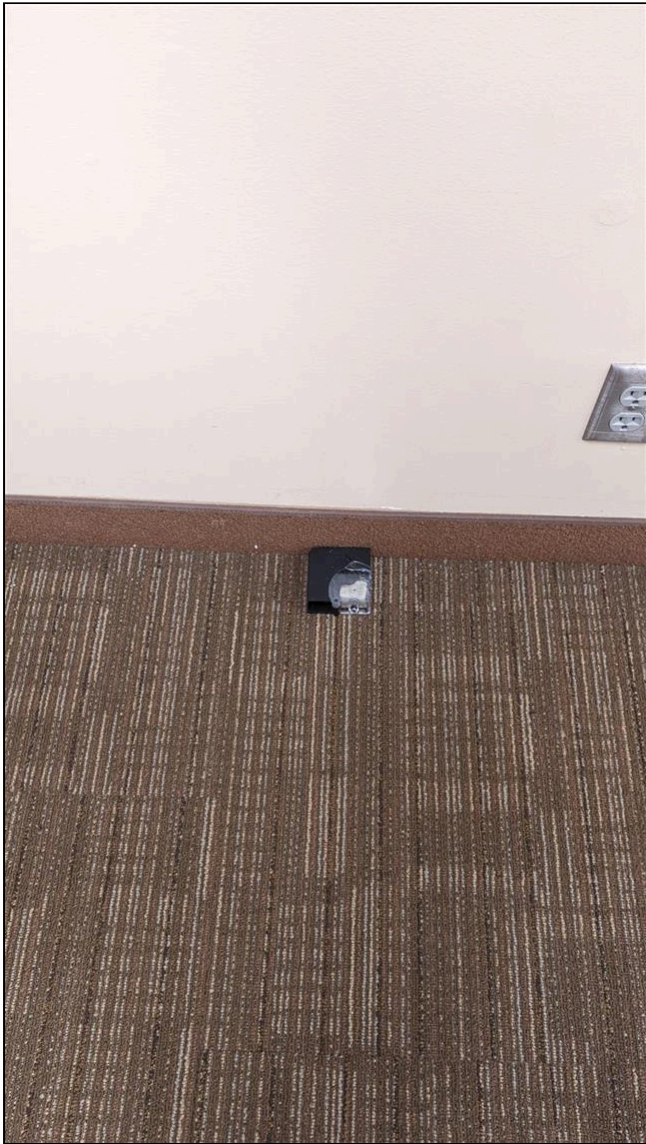
removed in the S office.



7.2 Item 1(Picture) janitor closet



7.2 Item 2(Picture) back entry



7.2 Item 3(Picture) back work area



7.2 Item 4(Picture) South office

7.3 Steps, Stairways, Balconies and Railings
Comments: Inspected, Tradesman Recommended

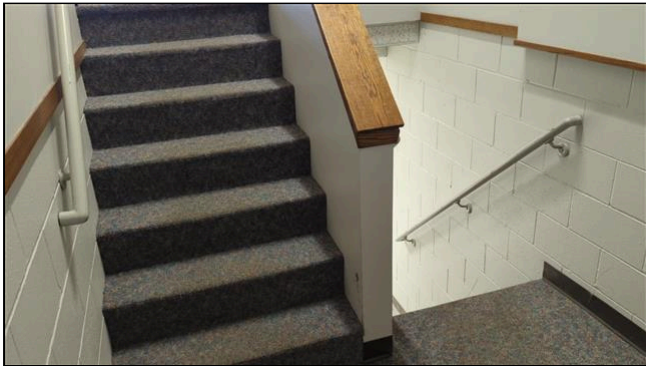
The basement stairways are steeper than modern standards. Current rise is 8.25", run is 9.5". Modern standard is no more than 7.75" rise and no less than 10" run. The handrails are not continuous from top to bottom.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)

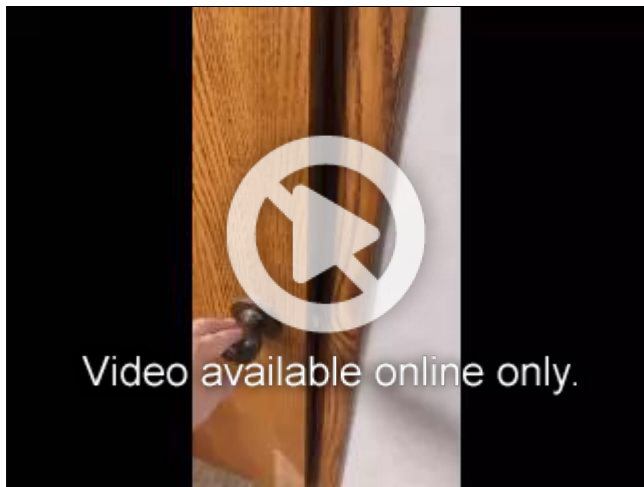
7.4 Counters and Cabinets (representative number)

Comments: Inspected
Inspected

7.5 Doors (representative number)

Comments: Inspected

The phone stall door to the N of the teller work area does not latch.

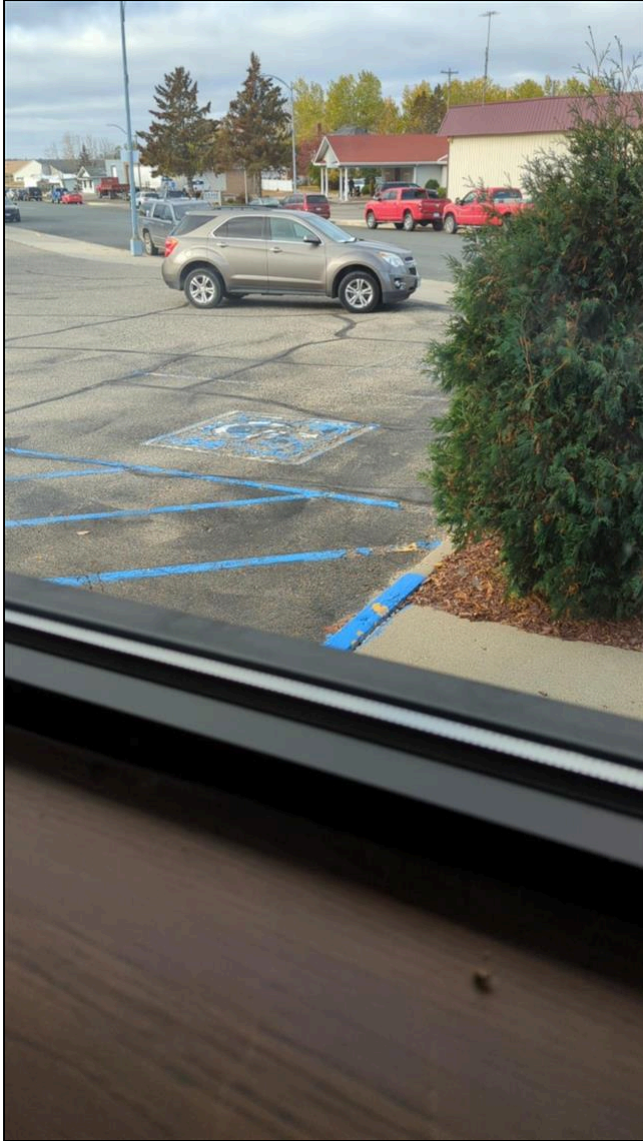


7.5 Item 1(Video) phone stall

7.6 Windows (representative number)

Comments: Inspected

The windows are in serviceable condition with no evidence of thermal compromise. Dry moisture stains are observed on several window sills, likely due to typical winter condensation.



7.6 Item 1(Picture)



7.6 Item 2(Picture)

7.7 Outlets and switches

Comments: Inspected

Inspected

The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INVOICE

Township and Range LLC
Duluth, MN
320-219-1145
townshipandrange@gmail.com
Inspected By: Andrew Sharpe

Inspection Date: 10/17/2022
Report ID: 101722A-commercial

Customer Info:	Inspection Property:
City of Blackduck 18 Summit Ave. Blackduck MN 56630 Customer's Real Estate Professional:	17 Summit Ave Blackduck MN 56630

Inspection Fee:			
Service	Price	Amount	Sub-Total
Commercial Heated Sq Ft 8,000	2400.00	1	2400.00
Travel Costs	255.00	1	255.00
			Tax \$0.00
			Total Price \$2655.00

Payment Method: Check
Payment Status: Invoice Sent
Note:

Township and Range LLC

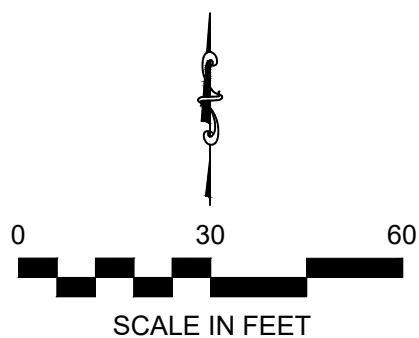
Duluth, MN
320-219-1145
townshipandrange@gmail.com

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Agreement](#)

Part of
Block 12, BLACKDUCK, Beltrami County, Minnesota.



**LAW OFFICES OF
Drahos Kieson & Christopher, P.A.**

502 - 24th Street N.W.
Bemidji, Minnesota 56601
Telephone: 218-444-1750

E-mail: lawoffice@bemidjiattorneys.com
attorney@paulbunyan.net
Fax: 218-444-1754

Ryan K. Kieson
Adam G. Christopher
Jeremy A. Klinger*
(*also licensed in North Dakota)

Carl C. Drahos (Retired)

October 4, 2022

Grant Frenzel

(Via E-Mail: grant.frenzel@deerwoodbank.com)

Re: Deerwood Bank/City of Blackduck Transaction

Dear Mr. Frenzel:

Enclosed is a revised Purchase Agreement for your review. If you have any questions or revisions to the language I have added, please let me know.

Thank you.

Sincerely,



Ryan K. Kieson

K/las
Enclosure

Z:\DKC\RKK\Deerwood Bank\Wells Fargo Building Sale\Client-2.wpd

PURCHASE AGREEMENT

The parties to this Agreement are DEERWOOD BANK, a state chartered banking corporation under the laws of the State of Minnesota, (herein "Seller"), and CITY OF BLACKDUCK, a municipal corporation under the laws of Minnesota, (herein "Buyer").

Seller owns certain real property located in Beltrami County, Minnesota, legally described as follows:

Lots 25, 26, 27, 28 and 29, Block 8, Blackduck, less the east 60 feet thereof, together with the north half of vacated alley abutting Lot 25;

including all fixtures on the following property, if any, owned by Seller and used and located on said property, including but not limited to garden bulbs, plants, shrubs and trees; storm sash, storm doors, screens and awnings; window shades, blinds, traverse and curtain and drapery rods; attached lighting fixtures and bulbs; plumbing fixtures, water heater, heating plants (with any burners, non-fuel tanks, stokers and other equipment used in connection therewith), built-in air-conditioning equipment, electronic air filter, water softener (owned/rented/none), built-in humidifier and dehumidifier, liquid fuel tank(s) (owned/rented/none) and controls (if the property of Seller), sump pump; attached television antenna, cable TV jacks and wiring; **BUILT-INS:** dishwashers, garbage disposals, trash compactors, ovens, cook-top stoves, microwave ovens, refrigerator, hood fans, intercoms; **ATTACHED:** carpeting, mirrors, garage door openers and all controls; smoke detectors; fireplace screens; doors and heatilators; **AND** the following personal property:

(herein the "Property") which Seller desires to sell and Buyer desires to purchase.

NOW, THEREFORE, for valuable consideration and in consideration of the mutual covenants contained herein, the parties agree as follows:

1. SALE OF PROPERTY. Seller hereby agrees to sell and Buyer hereby agrees to purchase all of Seller's right, title and interest in the Property, which Seller agrees to convey at closing by Warranty Deed.

2. PURCHASE PRICE. The purchase price for the Property shall be the total sum of One Hundred Twenty Thousand and no/100 Dollars (\$120,000.00).

3. TERMS OF PAYMENT. The entire balance shall be paid in cash at the time of closing.

4. CLOSING. The transaction contemplated by this Agreement shall be closed on or before _____, 2022, at a location to be determined by the parties.

5. TITLE PROVISION. Seller warrants that on the date of closing Seller shall convey good and marketable title to the Property, free and clear of all encumbrances, defects and liens, subject to the following exceptions:

a. Building and zoning laws, ordinances, state and federal regulations;

- b. Restrictions of record relating to use or improvement of premises without effective forfeiture provisions;
- c. Reservation of any minerals or mineral rights of record;
- d. Covenants, conditions, restrictions, declarations, and easements of record (or as specifically referenced herein).

6. TITLE INSURANCE COMMITMENT. Seller shall, within twenty-one (21) days after the signing of this Agreement, furnish a commitment for an owner's policy of title insurance on a current ALTA form issued by an insurer licensed to write title insurance in Minnesota as selected by Buyer. Seller shall be responsible for the title search and exam costs related to the commitment. Buyer shall be responsible for all additional costs related to the issuance of the title insurance policy(ies), including but not limited to the premium(s), Buyer's name search and plat drawing, if any. Seller shall surrender a copy of any owner's title insurance policy and abstract of title, if in Seller's possession or control, for this property to Buyer or Buyer's designated title service provider.

Buyer shall be allowed ten (10) days after receipt thereof for examination of title and making of any objections thereto, not hereinabove excepted, said objections to be in writing or deemed to be waived. If any objections are so made, Seller shall have one hundred twenty (120) days or such longer period as is necessary if Seller proceeds expeditiously, to make such title marketable, and closing and possession shall be delayed accordingly. Seller shall make a good faith, reasonable effort to make the title marketable as expeditiously as possible. If such defects are cured within said one hundred twenty (120) day period, Buyer shall be notified in writing of the curing of such defects in which case the parties shall proceed to perform in accordance with the terms of this Agreement. If said title is not marketable and is not made so within one hundred twenty (120) days from the date of written objections thereto as provided above, this Agreement shall be null and void, at option of Buyer, and neither principal shall be liable for damages hereunder to the other principal and all money paid by Buyer shall be refunded. If the title to the Property is found marketable or is made so within the time provided above, and Buyer shall default in any of the agreements, then and in that case, Seller may terminate this contract and on such termination all of the payments made upon this contract shall be retained by Seller as liquidated damages, time being of the essence hereof. This provision shall not deprive either party of the right of enforcing the specific performance of this contract provided such contract shall not be terminated as described herein, and provided action to enforce such specific performance shall be commenced within six (6) months after such right of action shall arise.

7. WARRANTIES, REPRESENTATIONS AND DISCLAIMER. Seller makes the following representations, warranties and exclusion of warranties, both jointly and severally:

- a. The Property is directly connected to city water and city sewer.
- b. No mechanics' or materialmen's liens or other charges shall be placed against the Property or any part thereof to be conveyed under this Agreement, by or on account of any work performed by Seller or at Seller's direction, without Buyer's prior written consent. Any such lien or charge so arising shall be removed and satisfied of record by Seller. In the event that any such lien or charge is placed against the Property or any part thereof subsequent to closing, and the same had as its basis work or materials furnished to the Property prior to closing, Seller agrees to promptly cause the same to be removed and take such other action as may be appropriate in order to satisfy the same of record;
- c. To the best of Seller's knowledge, there are no actions, proceedings or claims pending or threatened against Seller which might affect or result in any change in or to the Property or operation of the Property. Seller has not received any notice from any

governmental authority as to violation of any law, ordinance, or regulation with respect to the Property or any structure thereon; and

d. Seller has no knowledge of any unrecorded easements, rights-of-way or interests, express or implied, written or oral, whether at law or in equity, which exist and benefit or burden the Property, except as follows: NONE.

e. Seller will remove all debris from the Property prior to Buyer's date of possession.

f. The legal description of the Property has been or will be approved for recording as of the date of closing. If this sale constitutes or requires a subdivision of land owned by Seller, Seller shall pay all subdivision expenses and shall obtain all necessary governmental approvals.

g. The Property has legal access.

h. Except as specifically stated herein, this purchase agreement is not a warranty or a guaranty of any kind by Seller or any party representing or assisting Seller in this transaction.

i. This Property is being sold "AS IS" without any representations or warranties of any kind or nature whatsoever regarding its condition, except as specifically set forth herein.

8. RISK OF LOSS. Until closing, the risk of loss shall be on Seller and insurance coverage maintained on the Property at its expense.

In the event that, prior to closing, the Property or any major portion thereof shall be completely or substantially destroyed or damaged by fire or any other cause beyond the control of Seller, Buyer shall have the option of terminating this Agreement and being refunded all earnest money payments made by it, without interest, whereupon this Agreement shall become null and void and of no effect whatsoever, and no further rights or obligations shall exist hereunder.

9. TAXES AND ASSESSMENTS. Real estate taxes and installments of special assessments due and payable in the year 2022 shall be paid by Seller. Seller represents the taxes due and payable in the previous years are paid in full. Buyer shall pay all taxes and installments of special assessments, including real estate taxes, due and payable in subsequent years.

10. CLOSING COSTS. Seller shall pay the costs for the title search and exam costs related to a title insurance commitment, for preparing the deed, certificate of real estate value, and well certificate(s), if any; for the deed tax; and for other closing costs typically associated with a seller. Buyer shall pay any financing costs associated with obtaining mortgage financing; the title insurance premium; the cost of recording the deed and filing the well certificate(s), if any; and other costs typically associated with a buyer in a real estate transaction.

11. BROKERAGE COMMISSION. Seller warrants that no brokerage/realtor commission is owed in association with the sale of the Property.

12. POSSESSION. Buyer shall take possession of the Property on the date of closing.

13. UTILITIES. Utilities shall be prorated as of the date of closing with Seller paying all utility charges to the date of closing and Buyer paying those thereafter.

14. INDIVIDUAL SEWAGE TREATMENT SYSTEM. There is no individual sewage treatment system located on the Property. This paragraph is included to comply with the requirements of Minnesota Statutes §115.55, subd. 6.

15. CONDITIONS OF CLOSING. Buyer's performance under the terms of this Agreement is expressly conditioned upon Buyer being fully satisfied that the following conditions have been met:

- a. Buyer sell the existing Library property;
- b. Buyer complete a satisfactory inspection of the Property;
- c. Kitchigami Regional Library System to release \$65,683.00 in funding for the purchase of the Property.

If all contingencies are not satisfied within 270 days from the effective date of the Purchase Agreement, the Purchase Agreement shall automatically terminate.

16. CORPORATE AUTHORITY. Seller represents and warrants that it is an organized and validly existing corporation in good standing under the laws of the State of Minnesota. Seller further warrants that it has full corporate authority to enter into this Agreement and to perform its obligations hereunder. Seller shall have its attorney prepare an opinion confirming the corporation's existence and its authority to sell land and shall also provide a corporation resolution authorizing the action of the corporation.

17. NOTICE OF AIRPORT ZONING REGULATIONS. If airport zoning regulations affect this Property, a copy of those airport zoning regulations, as adopted, can be viewed or obtained at the office of the county recorder where the zone area is located.

18. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender registry and persons registered with the predatory offender registry under Minnesota Statutes §243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located or the Minnesota Department of Corrections.

19. METHAMPHETAMINE DISCLOSURE. For the purposes of satisfying any applicable requirements of Minnesota Statutes §152.0275, Seller discloses and certifies that, to Seller's knowledge, methamphetamine production has not occurred on the property.

20. CEMETERY ACT. Minnesota Statutes §307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains or human burial grounds is guilty of a felony. Seller represents that Seller is not aware of any human remains, burials or cemeteries located on the Property.

21. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"). Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exception from FIRPTA withholding apply. Buyer and Seller agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

Seller shall represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive the closing and delivery of the deed.

Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security numbers.

Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer's responsibility for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensee's representing or assisting either party will be unable to assure either party whether the transaction is exempt from FIRPTA withholding requirements.**

22. ELECTRONIC SIGNATURES. The parties agree the electronic signature of any party on any document related to this transaction constitute valid, binding signatures.

23. FINAL ACCEPTANCE. To be binding, this Purchase Agreement must be fully executed by both parties and a copy must be delivered.

24. MISCELLANEOUS.

a. Buyer shall have the right to enter upon the premises prior to the date of closing for purposes of examination of any property and shall also have the right to have any agents or employees as desired by Buyer, including architects and engineers, examine the subject property, after first obtaining the permission of Seller.

b. This Agreement shall not be amended, altered or modified in any way except by written instrument duly executed by the parties hereto.

c. Any notice hereunder shall be in writing and shall be delivered or mailed, postage prepaid, to Buyer and Seller at the addresses set forth below or, if none, at their last known addresses.

d. The covenants, warranties, and representations herein contained shall be binding upon the parties hereto and their respective heirs, representatives, successors and assigns and shall survive the closing of this transaction.

e. Buyer has the right to a walk-through review of the Property prior to closing to establish that the Property is in substantially the same condition as of the date of the Purchase Agreement. Seller agrees to notify Buyer immediately in writing of any substantive changes from any prior representations regarding the physical condition of the Property.

f. This Agreement may be executed and delivered in any number of counterparts, including facsimile counterparts or scanned or e-mailed counterparts, all of which, when executed and delivered, shall have the force and effect of an original.

g. Attached hereto and made a part hereof as an Addendum is a Radon Disclosure.

h. Drahos Kieson & Christopher, P.A., represents solely the Seller in the above transaction. Buyer is represented by an attorney of its choosing or has had an opportunity to contact an attorney of its choosing and is specifically not represented by Drahos Kieson & Christopher, P.A.

i. In an action to enforce the terms of this Purchase Agreement the prevailing party shall be entitled to reasonable costs and attorney's fees.

j. The Parties hereby agree to provide their appropriate tax identification information to the closing agent of this transaction.

k. In the event that this Purchase Agreement is fully executed and the sale is consummated, Buyer agrees to not sell the existing property located at 72 First Street SE, Blackduck, MN 56630 to another bank or credit union.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year written below.

Dated: _____, 2022

SELLER:

BUYER:

DEERWOOD BANK

CITY OF BLACKDUCK

By _____
_____ its _____

By _____
_____ its _____

Seller's Address:

1350 Paul Bunyan Drive NW
P.O. Box 1278
Bemidji, MN 56601

Buyer's Address:

8 Summit Avenue NE
Blackduck, MN 56630

Z:\DKC\SAVEDOCS\ree22\DeerwoodBank-CityBlackduck-PA.wpd (las)

CITY Adoption Date: November 7, 2022



City of Blackduck

Beltrami County, Minnesota

SPENDING PLAN

TIF District 1-4

TIF District 1-6



Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, Minnesota 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

SPENDING PLAN FOR TIF DISTRICTS 1-4 AND 1-6

I. PURPOSE

The City of Blackduck, Minnesota (the “City”) administers the Tax Increment Financing Districts listed above (the “TIF Districts”) in the City and proposes to adopt a Spending Plan for the TIF Districts in accordance with Minnesota Statutes, Section 469.176 Subd. 4n (the “Act”).

The purpose of the Spending Plan is to develop or redevelop sites, lands or areas within the City in conformity with the City’s Comprehensive Plan or other City plans or objectives by using available tax increments from the TIF Districts to provide improvements, loans, interest rate subsidies, or assistance in any form to private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities, which will create or retain jobs in this state, including construction jobs.

The City has begun addressing properties that are vacant and left to deteriorate or are unsafe for residents. Studies show that blight properties have a significant financial cost to the City (police, fire, maintenance, pest control, etc.); they affect neighboring properties by reducing their values; and contributes to community instability – may reduce the incentive for neighbors to maintain their own and may lead to criminal activity.¹

The goals of the City are: (i) to identify “blighted” properties; have unsafe structures repaired, renovated, or demolished by the property owner as a first resort and then by the City at the owners cost as a last resort; and (ii) to have the parcels redeveloped.

II. PLAN

The City is authorized as follows:

(a) To use available tax increments from the TIF Districts to provide improvements, loans, interest rate subsidies, or assistance in any form to private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities (the “Projects”) in financing assistance to further the goals in the City’s Comprehensive Plan or other City plans or objectives, if doing so will create or retain jobs in the state, including construction jobs. The City has identified an estimated total of \$144,576 of unobligated tax increments that are anticipated to be available as of December 31, 2022 within the TIF Districts. Preference for financing assistance will be to spur the immediate construction, expansion, or rehabilitation of residential, commercial, industrial, or mixed-use buildings within the portion of the City to create or retain local jobs. The goal is to improve the City’s residential, commercial/industrial building stock by constructing new structures or rehabilitating existing ones to attract and retain jobs, including small business as well as stimulate additional private investment in the City. The resulting new investment should result in a higher market value for the underlying residential, commercial, or industrial property consistent with the City’s Comprehensive Plan. The project should also have the potential to serve as a catalyst for additional investment.

(b) To amend the budget set forth in the Tax Increment Financing Plans for the TIF Districts as necessary to provide for the assistance authorized by this Spending Plan.

(c) To take any other action necessary and authorized under the Act in connection with the construction or substantial rehabilitation of facilities of the type described in clause (a) above.

III. OBJECTIVES

The City will consider helping facilitate private construction projects to achieve one or more of the following objectives:

- (a) Stimulate the construction of new buildings or building expansions.
- (b) Renovate existing buildings to meet current building code standards and accessibility requirements, enhance building energy efficiency, and improve the health and safety of occupants to retain or attract business tenants in the City.
- (c) Assist local businesses expand and/or improve their facilities for their own use or the benefit of retaining or attracting tenants.
- (d) Stabilize or increase the market value of the City's building stock to expand the municipal tax base.
- (e) Retain local jobs and/or increase the number and quality of jobs.
- (f) Stimulate development in the catalyst sites described in the City's Comprehensive Plan.
- (g) To promote community stabilization and revitalization by the removal of blight and the upgrading in existing housing stock in residential areas.
- (h) The Projects shall commence before December 31, 2025 (unless a later commencement date is authorized by law) and shall constitute Projects that would not commence by such date without the assistance provided pursuant to this Spending Plan.

The assistance provided pursuant to this Plan shall be subject to Minnesota Statutes, Sections 116J.993 to 116J.995 (the "Business Subsidy Law"), if applicable, and shall be subject to the City's Business Subsidy Policy.



CITY OF BLACKDUCK

RESOLUTION NO: 2022-04

RESOLUTION TO SUPPORT THE AUTHORITY TO IMPOSE A LOCAL SALES TAX TO FUND SPECIFIC CAPITAL IMPROVEMENTS PROVIDING REGIONAL BENEFIT, TO ESTABLISH THE DURATION OF THE TAX AND THE REVENUE TO BE RAISED BY THE TAX, AND TO AUTHORIZE THE CITY OF BLACKDUCK TO ISSUE BONDS SUPPORTED BY THE SALES TAX REVENUE.

WHEREAS, the City of Blackduck has engaged community residents and businesses and identified capital improvements with approximate aggregate principal amount of \$2,500,000.

WHEREAS, the project(s) will result in benefits to both the residents and businesses of the City of Blackduck and to non-resident visitors and businesses; and,

WHEREAS, funding the project(s) with a local sales tax will more closely distribute the cost of the project(s) to the users of the facilities; and,

WHEREAS, the project(s) are estimated to cost approximately \$2,500,000; and,

WHEREAS, the City of Blackduck estimates that a local sales tax of .5 percent would generate \$1,000,000 over 20 years and,

WHEREAS, the City of Blackduck has provided documentation of the regional significance of each project, including the share of the economic benefit to or use of each project by persons residing, or businesses located, outside of the jurisdiction; and,

WHEREAS, the estimated local sales tax revenue and estimated time needed to raise that amount of revenue for each project is as follows:

1. **Project #1** - City Campground Improvement – estimated cost \$510,000; the City would like to use \$200,000 of revenue generated from the sales tax to help pay for this project.
2. **Project #2** – Walking Trail Improvements – estimated cost \$716,000; the City would like to use \$300,000 of revenue generated from the sales tax to help pay for this project.
3. **Project #3** – Wayside Rest Improvements – estimated cost \$713,900; the City would like to use \$250,000 of revenue generated from the sales tax to help pay for this project.
4. **Project #4** – Golf Course Irrigation Improvements – estimated cost \$750,000; the City would like to use \$150,000 of revenue generated from the sales tax to help pay for this project.
5. **Project #5** – Library Reconstruction Project – estimated cost \$500,000; the City would like to use \$100,000 of revenue generated from the sales tax to help pay for this project.



CITY OF BLACKDUCK

RESOLUTION NO: 2022-04

WHEREAS, Minn. Stat. § 297A.99 authorizes the imposition of a general sales tax if permitted by special law of the Minnesota Legislature; and,

WHEREAS, Minn. Stat. § 297A.99 requires the City of Blackduck to pass a resolution authorizing such a local tax and to obtain Legislative approval prior to approval by the local voters to enact the local tax;

THEREFORE, BE IT RESOLVED the following:

1. The City Council supports the authority to impose a general local sales tax of .5 percent for a period of 20 years to fund the aforementioned project(s);
2. Upon approval of this resolution, the City of Blackduck will submit the adopted resolution and documentation of regional significance to the chairs and ranking minority members of the House and Senate Taxes committees for approval and passage of a special law authorizing the tax, by January 31 of the year that it is seeking the special law.
3. Upon Legislative approval and passage of the special law authorizing the tax, the City of Blackduck will adopt a resolution accepting the new law, which will be filed with a local approval certificate to the Office of the Secretary of State before the following Legislative session.
4. The City of Blackduck will put a detailed ballot question(s), which includes separate questions for each project, on a general election ballot for local voter approval. This will be done within two years of receiving legislative authority.
5. If one or more ballot questions pass, the city will also pass an ordinance imposing the tax and notify the commissioner of Revenue at least 90 days before the first day of the calendar quarter that the tax will be imposed.
6. Upon completion of the aforementioned requirements, the local sales tax will commence and run until December 31, 2043 or until a sum sufficient to fund the voter approved project(s), including related debt costs, is raised, whichever comes first.

Adoption by the City Council of the City of Blackduck this 10th day of January, 2022

Maxwell Gullette, Mayor

Christina Regas – City Administrator



8 Summit Ave. NE, PO Box 380, Blackduck, MN 56630-0380

January 24, 2022

Rep. Greg Davids, Minority Lead, House Taxes Committee

Re: Local Option Sales Tax | City of Blackduck, Resolution 2022-04

Honorable Representative Davids,

The City of Blackduck is respectfully requesting the authority to impose a local option sales tax that will provide capital for five regional projects. The use of this funding will provide an economic benefit to residents, businesses, and visitors from outside of our jurisdiction.

The proposed tax rate is \$0.005, or one-half cent, on local sales, which will include food and beverage, lodging, and entertainment sales. Based on tax collections in 2018, we anticipate a 0.5% local sales tax would generate \$40,000 per year (data provided by MN Department of Revenue, December 7, 2020). We are requesting the tax period be 20 years or until the \$1,000,000 has been raised.

The local sales tax option will provide revenue for the following improvements:

- ▶ Electricity and utilities at the City Campground
- ▶ Playground and ADA compliant restroom facility at the City Wayside Rest
- ▶ Trail extensions and improvements adjacent to the Wayside Rest
- ▶ Irrigation at the City Golf Course
- ▶ Rehabilitation of the Community Library

The projects draw tourism from neighboring states and internationally, as we are approximately 66 miles from Canada. Enclosed you will find specific information on the five capital projects and how they will provide regional benefit.

Please reach out to either of us at the contact info listed below if you have any questions on this information.

Sincerely,

Maxwell Gullette, Mayor

maxwell.gullette@blackduckmn.com | 218.556.5741

Christina Regas, City Administrator

christina.regas@blackduckmn.com | 218.835.4803

Cc.

Sen. Carla Nelson, Chair, Senate Taxes Committee
Sen. Ann Rest, Minority Lead, Senate Taxes Committee
Sen. Bill Weber, Chair, Senate Subcommittee on Property Taxes
Sen. Matt Klein, Minority Lead, Senate Subcommittee on Property Taxes

Rep. Paul Marquart, Chair, House Taxes Committee
Rep. Cheryl Youakim, Chair, House Property Tax Division
Rep. Jerry Hertaus, Minority Lead, House Property Tax Division

www.blackduckmn.com

Phone: (218) 835-4803 Fax: (218) 835-4801 Email: city@paulbunyan.net

"The City Of Blackduck Is An Equal Opportunity Provider"



City of Blackduck Local Option Sales Tax Proposal Resolution 2022-04



Contact

Maxwell Gullette, Mayor
maxwell.gullette@blackduckmn.com | 218.556.5741

Christina Regas, City Administrator
christina.regas@blackduckm.n.com | 218.835.4803





Capital Improvement Projects

The City of Blackduck is in Beltrami County, in northwest Minnesota. It was founded in 1900 as a logging community and has grown to be a hub between Bemidji and the Canadian border. Blackduck offers outdoor and recreational activities for tourists who visit Blackduck Lake and travelers who pass through on US Highway 71 and State Highway 72. The city draws from a large regional base for employment at Anderson Fabrics custom workroom.

The City of Blackduck is strategically located for regional commerce. Canada is 66 miles to the north, and international tourists frequent Blackduck. In 2019, there were 292,223 personal vehicles coming in at the Canada–Baudette crossing. State Highway 72 offers a direct route into Blackduck from Baudette. US Highway 71 and State Highway 72 intersect in downtown Blackduck. According to MnDOT, 4,900 vehicles pass by this corner each day, bringing regional traffic into Blackduck. Anderson Fabrics has 270 full and part time employees who travel a great distance to Blackduck each day. This regional location creates a strong economic base for the city.

With 845 residents, Blackduck needs assistance in supporting the activities that outdoor enthusiasts, day visitors, and a regional employment base require. The income level of the residents is about 59% of that of the non-metro state average. The local sales tax requested will fund five capital projects that will support the city amenities that draw outside revenue and sustain a destination site. To tackle this, the city would like to implement a 0.5% Local Sales and Use tax to help fund the capital improvement projects outlined below.





Blackduck City Campground

Project Description

Less than five minutes from the center of Blackduck is Pine Tree Park Municipal Campground. This is a city-owned campground along the eastern shore of Blackduck Lake. The park currently has 32 camping sites including: 9 primitive sites, 10 sites with electrical hookups, and 13 RV sites with water and power, and a sewer dumping station.

In 2020–2021, along with COVID restrictions, there was increased interest in outdoor recreation which created a strong uptick in campers. Pine Tree Municipal Campground had 182 campers in 2021, which was more than double the figure in 2020.

The city would like to upgrade the campground to have 30 RV sites that include electricity, water and sewer hookups. They will keep five primitive sites for a total of 35 camping sites. The upgrades proposed include both sewer and water lines throughout the campground, putting in 30 new sewer and water hookup locations, and developing thirty 50-foot gravel camping spots. Along with campground improvements, a 120-foot fishing pier and 12 boat slips will be constructed with this project. The final upgrade to the campground and beach area will be the reconstruction of the parking lot.

It is essential that the city improve the aging water and sewer utilities. The increased use from regional campers has the potential to damage natural resources from an aging sewer dumping facility, and a lack of available full RV hook up sites. Planning for increased use will protect Blackduck Lake and the beautiful Northwoods for many generations of enjoyment. The cost estimates and improvement locations are found in the Appendix A.



Project Benefits

- ▶ The campground brings in people from all over the country. Most travelers are from Iowa, Wisconsin, North Dakota, South Dakota, and occasionally from Arizona and Florida. The main reason for travel is to visit extended family.
- ▶ Increasing the capacity would bring more people to Blackduck, where they will spend money and boost economic growth.
- ▶ An improved campground would be appealing to off-road vehicle users and would be a big draw for “weekend warriors.”



The Pine Tree Municipal Campground improvements are estimated to cost \$510,00; the city would like to use \$200,000 of revenue generated from the sales tax to help pay for this project.





Blackduck City Walking Trail

Project Description

Visitors coming to Blackduck on Highway 72 will notice a wayside rest along the highway. Just north of the rest area is an adjacent trail. Access to the Blackduck Trail offers a healthy exercise break for travelers and their families. The current walking trail loops around the city but stops at Summit Avenue West, just north of the wayside rest. This project would extend Blackduck Trail around the west edge of the city, in front of the wayside rest, to meet the existing trail to the south along Highway 47.

The proposed extension would span 1731 feet, north to south, with a 10-foot width. The new trail would be paved and will include access to businesses along the frontage road. Another addition to the trail system includes an extension to the west side of town. The trail would cross TH 71 at Brandl Drive and continue south paralleling Oscar Avenue until it intersects with Summit Avenue. This would also be a paved extension, and like the others, the existing trail would receive a 1.5-inch bituminous overlay and 1-foot gravel shoulders. The cost estimates and improvement locations are found in the Appendix A.

Project Benefits

- ▶ The walking trail has a close proximity to the Blue Ox Trail, which is a widely used ATV/snowmobile trail.
- ▶ The Blackduck walking trail is often used by visitors who don't golf or fish yet desire an outdoor recreation opportunity.
- ▶ The trail is plowed and maintained through the winter, which creates a draw for runners and walkers during the colder, snowier months.
- ▶ Trail users, including families who bicycle, will be safer with an off-road alternative.



The two walking trail extensions and resurfacing of the existing trail is estimated to cost \$716,000; the city would like to use \$300,000 of revenue generated from the sales tax to help pay for this project.





Blackduck City Wayside Rest

Project Description

The Blackduck City Wayside Rest is along the busy US Highway 71, just south of the junction of US Highway 71 and State Highway 72. As a potential 4,900 vehicles pass by each day, travelers are welcomed by a picnic shelter, playground, and restroom. This offers a needed break for families traveling through the region and an easy access from the highway.

The restroom at the site is not ADA compliant nor winterized. It is functional only in warmer months, while traffic along the highway is year-round and restrooms are used frequently by northern travelers. The city would like to winterize the building, expand it to offer tourism information, and rehabilitate it to comply with ADA standards. The goal is to offer year-round functionality and access for all users.

The park is home to a playground for which the city would like to upgrade and enhance the playground equipment. The cost estimates and improvement locations are found in the Appendix A.

Project Benefits

- Offers a rest stop for travelers with an accessible restroom with tourist information.
- Restroom for travelers who stop to use the Electric Vehicle (EV) charging station already located at the wayside rest.
- Headquarters for tourism events, such as the Blackduck Woodcarvers Festival, and others that occur throughout the year.
- Shelter for families that stop and take photos in front of the duck statue.



Improving the wayside rest facility and upgrading the playground equipment is estimated to cost \$713,900; the city would like to use \$250,000 of revenue generated from the sales tax to help pay for this project.





Blackduck City Golf Course

Project Description

The city's public golf course was built 1938–1939 as one of the region's Works Progress Administration (WPA) projects. The club house, greens and tee boxes were built and maintained primarily by volunteers. The course has undergone only small changes throughout its life. Over the past 80-plus years the course has catered to tourists visiting the area's resorts and campgrounds and offers healthy outdoor recreation.

In 2021, the course had 9,081 golfers, and it has increased by 27.5% in the past year. Golfers from North Dakota, South Dakota, Iowa, and Wisconsin frequent the course. Recognized by the MGA and USGA, the course is a regional asset and home to Blackduck's and Northome/Kelliher's high school golf teams.

The golf course struggles with drought from year to year from a lack of irrigation as the only irrigation the course has is around the greens. The city would like to be able to irrigate all the fairways and tee boxes. This would require running mainline watermain throughout the course with branched lines for sprinkler heads. This would also include installing a pumphouse to handle the increased flow demands.

Project Benefits

- ▶ Draw regional golfers for a longer season in the fall.
- ▶ Provide visitors an excellent recreation activity for out-of-state visitors who may be staying with family.
- ▶ Host regional tournaments, such as the Drake Scramble that brings high school teams from the regional area.
- ▶ Golf offers a healthy outdoor activity, especially needed during COVID outbreaks during summer months.



The proposed golf course irrigation improvement project is estimated to cost \$750,000; the city would like to use \$150,000 of revenue generated from the sales tax to help pay for this project.





Project Description

The Blackduck City Library is used by residents, students and employees who commute to Blackduck from a regional area. It is a small building without ADA accessibility. The city would like to expand and rehabilitate their existing library or construct a new building at an undetermined location.

The Blackduck School District has 642 students who commute from a wide region. They will use the city library for research and study projects. The Blackduck Library is part of the Kitchigami Regional Library System that shares resources throughout the region.

The new proposed building would be one story tall with block framing and a brick veneer exterior. A 2,000-square-foot building would be the perfect size for this community. A cost estimate of \$250 per square foot provides a total cost estimate of \$500,000.

Project Benefits

- Publicly open and free to the public.
- The library is part of the Kitchigami Regional Library System (KRLS). KRLS's mission is "to enhance the quality of life throughout a five-county area by providing access to library resources and services that meet residents' varied and continually evolving needs."



The proposed Library Reconstruction project is estimated to cost \$500,000; the city would like to use \$100,000 of revenue generated from the sales tax to help pay for this project.





Appendix A

project estimates and preliminary drawings



0 250 500

SCALE (IN FEET)

COST

ELECTRICAL & STRUCTURAL UPGRADES:	\$	150,000.00
UPGRADE & ENHANCE PLAYGROUND:	\$	50,000.00
TOTAL CONSTRUCTION COST:	\$	200,000.00
CONSTRUCTION CONTINGENCY (10%):	\$	20,000.00
ENGINEERING/DESIGN (18%):	\$	39,600.00
TOTAL COST:	\$	259,600.00

WAYSIDE REST

OSCAR AVE SW

WAYSIDE REST

SUMMIT AVE W

A map showing a street layout. A diagonal line represents a street, with the label 'RAILROAD AVE SW' written along it. To the left of this line, a red circle is partially visible, and the letters 'ST' are shown, likely representing 'STREET'. The map is oriented with the diagonal street running from the top-left towards the bottom-right.

HWY 71 SW

AGE RD

PINE AVE SW

J:\City of Blackduck MN-32252\2021-11122\CADD\CIVIL\SALES-TAX-PROJECTS.dwg Plotted by:Caleb Strandlie 1/6/2022 10:12:53 AM © 2022 WIDSETH

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS

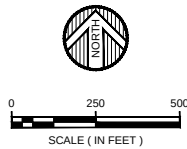
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT
 WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND
 THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER
 THE LAWS OF THE STATE OF MINNESOTA.

CURTIS D. MEYER DATE: MM/DD/YYYY MC. NO. 40982

DATE	DATE	REVISIONS DESCRIPTION	BY
AS SHOWN	DECEMBER, 2020		
B.T.C.			
C.D.M.			
JOB NUMBER: 2019-11839			

CITY OF BLACKDUCK CAPITAL IMPROVEMENT PLAN
VALUE
BLACKDUCK, MN
SALES-TAX-PROJECTS - PROJECT 1 (RD)

SHEET NO.
4



PINE TREE MUNICIPAL CAMPGROUND
WITH FISHING PIER

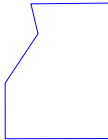
CONSTRUCTION

COST

SANITARY SERVICES INSTALL(30 sites)	\$	49,500.00
WATER SERVICES INSTALL(30sites):	\$	72,000.00
CAMPSITE CONSTRUCTION(30 sites)	\$	13,320.00
WATERMAIN:	\$	11,200.00
SANITARY SEWER:	\$	22,000.00
PARKING LOT PAVING:	\$	20,000.00
FISHING PIER:	\$	205,000.00
TOTAL CONSTRUCTION COST:	\$	393,020.00
CONSTRUCTION CONTINGENCY (10%):	\$	39,302.00
ENGINEERING/DESIGN (18%):	\$	77,818.00
TOTAL COST:	\$	510,140.00

LEGEND

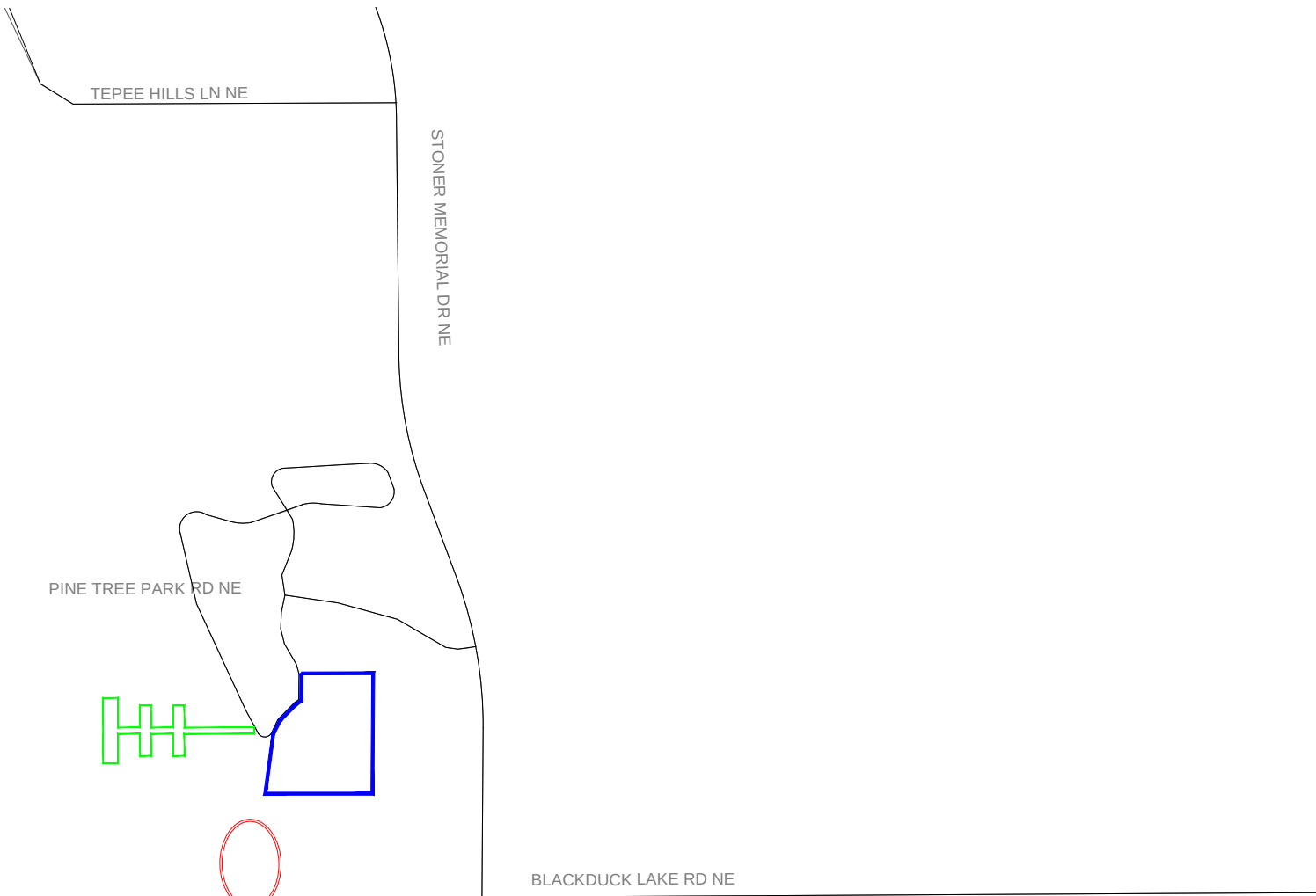
CAMPGROUND



PARKING LOT



FISHING PIER



WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DATE: DECEMBER, 2020
SCALE: AS SHOWN
DRAWN BY: B.T.C.
CHECKED BY: C.D.M.

DATE: 2019-11-20
JOB NUMBER: 2019-11830

CITY OF BLACKDUCK CAPITAL IMPROVEMENT PLAN
VALUE
BLACKDUCK, MN

SALES-TAX-PROJECTS - PROJECT 3(CAMPGROUND)

SHEET NO.
7

DATE: 12/15/2020
TIME: 10:12:54 AM
FILE: J:\City of Blackduck MN-32252\2021-11122\CADD\Civil\SALES-TAX-PROJECTS.dwg
PLOT: Caleb Strandlie

DATE: 12/15/2020
TIME: 10:12:54 AM
FILE: J:\City of Blackduck MN-32252\2021-11122\CADD\Civil\SALES-TAX-PROJECTS.dwg
PLOT: Caleb Strandlie



Appendix B

city resolution 2022-04





CITY OF BLACKDUCK

RESOLUTION NO: 2022-04

RESOLUTION TO SUPPORT THE AUTHORITY TO IMPOSE A LOCAL SALES TAX TO FUND SPECIFIC CAPITAL IMPROVEMENTS PROVIDING REGIONAL BENEFIT, TO ESTABLISH THE DURATION OF THE TAX AND THE REVENUE TO BE RAISED BY THE TAX, AND TO AUTHORIZE THE CITY OF BLACKDUCK TO ISSUE BONDS SUPPORTED BY THE SALES TAX REVENUE.

WHEREAS, the City of Blackduck has engaged community residents and businesses and identified capital improvements with approximate aggregate principal amount of \$2,500,000.

WHEREAS, the project(s) will result in benefits to both the residents and businesses of the City of Blackduck and to non-resident visitors and businesses; and,

WHEREAS, funding the project(s) with a local sales tax will more closely distribute the cost of the project(s) to the users of the facilities; and,

WHEREAS, the project(s) are estimated to cost approximately \$2,500,000; and,

WHEREAS, the City of Blackduck estimates that a local sales tax of .5 percent would generate \$1,000,000 over 20 years and,

WHEREAS, the City of Blackduck has provided documentation of the regional significance of each project, including the share of the economic benefit to or use of each project by persons residing, or businesses located, outside of the jurisdiction; and,

WHEREAS, the estimated local sales tax revenue and estimated time needed to raise that amount of revenue for each project is as follows:

1. **Project #1** - City Campground Improvement – estimated cost \$510,000; the City would like to use \$200,000 of revenue generated from the sales tax to help pay for this project.
2. **Project #2** – Walking Trail Improvements – estimated cost \$716,000; the City would like to use \$300,000 of revenue generated from the sales tax to help pay for this project.
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CITY OF BLACKDUCK

RESOLUTION NO: 2022-04

WHEREAS, Minn. Stat. § 297A.99 authorizes the imposition of a general sales tax if permitted by special law of the Minnesota Legislature; and,

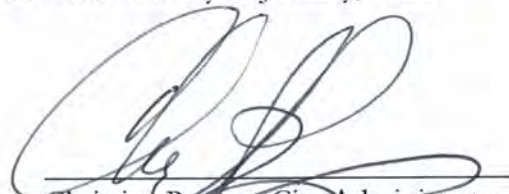
WHEREAS, Minn. Stat. § 297A.99 requires the City of Blackduck to pass a resolution authorizing such a local tax and to obtain Legislative approval prior to approval by the local voters to enact the local tax;

THEREFORE, BE IT RESOLVED the following:

1. The City Council supports the authority to impose a general local sales tax of .5 percent for a period of 20 years to fund the aforementioned project(s);
2. Upon approval of this resolution, the City of Blackduck will submit the adopted resolution and documentation of regional significance to the chairs and ranking minority members of the House and Senate Taxes committees for approval and passage of a special law authorizing the tax, by January 31 of the year that it is seeking the special law.
3. Upon Legislative approval and passage of the special law authorizing the tax, the City of Blackduck will adopt a resolution accepting the new law, which will be filed with a local approval certificate to the Office of the Secretary of State before the following Legislative session.
4. The City of Blackduck will put a detailed ballot question(s), which includes separate questions for each project, on a general election ballot for local voter approval. This will be done within two years of receiving legislative authority.
5. If one or more ballot questions pass, the city will also pass an ordinance imposing the tax and notify the commissioner of Revenue at least 90 days before the first day of the calendar quarter that the tax will be imposed.
6. Upon completion of the aforementioned requirements, the local sales tax will commence and run until December 31, 2043 or until a sum sufficient to fund the voter approved project(s), including related debt costs, is raised, whichever comes first.

Adoption by the City Council of the City of Blackduck this 10th day of January, 2022


Maxwell Gullette, Mayor


Christina Regas – City Administrator



8 Summit Ave. NE, PO Box 380, Blackduck, MN 56630-0380

www.blackduckmn.com

Phone: (218) 835-4803 Fax: (218) 835-4801 Email: city@paulbunyan.net

"The City Of Blackduck Is An Equal Opportunity Provider"

October 12, 2022

The City of Blackduck
City Council
8 Summit Ave NE
Blackduck, Minnesota 56630

CITY OF BLACKDUCK
OCT 12 2022

Christina Christian
81 Oscar Ave NW
Unit 6
Blackduck, Minnesota 56630

To whom it may concern,

I arrived in Blackduck, Minnesota on August 31, 2018. I had recently left my ex-husband in Virginia and was headed to Austin, Texas. A friend of mine that I had been in the Navy with lived in Blackduck and she suggested I come visit her first.

I had nothing better to do, so I hopped on a Greyhound Bus and headed to Minnesota, a state I swore I would never visit because it was too cold.

I arrived in Blackduck and I fell in love with this place. I had never experienced the outpouring of support and love that I received from total strangers. Minnesota nice.

I decided I would stay but only for 3 years. Then I was moving on to bigger, better, and warmer things. Almost to the day, 3 years later, I left Blackduck.

I traveled for the past year. No place I stopped at ever felt like home. I missed Blackduck. I decided that I was returning to Blackduck. I was returning home. I had no plans for what I was going to do when I got here, where I was going to live, where I was going to work. I just knew that I was leaving the next day and coming home.

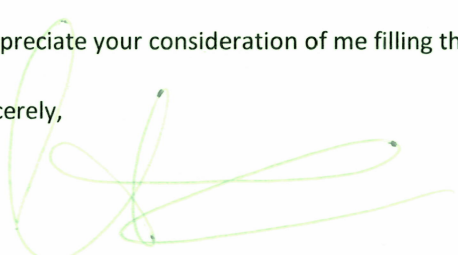
And that is exactly what I did. I came home. I love Blackduck. I will never leave. This is my home.

I am interested in joining the Planning Commission because I want to be involved. I want to make a difference. I want to return the love that I have received from Blackduck.

While I have no experience with local government, with the exception of working elections several times in Virginia, I have a love for Blackduck that grows every single day. I know that a person that loves this town so very much would be a perfect fit to join the Planning Commission.

I appreciate your consideration of me filling the vacant position.

Sincerely,



Christina Christian



RANGE CORNICE & ROOFING COMPANY

ROOFING & ARCHITECTURAL SHEET METAL CONTRACTOR

PHONE: (218) 263-8812

Fax: (218) 263-8185

510 W. 41ST Street

Hibbing, MN 55746

TO: City of Blackduck
ATTN: Christina Regas
EMAIL: christina.regas@blackduckmn.com

DATE: October 17, 2022
QUOTE NO.: 22-250
SUBJECT: Approximately 1,800 S.F.

BID PROPOSAL

A:) We propose to furnish all labor, equipment, and material to install a new adhered EPDM roof system as follows:

1. Set up all necessary equipment and material to meet or exceed OSHA standards.
2. Remove existing roofing, and dispose of as per state and county codes.
3. Inspect decking and replace any wet with like kind.
4. Install 2 layers of 3.1" ISO insulation and mechanically fasten to existing deck as per manufacturer's specifications.
5. Install new wood nailer, to accommodate new insulation height, where needed.
6. Install new .060 EPDM membrane and adhere to new insulation, as per manufacturer's specifications.
7. Flash all penetrations watertight, as per manufacturer's specifications.
8. Install walkway pads at service doors of HVAC unit.
9. Fabricate and install all new prefinished metal copings and counterflashing.
(Color to be selected by owner from standard color chart).
10. Clean up roof and grounds to pre-existing conditions or better.
11. Furnish 20 year manufacturer's roof system warranty.

For the sum of:

FIFTY-SEVEN THOUSAND FIVE HUNDRED FIFTY-SEVEN AND NO/100 (\$57,557.00) DOLLARS

B:) Pricing to reflash the walls, curbs, pipes and drains to make the roof system last at least five (5) years longer.

For the sum of:

TWENTY-ONE THOUSAND SEVENTY-NINE AND NO/100 (\$21,079.00) DOLLARS

* This covers approximately 200 L.F. of wall, 3 curbs, and 3 pipes plus 1 drain.

Note: Stucco wall to be removed by city chosen contractor.



RANGE CORNICE & ROOFING COMPANY
Terrance E. Marty/President
TEM/cmp















