Board of Commissioners
Agenda

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

May 20, 2025 - 9 a.m. **Council Chambers - Courthouse Room 300**

ROLL CALL

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

1. Agenda of May 20, 2025 is Presented for Approval 2024-558

Sponsors: County Manager's Office

Approve the agenda of May 20, 2025.

2. Minutes from May 13, 2025 are Presented for Approval 2024-570

Sponsors: County Manager's Office

Approve the May 13, 2025 Minutes.

PROCLAMATION

3. Proclamation: Mental Health Awareness Month 2025-105

Sponsors: Social Services

ADMINISTRATIVE ITEMS

4. Joint Powers Agreement with Minnesota Department of Public Safety, Bureau of Criminal Apprehension for Participation in the Minnesota Anti-Heroin Task Force Program 2025-152

Sponsors: Sheriff's Office

1. Approve the Joint Powers Agreement with the Minnesota Department of Public Safety, Bureau of Criminal Apprehension, 1430 Maryland Street East, Saint Paul, MN 55406 for participation in the Minnesota Anti-Heroin Task Force Program upon execution through five years from the fully executed agreement.
2. Authorize the Chair and Chief Clerk to execute the Joint Powers Agreement.

5. Amendment to the Agreement with Reiling Construction, Co., Inc., for Safety and Security Barriers in the Adult Detention Center 2025-096

Sponsors: Sheriff's Office

1. Approve an amendment to the agreement with Reiling Construction, Co., Inc., 867 Pierce Butler Route, Saint Paul, MN 55104 for the construction of safety and security barriers in the Adult Detention Center, to extend the amendment upon execution through December 17, 2026, in accordance with the rates established in the agreement.
2. Authorize the Chair and Chief Clerk to execute the amendment.
3. Authorize the County Manager to execute amendments to the agreement in accordance with the county's procurement policies and procedures, provided the amounts are within the limits of available funding.

6. Terms of Collective Bargaining Agreement with Ramsey County Deputy Sheriff's Federation for the years 2025, 2026, and 2027 2025-174

Sponsors: Human Resources

1. Approve the terms of the collective bargaining agreement with Ramsey County Deputy Sheriff's Federation for the years 2025, 2026, and 2027.
2. Authorize the Chair and the County Manager to execute the agreement.

7. Terms of Collective Bargaining Agreement with Law Enforcement Labor Services Local 184 - Deputy Sheriff Commanders for the years 2025, 2026, and 2027 2025-175

Sponsors: Human Resources

1. Approve the terms of the collective bargaining agreement with Law Enforcement Labor Services Local 184 - Deputy Sheriff Commander for the years 2025, 2026, and 2027.
2. Authorize the Chair and the County Manager to execute the agreement.

8. Support for Nominations to National Association of Counties 2025 Leadership Positions 2025-198

Sponsors: Board of Commissioners

1. Support the candidacy of Commissioner Tara Jebens-Singh for: Member of the Large Urban County Caucus and Member of the Health Policy Steering Committee.
2. Support the candidacy of Commissioner Mary Jo McGuire for: Member of the Programs and Services Committee, Member of the Large Urban County Caucus and Member of the Arts and Culture Commission.
3. Support the candidacy of Commissioner Garrison McMurtrey for: Member of the Large Urban County Caucus and Vice Chair of the Community, Economic & Workforce Development Policy Steering Committee.
4. Support the candidacy of Commissioner Rena Moran for: Member of the Large Urban County Caucus and Member of the Healthy Counties Advisory Board.
5. Support the candidacy of Commissioner Rafael Ortega for: Member of the Large Urban County Caucus and Member of the Transportation Steering Committee.
6. Support the candidacy of Commissioner Mai Chong Xiong for: Vice Chair - Human Services & Education (Aging Subcommittee); Member - Large Urban County Caucus.
7. Support the candidacy of Commissioner Kelly Miller for: Member of the IT Standing Committee and Member of the Large Urban County Caucus.

9. Amendment to the Minimum Assessment Agreement for the Ford Site TIF District #322 2025-201

Sponsors: County Assessor's Office

Approve the second amendment to minimum assessment agreement and the reduction of minimum market values set forth therein, in substantially the form presented to the Ramsey County Board, together with any related documents necessary in connection therewith.

PRESENTATION

10. Presentation: Investing in the Workforce Update 2025-164

Sponsors: County Manager's Office

None. For information and discussion only.

LEGISLATIVE UPDATE

COUNTY CONNECTIONS

OUTSIDE BOARD AND COMMITTEE REPORTS

BOARD CHAIR UPDATE

ADJOURNMENT

Following County Board Meeting:

10:00 a.m. (est.) Housing and Redevelopment Authority Meeting
Council Chambers – Courthouse Room 300

10:30 a.m. (est.) Strategic Priority: Advancing Racial & Health Equity & Shared Community Power
Courthouse Room 220, Large Conference Room
Public access via Zoom:
Webinar ID: 917 1823 8667 | Passcode: 173774 | Phone: 651-372-8299

12:00 p.m. (est.) Joint County-Courts Meeting
Courthouse Basement Room 42

Advance Notice:

May 27, 2025	County board meeting – Council Chambers
June 03, 2025	County board meeting – Council Chambers
June 10, 2025	County board meeting – Council Chambers
June 17, 2025	County board meeting – Council Chambers

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Board of Commissioners

Request for Board Action

Item Number: 2024-558 **Meeting Date:** 5/20/2025

Sponsor: County Manager's Office

Title
Agenda of May 20, 2025 is Presented for Approval

Recommendation
Approve the agenda of May 20, 2025.

RAMSEY COUNTY

Board of Commissioners

Request for Board Action

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Item Number: 2024-570 **Meeting Date:** 5/20/2025

Sponsor: County Manager's Office

Title
Minutes from May 13, 2025 are Presented for Approval

Recommendation
Approve the May 13, 2025 Minutes.

Attachments
1. May 13, 2025 Minutes

Board of Commissioners
Minutes

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

May 13, 2025 - 9 a.m. **Council Chambers - Courthouse Room 300**

The Ramsey County Board of Commissioners met in regular session at 9:01 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Xiong and Chair Ortega. Also present were Ling Becker, County Manager, and Jada Lewis, Civil Division Director, Ramsey County Attorney's Office.

ROLL CALL

Present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

PLEDGE OF ALLEGIANCE

LAND ACKNOWLEDGEMENT

Presented by Commissioner McMurtrey.

1. Agenda of May 13, 2025 is Presented for Approval [2024-556]

Sponsors: County Manager's Office

Approve the agenda of May 13, 2025.

Commissioner Xiong asked for a motion to amend the agenda and tabled Administrative Item #6: Amendment to the Minimum Assessment Agreement for the Ford Site TIF District #322. Motioned by Xiong, Seconded by Moran. Motion passed.

Motion by Xiong, Seconded by Miller. This Agenda was approved as amended.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

2. Minutes from May 6, 2025 are Presented for Approval [2024-569]

Sponsors: County Manager's Office

Approve the May 6, 2025 Minutes.

Motion by Xiong, seconded by McGuire. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

PROCLAMATION

3. Proclamation: Police Week [2025-029]

Sponsors: Sheriff's Office

Presented by Commissioner McMurtrey. Discussion can be found on archived video.

ADMINISTRATIVE ITEMS

Commissioner Moran was absent during the voting of the administrative items. She arrived at 9:18

a.m. and was present during the rest of the board meeting.

4. Amended and Restated Joint Powers Agreement for the Ramsey County Sheriff Emergency Response Teams — 2025-153

Sponsors: Sheriff's Office

1. Approve the amended and restated Joint Powers Agreement with the cities of Maplewood, Mounds View, New Brighton, North Saint Paul, Oakdale, Roseville, Saint Anthony, and White Bear Lake, the University of Minnesota, the Metropolitan Council, and Ramsey County for the Ramsey County Sheriff Emergency Response Teams upon execution.
2. Authorize the Chair and Chief Clerk to execute the Joint Powers Agreement.

Motion by McMurtrey, seconded by Miller. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Ortega, and Xiong
Absent: Moran
Resolution: B2025-090

5. Property Tax Abatement — 2025-163

Sponsors: County Assessor's Office

Approve the property tax abatement, and any penalty and interest, with a reduction of $10,000 or more for: 06-28-22-23-0168, 250 Smith Ave N, Saint Paul, MN

Motion by McMurtrey, seconded by Miller. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Ortega, and Xiong
Absent: Moran
Resolution: B2025-091

6. Amendment to the Minimum Assessment Agreement for the Ford Site TIF District #322 — 2025-159

Sponsors: County Assessor's Office

Approve the second amendment to minimum assessment agreement and the reduction of minimum market values set forth therein, in substantially the form presented to the Ramsey County Board, together with any related documents necessary in connection therewith.

Discussion can be found on archived video.

This Administrative Item was tabled.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Ortega, and Xiong
Absent: Moran

7. Set Public Hearing Date for the use of Ramsey County Transportation Sales and Use Tax Funds — 2025-172

Sponsors: Public Works

Set the Public Hearing date of June 3, 2025, at 9 a.m. or as soon as possible thereafter, in the Council Chambers, third floor of Ramsey County Courthouse, 15 West Kellogg Boulevard, Saint Paul, MN 55102 to afford the public an opportunity to comment on the revisions to the list of projects eligible for the Ramsey County Transportation Sales and Use Tax funds.

Motion by McMurtrey, seconded by Miller. Motion passed.
Aye: Jebens-Singh, McGuire, McMurtrey, Miller, Ortega, and Xiong
Absent: Moran

Resolution: B2025-092

LEGISLATIVE UPDATE

Presented by Commissioner McGuire. Discussion can be found on archived video.

COUNTY CONNECTIONS

Presented by County Manager, Ling Becker. Discussion can be found on archived video.

OUTSIDE BOARD AND COMMITTEE REPORTS

Discussion can be found on archived video.

BOARD CHAIR UPDATE

Presented by Chair Ortega. Discussion can be found on archived video.

ADJOURNMENT

Chair Ortega declared the meeting adjourned at 10:01 a.m.

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Board of Commissioners

Request for Board Action

Item Number: 2025-105 **Meeting Date:** 5/20/2025

Sponsor: Social Services

Title
Proclamation: Mental Health Awareness Month

Attachments
1. Proclamation

Proclamation

WHEREAS, Mental health is a fundamental pillar of the well-being and prosperity of every individual, family, and community, and its neglect leads to devastating consequences for public health, safety, and economic stability; and

WHEREAS, Mental illness profoundly impacts people of all ages, backgrounds, and communities, with youth facing increased rates of anxiety and depression, adults struggling with overwhelming stress and limited resources, and immigrant populations confronting systemic barriers to culturally responsive care, all of which demand urgent action; and

WHEREAS, Untreated mental health conditions result in lost potential, fractured families, increased homelessness, higher incarceration rates, and preventable tragedies that tear at the fabric of the community, making timely access to comprehensive and compassionate mental health care an absolute necessity; and

WHEREAS, Ramsey County is steadfast in its commitment to fostering mental wellness by ensuring equitable access to high-quality mental health services that proactively engage individuals, build lasting relationships, and create pathways to recovery, transforming lives and strengthening a collective future; and

WHEREAS, Ramsey County recognizes that workplace mental health is not just an option but a necessity, and is dedicated to prioritizing the well-being of employees by providing the resources, education, and support they need to thrive, thereby enhancing both workforce productivity and community impact; and

WHEREAS, Reducing stigma and increasing awareness is not simply an act of advocacy, but a moral imperative that will determine whether those struggling in silence receive the life-saving care they need and deserve; Now, Therefore, Be It

PROCLAIMED, The Ramsey County Board of Commissioners hereby declares May 2025 as Mental Health Awareness Month in Ramsey County, urging all residents, community organizations, and decision-makers to take immediate and meaningful action to expand awareness, foster understanding, and commit to systemic change that ensures mental health support is available to all who need it; and Be It Further

PROCLAIMED, That accountability is upheld to this commitment, with a pledge to advance policies, invest in necessary resources, and create a future where mental health is treated with the same urgency and importance as physical health, leaving no member of the community behind.

Rafael Ortega, Board Chair, District 5	Tara Jebens-Singh, Commissioner, District 1
Mary Jo McGuire, Commissioner, District 2	Garrison McMurtrey, Commissioner, District 3
Rena Moran, Commissioner, District 4	Mai Chong Xiong, Commissioner, District 6
Kelly Miller, Commissioner, District 7	Ling Becker, County Manager

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2025-152 **Meeting Date:** 5/20/2025

Sponsor: Sheriff's Office

Title

Joint Powers Agreement with Minnesota Department of Public Safety, Bureau of Criminal Apprehension for Participation in the Minnesota Anti-Heroin Task Force Program

Recommendation

1. Approve the Joint Powers Agreement with the Minnesota Department of Public Safety, Bureau of Criminal Apprehension, 1430 Maryland Street East, Saint Paul, MN 55406 for participation in the Minnesota Anti-Heroin Task Force Program upon execution through five years from the fully executed agreement.
2. Authorize the Chair and Chief Clerk to execute the Joint Powers Agreement.

Background and Rationale

The State of Minnesota, Department of Public Safety, Bureau of Criminal Apprehension (BCA) operates the Minnesota Anti-Heroin Task Force Program (AHTF). AHTF is a statewide partnership that aims to reduce the number of illicit drug-related deaths and drug-related criminal activity. The program provides overtime reimbursement to the local law enforcement agencies who support the investigation of criminal activities related to the distribution of heroin, or unlawful distribution of prescription opioids or any opioid-related overdose deaths.

When, during an investigation an investigator discovers a nexus to heroin the case is referred to the AHTF for approval. Upon approval future investigative costs are reimbursable through the AHTF, up to a maximum amount determined by the BCA.

A Joint Powers Agreement as permitted under Minnesota Statutes § 471.59, is required for participation. The term of the agreement is upon execution through five years from the fully executed agreement.

County Goals (Check those advanced by Action)

☒ Well-being ☒ Prosperity ☐ Opportunity ☐ Accountability

Racial Equity Impact

The Anti-Heroin Task Force Program was developed in response to addiction, drug overdose, and deaths, related to heroin. This program helps reduce community harm by addressing the arrival and distribution of illegal drugs within the community.

Community Participation Level and Impact

There is no community engagement associated with this request for board action.

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

There is no impact to the county's property tax levy. Reimbursement from the state is provided for investigative overtime costs as outlined in the Joint Powers Agreement.

Last Previous Action
None.

Attachments
1. Joint Powers Agreement

STATE OF MINNESOTA

JOINT POWERS AGREEMENT
MINNESOTA ANTI-HEROIN TASK FORCE PROGRAM

This Joint Powers Agreement ("Agreement") is between the State of Minnesota, acting through its Commissioner of Public Safety on behalf of the Bureau of Criminal Apprehension ["BCA"] ("State"), and the **Ramsey County, acting as fiscal agent for the Ramsey County Violent Crime Enforcement Team** ("Governmental Unit"). The BCA and Governmental Unit may be referred to jointly as "Parties".

Recitals

Under Minnesota Statutes § 471.59, the BCA and the Governmental Unit are empowered to engage in agreements that are necessary to exercise their powers. The parties wish to work together to investigate illicit activities related to the distribution of heroin or unlawful distribution of prescription opioids. The Governmental Unit wants to participate in the Minnesota Anti-Heroin Task Force Program (AHTF) and receive overtime reimbursement as allowed under the Community Oriented Policing Services (COPS) Anti-Heroin Task Force Program.

Agreement

1. **Term of Agreement**
   - **1.1 Effective Date.** This Agreement is effective on the date BCA obtains all required signatures pursuant to Minnesota Statutes § 16C.05, subdivision 2.
   - **1.2 Expiration Date.** This Agreement expires five years from the date of execution, unless terminated earlier pursuant to clause 12.

2. **Purpose**

   The Governmental Unit and BCA enter into this Agreement to provide overtime reimbursement to the Governmental Unit who investigates illicit activities related to the distribution of heroin, or unlawful distribution of prescription opioids or any opioid-related overdose death. Priority will be given to those investigations with a nexus to Minnesota Indian Country.

   Indian Country is defined as "(a) all land within the limits of any Indian reservation under the jurisdiction of the United States Government, notwithstanding the issuance of any patent, and, including rights-of-way running through the reservation, (b) all dependent Indian communities within the borders of the United States whether within the original or subsequently acquired territory thereof, and whether within or without the limits of a state, and (c) all Indian allotments, the Indian titles to which have not been extinguished, including rights-of-way running through the same." (*see* 18 U.S.C. 1151).

3. **Standards**

   The Governmental Unit will adhere to the AHTF Program standards identified below.

   - **3.1** Investigate illicit activities related to the distribution of heroin or unlawful distribution of prescription opioids with a nexus to Indian Country.
   - **3.2** Investigate traffickers linked to fatal opioid-related overdose deaths.
   - **3.3** Investigate practitioners prescribing opioids in violation of state or federal law.
   - **3.4** Investigators will follow appropriate state and/or federal laws in obtaining arrest warrants, search warrants, and civil and criminal forfeitures. Investigators will follow proper legal procedures in securing evidence, including electronic devices.
   - **3.5** Investigators will understand and use appropriate legal procedures in the use of informants including documentation of identity, monitoring of activities, and use and recordation of payments.

3.6 Investigators will use, as appropriate, the most current investigative technologies and techniques.
3.7 Investigators must be licensed Minnesota peace officers.
3.8 Governmental Unit must de-conflict case investigations with Regional Information Sharing Systems (RISS).
3.9 Investigators will comply with the guidelines of the COPS Anti-Heroin Task Force Program as outlined in the 2023 COPS Office Anti-Heroin Task Force Program Grant Owner's Manual. This manual is located at https://cops.usdoj.gov/pdf/2023AwardDocs/ahtf/AOM.pdf. If Governmental Unit receives funding from a grant awarded to the BCA subsequent to the 2017 grant, Governmental Unit will comply with the guidelines established by the later grant.

4. Responsibilities of the Governmental Unit and the BCA

4.1 The Governmental Unit will:

4.1.1 Assign a Governmental Unit point of contact to act as the liaison between it and the AHTF Project Coordinator to assist in case submissions for overtime, monthly reporting and meeting overtime reimbursement deadlines.
4.1.2 Submit an AHTF case submission form to the Project Coordinator for pre-approval of funds. This request shall include a case synopsis, an explanation of how it qualifies under the required criteria in clauses 3.1, 3.2, 3.3, and 3.4 above, and an operational plan.
4.1.3 Conduct investigations in accordance with provisions of the AHTF Program Standards, identified in clause 3 above, and conclude such investigations in a timely manner.
4.1.4 Maintain accurate records of enforcement activities to be collected and forwarded monthly to the Project Coordinator for statistical reporting purposes.
4.1.5 Submit case data to the Project Coordinator biennially or when requested to support grant reporting requirements as required by the AHTF Program. This information will include a case synopsis and demographic information on cases submitted for overtime, the number of heroin or unlawful distribution of prescription opioids investigations, search warrants, arrests, seizures and NARCAN®/naloxone deployments.
4.1.6 Prepare an operational briefing sheet for each active operation.
4.1.7 Allow BCA to inform participating agencies of potential case connections based on data submitted to BCA through the AHTF Program.
4.1.8 Refrain from comingling AHTF funds with any other existing federal or state grant funded overtime or additional local Governmental Unit funding.
4.1.9 De-conflict case investigations with RISS.
4.1.10 Enter suspect traffickers telephone numbers into the DEA Internet Connectivity Endeavor (DICE) database system as a means of deconfliction of case investigations. The BCA is available to assist in this process.
4.1.11 Certify that it is in compliance with 8 U.S.C. §1373(a) and (b) and will remain in compliance for the life of this Agreement.

4.2 The BCA will:

4.2.1 Provide a Senior Special Agent who will serve as the Project Coordinator.
4.2.2 Provide a Criminal Intelligence Analyst (CIA) who will provide analytical support to heroin and prescription opioid investigations.
4.2.3 Certify it is compliance with 8 U.S.C. §1373 (a) and (b) and will remain in compliance for the life of this Agreement.

4.3 Nothing in this Agreement shall otherwise limit the jurisdiction, powers, and responsibilities normally possessed by a Governmental Unit acting through its employees.

5. Payment

5.1 To receive reimbursement for overtime expense, the Governmental Unit must make an AHTF case submission by providing a case synopsis, an explanation of how the case qualifies under the required criteria for case acceptance and an operational plan. The Project Coordinator will review the case submission and grant or deny the reimbursement request within seven (7) business days of receipt by the BCA Authorized Representative.
5.2 To receive approved reimbursement, the Governmental Unit must submit an overtime expense form no later than fifteen (15) business days after the end of the month during which the expense is incurred. The form must be submitted to bca.heroingrant@state.mn.us.
5.3 The BCA will pay the Governmental Unit within thirty (30) calendar days of the submission of the expense form.
5.4 The Governmental Unit may receive payment for an AHTF case submission for overtime expense approved prior to the effective date of this Agreement if the Governmental Unit had a joint powers agreement in place with the BCA that expired prior to the effective date of this Agreement. Reimbursement will occur as provided in Clause 5.2.

6. Authorized Representatives

The BCA's Authorized Representative is the following person or his successor:

Name:	Scott D. Mueller, Deputy Superintendent
Address:	Department of Public Safety; Bureau of Criminal Apprehension 1430 Maryland Street East Saint Paul, MN 55106
Telephone:	651.793.7000
E-mail Address:	scott.d.mueller@state.mn.us

The Governmental Unit's Authorized Representative is the following person or his/her successor:

Name	Rich Clark, Commander
Address:	425 Grove Street Saint Paul, MN 55101
Telephone:	651-248-2414
E-mail Address:	rich.clark@co.ramsey.mn.us

If the Governmental Unit's Authorized Representative changes at any time during this Agreement, the Governmental Unit must immediately notify the BCA's Authorized Representative.

7. Assignment, Amendments, Waiver, and Agreement Complete

7.1 **Assignment.** The Governmental Unit may neither assign nor transfer any rights or obligations under this Agreement.

7.2 **Amendments.** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.

7.3 **Waiver.** If the BCA fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.

7.4 **Agreement Complete.** This Agreement contains all negotiations and agreements between the BCA and the Governmental Unit. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

8. Liability

The BCA and the Governmental Unit agree each party will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of any others and the results thereof. The BCA's liability shall be governed by provisions of the Minnesota Tort Claims Act, Minnesota Statutes § 3.736, and other applicable law. The Governmental Unit's liability shall be governed by provisions of the Municipal Tort Claims Act, Minnesota Statutes §§ 466.01-466.15, and other applicable law.

9. Audits

Under Minnesota Statutes, § 16C.05, subdivision 5, the Governmental Unit's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the BCA and/or the State Auditor and/or Legislative Auditor, as appropriate, for a minimum of six (6) years from the end of this Agreement.

10. Government Data Practices

The Governmental Unit and the BCA must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, and other applicable law, as it applies to all data provided by the BCA under this Agreement and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Governmental Unit under this Agreement. The civil remedies of Minnesota Statutes § 13.08 apply to the release of the data referred to in this clause by either the Governmental Unit or the BCA.

If the Governmental Unit receives a request to release the data referred to in this Clause, the Governmental Unit must immediately notify the BCA. The BCA will give the Governmental Unit instructions concerning the release of the data to the requesting party before the data is released.

11. Venue

The venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

12. Expiration and Termination

12.1 Either party may terminate this Agreement at any time, with or without cause, upon 30 days written notice to the other party. To the extent funds are available, the Governmental Unit shall receive reimbursement in accordance with the terms of this Agreement through the date of termination.

12.2 In the event that federal funding is no longer available, the BCA will notify the Governmental Unit and terminate the Agreement.

12.3 In the event the Governmental Unit breaches this Agreement, it will not be eligible to receive any further grant funds.

13. Continuing Obligations

The following clauses survive the expiration or cancellation of this Agreement: 8, Liability; 9, Audits; 10, Government Data Practices; and 11, Venue.

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The parties indicate their agreement and authority to execute this Agreement by signing below.

1. STATE ENCUMBRANCE VERIFICATION
Individual certifies that funds have been encumbered as required by Minnesota Statutes §§ 16A.15 and 16C.05.

Signed: ______________________________

Date: ______________________________

SWIFT PO Number: 3000093035

2. GOVERNMENTAL UNIT
Governmental Unit certifies that the appropriate person(s) has(have) executed this Agreement on behalf of the Governmental Unit and its jurisdictional government entity as required by applicable articles, laws, by-laws, resolutions or ordinances.

By: ______________________________

Title: Chair, Ramsey County Board of Commissioners

Date: ______________________________

By: ______________________________

Title: Chief Clerk, Ramsey County Board of Commissioners

Date: ______________________________

By: Bob Fletcher Digitally signed by Bob Fletcher Date: 2025.04.15 20:41:43 -05'00'

Title: Ramsey County Sheriff

Date: 4/15/25

3. DEPARTMENT OF PUBLIC SAFETY; BUREAU OF CRIMINAL APPREHENSION

By: ______________________________
(with delegated authority)

Title: ______________________________

Date: ______________________________

4. COMMISSIONER OF ADMINISTRATION
As delegated to the Office of State Procurement

By: ______________________________

Date: ______________________________

Approved as to form:

By: Cousins, Bradley Digitally signed by Cousins, Bradley Date: 2025.05.01 09:20:42 -05'00'

Title: Assistant Ramsey County Attorney

Date: 5/1/25

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2025-096 **Meeting Date:** 5/20/2025

Sponsor: Sheriff's Office

Title
Amendment to the Agreement with Reiling Construction, Co., Inc., for Safety and Security Barriers in the Adult Detention Center

Recommendation

1. Approve an amendment to the agreement with Reiling Construction, Co., Inc., 867 Pierce Butler Route, Saint Paul, MN 55104 for the construction of safety and security barriers in the Adult Detention Center, to extend the amendment upon execution through December 17, 2026, in accordance with the rates established in the agreement.
2. Authorize the Chair and Chief Clerk to execute the amendment.
3. Authorize the County Manager to execute amendments to the agreement in accordance with the county's procurement policies and procedures, provided the amounts are within the limits of available funding.

Background and Rationale
The Sheriff's Office requests approval to extend contract RC-000308 with Reiling Construction Co., Inc., for an additional two years, through December 17, 2026. This extension will allow the completion of safety and security barrier installations in parts of the remaining four housing units within the Adult Detention Center using the available project budget of $673,000. Once these funds are fully expended, the contract's remaining term will be canceled.

The county continues to experience challenges in safely housing vulnerable populations within the jail facility, requiring modifications to the physical structure. In 2019, contract RC-000308 was awarded to Reiling Construction Co., Inc., for the installation of suicide prevention barriers in the housing units. Delays due to the COVID-19 pandemic and other external factors have prevented completion of the project within the original timeline.

Since 2022, Reiling Construction Co., Inc., has successfully installed barriers in six of the ten housing units. To ensure completion of the remaining four units, the Sheriff's Office requests a two-year contract extension utilizing the remaining $673,000 in the approved project budget.

This project was allocated $900,000 in the 2024-2025 Capital Improvement Plan budget. Currently, $673,000 remains available. However, this amount is insufficient to complete all four remaining units. As part of the 2026 -2027 Capital Improvement Plan, a funding request was made to continue funding this project.

County Goals (Check those advanced by Action)
☒ Well-being ☐ Prosperity ☐ Opportunity ☐ Accountability

Racial Equity Impact
There is a disproportionate amount of people of color and individuals with complex mental health and medical conditions involved in the criminal justice system. This action will help strengthen the quality of care for

individuals in the county's custody.

Community Participation Level and Impact
There is no community engagement for this board action.
☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact
This project was allocated $900,000 in the 2024-2025 Capital Improvement Plan budget. At present, $673,000 remains available. Once these funds are fully expended, the contract's remaining term will be canceled.

Last Previous Action
On December 17, 2019, the Ramsey County Board of Commissioners approved the agreement with Reiling Construction, Co., Inc., for the construction of safety and security barriers for the term December 18, 2019 through December 17, 2024 (Resolution B2019-321).

Attachments
1. Amendment to the Agreement

RAMSEY COUNTY

Amendment One to RC-000308

This is an Amendment to an Agreement between Ramsey County, a political subdivision of the State of Minnesota, on behalf of the Sheriff's Office, 425 Grove Street, Saint Paul, Minnesota 55101 ("County") Reiling Construction Co., Inc., 867 Pierce Butler Route, Saint Paul, Minnesota 55104 for the construction of safety and security barriers in the Adult Detention Center.

In this Amendment, changes to pre-existing contract language will use ~~strikethrough~~ for deletions and **<u>bolding and underlining</u>** for insertions.

1. The parties agree to amend the Agreement as follows:

Revision 1, Term is amended as follows:

The original term of this Agreement shall be from December 18, 2019 through December 17, 2024.

<u>Extend the Agreement upon execution through December 17, 2026 set forth in this Amendment One.</u>

2. The Original Agreement and any previous amendments are incorporated into this amendment by reference. Except as modified herein, the terms of the Agreement shall remain in full force and effect.

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2025-174 **Meeting Date:** 5/20/2025

Sponsor: Human Resources

Title
Terms of Collective Bargaining Agreement with Ramsey County Deputy Sheriff's Federation for the years 2025, 2026, and 2027

Recommendation
1. Approve the terms of the collective bargaining agreement with Ramsey County Deputy Sheriff's Federation for the years 2025, 2026, and 2027.
2. Authorize the Chair and the County Manager to execute the agreement.

Background and Rationale
Collective bargaining with Ramsey County Deputy Sheriff's Federation has resulted in agreement for a three-year contract for the years 2025, 2026, and 2027. This bargaining unit represents approximately 235 employees who work at the Ramsey County Sheriff's Office as Deputy Sheriffs and Deputy Sheriff - Sergeants.

The current agreement expired December 31, 2024 and Ramsey County Board approval of a new agreement is required. The proposed settlement is the successful result of negotiations between the parties. This agreement reflects the diligent efforts of union and management participants in the bargaining process. The settlement was reached between the parties on April 10, 2025. The bargaining unit is scheduled to ratify the tentative agreement on May 14, 2025. Although the challenges were significant, there were ample opportunities to address the interests of both union and management. The proposed settlement addresses the important interests of affected employees and the county, including modernization of the classification and compensation structure, while honoring the fiscal limitation expressed by the Ramsey County Board.

County Goals (Check those advanced by Action)
☒ Well-being ☐ Prosperity ☒ Opportunity ☐ Accountability

Racial Equity Impact
With approximately 4,206 employees employed by Ramsey County, 46% are racially and ethnically diverse with the overall rate of new hires of racially and ethnically diverse background at 53%. Collective bargaining agreements are essential to establishing equitable and consistent wages and benefit structure with equitable opportunities and outcomes in support of the attraction and retention of a diverse workforce who provide protective services to the residents of Ramsey County and promote the county's vision, mission and goals.

Community Participation Level and Impact
This action is strictly operational and internal facing. The union completed a vote of its membership to ratify the agreement pursuant to the internal union process. This agreement is the result of a traditional negotiation process in which the county and the union meet to resolve identified issues using both a collaborative and productive approach.

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact
Funding for contract costs was accounted for in Ramsey County's 2025 operating budget and will be included in the proposed 2026/2027 biennial budget.

Last Previous Action
On August 23, 2022, the Ramsey County Board of Commissioners approved the teams of the collective bargaining agreement with Ramsey County Deputy Sheriff's Federation (Resolution B2022-204).

Attachments
1. 2025-2027 Ramsey County Deputy Sheriff's Federation Tentative Agreement Summary List
2. 2025-2027 Ramsey County Deputy Sheriff's Federation, Addendum A

Ramsey County Deputy Federation
Total Tentative Agreement List for 2025-2027

Tentative Agreement Reached on April 10, 2025

DURATION

This Agreement shall be effective as of the first day of January 2025, and shall remain in full force and effect until the last day of December 2027.

WAGES

2025: 3.0% wage increase effective the first full pay period following June 21, 2025.

Effective the first full pay period following County Board approval, all employees shall receive a lump sum payment of $7,500, inclusive of differentials.

Effective June 21, 2025, the applicable salary plans shall be revised as part of the countywide classification and compensation modernization initiative. Employees on steps 4 or higher as of December 31, 2024 will be placed on their current step number.

Effective June 21, 2025, steps that require three (3) or more years between progression shall reduce the progression by two (2) years, not to result in more than two (2) years between steps.

Employees shall progress through the wage schedule per the established salary plan in 2025.

2026: 3.5% wage increase effective the first full pay period following January 1, 2026.

Employees shall progress through the wage schedule per the established salary plan in 2026.

1.0% market adjustment effective the first full pay period following July 1, 2026 to be applies to Salary Plan 130, Grade 03, Steps 4 through 7 and Salary Plan 135, Grade 03, Steps 3 through 5.

2027: 4.5% wage increase effective the first full pay period following January 1, 2027.

Employees shall progress through the wage schedule per the newly established salary plan in 2027.

3.8% market adjustment effective the first full pay period following July 1, 2027 to be applied to Salary Plan 130, Grade 03, Steps 6 and 7 and 2.0% market adjustment effective the first full pay period following July 1, 2027 to be applies to Salary Plan 135, Grade 03, Step 5.

MEDICAL INSURANCE

The Employer and employee will contribute toward medical insurance premiums as follows in 2025 and 2026:

Tier	Employer Contribution %	Employee Contribution %
Employee only (Single)	95%	5%
Employee + Spouse	82%	18%
Employee + child(ren)	82%	18%
Family	83%	17%

The above contributions apply to the three insurance plans offered in year 2024. Employer contributions are prorated for part-time employees.

For the High Deductible plan, the Employer shall also contribute to a Health Savings Account (HSA) as follows:

Employee only (Single)	**$60/mo ($720 annual maximum)**
Employee + Spouse	$125/mo ($1,500annual maximum)

Employee + child(ren)	$125/mo ($1,500annual maximum)
Family	$125/mo ($1,500annual maximum)

DENTAL INSURANCE

The Employer and employee will contribute toward dental insurance premiums as follows:

Tier	Employer Contribution %	Employee contribution %
Employee Only (single)	50%	50%
Employee + Spouse	50%	50%
Employee + Child(ren)	50%	50%
Family	55%	45%

Employer contributions are prorated for part-time employees.

RETIREE INSURANCE CONTRIBUTIONS

Regular Retiree Minimum Payment effective January 1, 2025:

- **Single –** No less than $55/month
- **Family –** No less than $110/month

OTHER ECONOMIC ITEMS

AGREEMENT
Telephone Pay – Article 13 • Effective June 21, 2025, employees off-duty will be paid time overtime in accordance with Article 12.1 for time spend on phone or responding electronically to an on-duty employee with incidental questions/ concerns.
New Floating Holiday – Article 14 • Effective in 2025, additional 8 (eight) hours of floating holiday for probationary or permanent status employees.
Saturday/Sunday Differentials – Article 15 • Effective FFPP following 06/21/2025, increase the Saturday and Sunday differentials $1.00 per hour.
Night Differential – Article 15 • Effective FFPP following 06/21/2025, increase night differential to 7% of the first step in the salary range established for the job classification.
Acting Sergeant and Acting Commander Differential – Article 15 • Effective FFPP following 06/21/2025, deputies assigned to be acting sergeants and sergeants assigned to be acting commander will receive a 12% differential per hour of the employee's base hourly rate in addition to their regular compensation. • 12% differential will be applied to employee's overtime compensation of 1.5x base hourly rate for all eligible hours worked in that assignment. • This compensation is not considered premium compensation - employees working assignments eligible for this provision are eligible for all differentials and premium pay.
Clothing Allowance – Article 16 • Effective January 1, 2025, each employee will receive $985.00 as a clothing allowance.
Separation Pay – Article 18

AGREEMENT
• Updated accrual years.
Minnesota Paid Family and Medical Leave Premium Split – Article 20 • Effective in 2026, the Minnesota Paid Family and Medical Leave premium will be split 50/50 between the Employer and employees pursuant to Minn. Stat. 268B.14.
Education – Article 23 • Effective January 1, 2027, the amount set aside will increase to $800 per year for each Sergeant and the retirement payment will sunset.
Investigative Assignment – Article 25 • Effective FFPP following June 21, 2025, employees assigned in an investigator assignment or sergeant assigned to administer Uniform Patrol FTO Program will receive $1.75 per hour for time spent working in that capacity.
Patrol Premium – Article 25 • Effective FFPP following June 21, 2025, employees assigned to patrol shall receive payment of $1.50 per hour for time spent working in that capacity.
FTO – Article 25 • Effective FFPP following June 21, 2025, increase compensation rate to $7.00 per hour for actual hours worked while performing FTO duties.

OTHER LANGUAGE ITEMS

AGREEMENT
Recognition – Article 2 • Update bargaining unit definition to reflect the current definition after the merge of the deputies and sergeants into one bargaining unit.
Union Security – Article 6 • Modify union security article to conform with Minn. Stat. 179A.
Seniority – Article 9 • Update language to reflect both deputies and sergeants in the same bargaining unit.
Overtime – Article 12 • Delete outdated and inapplicable language.
Court Time, Call Back Time, and On-Call Pay – Article 13 • Update language to reflect both deputies and sergeants in the same bargaining unit.
Holidays – Article 14 • Modify language to reflect both deputies and sergeants in the same bargaining unit. • New language to reflect an employee eligible to earn 14.6 holiday pay shall only be eligible to receive holiday premium pay once per holiday.
Sick Leave – Article 17 • Update sick leave article to confirm with Minn. Statute 181.9445-181.9448.
Sick Leave for Birth/Adoption – Article 17

AGREEMENT
• Modify 17.7 to allow for employees to use sick leave not to exceed one-hundred and sixty (160) hours for the birth or adoption of the employee's child or a child regularly residing in the employee's immediate household.
Vacation – Article 19 • Modify vacation accrual schedule to match other RCSO law enforcement groups.
Paid Parental Leave – Article 21 • Effective 1/1/2025, the County will provide 8 weeks of paid parental leave to sunset once a state parental leave program is in effect.
Mileage and Parking – Article 21 • Update language to include the county's Commuting Policy.

MEMORANDA OF AGREEMENT

AGREEMENT
Sergeants and Deputies: i. Short/Long Term Disability MOA– **Renew** ii. Vacation Advance MOA – **Renew** iii. Intermittent Employees under ACA MOA – **Renew**
Deputies: i. Uniform Voucher MOA – **Renew** ii. Health Care Savings Plan MOA – **Renew** iii. Health Care Savings Plan Contributions MOA – **Renew** iv. 4- Ten Hour & 4- Off Schedule Impact MOA - **Renew** v. Specia Duty MOA – **Renew**
Sergeants: i. Education and training Funds– **Renew** ii. Labor Management Committee – **Renew** iii. Disability Sick Leave Bank - **Renew** iv. Post Separation Health Care Savings Plan – **Renew** v. Post Separation Health Care Savings Plan- Employee Contribution – **Renew**

Ramsey County & Ramsey County Deputies' Federation
Addendum A

Sal Plan 130, Grade 03						
1	2	3	4	5	6	7
36.78260 6	39.21260 6	41.64260 6	44.08640 9	46.51640 9	48.94640 9	51.39021 1

Sal Plan 135, Grade 03				
1	2	3	4	5
47.93390 0	51.26703 4	54.60016 8	57.93330 2	61.26643 6

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RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2025-175 **Meeting Date:** 5/20/2025

Sponsor: Human Resources

Title
Terms of Collective Bargaining Agreement with Law Enforcement Labor Services Local 184 - Deputy Sheriff Commanders for the years 2025, 2026, and 2027

Recommendation
1. Approve the terms of the collective bargaining agreement with Law Enforcement Labor Services Local 184 - Deputy Sheriff Commander for the years 2025, 2026, and 2027.
2. Authorize the Chair and the County Manager to execute the agreement.

Background and Rationale
Collective bargaining with Law Enforcement Labor Services Local 184 - Deputy Sheriff Commanders has resulted in agreement for a three-year contract for the years 2025, 2026, and 2027. This bargaining unit represents approximately 9 employees who work at the Ramsey County Sheriff's Office as Deputy Sheriff - Commanders.

The current agreement expired December 31, 2024, and Ramsey County Board approval of a new agreement is required. The proposed settlement is the successful result of negotiations between the parties. This agreement reflects the diligent efforts of union and management participants in the bargaining process. The settlement was reached between the parties on April 17, 2025. The bargaining unit is scheduled to ratify the tentative agreement on May 14, 2025. Although the challenges were significant, there were ample opportunities to address the interests of both union and management. The proposed settlement addresses the important interests of affected employees and the county, including modernization of the classification and compensation structure, while honoring the fiscal limitation expressed by the Ramsey County Board.

County Goals (Check those advanced by Action)
☒ Well-being ☐ Prosperity ☒ Opportunity ☐ Accountability

Racial Equity Impact
With approximately 4,206 employees employed by Ramsey County, 46% are racially and ethnically diverse with the overall rate of new hires of racially and ethnically diverse background at 53%. Collective bargaining agreements are essential to establishing equitable and consistent wages and benefit structure with equitable opportunities and outcomes in support of the attraction and retention of a diverse workforce who provide protective services to the residents of Ramsey County and promote the county's vision, mission and goals.

Community Participation Level and Impact
This action is strictly operational and internal facing. The union completed a vote of its membership to ratify the agreement pursuant to the internal union process. This agreement is the result of a traditional negotiation process in which the county and the union meet to resolve identified issues using both a collaborative and productive approach.
☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact
Funding for contract costs was accounted for in Ramsey County's 2025 operating budget and will be included in the proposed 2026/2027 biennial budget.

Last Previous Action
On April 26, 2022, the Ramsey County Board of Commissioners approved the teams of the collective bargaining agreement with Law Enforcement Labor Services Local 184 - Deputy Sheriff Commanders (Resolution B2022-109).

Attachments
1. 2025-2027 Law Enforcement Labor Services Local 184 - Deputy Sheriff Commanders Tentative Agreement Summary List
2. 2025-2027 Law Enforcement Labor Services Local 184 - Deputy Sheriff Commanders Addendum A

Ramsey County
Law Enforcement Labor Services Local 184
Tentative Agreement Reached April 17, 2025

DURATION

This Agreement shall be effective as of the first day of January 2025 and shall remain in full force and effect until the last day of December 2027.

WAGES

2025: Implementation of the 2025 Classification and Compensation Modernization salary plan and grades as attached in Addendum A effective the first full pay period following January 1, 2025.

Effective the first full pay period following January 1, 2025, current bargaining unit employees will receive one additional step movement.

3.0% general wage adjustment for steps 2 through 5 effective the first full pay period following January 1, 2025. Employees shall progress through the wage schedule per the established salary plan in 2025.

2026: 3.5% wage increase for Steps 2 through 5 effective the first full pay period following January 1, 2026. Employees shall progress through the wage schedule per the established salary plan.

Effective January 1, 2026, steps that require three (3) or more years between progression shall reduce the progression by two (2) years, not to result in more than two (2) years between steps.

0.55% market adjustment applied to steps 2 through 5 effective the first full pay period following July 1, 2026.

2027: 4.5% wage increase for Steps 2 through 5 effective the first full pay period following January 1, 2027. Employees shall progress through the wage schedule per the newly established salary plan.

0.55% market adjustment applied to steps 2 through 5 effective the first full pay period following July 1, 2027.

MEDICAL INSURANCE

A) Revise article to include 2024 Insurance Memorandum of Agreement premium contributions

B) Add language specific to Minn. Statue 268B.14:

21.6 The Employer and employee will split the premiums for the Minnesota Paid Family and Medical Leave on a 50/50 basis with the employee share payable through payroll deductions pursuant to Minn. Stat. 268B.14.

OTHER ECONOMIC ITEMS

Union Security – Article 6

- Modify union security article to conform with Minn. Stat. 179A.

Work Schedules – Article 13

- Increase the differential for those employees assigned to act as an Undersheriff from 8% to 12% effective January 1, 2027.

Clothing Allowance – Article 14

- Increase the annual clothing allowance from $900 per year to $1,000 per year.

Holidays – Article 15

- Effective in 2025, additional 8 (eight) hours of floating holiday for probationary or permanent status employees

Leave of Absence – Article 24

- Effective 1/1/2025, the County will provide 8 weeks of paid parental leave to sunset once a state parental leave program is in effect.
- Modify maternity leave to parental leave and conform with the county's Benefits Policies

MEMORANDA OF AGREEMENT

i. Vacation Advance Renew
ii. Post Retirement Health Care Savings Account Renew
iii. Uniform Voucher System Renew
iv. Short Term/Long Term Disability Renew
v. HCSP Employee Contributions Renew

Ramsey County & LELS Local 184 Deputy Sheriff - Commanders

Addendum A

2025 New Salary Plan 138					
Step	**1**	**2**	**3**	**4**	**5**
New Grade 62	$59.564530	$62.765170	$66.051624	$69.448659	$72.845694

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RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2025-198 **Meeting Date:** 5/20/2025

Sponsor: Board of Commissioners

Title
Support for Nominations to National Association of Counties 2025 Leadership Positions

Recommendation
1. Support the candidacy of Commissioner Tara Jebens-Singh for: Member of the Large Urban County Caucus and Member of the Health Policy Steering Committee.
2. Support the candidacy of Commissioner Mary Jo McGuire for: Member of the Programs and Services Committee, Member of the Large Urban County Caucus and Member of the Arts and Culture Commission.
3. Support the candidacy of Commissioner Garrison McMurtrey for: Member of the Large Urban County Caucus and Vice Chair of the Community, Economic & Workforce Development Policy Steering Committee.
4. Support the candidacy of Commissioner Rena Moran for: Member of the Large Urban County Caucus and Member of the Healthy Counties Advisory Board.
5. Support the candidacy of Commissioner Rafael Ortega for: Member of the Large Urban County Caucus and Member of the Transportation Steering Committee.
6. Support the candidacy of Commissioner Mai Chong Xiong for: Vice Chair - Human Services & Education (Aging Subcommittee); Member - Large Urban County Caucus.
7. Support the candidacy of Commissioner Kelly Miller for: Member of the IT Standing Committee and Member of the Large Urban County Caucus.

Background and Rationale
The National Association of Counties (NACo) is seeking applications for presidential leadership positions to NACo committees for 2025.

Commissioner Tara Jebens-Singh is submitting an application for: Member of the Large Urban County Caucus and Member of the Health Policy Steering Committee.

Commissioner Jebens-Singh currently serves on the following national, statewide and regional boards and commissions:
- Member - NACo Arts and Culture Commission; Member - NACo Health Steering Policy Committee; Member - NACo Large Urban County Caucus; Member - NACo Resilient Counties Advisory Board; Member - AMC District X Committee; Member - AMC Health & Human Services Policy Committee; Member - Community Action Partnership of Ramsey and Washington Counties; Member - Interagency Early Intervention Committee; Member - Minnesota Landmarks Board; Member - Law Library Trustee; Member - Ramsey County Extension Committee; Member - Suburban Ramsey Family Collaborative Joint Powers Board; Vice Chair - TCAAP/Rice Creek Commons Joint Development Authority.

In addition, Commissioner Jebens-Singh currently serves in the following Ramsey County positions:
- Chair - Health and Wellness Service Team Committee of the Whole; Chair - Audit Committee of the Whole; Member - Budget Committee of the Whole; Member - Economic Growth and Community

Investment Service Team Committee of the Whole; Member - Housing and Redevelopment Authority; Member - Information and Public Records Service Team Committee of the Whole; Member - Legislative Committee; and Member - Regional Rail Authority; Member - Safety and Justice Service Team Committee of the Whole; Vice Chair - Strategic Team Committee.

Commissioner Mary Jo McGuire is submitting an application for: Member of the Programs and Services Committee, Member of the Large Urban County Caucus and Member of the Arts and Culture Commission.

Commissioner McGuire currently serves on the following national, statewide and regional boards and commissions:

- Past President - NACo; Member - NACo Programs and Services Committee; Member - NACo Health Steering Committee; Member - NACO Healthy Counties Advisory Board; Member - NACo Large Urban County Caucus; Member - NACo Arts and Culture Commission; Board Member - Association of Minnesota Counties (AMC); Member - AMC Public Safety Policy Committee; Member - AMC Education & Training Committee; Representative - AMC District 10; Member - Active Living Ramsey Communities, Member - County-Court Joint Committee; Member - Ramsey County League of Local Governments; Chair - Recycling and Energy Board; Member - TCAAP/Rice Creek Commons Joint Development Authority; Member - Partnership on Waste and Energy; Member - Ramsey County Extension Committee; Alternate - Metro Conservation Districts Joint Powers Board. Alternate - Suburban Ramsey Family Collaborative Joint Powers Board; Alternate - Metro Library Services Agency Board of Trustees; Alternate - Metro Transportation Advisory Board; Alternate - Regional Haulers Licensing Board.

In addition, Commissioner McGuire currently serves in the following Ramsey County positions:

- Chair - Legislative Committee of the Whole; Chair - Information and Public Records Service Team Committee of the Whole; Vice Chair - Ramsey County Board of Commissioners; Vice Chair - Audit Committee; Vice Chair - Budget Committee of the Whole; Vice Chair - Economic Growth and Community Investment Service Team of the Whole; Member - Health and Wellness Service Team Committee of the Whole; Member- Safety and Justice Service Team Committee of the Whole; Member - Strategic Team Committee of the Whole; Member - Ramsey County Housing and Redevelopment Authority; Member - Regional Rail Authority.

Commissioner Garrison McMurtrey is submitting an application for: Member of the Large Urban County Caucus and Vice Chair of the Community, Economic & Workforce Development Policy Steering Committee.

Commissioner McMurtrey currently serves on the following national, statewide, and regional boards and commissions:

- Member - NACo Large Urban County Caucus; Vice Chair - NACo Community, Economic & Workforce Development Policy Steering Committee; Member - Association of Minnesota Counties (AMC) District 10 Committee; Member - AMC General Government Policy Committee; Member - Ramsey/Washington Recycling & Energy Board; Member - Metro Cities Policy Committee; Member - Joint Property Tax Advisory Committee; Member - Ramsey County Workforce Innovation Board; Member - Saint Paul Downtown Alliance.

In addition, Commissioner McMurtrey currently serves in the following Ramsey County positions:

- Member - Ramsey County Board of Commissioners; Member - Housing and Redevelopment Authority; Member - Regional Rail Authority; Member - Budget Committee of the Whole; Member - Legislative Committee of the Whole; Member - Health and Wellness Service Team Committee of the Whole; Member - Economic Growth and Community Investment Service Team Committee of the Whole;

Member - Information and Public Records Service Team Committee of the Whole; Member - Safety and Justice Service Team Committee of the Whole; Member - Strategic Team Committee of the Whole.

Commissioner Rena Moran is submitting an application for: Member of the Large Urban County Caucus and Member of the Healthy Counties Advisory Board.

Commissioner Moran currently serves on following national, statewide and regional boards and commissions:

- Member - NACo Justice & Public Safety Committee; Member - NACo Large Urban County Caucus; Member - AMC District 10; Member - AMC Health & Human Services Policy Committee; Member - National Organization of Black County Officials; Vice Chair - Heading Home Ramsey-Continuum of Care; Member - County-Court Joint Committee; Member - Criminal Justice Coordinating Committee; Member - Joint Property Tax Advisory Committee; Chair - Metro Mosquito Control District Committee; Alternate - Rethinking I-94 Committee; Vice Chair - St. Paul Children's Collaborative; Member - St. Paul Promise Neighborhood; Member - Youth Justice Transformation.

In addition, Commissioner Moran currently serves in the following Ramsey County positions:

- Member - EGCI Service Team Committee of the Whole; Chair - Budget Committee of the Whole; Vice Chair - Legislative Committee of the Whole; Member - Health and Wellness Service Team Committee of the Whole; Member - IPR Service Team Committee of the Whole; Vice Chair - Safety and Justice Service Team Committee of the Whole; Member - Strategic Team Committee of the Whole; Member - Housing and Redevelopment Authority; Member - Regional Rail Authority.

Commissioner Rafael Ortega is submitting an application for: Member of the Large Urban County Caucus and Member of the Transportation Steering Committee.

Commissioner Ortega currently serves on the following national, statewide and regional boards and commissions:

- Member - AMC District 10 Representative; Member - AMC Transportation and Infrastructure Policy Committee; Member - NACo Large Urban County Caucus; Member - NACo Transportation Steering Committee; Member - Minnesota Landmarks Board; Member - Recycling & Energy Board; Member - Regions Hospital Board; Member - Saint Paul Downtown Alliance.

In addition, Commissioner Ortega currently serves in the following Ramsey County positions:

- Chair - Ramsey County Regional Rail Authority; Member Audit Committee; Member - Budget Committee of the Whole; Member - Legislative Committee of the Whole; Member - Health and Wellness Service Team Committee of the Whole; Member - Economic Growth and Community Investment Service Team Committee of the Whole; Member - Information and Public Records Service Team Committee of the Whole; Member - Safety and Justice Service Team Committee of the Whole; Member - Strategic Team Committee of the Whole; Member - Gold Line Joint Powers Board; Member - Great River Rail Commission; Member - Robert Street Corridor.

Commissioner Mai Chong Xiong is submitting an application for: Vice Chair - Human Services & Education (Aging Subcommittee); Member - Large Urban County Caucus.

Commissioner Xiong currently serves on the following national, statewide and regional boards and commissions:

- Vice Chair - NACo Aging Subcommittee; Member - NACo Human Services & Education Steering Committee; Member - NACo Community, Economic & Workforce Development; Member - NACo Large Urban County Caucus (LUCC); Member - AMC District X Committee; Member - AMC Housing, Economic Workforce Development Committee; Member - AMC General Government Policy Committee; Alternate - AMC Board of Directors; Chair - Gold Line Joint Powers Board; Member -

Community Action Partnership of Ramsey-Washington Counties; Member - Heading Home Ramsey Continuum of Care; Member - Joint Property Tax Advisory Committee; Member - Metro Transportation Advisory Board; Member - Ramsey County Children's Mental Health Collaborative; Member - Saint Paul Children's Collaborative; Member - Youth Justice Transformation; Alternate - Ramsey/Washington Recycling & Energy Board; Alternate - Saint Paul Promise Neighborhood; Alternate - Workforce Innovation Board

In addition, Commissioner Xiong currently serves in the following Ramsey County positions:

- Chair - Housing & Redevelopment Authority; Vice Chair - Regional Rail Authority; Member - Red Rock Corridor; Member - Purple Line Task Force; Member - Great River Rail Commission; Alternate - Robert Street Corridor; Member - Budget Committee of the Whole; Member - Legislative Committee of the Whole; Member - Health and Wellness Service Team Committee of the Whole; Member - EGCI Service Team Committee of the Whole; Member - IPR Service Team Committee of the Whole; Member - Safety and Justice Service Team Committee of the Whole; Member - Strategic Team Committee of the Whole

Commissioner Kelly Miller is submitting an application for: Member of the IT Standing Committee and Member of the Large Urban County Caucus.

Commissioner Miller currently serves on the following national, statewide and regional boards and commissions:

- Member - NACo Environment, Energy and Land Use (EELU) Steering Committee; Member - NACo IT Standing Committee; Member - NACo Large Urban County Caucus; Member - Association of Minnesota Counties (AMC) Environment and Natural Resources Committee; Representative - AMC District 10; Alternate Member - Heading Home Ramsey-Continuum of Care; Member - Metro Conservation Districts Joint Powers Board; Member/Treasurer - Metro Emergency Services board (MESB); Member - Metro Mosquito Control District Board; Member - Minnesota Association of Workforce Boards; Member - Northeast Youth & Family Services Board of Directors; Member - Ramsey/Washington Recycling and Energy Board; Alternate Member - Partnership on Waste and Energy; Member - Regional Haulers Licensing Board; Member - Ramsey County Dispatch/800 Subsystem Policy Committee; Alternate Member - TCAAP/Rice Creek Commons Joint Development Authority; Member - Workforce Innovation Board; Member - ISD 623 American Indian Parent Advisory Committee; Member - Mille Lacs Band of Ojibwe Housing Advisory Board.

In addition, Commissioner Miller currently serves in the following Ramsey County positions:

- Member - Ramsey County Budget Committee of the Whole; Member - EGCI Service Team Committee; Member - Ramsey County Legislative Committee of the Whole; Vice-Chair - Health and Wellness Service Team Committee of the Whole; Vice-Chair - IPR Service Team Committee of the Whole; Chair - Safety and Justice Service Team Committee of the Whole; Chair - Strategic Team Committee of the Whole; Member -Housing and Redevelopment Authority; Member/Treasurer-- Regional Rail Authority; Alternate Member - Gold Line Joint Powers Board; Alternate member - Purple Line Task Force.

County Goals (Check those advanced by Action)

☒ Well-being ☒ Prosperity ☒ Opportunity ☒ Accountability

Racial Equity Impact

This board action does not have a direct racial equity impact. However, if the appointments to NACo leadership positions are successful, the appointed Ramsey County Commissioners will seek opportunities to advance racial equity through their work at a national level in addition to the local and state levels.

Community Participation Level and Impact

There is no community engagement involved with this request for board action. Informing the community of this action provides transparency about potential NACo leadership appointments of Ramsey County Commissioners.

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

There is no fiscal impact associated with this request.

Last Previous Action

On May 14, 2024, the Ramsey County Board of Commissioners approved the candidacy of Commissioners Martinson, McGuire, Moran, Ortega, Reinhardt, Xiong, and Chief Information Officer Ganatra for 2024 National Association of Counties presidential leadership positions (Resolution B2024-086).

Attachments

1. None.

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RAMSEY COUNTY

Board of Commissioners

Request for Board Action

Item Number: 2025-201 **Meeting Date:** 5/20/2025

Sponsor: County Assessor's Office

Title
Amendment to the Minimum Assessment Agreement for the Ford Site TIF District #322

Recommendation
Approve the second amendment to minimum assessment agreement and the reduction of minimum market values set forth therein, in substantially the form presented to the Ramsey County Board, together with any related documents necessary in connection therewith.

Background and Rationale
The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota ("HRA") has heretofore established the Ford Site Redevelopment Project Area (the "Project Area") and has adopted a redevelopment plan therefor (the "Redevelopment Plan") pursuant to Minnesota Statutes, Sections 469.001 to 469.047.

Pursuant to and in accordance with Minnesota Statutes, Sections 469.174 to 469.1794, as amended by Laws of Minnesota 2017, 1st Spec. Sess. chapter 1, article 6, section 22 (the "Special Law") and as further amended from time to time, as applicable (the "TIF Act"), the HRA established the "Ford Site Redevelopment Tax Increment Financing District" (County #322) on March 23, 2016 (as amended, the "Redevelopment TIF District") pursuant to the Tax Increment Financing Plan for the Redevelopment TIF District, adopted by the City Council on March 16, 2016, and adopted by the HRA on March 23, 2016 (as amended, "TIF Plan").

The Redevelopment TIF District was established to facilitate the redevelopment of blighted, substandard and deteriorated or deteriorating areas into a mix of housing and commercial uses with related public infrastructure and public amenities and open spaces (collectively, the "Project") located in the City of Saint Paul, Minnesota.

The City, the HRA and Project Paul, LLC, a Delaware limited liability company (the "Developer"), entered into a Redevelopment Agreement (as amended, the "Original Redevelopment Agreement"), dated December 18, 2019, and joined in with respect to certain property within the Redevelopment TIF District, by MN Ford Site Apartment Land LLC, a Delaware limited liability company ("Weidner") in accordance with a separate Joinder to Redevelopment Agreement, dated December 19, 2019, setting forth the terms and conditions under which the City and the HRA agreed to provide certain public financial assistance to the Developer for a portion of the cost of the Project.

In connection with the Original Redevelopment Agreement, the City, the HRA, Developer and Weidner executed that certain Minimum Assessment Agreement, dated as of December 18, 2019 (as amended, the "Original Minimum Assessment Agreement") setting forth the minimum market value for certain lots within the Project (the "Minimum Market Values")

The Developer and Weidner have advised the HRA that the current Minimum Market Values, together with other factors currently impacting the Project, are posing barriers to the contemplated vertical development of the Project.

The Developer and Weidner have requested that the Minimum Market Values for certain lots in the Project be reduced for certain years and have prepared a Second Amendment to Minimum Assessment Agreement (the "Second Amendment to Assessment Agreement") providing for such reductions.

In accordance with Minnesota Statutes, Section 469.177, subdivision 8, the proposed Second Amendment to Assessment Agreement must be approved by the Board of Commissioners of Ramsey County (the "County") and by the Board of Education of Independent School District No. 625 (the "School District"), because the estimated market value for the Property for the most recently available assessment is less than the minimum market value established by the Original Assessment Agreement for such year and certain future years.

County Goals (Check those advanced by Action)

☐ Well-being ☒ Prosperity ☐ Opportunity ☐ Accountability

Racial Equity Impact

There is no racial equity impact associated with this request for board action.

Community Participation Level and Impact

There is no community participation associated with this request for board action.

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Fiscal Impact

The existing base taxes that are generated and remitted to the county and school district will not change, only the incremental taxes that are captured by the HRA. Additionally, with the desire to entice development, the proposed minimum value upon termination of the TIF district is increasing, thereby potentially expanding the tax base when the district expires.

Last Previous Action

None.

Attachments

1. Second Amendment to Min Assessment Agmt - Highland Bridge - FINAL2-wExhibit(04-21-2025).pdf

This document was drafted by:
Dorsey & Whitney LLP
50 South Sixth Street, Suite 1500
Minneapolis, MN 55402-1498

SECOND AMENDMENT TO
MINIMUM ASSESSMENT AGREEMENT
(Highland Bridge)

THIS SECOND AMENDMENT TO MINIMUM ASSESSMENT AGREEMENT ("Amendment") is made and entered into as of ________________, 2025 by and among the CITY OF SAINT PAUL, MINNESOTA, a municipal corporation and home rule charter city (the "City"), the HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA, a public body corporate and politic organized and existing under the laws of the State of Minnesota (the "Authority"), PROJECT PAUL, LLC, a Delaware limited liability company ("Developer"), and MN FORD SITE APARTMENT LAND LLC, a Delaware limited liability company ("Weidner") and is certified by the County Assessor for Ramsey County, Minnesota (the "Assessor").

RECITALS

A. The City, the Authority, and Developer are parties to that certain Redevelopment Agreement dated December 18, 2019 (the "Original Redevelopment Agreement"), in connection with that certain real property located in the city of Saint Paul, county of Ramsey, state of Minnesota, which consists of approximately 122 acres of land that formerly contained a Ford car and truck assembly plant, and is commonly known as "Highland Bridge" (as more particularly described in the Original Redevelopment Agreement (as the same has been amended), collectively, the "Property"), which Original Redevelopment Agreement is evidenced by Memorandum of Redevelopment Agreement dated December 18, 2019 and recorded in the Office of the Ramsey County Registrar of Titles ("Recording Office") on December 19, 2019 as Document No. T02655830 (the "Original Memorandum of Agreement").

B. In connection with the Original Redevelopment Agreement (which was joined, in part, by Weidner under the terms of a separate Joinder to Redevelopment Agreement dated December 19, 2019), the City, the Authority, Developer, and Weidner executed that certain Minimum Assessment Agreement dated as of December 18, 2019 and recorded in the Recording Office on December 19, 2019 as Document No. T02655840 ("Original Minimum Assessment Agreement").

C. The Original Redevelopment Agreement was amended by that certain First Amendment to Redevelopment Agreement and Other Agreements dated August 22, 2023, by and among the City, the Authority, and the Developer, and recorded in the Recording Office on September 1, 2023 as Document No. T02760370 (the "First Amendment to Redevelopment Agreement"), and, together with the Original Redevelopment Agreement, the "Redevelopment Agreement").

D. Concurrently with the First Amendment to the Redevelopment Agreement, the Original Minimum Assessment Agreement was amended by that certain First Amendment to Minimum Assessment Agreement (Highland Bridge – Block 33, Block 34) dated as of August 22, 2023 made by and among the City, the Authority, and Developer, and that was recorded in the Recording Office on September 1, 2023 as Document No. T02760371, and together with subdivision allocation amendments (none of which impact on the Lots owned by Weidner) and the Original Minimum Assessment Agreement, the "Minimum Assessment Agreement").

E. The Minimum Assessment Agreement sets forth the Minimum Lot Value (as defined therein) for each Lot (as defined therein).

F. Developer and Weidner have advised the City that the current Minimum Lot Values, together with other factors currently impacting the Property, are collectively posing barriers to the contemplated vertical development on the Lots in the current economic environment.

G. The parties desire to modify certain Minimum Lot Values with respect to certain of the Lots in the Minimum Assessment Agreement that are owned by Developer and Weidner and that are legally described in Exhibit A attached hereto, all in accordance with this Amendment.

H. This Amendment requires the consent of Ramsey County and the applicable school district under Minnesota Statutes, Section 469.177, subdivision 8, and the approvals of the governing bodies of the City, the County, and the School District are attached hereto as Exhibits C, D, and E, respectively.

NOW, THEREFORE, in consideration of the promises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

1. Recitals; Capitalized Terms. The Recitals are true and correct statements of fact and are incorporated into this Amendment by this reference, including the definitions set forth therein. Each capitalized term used herein and the Recitals, unless otherwise defined, shall have the respective meaning ascribed to such term in the Redevelopment Agreement. All Exhibits referred to in and attached to this Amendment are incorporated in and form a part of this Amendment as if fully set forth herein.

2. Amendment to Minimum Lot Values. Exhibit B-1 to the Original Minimum Assessment Agreement is amended, in part, by the terms contained on Exhibit B-1 attached hereto.

3. Weidner Obligations. In consideration of the reduction in minimum assessments given hereunder and as a condition precedent to the effectiveness of this Amendment, Weidner agrees that it will simultaneously enter into a separate agreement with the City and the Authority under which Weidner shall be obligated to construct certain buildings on certain of its Lots and agree to the advance payment of certain GI Assessment payments.

4. Remedies. In addition to the indemnifications contained in Section 6.2 of the Original Minimum Assessment Agreement (which the parties hereby agree also run in favor of the City and the Authority), the City and/or the Authority may take any action, in law or equity, available to it to enforce performance and observance of any obligation, agreement, or covenant of Developer and/or of Weidner under the Minimum Assessment Agreement or this Amendment. Neither Developer nor Weidner has any right to assert any claim for monetary or other compensatory damages against the City or Authority and will not be entitled to recover damages of any kind, including lost profits and direct, indirect, incidental, consequential, or punitive damages in connection with the terms of the Minimum Assessment Agreement

as modified by this Amendment; provided, however, the foregoing shall not excuse the City or Authority from any liability deriving from its willful breach of the Minimum Assessment Agreement or this Amendment. No remedy of the City or Authority is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under the Minimum Assessment Agreement, as amended hereby, or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof. If Developer or Weidner shall default under any of the provisions of the Minimum Assessment Agreement, as amended hereby, and the City or Authority shall employ attorneys or incur other reasonable expenses for the enforcement of performance or observance of any obligation or agreement of Developer or Weidner, the City and Authority in such action or enforcement, if the City or the Authority prevail, shall be entitled to payment of its reasonable attorneys' fees and costs from the appropriate party.

5. Ratification. Except as specifically modified by this Amendment, the terms and provisions of the Minimum Assessment Agreement shall remain in full force and effect.

6. Binding Effect. This Amendment amends and supplements the Minimum Assessment Agreement. If there is a conflict between the provisions of this Amendment and the Minimum Assessment Agreement, the provisions of this Amendment shall control. This Amendment shall be binding upon and inure to the benefit of the City, the Authority, Developer, Weidner, and their respective successors and assigns.

7. Counterparts. This Amendment may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, the City, the Authority and Developer have caused this Amendment to be duly executed in their names and on their behalf, all on or as of the date first above written.

CITY OF SAINT PAUL, MINNESOTA

By: ____
Its: Mayor

By: ____
Its: Director, Office of Financial Services

By: ____
Its: Director, Department of Human Rights & Equal Economic Opportunity

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ___ day of _______________, 2025, by _____________________________, the Mayor of the City of Saint Paul, Minnesota, on behalf of the City.

____
Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ___ day of _______________, 2025 by _____________________________, the Director, Office of Financial Services of the City of Saint Paul, Minnesota, on behalf of the City.

____
Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ___ day of _______________, 2025 by _____________________________, the Director, Department of Human Rights & Equal Economic Opportunity of the City of Saint Paul, Minnesota, on behalf of the City.

____
Notary Public

APPROVED AS TO FORM

____
City Attorney

HOUSING AND REDEVELOPMENT AUTHORITY
OF THE CITY OF SAINT PAUL, MINNESOTA

By: ____
Its: Chair or Commissioner

By: ____
Its: Executive Director

By: ____
Its: Director, Office of Financial Services of the City

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of ________________, 2025, by ________________________________, the ____________________ of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, on behalf of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

____
Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ____ day of ________________, 2025, by ________________________________, the Executive Director of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, on behalf of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

____
Notary Public

STATE OF MINNESOTA)
) SS.
COUNTY OF RAMSEY)

The foregoing instrument was acknowledged before me this ___ day of ________________, 2025, by ________________________________, the Director, Office of Financial Services of the City of Saint Paul, Minnesota, on behalf of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.

____
Notary Public

PROJECT PAUL, LLC,
a Delaware limited liability company

By: ____
Name: __________________
Its: ____________________

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of ________________, 2025, by __________________, the ___________________ of Project Paul, LLC, a Delaware limited liability company, on behalf of the limited liability company.

____
Notary Public

ACKNOWLEDGED AND AGREED:

RYAN COMPANIES US, INC.,
a Minnesota corporation

By:______________________________________
Name: _____________________
Its: ____________________

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of ________________, 2025, by _______________________, the ________________________ of Ryan Companies US, Inc., a Minnesota corporation on behalf of the corporation.

____
Notary Public

MN FORD SITE APARTMENT LAND LLC,
a Delaware limited liability company

By: Weidner Investment Services, Inc., a
Washington Corporation, its Manager

____

Name: W. Dean Weidner
Its: President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

The foregoing instrument was acknowledged before me this ___ day of _______________, 2025, by W. Dean Weidner, the President of Weidner Investment Services, Inc. a Washington corporation, the Manager of MN Ford Site Apartment Land LLC, a Delaware limited liability company, on behalf of the limited liability company.

____
Notary Public

Exhibit A

Legal Description of Property

Lot 1, Block 1,
Lot 2, Block 1; and
Lot 3, Block 1;
all in Northern Highland Bridge, according to the recorded plat thereof, Ramsey County, Minnesota.

AND

Lot 3, Block 1, Southern Highland Bridge, according to the recorded plat thereof, Ramsey County, Minnesota.

AND

Lot 1, Block 5, Ford, according to the recorded plat thereof, Ramsey County, Minnesota.

AND

Lot 1, Block 12,
Lot 1, Block 16
Lot 1, Block 17
Lot 1, Block 18
Lot 1, Block 22,
Lot 1, Block 23
Lot 1, Block 24,
Lot 1, Block 28,
Lot 1, Block 29,
all in Ford, according to the recorded plat thereof, Ramsey County, Minnesota.

Exhibit B-1

Amendment to Certain Minimum Lot Values

"Any parcels not listed in this Exhibit B-1 remain subject to the amounts stated in Exhibit B-1 of the Original Minimum Assessment Agreement, as previously amended."

Exhibit B-1 to Amendment to Minimum Assessment Agreement (FINAL - March 17, 2025)

Changes will commence in Assess 2025 for Pay 2026

Existing minimums are shown in first line, with strikeout, and amended (new) values shown immediately below (planned affordable values for Blocks 12, 23 and 24 are shown and italized, but are not changing)

Minimum Lot Value by Tax Assessment Year*

Plat Block/Lot	Proposed Split**	Proposed Split Area	Vertical Improvement	Per Unit Minimum Taxable Value	Number of Units	Total Initial Minimum Lot Value as Amended	Total Final Minimum Lot Value as Amended***	2021	2022	2023	2024	2025 (1st Yr of Change)	2026	2027	2028	2029
Replatted Parcels for Block 2, Lot 1 (Now Northern Highland Bridge, Block 1, Lot 1)																
~~1/1~~		~~1.2~~	~~Mixed Use Housing~~	~~187,500~~	~~53~~	~~9,973,688~~	~~9,973,688~~	~~621,846~~	~~4,986,844~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~
~~1/1~~	~~N/A~~		~~Mixed Use Retail~~	~~150~~	~~28,560~~	~~4,284,000~~	~~4,284,000~~	~~309,553~~	~~2,142,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~
1/1	N/A	1.2	Office	208	30,000	6,250,000	11,626,840	931,399	7,128,844	14,257,688	14,257,688	**6,250,000**	6,437,500	6,630,625	6,829,544	7,034,430
Replatted Parcels for Block 2, Lot 1 (Now Northern Highland Bridge, Block 1, Lot 2)																
~~1/2~~		~~2.2~~	~~Mixed Use Housing~~	~~187,500~~	~~96~~	~~17,963,812~~	~~17,963,812~~	~~1,120,020~~	~~8,981,906~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~
~~1/2~~	~~N/A~~		~~Mixed Use Retail~~	~~150~~	~~51,440~~	~~7,716,000~~	~~7,716,000~~	~~557,543~~	~~3,858,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~
1/2		2.2	Mixed Use Retail	225	21,000	4,725,000	8,789,895	557,543	3,858,000	7,716,000	7,716,000	**4,725,000**	4,866,750	5,012,753	5,163,136	5,318,030
1/2	N/A		Mixed Use Housing	225,000	97	21,825,000	40,600,929	1,120,020	8,981,906	17,963,812	17,963,812	**21,825,000**	22,479,750	23,154,143	23,848,767	24,564,230
Replatted Parcels for Block 2, Lot 2 (Now Northern Highland Bridge, Block 1, Lot 3)																
~~1/3~~	~~N/A~~	~~0.77~~	~~Mixed Retail~~	~~150~~	~~20,000~~	~~3,000,000~~	~~3,000,000~~	~~598,527~~	~~1,500,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~
1/3	N/A	0.77	Mixed Retail	225	10,000	2,250,000	4,185,665	598,527	1,500,000	3,000,000	3,000,000	**2,250,000**	2,317,500	2,387,025	2,458,636	2,532,395
~~5/1~~	~~N/A~~	~~1.13~~	~~Office~~	~~100~~	~~111,400~~	~~11,140,000~~	~~11,140,000~~	~~713,628~~	~~713,628~~	~~713,628~~	~~713,628~~	~~713,628~~	~~5,570,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~
5/1	N/A	1.13	MF Senior	241,230	55	13,267,675	20,670,604	713,628	713,628	713,628	713,628	856,400	882,092	908,555	935,812	963,886
~~16/1~~	~~N/A~~	~~1.49~~	~~MF Res~~	~~212,500~~	~~211~~	~~44,837,500~~	~~44,837,500~~	~~1,143,339~~	~~1,143,339~~	~~22,418,750~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~
16/1	N/A	1.49	MF Res	236,477	180	42,565,907	70,354,961	1,143,339	1,143,339	22,418,750	44,837,500	1,820,200	1,874,806	1,931,050	**21,072,231**	**42,565,907**
12/1	*Lot 1*	*0.51*	*Affordable*	*6,663*	*59*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*
~~12/1~~	~~Lot 2~~	~~0.92~~	~~MF Res~~	~~187,500~~	~~149~~	~~27,937,500~~	~~27,937,500~~	~~705,955~~	~~705,955~~	~~705,955~~	~~705,955~~	~~13,968,750~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~
12/1	Lot 2	0.92	MF Res	238,228	55	13,102,566	19,818,806	705,955	705,955	705,955	705,955	1,358,456	1,399,210	1,441,186	1,484,422	1,528,955
~~17/1~~	~~N/A~~	~~1.43~~	~~MF Res~~	~~187,500~~	~~192~~	~~36,000,000~~	~~36,000,000~~	~~1,097,299~~	~~1,097,299~~	~~1,097,299~~	~~1,097,299~~	~~18,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~
17/1	N/A	1.43	MF Res	238,228	86	20,487,649	30,989,407	1,097,299	1,097,299	1,097,299	1,097,299	1,749,800	1,802,294	1,856,363	1,912,054	1,969,416
~~18/1~~	~~N/A~~	~~1.43~~	~~MF Res~~	~~150,000~~	~~197~~	~~29,550,000~~	~~29,550,000~~	~~1,097,299~~	~~1,097,299~~	~~1,097,299~~	~~1,097,299~~	~~1,097,299~~	~~14,775,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~
18/1	N/A	1.43	MF Res	240,611	86	20,692,525	30,387,672	1,097,299	1,097,299	1,097,299	1,097,299	1,749,800	1,802,294	1,856,363	1,912,054	1,969,416
~~22/1~~	~~N/A~~	~~1.64~~	~~MF Res~~	~~212,500~~	~~129~~	~~27,412,500~~	~~27,412,500~~	~~1,258,441~~	~~1,258,441~~	~~1,258,441~~	~~1,258,441~~	~~1,258,441~~	~~13,706,250~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~
22/1	N/A	1.64	MF Res	241,230	165	39,803,025	62,011,816	1,258,441	1,258,441	1,258,441	1,258,441	1,996,300	2,056,189	2,117,875	2,181,411	2,246,853
23/1	*Lot 1*	*0.32*	*Affordable*	*4,162*	*59*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*
~~23/1~~	~~Lot 2~~	~~1.38~~	~~MF Res~~	~~187,500~~	~~205~~	~~38,437,500~~	~~38,437,500~~	~~1,058,932~~	~~1,058,932~~	~~1,058,932~~	~~1,058,932~~	~~1,058,932~~	~~1,058,932~~	~~1,058,932~~	~~19,218,750~~	~~38,437,500~~
23/1	Lot 2	1.38	MF Res	240,611	55	13,233,592	19,433,978	1,058,932	1,058,932	1,058,932	1,058,932	1,825,151	1,879,906	1,936,303	1,994,392	2,054,224
24/1	*Lot 1*	*0.51*	*Affordable*	*7,115*	*55*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*
~~24/1~~	~~Lot 2~~	~~1.19~~	~~MF Res~~	~~150,000~~	~~159~~	~~23,850,000~~	~~23,850,000~~	~~913,137~~	~~913,137~~	~~913,137~~	~~913,137~~	~~913,137~~	~~913,137~~	~~913,137~~	~~11,925,000~~	~~23,850,000~~
24/1	Lot 2	1.19	MF Res	243,017	55	13,365,928	19,056,616	913,137	913,137	913,137	913,137	1,683,656	1,734,166	1,786,191	1,839,777	1,894,970
~~28/1~~	~~N/A~~	~~1.26~~	~~MF Res~~	~~150,000~~	~~176~~	~~37,400,000~~	~~37,400,000~~	~~951,504~~	~~951,504~~	~~951,504~~	~~951,504~~	~~951,504~~	~~18,700,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~
28/1	N/A	1.26	MF Res	251,025	150	37,653,807	52,121,674	951,504	951,504	951,504	951,504	1,542,300	1,588,569	1,636,226	1,685,313	1,735,872
~~29/1~~	~~Lot 1~~	~~1.37~~	~~MF Res~~	~~187,500~~	~~173~~	~~32,437,500~~	~~32,437,500~~	~~997,545~~	~~997,545~~	~~997,545~~	~~997,545~~	~~997,545~~	~~997,545~~	~~997,545~~	~~997,545~~	~~997,545~~
29/1	Lot 1	1.37	MF Res	247,902	75	18,592,613	24,986,918	997,545	997,545	997,545	997,545	1,671,354	1,721,495	1,773,140	1,826,334	1,881,124
~~29/1~~	~~Lot 2~~	~~1.61~~	~~MF Res~~	~~150,000~~	~~219~~	~~32,850,000~~	~~32,850,000~~	~~1,235,421~~	~~1,235,421~~	~~1,235,421~~	~~1,235,421~~	~~1,235,421~~	~~1,235,421~~	~~1,235,421~~	~~1,235,421~~	~~1,235,421~~
29/1	Lot 2	1.61	MF Res	247,902	75	18,592,613	24,986,918	1,235,421	1,235,421	1,235,421	1,235,421	1,964,146	2,023,070	2,083,762	2,146,275	2,210,663
Replatted Parcels for Block 34, Lot 1 (Now Southern Highland Bridge, Block 1, Lot 3)																
~~34/1~~	~~N/A~~	~~5.36~~	~~Office~~	~~75~~	~~100,000~~	~~7,500,000~~	~~7,500,000~~	~~4,120,626~~	~~4,120,626~~	~~4,120,626~~	~~4,120,626~~	~~4,120,626~~	~~4,120,626~~	~~4,120,626~~	~~4,120,626~~	~~3,750,000~~
1/3	N/A	3.24	MF Res	212,304	100	21,230,403	34,068,564	4,120,626	4,120,626	4,120,626	4,120,626	4,944,800	5,093,144	5,245,938	5,403,316	**10,510,101**

* Assessment Year for taxes payable in the following year

** The platted parcel is proposed to be either subdivided to multiple PID's through subdivision, or be split record for assessing dividing residential from non-residential

*** The initial minimum value, once fully assessed, will inflate 3% each year

Exhibit B-1 to Amendment to Minimum Assessment Agreement (FINAL - March 17, 2025)

Changes will commence in Assess 2025 for Pay 2026

Existing minimums are shown in first line, with strikeout, and amended (new) values shown immediately below (planned affordable values for Blocks 12, 23 and 24 are shown and italized, but are not changing)

Minimum Lot Value by Tax Assessment Year*

Plat Block/Lot	Proposed Split**	Proposed Split Area	Vertical Improvement	Per Unit Minimum Taxable Value	Number of Units	Total Initial Minimum Lot Value as Amended	Total Final Minimum Lot Value as Amended***	2030	2031	2032	2033	2034	2035	2036	2037	2038
Replatted Parcels for Block 2, Lot 1 (Now Northern Highland Bridge, Block 1, Lot 1)																
~~1/1~~		~~1.2~~	~~Mixed Use Housing~~	~~187,500~~	~~53~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~
~~1/1~~	~~N/A~~		~~Mixed Use Retail~~	~~150~~	~~28,560~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~
1/1	N/A	1.2	Office	208	30,000	6,250,000	11,626,840	7,245,463	7,462,827	7,686,712	7,917,313	8,154,832	8,399,477	8,651,461	8,911,005	9,178,335
Replatted Parcels for Block 2, Lot 1 (Now Northern Highland Bridge, Block 1, Lot 2)																
~~1/2~~		~~2.2~~	~~Mixed Use Housing~~	~~187,500~~	~~96~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~
~~1/2~~	~~N/A~~		~~Mixed Use Retail~~	~~150~~	~~51,440~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~
1/2		2.2	Mixed Use Retail	225	21,000	4,725,000	8,789,895	5,477,571	5,641,898	5,811,155	5,985,490	6,165,055	6,350,007	6,540,507	6,736,722	6,938,824
1/2	N/A		Mixed Use Housing	225,000	97	21,825,000	40,600,929	25,301,157	26,060,192	26,841,998	27,647,258	28,476,676	29,330,976	30,210,905	31,117,232	32,050,749
Replatted Parcels for Block 2, Lot 2 (Now Northern Highland Bridge, Block 1, Lot 3)																
~~1/3~~	~~N/A~~	~~0.77~~	~~Mixed Retail~~	~~150~~	~~20,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~
1/3	N/A	0.77	Mixed Retail	225	10,000	2,250,000	4,185,665	2,608,367	2,686,618	2,767,217	2,850,234	2,935,741	3,023,813	3,114,527	3,207,963	3,304,202
~~5/1~~	~~N/A~~	~~1.13~~	~~Office~~	~~100~~	~~111,400~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~
5/1	N/A	1.13	MF Senior	241,230	55	13,267,675	20,670,604	**6,568,156**	**13,267,675**	13,665,705	14,075,676	14,497,946	14,932,884	15,380,871	15,842,297	16,317,566
~~16/1~~	~~N/A~~	~~1.49~~	~~MF Res~~	~~212,500~~	~~211~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~
16/1	N/A	1.49	MF Res	236,477	180	42,565,907	70,354,961	43,842,884	45,158,171	46,512,916	47,908,303	49,345,552	50,825,919	52,350,697	53,921,218	55,538,855
12/1	*Lot 1*	*0.51*	*Affordable*	*6,663*	*59*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*
~~12/1~~	~~Lot 2~~	~~0.92~~	~~MF Res~~	~~187,500~~	~~149~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~
12/1	Lot 2	0.92	MF Res	238,228	55	13,102,566	19,818,806	1,574,824	**6,486,419**	**13,102,566**	13,495,643	13,900,512	14,317,527	14,747,053	15,189,465	15,645,149
~~17/1~~	~~N/A~~	~~1.43~~	~~MF Res~~	~~187,500~~	~~192~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~
17/1	N/A	1.43	MF Res	238,228	86	20,487,649	30,989,407	2,028,498	**10,142,400**	**20,487,649**	21,102,278	21,735,346	22,387,406	23,059,028	23,750,799	24,463,323
~~18/1~~	~~N/A~~	~~1.43~~	~~MF Res~~	~~150,000~~	~~197~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~
18/1	N/A	1.43	MF Res	240,611	86	20,692,525	30,387,672	2,028,498	2,089,353	**10,243,824**	**20,692,525**	21,313,301	21,952,700	22,611,281	23,289,619	23,988,308
~~22/1~~	~~N/A~~	~~1.64~~	~~MF Res~~	~~212,500~~	~~129~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~
22/1	N/A	1.64	MF Res	241,230	165	39,803,025	62,011,816	**19,704,468**	**39,803,025**	40,997,116	42,227,029	43,493,840	44,798,655	46,142,615	47,526,893	48,952,700
23/1	*Lot 1*	*0.32*	*Affordable*	*4,162*	*59*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*
~~23/1~~	~~Lot 2~~	~~1.38~~	~~MF Res~~	~~187,500~~	~~205~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~
23/1	Lot 2	1.38	MF Res	240,611	55	13,233,592	19,433,978	2,115,851	2,179,327	**6,551,283**	**13,233,592**	13,630,600	14,039,518	14,460,704	14,894,525	15,341,361
24/1	*Lot 1*	*0.51*	*Affordable*	*7,115*	*55*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*
~~24/1~~	~~Lot 2~~	~~1.19~~	~~MF Res~~	~~150,000~~	~~159~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~
24/1	Lot 2	1.19	MF Res	243,017	55	13,365,928	19,056,616	1,951,819	2,010,374	2,070,685	**6,616,796**	**13,365,928**	13,766,906	14,179,913	14,605,310	15,043,469
~~28/1~~	~~N/A~~	~~1.26~~	~~MF Res~~	~~150,000~~	~~176~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~
28/1	N/A	1.26	MF Res	251,025	150	37,653,807	52,121,674	1,787,948	1,841,586	1,896,834	1,953,739	**18,640,498**	**37,653,807**	38,783,421	39,946,924	41,145,332
~~29/1~~	~~Lot 1~~	~~1.37~~	~~MF Res~~	~~187,500~~	~~173~~	~~32,437,500~~	~~32,437,500~~	~~16,218,750~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~
29/1	Lot 1	1.37	MF Res	247,902	75	18,592,613	24,986,918	1,937,558	1,995,685	2,055,556	2,117,223	2,180,740	**9,204,264**	**18,592,613**	19,150,391	19,724,903
~~29/1~~	~~Lot 2~~	~~1.61~~	~~MF Res~~	~~150,000~~	~~219~~	~~32,850,000~~	~~32,850,000~~	~~16,425,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~
29/1	Lot 2	1.61	MF Res	247,902	75	18,592,613	24,986,918	2,276,983	2,345,292	2,415,651	2,488,121	2,562,765	**9,204,264**	**18,592,613**	19,150,391	19,724,903
Replatted Parcels for Block 34, Lot 1 (Now Southern Highland Bridge, Block 1, Lot 3)																
~~34/1~~	~~N/A~~	~~5.36~~	~~Office~~	~~75~~	~~100,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~
1/3	N/A	3.24	MF Res	212,304	100	21,230,403	34,068,564	**21,230,403**	21,867,315	22,523,334	23,199,034	23,895,005	24,611,855	25,350,211	26,110,717	26,894,039

* Assessment Year for taxes payable in the following year

** The platted parcel is proposed to be either subdivided to multiple PID's through subdivision, or be split record for assessing dividing residential from non-residential

*** The initial minimum value, once fully assessed, will inflate 3% each year

Exhibit B-1 to Amendment to Minimum Assessment Agreement (FINAL - March 17, 2025)

Changes will commence in Assess 2025 for Pay 2026

Existing minimums are shown in first line, with strikeout, and amended (new) values shown immediately below (planned affordable values for Blocks 12, 23 and 24 are shown and italized, but are not changing)

Minimum Lot Value by Tax Assessment Year*

Plat Block/Lot	Proposed Split**	Proposed Split Area	Vertical Improvement	Per Unit Minimum Taxable Value	Number of Units	Total Initial Minimum Lot Value as Amended	Total Final Minimum Lot Value as Amended***	2039	2040	2041	2042	2043	2044	2045	2046
Replatted Parcels for Block 2, Lot 1 (Now Northern Highland Bridge, Block 1, Lot 1)															
~~1/1~~		~~1.2~~	~~Mixed Use Housing~~	~~187,500~~	~~53~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~	~~9,973,688~~
~~1/1~~	~~N/A~~		~~Mixed Use Retail~~	~~150~~	~~28,560~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~	~~4,284,000~~
1/1	N/A	1.2	Office	208	30,000	6,250,000	11,626,840	9,453,685	9,737,296	10,029,415	10,330,297	10,640,206	10,959,412	11,288,194	11,626,840
Replatted Parcels for Block 2, Lot 1 (Now Northern Highland Bridge, Block 1, Lot 2)															
~~1/2~~		~~2.2~~	~~Mixed Use Housing~~	~~187,500~~	~~96~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~	~~17,963,812~~
~~1/2~~	~~N/A~~		~~Mixed Use Retail~~	~~150~~	~~51,440~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~	~~7,716,000~~
1/2		2.2	Mixed Use Retail	225	21,000	4,725,000	8,789,895	7,146,989	7,361,399	7,582,241	7,809,708	8,043,999	8,285,319	8,533,879	8,789,895
1/2	N/A		Mixed Use Housing	225,000	97	21,825,000	40,600,929	33,012,271	34,002,639	35,022,718	36,073,400	37,155,602	38,270,270	39,418,378	40,600,929
Replatted Parcels for Block 2, Lot 2 (Now Northern Highland Bridge, Block 1, Lot 3)															
~~1/3~~	~~N/A~~	~~0.77~~	~~Mixed Retail~~	~~150~~	~~20,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~	~~3,000,000~~
1/3	N/A	0.77	Mixed Retail	225	10,000	2,250,000	4,185,665	3,403,328	3,505,428	3,610,591	3,718,909	3,830,476	3,945,390	4,063,752	4,185,665
~~5/1~~	~~N/A~~	~~1.13~~	~~Office~~	~~100~~	~~111,400~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~	~~11,140,000~~
5/1	N/A	1.13	MF Senior	241,230	55	13,267,675	20,670,604	16,807,093	17,311,306	17,830,645	18,365,564	18,916,531	19,484,027	20,068,548	20,670,604
~~16/1~~	~~N/A~~	~~1.49~~	~~MF Res~~	~~212,500~~	~~211~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~	~~44,837,500~~
16/1	N/A	1.49	MF Res	236,477	180	42,565,907	70,354,961	57,205,021	58,921,172	60,688,807	62,509,471	64,384,755	66,316,298	68,305,787	70,354,961
12/1	*Lot 1*	*0.51*	*Affordable*	*6,663*	*59*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*
~~12/1~~	~~Lot 2~~	~~0.92~~	~~MF Res~~	~~187,500~~	~~149~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~	~~27,937,500~~
12/1	Lot 2	0.92	MF Res	238,228	55	13,102,566	19,818,806	16,114,503	16,597,938	17,095,876	17,608,752	18,137,015	18,681,125	19,241,559	19,818,806
~~17/1~~	~~N/A~~	~~1.43~~	~~MF Res~~	~~187,500~~	~~192~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~	~~36,000,000~~
17/1	N/A	1.43	MF Res	238,228	86	20,487,649	30,989,407	25,197,223	25,953,140	26,731,734	27,533,686	28,359,697	29,210,488	30,086,803	30,989,407
~~18/1~~	~~N/A~~	~~1.43~~	~~MF Res~~	~~150,000~~	~~197~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~	~~29,550,000~~
18/1	N/A	1.43	MF Res	240,611	86	20,692,525	30,387,672	24,707,957	25,449,196	26,212,672	26,999,052	27,809,024	28,643,295	29,502,594	30,387,672
~~22/1~~	~~N/A~~	~~1.64~~	~~MF Res~~	~~212,500~~	~~129~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~	~~27,412,500~~
22/1	N/A	1.64	MF Res	241,230	165	39,803,025	62,011,816	50,421,281	51,933,919	53,491,937	55,096,695	56,749,596	58,452,084	60,205,647	62,011,816
23/1	*Lot 1*	*0.32*	*Affordable*	*4,162*	*59*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*	*245,549*
~~23/1~~	~~Lot 2~~	~~1.38~~	~~MF Res~~	~~187,500~~	~~205~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~	~~38,437,500~~
23/1	Lot 2	1.38	MF Res	240,611	55	13,233,592	19,433,978	15,801,602	16,275,650	16,763,920	17,266,838	17,784,843	18,318,388	18,867,940	19,433,978
24/1	*Lot 1*	*0.51*	*Affordable*	*7,115*	*55*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*	*391,344*
~~24/1~~	~~Lot 2~~	~~1.19~~	~~MF Res~~	~~150,000~~	~~159~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~	~~23,850,000~~
24/1	Lot 2	1.19	MF Res	243,017	55	13,365,928	19,056,616	15,494,773	15,959,616	16,438,404	16,931,556	17,439,503	17,962,688	18,501,569	19,056,616
~~28/1~~	~~N/A~~	~~1.26~~	~~MF Res~~	~~150,000~~	~~176~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~	~~37,400,000~~
28/1	N/A	1.26	MF Res	251,025	150	37,653,807	52,121,674	42,379,692	43,651,083	44,960,615	46,309,433	47,698,716	49,129,677	50,603,567	52,121,674
~~29/1~~	~~Lot 1~~	~~1.37~~	~~MF Res~~	~~187,500~~	~~173~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~	~~32,437,500~~
29/1	Lot 1	1.37	MF Res	247,902	75	18,592,613	24,986,918	20,316,650	20,926,150	21,553,935	22,200,553	22,866,570	23,552,567	24,259,144	24,986,918
~~29/1~~	~~Lot 2~~	~~1.61~~	~~MF Res~~	~~150,000~~	~~219~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~	~~32,850,000~~
29/1	Lot 2	1.61	MF Res	247,902	75	18,592,613	24,986,918	20,316,650	20,926,150	21,553,935	22,200,553	22,866,570	23,552,567	24,259,144	24,986,918
Replatted Parcels for Block 34, Lot 1 (Now Southern Highland Bridge, Block 1, Lot 3)															
~~34/1~~	~~N/A~~	~~5.36~~	~~Office~~	~~75~~	~~100,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~	~~7,500,000~~
1/3	N/A	3.24	MF Res	212,304	100	21,230,403	34,068,564	27,700,860	28,531,886	29,387,843	30,269,478	31,177,562	32,112,889	33,076,276	34,068,564

* Assessment Year for taxes payable in the following year

** The platted parcel is proposed to be either subdivided to multiple PID's through subdivision, or be split record for assessing dividing residential from non-residential

*** The initial minimum value, once fully assessed, will inflate 3% each year

Exhibit C
Approval of the City

<u>Exhibit D</u>
<u>Approval of Ramsey County</u>

Exhibit E
Approval of School Board

Assessor's Certificate

The undersigned, being the duly qualified and acting assessor of Ramsey County, Minnesota, hereby certifies that.

1. I am the assessor responsible for the assessment of the Property described in the Minimum Assessment Agreement dated as of December 18, 2019 and recorded in the Recording Office on December 19, 2019 as Document No. T02655840 (the "Original Assessment Agreement"), as amended by a First Amendment to Minimum Assessment Agreement dated as of August 22, 2023 (the "First Amendment") and recorded in the Recording Office on September 1, 2023 as Document No. T02760371, and the foregoing Second Amendment to Minimum Assessment Agreement dated as of _________________, 2025 (the "Second Amendment", and together with the Original Assessment Agreement, and the First Amendment, collectively, the "Agreement");

2. I have read the Original Assessment Agreement, the First Amendment, and the Second Amendment;

3. I have received and reviewed the Plans for the Improvements to be constructed on the Lots;

4. I have received and reviewed an estimate prepared by Developer of the cost of each Lot and the Improvements to be constructed thereon;

5. I have reviewed the market value previously assigned to the Property, and the minimum assessed values to be assigned to the Lots and/or Improvements by the Agreement is a reasonable estimate; and

6. I hereby certify that the market value assigned to the Lots and/or the Improvements by the Agreement is reasonable.

Dated: ____________, 2025

____
County Assessor, Ramsey County, Minnesota

CONSENT OF MORTGAGEE

_____[Colliers}________________, ("**Mortgagee**"), is the holder of mortgages granted by __________________ ("**Mortgagor**") against the Parcels legally described on **[include separate exhibits for respective parcels]**. Mortgagee hereby consents to and subjects its interest in said Parcels to the foregoing Second Amendment to Minimum Assessment Agreement dated ______________, 2025.

[__________________________]

By:____
Name:
Its:

STATE OF MINNESOTA)
) ss.
COUNTY OF ____________)

The foregoing instrument was acknowledged before me this _______ day of ________________, 2025, by ___________________, the _______________________________, on behalf of the ________________.

____
Notary Public

CONSENT OF MORTGAGEE

_____[Park State Bank]________________, ("**Mortgagee**"), is the holder of mortgages granted by __________________ ("**Mortgagor**") against the Parcels legally described on **[include separate exhibits for respective parcels]**. Mortgagee hereby consents to and subjects its interest in said Parcels to the foregoing Second Amendment to Minimum Assessment Agreement dated ______________, 2025.

[__________________________]

By:____
Name:
Its:

STATE OF MINNESOTA)
) ss.
COUNTY OF ____________)

The foregoing instrument was acknowledged before me this _______ day of ________________, 2025, by ___________________, the _______________________________, on behalf of the ________________.

____
Notary Public

RAMSEY COUNTY

15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-9200

Board of Commissioners

Request for Board Action

Item Number: 2025-164 **Meeting Date:** 5/20/2025

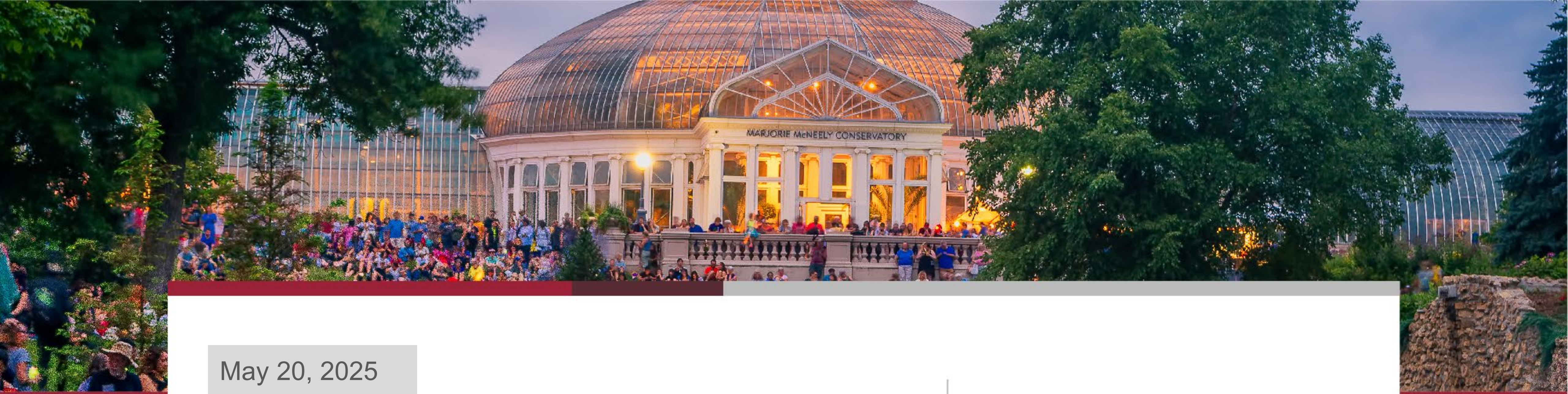
Sponsor: County Manager's Office

Title
Presentation: Investing in the Workforce Update

Recommendation
None. For information and discussion only.

Background and Rationale
Over the past year, the county has made significant investments in its workforce as part of a broader strategy to attract, retain, and support a talented and diverse employee population. These efforts have included successful union negotiations that strengthened labor-management relationships and resulted in competitive agreements that reflect shared priorities. As part of the enterprise-wide Talent Attraction, Retention, and Promotion ("TARP") strategic priority, the classification and compensation systems and plans were modernized to ensure internal equity, market competitiveness, and transparency in career growth opportunities. This presentation outlines the rationale, outcomes, and future impact of these investments, highlighting the county's commitment to being an employer of choice.

Attachments
1. Presentation



May 20, 2025

Investing in the Workforce Update

RAMSEY COUNTY

Agenda

- Investing in the Workforce, Kristen Schultz, Interim Chief Human Resources Officer.
- Employee Investment Recap, Cassy Fogale, Labor Relations Manager.
    - Labor Relations and Background.
    - Labor Negotiation Leadership Team and Labor Relations Team.
    - Classification and Compensation Overview.
    - Highlights from Negotiations.
    - Non-represented Employees.
- Looking Ahead, Kristen Schultz, Interim Chief Human Resources Officer.

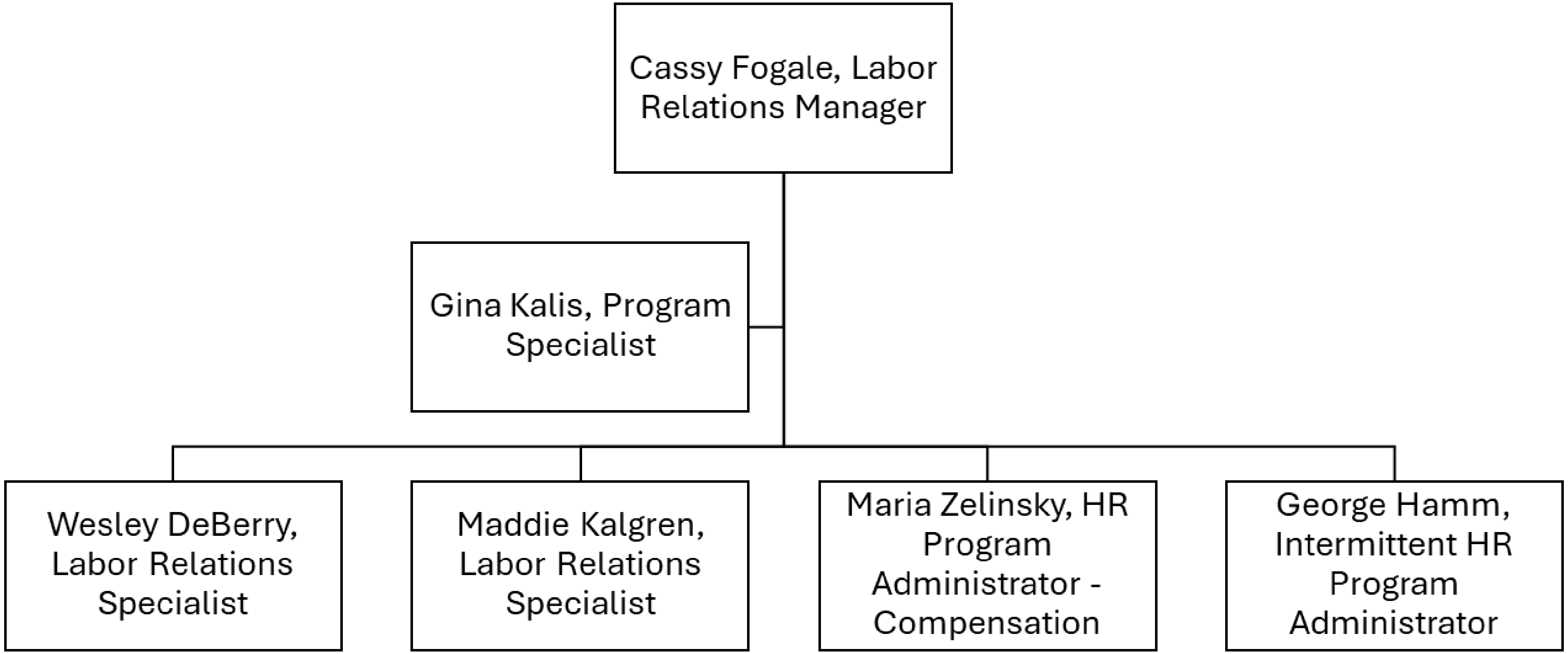
Our Work and Our People

Labor Negotiations Leadership Team

Leadership structure to ensure support, coordination, oversight and focus on continuity with leadership transitions.

- Ling Becker, County Manager.
- Johanna Berg, Deputy County Manager, Organizational Alignment.
- Alex Kotze, Interim Deputy County Manager of Health & Wellness.
- Kristen Schultz, Interim Chief Human Resources Officer.
- Cassy Fogale, Labor Relations Manager.

Labor Relations Team



Heading into 2025-2027 Negotiations: External Labor Considerations

- In years leading up to 2024 negotiations, the public sector saw historical strike vote numbers, as well as wage increases.
- Core comparators' annual wage increases (“COLAs”) outpaced Ramsey County over the past several years.
- Surrounding jurisdictions were already considering significant wage increases for labor contracts beginning in 2025.
- Recruitment and retention challenges impacted the county’s ability to provide core resident services.

Timeline

March 2024
Began Labor Planning Efforts

June 2024
Began Labor Negotiations

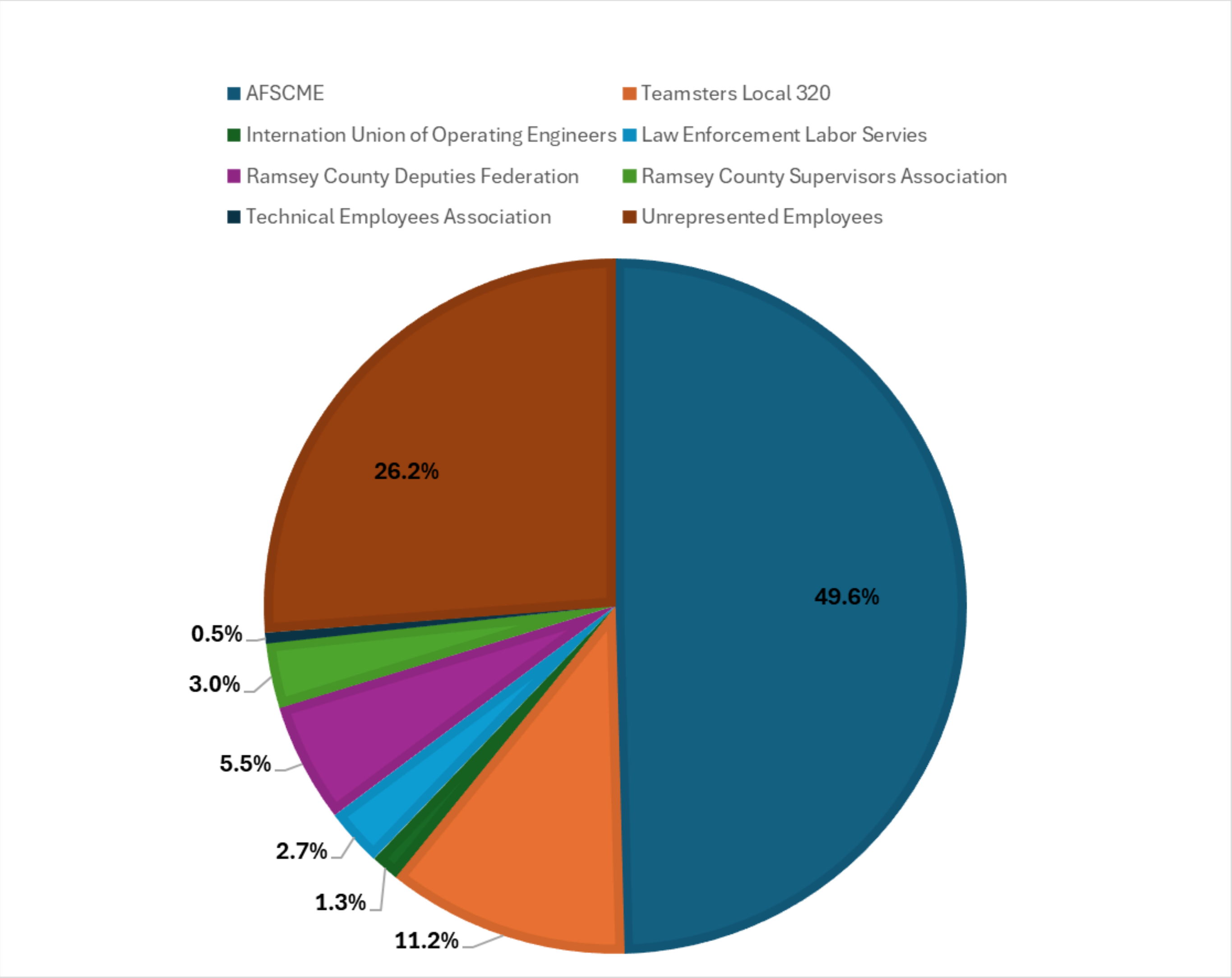
September 2024
Board Determined Authority for Negotiations

December 2024
First Round of Labor Contracts Approved by Board

January 2025
First Phase of Classification & Compensation Modernization Implemented

April 2025
Final Labor Contracts Settled

Labor Representation



Union represented employees are a critical part of the work in Ramsey County.

- There are 21 labor union contracts represented by seven different unions.
- Roughly 75% of county employees are represented by a labor union.
- Over half of represented employees are in strike eligible groups.
- All new labor contracts will expire on December 31, 2027.

Labor Negotiations Background

- AFSCME labor contracts require negotiations to begin no later than July 1 of the final year of the contract, so effort began in June of 2024.
- Worked toward negotiating contracts for 2025, 2026 and 2027.
- Entered negotiations aiming to reach agreement on Classification & Compensation Modernization, a long-standing county goal.
- 2022-2025 labor contracts expired on December 31, 2024.
    - Typically, the goal is to have AFSCME negotiations concluded before the Thanksgiving holiday.

Classification and Compensation Overview

As part of the enterprise-wide Talent Attraction, Retention, and Promotion ("TARP") strategic priority, the classification and compensation systems and plans were modernized to:

- Update classifications to reflect current types and levels of work that is flexible and consistent.
- Simplify the classification structure.
- Identify competitiveness.
- Build a salary structure that balances internal equity with external competitiveness of core comparators.
- Resolve pay compression issues.

Ramsey County Core Comparators:

ANOKA COUNTY

CARVER COUNTY

SAINT PAUL MINNESOTA

Hennepin

Scott

Washington County

Dakota COUNTY

METROPOLITAN COUNCIL

Highlights from Negotiations

- Generated excitement through Classification & Compensation Modernization with nearly all labor groups.
- Built trust with many of the county's labor partners through collaborative and transparent negotiations.
- Reached voluntary agreement with all 21 bargaining agreements without any labor stoppages for the non-essential labor groups or interest arbitrations for essential labor groups.
    - Required mediation with only 4 bargaining units to reach agreement.
    - Settled contract quickly – LELS Local 184 Commanders settled in 5 hours!
    - Successfully avoided a strike by Teamsters Probation Officers.

Negotiations Summary

- General Wage Adjustments
  - 2025: 3.0%
  - 2026: 3.5%
  - 2027: 4.5%
- Implementation of Classification & Compensation Modernization resulted in an average increase of 2% in 2025.
- By 2026, time to move between steps will be reduced from 4+ years to 2 years or less for all salary plans.
- Increased paid parental leave from 3 weeks to 8 weeks.
- Additional 8 hours of floating holiday for a total of 16 hours.

Non-Represented Employees

- Non-represented employees have historically maintained comparable pay and benefits.
- In December of 2024, the board approved Phase 1 of Classification & Compensation Modernization for non-represented employees not on a performance-based salary plan.
  - Also included:
    - The same general wage adjustments for 2025, 2026, and 2027.
    - Increase to paid parental leave from 3 to 8 weeks.
    - 8 additional hours of floating holiday.
- Phase 2 of the Classification & Compensation Modernization for non-represented job classification assigned to the performance-based salary plans.
  - Target completion date of June 30, 2025.

Compensation Structure Maintenance – Market Studies

- Compensation should reflect the local public sector labor markets where the county is competing for employees.
- Regular reviews will ensure competitiveness with the labor market and account for changes in market conditions and trends.
- Currently developing a plan for reoccurring market studies of each job classification at least every 3 years that uses data from a variety of sources and the nine core comparators (where applicable).
    - The plan will consider:
        - Time needed when a data requests is necessary.
        - Contract negotiations timing.

Compensation Structure Maintenance – On-Going Audits

- Currently developing a plan for reoccurring compensation maintenance audits for employees within each job classification.
- Audits will review consistency of internal compensation and ensure employees in similar positions with comparable skills and/or experience receive fair compensation.
  - Contributing to a positive public perception and long-term fiscal responsibility.
  - Directly impacting an organization’s ability to attract, retain, and motivate talented employees.
- Goal for the first full review to be completed no later than December 31, 2026.

Looking Ahead

- Ultimately, investing in employees is an investment in the future success, sustainability, and impact of the organization.
- Ramsey County is an organization of nearly 4,000 employees who deliver critical services, solve complex challenges, and meet the evolving needs of residents every day.
- As the county invests and prioritizes the workforce, a foundation of trust and loyalty is built that can withstand change, disruption, and uncertainty. This ensures residents receive the services they need.
- Paying for employee investments is a major part of the county's budget, and those expenses ultimately impact the tax levy.

RAMSEY COUNTY