



BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
NOTICE OF REGULAR MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE

MONDAY, MARCH 9, 2020
5:00 P.M.

PLEDGE OF ALLEGIANCE.

5:00
P.M.

1. CALL TO ORDER. 1.1. Roll Call.

2. APPROVAL OF AGENDA.

3. ELECTION OF OFFICERS 2020

4. APPROVAL OF MINUTES.

4.1. Regular Session Minutes of February 10, 2020.

4.2. Work Session Minutes of February 10, 2020.

5. TREASURERS REPORT.

5.1. Approval of Bills.

6. BUSINESS.

6.1. Façade Grant: 129 Meridian Street North – Michelle McLellan – Salon 129.

6.2. Discussion – Follow up from Work Session with Developers/Builders/Realtors/Finance

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

7.2. Director's Update.

7.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, **Monday, April 13, 2020.**

8. ADJOURNMENT OF REGULAR SESSION.

There may be a quorum of the Belle Plaine City Council present at the meeting.

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
FEBRUARY 10, 2020**

PLEDGE OF ALLEGIANCE.

President Krant led those present in the Pledge of Allegiance.

1. CALL TO ORDER. 1.1. Roll Call.

The Belle Plaine Economic Development Authority met in Regular Session at 5:02 PM on Monday, February 10, 2020 at City Hall, 218 North Meridian Street, Belle Plaine, MN. President Krant called the meeting to order with Commissioners Coop, Meyer, Pankonin and Coleman present.

Also present was Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

Chair Krant requested the election of Officers and approval of bills be moved to next month's agenda.

MOTION by Commissioner Coop, second by Commissioner Coleman, to approve the agenda with changes. ALL VOTED AYE. MOTION CARRIED.

3. ELECTION OF OFFICERS 2020

Moved to March's Agenda.

4. APPROVAL OF MINUTES. 4.1. Regular Session Minutes of January 13, 2020.

MOTION by Commissioner Coop, second by Commissioner Pankonin, to approve the Regular Session Minutes of January 13, 2020. ALL VOTED AYE. MOTION CARRIED.

5. TREASURERS REPORT. 5.1. Approval of Bills.

Moved to March's Agenda.

6. BUSINESS.

6.1. Façade Grant: 301 Meridian Street South – Berger Interiors.

Community Development Director Smith Strack explained Kevin and Cindy Berger purchased the former Huber's grocery store property at 301 Meridian Street South. Smith Strack explained Berger's have applied for ROSE loans (2019, 2020) to assist with a wholesale façade update on the west side of the existing structure abutting Meridian Street South. Smith Strack noted the proposed updates include: 1) Changing the front entry of the building to Meridian Street from the current location facing the parking lot. 2) Increasing parapet height to reshape roof outline. 3) Adding decorative pillars (painted white) to frame the new front entry and building corners. 4) Adding several openings to the façade including eight windows and a new entry vestibule. 5. Adding decorative stone wainscoting. 6) Residing with horizontal siding, potentially smartside wood fiber siding. Smith Strack explained the ROSE loan will consist of two loans one for 2019 and one for 2020 totaling \$3,000.00 or \$1500.00 per year of a forgivable loan. Smith Strack noted Berger's are have an approximate \$80,000.00 worth of updates proposed.

MOTION by Commissioner Meyer, second by Commissioner Coop to approve the Façade Grant to 301 Meridian Street South – Berger Interiors. ALL VOTED AYE. MOTION CARRIED.

Commissioner Coleman requested additional information regarding the applications received. Community Development Director Smith Strack explained two applications were received one for 2019 funds and one for 2020 funds. Smith Strack also noted a carryover of \$5,000.00 from last year to be added to the budgeted \$10,000.00 expense.

7. ADMINISTRATIVE REPORTS.

7.1. Commissioner Comments.

Mayor Meyer thanked staff for their work on the Chamber/EDA Annual Gala. Commissioner Coleman inquired on County Road 8 from the last meeting. Mayor Meyer explained the long range plan for County Road 8 is being finalized and the County is assembling right of way.

7.2. Director's Update.

Community Development Director Smith Strack explained her report is in the packet and would take question.

7.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, Monday, March 9, 2020.

Commissioners were reminded of upcoming meetings as listed.

8. ADJOURNMENT OF REGULAR SESSION.

MOTION by Commissioner Coleman, second by Commissioner Pankonin, to adjourn the meeting at 5:11 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich
Recording Secretary

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
WORK SESSION
FEBRUARY 10, 2020**

1. CALL TO ORDER. 1.1. Roll Call.

The Belle Plaine Economic Development Authority met in Work Session at 5:13 PM on Monday, February 10, 2020 at City Hall, 218 North Meridian Street, Belle Plaine, MN. President Krant called the meeting to order with Commissioners Coop, Meyer, Pankonin and Coleman present.

Also present was Community Development Director Smith Strack.

2. Residential Buildable Lot Development.

Community Development Director Smith Strack opened the meeting with a slideshow where she reviewed how to bring finished residential lots to market and the potential challenges in today's market. Smith Strack requested open discussion regarding how the City, realtors and developers can work together to move the market in Belle Plaine.

Discussion regarding how to get more young families to move in which helps boost the school system as well. Attendees suggested staff work with developers on coordinating a schedule for streets being developed with in a development to help developers get started and avoiding them paying all the expenses upfront. Attendees suggested continued work on wac and sac fees with the City with the option to have fees due at time of certificate of occupancy. Attendees suggested aiming for smaller lots with lower prices more affordable for young adults starting families citing often times the young families are opting for a smaller house payment/smaller house to enable life experiences.

Community Development Director Smith Strack closed the meeting by reminding the attendees of the current programs the City has available for assistance.

3. Adjourn work session.

The meeting was adjourned at 6:19 PM.

Respectfully submitted,

Renee Eyrich
Recording Secretary



MEMORANDUM

DATE: March 9, 2020
TO: EDA President Krant, EDA Board Members, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 3.1 Election of EDA Officers

REQUEST: Annual Election of Officers

GENERAL INFORMATION

Under the EDA enabling resolution, organization officers are elected annually. Expected process is to accept nominations and then close nomination and vote via motion.

The current Vice President, EDA Member Fahey, will solicit nominations for EDA President. Following election of the President, the newly elected (or reelected) President shall preside over the meeting.

The following appointments are requested:

President (last year Krant)
Vice President (last year Fahey)
Treasurer (last year Coleman)
Assistant Treasurer (last year Pankonin)
Secretary (last year Eyrich)



MEMORANDUM

DATE: March 9, 2020
TO: EDA President Krant, EDA Board Members, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 4.1 Payment of Claims

REQUEST: Motion to Approve Payment of Claims

GENERAL INFORMATION

The EDA approves accounts payable for the HRA Fund (802) and EDA fund (801). Attached please find claims from January and February for your consideration.

CITY OF BELLE PLAINE
AP DEPARTMENT APPROVAL
 DECEMBER 2019

01/31/20 11:17 AM
 Page 3

Act Code	Check Name	Amount	Comments
DEPT 460500 DEVELOPMENT			
801-460500-311000	BOLTON & MENK, INC	\$399.00	MN DEED SCDP GRANT
DEPT 460500 DEVELOPMENT			
		\$399.00	
FUND 801 ECONOMIC DEVELOPMENT AUTHORITY			
		\$399.00	

CITY OF BELLE PLAINE
DEPARTMENT APPROVAL
 FEBRUARY 2020

01/31/20 10:57 AM
 Page 4

Act Code	Check Name	Amount	Comments
FUND 801 ECONOMIC DEVELOPMENT AUTHORITY			
DEPT 460500 DEVELOPMENT			
801-460500-131000	PATRICIA KRINGS	\$12.00	02/2020 RETIREE INSURANCE -
801-460500-202000	OFFICE DEPOT, INC	\$13.49	EDA - COPY EXP
801-460500-207000	SAFE ASSURE CONSULTANTS, INC.	\$333.15	EDA - 2020 SAFETY TRAINING
801-460500-575000	PC2 SOLUTIONS	\$236.00	COMPUTER EQUIP/MAINT - EDA
DEPT 460500 DEVELOPMENT			
		\$594.64	

*CLS
2-3-20*

CITY OF BELLE PLAINE
AP DEPARTMENT APPROVAL
 JANUARY 2020

01/17/20 9:45 AM
 Page 5

Act Code	Check Name	Amount	Comments
FUND 801 ECONOMIC DEVELOPMENT AUTHORITY			
DEPT 460500 DEVELOPMENT			
801-460500-321000	FRONTIER COMMUNICATIONS	\$126.27	EDA - PHONE
801-460500-343000	BELLE PLAINE HERALD	\$250.00	EDA - MARKETING EDA/CHAMBE
801-460500-343000	BELLE PLAINE HERALD	\$37.50	EDA - MARKETING EDA/CHAMBE
801-460500-351000	BELLE PLAINE HERALD	\$74.75	EDA - LEGAL NOTICE SMALL CIT
DEPT 460500 DEVELOPMENT			
		\$488.52	
FUND 801 ECONOMIC DEVELOPMENT AUTHORITY			
		\$488.52	

*CLS
1-20-20*

CITY OF BELLE PLAINE
 CLERK DEPARTMENT APPROVAL
 FEBRUARY 2020

02/14/20 11:19 AM
 Page 7

Act Code	Check Name	Amount	Comments
FUND 801 ECONOMIC DEVELOPMENT AUTHORITY			
DEPT 460500 DEVELOPMENT			
801-460500-321000	FRONTIER COMMUNICATIONS	\$116.20	PHONE - EDA
801-460500-322000	PURCHASE POWER	\$100.21	1ST QTR POSTAGE - EDA
801-460500-351000	BELLE PLAINE HERALD	\$58.50	EDA - DESIGN COMM AD
801-460500-351000	BELLE PLAINE HERALD	\$58.50	EDA - DESIGN COMM AD
801-460500-575000	BANYON DATA SYSTEMS, INC.	\$247.50	ANNUAL SUPPORT - EDA
DEPT 460500 DEVELOPMENT		<u>\$580.91</u>	
FUND 801 ECONOMIC DEVELOPMENT AUTHORITY		<u>\$580.91</u>	

*CLS
2-20-20*

CITY OF BELLE PLAINE
 CLERK DEPARTMENT APPROVAL
 MARCH 2020

02/27/20 2:25 PM
 Page 5

Act Code	Check Name	Amount	Comments
FUND 801 ECONOMIC DEVELOPMENT AUTHORITY			
DEPT 460500 DEVELOPMENT			
801-460500-131000	PATRICIA KRINGS	\$12.00	RETIREE INSURANCE - EDA
801-460500-201000	RITWAY FORMS & MANUFACTURING	\$44.04	EDA - OFFICE SUPPLIES
801-460500-201000	RITWAY FORMS & MANUFACTURING	\$12.26	EDA - OFFICE SUPPLIES
801-460500-311000	BOLTON & MENK, INC	\$612.50	MN DEED SCDP GRANT
801-460500-435000	KENNEDY & GRAVEN CHARTERED	\$400.00	EDA - MEETING 1/13/20
DEPT 460500 DEVELOPMENT		<u>\$1,080.80</u>	
FUND 801 ECONOMIC DEVELOPMENT AUTHORITY		<u>\$1,080.80</u>	

*CLS
2-28-20*



MEMORANDUM

DATE: March 9, 2020
TO: Chairperson Krant, Design Committee Members, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 6.1 ROSE Loan – 129 Meridian St N, Salon 129 (Michelle McLellan)

REQUEST: Approval of \$725 ROSE Loan

GENERAL INFORMATION

Michelle McLellan owner of property at 129 Meridian Street North proposes re-covering of an existing awning. McLellan proposes re-covering of the existing awning frame with a basic black fabric awning and similar lettering.

An illustration of the proposed awning replacement is attached.

ROSE loan policy standards and Section 1170.20, Subd. 11(2) of the Code requires design review prior to further action. The Design Committee reviewed the design of the proposed awning at their March 2nd meeting. The DC found the replacement awning a welcome addition to the property.

Please find a ROSE loan project match matrix attached. The proposed façade changes are eligible for a \$1:\$1 match of the first \$3,000 of project budget. Project estimate is \$1,450 corresponding to a potential grant of \$725.00.

ACTION

The EDA is to consider the ROSE loan request for \$725.00. The EDA included \$10,000 for 2020 projects. At this time \$1,500 has been issued. A resolution approving/denying the requests is attached.

REPORT ATTACHMENTS

- Loan application, contractor estimate, and photos
- ROSE Loan Matrix
- Sample Resolution EDA 20-002 Approving/Denying ROSE Loan



CITY OF BELLE PLAINE

218 N. MERIDIAN STREET • BELLE PLAINE, MN 56011 • 9528735553

Permit Type: S-Façade Improvement Loan
Site Address: 200015250
Work Valuation: \$0.00

Permit No.: **S-200003**
Approved Date: 02/26/20
Expiration Date: 02/26/20

For ELECTRICAL inspections, call 612-643-1838, Mon-Thurs between 7:00-8:30 a.m. To schedule on-line: jdinspectionsmn.com
ALL OTHER inspections call 952-873-5655, 24 hours in advance.



Owner Information:

MCLELLAN, MICHELLE
21366 PARK BLVD
JORDAN MN 55352

Contractor Information:

Work Description/Requirement:

129 MERIDIAN STREET NORTH

THIS PERMIT MUST BE POSTED AT THE ABOVE WORK ADDRESS AT ALL TIMES

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
RESTORATION, OPPORTUNITY, SUSTAINABILITY AND ENTERPRISE (ROSE) PROGRAM
APPLICATION FOR FUNDS**

Company Information:

Name of Business: Salon 129
Current Address: 129 North Meridian St.
Telephone: 952 873 6106 E-mail MLELL52@Frontiernet.net
Primary Contact Person: Michele McLellan
Title: owner
Telephone: 952 873 6106
Nature of Business: Hair Salon

Form of Business Organization:

- CD Purchaser Tenant Operator Other _____
 Sole Proprietorship Limited Partnership _____
 Partnership Corporation (Cooperative)

Number of Employees: Total: 1 Full-Time: X Part-Time: _____
Property Owner(s): Michele McLellan

Number of years in businesses in Belle Plaine: 20^{as} owner & 11 additional as independent contractor

Project Description:

Briefly describe the nature of the project: The existing (worn) awning canopy needs to be replaced with a new awning canopy.

Approximate Amount Requested: \$ 1450⁰⁰

Attach copies of all quotes/estimates for proposed work, at least two contractors shall submit quotes.

Funds to be used for: Awning Canopy

Is the proposed building a conforming use or legal non-conforming use under the City of Belle Plaine's Zoning Ordinance? Yes No

What is the estimated completion date for the project?: 2020

I have read, understand, and agree to comply with the Policy for the ROSE Loan Program of the Belle Plaine Economic Development Authority and the City of Belle Plaine.



Applicant Signature

Michele M. McLellan

Applicant Name (printed)



Property Owner Signature

Michele M. McLellan

Property Owner Signature

2/25/2020

Date

For Office Use Only:	
<input type="checkbox"/> Reviewed by: _____ Approved: _____ Denied: _____	<input type="checkbox"/> Invoice submitted: _____ Amount: _____ Date Paid: _____
<input type="checkbox"/> Reviewed by Design Committee Approved: _____ Denied: _____	



AWNING

www.AcmeAwning.com

3206 BLOOMINGTON AVENUE—MINNEAPOLIS, MN 55407—PHONE (612)722-2731—FAX

Proposal Submitted To	Work To Be Performed At
Name <u>Salon 129</u>	Street <u>Same</u> City _____ State _____ Zip _____ 02-19-20 Att: Michelle mllell52@frontiernet.net
Street <u>129 N Meridian</u>	
City <u>Belle Plaine</u> State <u>MN</u> Zip <u>56011</u>	
<u>952-210-9441</u>	

Recover existing welded frame stationary awning.

Traditional Style A - Soft Valance.

1 - 4' tall x 3' projection x 19' 6" wide \$1,150.00

Choice of standard Sunbrella cover color.
Straight or Scalloped soft valance.

White lettering on top per plan. \$300.00

Total \$1,450.00

Permits extra. **50% Deposit Required**

Respectfully submitted by Acme Awning Company

Per Brian Kelly bkelly@AcmeAwning.com

ACCEPTANCE OF PROPOSAL

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

Date _____ Signature _____

1. We hereby propose to furnish the materials and perform the labor necessary for completion of description above.
2. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability insurance on and above work to be taken out by Acme Awning.
3. All material is guaranteed to be as specified, above work to be performed in accordance with the drawings and specifications submitted and completed in a substantial workmanlike manner.
4. This proposal may be withdrawn by us if not accepted within 30 days.



©2019 Google

©2019 Google

Salon 129

Neisen's
Red Door Bar

NEISEN'S
BAR



RESTORATION, OPPORTUNITY, SUSTAINABILITY & ENTERPRISE PROGRAM

Proposed Activity	Required Property Owner to Loan* Match	Investment Rationale
Building additions & new construction consistent with zoning code & approved by the DC	\$1:\$1	The City/EDA prioritizes projects which result in credible and lasting improvements visible from public streets and sidewalks. The City/EDA also prioritizes projects retaining and restoring important features of historic structures. As such projects involving these activities are of a higher priority for grant dollars. Larger projects resulting in increases in tax value are preferred.
New awnings	\$1:\$1	
Replacement awnings structural	\$1:\$1	
New or substantial improvement of building entrances, e.g. porticos or expanded windows	\$1:\$1	
Building adornment improvements reminiscent of historical building construction	\$1:\$1	
Building upgrades reminiscent of historical building construction	\$1:\$1	
Placement/Replacement high quality exterior building materials	\$1:\$1	
Repointing, structures of potential historical significance	\$1:\$1	
Brick repair, structures of potential historical significance	\$1:\$1	
Repair of stucco	\$1:\$1	
Replacement of stucco	\$1:\$1	
Expansion of street level building openings (i.e. windows, doors) in the CBD	\$1:\$1	The City/EDA recognizes building maintenance & beautification efforts are valuable. As such major maintenance & landscaping projects are eligible for program funds.
Re-roofing	\$5:\$1	
Painting	\$5:\$1	
Residing	\$5:\$1	
Replacement of existing windows and/or doors with new windows/doors in same openings	\$5:\$1	
Landscaping, including planters and baskets	\$5:\$1	The City/EDA recognizes value in certain activates that, when paired with other eligible activities, increase the value of a particular project. Projects involving ancillary activities may constitute a portion of the required local property owner match but are not eligible for grant dollars.
Changing of awnings due to tenant or occupancy change	May constitute ≤ 50% of local match	
Signage	May constitute ≤ 50% of local match	
Relocation of windows and/or doors	May constitute ≤ 50% of local match	
Interior physical improvements to the structure	May constitute ≤ 50% of local match	
HVAC, electrical, and mechanical upgrades	May constitute ≤ 50% of local match	
Building acquisition	May constitute ≤ 50% of local match	
Trash or mechanical enclosures	May constitute ≤ 50% of local match	
Access improvements required under the Americans with Disabilities Act	May constitute ≤ 50% of local match	The City/EDA finds these types of activities are not appropriate for investment under the restoration, opportunity, sustainability, and enterprise grant program.
Sweat equity	Not eligible for program	
Activities including a reduction in window/door openings in the Central Business District	Not eligible for program	
Activities not consistent with City and/or Building Code	Not eligible for program	
Activities proposed by applicants not in good standing with the City	Not eligible for program	
Activities on property owned by persons not in good standing with the City	Not eligible for program	

* Maximum loan typically \$1,500

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
RESOLUTION NO. 20-002**

RESOLUTION APPROVING TERMS OF A ROSE PROGRAM LOAN TO MICHELLE MCLELLAN (PROPERTY OWNER) AT 129 MERIDIAN STREET NORTH

BE IT RESOLVED BY the Board of Commissioners (the "Board") of the Belle Plaine Economic Development Authority (the "Authority"), as follows:

1. Façade Improvement Loan Program. The City and the Belle Plaine Economic Development Authority (the "EDA") previously approved the EDA's Restoration, Opportunity, Sustainability, and Enterprise (ROSE) Program which provides financial support for improvements to commercial properties in our community, and which is administered by the EDA.

2. Request for Loan. Michelle McLellan (Property Owner) the "Applicant" has requested a 2020 ROSE loan in the amount of seven hundred twenty-five dollars (the "Loan") in order to finance façade improvements at 129 Meridian Street North (the "Property") consisting of re-covering of an existing awning.

3. Proposed Terms of Loan. The Loan is to be made from the EDA's Façade Improvement Loan Program in the amount of \$725.00 for calendar year 2020. Said loan shall be forgiven provided that the Borrower remains in business on the Property for at least one year following the disbursement of the Loan or transfers ownership of the business to another entity that maintains the business in the improved building for at least one year following disbursement of the Loan. The obligation of the Borrower to repay the Loan in the event that any portion of the principal amount of the Loan is not forgiven will be evidenced by a Promissory Note (the "Note") to be delivered by the Borrower.

4. Board Approval. The Board hereby approves the Loan proposed to be provided to the Borrower contingent on:

- a. Issuance of a building permit prior to project initiation.
- b. Execution of a promissory note by the Applicant and the Property Owner.
- c. Submittal (to the office of the Community Development Director) of valid invoices for materials and/or from a licensed contractor relating to the façade update.

5. Promissory Note. The Board has had an opportunity to review the Note to be executed by the Borrower. The Board hereby approves the form of Note.

6. Effective Date. This resolution shall be effective as of the date hereof.

Approved by the Board of Commissioners of the Belle Plaine Economic Development Authority this 9th day of March, 2020.

BELLE PLAINE ECONOMIC
DEVELOPMENT AUTHORITY

Rick Krant, EDA President

ATTEST

Cynthia Smith Strack, Community Development Director



MEMORANDUM

DATE: March 9, 2020
TO: EDA President Krant, EDA Board Members, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Discussion: Follow Up February Work Session

GENERAL INFORMATION

Follow up discussion/debrief from February 10th work session is requested.

Specifically, whether or not there are recommended policy adjustments following the meeting.

It is presumed the EDA still wants to move forward with trunk fee financing program and building permit incentives (down payment assistance and waiving of plan review/building permit fee).



MEMORANDUM

DATE: March 9, 2020
TO: President Krant, Members of the EDA, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 7.2 Director's Report

Design Committee

The Design Committee met on March 2, 2020 to review proposed awning re-cover at 129 Meridian Street North and signage change-out at 201 Main Street West (First National Bank).

Planning Commission

The PC will meet at 6:30 p.m. on March 9th. Agenda items include:

- Review of two lot splits adjacent to Forest & Grove Streets. The property owner proposes deeding a portion of the property to the City for a stormwater facility.
- Discussion pertaining to non-conformance expansion permits.

Other

- Zoning information to two businesses.
- ROSE loan processing.
- Verification of property listings with CoStar.
- Host Chamber networking coffee.
- Planned/hosted EDA work session re: new lot development.
- Attended MHFA multiple family program input session (replaced SCALE tech team meeting).
- Meetings with two developers re: potential housing developments.
- Review asphalt plant IUP prior to March 11th joint OAA meeting.
- Lot split processing.
- Census boundary adjustment survey review.
- Open to expired permit effort.
- Code compliance issues processed.