

**HOPKINS HRA
AGENDA
Tuesday, June 3, 2025
6:30 pm**

**THIS AGENDA IS SUBJECT TO CHANGE
UNTIL THE START OF THE HRA MEETING**

- I. **CALL TO ORDER**
- II. **ADOPT AGENDA**
- III. **CONSENT AGENDA**
 - 1. Approve Minutes of the May 6, 2025 Regular Meeting
 - 2. Approve Disbursements through May 28, 2025
- IV. **ADJOURN**

**HOPKINS HOUSING AND REDEVELOPMENT AUTHORITY
REGULAR MEETING PROCEEDINGS
TUESDAY, MAY 6, 2025**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Housing and Redevelopment Authority was held on Tuesday, May 6, 2025, at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Board Chairperson Hanlon called the meeting to order with Board Members Hunke, Goodlund, Kuznia and Garrido attending. Others attending included Executive Director Mornson.

ADOPT AGENDA

Motion by Hunke. **Second** by Kuznia.

Motion to Adopt the Agenda.

Ayes: Hunke, Goodlund, Garrido, Kuznia, Hanlon.

Nays: None.

CONSENT AGENDA

Motion by Garrido. **Second** by Goodlund.

Motion to approve the Consent Agenda.

1. Approve Minutes of the April 1, 2025 Regular Meeting
2. Approve Minutes of the April 8, 2025 Special Meeting
3. Approve Minutes of the April 8, 2025 Closed Meeting
4. Approve Disbursements through April 25, 2025

Ayes: Hunke, Goodlund, Garrido, Kuznia, Hanlon.

Nays: None.

ADJOURNMENT

There being no further business to come before the HRA and upon a motion by Hunke, second by Garrido, the meeting was unanimously adjourned at 6:31 p.m.

Respectfully Submitted,

Courtney Pearsall

Courtney Pearsall, Administrative Assistant

Accounts Payable

Checks by Date - Summary by Check Date

User: mschrick@hopkinsmn.com
Printed: 5/28/2025 9:11 AM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
16432	235	JODIE ARFMANN	05/09/2025	200.00
16433	137	FINKEN	05/09/2025	40.95
16434	141	GRAINGER	05/09/2025	413.40
16435	110	HD SUPPLY FACILITIES MAINT	05/09/2025	49.90
16436	125	KENNEDY & GRAVEN, CHARTERED	05/09/2025	2,926.87
16437	187	BOBBY PARKER	05/09/2025	200.00
16438	202	ROBERT B. HILL CO.	05/09/2025	200.38
16439	118	VAIL PLACE	05/09/2025	6,458.83
Total for 5/9/2025:				10,490.33
Report Total (8 checks):				10,490.33

HOPKINS CITY COUNCIL

AGENDA

Tuesday, June 3, 2025

6:30 pm

**THIS AGENDA IS SUBJECT TO CHANGE
UNTIL THE START OF THE CITY COUNCIL MEETING**

Schedule HRA Meeting at 6:30 p.m.

I. CALL TO ORDER

II. ADOPT AGENDA

III. PRESENTATIONS

1. Appointment of New Commissioners and Oath of Office; Baker
2. Proclamation Commemorating Juneteenth; Imihy

IV. CONSENT AGENDA

1. Approval of Minutes of May 20, 2025, Regular Meeting Proceedings; Domeier
2. Approval of Minutes of May 20, 2025, Closed Meeting Proceedings; Domeier
3. Ratify Checks Issued in May, 2025; Bishop

V. PUBLIC HEARINGS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. First Reading: Zoning Text Amendment – Backyard Cottages; Krzos
2. Preliminary Development Agreement – 102 10th Ave N; Elverum
3. Amend 2025 General Fund Budget for Full Time Firefighter Positions; Mornson, Bishop

VIII. PUBLIC COMMENT

IX. ANNOUNCEMENTS

- Next City Council Regular Meeting: Tuesday, June 17 at 6:30 p.m.

X. ADJOURN



Administration

CITY OF HOPKINS

City Council Report 2025-100

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: David Baker, Deputy City Clerk

Date: June 3, 2025

Subject: Appointments to Park Board and Planning Commission and Oath of Office

RECOMMENDED ACTION

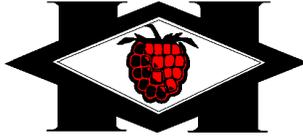
MOTION TO appoint Amy Shadis and Annette Wilkus to the Park Board; reappoint Callie Flynn and Wendy Woodfill to the Park Board; appoint Adam Minter and Michael Ujifusa to the Planning & Zoning Commission; and reappoint Diane Ilstrup to the Planning & Zoning Commission, all with terms ending on June 30, 2027.

OVERVIEW

City Code establishes that appointments to boards and commissions shall be made by the City Council. Deputy City Clerk Baker will issue the Oaths of Office to the new commissioners in attendance.

SUPPORTING INFORMATION

- N/A



Administration

CITY OF HOPKINS

City Council Report 2025-103

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Laila Imihy, AICP, Special Projects and Initiatives Manager

Date: June 3, 2025

Subject: Proclamation Commemorating Juneteenth

RECOMMENDED ACTION

MOTION TO Adopt a Proclamation commemorating June 19th, 2025 as Juneteenth in Hopkins.

OVERVIEW

Juneteenth has been observed on June 19th in various forms since 1866, one year after news of President Lincoln's Emancipation Proclamation reached enslaved peoples in Galveston, Texas.

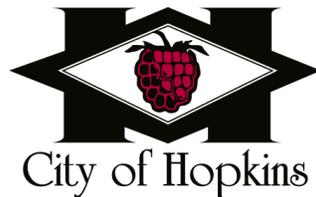
Juneteenth was officially recognized as a federal holiday in 2021 and as a Minnesota state holiday in 2023. In observance of this, City offices will be closed on the 19th.

Observance of Juneteenth celebrates the abolition of slavery in the United States, serves as a reminder that the struggle for true freedom and equal rights did not end there but continues to this day, and allows for celebration and recognition of the history, accomplishments, and culture of our African-American neighbors.

The City invites the City Council and community to celebrate this important history and to celebrate Black joy at the June 21st Juneteenth Event, held in collaboration with the City of Minnetonka and several partners in the West Metro. This free event will have music from Sounds of Blackness, and local food and market vendors from 1-4pm at Ridgedale Commons. Learn more about this event at www.minnetonkamn.gov/juneteenth

SUPPORTING INFORMATION

- Proclamation Commemorating Juneteenth
- Flyer for June 21st Juneteenth Event



A Proclamation Commemorating Juneteenth

WHEREAS, between 1861 and 1865, the United States fought a Civil War to preserve the Union, responding to the traitorous secession of the Confederacy to continue its economy dependent upon chattel slavery; and

WHEREAS, on January 1st, 1863, President Lincoln's Emancipation Proclamation went into effect, paving the way for the abolition of slavery and the freedom of enslaved peoples in the United States; and

WHEREAS, enforcement of the Proclamation finally reached Galveston, Texas with the arrival of Major General Gordon Granger's Union troops on June 19th, 1865; and

WHEREAS, the first observation of June 19th as a day of celebration came in 1866, and has been celebrated in various forms since then, eventually becoming known as Juneteenth, a portmanteau of "June" and "nineteenth"; and

WHEREAS, in 2021, Juneteenth became a federal holiday with the signing of the Juneteenth National Independence Day Act; and

WHEREAS, the City of Hopkins wishes to recognize the history of the holiday, the meaning it carries for our African-American staff and residents, and reflect upon the struggles that were necessary to achieve freedom and equal rights; and

NOW THEREFORE, I, Patrick Hanlon, Mayor of the City of Hopkins in the State of Minnesota, along with my fellow Council Members, recognize, adopt, and proclaim June 19, 2024 as Juneteenth in the City of Hopkins, and urge all residents to educate themselves on the roots of the holiday and the significance it holds within the African-American community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Hopkins, Minnesota to be affixed this 3rd day of June, 2025.

Patrick Hanlon, Mayor



Celebrate the joy of Juneteenth with

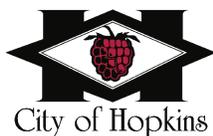
SOUNDS OF BLACKNESS

June 21, 1-4 p.m.

Ridgedale Commons 12590 Ridgedale Drive

Local Music • Food • Vendors • Dancing

www.minnetonkamn.gov/juneteenth



**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
MAY 20, 2025**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, May 20, 2025, at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Hanlon called the meeting to order with Council Members Garrido, Goodlund, Hunke and Kuznia attending. Others attending included City Manager Mornson, Assistant City Manager Casella, Deputy City Clerk Baker, Special Projects and Initiatives Manager Imihy, Director of Planning and Development Elverum, Finance Director Bishop, Fire Chief Specken, Deputy Fire Chief Wenshau and City Attorney Riggs.

ADOPT AGENDA

Motion by Garrido. **Second** by Hunke.

Motion to Adopt the Agenda.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

PRESENTATIONS

III.1. Recognize Special Projects and Initiatives Manager Laila Imihy as APMP Emerging Leader of the Year; Casella

Assistant City Manager Casella presented a plaque to Special Projects and Initiatives Manager Imihy as the 2025 APMP Emerging Leader of the Year.

III.2. Proclamation Commemorating LGBTQIA+ Pride Month (Pride Month); Imihy

Special Projects and Initiatives Manager Imihy summarized City Council Report 2025-096. Hopkins wishes to recognize and celebrate LGBTQIA+ with staff members, volunteers, and residents. Starting June 1, City staff will hang Pride Progress flags alternating with the American flag along Mainstreet.

Motion by Garrido. **Second** by Hunke.

Motion to adopt a Proclamation for LGBTQIA+ Pride Month (Pride Month) in Hopkins, and to hang Pride flags from every other flagpole along Mainstreet.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

CONSENT AGENDA

Motion by Hunke. **Second** by Kuznia.

Motion to Approve the Consent Agenda.

1. Approval of Minutes of May 6, 2025, Regular Meeting Proceedings; Domeier
2. Approval of Minutes of May 6, 2025, Closed Meetings Proceedings; Domeier
3. Approval of Temporary Liquor License for Hopkins Education Foundation; Domeier
4. Approval of Temporary Liquor License for American Cancer Society; Domeier

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
MAY 20, 2025**

5. Approval of Temporary Liquor License for BPOE Lodge 2221 DBA Hopkins Elks Lodge; Domeier
6. Approval of Business License Renewals for the term of July 1, 2025, to June 30, 2026; Domeier
7. Approval of Liquor License Renewals for the term of July 1, 2025, to June 30, 2026; Domeier
8. Approval of Second Amended and Restated West Metro Task Force Agreement; Johnson
9. Resolution Establishing Cannabis Registration Fees in Appendix A of the Hopkins City Code; Krzos
10. Authorize Staff to Prepare and Execute a Parking Lease Agreement at 16 9th Avenue North.; Elverum

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

NEW BUSINESS

VII.1. Resolution Awarding the Sale of General Obligation Bonds, Series 2025A, in the original aggregate principal amount of \$7,645,000; fixing their form and specification; directing their execution and delivery; and providing for their payment; Bishop

Finance Director Bishop summarized City Council Report 2025-095. The 2025A bond issue is being sold to finance two purposes: The first phase of the 2025/2026 street and utility reconstruction project in Central Avenues. The bonds for this purpose will be issued with a 16-year term to come from general tax levy, special assessments and utility revenues. Principal payments will be made over 12 years from 2030 to 2041; and the 2025 Water & Sewer SCADA Fiber Project. The bonds for this purpose will be issued with a 16-year term to come from utility revenues. Principal payments will be made over 12 years from 2030 to 2041.

Council Member Kuznia had questions about how many bids were received and the distinction between regular and premium interest rates. Council Member Goodlund asked about the terms and financial return on the Housing Improvement Area at Summit on 7.

Motion by Hunke. **Second** by Kuznia.

Motion to Adopt Resolution No. 2025-039: Awarding the Sale of General Obligation Bonds, Series 2025A, in the original aggregate principal amount of \$7,115,000; fixing their form and specification; directing their execution and delivery; and providing for their payment.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

VII.2. Fire Department Staffing Capacity Update and Funding Request; Specken

Fire Chief Specken and Deputy Fire Chief Wenshau provided an update on the current staffing capacity challenges of the department and wanted feedback regarding a funding request to hire two additional full-time firefighters. Finance Director Bishop reviewed the potential budget impacts.

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
MAY 20, 2025**

Mayor Hanlon had a question on cost recovery methods utilized by the Fire Department and requested City staff follow up with more data. Council Member Goodlund asked about future staffing difficulties and whether cost savings from paid on call shift coverage would be reoccurring or one-time.

PUBLIC COMMENT

Beth Benson, 209 10th Avenue N, made comments requesting that the Burnes Park basketball court be lighted and a hoop be repaired.

ANNOUNCEMENTS

Mayor Hanlon reviewed the public reception of Paige Bueckers Day, upcoming community events, and shared the City Council meeting schedule.

ADJOURNMENT

There being no further business to come before the City Council, and upon motion by Hunke, second by Goodlund, the meeting was unanimously adjourned at 7:33 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'D. Baker', with a horizontal line extending to the right.

David Baker, Deputy City Clerk

**HOPKINS CITY COUNCIL
CLOSED MEETING PROCEEDINGS
MAY 20, 2025**

CALL TO ORDER

Pursuant to due call and notice thereof a closed meeting of the Hopkins City Council was held on Tuesday, May 20, 2025, at 7:41 p.m. in the Raspberry Room at City Hall, 1010 1st Street South.

Mayor Hanlon called the meeting to order with Council Members Garrido, Goodlund, Hunke and Kuznia attending. Others attending included City Manager Mornson, Deputy City Clerk Baker, Director of Planning and Development Elverum, Finance Director Bishop, City Attorney Riggs, Attorney Alsop, and Ehlers Advisor Kvilvang.

Motion by Kuznia. **Second** by Hunke.

Motion to go into closed session pursuant to Minnesota Statutes, Sections 13D.05, subdivision 3(b), to conduct a closed session pursuant to the attorney-client privilege to engage in confidential attorney-client communications and litigation strategy related to a pending litigation matter: Alatus Development LLC vs. Minnehaha Creek Watershed District, Hennepin County District Court File No. 27-CV-25-8066.

Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

Motion by Garrido. **Second** by Kuznia.

Motion to go out of closed session.

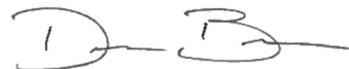
Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia

Nays: None. Motion carried.

ADJOURNMENT

There being no further business to come before the City Council, and upon motion by Kuznia, second by Garrido, the meeting was unanimously adjourned at 8:00 p.m.

Respectfully Submitted,



David Baker, Deputy City Clerk



Finance Department

CITY OF HOPKINS

City Council Report 2025-102

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Nicholas Bishop, Finance Director

Date: June 3, 2025

Subject: Ratify Checks Issued in May 2025

RECOMMENDED ACTION

MOTION TO Ratify Checks issued between April 25, 2025 and May 28, 2025 with numbers 138719 thru 138985 for total distribution of \$1,120,141.37.

OVERVIEW

The checks issued, along with the purpose for those payments are attached for your review.

The check registers and detail of those checks can be reviewed at any time in the Finance Department.

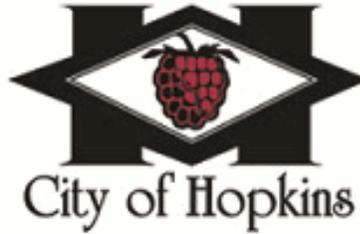
SUPPORTING INFORMATION

- Check Register

Accounts Payable

Checks by Date - Summary by Check Date

User: mschrick@hopkinsmn.com
Printed: 5/28/2025 9:24 AM



1010 First Street South
Hopkins, MN 55343

952-935-8474
M-F, 8 am-4:30 pm
www.hopkinsmn.com

Check No	Vendor No	Vendor Name	Check Date	Check Amount
138719	28422	ADVANCED IMAGING SOLUTIONS	05/01/2025	514.94
138720	01543	ANCOM COMMUNICATIONS INC	05/01/2025	16,613.00
138721	02019	BARNUM COMPANIES INC	05/01/2025	33,432.08
138722	27782	BOUND TREE MEDICAL LLC	05/01/2025	180.87
138723	27822	BRADS PRO AUDIO	05/01/2025	250.00
138724	28987	CENTER FOR ENERGY & ENVIRONME	05/01/2025	1,280.00
138725	03160	CENTERPOINT ENERGY MINNEGASCO	05/01/2025	159.53
138726	28430	CENTURY LINK	05/01/2025	793.40
138727	31267	CINTAS CORPORATION	05/01/2025	9.45
138728	26951	COMCAST	05/01/2025	2.16
138729	26951	COMCAST	05/01/2025	69.95
138730	26951	COMCAST	05/01/2025	172.93
138731	26951	COMCAST	05/01/2025	276.85
138732	03640	CPT SERVICES, INC	05/01/2025	480.00
138733	03808	CUMMINS SALES AND SERVICE	05/01/2025	1,787.84
138734	29654	DePAUL LETTERING	05/01/2025	94.00
138735	04690	DRISKILLS FOODS	05/01/2025	690.74
138736	28898	ECM PUBLISHERS INC	05/01/2025	1,073.49
138737	31603	ELEVATOR SERVICE HOLDINGS LLC	05/01/2025	648.90
138738	29491	FERGUSON WATERWORKS #2518	05/01/2025	42,778.50
138739	07185	GENUINE PARTS	05/01/2025	109.12
138740	07689	GRAFIX SHOPPE	05/01/2025	291.69
138741	29377	GRAINGER, INC	05/01/2025	827.90
138742	08001	HACH COMPANIES	05/01/2025	731.89
138743	08004	HANCE HARDWARE, INC	05/01/2025	635.83
138744	08038	HAWKINS, INC	05/01/2025	6,120.74
138745	08336	HIRSHFIELDS	05/01/2025	49.79
138746	08627	HOME DEPOT CREDIT SERVICES	05/01/2025	756.23
138747	29465	KLEIN UNDERGROUND	05/01/2025	8,775.50
138748	28496	LINCOLN FINANCIAL GROUP	05/01/2025	3,351.30
138749	30165	THOMAS LORENTZ	05/01/2025	500.00
138750	30145	ZACH LUNDBERG	05/01/2025	350.00
138751	13012	MACQUEEN EQUIPMENT INC	05/01/2025	221.54
138752	32009	LAYL McDILL	05/01/2025	1,918.00
138753	13167	MENARDS	05/01/2025	62.65
138754	13179	METROPOLITAN COUNCIL	05/01/2025	4,920.30
138755	27576	MN POLLUTION CONTROL AGENCY	05/01/2025	345.00
138756	13399	MN SAFETY COUNCIL, INC	05/01/2025	437.00
138757	28540	OAK RIDGE COUNTRY CLUB	05/01/2025	6,150.00
138758	31782	ORACLE AMERICA INC	05/01/2025	1,155.00
138759	29468	PARALLEL TECHNOLOGIES	05/01/2025	28,873.11
138760	16687	PRO-TEC DESIGN INC	05/01/2025	213.50
138761	04573	QUALITY RESOURCE GROUP INC	05/01/2025	92.03
138762	19520	SNAP PRINT INC	05/01/2025	192.97
138763	29795	TRANE TECHNOLOGIES	05/01/2025	3,560.00
138764	20887	TWIN CITY WATER CLINIC	05/01/2025	340.00
138765	03440	ULTIMATE SAFETY CONCEPTS INC	05/01/2025	1,430.52

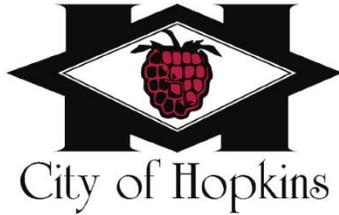
Check No	Vendor No	Vendor Name	Check Date	Check Amount
138766	22002	VALLEY-RICH COMPANY, INC	05/01/2025	5,554.89
138767	29466	VERIZON WIRELESS	05/01/2025	1,328.61
138768	29473	VERIZON WIRELESS	05/01/2025	506.26
138769	31361	VIQ SOLUTIONS INC	05/01/2025	43.80
138770	31380	VICTOR YEPEZ GARCIA	05/01/2025	240.14
Total for 5/1/2025:				181,393.94
138771	28422	ADVANCED IMAGING SOLUTIONS	05/08/2025	5,011.76
138772	28241	AMERICAN SOCIETY OF	05/08/2025	17.17
138773	29648	ASI SIGNAGE INNOVATIONS	05/08/2025	154.00
138774	02047	BADGER METER INC	05/08/2025	95.53
138775	30481	BATTERIES PLUS BULBS #018	05/08/2025	33.12
138776	30899	BAUERS MINNOCO	05/08/2025	150.70
138777	29817	GARY BINGER	05/08/2025	4,200.00
138778	02563	BOLTON & MENK, INC	05/08/2025	60,105.10
138779	27782	BOUND TREE MEDICAL LLC	05/08/2025	174.04
138780	02695	BRYAN ROCK PRODUCTS	05/08/2025	307.19
138781	31410	CARLSON PRINTING COMPANY	05/08/2025	4,646.69
138782	03160	CENTERPOINT ENERGY MINNEGASC	05/08/2025	20.42
138783	28981	CHESTNUT CAMBRONNE PA	05/08/2025	14,694.80
138784	31267	CINTAS CORPORATION	05/08/2025	1,044.07
138785	30127	CINTAS CORPORATION NO. 2	05/08/2025	97.53
138786	30038	CIVICPLUS LLC	05/08/2025	2,729.96
138787	31158	CLARK COMPANIES INCORPORATED	05/08/2025	13,759.71
138788	31676	COLLINS BROTHERS TOWING OF ST C	05/08/2025	125.00
138789	28747	CULLIGAN BOTTLED WATER CO	05/08/2025	129.00
138790	28893	DATA PRACTICES OFFICE	05/08/2025	80.00
138791	31195	DEANS HOME SERVICES	05/08/2025	150.00
138792	32015	EARLYBIRD ELECTRIC	05/08/2025	40.00
138793	29006	ENTERPRISE FLEET MANAGEMENT	05/08/2025	10,200.00
138794	31076	FERGUSON US HOLDINGS INC	05/08/2025	10,146.84
138795	29491	FERGUSON WATERWORKS #2518	05/08/2025	11,459.00
138796	06336	FIRST HOSPITAL LAB INC	05/08/2025	428.12
138797	06567	FORCE AMERICA	05/08/2025	440.00
138798	07689	GRAFIX SHOPPE	05/08/2025	47.60
138799	08001	HACH COMPANIES	05/08/2025	846.64
138800	31143	SARA HALPERN	05/08/2025	315.00
138801	27454	HENNEPIN CTY TREASURER	05/08/2025	22,107.75
138802	27454	HENNEPIN CTY TREASURER	05/08/2025	22,500.00
138803	31777	HENNEPIN CTY TREASURER	05/08/2025	5,000.00
138804	29818	HIAWATHA TREE SERVICE INC.	05/08/2025	4,200.00
138805	31342	HI-LINE ELECTRIC COMPANY INC	05/08/2025	831.95
138806	08576	HOPKINS F.D. RELIEF ASSOC	05/08/2025	780.00
138807	08576	HOPKINS F.D. RELIEF ASSOC	05/08/2025	120.00
138808	09578	INNOVATIVE OFFICE SOLUTIONS LLC	05/08/2025	1,065.13
138809	09002	I-STATE TRUCK CENTER	05/08/2025	1,873.48
138810	30269	JANELLE JASPERS JONES	05/08/2025	280.00
138811	32012	BOOKER T JONES	05/08/2025	10,500.00
138812	29249	JR'S ADVANCED RECYCLERS	05/08/2025	734.97
138813	31941	LANO EQUIPMENT INC	05/08/2025	149.27
138814	12160	LEAGUE OF MN CITIES	05/08/2025	10,053.50
138815	28498	LEXIPOL LLC	05/08/2025	3,905.64
138816	29529	LEXISNEXIS RISK SOLUTIONS	05/08/2025	99.45
138817	30145	ZACH LUNDBERG	05/08/2025	4,400.00
138818	13012	MACQUEEN EQUIPMENT INC	05/08/2025	431.45
138819	13047	MARCO	05/08/2025	15,798.84

Check No	Vendor No	Vendor Name	Check Date	Check Amount
138820	31305	MARY MCCALLUM	05/08/2025	160.00
138821	13167	MENARDS	05/08/2025	80.24
138822	13179	METROPOLITAN COUNCIL	05/08/2025	160,234.51
138823	30888	MIDWEST FENCE & MFG COMPANY	05/08/2025	6,776.00
138824	32011	MITLYNG ELECTRIC HVAC	05/08/2025	101.17
138825	13354	MN BENEFIT ASSOCIATION	05/08/2025	84.18
138826	27576	MN POLLUTION CONTROL AGENCY	05/08/2025	386.43
138827	28599	MN PUBLIC RADIO	05/08/2025	833.00
138828	19181	MN SECRETARY OF STATE - NOTARY	05/08/2025	120.00
138829	13760	MTI DISTRIBUTING INC	05/08/2025	793.40
138830	31839	KRISTINA NESSE	05/08/2025	100.00
138831	31796	DAVID OSTLUND	05/08/2025	520.00
138832	32010	PERA	05/08/2025	445.06
138833	30199	PULSE ELECTRIC	05/08/2025	17,662.00
138834	17806	QWEST CORP	05/08/2025	65.25
138835	31448	SAFETY VEHICLE SOLUTIONS	05/08/2025	499.00
138836	19004	SAMARITAN TIRE COMPANY	05/08/2025	358.00
138837	32013	JANA SHEEDY	05/08/2025	31.49
138838	29609	SHRED-N-GO - 446138	05/08/2025	3,575.00
138839	31721	SOLDO CONSULTING PC	05/08/2025	4,329.04
138840	29200	SPRINGBROOK SOFTWARE INC	05/08/2025	1,557.50
138841	19602	SPS COMPANIES INC	05/08/2025	618.59
138842	32014	DORIS STUBER	05/08/2025	500.00
138843	30506	TONKADALE INC	05/08/2025	22.49
138845	31344	TREE TRUST	05/08/2025	4,620.46
138846	29644	TRENCHERS PLUS	05/08/2025	673.04
138847	31688	TRIMBLE INC	05/08/2025	128.00
138848	20687	TRI-STATE BOBCAT INC	05/08/2025	23.02
138849	29475	VERIZON WIRELESS	05/08/2025	105.03
138850	30819	VERIZON WIRELESS	05/08/2025	350.49
138851	25080	XCEL ENERGY	05/08/2025	56.58
138852	25080	XCEL ENERGY	05/08/2025	63.93
138853	31892	EMILY ZIRING	05/08/2025	50.00
Total for 5/8/2025:				452,403.32
138854	31825	7-ELEVEN INC	05/15/2025	90.00
138855	28422	ADVANCED IMAGING SOLUTIONS	05/15/2025	4,788.06
138856	31857	CHRISTINE ANDRES	05/15/2025	2,500.00
138857	02563	BOLTON & MENK, INC	05/15/2025	44,478.78
138858	27782	BOUND TREE MEDICAL LLC	05/15/2025	245.97
138859	31400	BZDOK INSPECTIONS INC	05/15/2025	2,505.00
138860	31568	CARE RESOURCE CONNECTION	05/15/2025	1,250.00
138861	03160	CENTERPOINT ENERGY MINNEGASC	05/15/2025	11,160.14
138862	26951	COMCAST	05/15/2025	10.80
138863	26951	COMCAST	05/15/2025	282.24
138864	31384	CONSOLIDATED COMMUNICATIONS	05/15/2025	379.25
138865	31032	COVERALL NORTH AMERICA	05/15/2025	5,965.00
138866	27060	CROWN MARKING INC	05/15/2025	214.46
138867	03800	CULLIGAN - METRO	05/15/2025	245.00
138868	32020	CYBERGRADE TECHNOLOGIES LLC	05/15/2025	35,879.00
138869	31603	ELEVATOR SERVICE HOLDINGS LLC	05/15/2025	1,101.60
138870	29398	ENTERPRISE FLEET MANAGEMENT	05/15/2025	2,031.15
138871	32017	ERIN FALK	05/15/2025	2,500.00
138872	31468	ABBY FINIS	05/15/2025	7,398.75
138873	07564	GOPHER STATE ONE-CALL, INC	05/15/2025	338.85
138874	29377	GRAINGER, INC	05/15/2025	293.92

Check No	Vendor No	Vendor Name	Check Date	Check Amount
138875	29820	GROUP HEALTH PLAN INC	05/15/2025	334.00
138876	30198	HENNEPIN COUNTY CHIEFS OF POLIC	05/15/2025	1,220.00
138877	08166	HENNEPIN CTY TREASURER	05/15/2025	5,539.97
138878	27248	HENNEPIN CTY TREASURER	05/15/2025	1,751.00
138879	27454	HENNEPIN CTY TREASURER	05/15/2025	8,251.57
138880	32022	ANNE HOPE	05/15/2025	150.00
138881	32016	ASHLEY HUSS	05/15/2025	999.00
138882	11161	KENNEDY & GRAVEN, CHARTERED	05/15/2025	38,976.10
138883	29774	LAURSEN PIANO SERVICE	05/15/2025	140.00
138884	12160	LEAGUE OF MN CITIES	05/15/2025	37.28
138885	12200	LHB INC	05/15/2025	27,360.00
138886	30023	CIGNA LIFE INS COMP OF N AMERICA	05/15/2025	1,253.58
138887	31895	LIFE-ASSIST	05/15/2025	730.67
138888	31585	LOCKRIDGE GRINDAL NAUEN PLLP	05/15/2025	3,749.99
138889	13160	MEDICINE LAKE TOURS	05/15/2025	783.00
138890	13167	MENARDS	05/15/2025	25.53
138891	13182	METROPOLITAN AREA MANAGERS A	05/15/2025	82.50
138892	13275	MICRO CENTER	05/15/2025	1,209.97
138893	28599	MN PUBLIC RADIO	05/15/2025	833.00
138894	13399	MN SAFETY COUNCIL, INC	05/15/2025	529.00
138895	32019	NORCOSTCO INC	05/15/2025	1,155.00
138896	32018	PILGRIM DRY CLEANERS	05/15/2025	4,375.53
138897	31120	REPUBLIC SERVICES INC	05/15/2025	35,010.54
138898	19290	SHADYWOOD TREE EXPERTS, INC	05/15/2025	1,555.00
138899	19681	SRF CONSULTING GROUP INC	05/15/2025	1,626.24
138900	19777	STREICHERS	05/15/2025	7,740.12
138901	20294	THYSSENKRUPP ELEVATOR	05/15/2025	733.44
138902	22002	VALLEY-RICH COMPANY, INC	05/15/2025	8,231.00
138903	32021	VAN SICKLE CONSTRUCTION	05/15/2025	670.05
138904	29458	VERIZON WIRELESS	05/15/2025	4,424.97
Total for 5/15/2025:				283,136.02
138905	29270	A-1 OUTDOOR POWER INC	05/22/2025	102.99
138906	01045	ABM EQUIPMENT & SUPPLY LLC	05/22/2025	397.48
138907	01328	AIRGAS USA	05/22/2025	166.50
138908	28600	APPLE VALLEY FORD LINCOLN	05/22/2025	90.75
138909	32023	AURORA ASPHALT & CONCRETE	05/22/2025	5,443.20
138910	30481	BATTERIES PLUS BULBS #018	05/22/2025	141.48
138911	30899	BAUERS MINNOCO	05/22/2025	188.69
138912	31728	BEAR ISLE LLC	05/22/2025	11,501.86
138913	02179	BENTLEY SYSTEMS, INC	05/22/2025	1,118.00
138914	28510	BRUSKE PRODUCTS	05/22/2025	217.09
138915	28430	CENTURY LINK	05/22/2025	1,114.45
138916	31267	CINTAS CORPORATION	05/22/2025	53.97
138917	31158	CLARK COMPANIES INCORPORATED	05/22/2025	13,759.71
138918	03640	CPT SERVICES, INC	05/22/2025	450.00
138919	04168	DEM-CON LANDFILL, INC	05/22/2025	4,552.30
138920	01523	EARL F. ANDERSEN, INC	05/22/2025	2,276.10
138921	28898	ECM PUBLISHERS INC	05/22/2025	122.50
138922	31845	EJ EQUIPMENT, INC.	05/22/2025	19,028.34
138923	31397	ENGINE INSIGHT SERVICES INC	05/22/2025	8,432.88
138924	29491	FERGUSON WATERWORKS #2518	05/22/2025	217.98
138925	31930	FITNESS MACHINE TECHNICIANS	05/22/2025	253.71
138926	07563	GOODIN COMPANY	05/22/2025	749.83
138927	29377	GRAINGER, INC	05/22/2025	334.56
138928	08001	HACH COMPANIES	05/22/2025	326.05

Check No	Vendor No	Vendor Name	Check Date	Check Amount
138929	08184	HENNEPIN CTY TREASURER	05/22/2025	2,702.50
138930	08223	HENNEPIN CTY TREASURER	05/22/2025	13,271.72
138931	08336	HIRSHFIELDS	05/22/2025	85.96
138932	29576	HOPKINS RASPBERRY ASSOCIATION	05/22/2025	500.00
138933	04004	IMPERIAL BAG & PAPER CO LLC	05/22/2025	1,400.00
138934	09002	I-STATE TRUCK CENTER	05/22/2025	102.60
138935	12009	J. H. LARSON COMPANY	05/22/2025	187.62
138936	32024	STEPHANIE KEEGAN	05/22/2025	33.66
138937	32025	KUSTOM KARRIERS	05/22/2025	145.00
138938	13012	MACQUEEN EQUIPMENT INC	05/22/2025	756.60
138939	31257	SCOTT ANDREWS MARKS	05/22/2025	490.00
138940	31505	MARTIN MARIETTA MATERIALS INC	05/22/2025	385.93
138941	13167	MENARDS	05/22/2025	85.81
138942	31767	MGMT FIVE INC	05/22/2025	372.63
138943	13275	MICRO CENTER	05/22/2025	117.93
138944	30363	MINNEAPOLIS OXYGEN COMPANY	05/22/2025	103.97
138945	13564	MOTOROLA SOLUTIONS INC	05/22/2025	28,229.46
138946	30300	NORDIC SOLAR HOLDCO LLC	05/22/2025	6,366.00
138947	29437	NORTH AMERICAN SAFETY	05/22/2025	113.98
138948	29317	OFFICE OF MN IT SERVICES	05/22/2025	363.30
138949	29452	OFFICE OF MN IT SERVICES	05/22/2025	293.59
138950	15521	ON SITE COMPANIES	05/22/2025	2,074.00
138951	29470	ONSITE MEDICAL SERVICES	05/22/2025	800.00
138952	31782	ORACLE AMERICA INC	05/22/2025	9,413.04
138953	15880	OWENS SERVICE CORP- CHEMTEX	05/22/2025	2,283.50
138954	29051	PAINTERS GEAR	05/22/2025	347.00
138955	29468	PARALLEL TECHNOLOGIES	05/22/2025	13,927.21
138956	27080	PEAK HEATING & COOLING INC	05/22/2025	11,609.00
138957	29245	PINK ELEPHANT	05/22/2025	490.00
138958	29331	POSTMASTER	05/22/2025	320.54
138959	19004	SAMARITAN TIRE COMPANY	05/22/2025	1,002.00
138960	28309	SCOTT COUNTY TREASURER	05/22/2025	900.00
138961	32026	SHAWN OVERBY LLC	05/22/2025	13,280.00
138962	29384	SITEONE LANDSCAPE SUPPLY	05/22/2025	174.18
138963	31301	SMSC ENTERPRISES	05/22/2025	1,923.90
138964	19602	SPS COMPANIES INC	05/22/2025	1,114.32
138965	19730	STERICYCLE INC	05/22/2025	81.97
138966	20560	TOLL GAS & WELDING SUPPLY	05/22/2025	79.20
138967	30506	TONKADALE INC	05/22/2025	217.00
138968	30093	TRANSUNION RISK AND ALTERNATIV	05/22/2025	190.20
138969	20887	TWIN CITY WATER CLINIC	05/22/2025	340.00
138970	22321	VIKING ELECTRIC SUPPLY INC	05/22/2025	108.10
138971	28388	WITMER PUBLIC SAFETY GROUP INC	05/22/2025	180.66
138972	28123	WRAP CITY GRAPHICS INC	05/22/2025	570.00
138973	30728	AFSCME COUNCIL 5	05/22/2025	746.03
138974	31875	Crime Prevention Fund Hopkins	05/22/2025	56.00
138975	08625	HOPKINS POLICE ASSOCIATION	05/22/2025	486.00
138976	30941	HOPKINS POLICE CRIME FUND	05/22/2025	57.44
138977	09801	I.U.O.E. CENTRAL PENSION FUND	05/22/2025	1,920.00
138978	31683	INTERNATIONAL ASSOC OF FIRE FIGI	05/22/2025	326.34
138979	12012	LAW ENFORCEMENT LABOR SERVICE	05/22/2025	1,881.32
138980	30392	CIGNA LIFE INS COMP OF AMERICA -	05/22/2025	753.30
138981	30391	THE HARTFORD LTD	05/22/2025	2,600.68
138982	08568	RESOURCE WEST	05/22/2025	1.00
138983	30390	THE HARTFORD STD	05/22/2025	3,615.88
138984	21523	UNION LOCAL 49	05/22/2025	840.00
138985	21529	UNITED WAY	05/22/2025	55.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
138986	30023	CIGNA LIFE INS COMP OF N AMERICA	05/22/2025	1,294.60
Total for 5/22/2025:				203,208.09
Report Total (267 checks):				1,120,141.37



City Council Report 2025-101

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Ryan Krzos, City Planner

Date: June 3, 2025

Subject: First Reading of an Ordinance Amending the Development Code for Backyard Cottages

REQUEST

Staff propose an amendment to the Development Code regulations modifying the regulations for backyard cottages (detached accessory dwelling units).

RECOMMENDATION

The City Council is asked to adopt, by motion, Resolution 2025-040 approving a first reading of Ordinance 2025-1227 amending the Development Code for Backyard Cottage Regulations.

ANALYSIS

In Hopkins backyard cottages were first allowed as a matter of new policy in the 2022 Zoning Code Update. During discussions to formulate this new policy, community members voiced concern about allowing accessory dwellings that were out of character with the existing Hopkins context. The resulting regulations summarized in the section below were enacted to address these and other concerns.

Despite significant interest expressed by the community, only two Backyard Cottages have been permitted for construction to date. Construction cost is the common reason understood by staff for the lack of activity, but Hopkins' specific requirements are a contributing factor. Accordingly, staff recommended a proposed development code amendment to increase the allowable height and allow roof designs to differ from the principal structure. During the Planning and Zoning Commission's consideration of the code amendment on May 27, additional modifications to the code were identified, specific to design requirements, placement of the backyard cottage, and the allowable unit size by area.

Current Requirements

- **Height:** Max 1.5 stories; must follow same floor-to-floor height limits as main house.

- **Design:** Must visually match the main house in materials, trim, and roof pitch. Entrances can't face side/rear lot lines unless there is an alley.
- **Placement:** Must be at least 15 feet from the main building; other siting rules in zoning code apply – e.g. setback, lot coverage, impervious coverage.
- **Size:** Max 800 sq ft; subject to lot coverage rules.
- **Where Allowed:** Only on lots with one-household principal unit in all Neighborhood zones, and certain Mixed Use Zones.
- **Use:** Must be used solely as an accessory dwelling unit (ADU) – i.e. not as a home occupation or home business.
- **Quantity:** Only one backyard cottage allowed per lot; not allowed if there's already a secondary suite or on a lot with a duplex.
- **Occupancy:** Total household size (main home + cottage) may only exceed the standard by 2 persons – e.g. four related people, plus two (six total).
- **Parking:** No extra parking required, but principal dwelling must still meet parking rules.
- **Utilities:** Must share water/wastewater with main house.
- **Owner Occupancy & Rental:** In N1/N2 zones, one unit must be owner-occupied; short-term rentals (under 31 days) are prohibited.
- **Deed Restriction:** Required in N1/N2 zones to enforce occupancy and rental rules.
- **Permitting:** Building permit and compliance with safety codes required.
- **Sale:** Cannot be sold separately from the main house or placed on its own lot.

Proposed Changes:

The Planning and Zoning Commission voted unanimously to recommend the following changes for backyard cottages:

<i>Height</i>	From maximum of 1.5 stories to a maximum of <u>two stories</u> . Note: detached garages, sheds, and other outbuildings would still have a 1.5 story maximum.
<i>Design</i>	From a requirement that the building materials, trim, and roof pitch match the principal structure to <u>allowing these aspects to differ</u> .
<i>Size</i>	From a maximum of 800 square feet for the unit to a maximum of <u>1,000 square feet</u> .
<i>Siting</i>	From a required separation of 15 feet from the principal building to the backyard cottage to a <u>minimum separation of 10 feet</u> .

Peer Communities:

Staff surveyed the height requirements related to detached accessory dwelling units of similar and nearby communities:

City	Regulation	Notes
St Louis Park	<p>Height – 24 ft and lower than highest point of principal building</p> <p>Design – No material/Trim/Roof pitch requirements</p> <p>Size – No limits on size of detached unit, but a 200 sf min. Would be regulated by maximum accessory building size.</p> <p>Siting – no minimum separation</p>	<p>Roof pitch and materials must match.</p> <p><9ft stories.</p> <p>Dormers 50% of width are exempt</p>
Minnetonka	<p>Height – No taller than principal structure</p> <p>Design – “designed to maintain the residential character”</p> <p>Size – lessor of 1,000 sf or 35% principal structure floor area.</p> <p>Siting – No minimum separation</p>	<p>Council may approve a taller structure per certain criteria</p>
Golden Valley	<p>Height – 12 ft; floor-to-floor, but only allowed as stand-alone; not within a garage.</p> <p>Design – designed and material use must match principal structure.</p> <p>Size –700 sf or 30% of rear yard area. Min. of 250 sf.</p> <p>Siting – No minimum separation</p>	
Plymouth	<p>Height - 21 feet, or the height of the principal building, whichever is less.</p> <p>Design - similar architectural style, roof pitch, colors, and materials as the principal building.</p> <p>Size – lessor of 1,000 sf or 35% principal structure floor area. Min. of 250 sf.</p> <p>Siting – No minimum separation</p>	
Bloomington	<p>Height - No taller than principal structure</p> <p>Design – No material/Trim/Roof pitch requirements</p> <p>Size – Max. 950 sf, minimum 300 sf.</p> <p>Siting – No minimum separation</p>	
Richfield	<p>Design – materials must match.</p> <p>Height – lessor of 1.5 stories or 18 ft; and no taller than principal structure on lots 75 ft or less in width. No taller than principal structure on wider.</p> <p>Size – Max. 800 sf, minimum 300 sf.</p> <p>Siting – No minimum separation</p>	
Minneapolis	<p>Height - 21 ft</p>	

	<p>Design - The primary exterior materials of the detached accessory structure shall be durable, including but not limited to masonry, brick, stone, wood, cement-based siding, or glass.</p> <p>Size – Greater of 1,300 sf or 13% of lot area. No case more than 1,600 sf or area of principal structure.</p> <p>Siting – 10 ft minimum separation from principal structure.</p>	
St Paul	<p>Height - 25 ft</p> <p>Design – No material/Trim/Roof pitch requirements</p> <p>Size – Greater of 800 sf or 75% of principal structure area</p> <p>Siting – No minimum separation</p>	Height exceptions in heritage preservation sites and districts are case by case.

Review Criteria:

Staff finds that the proposed code amendment meets the criteria for approval. In making decisions about development code text amendments, the City must consider all relevant factors, including at least the following criteria:

1. Whether the proposed development code text amendment is in conformity with the comprehensive plan

The development code amendment is consistent with the goals and policies of the 2040 Comprehensive Plan. The Plan’s Land Use Section states a goal to support and strengthen the city’s residential areas with reinvestment and appropriate infill. Additionally, the Plan’s Housing Section provides goals for growing the overall housing stock, and maintaining a choice of quality housing options, including those meeting the needs of a variety of household types and life stages.

Staff supports the proposed amendment as a means to allow for opportunities to further enhance Hopkin’s detached single unit housing stock in Neighborhood zones, through appropriately scaled regulations for backyard cottages.

2. Whether the proposed development code text amendment corrects an error or inconsistency or will help meet the challenge of a changed or changing condition.

The development code amendment seeks to address an impracticality in creating a reasonably-size backyard cottage with the current 1.5 story height limit. The typical size of a detached garage is 20 feet by 20 feet. A pitched roof above the main level leaves only smaller portions of the upper portion as having enough height to be considered livable area (7 feet per the building code). Allowing a full second story remedies that impracticality.

Additionally, the proposed amendment would allow the roof form and pitch to differ from the principal structure. Staff supports this change to encourage a variety to the built environment which creates visual interest. Additionally,

differing roof forms allows for more cost efficient construction, as the typical proposal use more simplistic roofs. For example, a simple gable or shed roof is the most common form types for new accessory buildings whereas, the principal structure might be a hipped roof, which would be more costly to incorporate on the accessory structure.

Community Input and Engagement:

Engagement Actions:

- The Planning and Zoning Commission's public hearing conducted on May 27.
- Published notice of this public hearing in the City's official paper.

- This issue arose during multiple conversations with community members interested in constructing accessory dwelling units, including two permits under review.
- One community member provided the attached written comment on this proposed code amendment.
- Two community members spoke regarding the proposal during the Planning and Zoning Commission's public hearing.
 - Both community members expressed support for the proposed changes.
 - One cited the difficulty with the current requirements in building additional space that they need.
 - The second cited the need to increase housing options in Hopkins, through density and efficient land use.
- Staff will provide an update on any additional public comments received following the public hearing.

Alternatives:

Development Code Text Amendments are considered legislative action. The City has a wide degree of discretion in creating legislation, but it must be reasonable and promote public health, safety, and/or general welfare.

The City Council may consider the following alternatives:

- Modify the proposal.
- Deny the proposal.

NEXT STEPS

If approved for a first reading, the required second reading of the Ordinance will be scheduled for the June 17 regular City Council meeting. Publication of the ordinance amendment in the City's official paper is required to make the changes effective.

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

ORDINANCE 2025-1227

**AN ORDINANCE AMENDING CHAPTER 102 OF THE HOPKINS CITY CODE
RELATED TO NONCONFORMING STRUCTURES**

THE CITY COUNCIL OF THE CITY OF HOPKINS HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Hopkins City Code, Part III, Chapter 102, Article 6, Subsubsection 102-620(h), is hereby amended by deleting the stricken language and adding the double-underlined language as follows:

102-620 (h) SITING ON LOT

The accessory structure tables for each building type (see Article 2 and Article 3) establish siting and setback regulations for backyard cottages. In addition, backyard cottages must be separated from the principal building by a minimum distance of 45 10 feet.

SECTION 2. Hopkins City Code, Part III, Chapter 102, Article 6, Subsubsection 102-620(i), is hereby amended by deleting the stricken language and adding the double-underlined language as follows:

102-620 (i) HEIGHT

(1) Backyard cottages may not exceed 4.5 two stories in height.

(2) Floor-to-floor height regulations applicable to the principal building on the lot apply to backyard cottages.

SECTION 3. Hopkins City Code, Part III, Chapter 102, Article 6, Subsubsection 102-620(j), is hereby amended by deleting the stricken language and adding the double-underlined language as follows:

102-620 (j) SIZE AND FLOOR AREA

The floor area of a backyard cottage may not exceed ~~800~~ 1,000 square feet. Note: Lot coverage limitations for the subject zone and principal building type may further limit the size of a backyard cottage.

SECTION 4. Hopkins City Code, Part III, Chapter 102, Article 6, Subsubsection 102-620(l), is hereby amended by deleting the stricken language and adding the double-underlined language as follows:

102-620 (l) ENTRANCES

Entrances to backyard cottages may not face the nearest side or rear lot line of the subject lot unless there is an alley abutting that lot line.

DESIGN

The design regulations of this subsection apply to all newly constructed backyard cottages.

~~(1) Exterior Finish Materials.~~ The exterior finish material must be the same or visually match in type, size and placement, the exterior finish material of the principal building on the lot.

~~(2) Roof Pitch.~~ The roof pitch must substantially similar as the predominant roof pitch of the principal building on the lot.

~~(3) Trim.~~ Type, size and location of trim elements must be the same or visually match those of the principal building on the lot.

~~(4) Entrances.~~ Entrances to backyard cottages may not face the nearest side or rear lot line of the subject lot unless there is an alley abutting that lot line.

SECTION 5. Hopkins City Code, Part III, Chapter 102, Article 6, Subsubsection 102-610(b)(3), is hereby amended by adding the double-underlined language as follows:

(5) Design. Accessory buildings with a building footprint of 200 square feet or more must be substantially similar to the principle building on the lot in terms of roof form, building materials, and overall appearance not withstanding Backyard Cottages per Section 102-620.

SECTION 6. The effective date of this ordinance shall be June 26, 2025.

First Reading: June 3, 2025
Second Reading: June 17, 2025
Date of Publication: June 26, 2025
Date Ordinance Takes Effect: June 26, 2025

By: _____

Patrick Hanlon, Mayor

ATTEST:

Amy Domeier, City Clerk

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION NO. 2025-040

**A RESOLUTION APPROVING A FIRST READING OF ORDINANCE 2025-1227 AMENDING
CHAPTER 102 OF THE HOPKINS CITY CODE RELATED TO BACKYARD COTTAGES**

WHEREAS, the Hopkins Development Code is intended to establish the development standards to implement the community vision and enact the vision, goals and policies of the 2040 Comprehensive Plan – Cultivate Hopkins; and

WHEREAS, the Plan’s Land Use Section states a goal to support and strengthen the city’s residential areas with reinvestment and appropriate infill. Additionally, the Plan’s Housing Section provides goals for growing the overall housing stock, and maintaining a choice of quality housing options, including those meeting the needs of a variety of household types and life stages; and

WHEREAS, City staff is requesting a Development Code Text Amendment to modify requirements for backyard cottages to encourage fulfillment of the goals and vision of the Comprehensive Plan; and

WHEREAS, the procedural history of the Development Code Text Amendment is as follows:

1. That the above stated Development Code Text Amendment was initiated by the City; and,
2. That the Hopkins Planning & Zoning Commission, pursuant to published notice, held a public hearing on the application and reviewed such application on May 27, 2025 and all persons present were given an opportunity to be heard; and,
3. That written comments and analysis of City staff were considered; and,
4. The Hopkins Planning & Zoning Commission adopted a resolution recommending approval of the proposed Ordinance; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the City Council Report 2025-101 dated June 3, 2025.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hopkins hereby approves a first reading of Ordinance 2025-1227 amending the Hopkins Development Code related Backyard Cottages.

Adopted this 3rd day of June 2025.

ATTEST:

Patrick Hanlon, Mayor

Amy Domeier, City Clerk

Jackie Culp and Pete McConnell

414 12th Avenue N Hopkins MN

5/23/2025

To the Planning and Zoning Commission:

Thank you for the opportunity to comment on the proposed amendment to increase the allowable height of detached accessory dwelling units (ADUs) from 1.5 stories to 2 stories.

As a homeowner in Avenues of Hopkins, I strongly support this change. Our family is currently working to move forward with a garage and ADU project, and the existing 1.5-story height limit is a significant obstacle. It limits the usability of the upper level due to sloped ceilings and reduced headroom, making it difficult to create a safe, comfortable, and functional space. A full two stories would allow for better design, greater flexibility, and more practical use of the structure — especially on small or narrow lots like ours, where building out isn't feasible.

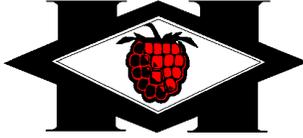
I understand there may be concerns about the impact on neighborhood character or privacy. I want to emphasize that we — and many other homeowners — are committed to respectful, thoughtful design that works with surrounding properties. This change would not increase footprint or density but simply allow for more efficient use of vertical space.

Allowing two-story detached ADUs is a reasonable, balanced step that supports housing flexibility, family needs, and long-term livability — without undermining neighborhood integrity.

Thank you for your consideration, and I respectfully urge you to approve this amendment.

Sincerely,

Jackie Culp



CITY OF HOPKINS

Planning & Economic
Development

City Council Report 2025-099

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Kersten Elverum, Director of Planning & Development

Date: June 3, 2025

Subject: Preliminary Development Agreement – 102 10th Ave N

RECOMMENDED ACTION

MOTION TO approve Preliminary Development Agreement between the City of Hopkins and Kaleidoscope – Brighter Living LLC.

OVERVIEW

Based on developer interest and a desire to put City-owned land into productive use, the City of Hopkins issued a Request for Proposals (RFP) in October 2024 for four development sites: 102 10th Avenue North (Lot 800) and 501 Mainstreet, 525 Mainstreet and 15 6th Avenue North. Proposals were accepted through December 20, 2024. Three proposals were received for the 102 10th Avenue North property:

- The Doran Group – Twelve 3-story rental townhomes (10% affordable at 60% AMI)
- Amani – Twelve 3-story for-sale townhomes (all affordable at 80% AMI)
- Kaleidoscope – Fourteen 2.5-story for-sale townhomes with an emphasis on sustainability

The proposals were reviewed by the City Council in a closed-door meeting on January 14, 2025. Clarifying questions were asked of the proposers, and the proposals were discussed again at the February 4, 2025, closed-door City Council meeting. The City Council identified Kaleidoscope as the preferred developer citing the overall design, ownership model and sustainable elements as major deciding factors.

The proposal is for 14 owner-occupied townhomes, 2.5 stories in height. They would be built to Department of Energy Zero Energy Ready Home (DOE ZEHR) certification, all electric with an ultra-efficient district heat pump.

The City Council elected to continue discussions and take the next steps with Kaleidoscope through a Preliminary Development Agreement (PDA). The PDA provides the opportunity for the public to weigh in on the development proposal before entering into a purchase agreement. The terms of the PDA include:

- Grants exclusive rights to the Developer now and for 16 months following the execution of a Purchase Agreement
- Outlines a development review process that includes a concept review at the

Hopkins Planning & Zoning Commission

- Establishes a process to establish sale price
- Commits the City/HRA to update Phase I Environmental Site Assessment

Under the Agreement, the developer will submit a Concept Review Application to be on the July 22, 2025, Planning & Zoning Commission agenda. Prior to that meeting, there will be a neighborhood meeting hosted by the developer that will take place 10-14 days before the Planning Commission meeting. The concept will be brought forward to the City Council in August. The concept review will not grant any land use approvals but will be used to provide feedback to the developer to further refine the project.

The project proforma will be reviewed by the City's financial advisor and environmental site assessments will be updated. As these steps are being completed, staff and the City Attorney will negotiate the terms of a Purchase and Development Agreement, which will be brought to the HRA and City Council for approval, anticipated by the end of 2025.

SUPPORTING INFORMATION

- Preliminary Development Agreement
- Concept Plan

PRELIMINARY DEVELOPMENT AGREEMENT

THIS PRELIMINARY DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of _____, 2025, by and among the City of Hopkins, Minnesota, a Minnesota municipal corporation (the “City”) and Kaleidoscope – Brighter Living LLC, a Minnesota limited liability company or its affiliated successors and assigns as permitted in this Agreement (the “Developer”).

RECITALS:

A. The City has selected Developer as the preferred private developer for the Development Project. Attached hereto as Exhibit B is Developer’s concept site plan for the Development Project (the “Concept Plan”), which will be presented for preliminary review by the City Planning and Zoning Commission and City Council (the “Concept Plan”) consistent with the City’s Development Review Process as hereinafter defined.

B. The Developer is currently negotiating a definitive purchase agreement (the “Purchase and Development Agreement”) pursuant to which City, as seller, and Developer, as purchaser, will sell and purchase the development site located at 102 10th Ave N (the “Development Site”) and as legally described in Exhibit A, for Developer’s development and construction of the project as set forth in the Concept Plan (the “Development Project”).

C. The parties desire to enter into this agreement to outline the parties’ respective expectations, rights, and obligations regarding the Development Site and the Development Project and to provide for further investigation and refinement of a final development plan (developed through the City’s land use approval process) for the Development Project (the “Final Development Plan”).

AGREEMENT:

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the parties hereinafter expressed, it is hereby agreed as follows:

1. Undertaking and Exclusive Rights. In consideration of the time, effort and expenses to be incurred by Developer in pursuing the Development Project, the City hereby agrees that during the negotiation of the Purchase and Development Agreement (and for a period of sixteen (16) months after any mutual execution of the Purchase and Development Agreement (collectively the “Exclusive Period”), Developer will have the exclusive right to make specific proposals and negotiate the terms of land use entitlements and site plan approvals with respect to the Development Site for the Final Development Plan, and definitive development contracts, if necessary, with the City for the development of the Development Site and financial assistance for such Development Project (the “Final Development Contracts”).

2. Development Review Process; Coordination. Subject to the terms and conditions of this Agreement, the City and Developer agree to consult with each other for input on development parameters and the Final Development Plan, as well as a coordinated community engagement, and communications strategy to supplement the City’s Development Review Process as set forth in Exhibit C. Furthermore, each party will agree to keep the other party informed about the status of the development process for the Development Project, including, without limitation, negotiation of the Purchase and Development Agreement, the Final Development Contracts, if any, the status of and changes to the proposed Final Development Plan and the status of the City entitlement approval process.

3. Development Project. The parties acknowledge and agree that it is the parties' collective intent that the Development Project will consist of the development of the Development Site in a manner consistent with the Concept Plan.

4. Purchase and Development Agreement; Acknowledgment of Purchase Price. Following the completion of the Concept Review process as defined in the City's codes or policies, the Developer and City shall negotiate in good faith to reach agreement on definitive Purchase and Development Agreements for the Development Site by December 31, 2025. The City may, at its own expense, conduct a financial analysis of the Development Project to determine the ability to pay market value for the Development Site. The analysis will be a basis for discussions on purchase price that will be established through negotiations of the Purchase and Development Agreement, including potentially a to be negotiated look-back provision. The parties agree that the Purchase and Development Agreement shall include, without limitation, the following key terms and conditions:

(a) Developer shall conduct any and all due diligence Developer deems appropriate in its sole discretion with respect to the Development Site commencing on the Effective Date of the Development Agreement and continuing through sixteen (16) months.

(b) Developer and its agents may enter the Property upon reasonable advance notice to Sellers for purposes of performing any and all inspections and tests, including minimally invasive tests and soil borings. Among other conditions of closing to be specified in the Purchase and Development Agreement, Developer's obligation to close is contingent on satisfying the following conditions on or before the expiration of the Due Diligence Period:

1. Physical inspections by Developer and Developer's contractors
2. Approval of a new Phase I Environmental Site Assessment and any prior reports.
3. Approval of ALTA survey and title commitment
4. Issuance of entitlements for the development project by the City, determined to be acceptable in Developer's sole discretion
5. Approval of Developer and Developer's lender of financing for the Development Project
6. Commitments for needed project equity
7. Other commercially reasonable conditions requested by the Developer.

(c) Investigations will be assisted by the City, at no cost to the City except as specified in the following section (c)6. The City will provide all documents relevant to property value and marketability to the Developer, including, but not limited to:

1. Environmental reports of any kind, including hazardous material surveys, cleanup cost estimates, information about any funding sources available to complete any remaining remediation, whether known or unknown
2. Appraisals, if any
3. Previous survey and title reports, if any
4. Previous market study, if any
5. Previous site plans for developing the parcels, if any
6. The City shall work with Developer to obtain an updated Phase I Environmental Site Assessment at the City's cost or funded through grants pursued collaboratively. Developer will reimburse 100% of direct costs incurred by the City at closing. All environmental reports shall name both the City and Developer as reliance parties. The City and Developer agree to work together regarding any professional services consultant agreement

to be entered into for the Development Project.

(d) The City shall deliver the property free from any tenant interest at closing.

(e) Closing on the purchase of the Development Site must occur no later than one hundred and twenty (120) days following the completion of the Due Diligence Period. Note this extended period correlates with construction period. An additional sixty (60) days may be requested upon the sole discretion of the Developer.

5. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors, assigns and transferees.

6. Notices. Each notification required by this Agreement must be made to the project representative. The project representatives of the parties are:

City:

Kersten Elverum, Director of Development and Planning
City of Hopkins
1010 1st Street South
Hopkins, MN 55343
Email: kelverum@hopkinsmn.com

Developer:

Kaleidoscope – Brighter Living LLC
2716 Grand Ave. S
Minneapolis, MN 55408
Attn: Jay Rajaratnam
Email: jay.rajaratnam@gmail.com

Contact information will be kept current. Contact information may be changed by a party by written notification to the other parties.

7. Amendments. An amendment to this Agreement must be in writing and will not be effective until it has been approved and executed by the parties. A party to this Agreement may not assign or transfer any right or obligation hereunder without an assignment agreement executed by the parties and the assignee.

8. Term, Termination. Notwithstanding any other provision in this Agreement to the contrary, this Agreement may be terminated as follows: (1) the parties, by mutual written agreement, may terminate this Agreement at any time; (2) the parties may terminate this Agreement in the event of a breach of the Agreement by another party, upon providing 30 days' written notice to the party, unless such breach is cured before the expiration of said 30-day period.

9. Compliance with Laws. The parties shall exercise reasonable care to comply with applicable federal, state, and local laws, rules, ordinances, and regulations in effect as of the date of this Agreement.

10. Compliance with the Minnesota Government Data Practices Act. Data provided, produced, or obtained under this Agreement shall be administered in accordance with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13. The parties shall immediately report to the other party any requests from third parties for information relating to this Agreement. The parties agree to promptly respond to inquiries from the other party concerning data requests.

11. Choice of Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of Minnesota. Any disputes, controversies, or claims arising under this Agreement shall be heard in the state or federal courts of Minnesota and the parties waive any objections to jurisdiction.

12. Non-Assignment. This Agreement may not be assigned by any party without the prior written consent of the other parties, except that Kaleidoscope - Brighter Living LLC may assign this Agreement or enter into the Purchase and Development Agreement to an entity or entities which are owned in part by and managed by Janarthanan Rajaratnam.

13. Survivability. The provisions of this Agreement concerning Indemnification, Compliance with Laws, Compliance with the Minnesota Government Data Practices Act, Audit, Choice of Law and Venue shall survive the expiration or termination of this Agreement.

14. Severability. The provisions of this Agreement shall be severable. If any portion of this Agreement is, for any reason, held by a court of competent jurisdiction to be contrary to law, such decision shall not affect the remaining provisions of the Agreement.

15. Waiver. Any waiver by any party of a breach of any provision of this Agreement shall not affect, in any respect, the validity of the remainder of this Agreement.

16. Counterparts. This Agreement may be executed in one or more counterparts or in multiple originals, either one of which is as valid as the other and when taken together shall constitute one agreement.

[Remainder of Page Intentionally Left Blank. Signature Pages Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

DEVELOPER:

Kaleidoscope – Brighter Living LLC,
a Minnesota limited liability company

By: _____
Name: Janarthanan Rajaratnam _____
Its: _____

CITY:

City of Hopkins, Minnesota
a Minnesota municipal corporation

By: _____
Name: Patrick Hanlon
Its: Mayor

By: _____
Name: Michael Mornson
Its: City Manager

EXHIBIT A

DEVELOPMENT SITE LEGAL DESCRIPTIONS

102 10th Ave N: PID 2411722310095, PID 2411722310094, PID 2411722310002

EXHIBIT B
CONCEPT PLAN

The preliminary Concept Plan includes 14 housing units and ~28 parking stalls. The 2.5-story buildings in this concept are for-sale residential townhomes. The developer may explore some variation of the concept plan that includes the following conditions:

1. other for sale product types and/or a mix thereof (including but not limited to condominiums, single family, etc.)
2. maintaining parking access from the alley (no curb cuts at the streets)
3. maintaining viewsheds through the site
4. similar height
5. similar density and dwelling unit count

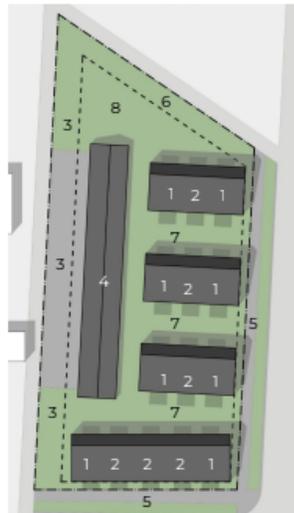
Preliminary Site Plan: 14 Neighborly Row Homes + Green Spaces
Flexibility for up to 8 Accessory Dwelling Units (ADUs)

KEY

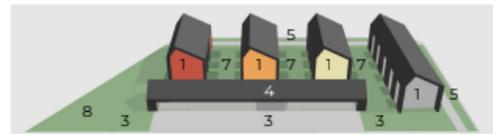
- 1** Corner Row Home (8 total) with ADU Basement Option
- 2** Middle Row Home (6 total)
- 3** 20' Rear Yard Setback at alley with 14 outdoor stalls (in front of garage stalls) plus 8 outdoor guest and/or ADU stalls
- 4** Garage with 14 EV stalls, covered tool share (middle), picnic shelters (north and south), and semipublic promenade (east)
- 5** 5' Front Yard Setback at 1st St. N. to the south and 10th Ave. N. to the east with native plants and trees
- 6** 12' Side Yard Setback at Lake Minnetonka Regional Trail with native plants and trees
- 7** Semipublic Green Plaza with emergency vehicle access (center) and rainwater / pollinator gardens (between Row Homes) and Private yards / gardens at Row Homes
- 8** Public Pocket Park / playground

KALEIDOSCOPE
BRIGHTER LIVING
12.20.24





Aerial Diagram from 10th Ave. N. looking west



Aerial Diagram from Alley looking east

EXHIBIT C
DEVELOPMENT REVIEW PROCESS

June 3, 2025	City Council – Preliminary Development Agreement
June 26, 2025	Developer applies for Concept Review
July 7-11, 2025	Developer holds neighborhood meeting
July 22, 2025	City Planning & Zoning Commission – Concept Review
August 2025	City Council – Concept Review

Development Proposal: 102 10th Avenue North (Lot #800)

Submitted by

Kaleidoscope – Brighter Living LLC
2716 Grand Ave S
Minneapolis, MN 55408

Primary Contact

Jay Rajaratnam
Kaleidoscope – Brighter Living LLC
2716 Grand Ave S
Minneapolis, MN 55408
Phone: 952-210-2129
Email: Jay.Rajaratnam@gmail.com

Contents

Letter of Intent	2
Identification and Qualifications	3
Development Projects	9
Narrative	13
Preliminary Site Plan	17
Conceptual Renderings	23
Project Components	26
Cost and Economic Benefits	27
Community Benefits	28
Environmental Benefits	29
Timeline	32
Developer's Legal Status	33
Community Interaction	34
Other	35



City of Hopkins

KALEIDOSCOPE
BRIGHTER LIVING



Letter of Intent: Lot #800

Kaleidoscope is pleased to submit this Letter of Intent (LOI) to purchase the City-owned property located at the northwest corner of the intersection of 10th Avenue North and 1st Street North in Hopkins ('Lot #800') as outlined in the 2024 Hopkins Request for Development Proposals.

We are excited about the opportunity to contribute to the growth and vibrancy of Hopkins through the development of sustainable and thoughtfully designed row homes. Aligned with the City's vision, the project will:

- Enhance the local tax base while lowering the City's carbon footprint through the sale of all-electric row homes
- Provide attractive, energy-efficient housing that meets the needs of young families.
- Compliment the unique charm of downtown Hopkins.
- Put Hopkins 'on the map' with cutting edge sustainable building practices

Our proposed purchase price for the property is articulated on page 27. This is contingent upon successful negotiation of a Development Agreement and satisfaction of standard due diligence, including zoning approval, soil/environmental investigations, and financing.

We have assembled a highly experienced team that brings expertise in this scale of sustainable development. Our collective experience ensures the project will be well-executed and the community's goals will be met. This LOI represents our commitment to entering into a mutually beneficial agreement with the City of Hopkins and we look forward engaging further as the process progresses. Thank you for your consideration and please do not hesitate to contact me directly with any questions.

Sincerely,

Jay Rajaratnam, Co-founder Kaleidoscope - Brighter Living 952.210.2129 jay.rajaratnam@gmail.com



KALEIDOSCOPE
BRIGHTER LIVING



12.20.24

Identification and Qualifications: Mission Driven Development

Kaleidoscope is a proudly minority-owned and operated organization committed to reshaping real estate development through sustainability, social equity, and innovative design. We believe those who consume resources have a responsibility to aggressively minimize the negative impacts of environmental degradation and social inequities. By integrating these values into our operations, we aim to create spaces that meet today's needs while ensuring a sustainable and equitable future for generations to come.

The building sector holds tremendous potential to drive positive environmental and social change. As we work to alleviate the housing shortage, Kaleidoscope takes a holistic approach to development, focusing on environmental action, natural capital generation, community well-being, circular economies, and inspirational placemaking. Our projects include missing middle, urban infill, and mixed-use developments throughout the metro area, fostering vibrant, connected communities.

Kaleidoscope's mission is rooted in equity and sustainability, ensuring every project contributes to a healthier planet and more inclusive communities. Together, we can transform real estate into a force for positive change.

With expertise in Department of Energy Zero Energy Ready Home (DOE ZERH) standards, we design energy-efficient buildings that significantly reduce consumption and enhance durability. Additionally, we incorporate Passive House principles to create spaces with superior indoor air quality, comfort, and significantly lower energy use.

KALEIDOSCOPE

BRIGHTER LIVING

KALEIDOSCOPE
BRIGHTER LIVING



12.20.24

Identification and Qualifications: Development Team



Kaleidoscope Co-Founder

Jay Rajaratnam

Jay is a south Minneapolis resident and father of two young children. Having moved to the US at the age of 8 as a civil war refugee and growing up in a working family, they were fortunate to have had an uncle who helped them for the first year until the family got on its own feet. Through this experience, he is deeply familiar with the impact housing costs have on the less fortunate and is passionate about seeking solutions to the housing crisis.

Jay honed his problem solving skills while working as a process engineer and maintenance supervisor at Ford and brings an acute understanding of systems to housing development. While working at Xcel Energy, Jay worked on a company wide software implementation project where systems integration was a key component of success. These professional experiences have shaped Jay's way of thinking on how to build more sustainably and cost effectively.

Master of Business Administration, University of St. Thomas
Mechanical Engineering, Kettering University

Identification and Qualifications: Development Team



Kaleidoscope Co-Founder

Adam Bradley Jonas

Raised on a farm in northwest Iowa amidst artistry and entrepreneurship, Adam is rooted in self-driven initiative and on-the-fly ingenuity. His upbringing amidst family members spurs him to lead with empathy and collaboration, ever seeking to help lift up those who have been pushed down.

Adam began his professional career at BKV Group in Minneapolis while residing at a housing co-op in the Whittier neighborhood of Minneapolis. While cultivating community in the shared home and gardens, he paradoxically designed buildings for large-scale developers that were primarily motivated by financial profits. Adam's drive to find a more balanced way of building led him to Locus Architecture (where he designed and built homes while gaining architectural licensure), the Real Architecture Workshop (where he assisted teaching students in Mexico), and Solhem properties (where he gleaned development and building management experience).

In 2020, he evolved his practice of architecture into a human-centered approach to real estate development - valuing people, place-keeping, and positive impacts beyond the walls of a building.

He continues to refine this art with Kaleidoscope and his architectural office, Awaken, surrounded by his loving family in South Minneapolis.

Master of Architecture, Bachelor of Architecture; Iowa State University
International Architecture Program; Alvar Aalto University, Finland
Architect: MN, IA American Institute of Architects, LEED Accredited Professional

Identification and Qualifications: Architect

We believe that creating spaces harmoniously with people, place, and planet awakens our senses to a healthier, inspiring, and more loving world. Under the leadership of Adam Bradley Jonas, Awaken is recognized for its excellence in high-performance design and environmental sustainability as well as community focused approach.

With two decades of experience designing single family homes, multifamily buildings, religious centers, mixed-use projects, park pavilions, and historic renovations, Awaken augments design fortitude with hands-on construction and real estate development know-how.

The unique relationship of having the architect as part of the development team helps ensure a more streamlined process, with nimble, proactive (rather than reactive) decision making, an efficient, positive feedback loop, and ultimately higher quality solutions.

Awaken's project portfolio includes *Firefly*, an all-electric, multifamily building that incorporates passive solar orientation, rooftop photovoltaics, and a high-performance envelope.



A W A K E N
A R C H I T E C T U R E

KALEID SCOPE

BRIGHTER LIVING

12.20.24



City of Hopkins

Identification and Qualifications: Engineering

Matt Heimann, PE, of Revived Structural Design, brings over a decade of experience in structural engineering small to medium-sized projects across residential and commercial sectors. In the past five years, his work has focused on residential urban infill projects, where he has demonstrated expertise in navigating the complexities of dense, city-centric developments. Matt excels in collaborating with developers and contractors to craft efficient and innovative designs. His work is pictured to the right.



A civil engineering firm will be chosen based on capacity to meet the technical demands of the development, including stormwater management, energy efficiency, and sustainable site design. Kaleidoscope has experience working with Civil Site Group, Lake and Land Surveying, and Terracon.



KALEIDOSCOPE
BRIGHTER LIVING



City of Hopkins

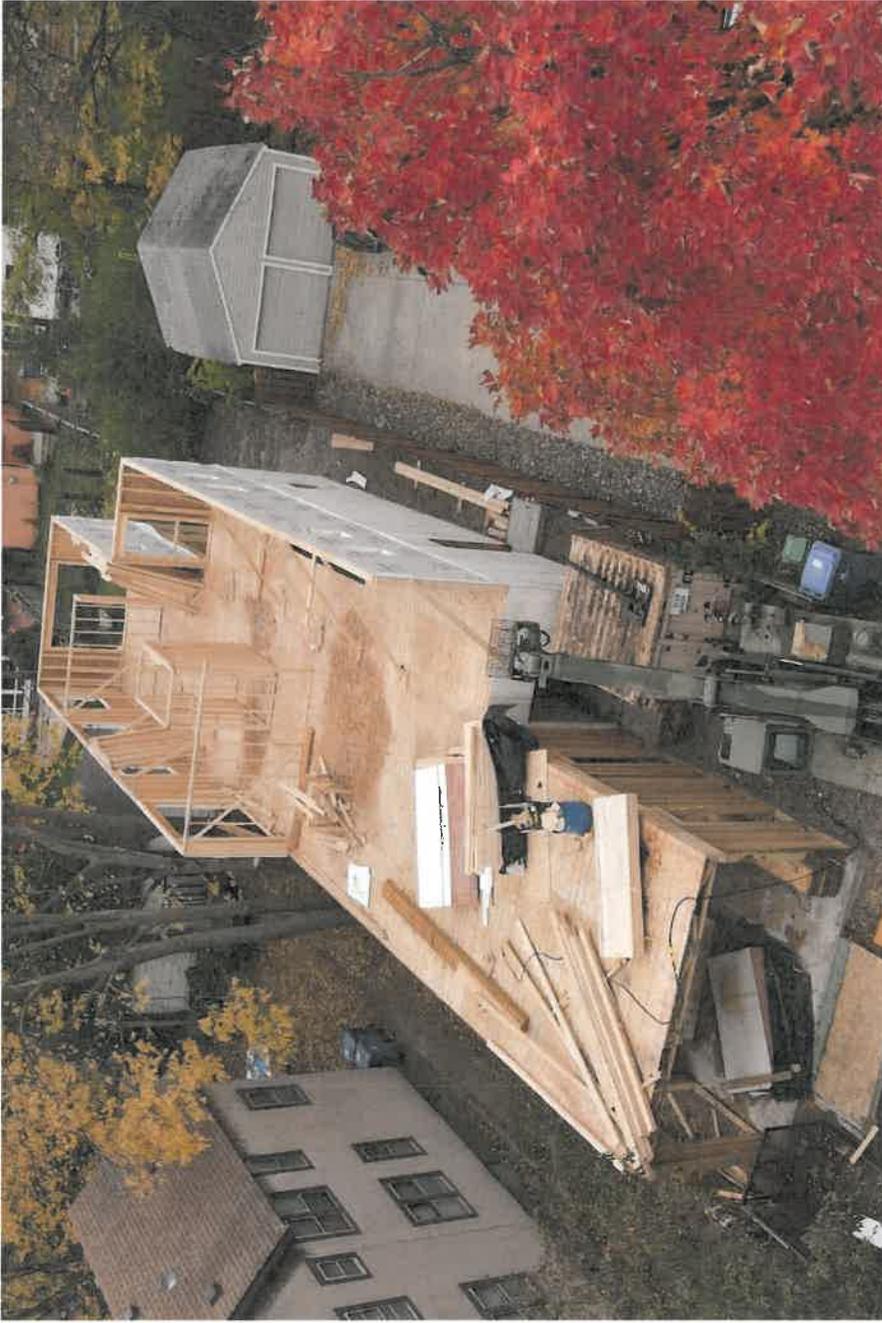
12.20.24

Identification and Qualifications: Contractor

Kaleidoscope will select a contractor with input from the City to best align with the community's needs and project goals.

A rapport has been established with several options that have experience in this scale of project and depth of sustainability, including CNC Construction (the contractor of Firefly), Flannery Construction (woman owned), Intent Built, Bristol Built, and Greensmith Builders.

Drawing from Kaleidoscope's Firefly project, the selected contractor will integrate green technologies, community-focused spaces, and durable materials to deliver innovative, sustainable homes.



Development Projects: *Firefly*

Problem: South Minneapolis renters want to live in new, modern, light-filled apartments close to amenities. But most of the area's rental options are very worn down and dated. The few newly constructed apartment buildings are all large and impersonal, and located on loud, busy thoroughfares.

Solution: On a quiet street between Lyndale and Nicollet, *Firefly* is an urban oasis amidst diverse, independently owned businesses and plentiful green space. The 12-unit, eco-friendly building is scaled to fit its surroundings and is designed to foster community and an authentically sustainable lifestyle.

Construction began in the summer of 2023 and *Firefly* opened in the summer of 2024. The building is nearly fully leased (in less than 6 months).

www.firefly-lynlake.com



Development Projects: *Firefly*

The project garnered media attention well before construction, including this Sahar Journal excerpt. The nonprofit newsroom is dedicated to covering immigrants and communities of color in Minnesota.

As a metaphorical light in the darkness of climate change, Firefly continues to inspire meaningful connections, community well-being, and environmental justice as highlighted in the following coverage (clickable links).

[Sahar Journal article 2022](#)

[Sunrise Banks post 2024](#)

[Finance & Commerce article 2024](#)

[Social Currency podcast 2024](#)

[Sunrise Brand Anthem ~ minute 2:00 2024](#)



■ CLIMATE & ENVIRONMENT

Easy on the environment, good for the community: New south Minneapolis apartment building will showcase green technology.

The future is here, say those behind the 12-unit development at 2718 Grand Avenue S. Sustainable practices will dominate its construction and culture.

A project like no other

The city of Minneapolis approved the project for rezoning this spring. In a letter of support, the neighborhood association, the Whittier Alliance, praised the project for the “intention and creativity with which the applicant is pursuing sustainability elements in the building design, landscaping, and amenities for residents.”

<https://saharjournal.com/climate-environment/new-sustainable-minneapolis-apartment-complex-offers-building-practices/>

KALEID SCOPE
BRIGHTER LIVING

12.20.24



Development Projects: Lyndale Green Gateway Townhomes Winning Proposal for Bloomington, MN RFP 2019

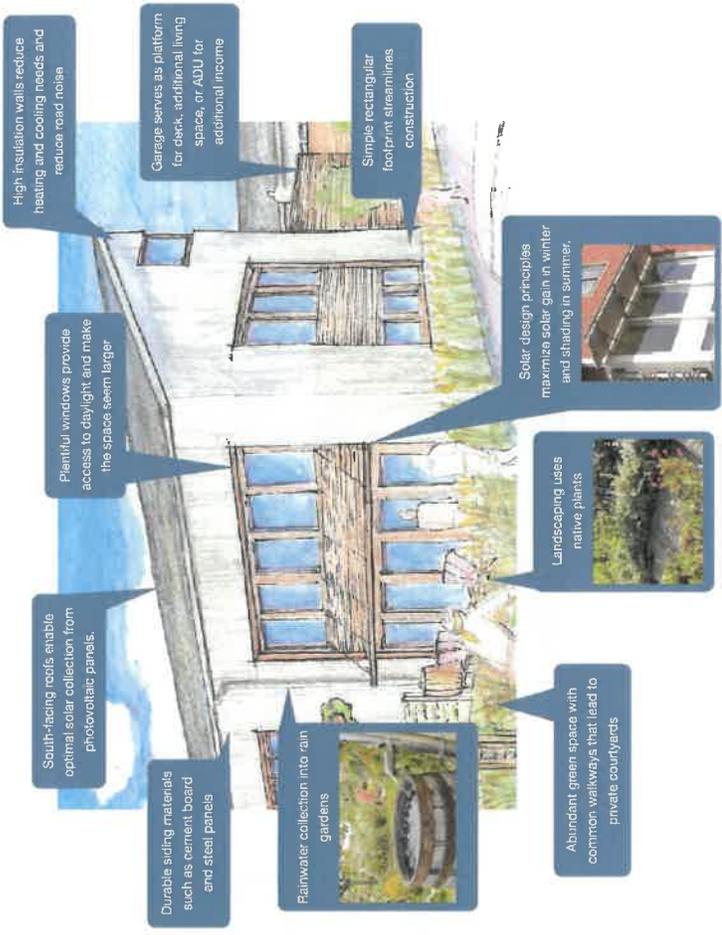
The project proposed a **transformative approach to urban living through 21 adaptable, energy-efficient townhomes, each with the option of an Accessory Dwelling Unit (ADU)**, resulting in a potential total of 42 units. The proposal addressed Bloomington's strategic goals of sustainability, adaptability, and affordability and embodies a similar scale and ethos to Kaleidoscope's proposal.

The project's multidisciplinary team included Streetfront Development (developer), Locus Architecture (architect), and Flannery Construction (general contractor). Adam Bradley Jonas contributed to the team assembly and project design as an employee of Locus Architecture. Jay Rajaratnam was a team member that focused on capital raising.



Development Projects: Lyndale Green Gateway Townhomes

Winning Proposal for Bloomington, MN RFP 2019



South-facing roofs enable optimal solar collection from photovoltaic panels.

Plentiful windows provide access to daylight and make the space seem larger.

High insulation walls reduce heating and cooling needs and reduce road noise.

Durable siding materials such as cement board and steel panels.

Garage serves as platform for deck, additional living space, or ADU for additional income.

Rainwater collection into rain gardens.

Simple rectangular footprint streamlines construction.

Solar design principles maximize solar gain in winter and shading in summer.

Landscaping uses native plants.

Abundant green space with common walkways that lead to private courtyards.



Narrative: Proposed Project exceeds City's objectives

Grow the Tax Base

The project will increase Hopkins' tax base by introducing appealing, flexible housing and creating vibrant street and yardscapes. The project incorporates climate change resiliency solutions, including passive solar design, rooftop photovoltaics, battery storage, and energy-efficient systems that reduce operational costs and increase long-term value. The inclusion of flexible living spaces, such as accessory dwelling units (ADUs) and multigenerational homes, ensures the property appeals to diverse demographics, driving demand and stability in property valuation.

Provide Employment and/or Housing Opportunities

A mix of housing options cater to various income levels and family structures. Flexible units accommodate multigenerational living or provide space for live-in caretakers. Additionally, ADUs allow for rental opportunities, creating supplemental income streams for residents. Employment opportunities will arise during construction, using locally sourced materials and systems wherever possible. Post-construction, jobs will be supported through property management and local businesses that benefit from increased foot traffic.

Support the Economy of Downtown Hopkins

As an exemplar of cutting-edge sustainability and community focused place-making, the project will attract new residents and visitors that will frequent and support downtown. By prioritizing walkability and incorporating features like car, bike, and tool-sharing programs, the project will strengthen connections to downtown shops, restaurants, and cultural venues. The 15-minute city concept ensures residents can easily access essential services, reducing dependence on cars and creating a dynamic, thriving local economy.

Narrative: Proposed Project exceeds City's objectives

Support Ridership on the Metro Green Line Extension

The project's proximity to the Metro Green Line Extension and the Lake Minnetonka LRT Regional Trail is leveraged through sustainable, multi-modal transportation options. Shared bikes and dedicated bike infrastructure encourage residents and visitors to adopt eco-friendly commuting habits.

Create a Welcoming Gateway to Downtown Hopkins from the Lake Minnetonka LRT Regional Trail

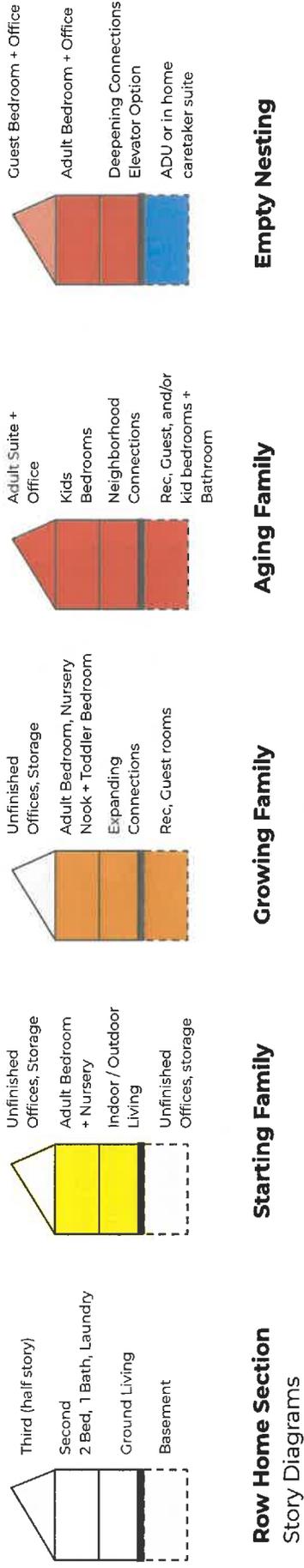
The architecture and landscaping pair to create a unique, memorable, vibrant and inviting gateway to downtown. Public and semi-public community-focused spaces activate the neighborhood and promote the ideology that 'all are welcome' even if you are not a resident of the project.

Provide Appropriate Transition from the Historic Downtown to the Avenues Neighborhood

Row homes with semi-shared yards foster neighborly interactions and activate street fronts. ADA compliant design throughout the project enables people of all abilities to move freely throughout the site as well as connect to downtown, the surrounding neighborhood, and the LRT. Native landscaping replaces the current, barren parking lot, with vegetation that is vibrant throughout all seasons and blend harmoniously into the neighborhood foliage.

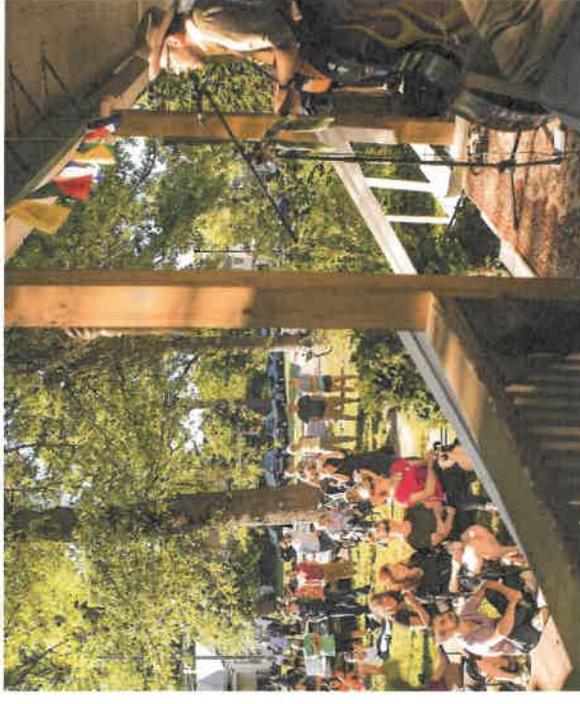
Narrative: Row Homes with Flexible Family Living

Given the location's proximity to family-friendly amenities in downtown (such as the library, parks, and stores) as well as robust schools nearby, the site is particularly suited to starter homes. Unlike conventional starter homes, **the design accommodates changing needs a family might experience throughout various phases of life.** While not linear, or exact, the following diagrams demonstrate the flexibility the Row Homes offer in an effort to adjust to changing space and financial needs.



Narrative: Row Homes with Community Connectedness

Row Homes are thoughtfully arranged to prioritize community interaction and resilience. Instead of centering around car access and parking, the design focuses on shared green spaces and human connections. Semi-private yards blend seamlessly into communal areas, fostering neighborly interactions and creating spaces where families can grow together.



The design reflects the philosophy that “it takes a village to raise a child,” offering an antidote to isolation while promoting physical and emotional well-being. Green plazas utilize gardens and grass grids (instead of impervious pavement) to provide safe and eco-friendly spaces for playing, strolling, and gathering.



Preliminary Site Plan: 14 Neighboring Row Homes + Green Spaces

Flexibility for up to 8 Accessory Dwelling Units (ADUs)



KEY

- 1 Corner Row Home** (8 total) with ADU Basement Option
- 2 Middle Row Home** (6 total)
- 3 20' Rear Yard Setback** at alley with 14 outdoor stalls (in front of garage stalls) plus 8 outdoor guest and/or ADU stalls
- 4 Garage** with 14 EV stalls, covered tool share (middle), picnic shelters (north and south), and semipublic promenade (east)
- 5 5' Front Yard Setback** at 1st St. N. to the south and 10th Ave. N. to the east with native plants and trees
- 6 12' Side Yard Setback** at Lake Minnetonka Regional Trail with native plants and trees
- 7 Semipublic Green Plaza** with emergency vehicle access (center) and rainwater / pollinator gardens (between Row Homes) and Private yards / gardens at Row Homes
- 8 Public Pocket Park / playground**

KALEIDOSCOPE
BRIGHTER LIVING



12.20.24

Preliminary Basement Plans: Flexibility for storage, recreation, additional bedrooms, or an Accessory Dwelling Unit (ADU)

KEY

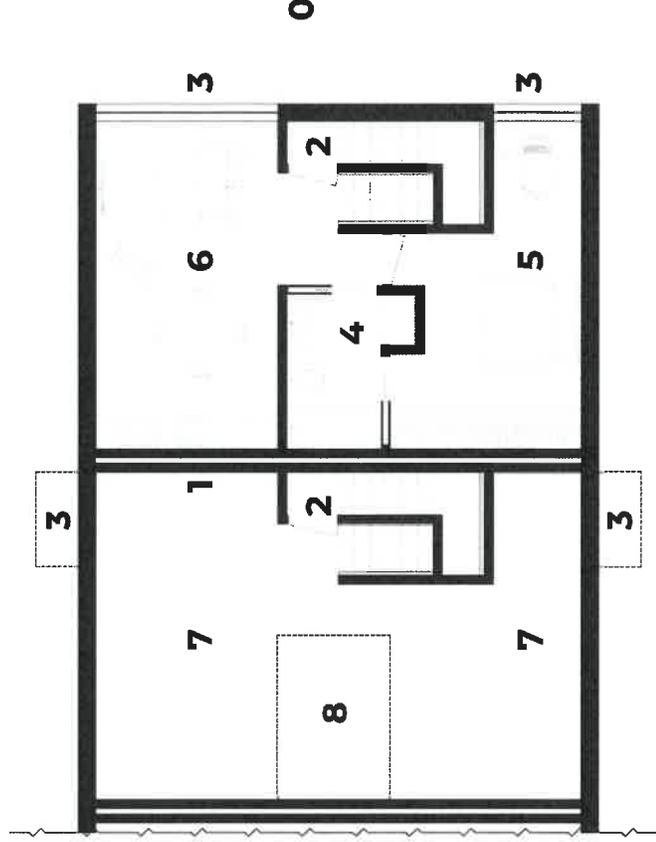
- 0 10th Ave N. (Right of Way above)
- 1 Party wall
- 2 Mechanical below stair
- 3 Egress Window Well

ADU Option

- 4 Bath / Laundry
- 5 Sleeping / Study
- 6 Kitchen / Dining / Living

Open Plan Option

- 7 Recreation / Storage throughout with future bedroom (up to 2)
- 8 Future Bathroom (Roughed-in Plumbed)



Middle Row Home
Open Plan Option

Corner Row Home (Mirrored at West)
ADU Option (Corner Row Homes)



KALEID SCOPE
BRIGHTER LIVING

10.20.24

Preliminary Ground Floor Plans: Familial functionality

focused on connecting to the greater community and outdoors

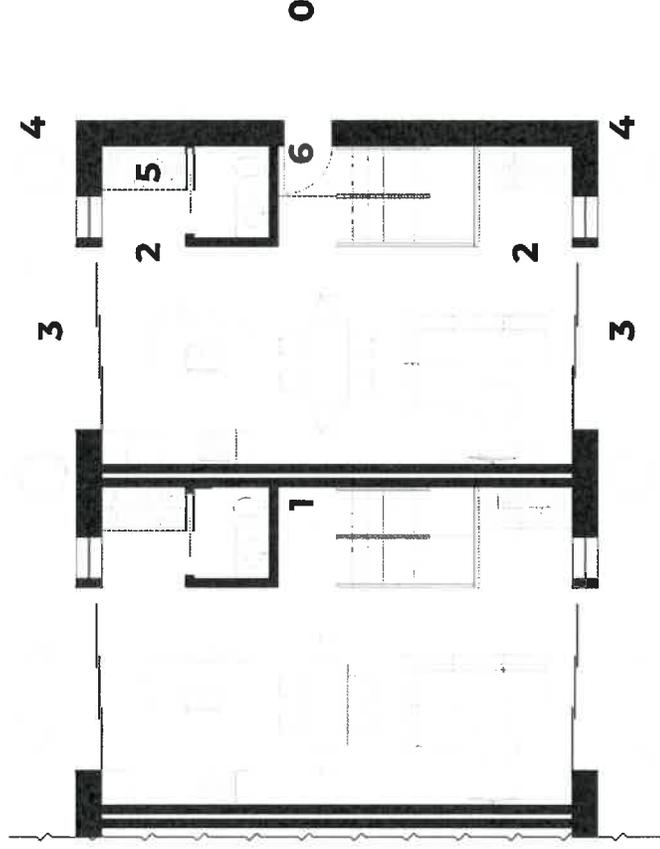
KEY

- 0 10th Ave N. (Right of Way)
- 1 Party wall
- 2 Entry with closet / gear storage
- 3 Patio (ADA accessible) with sliding glass doors
- 4 Rainwater collection at landscaping
- 5 Future Elevator (dashed) Roughed in framing for a Limited Use / Limited Access (LULA) lift

ADU Option*

- 6 Private Entry (wall dashed)

*Should this option not be desired the plan can be mirrored (about the party wall) to place kitchen, dining, and living along the exterior wall, thus affording additional fenestration for the home.



Middle Row Home
(Similar to Corner)

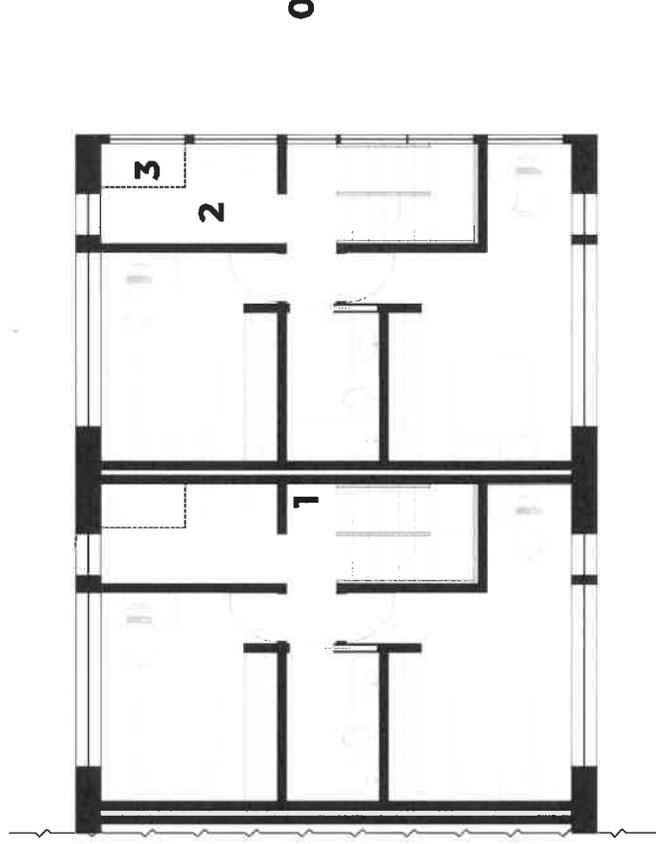
Corner Row Home (Mirrored at West)
ADU Option (Corner Row Homes)

Preliminary Second Floor Plans:

Flexibility for a changing family

KEY

- 0** 10th Ave N. (Right of Way below)
- 1** Party wall
- 2** Laundry + Nursery or Office Option
- 3** Future Elevator (dashed)
Roughed in framing for a Limited Use / Limited Access (LULA) lift

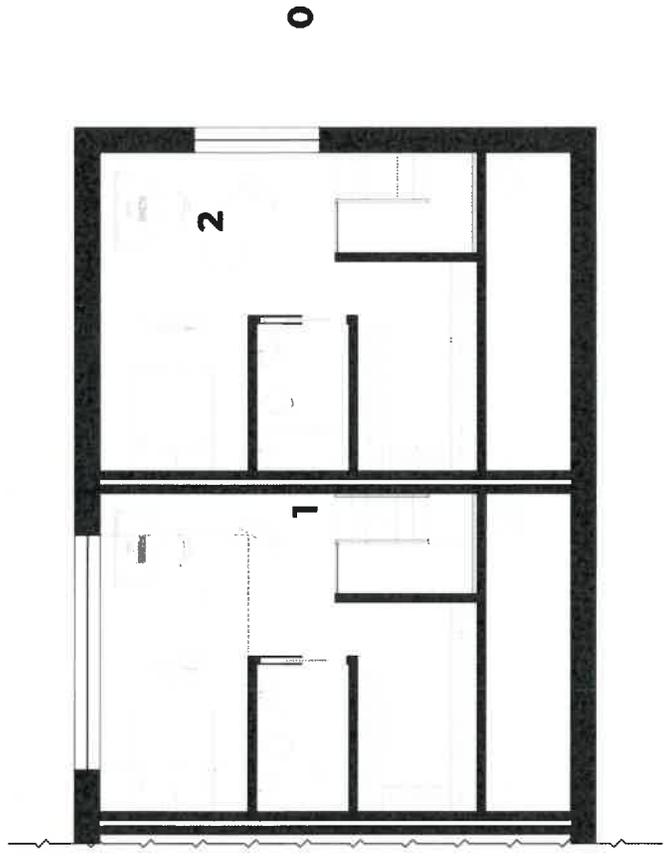


Preliminary Half Story Floor Plans:

Flexibility for a changing family

KEY

- 0 10th Ave N. (Right of Way below)
- 1 Party wall
- 2 Bedroom Suite + Nursery or Office



Middle Row Home
(Similar to Corner)

Corner Row Home (Mirrored at West)



KALEIDOSCOPE
BRIGHTER LIVING
© 2014

City of Hopkins

Conceptual Renderings: Neighborly Row Homes + Greenspace



KALEIDOSCOPE
BRIGHTER LIVING
12.20.24



East Elevation at 10th Ave. N.



KALEID SCOPE
BRIGHTER LIVING
12.20.24



South Elevation at 1st St. N.



KALEID SCOPE
BRIGHTER LIVING

12.20.24



City of Hopkins

Intersection at 1st St. N. and 10th Ave. N.

Project Components: Sustainable Design inspired by local history

14 Row Homes, each with the following:
(8 with basement ADU option)

2.5 stories

~35' maximum peak, gable roof

Basement 600 sf unfinished

option to finish as buyers' budget permits

Ground Floor 600 sf finished

living, dining, kitchen, half bath

Second Floor 600 sf finished

2 bedrooms, full bath

Third Floor 600 sf unfinished

option to finish as buyer's budget permits

Fire sprinklers

throughout all Row Homes

Fully ADA accessible throughout

homes and the site

Department of Energy (DOE)

Zero Energy Ready Home (ZERH)

certification (minimum), all-electric project

incorporating Passive House principles

and targets

The architecture draws upon intersecting histories that the former rail line (LRT) evokes – a physical, historical, and metaphorical intersection between *individual* family farm icons (landscapes / machinery / structures) and the *collective* structure embodied by grain elevator nodes – the place where individual farmers coalesced to aggregate their harvest. Such a team effort fed their local community, but also communities far beyond their own, through the connection of the rail line.

Project colors draw from the Minneapolis - Moline tractor line (a nod to the City's former manufacturing powerhouse).

Roof forms and wall openings draw from machine sheds and grain elevators.

Materials are inspired from those same structures – namely a metal shell as an exterior 'skin' accented by wood, washed in an identifiable, Minneapolis-Moline color scheme.



Cost + Economic Benefits: Value Beyond the Bottom Line

Several strategies will be pursued in order to maximize environmental and social sustainability, while minimizing costs.

Kaleidoscope will pursue grants and leverage lower-interest financing products (both tailored to sustainable development). Financial Returns will be structured to incentivize a successful project for all stakeholders with the bulk of developer and architecture fees paid last.

Based on preliminary analysis, nearby land prices vary from \$15 to \$25 per sf. Keeping in mind every \$100,000 in land costs adds roughly \$7,500 to the home's price, the land price is a critical component in balancing the City's goals of land sale revenue with the project's depth and breadth of sustainability and affordability.

Kaleidoscope is dedicated to working with the City to reach a land price that delivers a financially viable project while maximizing benefits to the City and community at large.

The project is estimated to cost ~\$7.5 million and will generate significant economic benefits, while serving as an exemplar of sustainable living.

Enhanced Accessibility: Walkability to downtown Hopkins and the Metro Green Line reduces reliance on cars, while car-share, bike-share, and tool-share amenities lower transportation costs and promote sustainability.

Boosted Local Economy: Increased foot traffic supports downtown businesses, driving sales and tax revenues.

Sustainability Savings: Energy-efficient designs and renewable systems lower operational costs, attracting environmentally-conscious residents and freeing income for local spending.

Job Creation: Construction and ongoing operations generate employment, benefiting local workers and businesses.

Increased Tax Base: Transforming an underutilized parking lot into a high-value development increases property taxes and stimulates economic activity. Based on initial modeling, we estimate that tax revenues will amount to \$100,000 annually.

Leading the way to a brighter future: The project will put cutting-edge sustainability into action, integrating advanced building technologies, innovative financing tools, and net-zero all-electric systems. As a model project, the public, government officials, developers, and designers will be able to learn from and replicate its success.

KALEIDOSCOPE
BRIGHTER LIVING



12.20.24

Community Benefits: Social Well-being

The project fosters a vibrant, connected community rooted in sustainability and inclusivity.

Edible gardens, native plants, grassy fields, ball courts, natural playgrounds, picnic shelters, bike repair stations, sharing programs, and ADA-compliant play structures are just some of the many 'third place' spaces that will be implemented to encourage a range of community activity for all ages and abilities.

Interstitial spaces between homes foster exploration, activity, and play, inspired by children running freely indoors, outdoors, and through semi-public backyards, promoting a village mentality where families serendipitously get to meet one another, get to know one another, grow together, and help one another.

Accessible routes throughout the site and rowhomes, as well as the ability to add an ADA lift within the homes, enables community members to age in place. This promotes age and ability diversity / flexibility within the immediate community, but also enables those with more schedule availability or skill sets to share their time and knowledge to help others.



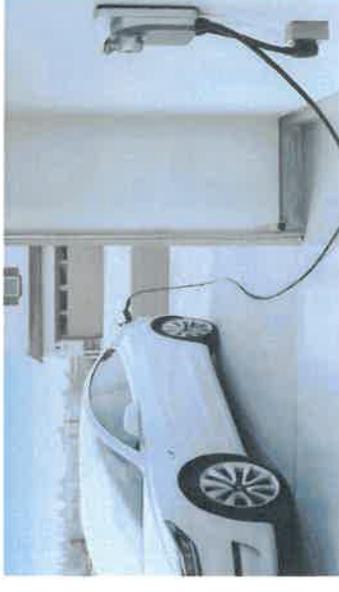
Environmental Benefits: Multi-modal

Convenient access to multiple forms of transit options immediately on and off site makes it easy for residents to choose healthy, low carbon ways to get up and go.

Each row home may include a dedicated, extra-deep garage with an open truss roof, providing ample storage for a growing, active family (up to 10 bikes, strollers, and outdoor gear). An exterior driveway to the alley is sized for a vehicle to be parked immediately behind the enclosed garage stalls.

Garages are equipped with EV charging stations, complemented by outdoor chargers for ADU residents and guests. A dedicated EV car-share spot provides an eco-friendly alternative to car ownership, further reducing reliance on personal vehicles and supporting a lower carbon footprint.

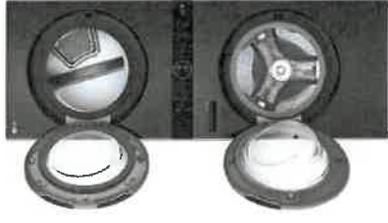
The project includes a bike / stroller share (e.g. EV cargo bikes, trailers, strollers, wagons) and a community Metro Transit Pass program to encourage ambulatory and public transit use, leveraging the development's proximity to the Metro Green Line Extension, downtown, and the Lake Minnetonka LRT Regional Trail for seamless connectivity.



Environmental Benefits: All-Electric Innovation

Cutting-edge technologies minimize environmental impact while maximizing energy efficiency.

At the core of the project, is an ultra-efficient, all-electric, CO₂ refrigerant, district heat pump. The 'boiler' provides heating, cooling, and domestic hot water without need for a backup system. Engineered locally by Flow Environmental Systems, the system will soon be manufactured in Minnesota.



Photovoltaic (PV) electricity generation paired with on-site battery storage optimizes off-peak energy usage, complemented by smart appliances that encourage residents to minimize peak electricity demand. Induction stoves and heat pump washers and dryers further reduce energy consumption, offering a clean and efficient alternative to traditional appliances.

These sustainable technologies not only lower carbon emissions, but also promote a resilient energy infrastructure and set a new standard for environmentally conscious, energy-efficient living with very low operating costs.



Environmental Benefits: Sustainable Landscapes



Sustainable landscaping (pollinator-friendly, native plants, and edible vegetation) enhance biodiversity, environmental and community health.

The integration of functional green infrastructure enhances air quality, supports climate resilience, and promotes sustainable living, aligning environmental stewardship with modern urban design.

ADA-compliant pervious paving and innovative 'grass grids' provide triple functionality. They discretely support emergency vehicle access and guest parking, while serving as playing and stormwater capture fields.

Homes are thoughtfully spaced for optimal solar access, ensuring natural light while creating room for native trees and plantings that extend around buildings, enriching the urban canopy and supporting local ecosystems while creating green plazas for play and relaxation. Espalier fruit trees act as soft dividers between private spaces, offering both visual appeal and edible benefits while preserving connectivity.

These landscapes create inviting environments for pollinators, fostering a healthier ecosystem while reconnecting residents with nature.

Timeline: Nimble + Efficient

Spring 2025:

Obtain land use approvals through public hearings and finalize with city authorities. Complete due diligence, finalize purchase agreements, and purchase the site.

Summer 2025:

Secure permits, finalize construction plans, and prepare the site with grading and utilities.

Fall / Winter 2025:

Begin construction with foundational work and framing.

2026-2027:

Progress construction, including building structures, mechanical systems, interiors, and landscaping.

Fall 2027:

Finalize inspections, secure certificates of occupancy, and begin resident move-ins.

This preliminary timeline aligns with permitting processes and allows flexibility for adjustments during construction. In parallel, the project team will work to effectively raise capital, pursue grants, achieve certifications, market the project, and include the community throughout the process. If chosen, Kaleidoscope looks forward to meeting with City representatives to add further detail to the timeline and create a 'game plan' to most effectively include the community.

KALEIDOSCOPE

BRIGHTER LIVING

12.2025



City of Hopkins

Developer's Legal Status: Financial Ability

Through a combination of legal stability, financial readiness, and commitment to excellence, Kaleidoscope is well-positioned to deliver successful outcomes for the project.

Legal Status:

Kaleidoscope is a Limited Liability Company (LLC) and a minority-owned business, reflecting a strong commitment to diversity and inclusion. Additionally, Kaleidoscope is actively pursuing B Corp certification, underscoring a sincere dedication to high standards of social and environmental performance.

Proven Financial Management:

Kaleidoscope's Firefly project was completed under budget, showcasing strong cost control and financial discipline while delivering a high quality building.

Robust Investor Network:

Kaleidoscope has built a strong network of investors and brokers with financial backing necessary to support timely project completion.

Successful Funding Models:

The team has a strong track record of securing construction loans and equity investments for urban infill projects, while integrating green building grants to enhance financial resilience. Firefly, for example was one of the first new construction projects to receive 4d grant funding in Minneapolis.

Value Creation through Sustainability and Resiliency

Kaleidoscope is a leader of high-performance buildings created with innovative solutions. Shining a light in the darkness of climate change is not only good for our planet and its inhabitants, it's good for investors and constituents.

KALEIDOSCOPE
BRIGHTER LIVING

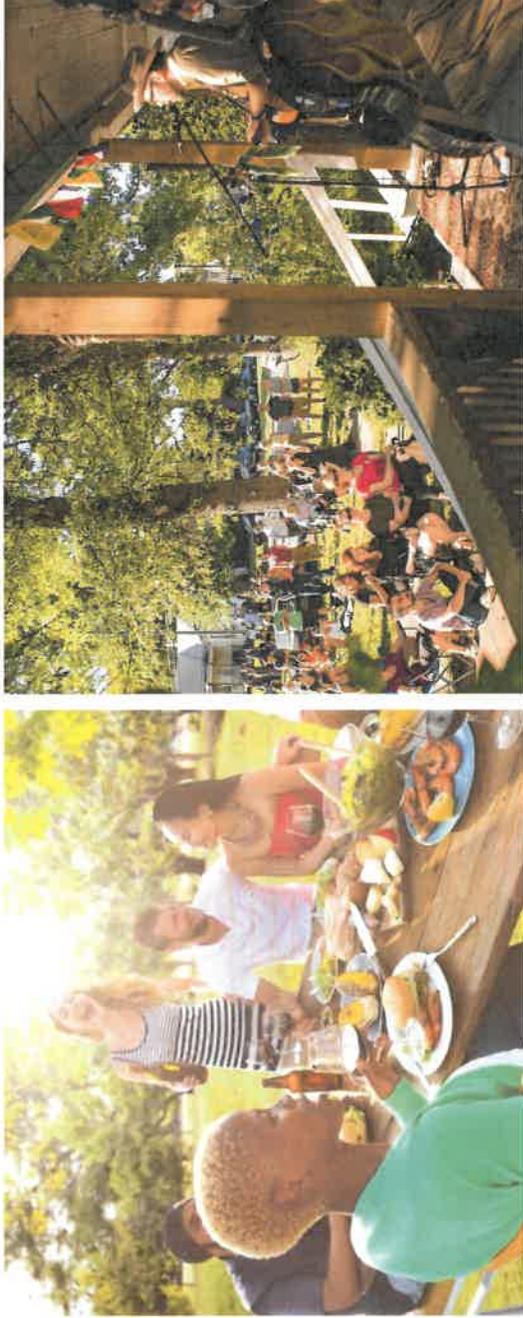


12.20.24

Community Interaction: Neighborly Approach

The project prioritizes community collaboration and a neighborly approach at every stage - from design (engaging with the community early), through construction (regularly present and involved), and into property management to ensure environmental and sustainable goals are successfully implemented with the community well into the future.

This holistic approach mirrors Firefly's success, where the Whittier Alliance (neighborhood group) enthusiastically approved the project and continues to be an integral partner with Kaleidoscope's management of the property and community building programs.



Other: The Sustainable Developer Collaborative

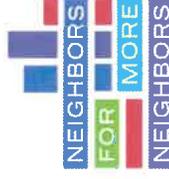
Innovative

Real Estate Development

Adam and Jay (Kaleidoscope) co-founded a monthly meetup series to feature guest expert insights, share resources with other developers, and promote regenerative environmentalism and social justice within related real estate development fields.

The Sustainable Developer

Collaborative quickly evolved into a 100+ member ecosystem and has achieved significant milestones during its brief 2 year history including legislative policy making for 'missing middle' and single stair multifamily housing, group purchasing power, and a preferred vendor network focused on sustainable materials. The project will continuously benefit from the Collaborative's shared knowledge.



PRELIMINARY DEVELOPMENT AGREEMENT

THIS PRELIMINARY DEVELOPMENT AGREEMENT (the “Agreement”) is made and entered into as of _____, 2025, by and among the City of Hopkins, Minnesota, a Minnesota municipal corporation (the “City”) and Kaleidoscope – Brighter Living LLC, a Minnesota limited liability company or its affiliated successors and assigns as permitted in this Agreement (the “Developer”).

RECITALS:

A. The City has selected Developer as the preferred private developer for the Development Project. Attached hereto as Exhibit B is Developer’s concept site plan for the Development Project (the “Concept Plan”), which will be presented for preliminary review by the City Planning and Zoning Commission and City Council (the “Concept Plan”) consistent with the City’s Development Review Process as hereinafter defined.

B. The Developer is currently negotiating a definitive purchase agreement (the “Purchase and Development Agreement”) pursuant to which City, as seller, and Developer, as purchaser, will sell and purchase the development site located at 102 10th Ave N (the “Development Site”) and as legally described in Exhibit A, for Developer’s development and construction of the project as set forth in the Concept Plan (the “Development Project”).

C. The parties desire to enter into this agreement to outline the parties’ respective expectations, rights, and obligations regarding the Development Site and the Development Project and to provide for further investigation and refinement of a final development plan (developed through the City’s land use approval process) for the Development Project (the “Final Development Plan”).

AGREEMENT:

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the parties hereinafter expressed, it is hereby agreed as follows:

1. Undertaking and Exclusive Rights. In consideration of the time, effort and expenses to be incurred by Developer in pursuing the Development Project, the City hereby agrees that during the negotiation of the Purchase and Development Agreement (and for a period of sixteen (16) months after any mutual execution of the Purchase and Development Agreement (collectively the “Exclusive Period”), Developer will have the exclusive right to make specific proposals and negotiate the terms of land use entitlements and site plan approvals with respect to the Development Site for the Final Development Plan, and definitive development contracts, if necessary, with the City for the development of the Development Site and financial assistance for such Development Project (the “Final Development Contracts”).

2. Development Review Process; Coordination. Subject to the terms and conditions of this Agreement, the City and Developer agree to consult with each other for input on development parameters and the Final Development Plan, as well as a coordinated community engagement, and communications strategy to supplement the City’s Development Review Process as set forth in Exhibit C. Furthermore, each party will agree to keep the other party informed about the status of the development process for the Development Project, including, without limitation, negotiation of the Purchase and Development Agreement, the Final Development Contracts, if any, the status of and changes to the proposed Final Development Plan and the status of the City entitlement approval process.

3. Development Project. The parties acknowledge and agree that it is the parties' collective intent that the Development Project will consist of the development of the Development Site in a manner consistent with the Concept Plan.

4. Purchase and Development Agreement; Acknowledgment of Purchase Price. Following the completion of the Concept Review process as defined in the City's codes or policies, the Developer and City shall negotiate in good faith to reach agreement on definitive Purchase and Development Agreements for the Development Site by December 31, 2025. The City may, at its own expense, conduct a financial analysis of the Development Project to determine the ability to pay market value for the Development Site. The analysis will be a basis for discussions on purchase price that will be established through negotiations of the Purchase and Development Agreement, including potentially a to be negotiated look-back provision. The parties agree that the Purchase and Development Agreement shall include, without limitation, the following key terms and conditions:

(a) Developer shall conduct any and all due diligence Developer deems appropriate in its sole discretion with respect to the Development Site commencing on the Effective Date of the Development Agreement and continuing through sixteen (16) months.

(b) Developer and its agents may enter the Property upon reasonable advance notice to Sellers for purposes of performing any and all inspections and tests, including minimally invasive tests and soil borings. Among other conditions of closing to be specified in the Purchase and Development Agreement, Developer's obligation to close is contingent on satisfying the following conditions on or before the expiration of the Due Diligence Period:

1. Physical inspections by Developer and Developer's contractors
2. Approval of a new Phase I Environmental Site Assessment and any prior reports.
3. Approval of ALTA survey and title commitment
4. Issuance of entitlements for the development project by the City, determined to be acceptable in Developer's sole discretion
5. Approval of Developer and Developer's lender of financing for the Development Project
6. Commitments for needed project equity
7. Other commercially reasonable conditions requested by the Developer.

(c) Investigations will be assisted by the City, at no cost to the City except as specified in the following section (c)6. The City will provide all documents relevant to property value and marketability to the Developer, including, but not limited to:

1. Environmental reports of any kind, including hazardous material surveys, cleanup cost estimates, information about any funding sources available to complete any remaining remediation, whether known or unknown
2. Appraisals, if any
3. Previous survey and title reports, if any
4. Previous market study, if any
5. Previous site plans for developing the parcels, if any
6. The City shall work with Developer to obtain an updated Phase I Environmental Site Assessment at the City's cost or funded through grants pursued collaboratively. Developer will reimburse 100% of direct costs incurred by the City at closing. All environmental reports shall name both the City and Developer as reliance parties. The City and Developer agree to work together regarding any professional services consultant agreement

to be entered into for the Development Project.

(d) The City shall deliver the property free from any tenant interest at closing.

(e) Closing on the purchase of the Development Site must occur no later than one hundred and twenty (120) days following the completion of the Due Diligence Period. Note this extended period correlates with construction period. An additional sixty (60) days may be requested upon the sole discretion of the Developer.

5. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors, assigns and transferees.

6. Notices. Each notification required by this Agreement must be made to the project representative. The project representatives of the parties are:

City:

Kersten Elverum, Director of Development and Planning
City of Hopkins
1010 1st Street South
Hopkins, MN 55343
Email: kelverum@hopkinsmn.com

Developer:

Kaleidoscope – Brighter Living LLC
2716 Grand Ave. S
Minneapolis, MN 55408
Attn: Jay Rajaratnam
Email: jay.rajaratnam@gmail.com

Contact information will be kept current. Contact information may be changed by a party by written notification to the other parties.

7. Amendments. An amendment to this Agreement must be in writing and will not be effective until it has been approved and executed by the parties. A party to this Agreement may not assign or transfer any right or obligation hereunder without an assignment agreement executed by the parties and the assignee.

8. Term, Termination. Notwithstanding any other provision in this Agreement to the contrary, this Agreement may be terminated as follows: (1) the parties, by mutual written agreement, may terminate this Agreement at any time; (2) the parties may terminate this Agreement in the event of a breach of the Agreement by another party, upon providing 30 days' written notice to the party, unless such breach is cured before the expiration of said 30-day period.

9. Compliance with Laws. The parties shall exercise reasonable care to comply with applicable federal, state, and local laws, rules, ordinances, and regulations in effect as of the date of this Agreement.

10. Compliance with the Minnesota Government Data Practices Act. Data provided, produced, or obtained under this Agreement shall be administered in accordance with the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13. The parties shall immediately report to the other party any requests from third parties for information relating to this Agreement. The parties agree to promptly respond to inquiries from the other party concerning data requests.

11. Choice of Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of Minnesota. Any disputes, controversies, or claims arising under this Agreement shall be heard in the state or federal courts of Minnesota and the parties waive any objections to jurisdiction.

12. Non-Assignment. This Agreement may not be assigned by any party without the prior written consent of the other parties, except that Kaleidoscope - Brighter Living LLC may assign this Agreement or enter into the Purchase and Development Agreement to an entity or entities which are owned in part by and managed by Janarthanan Rajaratnam.

13. Survivability. The provisions of this Agreement concerning Indemnification, Compliance with Laws, Compliance with the Minnesota Government Data Practices Act, Audit, Choice of Law and Venue shall survive the expiration or termination of this Agreement.

14. Severability. The provisions of this Agreement shall be severable. If any portion of this Agreement is, for any reason, held by a court of competent jurisdiction to be contrary to law, such decision shall not affect the remaining provisions of the Agreement.

15. Waiver. Any waiver by any party of a breach of any provision of this Agreement shall not affect, in any respect, the validity of the remainder of this Agreement.

16. Counterparts. This Agreement may be executed in one or more counterparts or in multiple originals, either one of which is as valid as the other and when taken together shall constitute one agreement.

[Remainder of Page Intentionally Left Blank. Signature Pages Follows]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

DEVELOPER:

Kaleidoscope – Brighter Living LLC,
a Minnesota limited liability company

By: _____
Name: Janarthanan Rajaratnam _____
Its: _____

CITY:

City of Hopkins, Minnesota
a Minnesota municipal corporation

By: _____
Name: Patrick Hanlon
Its: Mayor

By: _____
Name: Michael Mornson
Its: City Manager

EXHIBIT A

DEVELOPMENT SITE LEGAL DESCRIPTIONS

102 10th Ave N: PID 2411722310095, PID 2411722310094, PID 2411722310002

EXHIBIT B
CONCEPT PLAN

The preliminary Concept Plan includes 14 housing units and ~28 parking stalls. The 2.5-story buildings in this concept are for-sale residential townhomes. The developer may explore some variation of the concept plan that includes the following conditions:

1. other for sale product types and/or a mix thereof (including but not limited to condominiums, single family etc)
2. maintaining parking access from the alley (no curb cuts at the streets)
3. maintaining viewsheds through the site
4. similar height
5. similar density and dwelling unit count

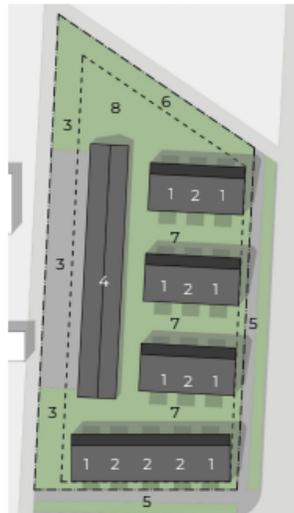
Preliminary Site Plan: 14 Neighborly Row Homes + Green Spaces
Flexibility for up to 8 Accessory Dwelling Units (ADUs)

KEY

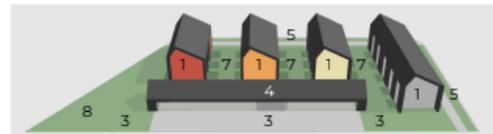
- 1** Corner Row Home (8 total) with ADU Basement Option
- 2** Middle Row Home (6 total)
- 3** 20' Rear Yard Setback at alley with 14 outdoor stalls (in front of garage stalls) plus 8 outdoor guest and/or ADU stalls
- 4** Garage with 14 EV stalls, covered tool share (middle), picnic shelters (north and south), and semipublic promenade (east)
- 5** 5' Front Yard Setback at 1st St. N. to the south and 10th Ave. N. to the east with native plants and trees
- 6** 12' Side Yard Setback at Lake Minnetonka Regional Trail with native plants and trees
- 7** Semipublic Green Plaza with emergency vehicle access (center) and rainwater / pollinator gardens (between Row Homes) and Private yards / gardens at Row Homes
- 8** Public Pocket Park / playground

KALEIDOSCOPE
BRIGHTER LIVING
12.20.24





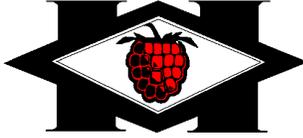
Aerial Diagram from 10th Ave. N. looking west



Aerial Diagram from Alley looking east

EXHIBIT C
DEVELOPMENT REVIEW PROCESS

June 3, 2025	City Council – Preliminary Development Agreement
June 26, 2025	Developer applies for Concept Review
July 7-11, 2025	Developer holds neighborhood meeting
July 22, 2025	City Planning & Zoning Commission – Concept Review
August 2025	City Council – Concept Review



CITY OF HOPKINS

City Council Report 2025-098

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Mike Mornson, City Manager
Nick Bishop, Finance Director

Date: June 3, 2025

Subject: Amend 2025 General Fund Budget for Full Time Firefighter Positions

RECOMMENDED ACTION

MOTION TO Amend the 2025 General Fund Budget and Authorize an Expenditure Increase of \$88,000.

OVERVIEW

The proposed budget amendment would allow for the hiring of two additional full-time firefighters beginning on July 1st for an estimated cost of \$130,000. The new positions would reduce the use of hourly paid on call or part-time firefighters for an estimated savings of \$42,000. The City's General Fund expenditure budget would be set at \$20,008,490 or an \$88,000 from the original budget adopted on December 2, 2024.

Fund Balance

The City's Fund Balance on December 31, 2025 is projected to be 37.56% of operating expenditures or 4.44% less than the City's policy of 42%. The policy states that fund balance is maintained for cash flow needs and to accommodate emergency contingency concerns.

City staff is currently reviewing the Fund Balance policy for possible changes. The Minnesota Office of the State Auditor recommends a fund balance percentage of 35% - 50%. The following chart shows other City Policies:

City	Percentage	Basis
Minnetonka	30-50%	Expenditures
Shakopee	35-50%	Expenditures
New Brighton	35%-Minimum	Expenditures
Edina	42-47%	Tax Revenue
Hopkins	42%	Expenditures
Golden Valley	60%	Expenditures

Cost Recovery

Currently, full time firefighters act as Fire Marshall and rental inspectors. The related fees were reviewed internally and increased based on actual costs at the November 12, 2024 Council Meeting. The budgeted revenue for Fire Permits increased from \$6,000 to \$12,000. The budgeted revenue from the Rental Inspection program increased from \$161,000 to \$190,500.

SUPPORTING INFORMATION

- 2025 General Fund Budget
- Memo from Chief Specken

City of Hopkins
General Fund Revenue Budget
For the Year Ending December 31, 2025

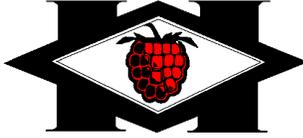
Proposed Amendment
June 3, 2025

Department	Adopted 2024 Budget	Adopted 2025 Budget	Proposed 2025 budget	% Increase (Decrease)
Property Taxes	14,511,326	15,446,075	15,446,075	6.44%
Intergovernmental Revenue				
Local Government Aid	1,081,012	1,084,775	1,084,775	
Intergovernmental Revenue - Other	797,000	810,000	810,000	
Total Intergovernmental Revenue	1,878,012	1,894,775	1,894,775	0.89%
Licenses, Permits & Fines				
Court Fines & Penalties	176,000	176,000	176,000	
Building Permits & Inspections	563,000	693,500	693,500	
Inspection Fines & Citations	3,000	3,000	3,000	
City Clerk - Business Licenses	8,900	12,400	12,400	
PD - Liquor, Animal Licenses & Penalties	101,800	110,150	110,150	
Fire - Licenses & Permits	4,000	4,000	4,000	
Public Works - Licenses & Permits	19,615	19,615	19,615	
Planning & Zoning - Licenses & Permits	2,000	4,000	4,000	
Total Licenses, Permits & Fines	878,315	1,022,665	1,022,665	16.43%
Charges for Service				
Finance Department	8,500	8,600	8,600	
Inspections	175,450	274,775	274,775	
Police	35,000	35,000	35,000	
Fire	10,500	10,500	10,500	
Public Works	3,150	3,000	3,000	
Activity Center	118,500	154,500	154,500	
Planning & Zoning	-	16,000	16,000	
Total Charges for Service	351,100	502,375	502,375	43.09%
Miscellaneous Revenue				
Franchise Fees	346,200	580,600	580,600	
Miscellaneous	25,250	45,000	45,000	
Finance Department	3,000	3,000	3,000	
Police	500	500	500	
Fire	3,500	3,500	3,500	
Public Works	10,600	8,000	8,000	
Activity Center	14,000	14,000	14,000	
Total Miscellaneous	403,050	654,600	654,600	62.41%
Total Revenues	18,021,803	19,520,490	19,520,490	8.32%

**City of Hopkins
General Fund Expenditure Budget
For the Year Ending December 31, 2025**

Proposed Amendment
June 3, 2025

Department	Adopted 2024 Budget	Adopted 2025 Budget	Proposed 2025 budget	% Increase (Decrease)
City Council	133,033	156,598	156,598	17.71%
Administrative Services	536,656	661,290	661,290	23.22%
Communications	-	240,000	240,000	100.00%
Information Technology	644,926	718,226	718,226	11.37%
Diversity, Equity & Inclusion	133,530	107,000	107,000	-19.87%
Finance	732,254	616,129	616,129	-15.86%
Legal	250,000	265,000	265,000	6.00%
Municipal Building	404,690	407,462	407,462	0.68%
City Clerk	339,242	327,542	327,542	-3.45%
Inspections	1,208,270	1,265,343	1,265,343	4.72%
Police	7,185,841	7,519,164	7,519,164	4.64%
Fire	1,709,014	1,982,178	2,082,178	21.84%
Public Works	3,858,812	4,289,317	4,289,317	11.16%
Recreation	276,441	276,735	276,735	0.11%
Activity Center	554,334	609,694	609,694	9.99%
Planning & Zoning	196,248	247,455	247,455	26.09%
Community Development	129,312	125,357	125,357	-3.06%
Tuition Reimbursement	19,200	19,200	19,200	0.00%
Contingency	50,000	25,000	25,000	-50.00%
Transfer to Depot/ACE Program	60,000	61,800	61,800	3.00%
Total Expenditures	18,421,803	19,920,490	20,020,490	8.68%



CITY OF HOPKINS

Fire Department

Memorandum

To: Honorable Mayor and Council Members
Mike Mornson, City Manager

From: Dale Specken, Fire Chief

Date: June 3, 2025

Subject: Fire Department Staffing Request

PURPOSE

To provide background on current staffing capacity challenges of the Hopkins Fire Department and request the City Council amend the 2025 General Fund Budget to hire two additional full time firefighters.

INFORMATION

The Hopkins Fire Department (HFD) plays a vital role in public safety, delivering fire suppression, emergency medical services, code enforcement, fire prevention, and community outreach.

Currently, HFD faces significant staffing challenges. While authorized for 42 paid-on-call (POC) firefighters, the department has only 25 active POC members. High turnover, driven by competition from nearby departments offering full-time roles and difficulty recruiting and retaining eligible POC firefighters, has exacerbated staffing shortages. In 2024 alone, POC members contributed over 13,600 hours, yet approximately 320 shift hours remain uncovered monthly so far this year. Full-time staff are covering additional shifts, leading to excessive overtime and elevated burnout risks, including among leadership.

To address this, HFD is requesting funding for two additional full-time firefighters. This would help ensure consistent 24-hour coverage of qualified personnel, reduce staff burnout, and enhance emergency response capabilities maintaining HFD's critical 4-5 minute response time. The request aligns with recommendations from the [2023 Raftelis Staffing Study](#) and provides a sustainable path forward. Alternative approaches—such as increasing POC staffing, returning to an all-call model, or relying on mutual aid—were evaluated and rejected due their inefficiency and risk. The proposal is a proactive measure to safeguard community safety and departmental resilience.