

2015 METROPOLITAN LIVABLE COMMUNITIES FUND ANNUAL REPORT

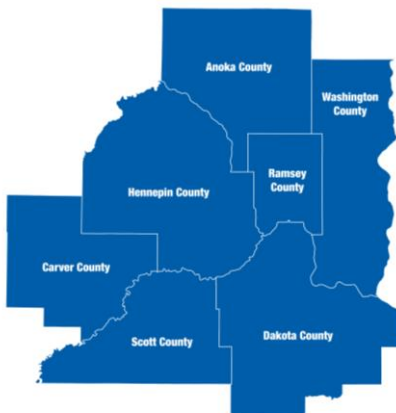


June 2016

The Council's mission is to foster efficient and economic growth for a prosperous metropolitan region

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The Metropolitan Council is the regional planning organization for the seven-county Twin Cities area. The Council operates the regional bus and rail system, collects and treats wastewater, coordinates regional water resources, plans and helps fund regional parks, and administers federal funds that provide housing opportunities for low- and moderate-income individuals and families. The 17-member Council board is appointed by and serves at the pleasure of the governor.

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About This Report

The Livable Communities Act¹ (LCA) requires the Metropolitan Council (Council) to prepare and submit to the legislature an annual report on the Metropolitan Livable Communities Fund. This report provides an overview of LCA programs and activities included in the 2015 Fund Distribution Plan and specific information required by the law about:

- the amount of money in the fund;
- the amount of money distributed;
- to whom funds were distributed and for what purpose; and
- an evaluation of the effectiveness of the projects funded in meeting the policies and goals of the Council.

The legislation states the report may also include recommendations to the legislature on changes to the LCA. This year's report includes no such recommendations.

Enabling Legislation

The LCA created a voluntary, incentive-based approach to address the metropolitan area's affordable and lifecycle housing issues and to help communities grow and succeed. It established the Metropolitan Livable Communities Fund, including three ongoing accounts from which eligible communities could apply for funding:

- The **Tax Base Revitalization Account (TBRA)** helps cities clean up contaminated urban land and buildings for subsequent redevelopment that could include commercial, industrial or housing opportunities. Restoring the tax base, developing more jobs near existing housing and services and adding affordable housing to the region are primary objectives of this account. In 2015, TBRA awards included those made through the regular grant category, a new pilot category for cleanup of sites without an associated redevelopment project in areas of concentrated poverty and the Transit-Oriented Development (TOD) category for cleanup and contaminated site investigation.
- The **Livable Communities Demonstration Account (LCDA)** awards grants to cities for development and redevelopment projects that achieve connected development patterns linking housing, jobs and services and maximizing the development potential of existing or planned infrastructure and regional facilities. In 2015, LCDA awards were made through the regular grant category and the TOD category for development and pre-development projects.
- The **Local Housing Incentives Account (LHIA)** helps preserve and expand lifecycle and affordable rental and ownership housing in the metropolitan area.

A fourth account, the **Inclusionary Housing Account (IHA)**, operated during 1999-2000 with a single appropriation to support affordable housing developments in which the reduction of local controls and regulations resulted in reduced development costs. Interest accrued on funds held in the IHA prior to communities requesting payment of their grant awards, and those interest dollars were awarded through a final round of IHA grants during 2004. This account is no longer active.

¹ Minn. Statutes 2015 473.25

Communities are required by the LCA to establish eligibility before competing for funding, by:

- negotiating long-term affordable and lifecycle housing goals with the Council;
- adopting an LCA Housing Action Plan to identify and give direction to the city’s use of programs, official controls and fiscal devices to help accomplish these negotiated goals; and
- making at least the minimum annual contribution or expenditure on affordable housing activities required by a formula provided in the law. The formula is based on each community’s share of the tax levy supporting the Livable Communities Demonstration Account and determines an Affordable and Lifecycle Housing Opportunities Amount (ALHOA) specific to each community.

Grant Categories

In 2011, the Council adopted a second grant category for the TBRA and LCDA funding accounts. In the “regular” grant category, funding is available for projects located in any community participating in the LCA. In the “Transit Oriented Development (TOD)” grant category, funding is available for communities participating in the LCA for projects that are located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines that are currently operational, the Green Line Extension stations (with the exception of removed or deferred stations) or stations on rail or Bus Rapid Transit lines that have an approved environmental review “Record of Decision,” which means construction of the line can proceed. Projects within one-quarter mile of high frequency local bus routes are also eligible.

Grant Amounts Available, Requested and Awarded in 2015

Fund	Category	Amount Available	Total amount requested	Total amount awarded	Applicat-ions	Awards
TBRA	Regular program*	\$5,000,000	\$11,283,300	\$6,782,500	32	21
TBRA	Pilot	\$1,000,000	\$218,335	\$204,100	7	7
TBRA	Transit-Oriented Development (TOD)	\$2,000,000	\$806,105	\$0	2	0
LCDA	Regular program	\$7,500,000	\$5,729,852	\$4,979,852	7	6
LCDA	TOD Development	\$4,500,000	\$6,495,000	\$4,295,000	6	4
LCDA	TOD Pre-Development	\$500,000	\$100,000	\$100,000	2	2
LHIA	Regular program	\$2,200,000	\$2,200,000	\$2,200,000	8	8
Total		\$22,700,000	\$26,832,592	\$18,561,452	64	48

*The 2015 Fund Distribution Plan allowed unused funds from the TBRA TOD grant category to be transferred to the TBRA Regular program, which was over-subscribed.

Expected Benefits to the Region

The 2015 LCA grants are expected to help deliver to the region²:

- Over 3,000 jobs;
- 788 new affordable housing units;
- 640 preserved affordable housing units
- Over 1,132 market rate housing units;
- An increase to the regional tax base of nearly \$6.5 million annually; and
- Leveraged funds of over \$55 million in other public funds and nearly \$320 million in funds from private sources.

Aggregate Awards Since Program Inception, 1996-2015

Since the inception of the Livable Communities program in 1996, the Metropolitan Council has made 921 grant awards totaling \$326,161,729, as shown in the table below.

Fund	Count	Award Total
LCDA	298	\$169,002,374
TBRA	438	\$119,735,949
LHIA	172	\$32,845,706
IHA	13	\$4,577,700
Total	921	\$326,161,729

Amount of LCA Funds Distributed in 2015

The Metropolitan Council issued 143 payments totaling \$19,213,155.61 for Livable Communities grants in 2015.

Fund	Payments	Paid in 2015
LCDA	69	\$9,961,827.11
TBRA	56	\$8,203,628.79
LHIA	18	\$1,047,699.71
Total	143	\$19,213,155.61

² Expected benefits for projects that have received previous grant funding have been excluded, to avoid double-counting

2015 Fund Distribution and Purposes

Tax Base Revitalization Account Awards in 2015

Grantee	Project	Category	Award
City of Fridley HRA	Northern Stacks Phase III	Cleanup	\$902,500
<p>This grant will assist with funding for soil remediation, soil vapor mitigation, treatment of contaminated ground water, and modifications to an existing ground water extraction system. Expected benefits include the development of 446,400 square feet of new office-warehouse and bulk distribution industrial space.</p>			
City of Hopkins	Oxford Village Apartments	Cleanup	\$190,100
<p>This grant will assist with funding for asbestos abatement, soil remediation, storage tank removal, and soil vapor mitigation. Expected benefits include 51 affordable apartments with supportive services.</p>			
City of Maplewood	Villages at Frost-English	Cleanup	\$77,900
<p>This grant will assist with funding for environmental investigation, asbestos abatement, soil remediation, and well sealing. Expected benefits include 50 new mixed-income apartments, 40 of which will be affordable units.</p>			
City of Minneapolis	Huron Hotel	Cleanup	\$180,400
<p>This grant will assist with funding asbestos abatement and soil remediation. Expected benefits include a 168 room hotel with underground and surface parking.</p>			
City of Minneapolis	Seward Towers	Cleanup	\$517,950
<p>This grant will assist with funding asbestos abatement. Expected benefits include the preservation of 640 affordable apartments.</p>			
City of Minneapolis	Superior Plating	Cleanup	\$798,800
<p>This grant will assist with funding soil remediation, soil vapor mitigation and the third and fourth year of ground water monitoring. Expected benefits include 278 market-rate apartments and 22,000 sq. ft. of commercial space with one level of underground parking.</p>			
City of Minneapolis	4041 Hiawatha	Cleanup	\$130,100
<p>This grant will assist with funding asbestos abatement, lead-based paint abatement, soil remediation, and soil vapor mitigation. Expected benefits include renovating existing 100,000 sq. ft. industrial building into 78 affordable housing units and amenity space.</p>			
City of Minneapolis	4041 Hiawatha	Cleanup	\$58,800
<p>This grant will assist with funding soil remediation and soil vapor mitigation. Expected benefits include renovating existing 100,000 sq. ft. industrial building into 78 affordable housing units and amenity space.</p>			

Grantee	Project	Category	Award
City of Minneapolis	Target Field Station Office Building	Cleanup	\$477,900

This grant will assist with funding environmental investigation, contaminated soil transport, disposal, and backfill. Expected benefits include the development of 271,000 sq. ft. office building with 11,000 sq. ft. of commercial space and underground parking.

City of Minneapolis	117 27th	Cleanup	\$175,300
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This grant will assist with funding environmental investigation including soil vapor assessment, contaminated soil transport, disposal, and backfill. Expected benefits include the development of 215 market-rate apartments in two five-story buildings on top of a single parking garage.

City of Minneapolis	ABC Industrial Redevelopment	Cleanup	\$150,000
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This grant will assist with funding environmental investigation, asbestos abatement, lead-based paint abatement, and contaminated soil transport, disposal, and backfill. Expected benefits include the development of a mixed-use building with 143 market-rate apartments, 16,370 sq. ft. of retail space, and underground parking.

City of Minneapolis	PPL YouthLink Supportive Housing	Cleanup	\$110,000
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This grant will assist with funding an additional asbestos survey, asbestos abatement, and soil remediation. Expected benefits include the development of 46 affordable apartments, 1 market-rate apartment and an addition to the existing youth service center.

City of Minneapolis	Aeon Prospect Park	Cleanup	\$201,300
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This grant will assist with funding contaminated soil transport, disposal, and backfill. Expected benefits include the development of 66 affordable apartments, 7 market-rate apartments, and 5,000 sq. ft. of office or community room space with underground parking.

City of Minneapolis	Great River Landing	Cleanup	\$187,200
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This grant will assist with funding supplemental Phase II environmental site investigation and RAP development, hazardous materials survey, demolition, and contaminated soil transport, disposal, and backfill. Expected benefits include the development of a five-story building with 72 affordable apartments and underground parking.

City of Minneapolis	Western Motors	Pilot	\$13,100
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This grant will assist with funding hazardous materials assessments and soil vapor investigation. The 0.8-acre site has been used most recently as a car dealership and car repair.

City of Minneapolis	4146 Fremont Avenue N.	Pilot	\$68,600
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This grant will assist with funding asbestos abatement and lead-based paint abatement. The 0.3-acre site and immediate surrounding area has been historically used for both residential and commercial purposes. The existing building is vacant.

Grantee	Project	Category	Award
City of Minneapolis	Upper Harbor Terminal	Pilot	\$32,200
<p>This grant will assist with funding Phase I environmental site assessment, a Phase II environmental site assessment Work Plan, Phase II environmental site assessment and hazardous materials assessment. The 50-acre site has been an intermodal facility with a small office and outdoor storage of bulk commodities.</p>			
City of Minneapolis	PRG Southside Rehabilitation	Site Investigation	\$50,000
<p>This grant will assist with funding Phase I environment assessments and hazardous materials assessments. Expected benefits include the preservation of affordable housing.</p>			
St. Louis Park Economic Development Authority	Shoreham	Cleanup	\$594,000
<p>This grant will assist with funding hazardous materials assessment, asbestos abatement, removal and disposal of timber pilings, removal of underground storage tank, and soil remediation. Expected benefits include 120 market-rate, 30 affordable apartments and 20,000 sq. ft. of office with underground and surface parking.</p>			
St. Paul Port Authority	Macy's	Cleanup	\$720,750
<p>This grant will assist with funding for asbestos abatement and lead-based paint abatement. Expected benefits include renovation of the vacant retail building into 373,000 sq. ft. of commercial space, including restaurant, retail, medical clinic and office space and the addition of a roof-top hockey practice facility.</p>			
City of St. Paul	Schmidt Keg House Redevelopment	Cleanup	\$94,500
<p>This grant will assist with funding for asbestos abatement, lead-based paint abatement, and soil remediation. Expected benefits include renovation of 27,000 sq. ft. of industrial space into restaurant and retail space with surface parking.</p>			
City of St. Paul	Midway Senior Living	Cleanup	\$777,300
<p>This grant will assist with funding for environmental investigation, asbestos abatement and lead-based paint abatement. Expected benefits include 168 senior apartments including 143 assisted-living units and 25 memory-care units.</p>			
City of St. Paul	Fillmore Avenue Apartments	Cleanup	\$174,400
<p>This grant will assist with funding environmental investigation, demolition, and soil remediation. Expected benefits include the development of 174 market-rate apartments with structured above-grade parking on the lowest level.</p>			
City of St. Paul	745 Cleveland	Cleanup	\$213,300
<p>This grant will assist with funding environmental investigation, asbestos abatement, abatement of lead-based tile glazing, soil vapor mitigation design, and a vapor barrier. Expected benefits include the development of a four-story, mixed-use building with 57 market-rate apartments and 12,122 sq. ft. of commercial space with underground and surface parking.</p>			

Grantee	Project	Category	Award
City of St. Paul	845-851 Payne Avenue	Pilot	\$27,100
<p>This grant will assist with funding Phase I environmental site assessment, a Phase II environmental site assessment Work Plan, and Phase II environmental site assessment. The 0.2-acre site has been previously used for motor repair and is currently used for surface parking.</p>			
City of St. Paul	Saxon Ford	Pilot	\$22,500
<p>This grant will assist with funding Phase I environmental site assessment, a Phase II environmental site assessment Work Plan, Phase II environmental site assessment and a hazardous materials abatement plan. The one-acre site has historically included both residential and commercial uses with a portion used as a gas station and car dealership.</p>			
City of St. Paul	Rice & Sycamore	Pilot	\$27,100
<p>This grant will assist with funding a Phase I environmental assessment, a Phase II environmental site assessment Work Plan, Phase II environmental site assessment and hazardous material assessment. One portion of the site is vacant and the other portion has been used as a church.</p>			
City of St. Paul	University Avenue Inc.	Pilot	\$13,500
<p>This grant will assist with funding a Phase I environmental site assessment, Phase II environmental site assessment Work Plan, Phase II environmental site assessment and hazardous materials assessment. The 0.6-acre site and surrounding area has been historically been used for commercial purposes. The existing building is vacant.</p>			

Livable Communities Demonstration Account Awards in 2015

Grantee	Project	Category	Award
City of Edina	66 West	TOD Development	\$900,000
<p>This grant will assist with funding site acquisition, with expected benefits to include the development of 39 affordable housing units and intensive services for homeless youth.</p>			
City of Hastings	Great River Landing Parking	Development	\$1,485,000
<p>This grant will assist with funding parking ramp construction, site prep, architectural engineering, stormwater landscaping, and lighting. Located on a key node of the local and regional river trail system, expected benefits include increasing parking capacity for a future mixed-use development and users of adjacent public open space, trails, and other downtown amenities.</p>			
City of Minneapolis	Great River Landing	Development	\$500,000
<p>This grant will assist with funding site acquisition, with expected benefits to include the redevelopment of an underutilized lot into an apartment building for up to 72 adults, most of them fathers, who have struggled with the challenges of homelessness, unemployment and previous incarceration, and are now committed to becoming productive community members.</p>			
City of Minneapolis	YouthLink	Development	\$841,852
<p>This grant will assist with funding stormwater improvements, photovoltaic cells, site prep and demolition, sidewalks, furnishings, lighting, and architecture and engineering. The proposed project has two components: (1) an addition to, and re-orientation of, YouthLink's existing youth service center, and (2) the addition of 47 units of new housing, 46 of which will be affordable and supportive housing for formerly homeless young people, ages 18-23.</p>			
City of Minneapolis	Superior Plating	TOD Development	\$395,000
<p>This grant will assist with funding sidewalks, public art, placemaking features, publically accessible bike racks, bike storage, and fix-it stations. Expected benefits include a multifamily mixed-use development at the historic Superior Plating site. The high-end luxury rental community includes 22,000 sq. ft. of commercial and 278 residential units.</p>			
City of St. Louis Park	Arlington Row	Development	\$581,000
<p>This grant will assist with funding geothermal systems, stormwater improvements and photovoltaic cells. Expected benefits include the new construction of a multi-family development comprised of 4 buildings containing 64-68 total units. It will incorporate a mix of renewable energy systems including solar powered lighting for all common lighting, geothermal heating and cooling systems, a rainwater retention system for irrigation as well as an integrated storm water retention system. It is anticipated that this rental project will become workforce priced housing without the inclusion of any public funding beyond the scope of this grant request.</p>			
City of St. Louis Park	PLACE	TOD Development	\$2,000,000
<p>This grant will assist with funding storm water improvements, site acquisition, and an aerobic digester. Expected benefits include the redevelopment of a vacant industrial site into a landmark mixed-use, mixed-income community that integrates 300 units of affordable and market-rate housing, a mobility hub, urban agriculture, maker's space, live/work space, a hotel, and renewable energy generation including anaerobic digestion of food waste.</p>			

Grantee	Project	Category	Award
City of St. Paul	Village on Rivoli	Development	\$975,000
<p>This grant will assist with funding stormwater improvements, streets and sidewalks, furnishings and lighting, site prep, architectural/engineering, and project coordination. Expected benefits include a 38 unit "pocket neighborhood" ownership housing development, including a 250 KW community solar garden, a two-acre community orchard, a bike and pedestrian path connecting Minnehaha Avenue to the north with Tedesco Street to the south, shared community space of landscaped/natural areas and a walking connection into an adjacent neighborhood play area.</p>			
City of St. Paul	Selby-Milton-Victoria	Development	\$597,000
<p>This grant will assist with funding stormwater improvements, placemaking and bus shelter, sidewalk and alley improvements, site prep, and architectural/engineering. Expected benefits include a mixed-use commercial/residential project which will combine long-term affordable commercial space for small, local and minority owned businesses with affordable senior housing.</p>			
City of St. Paul	Raymond Avenue Flats	TOD Development	\$1,000,000
<p>This grant will assist with funding bike racks, storage and fix-it stations, architectural/engineering, stormwater improvements, utility updates, sidewalks and trails, and installation of solar array. Expected benefits include the addition of a 5-story residential structure to an existing obsolete commercial and industrial building to include structured parking, approximately 11,500 SF of retail and restaurant space and create 119 market rate apartments.</p>			
City of St. Paul	Weehouse EcoVillage	TOD Pre-Development	\$50,000
<p>This grant will assist with funding the design development of a "tiny house" pocket neighborhood concept including residential, commercial, and community space. Expected benefits include housing that is affordable and sustainable as a result of unit size, delivery methods and design efficiencies.</p>			
City of St. Paul	Weehouse EcoVillage Zoning	TOD Pre-Development	\$50,000
<p>This grant will assist with funding adjustments to the current zoning code and development of a new cluster home overlay. Expected benefits include changes to the current zoning code that prevent innovative TOD design projects.</p>			

Local Housing Incentives Account Awards in 2015

Grantee	Project	Award
City of Blaine	Twin Cities Habitat for Humanity	\$186,000
<p>This grant will assist with affordability gap funding for the construction of 4 single-family homes within the City of Blaine. The homes will be affordable at 60% of area median income.</p>		
City of Edina	66 West	\$400,000
<p>This grant will assist with affordability gap funding for the adaptive reuse of a former bank building and the new construction of 39 affordable units for homeless youth. The City of Edina will partner with Beacon Interfaith to provide housing and services to young adults ages 18-24.</p>		
City of Minneapolis	Marshall Flats	\$400,000
<p>This grant will assist with affordability gap funding for the new construction of 36 affordable units, with permanent supportive housing services for people living with HIV/AIDS.</p>		
City of Minneapolis	City of Lakes Community Land Trust	\$150,000
<p>This grant will assist with affordability gap funding to transform 5 boarded and vacant homes in Minneapolis into long-term affordable homeownership opportunities for low and moderate income households.</p>		
City of Minneapolis	Homes Within Reach	\$114,000
<p>This grant will assist with affordability gap funding for the Homes Within Reach program to acquire, rehabilitate, and resell 6 single-family homes in western Hennepin County.</p>		
City of Mound	Indian Knoll Manor	\$400,000
<p>This grant will assist with affordability funding for acquisition, substantial rehab and new construction resulting in a total of 66 units of affordable units.</p>		
City of St. Paul	72 Cesar Chavez	\$400,000
<p>This grant will assist with affordability gap funding for 72 Cesar Chavez, a mixed-use project intended to contribute to the revitalization of District del Sol on St. Paul's West Side, resulting in 40 affordable housing units at 60% Area Median Income.</p>		
Washington Co. HRA	Ivy Estates	\$150,000
<p>This grant will assist with affordability gap funding for the construction of 6 affordable three-bedroom, two-bath rambler style homes in Forest Lake.</p>		

Effectiveness Evaluation

The mission of the Metropolitan Council is to foster efficient and economic growth for a prosperous metropolitan region³. Toward that mission, the Council is required by state law to prepare a long-range plan for the region every 10 years. Between 2011 and 2014, the Council developed its new plan, *Thrive MSP 2040*. *Thrive* has five outcomes that define our shared regional vision: stewardship, prosperity, equity, livability, and sustainability. *Thrive*'s principles of integration, collaboration, and accountability guide how the Council carries out its policies to advance those outcomes⁴.

The Livable Communities program makes awards consistent with criteria set in the enabling statute and implements *Thrive* through Council investments. The following is a list of Livable Communities Act program accomplishments for 2015⁵.

1. The Council's 2015 LCA grant awards continue to reflect both the communities' and the Council's emphasis on development and redevelopment in compact, mixed-use projects with convenient access to a variety of transportation modes, including transit. The 2015 projects also reflect efforts to provide for a mix of housing types in established neighborhoods and commercial areas.

The 2015 awards are expected to add approximately \$6.5 million in annual net tax capacity to the metropolitan area.

The Council's grantees work with public and private partners to make these projects happen. In 2015 alone, LCA grants leveraged nearly \$320 million in private investment and over \$55 million in other public funds.

As of December 31, 2015, 95 cities elected to begin or continue their participation in the program for the period of 2011-2020.

2. The 2015 LCA awards funded projects that offered affordable multi-family housing or ownership opportunities for single-family homes in the cities of Blaine, Edina, Minneapolis, Minnetonka (for a project serving several Hennepin County suburbs), Mound, St. Louis Park, St. Paul and Washington County. In total, the 2015 LCA awards will assist with the rehabilitation or construction of 2,560 housing units, including 1,428 affordable units.
3. The 2015 LCA awards will assist with adding over 3,000 regular jobs and thousands more construction jobs.
4. Compact, dense development that complies with each city's approved comprehensive plan inherently conserves natural resources by positioning growth in ways that take advantage of existing infrastructure. TBRA awards conserve building materials by assisting with the adaptive reuse of underutilized buildings after they have been decontaminated. LCDA awards often fund innovative stormwater management techniques such as rain gardens or green roofs that not only manage stormwater but also mitigate a portion of the inner city heat-island effect. By assisting projects whose employees or residents can take advantage of public transportation, LCA grants

³ [Visit the Metropolitan Council "Who We Are" webpage](#)

⁴ [Visit the Metropolitan Council "Thrive 2040" webpage](#)

⁵ Expected benefits for projects that have received previous grant funding have been excluded, to avoid double-counting

also help to reduce the vehicle miles traveled in the metropolitan area, thereby reducing air pollution and congestion.

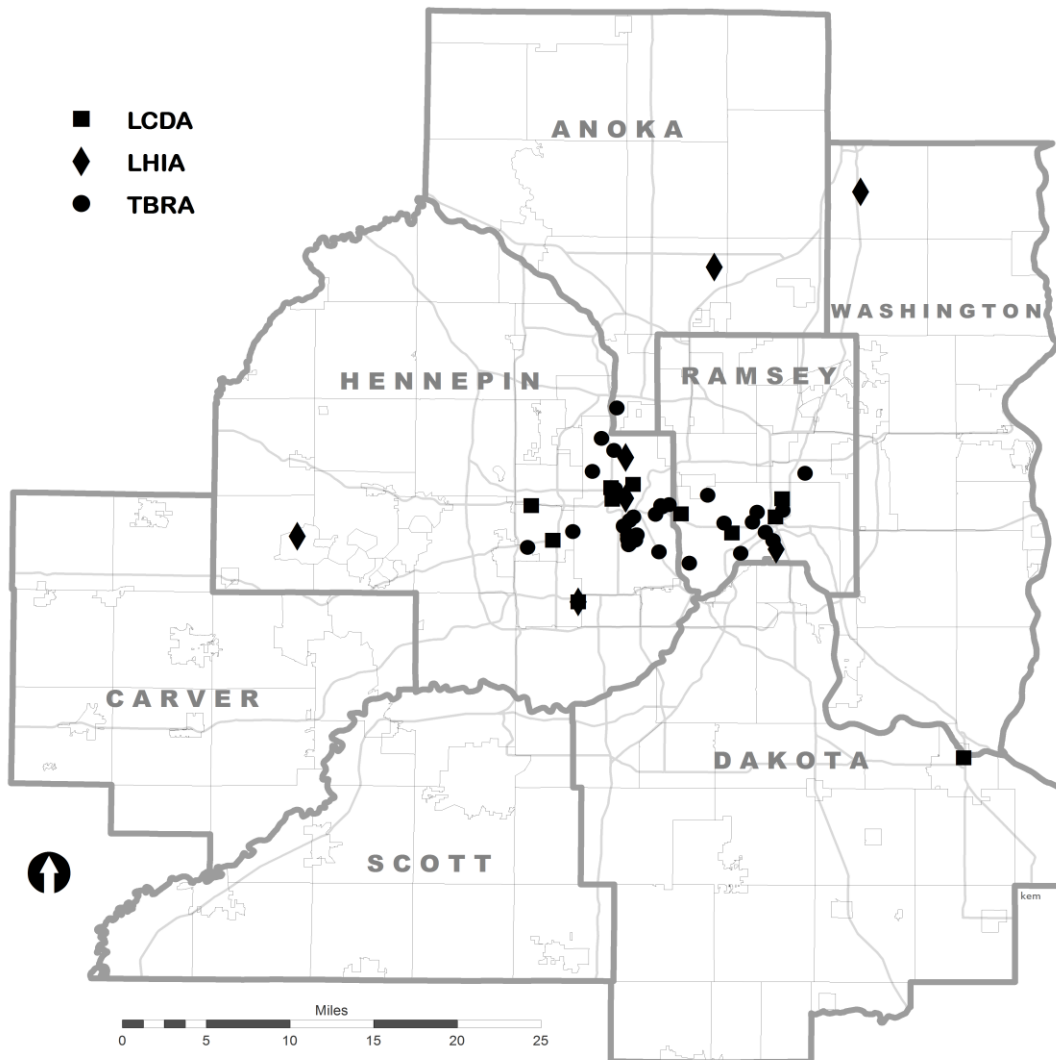
5. During 2015 the Council continued to fund the Livable Communities Transit-Oriented Development (TOD) grant categories in the LCDA and the TBRA, targeted specifically to projects located within one-half mile of stations for light rail transit, bus rapid transit, commuter rail, or high-frequency express bus lines. Projects within one-quarter mile of high frequency local bus routes are also eligible. Targeting these areas enabled the Council to support development or redevelopment within a walkable distance of existing or planned public transportation.
6. In 2015, a new TBRA Pilot grant category was created. TBRA Pilot grants help fund the cleanup of sites without an associated redevelopment project in areas of concentrated poverty. Seven TBRA Pilot grants totaling \$204,100 were awarded.

Appendix A – Map of 2015 LCA-Funded Projects

Twin Cities Metropolitan Area

Livable Communities Awards in 2015

April 2016



Appendix B – Participating Communities

<u>City</u>	<u>City</u>	<u>City</u>	<u>City</u>
Anoka	Elko New Market	Mayer	Rosemount
Apple Valley	Excelsior	Maplewood	Rogers
Arden Hills	Falcon Heights	Medina	Roseville
Belle Plaine	Farmington	Mendota Heights	Savage
Blaine	Forest Lake	Minneapolis	Shoreview
Bloomington	Golden Valley	Minnnetonka	South St. Paul
Brooklyn Center	Fridley	Mound	St. Anthony
Brooklyn Park	Hamburg	Mounds View	St. Bonifacius
Burnsville	Hastings	New Brighton	St. Francis
Carver	Hilltop	New Germany	St. Louis Park
Centerville	Hopkins	New Hope	St. Paul
Champlin	Hugo	Newport	St. Paul Park
Chanhassen	Inver Grove Heights	North St. Paul	Stillwater
Chaska	Jordan	Norwood Young America	Vadnais Heights
Cologne	Lake St. Croix Beach	Oakdale	Victoria
Columbia Heights	Lakeland	Oak Grove	Waconia
Coon Rapids	Lakeville	Oak Park Heights	Watertown
Cottage Grove	Lauderdale	Orono	Wayzata
Crystal	Lexington	Osseo	West St. Paul
Dayton	Lino Lakes	Plymouth	White Bear Twp.
Eagan	Long Lake	Prior Lake	White Bear Lake
East Bethel	Loretto	Ramsey	Willernie
Eden Prairie	Mahtomedi	Richfield	Woodbury
Edina	Maple Grove	Robbinsdale	



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