



## Request for City Council Committee Action from the Health Department

**Date:** January 28, 2013

**To:** Council Member Elizabeth Glidden, Chair – Regulatory, Energy and Environment Committee

**Subject:** Establishing a requirement for the annual benchmarking and disclosure of energy and water performance metrics from City-owned and large private commercial buildings.

**Recommendation:** Amend Title 3, Chapter 47 of the Minneapolis Code of Ordinances relating to Air Pollution and Environmental Protection: Air Pollution, amending chapter title and adding a new section providing for commercial building energy rating and disclosure.

**Previous Directives:** None.

### Department Information

Prepared by: Brendon Slotterback (612) 673-2349

Approved by:

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Gretchen Musicant, Health Commissioner

Presenters in Committee: Brendon Slotterback, Patrick Hanlon

### Financial Impact

- No financial impact

### Community Impact

- City Goals
- Other – Sustainability Indicators, City-wide greenhouse gas emissions; Thinc.GreenMSP Initiative

### Supporting Information

In support of the 2012 City of Minneapolis Strategic Goals and Directions, specifically Eco-Focused:

- Clean, renewable energy sources successfully integrated
- Use less energy, produce less waste

And Jobs & Economic Vitality:

- Epicenter for the new green jobs economy
- Proactive business development in key growth areas

And the 2012 Minneapolis Sustainability Indicators targets:

- Achieve 30 percent growth in green jobs in Minneapolis by 2015 using 2010 as a baseline.
- Achieve a net gain of 25 green manufacturing or service companies in Minneapolis by 2015 using 2011 as a baseline.
- Create 30 jobs through building retrofit efforts by 2015, including City energy efficiency financing, Community Energy Services and related programs using 2011 as a baseline.
- Reduce citywide greenhouse gas emissions 15 percent by 2015, and 30 percent by 2025 using 2006 as a baseline.
- Reduce municipal operations greenhouse gas emissions by 1.5 percent annually.
- Reduce air pollution in the Minneapolis area to health-based levels recommended by the Clean Air Scientific Advisory Committee (CASAC) of the U.S. Environmental Protection Agency (EPA).

And the recommendation of the Thinc.GreenGreen Building Subcommittee group,

Title 3, Chapter 47 of the Minneapolis Code of Ordinances relating to Air Pollution and Environmental Protection: Air Pollution would be amended to include a new chapter title and adding a new section providing for commercial building energy rating and disclosure.

### **Development process and background**

The idea of building benchmarking and disclosure originated from the Thinc.GreenMSP Green Building subcommittee. Thinc.GreenMSP is a partnership between the Cities of Minneapolis and St. Paul to retain, grow and attract green-manufacturing businesses and jobs in the Minneapolis–Saint Paul region. The Thinc.GreenMSP Steering Committee formed three subcommittees to develop and implement strategic initiatives around local government green purchasing, green building standards (the Green Building subcommittee), and clean tech export expansion.

The Thinc.Green Green Building subcommittee reviewed a number of green building standards for potential implementation and selected building benchmarking and disclosure to support because of the potential to impact a sizable segment of the city's existing building stock, spurring energy savings, local economic activity and jobs.

City staff reviewed similar ordinances that had been adopted in other cities to develop an outline on how an ordinance could work in Minneapolis. Minneapolis staff contacted staff from cities with policies in place, as well as staff from EPA's ENERGY STAR to understand the development and implementation process. Outreach was conducted with a number of stakeholders including building owners, property management companies, real estate professionals, energy utilities and construction services companies. Changes were made to the ordinance outline based on the feedback received, including adding exemptions to the ordinance for buildings facing financial distress, new construction and unoccupied buildings.

### **Introduction to Building Rating & Disclosure**

Rating and disclosure is **a policy tool that uses market forces**, not performance or design mandates, to increase building energy performance awareness and motivate owners

and tenants to invest in efficiency improvements. The goal is to increase the energy efficiency of existing buildings in the commercial real estate marketplace by providing consistent and transparent reporting of energy and water use data.

This type of policy requires the building owner, operator or manager to measure the building’s energy and water performance and generate an energy performance score and other performance metrics, similar to a fuel economy rating on a vehicle. After benchmarking is complete, the energy metrics are made available to the marketplace, most effectively through a publication on a publically accessible web site.

**How it works**

Commercial building owners are required to annually benchmark the energy and water use of their buildings using the free, web-based application, ENERGY STAR Portfolio Manager. The data are transmitted to the City through the Portfolio Manager tool and, after a grace period, the City discloses the data through a website. The City will lead by example, publishing benchmarking data for City buildings over 25,000 square feet prior to when private building data are disclosed. The City is also working with other public sector partners, including the Minneapolis Park & Recreation Board, Minneapolis Public Schools, and Hennepin County to secure voluntary agreements for their participation in the first round of disclosure.

Compliance for private commercial buildings will be phased-in over a number of years to give building owners adequate time to understand the requirements and perform the benchmarking. The table below shows the timeline identified in the draft ordinance. Industrial and residential properties are not included in this ordinance. The City is pursuing voluntary agreements with Minneapolis Public Schools, Hennepin County, and the Minneapolis Park & Recreation Board to have them report energy and water use in their buildings over 25,000 square feet starting in 2013.

	<b>Data Reporting due to the City</b>	<b>Disclosure by the City (via public website)</b>
<b>2013</b>	City & other public entities buildings over 25,000 sq. ft.	City & other public entities buildings over 25,000 sq. ft.
<b>2014</b>	<ul style="list-style-type: none"> <li>• City &amp; other public entities buildings</li> <li>• Commercial Buildings over 100,000 sq. ft.</li> </ul>	City & other public entities buildings
<b>2015</b>	<ul style="list-style-type: none"> <li>• City &amp; other public entities buildings</li> <li>• Commercial Buildings over 50,000 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>• City &amp; other public entities buildings</li> <li>• Commercial Buildings over 100,000 sq. ft.</li> </ul>
<b>2016 &amp; annually thereafter</b>	<ul style="list-style-type: none"> <li>• City &amp; other public entities buildings</li> <li>• Commercial Buildings over 50,000 sq. ft.</li> </ul>	<ul style="list-style-type: none"> <li>• City &amp; other public entities buildings</li> <li>• Commercial Buildings over 50,000 sq. ft.</li> </ul>

## Public disclosure of benchmarking information

After the grace period, the City will disclose, via its website and property information search, the building address, unique identification number, status of compliance with the ordinance, building square footage, building type, energy use intensity (kbtu/sq ft), water use per square foot, ENERGY STAR Score, if applicable, and greenhouse gas emissions.

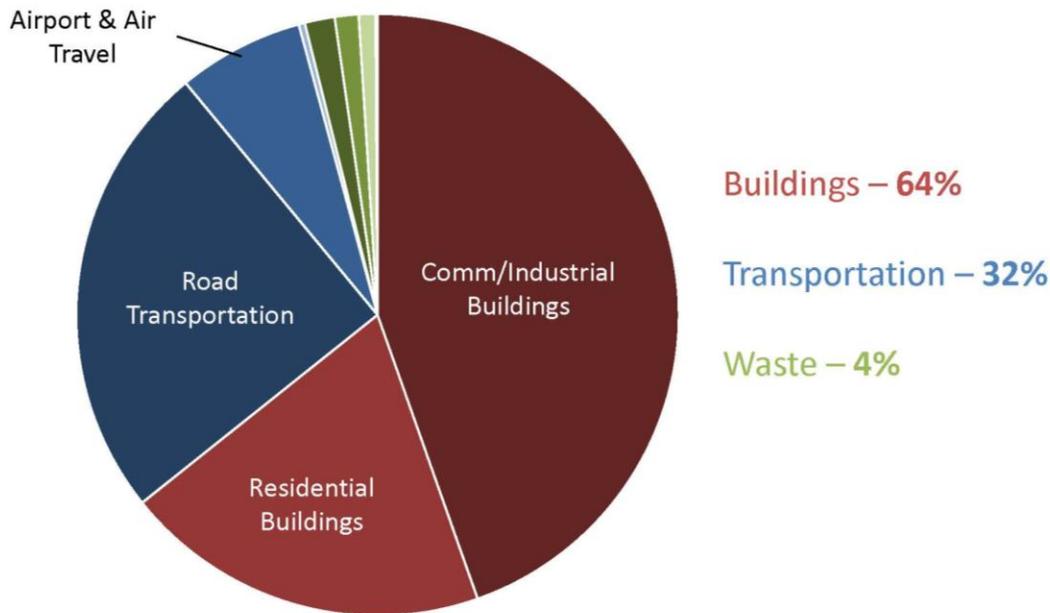
The City will also develop, on an annual basis, an analysis that summarizes building energy performance of city-owned and private buildings and identifies trends.

## Benefits

Below are some of the potential benefits of building benchmarking and disclosure.

- **Green Jobs.** A Rating and Disclosure Policy has the potential to motivate investment in existing buildings and create jobs in the energy management, benchmarking, auditing and installation/retrofit industries. Examples from cities where policies are in place, such as New York and San Francisco, show a 30% increase in activity reported by energy services companies. Minneapolis has adopted specific targets for increasing green jobs and green companies in the city, and green building policies may help the City reach these goals.
- **Benefits to buildings owners and tenants.** Energy efficient buildings may be more profitable and more valuable at resale. A recent study by CoStar, a real estate information company, found that ENERGY STAR and LEED buildings have broader demand by investors and tenants, as well as higher occupancy rates. Energy efficient buildings can also lower energy costs that are passed on to commercial building tenants.
- **Environmental Benefit.** The Minneapolis City Council has adopted targets for community-wide greenhouse gas reduction of 15% by 2015 and 30% by 2025. **In 2010, energy use in commercial and industrial buildings accounted for over 44% of Minneapolis' community-wide emissions.** Policies focused on these building types, like Rating and Disclosure, are critical to achieving the City's goals.
- **Benefits to the local economy.** While most of the dollars spent on energy leave the community (to pay for mining, processing and transportation of energy resources), savings realized for energy efficiency mean dollars can be redirected to other purposes, like reinvesting in businesses or hiring more workers. The energy efficiency retrofit industry cannot be "outsourced"; energy efficiency investments provide local jobs.
- **Focuses on existing buildings.** In any given year, **existing buildings represent over 90% of the building stock in Minneapolis,** and a similar amount of the energy consumption from the buildings sector. Rating and disclosure is a tool that can promote energy efficiency in the existing building sector.

## Minneapolis Community GHG Inventory by Sector (2010)



### Ordinance impact

The table below shows an estimate of how many buildings this policy would impact each year. The City is pursuing voluntary agreements with Minneapolis Public Schools, Hennepin County, and the Minneapolis Park & Recreation Board to have them report energy use in their buildings over 25,000 square feet starting in 2013. The largest group of these public but non-City owned buildings is owned by Minneapolis Public Schools, which includes buildings in nearly every neighborhood of the city.

### Policy Impact Estimate

Year	Buildings submitting data to the City (approximate)			
	City-owned	Public partners	Other commercial	Total
<b>2013</b>	40	120	0	160
<b>2014</b>	40	120	230	390
<b>2015</b>	40	120	470	630

While large commercial buildings are relatively few in number, they represent a significant amount of square footage. Commercial buildings over 50,000 square feet represent over 70% of the total commercial square footage in the city.

According to estimates from the EPA in July of 2012, there were 751 buildings located in Minneapolis that had already been voluntarily entered into the Portfolio Manager system (the tool that would be used for benchmarking and disclosure). Of these 751 buildings, 494 were above 50,000 square feet. Of those 494 buildings, 194 had modified their building data within the last 12 months, implying that they were active users.

As of January, 2013, 52 buildings in Minneapolis were ENERGY STAR Certified. This means that these buildings have benchmarked their building energy use voluntarily with EPA's Portfolio Manager, scored at least a 75, and had that score verified by a professional engineer or registered architect. A majority of these buildings have voluntarily benchmarked their energy use and publicly disclosed their ENERGY STAR scores for many years, some back to 1999. These owners and managers see a benefit in regular benchmarking and disclosing their performance to the public. Notable properties that are ENERGY STAR Certified include Fifth Street Towers, Accenture Tower, Capella Tower, IDS Tower, International Market Square, Lake Street Target and Kmart Stores, Target Headquarters, and the Wells Fargo Home Mortgage Campus, among others. A complete list of buildings in Minneapolis that are ENERGY STAR certified is included as Attachment 4.

### **Implementation & enforcement**

In Minneapolis, enforcement of the ordinance would be the responsibility of Environmental Services, a program area of the Health department.

Enforcement would be carried out in a manner similar to other City regulatory programs.. Enforcement will likely include these elements:

- Covered building owners will receive a notice via mail annually that their building must comply with the rating and disclosure ordinance. This letter will contain the compliance schedule, instructions for complying with the ordinance, and links to resources such as grants and loans for retrofits.
- After the compliance deadline, City staff will send written warning to non-complying buildings owners.
- After a reasonable time period to be determined, if benchmarking information has not been submitted, the City will issue a violation notice, potentially including a daily fine for non-compliance.
- The City may also seek to implement a citation system for tenants that fail to comply with the ordinance requirements to provide the building owner with utility data when applicable.

Environmental Services has secured a grant from the Minnesota Pollution Control Agency to conduct trainings for building owners and managers who may need assistance with the Portfolio Manager tool. These trainings will be held prior to the first reporting deadline to maximize compliance with the ordinance. Staff are also currently considering establishing a phone and email hotline, to which building managers could send questions regarding the ordinance or Portfolio Manager.

### **Exemptions**

Under certain circumstances, the energy usage data and ENERGY STAR score provided for a building would not accurately reflect the performance of a building. In these cases, the building owner could claim an exemption to the disclosure ordinance after documenting that their building is subject to one of the following cases:

- **Financial distress.** Buildings that are experiencing financial distress are exempt from the benchmarking and disclosure requirement. Qualifying financial distress includes:
  - Buildings currently involved in a qualified tax lien sale or public auction due to property tax arrearages

- Buildings with a court appointed receiver due to financial distress
  - Buildings owned by a financial institution through default by the borrower
  - Buildings acquired by a deed in lieu of foreclosure
  - Buildings where the senior mortgage is subject to a notice of default
- **Unoccupied.** Buildings that have had less than 50% occupancy for the previous calendar year.
  - **New Construction.** If the building's certificate of occupancy was issued less than two years prior to the applicable benchmarking deadline established for the building.

### **Public outreach**

During development of the ordinance, outreach was conducted with a number of stakeholders including building owners, property management companies, real estate professionals, energy utilities and construction services companies. The following are many of the organizations consulted during development of this policy:

U.S. Environmental Protection Agency

Minneapolis Building Owners and Managers Association

Thinc.GreenMSP Green Town working group

Minneapolis Hotel Association

Institute for Market Transformation

Washington D.C. District Department of Environment

Natural Resource Defense Council

New York City Mayor's Office

New York City Department of Buildings

Bright Power in New York City

Citizens Environmental Advisory Committee

Minneapolis Regional Chamber of Commerce

Minneapolis Downtown Council

Minnesota Commercial Association of Realtors

CBRE

Xcel Energy

CenterPoint Energy

Mpls Building Trades

Sheet Metal Workers Local #10

Center for Energy and the Environment

Environmental Initiative

Environment Minnesota

City of Boulder

City of Philadelphia

City of Boston

City of San Francisco

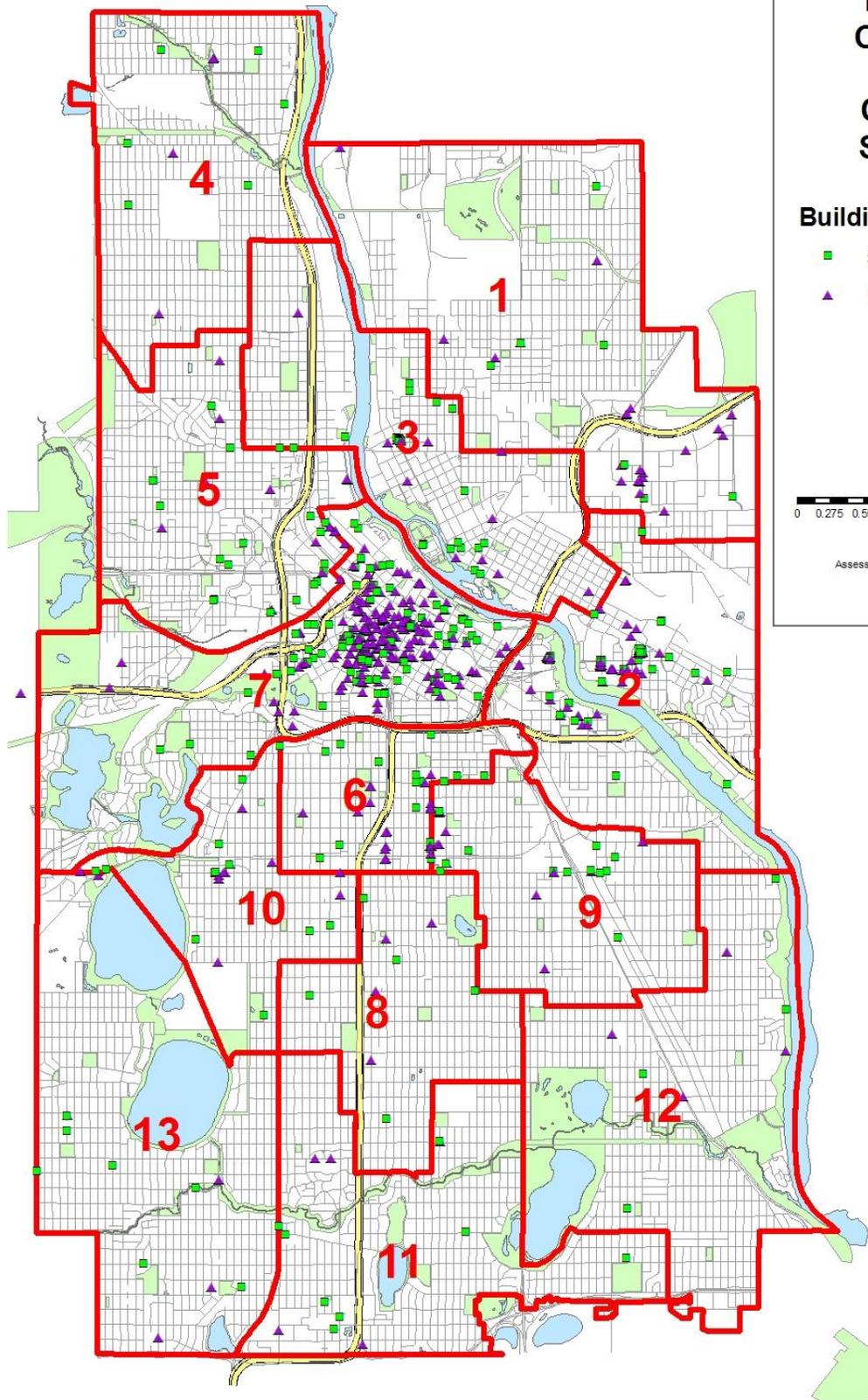
City of Seattle

City of Austin, TX

In December, Environmental Services notified all the affected property owners via mail of an industry meeting to answer questions about the proposed ordinance. Public comments were also accepted via email, fax and hard copy. A summary of the comments will be provided at the public hearing.

### **Attachments**

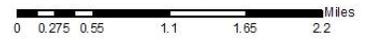
1. [Map of covered buildings by ward](#)
2. [List of covered buildings by ward](#)
3. [List of Thinc. Green Subcommittee members](#)
4. [List of ENERGY STAR Certified Buildings in Minneapolis](#)
5. [Citizens Environmental Advisory Committee \(CEAC\) letter to City Council](#)
6. [Letter of support from Minneapolis Public Schools](#)
7. [Public comments](#)



### Approximate Location of Commercial Properties Over 50,000 Square Feet

#### Building Sq. Footage

- 50,000 - 99,999
- ▲ 100,000 sq. ft. and above



City of Minneapolis  
Environmental Management  
Assessors data used for Commercial Buildings 12/2012  
Map Created : 12/2012

## Attachment 2

Building ID	PIN	Property ID	Property Address	Owner	Tax Payer	Tax Exem
114369	1102924430115	40922	2030 MONROE ST	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
103404	1802923240008	70744	3001 BROADWAY ST NE	BROADWAY CORPORATE CENTER I LLC	BROADWAY CORPORATE CT I LLC	No
103408	1802923140007	70727	3433 BROADWAY ST NE	BROADWAY CORPORATE CENTER II LLC	BROADWAY CORPORATE CT II LLC	No
103800	1802923440018	120519	300 INDUSTRIAL BLVD	FRANCIS FAMILY LTD PTNSHP	FRANCIS FAMILY LTD PTNSHP	No
116061	1802923320034	70779	601 STINSON BLVD	AX STINSON L P	AX STINSON LP	No
116056	1802923330010	70788	323 STINSON BLVD	AX STINSON L P	AX STINSON LP	No
116059	1302924440008	51834	400 STINSON BLVD	AX STINSON L P	AX STINSON LP	No
116240	0302924210025	11382	3660 TECHNOLOGY DR	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	OPEN ACCESS TECH INTL INC	Yes
103818	1302924410020	51746	2101 KENNEDY ST NE	TECHNE CORPORATION	TECHNE CORPORATION	No
104098	1302924110033	50881	1610 NEW BRIGHTON BLVD	TARGET CORPORATION	TARGET CORPORATION T-1095	No
116097	1302924410035	51759	2101 SUMMER ST	TECHNE CORPORATION	TECHNE CORPORATION	No
109510	1402924140004	54907	807 BROADWAY ST NE	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
103821	1302924440009	51835	2330 KENNEDY ST NE	AX STINSON L P	AX STINSON LP	No
103822	1302924410012	51739	2345 KENNEDY ST NE	TWINCITIES 600 LLC	FIVE MILE CAPITAL PARTNERS	No
110211	1102924410222	142148	2338 CENTRAL AVE NE	CENTRAL AVE LOFTS LTD PARTNERSHIP	CENTRAL AVE LOFTS LTD PTRSHP	No
110213	1202924320235	47018	2329 CENTRAL AVE NE	WELLS FARGO BANK	WELLS FARGO BANK	No
132177	1802923320015	70763	631 STINSON BLVD	AX STINSON L P	AX STINSON LP	No
132179	1302924410036	51760	2113 SUMMER ST	TECHNE CORPORATION	TECHNE CORPORATION	No
103692	1802923130023	70721	1300 GODWARD ST	BROADWAY CORPORATE CENTER I LLC	BROADWAY CORPORATE CT I LLC	No
112745	1802923130025	70723	1330 INDUSTRIAL BLVD	SLF MINNEAPOLIS LLC	SFL-MINNEAPOLIS LLC	No
111668	1202924420142	47699	2250 GARFIELD ST	MPLS BOARD OF EDUCATION DISTRICT #1	PILLSBURY SCHOOL	Yes
109299	1302924120016	50889	1520 NEW BRIGHTON BLVD	INLAND QUARRY RETAIL LLC	INLAND REAL ESTATE CORP	No
108281	0102924130103	2600	1800 34TH AVE NE	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
112090	0102924430182	4704	2955 HAYES ST	MPLS BOARD OF EDUCATION DISTRICT #1	SPEC SCH DIST 1	Yes
103574	1802923330046	70814	2021 HENNEPIN AVE E	MSP PARK PLACE INC	MSP PARK PLACE INC	No

104348	1302924410013	51740	640 STINSON BLVD	TWINCITIES 600 LLC	FIVE MILE CAPITAL PARTNERS	No
107128	1902923220083	72826	1042 18TH AVE SE	MPLS BOARD OF EDUCATION DISTRICT #1	BOARD OF EDUCATION	Yes
107098	1302924110031	50879	1540 NEW BRIGHTON BLVD	INLAND QUARRY RETAIL LLC	INLAND REAL ESTATE CORP	No
107362	1102924440094	41018	700 22ND AVE NE	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
102879	2402924430064	88877	1521 4TH ST SE	UNIVERSITY OF MINNESOTA REGENTS	U OF M REAL ESTATE OFFICE	Yes
116287	3002923210042	96906	2407 UNIVERSITY SE	CRI HOTEL INCOME PARTNERS LP	CRI HOTEL INCOME OF MN LLC	No
118156	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
104494	2502924220344	89183	1504 WASHINGTON AVE S	MINNEAPOLIS VENTURE LLC	MINNEAPOLIS VENTURE LLC	No
116280	2502924110001	88917	1923 UNIVERSITY SE	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117947	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117948	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117949	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117950	2502924130003	88928	312 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117951	2502924130003	88928	312 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117952	2502924130004	88929	426 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117953	2502924130004	88929	426 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117967	2502924130004	88929	426 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117990	2502924140035	88944	406 HARVARD ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
106034	1902923330031	73204	2001 6TH ST SE	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
106121	2502924420074	89822	500 24TH AVE S	FAIRVIEW HOSPITAL/HEALTHCARE SERVICES	FAIRVIEW HOSPITAL	Yes
107518	2502924310006	89260	606 24TH AVE S	FAIRVIEW HOSPITAL/HEALTHCARE SERVICES	GRACON CONTRACTING INC	No
107519	2502924310051	89296	616 24TH AVE S	FAIRVIEW HOSPITAL/HEALTHCARE SERVICES	FAIRVIEW HOSPITAL	Yes
117645	2502924140061	124799	516 DELAWARE ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
104411	3002923130028	96832	2829 UNIVERSITY SE	2829 UNIVERSITY LLC	2829 UNIVERSITY LLC	No

110551	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
104397	3002923220050	96943	2221 UNIVERSITY SE	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
112073	2502924140035	88944	406 HARVARD ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
110553	2502924130004	88929	426 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
123641	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
123642	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117941	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
123225	2302924430195	133222	212 9TH AVE S	GUTHRIE THEATER FOUNDATION	GUTHRIE THEATER FOUNDATION	Yes
117942	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117943	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117944	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
118084	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
119118	2502924430212	89957	701 25TH AVE S	CARONDELET PROPERTIES INC	IRET PROPERTIES	No
103198	3102923320001	98545	3120 28TH ST E	SPECIAL SCHOOL DISTRICT # 1	MPLS BOARD EDUCATION DIST #1	Yes
104179	3002923230158	97063	401 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117608	2402924410026	88702	1606 8TH ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117945	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117946	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
123639	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
123771	2502924310014	89266	419 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118212	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
104499	2502924110010	88922	615 WASHINGTON AVE SE	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY INN PROPERTY LLC	No
118026	2502924140061	124799	516 DELAWARE ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
133371	2502924310100	89305	630 22ND AVE S	AUGSBURG COLLEGE	AUGSBURG COLLEGE	Yes

135583	2502924430043	89837	2450 RIVERSIDE AVE	FAIRVIEW HOSPITAL/HEALTHCARE SERVICES	FAIRVIEW HOSPITAL	Yes
123768	2502924130003	88928	312 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
103218	3002923130010	96817	501 30TH AVE SE	HARRIS MACHINERY CO	MARC HARRIS	No
103543	2502924140061	124799	516 DELAWARE ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
103544	2502924140060	88956	605 DELAWARE ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
103545	2502924140028	88940	717 DELAWARE ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
103546	3002923230171	97074	925 DELAWARE ST	UNIVERSITY OF MINNESOTA FOUNDATION	U/M FNDTN DINNAKEN OFFC BLDG	Yes
115706	2502924310096	89302	2220 RIVERSIDE AVE	HEALTH PARTNERS	HEALTHPARTNERS	No
115713	2502924340091	120729	2323 RIVERSIDE AVE	AUGSBURG COLLEGE	HENNEPIN COUNTY	Yes
117783	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118132	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117795	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117796	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118170	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118171	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118173	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118174	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117726	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
123769	2502924130004	88929	426 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
123770	2502924130004	88929	426 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
123767	2502924130003	88928	312 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
107162	2502924230050	89238	300 19TH AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118188	2502924130008	88932	425 RIVER PKWY E	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
115639	2502924130008	88932	425 RIVER PKWY E	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes

105619	2402924440063	88906	1901 4TH ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
112074	2502924140055	88953	500 HARVARD ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
115648	3102923140001	98004	2001 RIVER PKWY E	IMP COUNCIL MYSTIC SHRINE	SHRINERS HOSPITAL	Yes
107622	2502924430171	89919	717 25TH AVE S	FAIRVIEW HOSPITAL/HEALTHCARE SERVICES	FAIRVIEW HOSPITAL	Yes
107931	3602924110075	108569	2400 28TH AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
123636	1902923330031	73204	2001 6TH ST SE	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
123638	2402924440051	88898	1819 4TH ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
123643	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
123645	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117789	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117790	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
123773	2502924320064	89341	418 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
117767	2402924410026	88702	1606 8TH ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118232	2502924130003	88928	312 CHURCH ST	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118234	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117791	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118162	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
117788	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
118165	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
118167	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
118190	2502924310021	89268	507 23RD AVE S	FAIRVIEW HOSPITAL/HEALTHCARE SERVICES	FAIRVIEW HOSPITAL	Yes
116806	2602924110066	90060	1500 WASHINGTON AVE S	SEVEN CORNERS HOTEL	U S BANK TRUST NATL ASSOC	No
116822	2502924140029	88941	718 WASHINGTON AVE SE	JUNO INVESTMENT CORP	JUNO INVESTMENT CORP	No
118207	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes

<b>118208</b>	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
<b>118209</b>	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>118210</b>	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>104405</b>	3002923130048	96846	2701 UNIVERSITY SE	27TH & UNIVERSITY LLP	27TH & UNIVERSITY LLP	No
<b>117784</b>	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>117785</b>	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>117786</b>	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>117787</b>	2502924230066	89249	222 21ST AVE S	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>118161</b>	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
<b>118163</b>	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
<b>118164</b>	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
<b>118176</b>	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>118177</b>	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>118179</b>	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>118180</b>	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
<b>118185</b>	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>118186</b>	2402924430001	88829	1220 MAIN ST SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
<b>118211</b>	2502924110011	88923	200 OAK ST	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
<b>107443</b>	2502924310021	89268	507 23RD AVE S	FAIRVIEW HOSPITAL/HEALTHCARE SERVICES	FAIRVIEW HOSPITAL	Yes
<b>107444</b>	2502924310095	89301	524 23RD AVE S	FAIRVIEW HOSPITAL/HEALTHCARE SERVICES	FAIRVIEW HOSPITAL	Yes
<b>106016</b>	2502924420066	89815	2500 6TH ST S	COLLEGE OF ST CATHERINE	STRS ST JOSEPH CARONDELET	Yes
<b>107381</b>	2502924310100	89305	630 22ND AVE S	AUGSBURG COLLEGE	AUGSBURG COLLEGE	Yes
<b>103459</b>	2302924130071	84073	312 CENTRAL AVE SE	THE LABOR TEMPLE ASSN INC	THE LABOR TEMPLE ASSN INC	No
<b>102864</b>	2302924120006	83916	101 4TH ST SE	HORST EDUCATION ASSOC LTD	HORST EDUCATION ASSOC LTD	No

105193	2302924140118	84626	414 3RD AVE SE	MPLS BOARD OF EDUCATION DISTRICT #1	MINNEAPOLIS PARK & REC BOARD	Yes
118038	2302924230028	84835	25 GROVE ST	DIOCESE OF ST PAUL	DE LASALLE HIGH SCHOOL	Yes
105058	2302924130161	84138	30 2ND ST SE	MPLS PUBLIC WORKS DEPT	RESIDENTIAL GARAGE LLC	Yes
105067	2302924140100	84619	311 2ND ST SE	PILLSBURY COMPANY	GENERAL MILLS OPERATIONS	No
105006	1402924220197	129686	1700 2ND ST NE	EAST SIDE NEIGHBORHOOD SERVICE, INC	EAST SIDE NEIGHBORHOOD SERV	Yes
103068	1102924330126	124567	1814 2ND ST NE	A CHANCE TO GROW INC	A CHANCE TO GROW INC	Yes
111937	2302924230028	84835	25 GROVE ST	DIOCESE OF ST PAUL	DE LASALLE HIGH SCHOOL	Yes
114012	2302924130163	84140	125 MAIN ST SE	DEACON FLATS LLC	DEACON FLATS LLC	No
105771	1402924430212	151094	425 5TH ST NE	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
102790	2302924240095	84900	10 2ND ST NE	OFFICE REALTY CORP	OFFICE REALTY CORP	No
104013	2302924240093	84898	43 MAIN ST SE	OFFICE REALTY CORP	OFFICE REALTY CORP	No
104011	2302924240092	84897	1 MAIN ST SE	OFFICE REALTY CORP	OFFICE REALTY CORP	No
104573	2302924120189	126321	615 1ST AVE NE	615 HOLDINGS LLC	615 HOLDINGS LLC	No
105494	1002924230189	126814	3350 4TH ST N	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
104869	2302924130628	143072	201 2ND AVE SE	ST ANTHONY RAMP LLC	ST ANTHONY RAMP LLC	No
104018	2302924130146	84128	217 MAIN ST SE	ST ANTHONY MAIN / PROP LTD	ST ANTHONY PROPERTIES	No
104308	1502924130018	59142	2117 RIVER RD W	MPLS PARK & RECREATION BOARD	MINNEAPOLIS PARK & REC BOARD	Yes
118631	1502924140102	124522	1220 MARSHALL ST	RYAN COMPANIES US, INC.	RYAN GB 2000 LLC	No
105541	1402924210178	55134	1630 4TH ST NE	CH OF THE HOLY CROSS	CH OF THE HOLY CROSS	Yes
106857	2402924430059	88873	319 15TH AVE SE	UNIVERSITY OF MINNESOTA REGENTS	REGENTS U OF M/REAL EST OFF	Yes
102939	1402924210090	55061	1500 6TH ST NE	NORTHEAST COMMUNITY LUTHERAN CHURCH	NE LUTHERAN MINISTRY CENTER	Yes
102929	2402924420135	88804	1313 5TH ST SE	UTEC ASSOCIATES LLP	UTEC ASSOCIATES LLP	No
116321	1402924230183	55431	1201 UNIVERSITY NE	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
116176	0502924130012	17311	4021 THOMAS AVE N	MCA HOLDINGS INC	MCA HOLDINGS INC	Yes

114473	0402924220110	116021	4320 NEWTON AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
103432	1211821240101	48911	5025 BRYANT AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
115141	0802924140200	121497	3327 PENN AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
110854	0402924130172	14317	4131 DUPONT AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
117880	1111821140085	41609	1600 50TH AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
114916	1111821130004	110057	5000 OLIVER AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
103337	1111821140085	41609	1600 50TH AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
108723	1411821210048	56830	2600 44TH AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	SP SCHOOL DIST NO 1	Yes
103976	1211821430074	49737	4652 LYNDAL AVE N	ACORN MINI-STORAGE I LLC	ACORN MINI-STORAGE I L L C	No
111038	2102924130050	130093	917 EMERSON AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
117732	2202924230140	81549	570 6TH AVE N	METROPOLITAN TRANSIT COMMISSION	METRO TRANSIT COMMISSION	Yes
103419	1602924420140	64004	1201 BROADWAY W	SHILOH TEMPLE INT'L MINISTRIES INC.	SHILOH TEMPLE INTERNATIONAL	Yes
102828	2202924210054	81438	900 3RD ST N	FTK PROPERTIES INC	FTK PROPERTIES INC ET AL	No
103413	1502924320168	59750	501 BROADWAY W	BROADWAY CENTER ASSOCIATES	BROADWAY CENTER ASSOCIATES	No
112118	2202924430186	131319	600 HENNEPIN AVE #A	CAMELOT LLC	CAMELOT LLC	Yes
112674	1602924210184	62720	2410 IRVING AVE N	BOYS CLUB OF MPLS INC	BOYS & GIRLS CLUB OF TC	Yes
115089	1702924440212	68441	1313 PENN AVE N	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
104193	2102924130011	77707	1301 7TH AVE N	SEED DAYCARE	SEED DAYCARE	Yes
103007	2202924210080	81455	277 12TH AVE N	BOB KEITH ENTERPRISES INC	ZS REAL EST INVESTMENT LLC	No
129046	2102924440051	131230	810 GLENWOOD AVE N	GENEVA IMSX XXXII LLC	GENEVA MANAGEMENT SERV/ LLC	No
132930	2202924310055	146093	528 7TH ST N	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
135352	1502924420016	59916	1601 RIVER RD N	COLOPLAST MANUFACTURING US LLC	COLOPLAST CORP	No
135353	1502924420008	59910	1615 RIVER RD N	COLOPLAST MANUFACTURING US LLC	COLOPLAST CORP	No
116568	2202924130046	81225	701 WASHINGTON AVE N	701 INVESTMENTS LLC	701 WASHINGTON INVSTMENT LLC	No

105457	2202924210432	148389	900 4TH ST N	SALVATION ARMY	SALVATION ARMY	Yes
111807	2102924310086	151083	1500 GLENWOOD AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MINNEAPOLIS BD EDU DIST NO 1	Yes
118017	2102924310086	151083	1500 GLENWOOD AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MINNEAPOLIS BD EDU DIST NO 1	Yes
115562	1702924410196	67855	2220 16TH AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	SP SCHOOL DIST NO 1	Yes
112799	1602924340046	63726	1500 JAMES AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	NORTH HIGH SCHOOL	Yes
106470	2102924220064	77942	2131 12TH AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
103790	2102924130004	77704	700 HUMBOLDT AVE N	PARENTS IN COMM ACTION INC	PARENTS IN COMM ACTION INC	Yes
111702	1602924120154	62238	1400 23RD AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
105639	2202924310036	81620	661 5TH AVE N	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
123360	2102924440051	131230	810 GLENWOOD AVE N	GENEVA IMSX XXXII LLC	GENEVA MANAGEMENT SERV LLC	No
102900	2202924240099	81610	643 5TH ST N	J J REALTY CO OF MINNESOTA	J J REALTY CO	No
103360	2102924440029	79078	245 ALDRICH AVE N	PHOENIX VENTURE IX	PHOENIX VENTURE IX	No
118181	1702924410196	67855	2220 16TH AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	SP SCHOOL DIST NO 1	Yes
105893	2202924230140	81549	570 6TH AVE N	METROPOLITAN TRANSIT COMMISSION	METRO TRANSIT COMMISSION	Yes
109489	2202924320015	81633	300 BORDER AVE	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
112456	0902924310203	120460	2957 HUMBOLDT AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
109197	1602924440043	64176	1501 ALDRICH AVE N	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
109574	1602924410155	63893	701 BROADWAY W	DIAMOND LAKE 1994 LLC	DIAMOND LAKE 2004 L L C	No
110356	2602924330002	91054	1800 CHICAGO AVE	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
111858	3402924320382	104885	315 26TH ST W	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
103106	3502924210212	119893	912 24TH ST E	EXCELSIOR DEVELOPMENT LLC	24TH MALL LLC	No
110365	3502924220102	106758	2300 CHICAGO AVE	HOPE ACADEMY INC	HOPE ACADEMY INC	Yes
105142	3402924130053	103531	2500 3RD AVE S	MPLS COLLEGE OF ART & DESIGN	MINNEAPOLIS SOC OF FINE ARTS	Yes
105141	3402924130052	103530	2430 3RD AVE S	MPLS COLLEGE OF ART & DESIGN	MINNEAPOLIS SOC OF FINE ARTS	Yes

115015	3502924220100	106756	2215 PARK AVE	HEALTH ONE CORPORATION	ALLINA HEALTH SYSTEM	Yes
122446	3402924340296	143061	2910 PILLSBURY AVE	KARMEL PROPERTIES LLC	KARMEL PROPERTIES LLC	No
107563	3502924220099	106755	710 24TH ST E	HEALTH ONE CORPORATION	ALLINA HEALTH SYSTEM	Yes
107564	3502924230159	124685	715 24TH ST E	MT SINAI HOSPITAL ASSN	ALLINA HEALTH SYSTEM	Yes
105378	3402924440154	105863	2801 4TH AVE S	WELLS FARGO HOME MORTGAGE	WELLS FARGO HOME MORTGAGE	No
112620	3402924410104	105346	2701 WELLS FARGO WAY	WELLS FARGO HOME MORTGAGE	WELLS FARGO HOME MORTGAGE	No
103520	3402924110123	103411	2123 CLINTON AVE	ST STEPHEN'S CHURCH	CHURCH OF ST STEPHEN	Yes
103023	3502924120210	106057	2323 11TH AVE S	MPLS PARK & RECREATION BOARD	CITY OF MPLS PARK BOARD	Yes
120981	3402924440160	121428	2840 4TH AVE S	WELLS FARGO HOME MORTGAGE	WELLS FARGO HOME MORTGAGE	No
115021	3502924230012	106772	2540 PARK AVE	ST MARYS UNIVERSITY	ST MARY'S UNIVERSITY OF MINN	Yes
123080	3402924410104	105346	2701 WELLS FARGO WAY	WELLS FARGO HOME MORTGAGE	WELLS FARGO HOME MORTGAGE	No
135604	3502924330239	150699	2804 CHICAGO AVE #1	IRET PROPERTIES	IRET PROPERTIES	No
135606	3502924330241	150701	2828 CHICAGO AVE	IRET PROPERTIES	IRET PROPERTIES	No
132933	3502924230173	146107	2400 PARK AVE	LUTHERAN SOCIAL SERVICE OF MN	CENTER FOR CHANGING LIVES	Yes
135602	3502924330243	150695	2800 CHICAGO AVE	IRET PROPERTIES	IRET PROPERTIES	No
135603	3502924330242	150694	2804 CHICAGO AVE #2	IRET PROPERTIES	IRET PROPERTIES	No
135605	3502924330240	150700	2804 CHICAGO AVE #3	IRET PROPERTIES	IRET PROPERTIES	No
134989	3402924440214	148505	2924 4TH AVE S #2	URBAN VENTURES LEADERSHIP FOUNDATION	URBAN VENTURES LEADERSHIP FD	Yes
132415	3402924440213	148504	2924 4TH AVE S #1	TWIN CITIES JESUIT HIGH SCHOOL	TWIN CITIES JESUIT HIGH SCH	Yes
135573	3402924340300	150442	2810 NICOLLET AVE	HENNEPIN HEALTHCARE SYSTEM INC	HENNEPIN CO MEDICAL CENTER	Yes
104344	3402924130311	151428	150 26TH ST E	MPLS COLLEGE OF ART & DESIGN	MPLS COLLEGE OF ART & DESIGN	Yes
113222	3402924430141	105728	10 LAKE ST W	HARLAND BATRUS ET AL	SEARS ROEBUCK & CO	No
117718	3402924130052	103530	2430 3RD AVE S	MPLS COLLEGE OF ART & DESIGN	MINNEAPOLIS SOC OF FINE ARTS	Yes
106794	3502924120246	106090	2300 15TH AVE S	MN IND WOMENS RESOURCE CTR	MN IND WOMENS RESOURCE CTR	Yes

114515	2702924340061	94258	1900 NICOLLET AVE	PLYMOUTH CONGREGATION CHURCH	PLYMOUTH CONG CHURCH	Yes
111524	2702924340070	94267	122 FRANKLIN AVE W	MINN COUNCIL OF CHURCHES	MINN COUNCIL OF CHURCHES	Yes
115473	2602924210049	90275	425 PORTLAND AVE	COWLES MEDIA CO.	THE STAR TRIBUNE	No
105357	2602924220343	118770	625 4TH AVE S	LUTHERAN BROTHERHOOD	THRIVENT FINANCIAL	No
105358	2602924220065	90318	701 4TH AVE S	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
112166	2702924220063	92044	1500 HENNEPIN AVE	STATE OF MINNESOTA	STATE OF MINNESOTA	Yes
112167	2702924230043	120211	1501 HENNEPIN AVE	MPLS COMMUNITY TECHNICAL COLLEGE	DNR REAL ESTATE MGMT	Yes
116950	2702924240109	92099	50 WILLOW ST	STATE OF MINN JR COLLEGE	ST OF MN MPLS COMM TECH COL	Yes
110983	2602924310101	90762	910 ELLIOT AVE	NORTH CENTRAL UNIVERSITY	NORTH CENTRAL UNIVERSITY	Yes
104145	2702924120181	125255	900 NICOLLET MALL #A	MPLS PUBLIC WORKS DEPT	CITY OF MPLS	Yes
104149	2702924120183	125257	900 NICOLLET MALL #C	FSP 50 SOUTH TENTH STREET CORP.	FSP 50 SO TENTH STREET CORP	No
104151	2702924120184	125258	900 NICOLLET MALL #D	FSP 50 SOUTH TENTH STREET CORP.	FSP 50 SO TENTH STREET CORP	No
104143	2202924440104	81950	601 NICOLLET MALL	BROOKFIELD MARKET INC	BROOKFIELD MARKET INC	No
114771	2702924120137	91661	1000 NICOLLET MALL	TARGET CORPORATION	TARGET CORPORATION T-0549	No
104514	2902924320004	96478	3701 WAYZATA BLVD	TARGET CORPORATION	TARGET CORPORATION	No
104485	2302924330001	85399	245 MARQUETTE AVE	NOP 111 WASHINGTON LLC	NOP 111 WASHINGTON LLC	No
102818	2202924410090	81764	24 3RD ST N	MCKESSON BUILDING LLC	MCKESSON BUILDING LLC	No
102862	2302924330037	85419	400 4TH ST S	MPLS GRAIN EXCHANGE	MINNEAPOLIS GRAIN EXCHANGE	No
102820	2202924410088	81763	114 3RD ST N	RIVER BLUFF DEVELOPMENT CO ET AL	RIVER BLUFF DEVELOPMENT CO	No
102822	2202924130147	120649	329 3RD ST N	DESIGNER'S GUILD BLDG INC	DESIGNER'S GUILD BLDG INC	No
102823	2202924130017	81209	401 3RD ST N	DESIGNERS GUILD BLD INC	DESIGNERS GUILD BLD INC	No
119113	2802924410048	95328	1750 HENNEPIN AVE	WALKER ART CENTER	WALKER ART CENTER	Yes
102858	2202924440027	81908	110 4TH ST S	US GOVT PROPERTY	COUNTY OF HENNEPIN	Yes
102861	2302924330876	86045	300 4TH ST S	UNITED STATES GENERAL SERVICES ADMIN	U S GENERAL SERVICE ADMIN	Yes

117746	2602924240052	90661	730 8TH ST S	HENNEPIN CO MEDICAL CENTER	HENNEPIN CO MEDICAL CENTER	Yes
102833	2302924340051	118492	400 3RD ST S	MINNEAPOLIS VENTURE LLC	MINNEAPOLIS VENTURE LLC	No
102834	2602924220353	128905	501 4TH AVE S	URBAN GROWTH PROPERTY LTD PRTNRSH	URBAN GROWTH PROP LTD PTRNSH	No
102714	2202924420099	81823	318 2ND AVE N	MN STATE DOT HWY R/W	MN DEPT OF TRANSPORTATION	Yes
102701	2202924410094	81766	25 1ST ST N	NOP HENNEPIN LLC	NOP HENNEPIN LLC	No
103006	2702924140071	91870	220 11TH ST S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
102832	2302924330027	85411	312 3RD ST S	SKYWALK PROPERTIES LLC	SKYWALK PROPERTIES	No
102835	2702924110096	91550	724 4TH AVE S	CSDV MN LLP	CSDV-MN LLP	No
103487	2202924330047	81655	1518 CHESTNUT AVE	NORTHERN STATES POWER CO	NSP - PROPERTY TAX DEPT	No
102732	2702924110132	91559	6181/2 2ND AVE S	PCCP NNN NORTHSTAR LLC	PCCP NNN NORTHSTAR LLC	No
102715	2202924420090	81816	516 2ND AVE N	MINNESOTA STATE DOT	MN DEPT OF TRANSPORTATION	Yes
104176	2702924240177	92139	1300 NICOLLET MALL	1300 NICOLLET LLC	1300 NICOLLET LLC	No
106450	2702924130003	91666	65 11TH ST S	WS MDT LLC	WHEELOCK STREET CAPITAL	No
106451	2702924120142	121472	68 11TH ST S	TARGET CORPORATION	TARGET CORPORATION T-0517	No
102863	2302924330873	86042	418 4TH ST S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
104034	2702924110082	91540	821 MARQUETTE AVE	FOSHAY HOTEL LLC	FOSHAY HOTEL LLC	No
102886	2302924340053	86067	105 5TH AVE S	CANAL STREET LTD PARTNERSHIP	CANAL STREET LTD PARTNERSHIP	No
102887	2602924220091	90323	700 5TH AVE S	MINNEAPOLIS VENTURE LLC	MINNEAPOLIS VENTURE LLC	No
105080	2202924140156	81379	200 3RD AVE N	C W INC	C W INC	No
105082	2202924420072	118292	250 3RD AVE N	TRAFFIC ZONE LTD PTNRSH	TRAFFIC ZONE LTD PTNRSH	No
105084	2202924420046	81800	400 3RD AVE N	HISTORIC CRANE BUILDING	HISTORIC CRANE BUILDING	No
120731	2302924340389	125944	500 WASHINGTON AVE S	CSM INVESTORS II INC	CSM INVESTORS II INC	No
117705	2202924210093	121533	824 WASHINGTON AVE N	CITY CTR RETAIL AG 800 WA LLC	CITY CENTER RETAIL LLC	No
117706	2202924410125	120665	318 1ST AVE N	DP PROPERTY ACQUISTION LLC	DP PROPERTY ACQUISTION LLC	No

105116	2302924320010	84923	212 3RD AVE S	US GOVT PROPERTY	WHIPPLE FEDERAL BUILDING	Yes
105118	2302924330043	85425	401 3RD AVE S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
105121	2702924140084	126318	901 3RD AVE S	RIVERSOURCE LIFE INSURANCE CO	RIVERSOURCE LIFE INSURANCE CO	No
104483	2302924320006	84922	20 WASHINGTON AVE S	NOP 20 WASHINGTON LLC	NOP 20 WASHINGTON LLC	No
102812	2702924140070	91869	1111 3RD AVE S	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
104141	2202924440039	81915	401 NICOLLET MALL	GDSX LLC	BAKER INVESTMENTS PTN I,LLC	No
120035	2202924130221	125461	501 2ND ST N	CSM HOSPITALITY INC	CSM TPS MPLS LLC	No
103018	2702924130038	91681	116 12TH ST S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
102733	2702924110007	91519	730 2ND AVE S	ST PAUL PROPERTIES INC	BAKER CENTER MGMT CO	No
105203	2202924410085	81760	123 3RD ST N	COLWELL PARTNERS LLC	COLWELL PARTNERS LLC	No
106084	2602924220090	90322	427 7TH ST S	LM MINNEAPOLIS INC	LEGG MASON RE INVEST INC	No
105131	2702924410114	94375	1501 3RD AVE S	CENTRAL LUTHERAN CHURCH	C/O REBECCA LAW	Yes
117639	2202924330047	81655	1518 CHESTNUT AVE	NORTHERN STATES POWER CO	NSP - PROPERTY TAX DEPT	No
117662	2702924210105	91924	1309 HENNEPIN AVE	MPLS COMMUNITY TECHNICAL COLLEGE	MPLS COMM AND TECH	Yes
104438	2202924210093	121533	824 WASHINGTON AVE N	CITY CTR RETAIL AG 800 WA LLC	CITY CENTER RETAIL LLC	No
104440	2202924210030	81428	900 WASHINGTON AVE N	CITY CTR RETAIL AG 800 WA LLC	CITY CENTER RETAIL LLC	No
105037	2302924430055	128544	708 2ND ST S #1	MINNESOTA HISTORICAL SOCIETY	MINNESOTA HISTORICAL SOCIETY	Yes
106185	2602924220084	90321	414 8TH ST S	UNITED FUND	GREATER TC UNITED WAY	Yes
106186	2602924230001	90549	405 8TH ST S	NOBLE HOTEL CO	NOBLE HOTEL COMPANY	No
106197	2602924240070	90675	800 8TH ST S	CENTER HOSPITAL	HENNEPIN CO MEDICAL CENTER	Yes
106198	2602924240115	90700	801 8TH ST S	HENNEPIN FACULTY ASSOCIATES	HOSPITAL PARKING RAMP	Yes
106199	2602924240075	90680	804 8TH ST S	CENTER HOSPITAL	HENNEPIN CO MEDICAL CENTER	Yes
106200	2602924240080	90685	808 8TH ST S	CENTER HOSPITAL	HENNEPIN CO MEDICAL CENTER	Yes
106201	2602924240113	90698	825 8TH ST S	PARKSIDE BUILDING LLC	PARKSIDE BUILDING LLC	No

102749	2202924140073	81310	212 2ND ST N	GREGOR CAMPBELL	CAMPBELL-LOGAN BINDERY INC	No
112159	2702924210188	91994	1216 HENNEPIN AVE	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	LAUREL VILLAGE PARTNERS	Yes
105125	2702924410105	94371	1317 3RD AVE S	CENTRAL LUTHERAN CHURCH	C/O REBECCA LAW	Yes
103058	2702924220078	118882	96 16TH ST N	NORTHERN STATES POWER CO	NSP - PROPERTY TAX DEPT	No
118028	2702924240109	92099	50 WILLOW ST	STATE OF MINN JR COLLEGE	ST OF MN MPLS COMM TECH COL	Yes
106179	2702924120185	124575	45 8TH ST S #F	GLM LLC	GLM LLC	No
106203	2602924240089	90693	904 8TH ST S	HENNEPIN FACULTY ASSOCIATES	HENNEPIN CO MEDICAL CENTER	Yes
114977	2302924340024	86055	233 PARK AVE	233 PARK LLC	233 PARK LLC	No
117712	2302924320542	85377	100 1ST ST S	UNITED STATES POSTAL SERVICE	UNITED STATES POSTAL SERVICE	Yes
117713	2302924320542	85377	100 1ST ST S	UNITED STATES POSTAL SERVICE	UNITED STATES POSTAL SERVICE	Yes
118044	2802924410058	95333	511 KENWOOD PKWY	NORTHRUP COLLEGIATE SCHOOL	THE BLAKE SCHOOLS	Yes
112117	2202924430024	118294	524 HENNEPIN AVE	HENNEPIN CENTER FOR THE ARTS	HENNEPIN CENTER FOR THE ARTS	Yes
112130	2202924430064	81854	730 HENNEPIN AVE	100 EAST 22ND ASSOCIATES LLC	100 EAST 22ND ASSOCS LLC	No
112132	2202924430005	81824	800 HENNEPIN AVE	TURNSTONE 800 LLC	TURNSTONE 800 LLC	No
105033	2302924340074	86079	512 2ND ST S	CERESOTA MILL LTD PNTSHP	CERESOTA FUNDING LLC	No
103726	2702924230035	92072	1635 HENNEPIN AVE	LORING CORNERS INC	LORING CORNERS INC	No
114983	2602924240052	90661	730 8TH ST S	HENNEPIN CO MEDICAL CENTER	HENNEPIN CO MEDICAL CENTER	Yes
112127	2202924430149	125269	711 HENNEPIN AVE	BACK TO NATURE PROP, INC	BACK TO NATURE PROPERTIES	No
112142	2702924210030	91895	910 HENNEPIN AVE	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	HENNEPIN THEATRE TRUST	Yes
102997	2702924130279	91818	101 10TH ST S	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	HILTON MUNICIPAL PARKNG RAMP	Yes
106177	2702924120034	91590	26 8TH ST S	THE MAY DEPARTMENT STORES CO	MACYS	No
106079	2702924110005	91517	109 7TH ST S	ST PAUL PROPERTIES INC	BAKER CENTER MGMT CO	No
106080	2702924110033	91527	216 7TH ST S	GATOR OWNER LLC	PEBBLEBROOK HOTELS TRUST	No
106453	2702924130004	91667	71 11TH ST S	WS MDT LLC	WHELOCK STREET CAPITAL	No

115957	2702924310059	93339	1421 SPRUCE PL	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
114052	2202924440060	81928	527 MARQUETTE AVE	RAND TOWER LLC	RAND TOWER LLC	No
114055	2702924110006	91518	717 MARQUETTE AVE	ST PAUL PROPERTIES INC	BAKER CENTER MGMT CO	No
114057	2702924110081	91539	801 MARQUETTE AVE	FSP 121 SOUTH EIGHTH ST LLC	TCF NATIONAL BANK	No
123246	2302924430199	140380	711 2ND ST S #A	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	DEPT OF COMM PLAN/ECON DEVEL	Yes
112164	2702924230044	92078	1401 HENNEPIN AVE	MPLS COMMUNITY TECHNICAL COLLEGE	MPLS COMMUNITY/TECH COLLEGE	Yes
114054	2702924110130	118849	710 MARQUETTE AVE	EIGHTH STREET HOTEL CORP	RREEF/%EPRPRTY TX INC DP#207	No
114060	2702924140002	91829	9211/2 MARQUETTE AVE	ANES REALTY CO	A D HAYS PARKING CO LLP	No
114061	2702924110024	91523	923 MARQUETTE AVE	ANES REALTY CO	A D HAYS PARKING CO LLP	No
128314	2302924430200	140381	711 2ND ST S #B	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	DEPT OF COMM PLAN/ECON DEVEL	Yes
104507	2802924140012	94720	818 WAYZATA BLVD	WILLIAM H DUNWOODY IND INST	WILLIAM H DUNWOODY IND INST	Yes
104510	2902924130016	96176	2800 WAYZATA BLVD	QWEST COMMUNICATIONS INC	CENTURY LINK	No
102726	2302924330046	85427	255 2ND AVE S	WELLS FARGO BANK	WELLS FARGO BANK	No
102727	2302924330012	85403	330 2ND AVE S	GPT PROPERTIES TRUST	GPT PROPERTIES TRUST	No
102728	2702924110084	91541	200 6TH ST S	FIRST MINNEAPOLIS-HINES CO	US BANK CORP RE TAX DEPT	No
116392	2902924120012	119211	252 UPTON AVE S, MPLS	MPLS BOARD OF EDUCATION DISTRICT #1	ANWATIN	Yes
102730	2702924110099	91552	608 2ND AVE S	PCCP NNN NORTHSTAR LLC	PCCP NNN NORTHSTAR LLC	No
102731	2702924110131	91558	618 2ND AVE S	PCCP NNN NORTHSTAR LLC	PCCP NNN NORTHSTAR LLC	No
102738	2702924140069	91868	920 2ND AVE S	INTERCEN PARTNERS LLC	INTERCEN PARTNERS LLC	No
102679	2202924420059	81808	400 1ST AVE N	400 WYMAN LLC	400 WYMAN LLC	No
102681	2202924430112	81868	518 1ST AVE N	BUTLER PROPERTIES LLC	BUTLER PROPERTIES LLC	No
102976	2202924340105	81690	29 9TH ST N	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
102978	2702924120133	91658	16 9TH ST S #4	HERITAGE INVESTMENT CP LLC	ZELLER REALTY GROUP	No
102979	2702924110128	91556	911 MARQUETTE AVE	RYAN COMPANIES US, INC.	901 MARQUETTE LLC	No

116543	2202924140023	81284	300 WASHINGTON AVE N	JACKSON BUILDING LLP	JACKSON BUILDING LLP	No
102674	2202924410126	126216	300 1ST AVE N	500 LLC	500 LLC	No
102957	2202924430086	81860	17 7TH ST S	MACYS RETAIL HOLDINGS INC	MACYS	No
102958	2202924430122	81871	45 7TH ST S	PLAZA SEVEN LLC	HIGHWAY 55 CORPORATE CTR LLC	No
102729	2702924110127	91555	225 6TH ST S	MINNEAPOLIS 225 HOLDINGS LLC	MINNEAPOLIS 225 HOLDINGS LLC	No
118521	2202924430185	127094	601 1ST AVE N	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	BLOCK E HOTEL CAPITAL LLC	Yes
133117	2202924340138	148779	101 9TH ST N	MN STATE DOT HWY R/W	MN DEPT OF TRANSPORTATION	Yes
106478	2602924130095	90197	511 11TH AVE S	TIMESHARE PROPERTIES INC	TIMESHARE SYSTEMS	No
111980	2702924210216	129556	25 11TH ST S	UNIVERSITY OF ST THOMAS	AUTOPARK LLC	Yes
111982	2702924210211	126179	1107 HARMON PL, MPLS	UNIVERSITY OF ST THOMAS	UNIVERSITY OF ST THOMAS	Yes
103518	2702924410112	94373	1401 CLINTON AVE	CENTRAL LUTHERAN CHURCH	C/O REBECCA LAW	Yes
111952	2702924330740	94179	425 GROVELAND AVE	HENNEPIN AVE UNITED METHODIST CHURCH	HENN AV UNITED METHODIST CH	Yes
116552	2202924130149	120525	419 WASHINGTON AVE N	S & S DEVELOPMENT CORP	S & S DEVELOPMENT CORP	No
119865	2702924110126	91554	601 NICOLLET MALL	BROOKFIELD MARKET INC	BROOKFIELD MARKET INC	No
123207	2302924430196	133223	220 9TH AVE S	MPLS CITY PROPERTY	CITY OF MINNEAPOLIS	Yes
116475	2802924410047	95327	721 VINELAND PL	WALKER ART CENTER	WALKER ART CENTER	Yes
115471	2602924210077	90287	329 PORTLAND AVE	COWLES MEDIA CO.	THE STAR TRIBUNE	No
116574	2202924210094	121585	828 WASHINGTON AVE N	CITY CTR RETAIL AG 800 WA LLC	CITY CENTER RETAIL LLC	No
104534	2202924140062	81300	100 1ST AVE N	FIRST & FIRST LLC	FIRST & FIRST LLC	No
104550	2202924420021	81795	416 1ST AVE N	430 KICKERNICK ASOC LTD PTSP	430 KICKERNICK ASOC LTD PTSP	No
120929	2202924330060	129682	1308 CURRIE AVE	CITY OF MINNEAPOLIS	CITY OF MINNEAPOLIS	Yes
116553	2202924130062	81231	424 WASHINGTON AVE N	424 HOLDINGS LLC	424 HOLDINGS LLC	No
104548	2202924420075	81810	401 1ST AVE N	US HOTEL MPLS VENTURES LP	CENTRAL BANK	No
105362	2702924410068	94338	1300 4TH AVE S	CENTRAL LUTHERAN CHURCH	CENTRAL LUTHERAN CHURCH	Yes

115176	3302924220113	119491	2013 PENN AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	S P SCHOOL DIST NO 1	Yes
132223	2302924430206	145728	818 2ND ST S	GUTHRIE THEATER FOUNDATION	GUTHRIE THEATER FOUNDATION	Yes
125299	2202924440012	81895	300 NICOLLET MALL	MPLS LIBRARY BOARD	COUNTY OF HENNEPIN	Yes
134857	2602924120954	147511	900 WASHINGTON AVE S	900 WASHINGTON HOTEL LLC	900 WASHINGTON HOTEL LLC	No
134858	2302924330878	86047	200 5TH ST S	QWEST COMMUNICATIONS INC	CENTURY LINK	No
102969	2702924110080	91538	121 8TH ST S	FSP 121 SOUTH EIGHTH ST LLC	FRANKLIN STREET PROP CORP	No
104175	2702924120099	91635	81 9TH ST S	Y-Q ASSOCIATES LTD PTNRSH	Y-Q ASSOCIATES LTD PTNRSH	No
105444	2202924420079	81812	119 4TH ST N	TEXTILE PARTNERS LLC	TEXTILE PARTNERS LLC	No
135143	2702924140387	146053	1100 5TH AVE S	FIRST GLOBAL LLC	FIRST GLOBAL LLC	No
120928	2202924340074	81676	1206 CURRIE AVE	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
105567	2602924210099	90302	701 4TH ST S	MINNEAPOLIS VENTURE LLC	MINNEAPOLIS VENTURE LLC	No
135350	2202924440120	148753	501 NICOLLET MALL #J	DB HOLDINGS INC	DB HOLDINGS INC	No
104142	2202924440111	148744	NICOLLET MALL #A	DB HOLDINGS INC	DB HOLDINGS INC	No
135138	2702924120192	135216	1012 LASALLE AVE #E	UNIVERSITY OF ST THOMAS	UNIVERSITY OF ST THOMAS	Yes
130376	2302924340677	142187	501 2ND ST S	MACPHAIL CENTER FOR MUSIC	MACPHAIL CENTER FOR MUSIC	Yes
106077	2202924430126	81875	35 7TH ST S	PLAZA SEVEN LLC	HIGHWAY 55 CORPORATE CTR LLC	No
133278	2702924140449	146377	1115 2ND AVE S	IVY TOWER MINNEAPOLIS LLC	IVY HOTEL LLC	No
104434	2202924410130	150653	17 WASHINGTON AVE N	21ST CENTURY BANK	21ST CENTURY BANK	No
135601	2702924110160	150692	900 2ND AVE S	INTERCEN PARTNERS LLC	INTERCEN PARTNERS LLC	No
104189	2702924320010	93457	430 OAK GROVE ST	430 OAK OWNER LLC	430 OAK OWNER LLC	No
106255	2702924120118	91646	50 9TH ST S	RBF INVESTMENTS, INC.	RBF INVESTMENTS INC	No
105114	2302924310047	120670	333 1ST ST S	MILL PLACE INC	MILL PLACE INC	No
104156	2702924120182	125256	900 NICOLLET MALL #H	TARGET CORPORATION	TARGET CORPORATION T-1375	No
106097	2602924130096	90198	1010 7TH ST S	1010 METRODOME SQUARE LLC	1010 METRODOME SQUARE LLC	No

135836	2302924430394	151086	201 CHICAGO AVE S	AMERICAN ACADEMY OF NEUROLOGY INSTITUTE	THE AM ACAD-NEUROLOGY INST	No
102894	2202924420114	150817	110 5TH ST N	110 WYMAN LLC	110 WYMAN LLC	No
134861	2302924330879	118490	220 5TH ST S	AT & T COMMUNICATION/MIDWEST	AT & T COMMUNICATIONS	No
103712	2302924230072	84871	90 HENNEPIN AVE	FEDERAL RESERVE BANK OF MPLS	FEDERAL RESERVE BANK OF MPLS	No
104684	2202924120106	81037	702 1ST ST N	ITASCA BUILDING LLC	ITASCA BUILDING LLC	No
106268	2602924240112	90697	826 9TH ST S	PARKSIDE BUILDING LLC	PARKSIDE BUILDING LLC	No
114751	2202924440015	81898	414 NICOLLET MALL	NORTHERN STATES POWER CO	NSP - PROPERTY TAX DEPT	No
106455	2702924130223	91805	1017 NICOLLET MALL	CBS INC	RYAN & COMPANY	No
114064	2702924130292	132529	1100 MARQUETTE AVE	MPLS PUBLIC WORKS DEPT	ORCHESTRA HALL	Yes
114065	2702924130270	91809	1201 MARQUETTE AVE	MARQUETTE ASSOC REAL EST DIV	1201 MARQUETTE LTD PTNRSHP	No
114062	2702924130278	91817	1001 MARQUETTE AVE	DIAMONDROCK MINNEAPOLIS LLC	HILTON HOTELS CORP	No
113344	2702924220059	92040	1601 LAUREL AVE	BASILICA OF ST MARY	BASILICA OF ST MARY	Yes
114776	2702924130219	91802	1130 NICOLLET MALL	Y W C A	YWCA OF MINNEAPOLIS	Yes
114755	2202924440107	81953	500 NICOLLET MALL	CATALYST R S LLC	CATALYST RS LLC	No
114757	2702924120032	91588	700 NICOLLET MALL	THE MAY DEPARTMENT STORES CO	MACYS	No
114759	2702924120033	91589	730 NICOLLET MALL	THE MAY DEPARTMENT STORES CO	MACYS	No
106457	2702924140053	91857	225 11TH ST S	PRK INC	PRK INC	No
103540	2202924340058	81672	1010 CURRIE AVE	SALVATION ARMY	THE SALVATION ARMY	Yes
114766	2702924120090	91627	825 NICOLLET MALL	MEDICAL ARTS LLP	RICE REAL ESTATE COMPANY	No
113329	2702924120189	135213	1012 LASALLE AVE #B	UNIVERSITY OF ST THOMAS	UNIVERSITY OF ST THOMAS	Yes
103715	2702924120122	91648	825 HENNEPIN AVE	ZELLER LASALLE PLAZA LLC	ZELLER REALTY GROUP	No
114782	2702924130073	120210	1313 NICOLLET MALL	CAPP INDUSTRIES INC	TRIMARK HOTEL CORP	No
114783	2702924240178	118889	1330 NICOLLET MALL	MINNEAPOLIS VENTURE LLC	MINNEAPOLIS VENTURE LLC	No
106254	2702924120186	125327	16 9TH ST S #1	YMCA OF THE GREATER TWIN CITIES	Y M C A	Yes

104551	2202924430142	81890	600 1ST AVE N	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	CITY OF MINNEAPOLIS	Yes
102911	2202924440106	81952	10 5TH ST S	CMAT 1999-C1 LUMBER ST LLC	LUMBER, LLC	No
113326	2702924120144	121588	811 LASALLE AVE	COURT PROP ACQUISITION LLC	COURT PROP ACQUISITION LLC	No
113462	2802924340151	95274	1917 LOGAN AVE S	ST PAUL EPISCOPAL PAROCHIAL	ST PAULS PARISH	Yes
118153	2602924210053	90278	626 6TH ST S	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
117750	2602924240114	90699	814 9TH ST S	HENNEPIN FACULTY ASSOCIATES	HOSPITAL PARKING RAMP	No
117734	2702924110099	91552	608 2ND AVE S	PCCP NNN NORTHSTAR LLC	PCCP NNN NORTHSTAR LLC	No
117762	2702924130266	91807	1200 MARQUETTE AVE	WESTMINSTER PRESBYTERIAN CH	WESTMINSTER PRESBYTERIAN CH	Yes
117753	2602924240086	118782	915 7TH ST S	ELLIOT PARK LIFESCIENCES INSTITUTE LLC	ELLIOT PARK LIFESCIENCES	Yes
117754	2702924130088	91688	89 10TH ST S	TENTH & NICOLLET LLC	TENTH AND NICOLLET LLC	No
104032	2202924440109	120666	517 MARQUETTE AVE	UGP-517 MARQUETTE PARKING, LLC	517 MARQUETTE PARK LLC	No
104033	2702924110043	91528	625 MARQUETTE AVE	PCCP NNN NORTHSTAR LLC	PCCP NNN NORTHSTAR LLC	No
104035	2702924110025	91524	921 MARQUETTE AVE	A D HAYS PARKING CO.	A D HAYS PARKING CO LLP	No
105916	2202924430111	81867	116 6TH ST N	BUTLER PROPERTIES LLC	BUTLER PROPERTIES LLC	No
120280	2302924430063	128552	104 8TH AVE S	MINNESOTA HISTORICAL SOCIETY	MINNESOTA HISTORICAL SOCIETY	Yes
114779	2702924130276	91815	1221 NICOLLET MALL	1221 ACQUISITIONS LLC	1221 ACQUISITIONS LLC	No
105790	2202924440064	118302	101 5TH ST S	SOO LINE CITY APARTMENTS LLC	SOO LINE CITY APARTMENTS LLC	No
105792	2302924330878	86047	200 5TH ST S	QWEST COMMUNICATIONS INC	CENTURY LINK	No
105793	2302924330879	118490	220 5TH ST S	AT & T COMMUNICATION/MIDWEST	AT & T COMMUNICATIONS	No
106250	2702924120002	91561	15 9TH ST S	LASALLE ASSOCIATES	LASALLE ASSOC	No
106300	2602924240063	90670	611 10TH AVE S	1010 METRODOME SQUARE LLC	1010 METRODOME SQUARE LLC	No
106302	2602924240116	128843	626 10TH AVE S #A	HENNEPIN CO MEDICAL CENTER	HENNEPIN CO MEDICAL CENTER	Yes
104723	2302924320542	85377	100 1ST ST S	UNITED STATES POSTAL SERVICE	UNITED STATES POSTAL SERVICE	Yes
104029	2202924410012	81706	250 MARQUETTE AVE	FRM ASSOCIATES LLC	FRM ASSOCIATES LLC	No

105721	2202924430032	120209	111 5TH ST N	FIRST AVE INVESTMENTS LLC	FIRST AVE INVESTMENTS LLC	No
104031	2202924440028	81909	409 MARQUETTE AVE	BAKER INVESTMENTS PARTNERSHIP I LLC	BAKER INVESTMENTS PTN I, LLC	No
105651	2602924230002	90550	800 5TH AVE S	NOBLE HOTEL CO	NOBLE HOTEL COMPANY	No
112083	2702924220073	92054	1317 HAWTHORNE AVE	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	LAUREL VILLAGE PARTNERS	Yes
114760	2702924120139	91663	800 NICOLLET MALL	WELLS OPERATING PARTNERSHP LP	WELLS REIT-800 NICOLLETT	No
114761	2702924120088	91625	801 NICOLLET MALL	MIDWEST REAL ESTATE HOLDINGS INC	MIDWEST R E HOLDINGS INC	No
104697	2202924120117	81043	724 1ST ST N	724 ASSOCIATES	724 ASSOCIATES	No
105559	2302924330051	85429	250 4TH ST S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
105560	2302924330044	85426	315 4TH ST S	HENNEPIN COUNTY HWY R/W	COUNTY OF HENNEPIN	Yes
105561	2602924220352	79002	401 4TH ST S	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
105566	2602924210085	90293	700 4TH ST S	COWLES MEDIA CO.	THE STAR TRIBUNE	No
106530	2702924130281	91820	117 12TH ST S	MPLS PUBLIC WORKS DEPT	MPLS CONVENTION CTR	Yes
105355	2302924330041	85423	301 4TH AVE S	MPLS GRAIN EXCHANGE	MINNEAPOLIS GRAIN EXCHANGE	No
104036	2702924130039	91682	1111 MARQUETTE AVE	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
105787	2202924440054	81922	15 5TH ST S	CCT BUILDING LLC	CCT BUILDING LLC	No
106567	2602924420057	91344	720 13TH AVE S	BETHLEHEM BAPTIST CHURCH	BETHLEHEM BAPTIST CHURCH	Yes
105356	2302924330035	85417	310 4TH AVE S	LARSON PROPERTIES LLC	W D LARSON CO LTD	No
102913	2202924440100	81947	100 5TH ST S	FIFTH STREET OWNER CORP	FIFTH ST TOWERS INVESTRS LLC	No
102914	2602924220026	118746	415 5TH ST S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
102941	2202924430120	81870	33 6TH ST S	33 SOUTH 6TH STREET LLC	33 SOUTH 6TH STREET LLC	No
102942	2202924440010	81893	12 6TH ST S	HISTORIC PLYMOUTH BUILDING LLC	HISTORIC PLYMOUTH BLDG LLC	No
102943	2202924440057	81925	88 6TH ST S	HEI MINNEAPOLIS LLC	HEI MINNEAPOLIS LLC	No
102944	2202924440063	81931	120 6TH ST S	NEH I LLC	NEH I LLC	No
102897	2202924420035	118291	420 5TH ST N	FORD UNITED LLC	FORD UNITED LLC	No

102966	2702924120089	91626	81 8TH ST S	MIDWEST REAL ESTATE HOLDINGS INC	MIDWEST R E HOLDINGS INC	No
106351	2702924120138	91662	10 10TH ST S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
106353	2702924120138	91662	10 10TH ST S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
106354	2702924120138	91662	10 10TH ST S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
106401	2602924210071	90284	500 11TH AVE S	METROPOLITAN SPORTS FACILITIES COMMISSION	MET SPORTS FACILITIES COMM	Yes
102960	2202924430125	81874	45 7TH ST S #3	PLAZA SEVEN LLC	HIGHWAY 55 CORPORATE CTR LLC	No
102961	2702924110012	91520	640 MARQUETTE AVE	NWC LIMITED PARTNERSHIP	NWC LIMITED PARTNERSHIP	No
102912	2202924440016	81899	30 5TH ST S	UGP-NICOLLET, LLC	UGP NICOLLET LLC	No
102945	2602924220353	128905	501 4TH AVE S	URBAN GROWTH PROPERTY LTD PRTNRSH	URBAN GROWTH PROP LTD PTRNSH	No
102970	2702924110083	118847	220 8TH ST S	MINNEAPOLIS CLUB	MPLS CLUB	No
116779	2602924110110	142210	1200 WASHINGTON AVE S	SUPERCOMPUTER LLC	SUPERCOMPUTER LLC	No
116752	2302924340079	86084	425 2ND ST S	CSM HOSPITALITY INC	CSM DEPOT L L C	No
106367	2702924140067	91866	327 10TH ST S	KAN AMERICAN 1001 3RD AVENUE SOUTH LP	KAN AM 1001 3RD AVE S LP	No
106372	2702924140029	91846	416 10TH ST S	LEAMINGTON CO	LEAMINGTON CO	No
103942	2702924120148	121547	803 LASALLE AVE	LASALLE PROPERTY CO LLC	LASALLE PROPERTY CO LLC	No
103940	2702924120125	91651	800 LASALLE AVE	HERITAGE INVESTMENT CP LLC	ZELLER REALTY GROUP	No
104776	2202924140204	81420	100 2ND AVE N	IDC PROPERTIES LLC	IDC PROPERTIES LLC	No
117744	2702924110135	128857	80 8TH ST S	MB MPLS 8TH STREET LLC	MB MINNEAPOLIS 8TH ST L L C	No
117763	2702924410068	94338	1300 4TH AVE S	CENTRAL LUTHERAN CHURCH	CENTRAL LUTHERAN CHURCH	Yes
106359	2702924120096	91632	84 10TH ST S	RYAN COMPANIES US, INC.	RYAN COMPANIES US INC	No
116767	2602924120090	90150	921 WASHINGTON AVE S	B C HOLDINGS LTD PTNRSH	B C HOLDINGS LTD PTRNSHP	No
104815	2702924420078	94410	1301 2ND AVE S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
105915	2202924430143	81891	109 6TH ST N	MPLS CITY PROPERTY ATN CPED (PREV MCDA)	LTF REAL ESTATE CO #172	Yes
118574	2302924440021	129919	1101 RIVER PKWY W	RYAN FUND IV LLC	RYAN FUND IV LLC	No

102811	2702924110013	91521	321 8TH ST S	NRG ENERGY CENTER MINNEAPOLIS LLC	NRG ENERGY CENTER MPLS LLC	Yes
110340	2602924240071	90676	709 CHICAGO AVE	CENTER HOSPITAL	HENNEPIN CO MEDICAL CENTER	Yes
110341	2602924240076	90681	711 CHICAGO AVE	HENNEPIN COUNTY PROPERTY	HENNEPIN CO MEDICAL CENTER	Yes
102796	2602924110084	90072	1300 2ND ST S	UNIVERSITY OF MINNESOTA REGENTS	UNIVERSITY OF MINNESOTA	Yes
102809	2302924330016	85405	416 3RD AVE S	QWEST COMMUNICATIONS INC	CENTURY LINK	No
102810	2702924110093	91548	820 3RD AVE S	222 SOUTH NINTH STREET LLC	222 SOUTH NINTH STREET LLC	No
105303	2602924210003	90266	700 3RD ST S	IRET PROPERTIES	IRET PROPERTIES	No
105305	2602924210092	90299	708 3RD ST S	IRET PROPERTIES	IRET PROPERTIES	No
116865	2802924140003	94714	700 WAYZATA BLVD	W HOOD DUNWOODY INDSTRL INST	DUNWOODY INDUSTRIAL INST	Yes
118141	2602924220069	90319	619 PORTLAND AVE	HENNEPIN CO MEDICAL CENTER	HENNEPIN CO MEDICAL CENTER	Yes
103943	2702924120085	91622	910 LASALLE AVE	BAKER INVESTMENTS PARTNERSHIP I LLC	BAKER INVSTMTS PTNRSH I LLC	No
110869	3302924110002	100984	2011 DUPONT AVE S	MPLS SCOTTISH RITE	MPLS SCOTTISH RITE	No
104802	2702924110031	91525	625 2ND AVE S	INFINITY MEDIA CORPORATION	RYAN INC	No
104796	2302924330010	85402	3171/2 2ND AVE S	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
104797	2302924330685	85946	331 2ND AVE S	MIDWAY WAREHOUSE LTD PARTNERSHIP	U S BANK N A	No
104803	2702924110004	91516	706 2ND AVE S	ST PAUL PROPERTIES INC	BAKER CENTER MGMT CO	No
104804	2702924110133	120735	707 2ND AVE S	BYTE INVESTMENT PTNRSH I	FLANAGAN-AMEX	No
104805	2702924110053	118846	717 2ND AVE S	MINNEAPOLIS CLUB	MPLS CLUB	No
104806	2702924110085	91542	805 2ND AVE S	ST OLAFS CATHOLIC CHRCH/MPLS	ST OLAFS CATHOLIC CHURCH	Yes
104795	2302924330009	85401	309 2ND AVE S	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
105789	2202924440058	81926	45 5TH ST S	OP2 TM1 LLC	OP2 MARQUETTE LLC	No
104798	2202924440030	81911	400 2ND AVE S	MINN TITLE FINANCIAL CORP	OLD REPUBLIC TITLE	No
104799	2302924330775	85950	215 4TH ST S	CHSP MINNEAPOLIS LLC	THM SPE LLC	No
104800	2202924440101	81948	436 2ND AVE S	FIFTH STREET OWNER CORP	FIFTH ST TOWERS INVESTRS LLC	No

104484	2302924320012	84925	100 WASHINGTON AVE S	NOP 100 WASHINGTON LLC	NOP 100 WASHINGTON LLC	No
105987	2202924440110	124574	50 6TH ST S	HINES GLOBAL REIT 50 SO SIXTH ST LLC	HINES INTERESTS LTD PTNSP	No
105989	2602924220080	90320	300 6TH ST S	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
105990	2602924220031	90309	500 6TH ST S	ARMORY DEVELOPMENT II LLC	ARMORY DEVELOPMENT II LLC	No
105993	2602924210053	90278	626 6TH ST S	HENNEPIN COUNTY PROPERTY	COUNTY OF HENNEPIN	Yes
106076	2202924430119	81869	30 7TH ST S	33 SOUTH 6TH STREET LLC	33 SOUTH 6TH STREET LLC	No
135447	2202924440114	148747	501 NICOLLET MALL #D	DB HOLDINGS INC	DB HOLDINGS INC	No
135448	2202924440115	148748	501 NICOLLET MALL #E	DB HOLDINGS INC	DB HOLDINGS INC	No
104436	2202924131155	151581	333 WASHINGTON AVE N	HINES NORTH LOOP GREEN LLC	HINES NORTH LOOP GREEN LLC	No
108491	0302824440201	11350	310 38TH ST E	SABATHANI COMM CENTER INC	SABATHANI COMM CENTER INC	Yes
115310	1002824220092	113086	3800 PLEASANT AVE	CHURCH OF INCARNATION	SAGRADO CORAZON	Yes
102849	0302824410056	10703	3416 4TH AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
108418	0302824410148	10786	500 36TH ST E	PURITY BAKERY BLDG LTD PARTNERSHIP	PURITY BAKERY BLDG LP	No
118907	1002824410002	34538	4255 3RD AVE S	PARENTS IN COMMUNITY ACTION	PARENTS IN COMMUNITY ACTION	Yes
110430	0202824240082	6268	3345 CHICAGO AVE	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
123327	3502924340400	141131	920 LAKE ST E	MIDTOWN GLOBAL MARKET LLC	MIDTOWN GLOBAL MARKET LLC	No
105436	1502824110056	56891	4645 4TH AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
135577	3502924340754	150536	2843 ELLIOT AVE #K	MIDTOWN EXCHANGE COMMONS LLC	MIDTOWN EXCHANGE COMMONS LLC	No
135579	3502924340755	150537	2843 ELLIOT AVE #B	MIDTOWN EXCHANGE COMMONS LLC	MIDTOWN EXCHANGE COMMONS LLC	No
108505	1102824120181	36773	1315 38TH ST E	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
103182	3602924430092	109856	2904 28TH AVE S	MINNEHAHA LAKE PARTNERS	MINNEHAHA / LAKE PARTNERS	No
103848	3602924430084	109850	2500 LAKE ST E	TARGET CORPORATION	TARGET CORPORATION T-0052	No
111002	3502924310114	107082	2701 ELLIOT AVE	ALLINA HEALTH SYSTEM	ALLINA HEALTH SYSTEM	Yes
103078	0102824330001	1303	3611 20TH AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes

113140	3602924340074	143110	2114 LAKE ST E	HI LAKE LLC	HI-LAKE LLC	No
111004	3502924310110	107078	2751 ELLIOT AVE	HCP MEDICAL OFC BLDGS II LLC	BREMNER & WILEY	No
128865	3502924340133	132615	2901 CHICAGO AVE	MIDTOWN EXCHANGE HOTEL LLC (SHERATON)	MIDTOWN EXCH HOTEL LLC	No
121139	3502924310116	119934	913 26TH ST E	ALLINA HEALTH SYSTEM	ALLINA HEALTH SYSTEM	Yes
123162	3502924340128	132610	2801 CHIGAGO AVE	ALLINA HEALTH SYSTEM	ALLINA HEALTH SYSTEM	Yes
128373	3502924340411	142628	2935 10TH AVE S #I	MIDTOWN EXCHANGE COMMONS LLC	MIDTOWN EXCHANGE COMMONS LLC	Yes
128374	3502924340412	142629	2935 10TH AVE S #J	MIDTOWN EXCHANGE COMMONS LLC	MIDTOWN EXCHANGE COMMONS LLC	Yes
135591	3502924230180	150461	2530 CHICAGO AVE	CHILDRENS HEALTH CARE MPLS	CHILDREN'S HEALTH CARE	Yes
103549	0102824410074	1699	3400 DIGHT AVE	DANA CO	NH COMPANY LLC	No
117833	3502924310116	119934	913 26TH ST E	ALLINA HEALTH SYSTEM	ALLINA HEALTH SYSTEM	Yes
117834	3502924310116	119934	913 26TH ST E	ALLINA HEALTH SYSTEM	ALLINA HEALTH SYSTEM	Yes
106603	3502924430149	108267	2824 13TH AVE S	ABUBAKAR AS SADDIQUE ISLAMIC CENTER	ABUBAKAR AS-SADDIQUE ISL CTR	Yes
107181	0102824220076	111791	3131 19TH AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	SOUTH HIGH SCHOOL	Yes
113156	3602924430077	109848	2700 LAKE ST E	2700 BROWNDAL E LLC	735 RAYMOND AVENUE LLC	No
107731	3602924430088	109853	2850 26TH AVE S	CETOM ASSOCIATES L L C	SUPER VALU STORES INC	No
107772	3502924240253	107025	910 26TH ST E	HEALTH CARE PROP INVSTRS INC	BREMNER & WILEY	No
123361	0102824210109	124794	2121 LAKE ST E	YWCA OF MPLS	YWCA OF MINNEAPOLIS	Yes
114222	0102824120129	136440	3000 MINNEHAHA AVE	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS	Yes
113143	0102824210105	504	2225 LAKE ST E	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
113152	3602924430093	134575	2510 LAKE ST E	MINNEHAHA CENTER LLC	MINNEHAHA CENTER LLC	No
106324	3502924310101	107074	2727 10TH AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	ANDERSEN SCHOOL	Yes
135524	3502924240372	151433	2525 CHICAGO AVE	CHILDRENS HEALTH CARE MPLS	CHILDRENS HEALTH CARE	Yes
110392	3502924240373	151434	2545 CHICAGO AVE	LHT MINNEAPOLIS LLC	NATIONAL TAX SEARCH LLC	No
114591	0302824210283	9239	3106 NICOLLET AVE	METROPOLITAN TRANSIT COMMISSION	METRO TRANSIT COMMISSION	Yes

113763	2802924440005	95696	1936 LYNDAL AVE S	VISION LOSS RESOURCES INC	VISION LOSS RESOURCES INC	Yes
111102	3302924120178	101281	2324 EMERSON AVE S	TEMPLE ISRAEL OF MPLS	TEMPLE ISRAEL OF MPLS	Yes
111103	3302924130204	101450	2526 EMERSON AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
118531	0402824340001	13181	3600 HENNEPIN AVE	LAKEWOOD CEMETERY ASSN	LAKEWOOD CEMETERY ASSN	Yes
112235	3302924340137	102460	2808 HENNEPIN AVE	YWCA OF MPLS MN AREA	YWCA OF MINNEAPOLIS	Yes
117634	0902824110127	28377	3954 BRYANT AVE S	MPLS PARK & RECREATION BOARD	CITY OF MPLS PARK BOARD	Yes
113282	0402824210016	12566	1455 LAKE ST W	SONS OF NORWAY	SONS OF NORWAY	No
132918	3302924440362	145965	2924 ALDRICH AVE S	2900 ALDRICH APARTMENTS LLC	GRECO PROPERTIES LLC	No
130772	3202924430384	142618	3036 LAKE ST W	ACKY-3100 LAKE LTD PTNRSH	ACKY-3100 LAKE L P	No
135586	0402824120067	12056	1409 LAKE ST W	ROF CALHOUN SQUARE LLC	ROF CALHOUN SQUARE LLC	No
135585	0402824120185	12157	3027 HENNEPIN AVE	ROF CALHOUN SQUARE LLC	ROF CALHOUN SQUARE LLC	No
135587	0402824120068	12057	1401 LAKE ST W	ROF CALHOUN SQUARE LLC	ROF CALHOUN SQUARE LLC	No
135588	0402824120072	12058	3003 HENNEPIN AVE	ROF CALHOUN SQUARE LLC	NORMAN J ACKERBERG IRV TRS	No
135842	3302924430205	151047	1320 LAGOON AVE	MOZAIC THEATRE LLC	MOZAIC PARKING LLC	No
135843	3302924430206	151048	1320 LAGOON AVE	MOZAIC THEATRE LLC	MOZAIC OFFICE LLC	No
112710	0402824310194	13168	3450 IRVING AVE S	GREEK EASTERN ORTHODOX CH	GREEK EASTERN ORTHODOX CH	Yes
103926	3302924340112	102440	1450 LAKE ST W	LUND R E HOLDINGS LLC	LUND REAL EST HOLDINGS LLC	No
108334	0302824230172	9698	312 34TH ST W	MPLS BOARD OF EDUCATION DISTRICT #1	LYNDAL SCHOOL	Yes
109344	0302824240197	120381	3335 BLAISDELL AVE	YMCA OF THE GREATER TWIN CITIES	Y M C A	Yes
103934	3202924430382	142616	3100 LAKE ST W	ACKY-3100 LAKE LTD PTNRSH	ACKY-3100 LAKE LTD PTNRSH	No
103937	3202924340510	100551	3200 LAKE ST W	PFAFF CALHOUN LLC	PFAFF CALHOUN LLC	No
108877	1502824240002	58063	1 49TH ST W	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DISTRICT 1	Yes
104518	2202824310010	80154	5821 WENTWORTH AVE	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
108878	1502824240001	58062	201 49TH ST W	MPLS BOARD OF EDUCATION DISTRICT #1	WASHBURN HIGH SCHOOL	Yes

119138	2202824340118	80461	8 60TH ST W	RICHFIELD LUTHERAN CHURCH	RICHFIELD EV LUTH CHURCH	Yes
103347	1402824430185	54426	1210 54TH ST E	MPLS BOARD OF EDUCATION DISTRICT #1	HALE SCHOOL	Yes
117884	2202824220170	128798	609 54TH ST W	CHURCH OF THE ANNUNCIATION	CHURCH OF THE ANNUNCIATION	Yes
103217	2402824110174	86332	5540 30TH AVE S	ELIM COVENANT CHURCH	CROSSTOWN COVENANT CHURCH	Yes
118128	2202824420075	80623	5937 NICOLLET AVE	GERHARD L RUNNING SPEC ACCT2	SUPER VALU INC	No
113930	2102824440096	126263	6010 LYNDALE AVE S	BACHMANS INC	BACHMANS INC	No
117970	0802823220067	24134	3900 RIVER PKWY W	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
108627	0602823420186	20936	3524 42ND AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
103225	0702823320100	22875	4315 31ST AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	ERICSSON SCHOOL	Yes
115666	0502823220054	16084	3100 RIVER PKWY W	MINNEHAHA ACADEMY	MINNEHAHA ACADEMY	Yes
115670	0802823320001	24270	4200 RIVER PKWY W	MINNEHAHA ACADEMY	MINNEHAHA ACADEMY	Yes
103216	1302824440002	50704	5209 30TH AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
107950	1202824140163	43532	4029 28TH AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
135906	0702823340163	151406	4500 HIAWATHA AVE	METROPOLITAN COUNCIL	METRO TRANSIT	Yes
114339	1602824310001	60820	1345 MINNEHAHA PKWY W	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes
111119	2102824130028	114942	5720 EMERSON AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
111151	0502824120005	16408	3033 EXCELSIOR BLVD	ACKY CALHOUN LLC	THE ACKERBERG GROUP	No
112962	1602824310077	60887	5025 KNOX AVE S	MOUNT OLIVET LUTHERAN CHURCH	MT OLIVET LUTH CH	Yes
108832	1702824210093	65052	4600 BEARD AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	SPEC SCHOOL DIST 1	Yes
109314	1702824210093	65052	4600 BEARD AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	SPEC SCHOOL DIST 1	Yes
109316	1702824210100	65058	4701 BEARD AVE S	QWEST COMMUNICATIONS INC	CENTURY LINK	No
103352	2002824140005	73785	2501 56TH ST W, MPLS	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
123250	1602824440045	61865	5320 LYNDALE AVE S	LYNDALE WEST LTD PARTNERSHIP	LYNDALE WEST LTD PTRNSH	No
116471	1702824130177	64792	4912 VINCENT AVE S	MPLS BOARD OF EDUCATION DISTRICT #1	SPECIAL SCHOOL DIST #1	Yes

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<b>118146</b>	2002824440156	74498	6024 PENN AVE S	WAGNER PARTNERS LTD PRTRNSHP	WAGNER PARTNERS LTD PTNRSHIP	No
<b>112711</b>	2102824240140	76608	5757 IRVING AVE S, MPLS	MPLS BOARD OF EDUCATION DISTRICT #1	MPLS BOARD EDUCATION DIST #1	Yes
<b>103613</b>	1702824230157	121530	4999 FRANCE AVE S	FRANCE PARTNERS LLC	FRANCE PARTNERS LLC	No

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### **Attachment 3**

#### Thinc.Green<sup>MSP</sup> Green Building Subcommittee Members

Council Member Elizabeth Glidden (Chair)

Mark Andrew, GreenMark

David Aquilina, Strategic Storyteller

Charles Burdick, Xcel Energy

Dave Burrill, Ryan Companies

Daniel Huff, City of Minneapolis

Anne Hunt, City of Saint Paul

Lauren Huynh, The Weidt Group

Louis Jambois, Saint Paul Port Authority

Matt Johnson, Welsh Companies

Brenda Kyle, Saint Paul Port Authority

Mark Lofthus, MN Department of Employment & Economic Development

Michael McHugh, City of Minneapolis (formerly with Midwest Construction Group)

Pete Parris, Sheet Metal Workers Local #10

Reuven Rahamim, Accent Signage

Julie Samuelson, Cushman & Wakefield

Brendon Slotterback, City of Minneapolis

Emily Stern, City of Minneapolis

## Attachment 4

### ENERGY STAR certified buildings in Minneapolis – January 2013

Building Name	Building Type	Building Owner	Property Manager	Address	Label Year(s)	Rating(s)	Floor Space FT <sup>2</sup>	Year Constructed
<a href="#">100 South</a>	Office	Fifth Street Owner, LLC	Fifth Street Owner, LLC	100 South 5th Street	2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004	89, 87, 87, 90, 90, 92, 81, 80	433956	1984
<a href="#">100 Washington Avenue South</a>	Office	CommonWealth Partners, LLC	CommonWealth Partners, LLC	100 Washington Ave S	2012, 2011, 2010, 2009, 2008	97, 97, 96, 98, 98	632935	1980
<a href="#">150 South</a>	Office	Fifth Street Owner, LLC	Carter	150 South 5th Street	2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004	90, 90, 93, 96, 94, 83, 85, 77	629890	1988
<a href="#">20 Washington Avenue South</a>	Office	CommonWealth Partners, LLC	CommonWealth Partners, LLC	20 Washington Ave	2012, 2011, 2010, 2009, 2008	97, 97, 96, 97, 93	216057	1964
<a href="#">33 South 6th Street Tower</a>	Office	Brookfield Properties Corporation	Brookfield Properties Corporation	33 South 6th Street	2012, 2011, 2010, 2009, 2008	90, 92, 89, 86, 81	1346487	1982
<a href="#">330 2nd Avenue South</a>	Office	Government Properties Income Trust	REIT Management & Research	330 2nd Avenue South	2012, 2011, 2010	87, 85, 77	234268	1980
<a href="#">50 S Tenth Street</a>	Office	FSP 50 South Tenth Street LLC	Ryan Companies US, Inc.	50 S Tenth Street	2012, 2010, 2009	85, 84, 87	498758	2001
<a href="#">510 Marquette</a>	Office	510 Marquette Property Inc.	510 Marquette Property Inc.	510 Marquette #250	2012, 2011, 2010	90, 76, 90	285332	1925
<a href="#">Accenture Tower</a>	Office	CSDV-MN Limited Partnership	CB Richard Ellis	333 S. 7th St. Suite 250	2012, 2011, 2010, 2009, 2008, 2007, 2005, 2004, 2003, 2002	94, 90, 92, 88, 87, 79, 83, 79, 81, 80	618470	1987
<a href="#">Allianz Life Insurance Company of North America</a>	Office	Allianz Life Insurance Company of North America	Allianz Life Insurance Company of North America	5701 Golden Hills Drive	2012, 2010, 2009	92, 91, 78	702437	2000
<a href="#">Ameriprise Client Service Center</a>	Bank/Financial Institution	Ameriprise Financial, Inc.	Ameriprise Financial, Inc.	901 3rd Ave. South	2013, 2011, 2010, 2009, 2008, 2007	93, 94, 93, 94, 94, 90	979787	2002
<a href="#">Ameriprise Financial Center</a>	Bank/Financial Institution	Ameriprise Financial, Inc.	CB Richard Ellis	707 Second Avenue South	2011, 2010, 2009, 2008, 2007	83, 81, 83, 81, 83	833200	1999
<a href="#">ATT Tower</a>	Office	901 Marquette, LLC	Ryan Companies - ATT Tower	901 Marquette Ave	2012, 2011, 2010, 2009	98, 97, 97, 92	685144	1991
<a href="#">Broadway Place East</a>	Office	Suntide Commercial Realty, Inc.	Suntide Commercial Realty, Inc.	3433 Broadway Street, NE	2012	94	126066	1985

<a href="#"><u>Broadway Place West</u></a>	Office	Suntide Commercial Realty, Inc.	Suntide Commercial Realty, Inc.	1300 Godward St. NE	2012	94	173180	1988
<a href="#"><u>Butler Square</u></a>	Office	Bulter Square	Bulter Square	100 6th St North	2011, 2010, 2009, 2008	87, 84, 87, 84	489365	1906
<a href="#"><u>Campbell Mithun Tower</u></a>	Office	Principal Real Estate Investors	Cushman Wakefield	222 South 9th Street	2012, 2010, 2009, 2008, 2007, 2005, 2004, 2002	96, 97, 94, 92, 96, 89, 89, 79	905092	1985
<a href="#"><u>Capella Tower</u></a>	Office	Minneapolis 225 Holdings LLC	Ryan Companies US, Inc	225 South Sixth Street	2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 1999	90, 95, 93, 93, 98, 99, 89, 89, 88, 90, 80, 88, 81	1636050	1992
<a href="#"><u>Colonial Warehouse</u></a>	Office	CW INC	CassidyTurley	212 Third Avenue N Suite 478	2012, 2011, 2010	91, 91, 87	180387	1885
<a href="#"><u>Donhowe Building</u></a>	Office	University of Minnesota	University of Minnesota	319 - 15th Ave SE	2011	88	91094	1995
<a href="#"><u>Education Sciences Building</u></a>	Office	University of Minnesota	University of Minnesota	56 East River Road	2011	93	67839	2008
<a href="#"><u>EnergyPrint Inc.</u></a>	Office	EnergyPrint Inc.	EnergyPrint Inc.	3301 East 26th Street	2010	76	13909	1952
<a href="#"><u>Federal Reserve Bank of Minneapolis</u></a>	Bank/Financial Institution	Federal Reserve Bank of MPLS	Federal Reserve Bank of MPLS	90.1 Hennepin Ave	2012, 2011, 2010	81, 81, 76	629816	1997
<a href="#"><u>Fifth Street Towers</u></a>	Office	Fifth Street Towers Investors, LLC	Zeller Realty Group	100/150 South Fifth Street	2012	92	1113353	1984
<a href="#"><u>Fifty South Sixth</u></a>	Office	Hines Global REIT 50 South Sixth LLC	Hines	Suite 1420, 50 South 6th St.	2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002	87, 84, 83, 91, 99, 99, 97, 94, 94, 94, 82	811250	2001
<a href="#"><u>Government Center</u></a>	Office	Hennepin County	Hennepin County	300 South Sixth St.	2010	83	1200949	1974
<a href="#"><u>IDC Building</u></a>	Office	IDC Properties LLC	Schafer Richardson	211 First Street North	2012	90	75203	1930
<a href="#"><u>IDS Tower &amp; Annex</u></a>	Office	Inland American Office Management, LLC	Inland American Office Management, LLC	80 S. 8th Street	2012, 2011, 2010	86, 83, 79	1637803	1972
<a href="#"><u>International Centre</u></a>	Office	Intercen Partners LLC	Colliers International MSP	920 2nd Avenue South	2012, 2011, 2010	79, 82, 81	278859	1986
<a href="#"><u>International Market Square</u></a>	Office	Geneva office Exchange V111	Geneva office Exchange V111	275 Market Street	2008	94	565336	1914

<a href="#">Kmart Store 3405 - Minneapolis, MN</a>	Retail	Kmart Corporation	Sears Holdings Management Corporation	10 W Lake Street	2010	76	91805	1978
<a href="#">LAKE STREET (0052)</a>	Retail	Target Corporation	Target Corporation	2500 E LAKE ST	2010	77	127233	1976
<a href="#">LaSalle Plaza</a>	Office	Zeller Realty Group	Zeller Realty Group	800 LaSalle Ave.	2012, 2011, 2010, 2008	84, 77, 78, 77	771711	1991
<a href="#">Marquette Plaza</a>	Office	FRM Associates	BASE Management, LLC	250 Marquette Ave	2011	99	549348	1972
<a href="#">Midwest Mountaineering</a>	Retail	Midwest Mountaineering	Midwest Mountaineering	309 Cedar Ave S	2011	90	25000	1890
<a href="#">Midwest Plaza / McGladery Plaza</a>	Office	NorthMarq	NorthMarq	801 Nicollet	2012, 2010	78, 76	473563	1968
<a href="#">MINN--GRAIN-EXCHANGE</a>	Office	Minneapolis Grain Exchange	Minneapolis Grain Exchange	400 South 4th Street	2010	82	306000	1906
<a href="#">MN Tech Center</a>	Office	Opus Northwest Management L.L.C. APM for Owner	Opus Northwest Management L.L.C. APM for Owner	1100 Washington Avenue S	2008	95	40500	1991
<a href="#">RBC Plaza</a>	Office	Brookfield Properties	Brookfield Properties	60 South Sixth Street	2012, 2011, 2010, 2009, 2008	91, 89, 91, 89, 89	683103	1991
<a href="#">River Parkway Place</a>	Office	Ryan Companies US, Inc	Ryan Companies US, Inc	1101 W River Parkway	2012, 2011, 2010, 2009, 2006, 2005	95, 89, 90, 96, 75, 78	83947	2002
<a href="#">Seward Coop</a>	Supermarket/Grocery	Seward Co-op Grocery and Deli	Seward Co-op Grocery and Deli	2823 East Franklin Ave.	2012	87	25000	2008
<a href="#">Target Financial Services</a>	Office	Target	Target	3701 Wayzata Blvd	2012, 2010	83, 80	425036	1953
<a href="#">Target Plaza</a>	Office	Target	Target	1000 Nicollet Mall	2012, 2010, 2009	95, 87, 89	1922619	2001
<a href="#">Target T1095</a>	Retail	Target Corporation	Target Corporation	1650 NEW BRIGHTON BLVD	2010	79	134918	1997
<a href="#">The Phillips Eco-Enterprise Center</a>	Office	Greenway Office LLC (Wellington Management, Inc.)	Greenway Office LLC (Wellington Management, Inc.)	2801 21st Avenue South	2009, 2008	78, 77	68975	1999
<a href="#">Thrivent Financial</a>	Office	Thrivent Financial for Lutherans - Minneapolis	Thrivent Financial for Lutherans	625 Fourth Avenue South	2012, 2011, 2010, 2009, 2007	92, 90, 88, 86, 93	525000	1981
<a href="#">Two MarketPointe</a>	Office	AX MarketPointe L.P.	CBRE Asset Services	4400 W 78th St	2012	96	291503	2008
<a href="#">U.S. Bank Plaza</a>	Office	US Bank	Hines	200 S. 6th St. Suite 640	2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001	96, 97, 96, 99, 98, 99, 94, 93, 90, 89, 90, 82	1467832	1981

<a href="#"><u>US Bancorp Center</u></a>	Office	Wells Real Estate Funds / REIT I	Piedmont Office Management, LLC	800 Nicollet Mall Suite 2400	2012, 2011, 2010, 2009, 2008, 2007, 2006	85, 84, 83, 91, 90, 90, 84	1047458	2000
<a href="#"><u>Wells Fargo Center</u></a>	Office	Hines	Hines	90 South 7th Street	2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 1999	91, 92, 90, 94, 95, 95, 87, 86, 83, 78, 75, 80	1340572	1987
<a href="#"><u>Wells Fargo Home Mortgage Minneapolis Campus</u></a>	Office	Wells Fargo Home Mortgage, Inc.	Cushman & Wakefield of Minnesota, Inc	2701 Wells Fargo Way	2006	75	1077302	1985

**Attachment 5**

Approved January 2, 2013

Dear Minneapolis City Council:

The Minneapolis Citizens Environmental Advisory Committee supports City Council Member Glidden's proposal to implement a Building Energy Rating and Disclosure Ordinance in Minneapolis for public and commercial buildings.

Energy benchmarking, in and of itself, can save energy. Recent data shows buildings that routinely benchmark tend to reduce energy use over time.

Energy efficient buildings are more valuable and competitive buildings. CEAC wants Minneapolis to be a leader in energy efficiency and an attractive place to do business.

Buildings account for a majority of greenhouse gases from Minneapolis, with commercial buildings being the largest emitters. Targeting energy reduction strategies for buildings is vital to meeting the City- and state-adopted targets for GHG emissions reductions.

Public disclosure of benchmarking results is key to the strategy of lowering GHG emissions. Public disclosure will lead to more public dialogue about energy use and more competition in the marketplace between building owners and greater response to tenants and buyers.

CEAC kindly requests broad City support for this Ordinance.

*Ross Abbey*

Ross Abbey

Chair, Minneapolis Citizens Environmental Advisory Committee

**Attachment 6**



**MINNEAPOLIS  
PUBLIC SCHOOLS**  
Urban Education. Global Citizens.

1250 West Broadway Avenue  
Room S2-475  
Minneapolis, Minnesota 55411  
612-668-0550

**Mark W. Bollinger**  
*Chief Administrative Officer*

November 08, 2012

City of Minneapolis  
350 S. 5th Street  
Minneapolis, MN 55415  
Attention: Mr. Daniel Huff, Regulatory Services

Re: Letter of Understanding Regarding Voluntary Participation of Minneapolis Public Schools, Special School District No. 1 with Minneapolis Code of Ordinances Section 47.190, Commercial Building Rating and Disclosure

Dear Mr. Huff,

Pursuant to our communications and discussions regarding proposed Minneapolis Code of Ordinances Section 47.190, *Commercial Building Rating and Disclosure*, this letter of understanding shall serve to acknowledge the agreement of Minneapolis Public Schools to voluntarily comply with the benchmarking and disclosure provisions of the ordinance as they relate to school district owned buildings. I understand that my organization's participation in the benchmarking and disclosure aspects of the program is entirely voluntary and that initial and continuing participation will remain at the discretion of my organization.

It is our shared hope and intent that the commercial building rating and disclosure program will serve goals common to the City of Minneapolis and Minneapolis Public Schools.

Sincerely,



Mark W. Bollinger  
Chief Administrative Officer

## **Attachment 7**

### **Comment 1:**

I'm just writing to express my support for getting some data out about energy use. I think this will be beneficial in promoting awareness of energy usage and solutions to inefficiencies. I live in St, Paul but work in Mpls. Thanks for our attention!

Judith Sims

### **Comment 2:**

I am writing to let you know that I support the "Building Rating and Disclosure Policy for the city of Minneapolis.

In addition, I would like to see solar panels on all city of Minneapolis buildings, whenever possible. Solar energy is free and non-polluting, with no toxic waste, so I would like to see the city take advantage of it.

Sheryl Senkiw  
Minneapolis resident

### **Comment 3:**

I am writing in support of the Building Energy Rating and Disclosure Ordinance.

Buildings account for a majority of greenhouse gases in Minneapolis, with commercial buildings being the largest emitters. Energy benchmarking, in and of itself, can save energy. Recent data shows buildings that routinely benchmark tend to reduce energy use over time.

It just so happens that energy efficient buildings are more valuable and competitive buildings. And, public disclosure of energy benchmarking results will lead to more public dialogue about energy use and more competition in the marketplace between building owners and greater response to tenants and buyers.

Let's help Minneapolis be a leader in energy efficiency and an attractive place to do business.

Ulla Nilsen  
4030 Pillsbury Ave. so.  
Minneapolis, MN 55409  
Signed 01/14/13

### **Comment 4:**

In the last 12 years my CAM expense (taxes, insurance, and utilities) have doubled while my rent is the same? Unless the city wants to help with the improvement needs to comply with this new expense (and guarantee that the city won't create another department and expenses for the taxpayers). It is a BAD Idea.

Christopher Dahl  
724 1<sup>st</sup> Street So  
Minneapolis, MN 55401

## Comment 5:

Please accept my public comments re: the above. I fully support Council Member Glidden's proposal to amend Chapter 47 of the Minneapolis Code to establish a Building Rating and Energy Disclosure Policy.

The suggested benchmarking and reporting software is the U.S. EPA's ENERGY STAR Portfolio Manager, a popular, easy-to-use, free program originally released in 2000. According to ENERGY STAR, the nationwide Portfolio Manager is "currently in use by more than 40,000 individual accounts to measure, track, assess, and report on the energy and water performance of more than 250,000 commercial buildings." The EPA is slated to release a completely updated Portfolio Manager tool in the summer of 2013, so Council Member Glidden's timing on this software and the benchmarking process couldn't be better.

Glidden's proposed ordinance suggests a three-year phased process, with public buildings reporting the first year. Energy savings in public buildings not only helps save taxpayer dollars, but the City's experience with self-reporting may reveal necessary reporting exemptions for the following phases for commercial buildings.

According to the StarTribune's Nov. 25 article on this topic, over "50 buildings in Minneapolis already disclose their ratings on the Energy Star website." Delving into the list of self-reporting buildings provided in the article, some of those buildings have been reporting since 2000, so this program is not new. This would be evidence to me that there is interest by building owners and managers in this program.

Energy benchmarking can save energy. Recent Energy Star data shows buildings that routinely benchmark tend to reduce energy use. In its survey of 35,000 U.S. buildings benchmarking energy use, average annual savings are 2.4%. Typically, a building owner or manager will benchmark against the building's own prior year's energy costs. Yet, when a building is benchmarked against other similar buildings, this provides an opportunity for better comparison and context, more appropriately gauging an individual building's energy performance relative to other buildings. Buildings starting with lower benchmarking scores and higher energy use actually achieved the greatest savings.

A noteworthy example is the Thrivent Financial building in downtown Minneapolis. Xcel stated in support of its effort on the Thrivent recommission, "Before you begin to study your facility, it is helpful to compare or benchmark your building's energy use against other buildings of similar age, size and location. Initially, [Thrivent's building operations manager] didn't think that Thrivent's energy usage was especially out of line—historically, costs had remained constant. Benchmarking revealed, however, that the facility used more electricity than nearly 70 percent of similar buildings. Where was all that extra energy being wasted?" Leaks in the ductwork.

Built in 1981, Thrivent, in 2003, benchmarked the building's energy consumption using Portfolio Manager. Much to everyone's surprise, the recently-constructed building rated a mere 44 on Portfolio Manager's scale of 1 to 100. Seeing an opportunity to save significant money on energy costs, a building's largest expense, Thrivent decided to recommission the building. Recommissioning costs were \$185,960, and total annual energy savings were \$190,400. The payback term was less than a year. This is a more than 100% return on investment, an incredibly wise business decision.

Another good example is recommissioning of the recently-constructed Hennepin County Library – Minneapolis Central building. The StarTribune reported June 13, 2009 that the County Board came to realize that only three years after construction was finished, the new library's mechanical systems "had never been formally tested to see that everything was working in sync and at peak efficiency." The Board was reportedly shocked "to inherit a building 'that we thought was truly complete when there is in fact a lot of work that ha[d] to be done.'"

Benchmarking provides an operational tune-up in a variety of ways and for a variety of reasons: personnel changes, more employees, more computer equipment, loss of institutional knowledge, lost efficiency as equipment ages, access to improved technology, peak demand shaving, variable feed drives, assessing unintended modifications from remodeling or tenant projects, and tuning up old HVAC. Benchmarking can also help prioritize energy efficiency projects if a building's owner decides to go that direction. Benchmarking can also be used to verify energy savings from energy efficiency retrofit projects.

Benchmarking can also lead to job creation. Other U.S. cities have implemented benchmarking requirements. The Department of Energy states that "Energy efficiency services companies operating in New York City and San Francisco are seeing a 30% increase in business in response to local benchmarking laws. Efficient buildings are also more profitable and more valuable at resale, which can increase property tax revenues."

More local commercial building testimonials are found on the Portfolio Manager's website. For example, in 2006, the Minneapolis AmeriPrise Client Service Center's "electrical usage was reduced by eight percent while district heating water usage was cut by more than twenty five percent over 2005 usage, even as the facility saw a growth in users and operating hours. These reductions saved Ameriprise Financial more than \$125,000 in utility costs while reducing greenhouse gas emissions."

Given all of the benefits from energy benchmarking, I support mandatory energy benchmarking in Minneapolis. I would like to thank City Council Member Glidden for thoughtfully proposing the Building Rating and Energy Disclosure Policy.

Michelle Schroeder  
601 Ridgewood Ave. #103  
Minneapolis, MN 55403