

# Action Plan

**Grantee:** Reno, NV

**Grant:** B-11-MN-32-0003

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<b>LOCCS Authorized Amount:</b>	\$ 1,973,724.00
<b>Grant Award Amount:</b>	\$ 1,973,724.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 0.00
<b>Total Budget:</b>	\$ 1,973,724.00

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## Funding Sources

Funding Source	Funding Type
NSP3	Other Federal Funds

## Narratives

### Summary of Distribution and Uses of NSP Funds:

While many areas of the community meet the minimum threshold for consideration as NSP3 target areas some neighborhoods have need so high the available resources, NSP3 and other programs, to assist in stabilizing the area are woefully insufficient, whereas substantial resources from other programs are being put into other eligible neighborhoods. The City also considered community needs identified in the 2010-2014 Consolidated Plan, the Regional Housing Task Force Report, regional planning goals and the local 10-year plan to end homelessness.

Due to the limited availability of funds, the City will be targeting one neighborhood near the downtown core. This will allow assisted households to access public transportation and necessary services, including medical facilities, grocery stores and social services. Focusing on these areas will also leverage investment from the local transportation and education systems as well as infrastructure and housing investments by the City.

The target neighborhood is the Wells Avenue Neighborhood and is bounded by Stewart Street, Keitzke Lane, Plumb Lane and South Virginia Street. This neighborhood received a score of 19 in the HUD map widget and will require addressing 15 units to make a substantial impact. Neighborhood ID 1045867

AMENDMENT: The target area has been expanded beyond the original boundaries to both increase the available properties and incorporate parcels that are substantially contributing to the blighting for neighborhoods. The new area includes properties adjacent and within the boundaries of Virginia Street, Keitzke Lane, Linden Street, and 2nd Street. (Neighborhood NSP3 071612) This target area received a score of 18.82 in the HUD map widget and reports that 28 properties would need addressed to make a substantial impact. While it is not anticipated the City will be able to meet this goal with the NSP resources available, we will be targeting properties that have a substantial blighting impact on the area, e.g. are condemned or closed due to code violations and/or have been abandoned for an extended length of time.

JUSTIFICATION: The city has been unable to find sufficient appropriate units in the target area and parameters of the original NSP 3 action plan.

Census Tract/Block Group Information:

CT 21.02 - BG 1, 2; CT 22.03 - BG 1, 2, 3, 4, 5; CT 09.00 - BG 1, 2; CT 02.00 - BG 1, 2

AMENDMENT 2: A new target area is being added to the area listed above to enable the City to address additional properties that are having a deteriorating affect on the surrounding neighborhood. The additional area includes portions of the old northeast neighborhoods and builds on on-going efforts to improve the area. This area is generally bounded by North Wells Avenue, Sutro Street, Montello Street, and Interstate 80. This target area scored a 19.63 in the HUD map widget and would require five units need to be addressed to have a substantial impact. It is anticipated the City will address 19 units within the new target area.

JUSTIFICATION: This expansion and targeted properties will enable the City to address the maximum number of distressed properties and meet the 50% expenditure deadline.

Census Tract/Block Group Information: CT 17.00 - BG 3; CT 18.00 - BG 1; CT 15.00 -BG 4



## **How Fund Use Addresses Market Conditions:**

In addition to the HUD map widget, staff reviewed data from the Nevada Center for Regional Studies, multiple listing service, Washoe County Assessor's Office, Federal Deposit Insurance Corporation, 12th District of the Federal Home Loan Bank, and local media outlets. Many of these resources provided more recent information regarding the rates of foreclosure and default, single-family and multi-family sales rates and median sales prices than used for the widget. Data regarding foreclosures, default and sales included quarterly and annual comparisons and was available by sub-region. Current property listings in proposed areas were also reviewed to identify potential properties and the ability to acquire and re-use properties within the program guidelines.

As the housing crisis has continued, homes for sale have become much more affordable, but there continues to be a significant need for rental units for the lowest income households. The City will be using all project funds to provide rental opportunities.

## **Ensuring Continued Affordability:**

Assisted rental properties must provide affordable housing to the targeted population for not less than 20 years with priority given to properties committed to a longer affordability period. Agreements, contracts and deeds of trust will include the requirement for continued affordability.

## **Definition of Blighted Structure:**

- a. Blighted structure:
  - i. A building or structure, used or intended to be used for residential, commercial, industrial or other purposes, or any combination thereof, which are unfit or unsafe for those purposes and are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime because of one or more of the following factors:
    - 1. Defective design and character of physical construction.
    - 2. Faulty arrangement of the interior and spacing of buildings.
    - 3. Inadequate provision for ventilation, light, sanitation, open spaces and recreational facilities.
    - 4. Age, obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
  - ii. An economic dislocation, deterioration or disuse.
  - iii. Prevalence of depreciated values, impaired investments and social and economic maladjustment to such an extent that the capacity to pay taxes is substantially reduced and tax receipts are inadequate for the cost of public services rendered.
  - iv. A building or property with environmental contamination.

## **Definition of Affordable Rents:**

Rents to be charged will be the 40% AMI HOME rents.

## **Housing Rehabilitation/New Construction Standards:**

Applicable housing rehabilitation standards: All acquired properties will be rehabilitated to comply with the local building code (International Building Code 2006) and associated codes implemented through the City of Reno master plan. Rehabilitation will also maximize energy efficiency, including the installation of renewable energy sources to the maximum extent practicable as determined by an energy audit on each property. Where applicable Energy Star-46 labeled products will be installed, e.g. when replacing windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioners, and appliances. Water conservation improvements will also be implemented.

The City does not anticipate undertaking gut rehab or new construction of any structures, however if this should be required to best benefit the neighborhood it would be done to meet the Energy Star Qualified New Homes and any other standards per the regulations.

**PUBLIC COMMENT:** This draft plan was made available for public comment February 10. Availability for public comment was noticed in the Reno Gazette Journal and El Sol de Nevada. The plan was also posted on the City of Reno website at [www.reno.gov](http://www.reno.gov). Citizens were invited to review and comment on the plan which could be downloaded from the website or by contacting the Community Reinvestment Manager via phone, e-mail, or the US Postal Service. The public comment period was open through February 25. In addition, a public meeting to discuss the plan was held during the Reno City Council meeting February 28. No public comment was received.

**PUBLIC COMMENT FOR AMENDMENT:** Notice of the proposed amendment to the NSP action plan was published May 24, 2012, in the Reno Gazette Journal. The amendment was also posted on the City of Reno website at [www.reno.gov](http://www.reno.gov). Citizens were invited to review and comment on the proposed amendment from May 24, 2012, to June 23, 2012. No public comment was received.

**PUBLIC COMMENT FOR AMENDMENT 2:** Notice of the proposed second amendment to the NSP action plan was published December 17, 2012, in the Reno Gazette Journal. The amendment was also posted on the City of Reno website at [www.reno.gov](http://www.reno.gov). Citizens were invited to review and comment on the proposed amendment from December 17, 2012, through January 1, 2013. No public comment was submitted during this period.

### **CONTACT:**

Stephani Kane  
[kanes@reno.gov](mailto:kanes@reno.gov)  
775-334-2218  
PO Box 1900  
Reno, NV 89505



**Vicinity Hiring:**

The project manager will require and work with all contractors to outreach with the target community to hire low and moderate income individuals in the area or subcontract with businesses in the area. Staff will work with the licensing entity to establish businesses located in the area and directly solicit their participation and response to any requests for work.

**Procedures for Preferences for Affordable Rental Dev.:**

The City anticipates using at least \$1.82 million (92%) of the NSP3 allocation to provide improved rental housing opportunities to extremely low income households (those earning not more than 30% of the area median income). Selected partners will be required to execute an agreement limiting the use of the property to serving the target populations at identified rents for an extended period of time.

**Grantee Contact Information:**

Stephani Kane  
kanes@reno.gov  
775-334-2218  
PO Box 1900  
Reno, NV 89505

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Adm	Administration	Admin 1	null
B	Acquisition/Rehab NSP3	Admin-CANCELLED	Administration Expenses CANCELLED
		J100067	Moran Street Acq. & Rehab
		J100067-00004	8th Street Acq/Rehab
C	Acquisition/Landbank	J100067-00001	CANCELLED - Aquisition/Landbank
E	Redevelop Demolished/Vacant	J100067-00002	Redevelop demolished/vacant properties

## Activities

**Project # / Title:** Adm / Administration

**Grantee Activity Number:** Admin 1  
**Activity Title:**

**Activity Type:**

Administration

**Project Number:**

Adm

**Projected Start Date:**

05/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Administration

**Projected End Date:**

03/09/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 6,000.00

**Other Funds** \$ 0.00

**Total Funds** \$ 6,000.00

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees and Contractors

**Organization carrying out Activity:**

City of Reno2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Reno2

**Organization Type**

Local Government

**Proposed**

\$ 6,000.00

**Location Description:**



UPDATE: Reduce budget by \$9,000 and reallocated to activity J100067 Moran Street.

**Activity Description:**

Administration Expenses

Eligible activity under CDBG:

24 CFR 570.206 Program Administrative Costs

Eligible NSP activity:

Administrative Costs

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**Project # / Title: B / Acquisition/Rehab NSP3**

**Grantee Activity Number:**

**Admin-CANCELLED**

**Activity Title:**

**Administration Expenses CANCELLED**

**Activity Type:**

Administration

**Project Number:**

B

**Projected Start Date:**

05/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

NA

**Activity Status:**

Cancelled

**Project Title:**

Acquisition/Rehab NSP3

**Projected End Date:**

04/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Other Funds** \$ 0.00

**Total Funds** \$ 0.00



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Reno2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Reno2

**Organization Type**

Local Government

**Proposed**

\$ 0.00

**Location Description:**

**Activity Description:**

Administration Expenses

Eligible activity under CDBG:

24 CFR 570.206 Program Administrative Costs

Eligible NSP activity:

Administrative Costs

**Grantee Activity Number:** J100067  
**Activity Title:** Moran Street Acq. & Rehab

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

B

**Projected Start Date:**

05/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition/Rehab NSP3

**Projected End Date:**

03/09/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 834,599.00

**Other Funds** \$ 0.00

**Total Funds** \$ 834,599.00

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
8	8		100.00
8	8		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# ELI Households (0-30% AMI)

# of Properties

**Total**

8

8

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Reno2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Reno2

**Organization Type**

Local Government

**Proposed**

\$ 834,599.00



**Location Description:**

The target neighborhood is the expanded Wells Avenue Neighborhood and includes the properties along and within the borders of Virginia Street, Kietzke Lane, Linden Street, and 2nd Street. The area received a score of 18.82 from the map widget. Neighborhood NSP3 071612

**Activity Description:**

UPDATE: Budget has been increased by \$19,000 by reallocation from activity J100067-00004 8th Street and the Admin activity.

UPDATE: Budget increased by \$25,000. Funds allocated from Landbank project/activity

The city of Reno will acquire multi-family properties that have been foreclosed upon or is abandoned. Eligible properties that are situated to provide maximum impact toward stabilizing the target area will be prioritized. Properties will then be transferred to a developer(s) who have been selected through a request for qualification/proposals process and that developer will undertake the rehabilitation efforts. Rehabilitation will include measures to ensure long-term sustainability, including the installation of energy efficient and renewable energy systems. Completed projects will provide area residents improved opportunities for quality, affordable housing. The selected developer(s) will be required to operate the property as affordable rental housing serving households at or below 40% of AMI for a minimum of 20 years. Any revenue derived from rents received by the City will be reported as program income. Rent and related income received by the partner developer will be used to maintain the property or be invested into other affordable housing activities. At such time as the property ceases to operate as affordable rental housing or is sold or transferred to a third-party, payment of the pre-established amount is due, based on appraised value at the time of original transfer, per the terms of an agreement between the city and developer.

Eligible activity under CDBG:

24 CFR 570.201(a) Acquisition, (d) Disposition, and (i) Relocation and 570.202 Rehabilitation and Preservation

Eligible NSP activity:

B-Purchase and Rehabilitation of residential properties



**Grantee Activity Number:** J100067-00004  
**Activity Title:** 8th Street Acq/Rehab

**Activity Type:**

Land Banking - Acquisition (NSP Only)

**Project Number:**

B

**Projected Start Date:**

05/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Area Benefit (Census)

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Rehab NSP3

**Projected End Date:**

09/09/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 296,134.78

**Other Funds** \$ 0.00

**Total Funds** \$ 296,134.78

**Proposed Accomplishments**

# of Multifamily Units

**Total**

16

# of Housing Units

16

# of Properties

1

<b>LMI%:</b>	52.35
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**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Reno2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Reno2

**Organization Type**

Local Government

**Proposed**

\$ 296,134.78

**Location Description:**

The proposed project will be in the expanded Wells Avenue Neighborhood and includes the properties along and within the borders of Virginia Street, Kietzke Lane, Linden Street, and 2nd Street. The area received a score of 18.82



from the map widget. Neighborhood NSP3 071612

### Activity Description:

UPDATE 1/12/2016 -The City of Reno (City) acquired the property under foreclosure in April 2013. The property has been boarded up and vacant since that time. A Request for Letters of Interest was released in November 2015 for rehabilitation of the property. The City received one response to the request. After close review, the City has determined that the type of project proposed would not be beneficial for the neighborhood. Therefore, due to blight, health and safety issues of the property, the City has decided to demolish the existing structure and land bank the property until a viable project can be constructed on the site.

UPDATE: Reduced budget and reallocated \$10,000 to activity J100067 Moran project.

UPDATE: Budget has been increased by \$200,000 for a total of \$425,000. Funds were reallocated from the Landbank project.

The City of Reno will acquire multi-family projects that have been foreclosed upon or is abandoned. Eligible properties that are situated to provide maximum impact toward stabilizing the target area will be prioritized. Properties will then be transferred to a developer(s) who have been selected through a request for qualification/proposal process and that the developer will undertake the rehabilitation efforts. Rehabilitation will include measures to ensure long-term sustainability, including the installation of energy efficient and renewable energy efficient and renewable energy systems. Completed projects will provide area residents improved opportunities for quality, affordable housing. The selected developer(s) will be required to operate the property as affordable rental housing serving households at or below 40% of AMI for a minimum of 20 years. Any revenue derived from rents will be used to maintain and operate the property. Should the City receive any repayment from NSP funded properties, such income will be treated as program income and reinvested into eligible activities. At such time as the property ceases to operate as affordable rental housing or is sold or transferred to a third-party, payment of the pre-established amount is due, per the terms of an agreement between the City and developer.

Eligible activity under CDBG: 24 CFR 570.201 (a) Acquisition, (b) Disposition, and (i) Relocation and 570.202 Rehabilitation and Preservation

Eligible NSP activity

B- Purchase and Rehabilitation of residential properties

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## Project # / Title: C / Acquisition/Landbank

**Grantee Activity Number:** J100067-00001

**Activity Title:** CANCELLED - Aquisition/Landbank

### Activitiy Type:

Land Banking - Acquisition (NSP Only)

### Project Number:

C

### Projected Start Date:

05/01/2011

### Project Draw Block by HUD:

Not Blocked

### Activity Draw Block by HUD:

Not Blocked

### Activity Status:

Cancelled

### Project Title:

Acquisition/Landbank

### Projected End Date:

03/09/2014

### Project Draw Block Date by HUD:

### Activity Draw Block Date by HUD:



**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

**Total Budget:** \$ 0.00

**Other Funds** \$ 0.00

**Total Funds** \$ 0.00

**Benefit Report Type:**

Area Benefit (Census)

<b>LMI%:</b>	
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**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

City of Reno2

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Reno2

**Organization Type**

Local Government

**Proposed**

\$ 0.00

**Location Description:**

The target neighborhood is the expanded Wells Avenue Neighborhood and includes the properties along and within the borders of Virginia Street, Kietzke Lane, LindenStreet, and 2nd Street. The area received a score of 18.82 from the map widget. Neighborhood NSP3 071612

**Activity Description:**

UPDATE: Project has been cancelled and we are unable to zero the goal in DRGR

UPDATE: Funding has been reduced by \$225,000 and moved to activity J100067 and J100067-00004 Acquisition/Rehab - Moran Project and 8th Street Project

NSP funds will be used by the City to acquire and demolish properties that have a substantial negative impact on the target area, properties in the immediate vicinity and inhibit private investment, including those that have been vacant for an extended period of time, have significant code violations, are uninhabitable, or are located in highly visible locations. Eligible properties that are stabilizing the target area will be prioritized.

Non-NSP Resources available to the City will be prioritized to fund the redevelopment these properties as affordable housing serving households not exceeding 40% of AMI by partnering developers in not more than 10 years. All new construction will emphasize energy efficiency and renewable energy sources as a mechanism to promote long-term sustainability. Completed projects will provide area residents improved opportunities for quality, affordable housing in a centrally located neighborhood with access to a variety of services, resources and transportation.

Eligible activity under CDBG:

24 CFR 570.201(a) Acquisition, (b) Disposition, and (d) Clearance

Eligible NSP activity:

C - Establish and operate a land bank for properties that have been foreclosed



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**Project # / Title: E / Redevelop Demolished/Vacant Properties**

<b>Grantee Activity Number:</b>	<b>J100067-00002</b>
<b>Activity Title:</b>	<b>Redevelop demolished/vacant properties</b>

**Activity Type:**

Construction of new housing

**Project Number:**

E

**Projected Start Date:**

05/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

UNDERWAY

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Redevelop Demolished/Vacant Properties

**Projected End Date:**

09/09/2014

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

<b>Total Budget:</b>	\$ 836,990.22
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<b>Other Funds</b>	\$ 0.00
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<b>Total Funds</b>	\$ 836,990.22
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**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	3	3		100.00
<b># of Households</b>	3	3		100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Singlefamily Units</b>	3
<b># of Housing Units</b>	3
<b>#Units with bus/rail access</b>	3
<b>#Units with solar panels</b>	3



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

City of Reno2

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Reno2	Local Government	\$ 836,990.22

**Location Description:****AMENDMENT 2**

The proposed projects will be in the new target area, intended to build on revitalization efforts in the old northeast and is bounded by Wells Avenue, Sutro Street, Montello Street and Interstate 80. This neighborhood (Neighborhood ID 6387969) scored a 19.63 in the map widget (Neighborhood NSP3 O-M 24/7 2)

**Activity Description:**

The City of Reno will redevelop 3 vacant parcels within the target area as affordable rental housing. Properties will be constructed to model the benefits of utilizing energy efficient and/or renewable energy systems in single-family units. These will be rental units.

Eligible activity under CDBG:

New Housing Construction (under NSP Only)

Eligible NSP activity

E - Redevelop demolished or vacant properties

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**Action Plan Comments:**

Reviewer - 3/7/11 Activity information is incomplete. See comments above.

Reviewer - 3/8/11 Plan is approved.

Reviewer - 4/14/11 Action Plan was revised to clarified language in multi-family activity description.

Reviewer - 11/8/11 grantee revised plan in order to set up activities under proper projects (removed activities from restricted project 9999).

Reviewer - 12/27/11 Environmental review sections will be revised when the plan is next updated. Also advised grantee of the need for separate activities for each mutli-family property.

Reviewer - 8/16/12 Plan is approved.

Reviewer - 1/8/13 Action Plan rejected due to missing information on the new Redevelopment activity (see activity comments). Narrative of amendment 2 refers to attached map - no attachments are shown.

Reviewer - 1/16/13 Minor comments; plan approved.

Reviewer - 2/26/13 Grantee added new multi-family activity. Plan is approved.

Reviewer - 3/6/13 Plan revised to make budget adjustments. Approved.

Reviewer - 9/5/13 Grantee made minor financial changes.

Reviewer - 10/27/2014 AP reviewed and approved with comments sent to the grantee.

Reviewer - Action Plan approved without review to allow the grantee to submit its next QPR.

## Action Plan History

Version	Date
B-11-MN-32-0003 AP#1	01/27/2016
B-11-MN-32-0003 AP#2	01/07/2016
B-11-MN-32-0003 AP#3	01/27/2015
B-11-MN-32-0003 AP#4	10/27/2014
B-11-MN-32-0003 AP#5	07/15/2014
B-11-MN-32-0003 AP#6	04/22/2014
B-11-MN-32-0003 AP#7	10/22/2013
B-11-MN-32-0003 AP#8	09/05/2013
B-11-MN-32-0003 AP#9	03/06/2013
B-11-MN-32-0003 AP#10	02/26/2013
B-11-MN-32-0003 AP#11	01/16/2013
B-11-MN-32-0003 AP#12	08/16/2012
B-11-MN-32-0003 AP#13	07/17/2012
B-11-MN-32-0003 AP#14	07/16/2012
B-11-MN-32-0003 AP#15	01/12/2012
B-11-MN-32-0003 AP#16	12/27/2011
B-11-MN-32-0003 AP#17	11/08/2011

