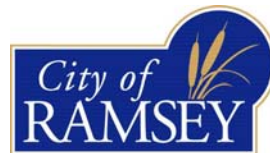




*As of November 16, 2011
Draft for Planning Commission*

Amended and Restated Development Program for Development District No. 1

City of Ramsey
Anoka County
State of Minnesota



Adopted: August 27, 1985
Public Hearing on Modification No. 12: December 13, 2011
Modification No. 12 Adopted:



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(for reference purposes only)

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*MODIFIED DEVELOPMENT PROGRAM FOR
DEVELOPMENT DISTRICT NO. 1*

A. Introduction

The City created its Development District No. 1 on August 27, 1985 in order to promote development in a portion of the southeastern area of the City. The Development District was subsequently expanded on June 30, 1986, March 29, 1988, December 13, 1994 and March 24, 1998.

B. Definitions

For the purposes of the Development District Program and Tax Increment Plan, the following terms shall have the meanings specified below, unless the context otherwise requires:

"Administrative Expenses" means all expenditures of the City other than amounts paid for the purchase of land or amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of real property in the District, relocation benefits paid to, or services provided for, persons residing or businesses located in the District, or amounts used to pay interest on, fund a reserve for, or sell at a discount, bonds issued pursuant to §469.178 of the TIF Act Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants and planning or economic development consultants;

"City" means the City of Ramsey, a municipal corporation under the laws of the State of Minnesota;

"Comprehensive Plan" means the City's Comprehensive Plan, including the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City;

"City Council" or "Council" means the Ramsey City Council;

"County" means Anoka County, Minnesota;

"Development District Act" means the statutory provisions of *Minnesota Statutes, Sections 469.124 through 469.134*, inclusive, as amended and supplemented from time to time.

"Development District" means Development District No. 1 in the City which was created and established pursuant to and in accordance with the Municipal Development District Act on August 27, 1985, and which was subsequently expanded on June 30, 1986, March 29, 1988, December 13, 1994 and March 24, 1998;

"Development Program" or "Program" means the program for development of the Development District adopted by the City pursuant to the Development District Act; synonymous with the term "Project Plan";

"Enabling Act" means Minnesota Statutes, Sections 469.124 to 469.134, as amended and

supplemented from time to time;

"Governing Body" means the duly elected City Council as defined in Minnesota Statutes 472A.02, subd. 10.

"EDA Act" means *Minnesota Statutes, Sections 469.090 to 469.1082*, as amended;

"Land Use Regulations" means all federal, state and local rules, regulations ordinances and plans relating to or governing the use of development of land in the City, including but not limited to environmental zoning and building code laws and regulations;

"Project Area" or "Project" means the Development Program for the Development District;

"Public Costs" means the costs set forth in the Tax Increment Financing Plan, and other costs eligible to be financed by Tax Increments under *Minnesota Statutes, Section 469.176, Subd. 4*;

"Public Improvements" means the public improvements described in the Development Program and Tax Increment Financing Plan;

"State" means the State of Minnesota;

"Tax Increment Financing Act" or "TIF Act" means *Minnesota Statutes, Sections, 469.174 through 469.1799*, inclusive, as amended;

"Tax Increment Bonds" or "TIF Bonds" means any general obligation or revenue tax increment bonds, notes or other obligations issued by the City to finance the Public Costs associated with Development District No. 1 as stated in the Development Program and in the Tax Increment Financing Plan for the Tax Increment Financing Districts within Development District No. 1 or any obligations issued to refund the Tax Increment Bonds;

"Tax Increment Financing District" or "TIF District" means any Tax Increment Financing District created and established pursuant to the TIF Act within Development District No. 1;

"Tax Increment Financing Plan" or "TIF Plan" means the TIF Plan adopted by the City Council for any TIF District within Development District No. 1.

C. Statutory Authority.

(AS MODIFIED ON DECEMBER 13, 1994)

The City has determined that it is necessary, desirable, and in the public interest to modify the Development Program for the Development District, pursuant to the provisions of the Act. The City has also determined that the funding of the necessary activities and improvements in Development District No. 1 shall be accomplished in part or in whole through tax increment financing in accordance with the TIF Act

(AS MODIFIED ON DECEMBER 14, 2010)

The Development District Act authorizes the City, upon certain public purpose findings by the City Council, to establish and designate development districts within the City and to establish, develop and administer development programs therefor to meet the needs and accomplish the public purposes

specified in Section 2.01. In accordance with the purposes set forth in Section 469.124 of the Development District Act, the City Council has established the Development District comprising the area described on the attached Exhibit A and has adopted this Development Program therefor.

The Tax Increment Financing Act authorizes the City, upon certain findings by the City Council, to establish and designate tax increment financing districts within the Development District and to adopt and implement a tax increment financing plan to accomplish the Development Program established for the Development District. In accordance with the Tax Increment Financing Act, the City has established Tax Increment Financing District No. 12 in the Development District as a housing district described in Section 469.174 subdivision 11, and has adopted therefor the Tax Increment Financing Plan set forth in Article III of the Development Program, which provides for the use of tax increment financing to finance the cost of qualified public activities and improvements in the Development District, as specified in the Development Program and the Tax Increment Financing Plan.

(AS MODIFIED DECEMBER 13, 2011)

The City established Development District No. 1 pursuant to the Municipal Development District Act. It is authorized that the City will administer the Development District and any tax increment financing districts.

Within Development District No. 1, the City plans to create one or more tax increment financing districts established pursuant to the Tax Increment Act to finance the public improvements proposed for Development District No. 1. The public improvements may be initially financed from other City sources, including, but not limited to the use of improvement bonds issued pursuant to Minnesota Statutes, Chapter 429, which sources the City may reimburse from tax increment proceeds derived from tax increment districts to be created within Development District No. 1.

The tax increment district or districts will be created at such time as will enable the City to capture the increase in taxable value of private improvements to be constructed within Development District No. 1.

D. Statement of Finding of Public Purpose.

(AS MODIFIED ON DECEMBER 14, 2010)

The City Council of the City has determined that there is a need for the City to take certain actions designed to encourage, ensure and facilitate development and redevelopment by the private sector of underutilized and unused land located within the corporate limits of the City in order to provide additional employment opportunities for residents of the City and the surrounding area, to improve the tax base of the City, the County and Independent School District No. 11 (the "School District") thereby enabling them to better utilize existing public facilities and provide needed public services, and to improve the general economy of the City, the County, and the State. Specifically, the City Council has determined that the property within the Development District is either underutilized or unused due to a variety of factors, including inadequate public improvements to serve the property; which has resulted in a lack of private investment; that, as a result, the property is not providing adequate employment opportunities, and is not contributing to the tax base and general economy of the City, the School District, the County and the State to its full potential; and, therefore, that it is necessary for the City to exercise its authority under the Development District Act and the Tax Increment Financing Act to develop, implement and finance a program designed to encourage, ensure and facilitate the commercial development and redevelopment of the property located in the Development District, to further and

accomplish the public purposes specified in this paragraph.

The development proposed for the Development District would not occur solely through private investment in the foreseeable future; the Tax Increment Financing Plan proposed herein is consistent with the Development Program; and the Tax Increment Financing Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the property located in the Development District by private enterprise.

The welfare of the City, the County and the State of Minnesota requires active promotion, attraction, encouragement and development of economically sound industry and commerce by the City.

(AS MODIFIED DECEMBER 13, 2011)

Statement of finding of public purpose prior to this modification are outlined in the Development Program for Development District No. 1 which precedes each TIF District plan approved by the City.

The City has been reviewing the future development of the community. This review has defined several important roles for the City.

- **Facilitating development activities that are compatible with overall community development objectives of the City.**
- **Removing the physical and economic barriers to development.**
- **Providing the infrastructure needed to support development.**
- **Providing sites for future development.**

The City intends to use the powers allowed under the Enabling Act to fill these roles, to promote development and redevelopment throughout the City, and to pool resources in order to reduce financial barriers to providing decent housing and development and redevelopment opportunities.

The City has found that there is a need for development and redevelopment within the City based upon the following conditions:

1. The City contains numerous parcels containing buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, and a combination of these and other factors is detrimental to the safety, health, morals or welfare of the community.

2. The City suffers from a lack of necessary streets, utilities, parking facilities and site improvements essential to preparing and making sites available for meaningful development, including but not limited to, development of necessary infrastructure for a municipal parking ramp and commuter rail stop along the North Star Corridor.

3. The City requires active promotion, attraction, encouragement and development of economically sound commerce through government action for the purpose of preventing mergence and continuation of blight and the occurrence of conditions requiring redevelopment

4. The City contains vacant, unused, underused and inappropriately used land.

Therefore, the City has determined to exercise its authority to develop a program for improving Development District No. 1 to provide impetus for private development and redevelopment, to provide decent housing to residents, to maintain and increase employment, to provide infrastructure to serve citizens and employees of the City, to utilize existing land for potential development and redevelopment and to provide other facilities as are outlined in the Development Program.

The City has also determined that proposed developments to be assisted by the City would not occur solely through private investment in the foreseeable future. The City finds that the welfare of the City, as well as the State of Minnesota, requires active promotion, attraction, encouragement and development of economically sound industry and commerce to carry out its stated public purpose objectives.

The City has also determined that any tax increment financing plans to be proposed herein will be consistent with the Development Program, and that the tax increment financing plans will afford maximum opportunity, consistent with the sound needs of the as a whole, for the development or redevelopment of Development District No. 1 by private enterprise.

E. Statement of Objectives.

(AS MODIFIED ON DECEMBER 13, 2011)

In addition to all previously adopted purposes and objectives as outlined in the Development Program for Development District No. 1 preceding each TIF Plan approved by the City, the City has determined that it is necessary, desirable and in the public interest to establish, designate, develop and administer the Development District. The City determines that the establishment of Development District No. 1 will provide the City with the ability to achieve certain public purpose objectives not otherwise obtainable in the foreseeable future without City intervention in the normal development process. The City seeks to achieve the following program objectives:

The City seeks to achieve the following objectives through the Development Program:

- 1. Promote and secure the prompt development of property in Development District No. 1 in a manner consistent with the Comprehensive Plan and with minimal adverse impact on the environment, which property is currently less productive because of the lack of proper utilization and lack of investment; thus promoting and securing the development of other land in the City;**
- 2. Promote and secure additional employment opportunities within Development District No. 1, and the City, for residents of the City and the surrounding area, thereby, improving living standards and preventing unemployment and the loss of skilled labor and other human resources in the City;**
- 3. Secure the increase of property subject to taxation by the City, the County, School District, and other taxing jurisdictions in order to better enable such entities to pay for public improvements and governmental services and programs required to be**

provided by them;

- 4. Secure the construction and provide funds for the payment of the cost of public activities or improvements in Development District No. 1, including site improvements, installation of utilities and roads, development of a commuter rail stop along the North Star Corridor, and development of a municipal parking ramp, which are necessary for the orderly and beneficial development of Development District No. 1;**
- 5. Promote the concentration of appropriate development within Development District No. 1 in order to maintain the area in a manner compatible with its accessibility and prominence in the City;**
- 6. Encourage local business expansion, improvement, development and redevelopment, when compatible with the Development Program; and**
- 7. Providing and securing the development of increased opportunities for families to reside in quality owner-occupied housing, for senior citizens to choose from housing options which offer a wide array of services without regard to income, and for residents looking for a wide range of multi-family units.**

F. Environmental Controls

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use regulations.

G. Open Space to be Created

Any open space within Development District No 1 will be created in accordance with the zoning and ordinances of the City.

H. Proposed Reuse of Property

While significant private development has occurred within Development District No. 1, many undeveloped parcels remain. In addition to the major street and utility improvements previously authorized, the City may carry out all actions that it finds necessary to facilitate private development of Development District No. 1 in accordance with this Program, the Act, the TIF Act, the Comprehensive Plan and any special planning studies.

Activities the City may undertake include, but are not limited to: acquisition of property for resale to private developers at a reduced cost; assistance in financing sewer, water and drainage improvements; and development site preparation. The City will evaluate development proposals on a case-by-case basis.

More specific development proposals are set forth in the TIF Plan for each TIF District within the Development District, which are incorporated herein by reference.

I. Statement of Public Facilities and Costs to be Financed.

(AS MODIFIED DECEMBER 14, 2010)

The additional costs eligible to be incurred by the City, directly or indirectly, in carrying out the Development Program, as modified are amended to include the Public Costs set forth in the Tax Increment Financing Plan for Tax Increment Financing (Redevelopment) District No. 14.

(AS MODIFIED DECEMBER 13, 2011)

Public facilities to be financed and associated costs prior to this modification are outlined in the Development Program for Development District No. 1 which precedes each TIF District plan approved by the City.

The preceding objectives will be promoted by providing improvements and opportunities within Development District No. 1 which may include various types of site improvements, land and easement acquisition, redevelopment, demolition, parking, street, sewer, water, commuter rail stop along the North Star Corridor, municipal parking ramp and other public improvements. The additional costs eligible to be incurred by the City, directly or indirectly, in carrying out the Development Program, as modified are amended to include the Public Costs set forth in the Tax Increment Financing Plans for the Tax Increment Financing Districts created within Development District No. 1.

J. Funding of Development and Redevelopments

(AS MODIFIED DECEMBER 13, 2011)

Funding of development and redevelopment and associated costs prior to this modification are outlined in the Development Program for Development District No. 1 which precedes each TIF District plan approved by the City.

To implement the established objectives, the City plans to utilize a number of public and private financing tools. Funding of the necessary activities and improvements in Development District No. 1 is expected to be accomplished through, and is not limited to, tax increment financing, special assessments, state aid for road construction, proceeds from the sale of property, and federal and state grants.

Any public facilities within Development District No. 1 will be financially feasible and compatible with longer range development plans. Any acquisition of property for the public improvements will be done to provide the impetus for private development within Development District No. 1.

K. Relocation.

Any person or business that is displaced as a result of Development District No. 1 will be relocated in accordance with Minnesota Statutes, Section 117.50 to 117.56. The City accepts its responsibility for providing for relocation assistance pursuant to the Enabling Act.

L. Administration of Development District.

Maintenance and operation of Development District No. 1 will be the responsibility of the City Administrator. Each year, the administrator of Development District No. 1 will submit to the City Council the maintenance and operation budget for the following year.

The administrator of the Development District will administer Development District No. 1 pursuant to the provision of the Enabling Act; provided, however, that such powers may only be exercised at the direction of the City. No action taken by the administrator of Development District No. 1 pursuant to the above-mentioned powers shall be effective without authorization by the City.

M. Rehabilitation.

Owners of properties within Development District No. 1 may be encouraged to rehabilitate their properties to conform with the applicable state and local codes and ordinances, as well as any design standards. Persons who purchase property within Development District No. 1 from the City may be required to rehabilitate their properties as a condition of sale of land. The City may provide such rehabilitation assistance as may be available from federal, state or local sources.

N. Property Acquisition.

The City intends to acquire such property, or appropriate interest therein, within Development District No. 1 as the City may deem to be necessary or desirable to assist in the implementation of the Development Program.

O. Modification of the Development Program and/or Development District No. 1

The City reserves the right to alter and amend the Development Program and the Tax Increment Financing Plans, subject to the provisions of state law regulating such action. The City specifically reserves the right to enlarge or reduce the size of Development District No. 1 and the Tax Increment Financing District, the Development Program, the Public Costs and the amount of Tax Increment Bonds to be issued to finance such cost by following the procedures specified in Minnesota Statutes, Section 469.175, subdivision 4.

P. Description of Development District.

Boundaries of Development District No. 1 as established August 27, 1985.

PIN	Street Address
23-32-25-44-0006	14941 Nowthen Boulevard
23-32-25-44-0007	14963 Nowthen Boulevard
23-32-25-44-0010	5621 148th Lane N.W.
23-32-25-44-0011	5621 149th Lane N.W.
23-32-25-44-0012	5621 149th Lane N.W.
23-32-25-44-0013	No Street Address
23-32-25-44-0014	No Street Address
23-32-25-44-0015	No Street Address
23-32-25-44-0016	No Street Address
23-32-25-44-0017	No Street Address
23-32-25-44-0018	5620 149th Lane N.W.
23-32-25-44-0019	No Street Address
23-32-25-44-0020	No Street Address
23-32-25-44-0021	No Street Address
23-32-25-44-0022	No Street Address
23-32-25-44-0023	No Street Address
23-32-25-44-0024	No Street Address
23-32-25-44-0025	No Street Address
23-32-25-44-0026	14964 Nowthen Boulevard
23-32-25-44-0028	No Street Address
23-32-25-44-0029	No Street Address
23-32-25-44-0030	No Street Address
23-32-25-44-0031	No Street Address
23-32-25-44-0032	No Street Address
23-32-25-44-0033	No Street Address
23-32-25-44-0034	No Street Address
23-32-25-44-0035	No Street Address
23-32-25-44-0036	No Street Address
23-32-25-44-0037	No Street Address
23-32-25-44-0038	No Street Address
23-32-25-44-0039	No Street Address
23-32-25-44-0040	No Street Address
23-32-25-44-0041	No Street Address
23-32-25-44-0042	No Street Address
23-32-25-44-0043	No Street Address
23-32-25-44-0044	No Street Address
23-32-25-44-0045	No Street Address
24-32-25-33-0005	5420 151st Avenue N.W.
24-32-25-33-0012	No Street Address

24-32-25-33-0013	No Street Address
24-32-25-33-0014	5540 149th Lane N.W.
24-32-25-33-0015	5535 149th Lane N.W.
24-32-25-33-0016	5515 149th Lane N.W.
24-32-25-33-0017	5565 149th Lane N.W.
24-32-25-33-0018	No Street Address
24-32-25-34-0001	No Street Address
24-32-25-34-0002	14906 St. Francis Boulevard
24-32-25-34-0003	14918 St. Francis Boulevard
24-32-25-34-0005	14940 St. Francis Boulevard
25-32-25-12-0002	No Street Address
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25-32-25-12-0009	No Street Address
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25-32-25-13-0032	No Street Address
25-32-25-21-0001	No Street Address
25-32-25-21-0003	14850 St. Francis Boulevard
25-32-25-21-0004	14860 St. Francis Boulevard
25-32-25-21-0006	14820 St. Francis Boulevard
25-32-25-21-0007	14810 St. Francis Boulevard
25-32-25-21-0008	14760 St. Francis Boulevard
25-32-25-21-0009	14750 St. Francis Boulevard
25-32-25-21-0010	14660 St. Francis Boulevard
25-32-25-21-0011	No Street Address
25-32-25-21-0012	No Street Address
25-32-25-21-0013	14840 St. Francis Boulevard
25-32-25-21-0014	No Street Address
25-32-25-22-0001	14640 Nowthen Boulevard
25-32-25-22-0003	No Street Address
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25-32-25-23-0001	14640 Nowthen Boulevard
25-32-25-23-0002	14515 Nowthen Boulevard
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25-32-25-23-0005	14544 Nowthen Boulevard
25-32-25-23-0006	No Street Address
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25-32-25-24-0001	14640 St. Francis Boulevard
25-32-25-24-0002	14504 St. Francis Boulevard
25-32-25-31-0001	No Street Address
25-32-25-31-0002	14346 Nowthen Boulevard
25-32-25-31-0003	No Street Address
25-32-25-32-0001	No Street Address
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25-32-25-33-0002	14120 Germanium Street
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25-32-25-33-0004	14101 Germanium Street
25-32-25-33-0005	14121 Germanium Street
25-32-25-33-0006	14151 Germanium Street
25-32-25-33-0007	14150 Fluorine Street
25-32-25-33-0008	14110 Fluorine Street
25-32-25-33-0009	14100 Fluorine Street
25-32-25-33-0010	14101 Fluorine Street
25-32-25-33-0011	14121 Fluorine Street
25-32-25-33-0012	14141 Fluorine Street
25-32-25-33-0013	No Street Address
25-32-25-33-0014	5421 142nd Avenue N.W.
25-32-25-33-0015	5441 142nd Avenue N.W.
25-32-25-33-0016	14231 Fluorine Street
25-32-25-33-0017	14221 Fluorine Street
25-32-25-33-0018	14210 Fluorine Street
25-32-25-33-0019	14220 Fluorine Street
25-32-25-33-0020	No Street Address
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25-32-25-42-0015	No Street Address
25-32-25-42-0016	No Street Address
25-32-25-42-0017	No Street Address
25-32-25-42-0018	No Street Address
25-32-25-42-0019	No Street Address
25-32-25-42-0020	No Street Address
25-32-25-42-0021	No Street Address
25-32-25-42-0022	No Street Address
25-32-25-42-0023	No Street Address
25-32-25-42-0024	No Street Address
25-32-25-42-0025	No Street Address
25-32-25-42-0026	No Street Address
25-32-25-42-0027	No Street Address
25-32-25-42-0028	No Street Address
25-32-25-42-0029	No Street Address
25-32-25-42-0030	No Street Address
25-32-25-42-0031	No Street Address
25-32-25-42-0032	No Street Address
25-32-25-43-0001	No Street Address
25-32-25-43-0002	No Street Address
25-32-25-43-0003	No Street Address
25-32-25-43-0008	No Street Address
25-32-25-43-0009	No Street Address
25-32-25-43-0010	No Street Address
25-32-25-43-0011	No Street Address
25-32-25-43-0012	No Street Address
25-32-25-43-0013	No Street Address
25-32-25-43-0014	No Street Address
25-32-25-43-0015	No Street Address
25-32-25-43-0016	No Street Address
25-32-25-43-0017	No Street Address
25-32-25-43-0018	No Street Address
25-32-25-43-0019	No Street Address
25-32-25-43-0021	No Street Address
26-32-25-11-0001	No Street Address
26-32-25-11-0003	5645 148th Lane N.W.
26-32-25-11-0005	14810 Nowthen Boulevard
26-32-25-11-0011	5700 148th Lane N.W.
26-32-25-11-0013	14830 Nowthen Boulevard
26-32-25-11-0015	No Street Address
26-32-25-11-0016	No Street Address

26-32-25-11-0017	No Street Address
26-32-25-11-0018	No Street Address
26-32-25-14-0001	No Street Address
26-32-25-44-0005	14249 Junkite Street
26-32-25-44-0006	No Street Address
26-32-25-44-0007	No Street Address
26-32-25-44-0008	5600 142nd Avenue N.W.
26-32-25-44-0024	14100 Iodine Street
26-32-25-44-0025	14120 Iodine Street
26-32-25-44-0026	14140 Iodine Street
26-32-25-44-0027	5601 142nd Avenue N.W.
26-32-25-44-0028	14141 Iodine Street
26-32-25-44-0029	14121 Iodine Street
26-32-25-44-0031	5730 142nd Avenue N.W.
26-32-25-44-0032	No Street Address
34-32-25-11-0006	No Street Address
34-32-25-11-0007	No Street Address
34-32-25-11-0013	No Street Address
34-32-25-11-0017	14010 Sunfish Lake Boulevard
34-32-25-11-0018	14000 Sunfish Lake Boulevard
34-32-25-11-0019	No Street Address
34-32-25-11-0023	13914 Sunfish Lake Boulevard
34-32-25-12-0001	6615 Highway 10
34-32-25-12-0002	No Street Address
34-32-25-12-0003	No Street Address
34-32-25-13-0001	No Street Address
34-32-25-13-0002	No Street Address
34-32-25-13-0003	No Street Address
34-32-25-13-0004	6740 Highway 10
34-32-25-13-0005	No Street Address
34-32-25-13-0006	6650 Highway 10
34-32-25-13-0007	No Street Address
34-32-25-13-0008	No Street Address
34-32-25-13-0009	No Street Address
34-32-25-13-0010	No Street Address
34-32-25-13-0011	No Street Address
34-32-25-13-0012	No Street Address
34-32-25-13-0013	No Street Address
34-32-25-13-0014	No Street Address
34-32-25-13-0015	6741 137th Avenue N.W.
34-32-25-13-0016	6711 137th Avenue N.W.
34-32-25-13-0017	6720 138th Avenue N.W.
34-32-25-13-0018	No Street Address
34-32-25-13-0019	No Street Address
34-32-25-13-0020	No Street Address

34-32-25-13-0021	No Street Address
34-32-25-14-0002	No Street Address
34-32-25-14-0003	No Street Address
34-32-25-14-0004	No Street Address
34-32-25-14-0005	6415 Highway 10
34-32-25-14-0006	No Street Address
34-32-25-14-0007	6504 Highway 10
34-32-25-21-0001	No Street Address
34-32-25-21-0002	No Street Address
34-32-25-21-0004	No Street Address
34-32-25-21-0005	6939 Highway 10
34-32-25-21-0006	6939 Highway 10
34-32-25-21-0007	6957 Highway 10
34-32-25-22-0001	No Street Address
34-32-25-22-0002	7127 Highway 10
34-32-25-22-0003	No Street Address
34-32-25-22-0004	No Street Address
34-32-25-23-0002	No Street Address
34-32-25-24-0001	No Street Address
34-32-25-31-0001	No Street Address
34-32-25-32-0001	No Street Address
34-32-25-41-0001	No Street Address
34-32-25-42-0003	13659 Dolomite Street
34-32-25-42-0004	6802 137th Avenue N.W.
34-32-25-42-0005	6746 137th Avenue N.W.
34-32-25-42-0006	No Street Address
34-32-25-42-0008	No Street Address
35-32-25-11-0001	14032 Krypton Street
35-32-25-11-0002	14030 Krypton Street
35-32-25-11-0003	14055 Krypton Street
35-32-25-11-0004	14056 Junkite Street
35-32-25-11-0005	14055 Junkite Street
35-32-25-11-0006	14046 Iodine Street
35-32-25-11-0007	14101 Iodine Street
35-32-25-11-0008	14045 Iodine Street
35-32-25-11-0009	14025 Iodine Street
35-32-25-11-0010	5640 140th Avenue N.W.
35-32-25-11-0011	5660 140th Avenue N.W.
35-32-25-11-0012	5706 140th Avenue N.W.
35-32-25-11-0013	5726 140th Avenue N.W.
35-32-25-12-0001	5759 Industry Avenue
35-32-25-12-0003	14045 Magnesium Street
35-32-25-12-0004	No Street Address
35-32-25-21-0001	No Street Address
35-32-25-21-0002	No Street Address

35-32-25-21-0004	No Street Address
35-32-25-21-0005	No Street Address
35-32-25-22-0003	No Street Address
35-32-25-22-0004	No Street Address
35-32-25-22-0005	No Street Address
35-32-25-22-0007	No Street Address
35-32-25-22-0009	No Street Address
35-32-25-22-0010	No Street Address
35-32-25-22-0011	No Street Address
35-32-25-22-0012	No Street Address
35-32-25-22-0013	No Street Address
35-32-25-23-0002	6346 Highway 10
35-32-25-23-0003	No Street Address
35-32-25-23-0004	No Street Address
35-32-25-23-0005	No Street Address
35-32-25-23-0006	No Street Address
35-32-25-24-0001	6159 Highway 10
35-32-25-31-0007	6159 Highway 10
35-32-25-31-0008	No Street Address
35-32-25-31-0009	No Street Address
35-32-25-31-0010	No Street Address
35-32-25-31-0011	No Street Address
35-32-25-31-0012	6021 Highway 10
35-32-25-31-0014	No Street Address
35-32-25-31-0015	6151 Rivlyn Street
35-32-25-31-0016	No Street Address
35-32-25-31-0018	6203 Rivlyn Street
35-32-25-31-0019	No Street Address
35-32-25-32-0001	6346 Highway 10
35-32-25-32-0002	6346 Highway 10
35-32-25-32-0003	No Street Address
35-32-25-32-0004	6326 Highway 10
35-32-25-32-0005	6328 Highway 10
35-32-25-32-0006	6322 Highway 10
35-32-25-32-0007	No Street Address
35-32-25-32-0008	No Street Address
35-32-25-32-0009	6314 Rivlyn Avenue
35-32-25-32-0010	6315 Rivlyn Avenue
35-32-25-32-0011	No Street Address
35-32-25-32-0012	6301 Rivlyn Avenue
35-32-25-32-0013	6260 Highway 10
35-32-25-32-0014	No Street Address
35-32-25-32-0015	6228 Highway 10
35-32-25-32-0016	No Street Address
35-32-25-32-0017	13554 Tungsten Street

35-32-25-32-0019	6304 Highway 10
35-32-25-32-0020	6250 Front
35-32-25-32-0021	6208 Highway 10
35-32-25-32-0022	No Street Address
35-32-25-32-0023	No Street Address
35-32-25-32-0024	6225 Rivlyn Avenue
35-32-28-32-0025	6205 Rivlyn Avenue
35-32-25-32-0026	6237 Rivlyn Avenue
35-32-25-32-0027	6166 Rivlyn Avenue
35-32-25-32-0028	6266 Rivlyn Avenue
35-32-25-32-0029	No Street Address
35-32-25-32-0030	6256 Rivlyn Avenue
35-32-25-32-0031	6244 Rivlyn Avenue
35-32-25-32-0032	6232 Rivlyn Avenue
35-32-25-32-0033	6224 Rivlyn Avenue
35-32-25-32-0034	6216 Rivlyn Avenue
35-32-25-32-0035	6206 Rivlyn Avenue
35-32-25-32-0036	No Street Address
36-32-25-12-0002	No Street Address
36-32-25-12-0003	No Street Address
36-32-25-21-0003	No Street Address
36-32-25-21-0004	5343 Industry Avenue
36-32-25-21-0005	5313 Industry Avenue
36-32-25-21-0006	No Street Address
36-32-25-22-0008	No Street Address
36-32-25-22-0009	5515 Industry Avenue
36-32-25-22-0010	No Street Address
36-32-25-22-0011	No Street Address
36-32-25-22-0012	5400 Industry Avenue
36-32-25-22-0013	14030 Germanium Avenue
36-32-25-22-0014	14060 Germanium Avenue
36-32-25-22-0015	14061 Germanium Avenue
36-32-25-22-0016	14060 Fluorine Street
36-32-25-22-0017	5520 140th Lane N.W.
36-32-25-22-0018	5510 140th Lane N.W.
36-32-25-22-0019	5460 140th Lane N.W.
36-32-25-22-0020	14051 Fluorine Street
36-32-25-23-0001	No Street Address
36-32-25-23-0002	No Street Address
36-32-25-24-0001	No Street Address
36-32-25-24-0002	No Street Address

(AS MODIFIED JUNE 30, 1986)

Properties added to Development District No. 1:

All properties are located within the City of Ramsey, Anoka County, Minnesota.

PIN: 26-32-25-33-0001	27-32-25-44-0002
26-32-25-33-0002	27-32-25-44-0003
26-32-25-34-0002	27-32-25-44-0006
26-32-25-34-0003	27-32-25-44-0007
27-32-25-43-0004	27-32-25-44-0008
27-32-25-43-0005	27-32-25-44-0010
27-32-25-43-0006	27-32-25-44-0011
27-32-25-43-0007	27-32-25-44-0012
34-32-25-11-0008	27-32-25-44-0013
34-32-25-11-0009	34-32-25-44-0010

(AS MODIFIED MARCH 29, 1988)

Properties added to Development District No. 1:

All properties are located within the City of Ramsey, Anoka County, Minnesota.

PIN 27-32-25-42-0002:

That part of the Northwest Quarter of the Southeast Quarter of Section 27, Township 32, Range 25 lying Westerly of Anoka County Highway Right-of-Way Plat No. 8 (Except #7835), Anoka County, Minnesota.

PIN 27-32-25-42-0003:

The South 420-51 feet, as measured along the Westerly line of that part of the Northwest Quarter of the Southeast Quarter of Section 27, Township 32, Range 25 lying westerly of Anoka County Highway Right-of-Way Plant No. 8, Anoka County, Minnesota.

PIN 27-32-25-43-0001:

The West 30 acres of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25 (Except #8550 and except that part platted as Anoka County Highway Right-of-Way Plat #8), Anoka County, Minnesota.

PIN 27-32-25-43-0002

That part of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25 described as follows: Commencing at a point on the South line of said Section 200 feet East of the Southwest Quarter; then North and parallel with the West line thereof to the North line of said tract; then East along the North line of the South Half of the Southeast Quarter 175 feet; then South and parallel to the West line thereof to the South line of said South Half of the Southeast Quarter; then West along said South line to the point of beginning, Anoka County, Minnesota.

(AS MODIFIED DECEMBER 13, 1994)

Lists of the properties included within Development District No.1 were attached to the Program documents adopted on August 27, 1985, and on June 30, 1986. A list of properties added to Development District No. 1 was included in two modifications to the Development Program adopted March 29, 1988. These lists are incorporated herein by reference. The additional properties being added to Development District No. 1 as a result of this modification are listed below. A map of the approximate new boundaries of Development District No. 1 is included in Exhibit A hereto.

Legally described as follows:

Beginning at a point at the southwest corner of Anoka County Highway Right-of-Way Plat #8 for County Road #116 which intersects the center line of Anoka Right-of-Way plat #16 which is County Road #56. Thence north 88 degrees, 20 minutes 36 seconds east a distance of 60 feet to the point of beginning. Thence easterly along the southern boundary of Anoka County Highway Right-of-Way plat #8 to the easterly line of the northwest quarter of Section 27; thence southerly along the easterly boundary of the northwest quarter of Section 27 to a point intersecting with the southern boundary of Section 27. Thence westerly along said southerly boundary of Section 27 to a point intersecting with the northern right-of-way of the Burlington Northern Railroad. Thence northwesterly along said northern boundary of the Burlington Northern Railroad to a point intersecting with the westerly boundary of Anoka County Highway Right-of-Way Plat #16; thence northerly along the westerly boundary of Anoka County Highway Right-of-Way Plat #16 to the point of beginning. And also those portions of Outlots A, B, D, G, F, E, M, and I of the Rivenwick Subdivision lying west of the eastern half of the western half of Section 34 and a parcel of land commencing at the southwest corner of Anoka County Highway Right-of-Way Plat #16, thence north 65 degrees, 51 minutes, 38 seconds west a distance of 770 feet. Thence north 00 degrees, 30 minutes, 12 seconds west a distance of 363.88 feet. Thence south 66 degrees, 44 minutes, 26 seconds east a distance of 770.0 feet. Thence south 00 degrees, 30 minutes, 12 seconds east a distance of 362.21 feet to the point of beginning.

Property Identification Numbers (PIN)

27-32-25-23-0001	27-32-25-34-0001
27-32-25-23-0002	27-32-25-34-0005
27-32-25-24-0002	27-32-25-34-0007
27-32-25-31-0001	27-32-25-24-0008
27-32-25-31-0002	27-32-25-24-0009
27-32-25-31-0003	27-32-25-24-0010
27-32-25-32-0002	28-32-25-44-0003
27-32-25-32-0003	28-32-25-44-0004
27-32-25-32-0004	34-32-25-22-0011
27-32-25-32-0005	34-32-25-22-0012
27-32-25-33-0004	34-32-25-22-0013
27-32-25-33-0006	34-32-25-22-0014
27-32-25-33-0008	34-32-25-23-0004
27-32-25-33-0009	34-32-25-23-0005
27-32-25-33-0010	34-32-25-23-0006
27-32-25-33-0011	34-32-25-23-0007
27-32-25-33-0012	34-32-25-23-0008
27-32-25-33-0013	

(AS MODIFIED MARCH 24, 1998)

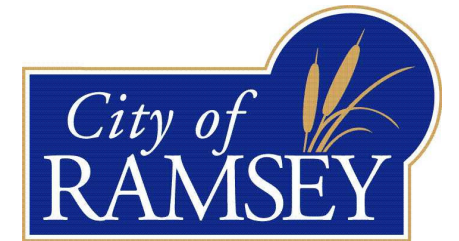
Area south or west of a line extending from the northeast boundary of former Development District No. 1, north along the eastern boundary of Amber Ridge and Gorham's Sandy Acres Estates to 153rd Ave. N.W. then west along 153rd Ave. N.W. to Ramsey Blvd. N.W. then west following 155th Ave. N.W. to Variolite then north to 156th Ave. N.W. then west to Armstrong Ave. then south to 153rd Ave. N.W. then west to the intersection of U.S. Highway No. 10 and 169 then west to the Ramsey City Limits.

(AS MODIFIED DECEMBER 14, 2010)

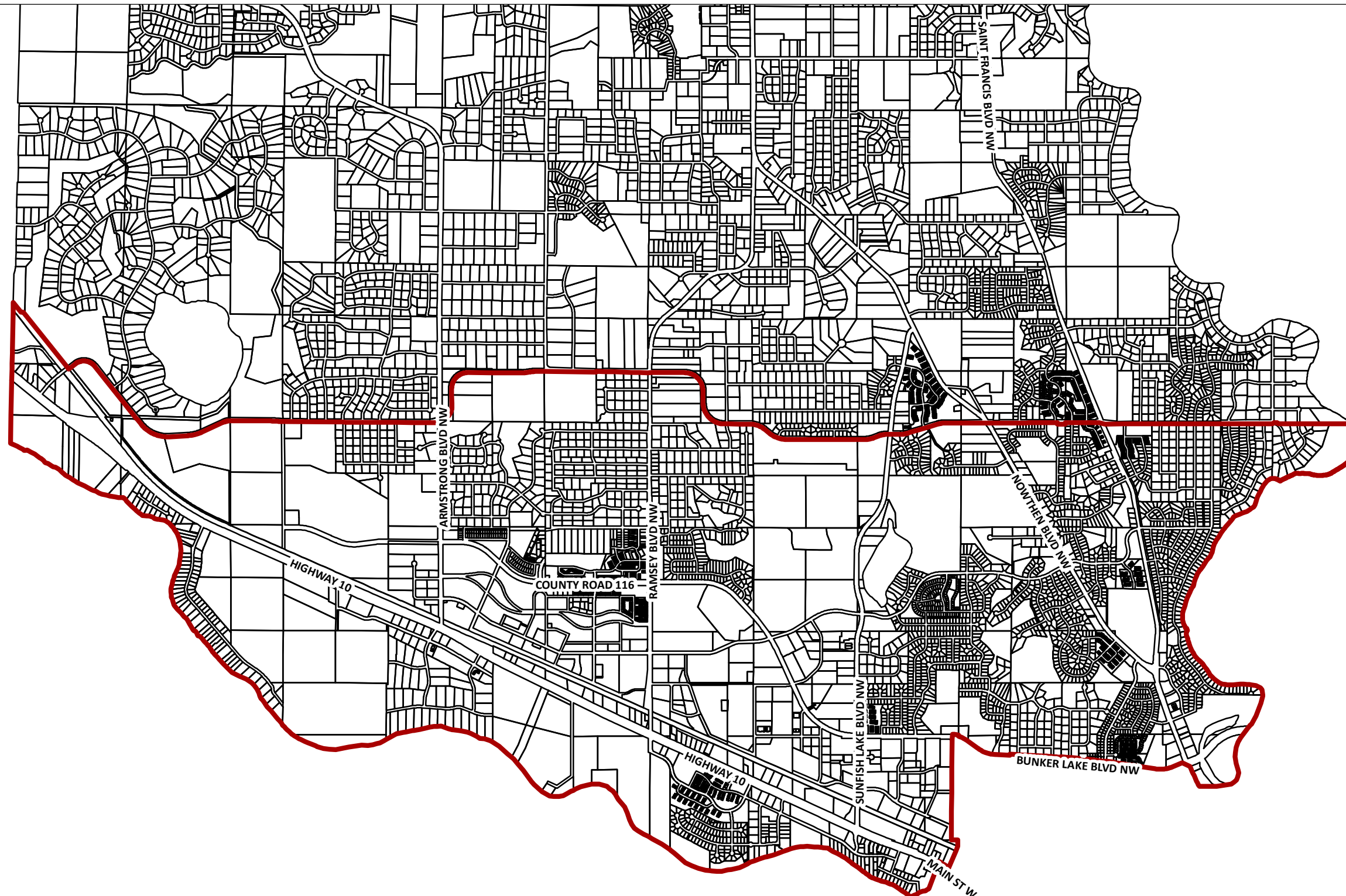
The Development District is described in Exhibit A.

EXHIBIT A

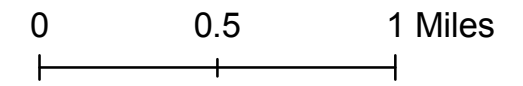
Boundary Map of Development District No. 1



Development District



- Development District #1
- Parcels



Map Prepared by the City of Ramsey
 Data Source: Anoka County, City of Ramsey
 February 23, 2009
 Lambert Conformal Conic Projection
 I:GIS\Users\Tim\TIF Properties



This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

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