

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday February 10, 2011
7:30 am
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
 1. Approve the following EDA meeting minutes:
Regular EDA meeting minutes dated January 13, 2011.
- 4. EDA Business**
 1. Consider Street Name Change of Azurite Street in the Sunfish Lake Business Park
 2. Approve Resolution for the Release of Unimproved Land, Release of Land From and Amendment to Ground Lease and Lease Agreement for Ramsey Municipal Center
 3. EDA 2011 Work Plan
 4. Consider Approval of Funding for the Tinklenberg Group Contract
 5. Staff Update
- 5. Member/Staff Input**
- 6. Adjournment**

Date: 02/10/2011

Information

Title:

Approve the following EDA meeting minutes:

Regular EDA meeting minutes dated January 13, 2011.

Background:

n/a

Observations:

n/a

Funding Source:

n/a

Staff Recommendation:

n/a

EDA Action:

Motion to approve EDA meeting minutes.

Attachments

01.13.11 EDA

Form Review

Inbox

Aaron Backman

Form Started By: JoAnn Shaw

Final Approval Date: 02/02/2011

Reviewed By

Aaron Backman

Date

02/02/2011 03:20 PM

Started On: 02/02/2011 03:08 PM

**ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The City of Ramsey Economic Development Authority (EDA) conducted an EDA meeting on Thursday, January 13, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
 Member John LeTourneau
 Member Wayne Skaff
 Member Jim Steffen
 Member Kristine Williams
 Member Jeff Wise

Members Absent: Member Colin McGlone

Also Present: Aaron Backman, Economic Development/Marketing Manager
 Kurt Ulrich, City Administrator
 Dean Busch, IT Manager (for E-Gov demonstration)

CALL TO ORDER

Chairperson Riley called the Economic Development Authority meeting to order at 7:32 a.m.

APPROVE AGENDA

Motion by Member LeTourneau, seconded by Member Williams, to approve the agenda.

Motion carried. Voting Yes: Chairperson Riley, Members LeTourneau, Williams, Skaff, Steffen, and Wise. Voting No: None. Absent: Member McGlone.

APPROVE MINUTES

Motion by Member Skaff, seconded by Member Steffen, to approve December 9, 2010 minutes as presented.

Motion carried. Voting Yes: Chairperson Riley, Members Skaff, Steffen, LeTourneau, Williams, and Wise. Voting No: None. Absent: Member McGlone.

EDA BUSINESS

Case #1: APPOINT INTERIM CHAIRPERSON AND VICE CHAIRPERSON

Economic Development/Marketing Manager Backman stated that member terms run from April 1st to March 31st, however, last year officers were appointed for the calendar year of 2010. To

coordinate member and officer terms an interim chairperson and vice chairperson should be appointed until March 31, 2011. At the April meeting officers will be appointed for a year term.

Motion by Member Skaff, seconded by Member LeTourneau, to appoint Member Riley as interim chairperson.

Motion carried. Voting Yes: Chairperson Riley. Members Skaff, LeTourneau, Steffen, Williams, and Wise. Voting No: None. Absent: Member McGlone.

Motion by Member LeTourneau, seconded by Member Williams to appoint Member Skaff as interim vice chairperson.

Motion carried. Voting Yes: Chairperson Riley, Members LeTourneau, Williams, Steffen, and Wise. Voting No: None. Abstain: Member Skaff. Absent: Member McGlone.

Case #2: MULTISOURCE MANUFACTURING CLOSING & RLF UPDATE

Economic Development/Marketing Manager Backman presented the Staff report. He stated MS Holdings purchased the Harbor Industries building on December 29, 2010 and the lines of communication remain open even though the Revolving Loan Fund (RLF) Loan did not go forward at this time.

Chairperson Riley stated it has gone well, and has shown we are willing to work with them, we're happy they are here, but not going to give away the farm.

Economic Development/Marketing Manager Backman stated it was not so much MS Holdings that didn't like the language in the document, but the bank. City Attorney Bill Goodrich took the language from the Small Business Administration loan documents. He continued it is unusual that a business has committed and acquired the facility and then not gone forward with a particular loan, usually they leverage and try to get all they can before committing. In this case the building price was attractive enough that they wanted to complete the deal. He continued that the City depends on repayment of the RLF loans to refund the account to continue to do future deals.

Member LeTourneau stated that the RLF guidelines state the subordination position we want to take and EDA needs to stay consistent with the guidelines. This case was our opportunity to review those guidelines.

Member Steffen asked when the building would be ready for them to move in.

Economic Development/Marketing Manager Backman stated they are hoping by the end of March.

CASE #3 E-GOV LINK OFFERINGS & PRESENTATION

Peter Selden from E-Gov Link demonstrated their product for the EDA.

Economic Development/Marketing Manager Backman stated this Ohio-based company provides information technology solutions for local governments. Its offerings include Citizen Request

Management, Permit, Community Calendar, Available Properties, Business Listings, Rumor Mill and other applications. This was informational only.

CASE #4 CONSIDER EDA RESTAURANT SUBSIDY POLICY

Economic Development/Marketing Manager Backman presented the Staff report. He stated the highlights of the proposed restaurant subsidy, which are: The maximum loan amount for Water Access Charge (WAC) would be 70% for restaurants located in The COR, along Armstrong Boulevard, on State Highway 10, or along State Highway 47 in the City of Ramsey, and eligibility would be for-profit restaurants that are not currently operating in the designated areas. He continued with the application process and implementation procedures.

Discussion ensued regarding the proposed restaurant subsidy policy.

Economic Development/Marketing Manager Backman explained that WAC fees would be an inter-fund transfer; however, Sewer Access Charge (SAC) fees would be a payout from the City to the Met Council.

Members discussed whether the eligibility should remain in the key transportation corridors or be opened to the entire city.

City Administrator Ulrich stated that an option could be that wherever the zoning code would allow a restaurant the subsidy could be offered.

Economic Development/Marketing Manager Backman mentioned as an alternative defining the eligibility as within a half mile of the corridor. The consensus of the Commissioners was to direct restaurants within a half mile along the designated corridors.

Members discussed the definition of a full service restaurant. The consensus was to define full service as restaurants where food is served at tables.

Motion by Member Skaff, seconded by Member LeTourneau to adopt the Full-Service Restaurant Subsidy Program Guidelines as presented by Staff and further defining eligibility as within a half mile of the designated corridors and defining a full service restaurant as food is served at tables.

Motion carried. Voting Yes: Chairperson Riley, Members Skaff, LeTourneau, Steffen, Williams, and Wise. Voting No: None. Absent: Member McGlone.

CASE #5 EDAM 2011 LEGISLATIVE POLICY

Economic Development/Marketing Manager Backman presented the Staff report. He described EDAM's legislative policies and stated it would be beneficial for the EDA to formally support EDAM's 2011 Legislative Policy.

Motion by Member LeTourneau, seconded by Member Steffen to draft a letter in support of EDAM's 2011 Legislative Policy.

Motion carried. Voting Yes: Chairperson Riley, Members LeTourneau, Steffen, Skaff, Williams, and Wise. Voting No: None. Absent: Member McGlone.

CASE #6 STAFF UPDATE

Economic Development/Marketing Manager Backman presented the Staff report.

Members reviewed and discussed the EDA 2011 Work Plan/Goals.

Member LeTourneau stated he would like to see the 167th Avenue node be moved to the top of the list.

Chairperson Riley stated he would like the EDA to renew their effort on obtaining a zip code for the City of Ramsey. He stated he thought it would do a lot for the City's identity.

Member Steffen stated he would like an update on the COR each month.

Member Wise stated QCTV will be starting to do a monthly update on the COR for the public.

Economic Development/Marketing Manager Backman informed the EDA that the City was not selected for the TED grant. The City came in fourth place behind Bloomington Mall of America, City of Minneapolis, and City of St. Louis Park.

City Administrator Ulrich stated the City also applied for a Safety and Mobility (SAM) grant in conjunction with the TED grant and came in third, so there is hope that the City is queuing up for some major funding for the Armstrong Highway 10 interchange.

Economic Development/Marketing Manager Backman stated there is a proposed street name change. It pertains to Sunfish Lake Business Park, specifically where Bunker Lake Blvd. meets Azurite and 143rd. City Council requested EDA's input. Members decided to bring this back to the February meeting to discuss this in more depth seeing how this impacts businesses in the area.

MEMBER INPUT

Chairperson Riley welcomed Member Wise to the EDA.

ADJOURNMENT

Motion by Member LeTourneau, seconded by Member Steffen, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Riley, Members LeTourneau, Steffen, Skaff, Williams, and Wise. Voting No: None. Absent: Member McGlone.

The regular meeting of the Economic Development Authority adjourned at 9:15 a.m.

Respectfully submitted,

Aaron Backman
Economic Development/Marketing Manager

ATTEST:

JoAnn Shaw
Planning Division Secretary

Date: 02/10/2011

Information

Title:

Consider Street Name Change of Azurite Street in the Sunfish Lake Business Park

Background:

The City of Ramsey has responded to inquiries by the public over the years regarding Azurite Street at the intersection of Bunker Lake Boulevard. Azurite Street is a curving road that begins across from 143rd Avenue and continues to Sunwood Drive (See attached map). It should be noted that Azurite Street actually has two intersection nodes on Bunker Lake Boulevard, separated by another intersection in between (Basalt Street). City Staff has been exploring potential solutions surrounding confusion of the intersection of Azurite Street and Bunker Lake Boulevard. A potential solution was presented to the City Council on January 11, 2011, which tabled action and referred the matter to the EDA.

Observations:

When this segment of Azurite Street was originally constructed, the City responded to certain concerns regarding the name of the street due to the unique alignment of the street. The City explored multiple options of a naming scheme, and chose what it thought was the best solution to a challenging naming scheme. After monitoring the actual operation of the street and responding to inquiries from both the public and amongst City Staff, the City decided to re-evaluate the street name for this segment of Azurite Street. It appears most of the confusion stems from the fact that Azurite Street intersects Bunker Lake Boulevard in two (2) separate locations. Moreover, these two intersections are separated by a third intersection of Basalt Street and Bunker Lake Boulevard.

When coming up with a proposal for a street name change, City Staff attempted to balance the needs of the existing residents, the existing grid system for street names and addresses, and public safety response. The original proposal for a potential street name change was to amend a portion of Azurite Street to 143rd Avenue, which matched the west half of the intersection of this roadway at Bunker Lake Boulevard. The segment of the road that generally runs east/west was chosen as the closest match to the Anoka County grid system for road naming and addressing. The City received one (1) comment from 14440 Azurite Street suggesting the entire segment of Azurite Street from Bunker Lake Boulevard to Sunwood Drive be changed. This property owner suggested that two smaller segments of roadways may be just as confusing as what exists today. More critically, extending 143rd Ave would result in 143rd connecting to 144th Avenue, and would not be viewed positively by first responders.

During the City Council Meeting to discuss the matter, a representative from 14350 Azurite Street commented that the address change for his business may reflect negatively on that business by its clients and preferred that there would be no street name change. The Fire Chief has responded that, if it will help mitigate the concerns of this business, he would be willing to write a letter of explanation of need for this street name change to address any potential image of instability due to changing addresses. After much discussion, the City Council ultimately decided to delay action on the matter and forward to the EDA for review. One option to consider was changing the name of the entire road segment.

Following the City Council discussion, City Staff informed affected parcels of the decision to delay the matter and explore further options with the EDA. At that time, City Staff received comments from two parcels. The response from 14485 Azurite Street was to request no change of the street, citing a potential economic impact of \$50,000 related to existing retail product in stock, among other things. The response the City Councilmembers received via email is attached for your review. Finally, a representative of 14410 Azurite Street commented that her preference was for no change to the street name change.

In reviewing any potential change, the EDA should consider the following:

* Public Safety response

* Financial impacts

* Other impacts to businesses (perceived instability/numerous address changes)

Funding Source:

All costs associated with reviewing this proposal are being handled as regular staff duties. In the past, the City has financially assisted affected residential parcels. If that is the case in this matter, the EDA may wish to identify potential funding sources to assist parcels with any transition.

Staff Recommendation:

City Staff recommends careful consideration of any potential street name changes, especially as it might impact our businesses. Changing the name of only one-half of the road segment would seem to add more confusion to the situation. Changing the name of the whole segment would impact eight business properties. While the City-owned property at 14280 Azurite would be minimally impacted, the same cannot be said of the businesses. Diamond Graphics is concerned that an address change would be viewed negatively by its clients (businesses with several new addresses in less than 10 years can be viewed as financially suspect). Wildlife Research Center moved into its current location in 2006. Among its concerns are the significant financial burdens of changing its product labels, printed materials, and packaging vendor information. It projects its costs for an address change to exceed \$50,000. From an economic development perspective and given the financial burden to our businesses in a challenging economy, staff does not recommend a street name change at this time.

EDA Action:

Motion to recommend either staying with the current Azurite Street in the Sunfish Lake Business Park or further studying the name scheme for this road segment.

Attachments

[Context Map](#)

[Site Location Map](#)

[Rotary Systems Response](#)

[Wildlife Research Response](#)

Form Review

Inbox

Aaron Backman

Form Started By: Tim Gladhill

Final Approval Date: 02/02/2011

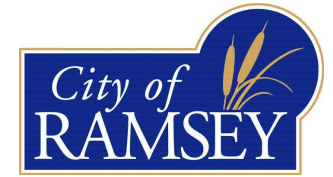
Reviewed By

Aaron Backman



Date

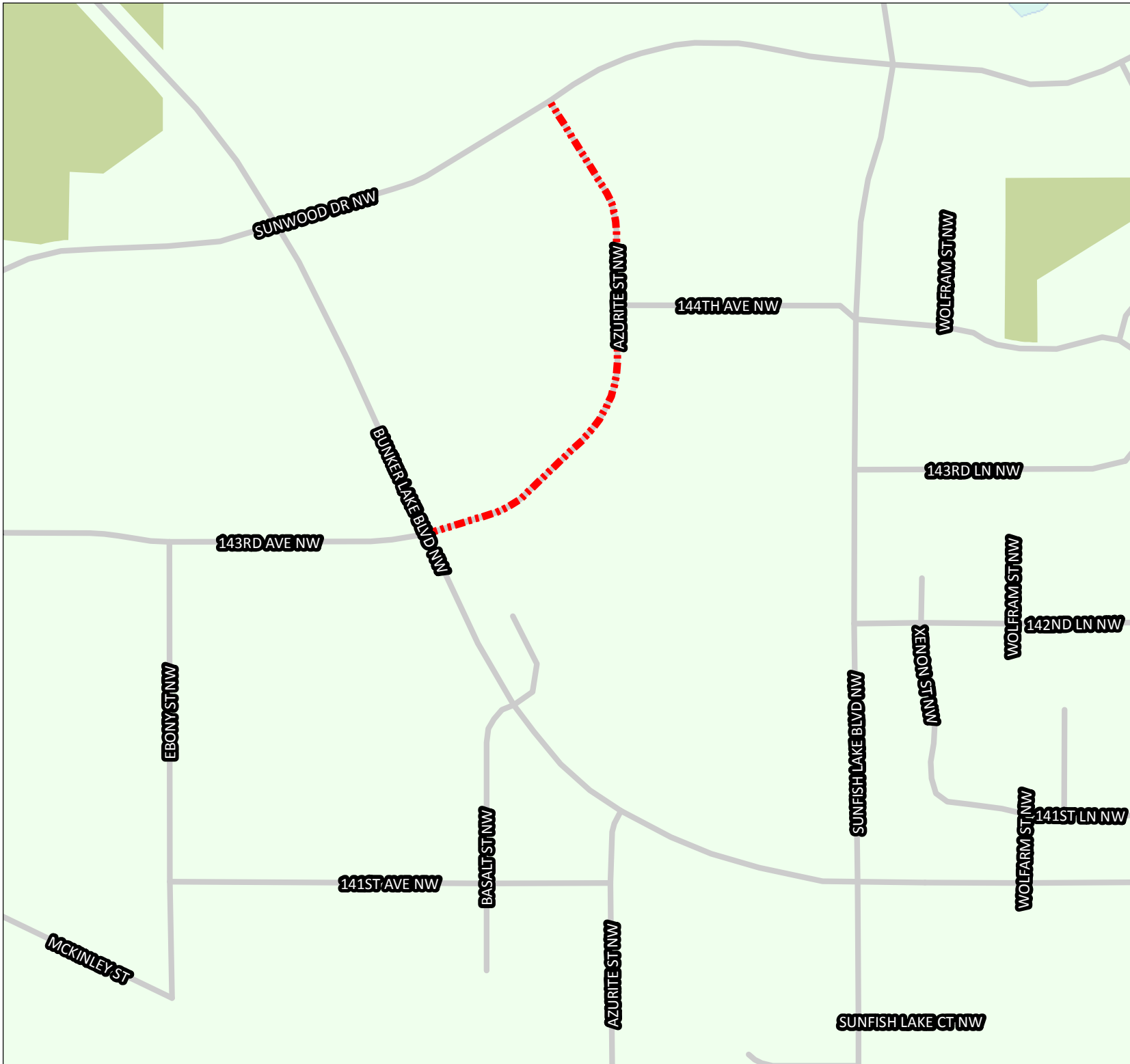
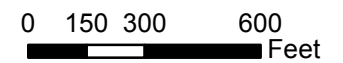
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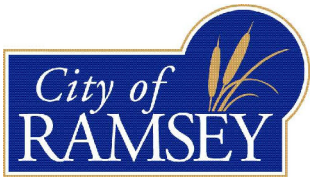
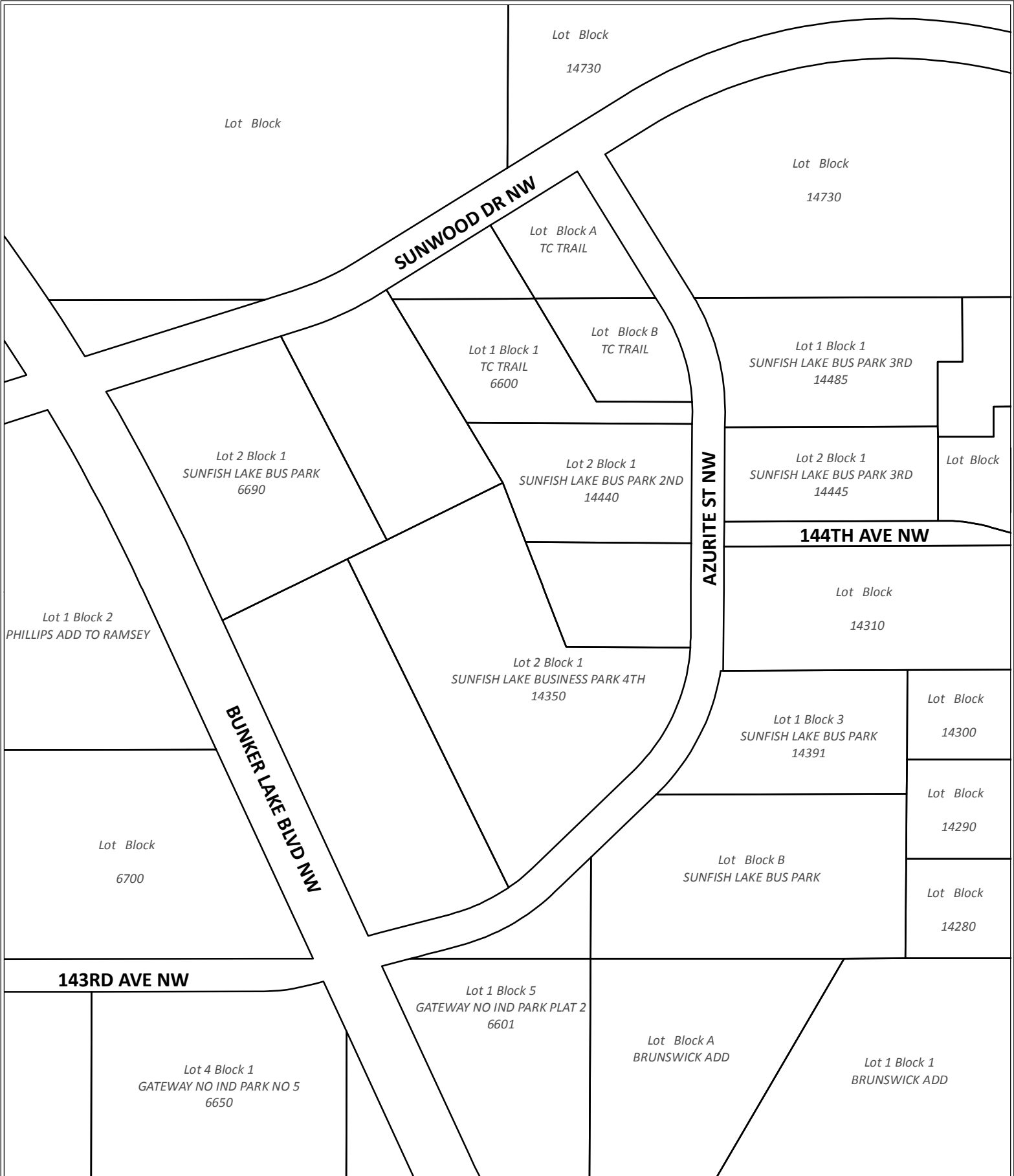
Started On: 01/28/2011 02:34 PM



Azurite Street Discussion

-  Area of Interest
-  Streets





**Sunfish Lake Business Park
Street Name Change**

 Parcels

Tim Gladhill

From: Julie Haugland [Julie@rotarysystems.com]
Sent: Thursday, January 06, 2011 7:22 AM
To: Tim Gladhill
Subject: Street Name Change - Azurite Street NW

Hello Tim,

We received your letter regarding the proposed street name change to a portion of Azurite Street NW. Per our phone conversation and after reviewing the information, we strongly suggest the entire street from Bunker to Sunwood be changed. To change only a portion of the street will cause even more motorist confusion. Thank you.

Thank you,
[Julie Haugland](#)
Project Manager



ROTARY SYSTEMS, INC. | 14440 AZURITE STREET NW | RAMSEY, MN 55303
PHONE 763.323.1514 x111 | FAX 763.323.1622 | TOLL FREE 800.959.0146
julie@rotarysystems.com
www.rotarysystems.com



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Dear Honorable Mayor and City Council Members of The City of Ramsey,

This email concerns the potential re-naming of Azurite Street NW in The City of Ramsey, the street our business is located on.

A letter was mailed to us from The City of Ramsey, stating that a name change was being considered for a portion of Azurite Street NW, but not the portion we are located on. Then we received another letter stating that The City is now considering re-naming the part of Azurite Street NW where we are located.

Changing the street name would put an extreme hardship onto our company.

We manufacture and market a large number of small products in the U.S. and Canada. Our address would need to be changed on packaging of over one hundred fifty products, and large numbers of other printed material. There would be major costs from our packaging vendors and for internal costs to implement the changes.

We estimate the costs would exceed \$50,000 in tangible costs. That does not include the intangible costs.

We have over 340 vendors who sell us supplies or services. We have commercial customers with approximately 6,400 ship-to addresses, who we sell products to.

When we moved to this building in January of 2006, we hoped we would never have to move again or deal with another address change. Dealing with the address change was extremely costly and challenging in many ways. We had to change our address on all of our packaging, other printed material, in various electronic places, legal and government forms, and send out repeated notifications to customers and vendors.

After five years at this address, we seem to be finally coming towards having our new address well communicated to the businesses and people we deal with.

When we heard The City was considering changing our address, it was a totally unexpected blow. We thought address changes were in our past.

Besides the hardship on our company, in looking at the map of Ramsey, it appears that the North / South section of Azurite Street NW that we are located on makes sense. It is a North / South Segment that appears to fall in line with parts farther to the North. We know it is common for a street to change its name when it changes from North / South to East / West as suggested in your first letter.

Re-locating into the City of Ramsey has been a good thing for our company. We would have no objection to re-naming the portion of the street that goes East / West, but sincerely hope you will not change the name of the North / South portion, where we are located.

Respectfully,
John Burgeson (Pres)
Mike Griffith (General Manager and resident of Ramsey)

Building location:
L.H. Road, LLC and Wildlife Research Center, inc.
14485 Azurite Street NW
Ramsey, MN 55303
Phone 763-427-3350
Email: jburgeson@wildlife.com

Date: 02/10/2011

Information

Title:

Approve Resolution for the Release of Unimproved Land, Release of Land From and Amendment to Ground Lease and Lease Agreement for Ramsey Municipal Center

Background:

As EDA members will recall, when the new Ramsey Municipal Center was constructed, lease revenue bonds were issued by the EDA to fund the project. The land that the new Municipal Center was constructed on was provided to the City of Ramsey by the former master developer of the Ramsey Town Center. A lease agreement for the new Municipal Center building was approved between the EDA and the City of Ramsey for the City's occupancy and use of the building. Also, a ground lease was approved between the City of Ramsey and the EDA to allow for the building to be funded by EDA lease revenue bonds to be constructed on land owned by the City of Ramsey.

On December 14, 2010, the City of Ramsey and the City's Housing and Redevelopment Authority (HRA) approved a purchase agreement and development agreement for the development of a 230 unit market rate apartment project by Flaherty and Collins, The Residences at the COR. The City also approved a new plat (COR ONE) for the area that separates the land for development purposes from the City-owned land for the Ramsey Municipal Center and Municipal Parking Facility. The prior plat, RTC 5th Addition, covered this entire area. Attached to this case are the previous plat and the new plat that reflects the parcels being sold for development purposes.

The action being requested by the EDA is to approve a Release of Land From and Amendment to the Ground Lease Agreement and to approve the Release of land from and Amendment to the Lease Agreement for the Ramsey Municipal Center. The Release and Amendment documents are attached to this case for EDA review.

Observations:

Funding Source:

The legal work involved with the review of the plat, lease documents and preparation of the release and amendment was funded by the HRA for the subdivision of the property for development purposes.

Staff Recommendation:

Staff recommends that the EDA approve the Resolution for the Release of Unimproved Land, approve the Release of Land From and Amendment to the Ground Lease Agreement and approve the Release of Land From and Amendment to the Lease Agreement for the Ramsey Municipal Center. The Resolution, Release and Amendment documents are attached to this case for EDA review.

EDA Action:

Approve the Resolution for the Release of Unimproved Land, Release of Land From and Amendment to the Ground Lease Agreement and approve the Release of land from and Amendment to the Lease Agreement for the Ramsey Municipal Center.

Attachments

EDA Resolution - Release of Unimproved Land
Release and Amendment to Ground Lease

Release and Amendment to Lease

COR ONE Plat

RTC 5th Plat

Form Review

Inbox

Aaron Backman

Form Started By: Heidi Nelson

Final Approval Date: 02/02/2011

Reviewed By

Aaron Backman

Date

02/02/2011 03:11 PM

Started On: 02/01/2011 10:57 AM

EXTRACT OF MINUTES OF A MEETING
OF THE BOARD OF COMMISSIONERS
ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, MINNESOTA

Pursuant to due call and notice thereof, a regular or special meeting of the Board of Commissioners of the Economic Development Authority of the City of Ramsey, Minnesota, located in the City of Ramsey, Anoka County, Minnesota, was duly called and held at the City Hall on February 10, 2011, commencing at 7:30 A.M.

The following Commissioners were present:

and the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption:

RESOLUTION AUTHORIZING THE RELEASE OF UNIMPROVED LAND

WHEREAS, the Economic Development Authority of the City of Ramsey, Minnesota (the "Authority"), as Lessor, entered into that certain Lease Agreement, dated as of June 1, 2005, with the City of Ramsey, Minnesota (the "City"), as Lessee (the "Lease") in connection with the Authority's issuance of its \$19,200,000 Public Project Lease Revenue Bonds (City of Ramsey, Minnesota Lease Obligations), Series 2005A, dated June 1, 2005 (the "Bonds"). The proceeds of the Bonds were issued to finance the acquisition, construction, and equipping of a municipal center, consisting of a city hall, administration facilities, police facilities and related parking facilities (the "Project"). The City leased the land on which the Project was constructed to the Authority pursuant to a Ground Lease Agreement, dated as of June 1, 2005 (the "Ground Lease"). The Authority leased the Project to the City pursuant to the Lease.

WHEREAS, the City is proposing to release from the Lease the unimproved land described on Exhibit A attached hereto pursuant to Sections 8.6 and 8.7 of the Lease.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Economic Development Authority of the City of Ramsey, Minnesota, as follows:

1. The Authority hereby consents to and authorizes the release of the unimproved land described on Exhibit A attached hereto. Exhibit A attached to the Ground Lease and the Lease, after the release of the unimproved land, shall be described as set forth on Exhibit B attached hereto.

2. The Chair and the Vice Chair are hereby authorized to execute and deliver such documents as may be required to effectuate such release. All of the provisions of such documents, when executed and delivered as authorized herein, shall be deemed to be part of this resolution as fully and to the same extent as if incorporated herein and shall be in full force and effect according to the terms thereof from the date of execution and delivery thereof. In the absence of the Chair or Vice Chair any of the documents authorized by this resolution to be executed by the Acting Chair or the Acting Vice Chair, respectively.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon the following Commissioners voted in favor thereof:

and the following voted against the same:

whereupon resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
COUNTY OF ANOKA) SS.
CITY OF RAMSEY)

I, the undersigned, being the duly qualified and acting Vice Chair of the Economic Development Authority of the City of Ramsey, Minnesota, hereby certify that I have carefully compared and attached the foregoing extract of minutes of a meeting of the Board of Commissioners held February 10, 2011, with the original thereof on file and of record in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to a Resolution Authorizing the Release of Unimproved Land.

WITNESS my hand on February ____, 2011.

Vice Chair

EXHIBIT A

DESCRIPTION SKETCH

FOR: A PORTION OF PROPOSED LOT 3, BLOCK 1, COR ONE

LEGAL DESCRIPTION

THAT PART OF LOT 1, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION, ANOKA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 23 DEGREES 49 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 274.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 210.22 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 226.57 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 11.00 FEET; THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID RAMSEY TOWN CENTER ADDITION; A DISTANCE OF 375.32 FEET; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, PARALLEL WITH SAID WEST LINE OF LOT 1, A DISTANCE OF 193.16 FEET TO THE SOUTH LINE OF SAID RAMSEY TOWN CENTER FIFTH ADDITION; THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE OF RAMSEY TOWN CENTER FIFTH ADDITION, A DISTANCE OF 61.47 FEET TO THE POINT OF BEGINNING.

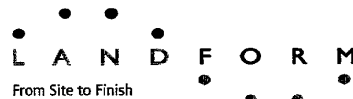
PAGE 1 OF 2

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Scott C. Trosen

SCOTT C. TROSEN
License. No. 47465

Date: 11.29.10
Revised:



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Web: landform.net

Job No. RAM001 Drawing: LEGAL F&C_RAM By: SCT

DESCRIPTION SKETCH

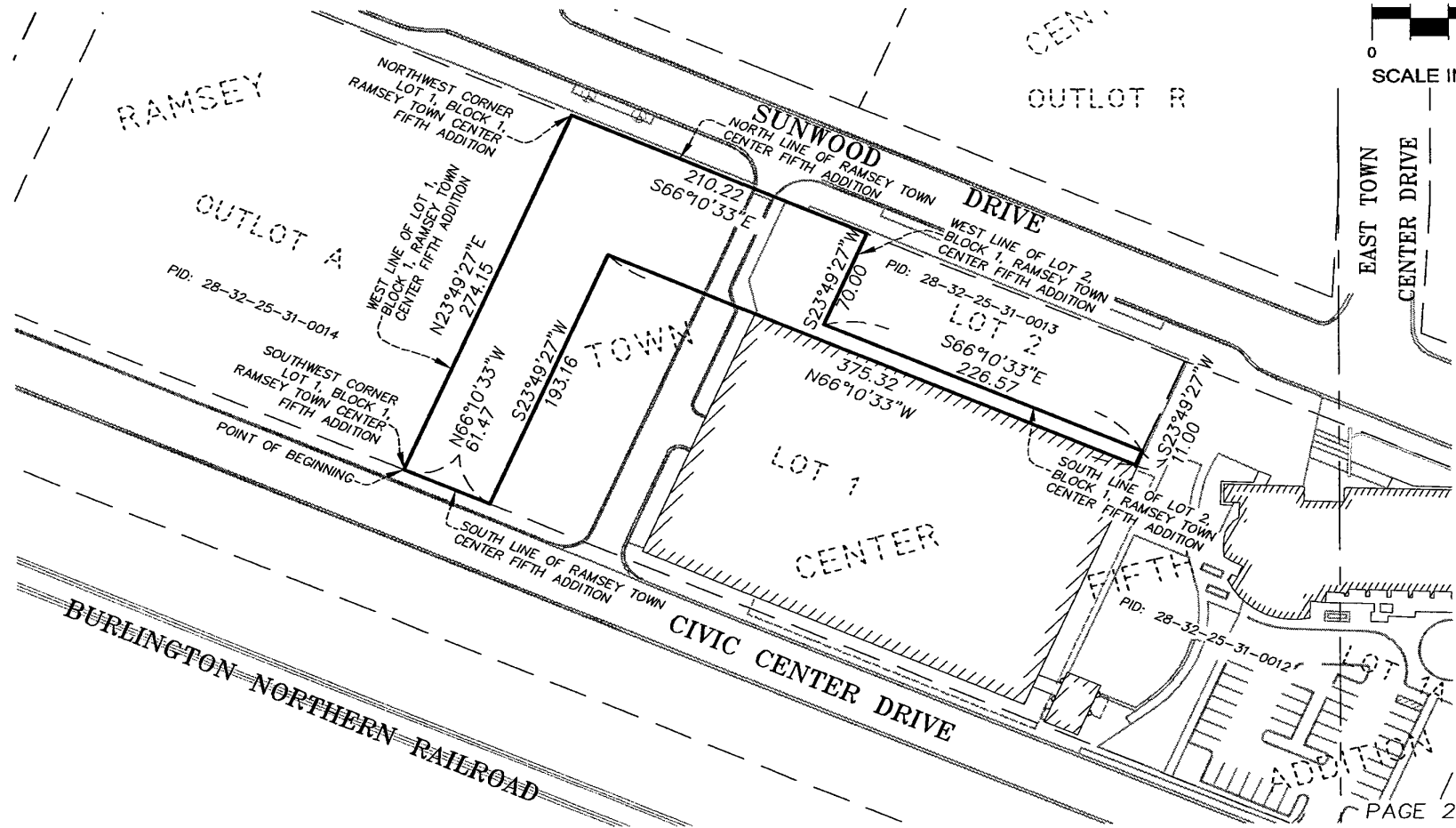
FOR: A PORTION OF PROPOSED LOT 3, BLOCK 1, COR ONE



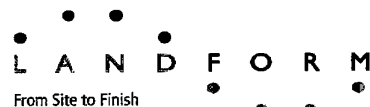
NORTH



SCALE IN FEET



PAGE 2 OF 2



From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Web: landform.net

Job No. RAM001 Drawing: LEGAL F&C_RAM By: SCT

EXHIBIT B

Lot 1, Lot 1A and Lot 2 COR ONE

RELEASE OF LAND FROM AND AMENDMENT TO GROUND LEASE AGREEMENT

1. **Parties.** The parties to this Release of Land from and Amendment to Ground Lease Agreement (“Amendment”) are the City of Ramsey, a municipal corporation and political subdivision of the State of Minnesota (“Lessor”), and the Economic Development Authority of the City of Ramsey, Minnesota, a public body corporate and politic (“Lessee”).
2. **Effective Date.** This Amendment is effective as of the ____ day of _____, 2010.
3. **Recitals.**
 - 3.1 **Recital One.** Lessor and Lessee are parties to a Ground Lease Agreement dated as of June 1, 2005 and recorded in the office of the Anoka County Recorder and the Anoka County Registrar of Titles on December 8, 2005 as Document Nos. 485607.002 (Torrens) and 1980341.001 (Abstract) (the "Ground Lease").
 - 3.2 **Recital Two.** The property subject to the Ground Lease is legally described as Lots 1 and 1A, Block 1, Ramsey Town Center Fifth Addition, Anoka County, Minnesota and is defined in the Ground Lease as the “Land.”
 - 3.3 **Recital Three.** Lessor and Lessee desire to release certain unimproved and non-essential portions of the Land from the Ground Lease.
 - 3.4 **Recital Four.** Lessor is in the process of replatting the Land and other property and, as a result, the legal description of the portion of the Land that is not being released from the Ground Lease will change.
 - 3.5 **Recital Five.** Lessor and Lessee desire to amend the Ground Lease to redefine the term “Land” to reflect the new platted description.
4. **Defined Terms.** Capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings ascribed to those terms in the Ground Lease.
5. **Release.** Lessor and Lessee agree that portion of the Land, as defined in the Ground Lease, that is described on the attached Exhibit A is hereby released from the Ground Lease.
6. **Amendment.** Upon the recording of the Plat of COR ONE, Anoka County, Minnesota, the Ground Lease is amended to delete Exhibit A from the Ground Lease in its entirety and to replace it with the Amended and Restated Exhibit A attached hereto as Exhibit B.
7. **No Additional Changes.** Except as expressly modified by this Amendment, the Ground Lease remains unmodified and in full force and effect.
8. **Counterparts; Digital Copies.** This Amendment may be executed in several counterparts as deemed necessary or convenient, each of which, when so executed, shall be deemed an original, provided that all such counterparts shall be regarded as one and the same document, and any party to this Amendment may execute any such agreement by executing a counterpart of such agreement. Any signature delivered by a party by facsimile or electronic transmission shall be deemed to be an original signature hereto.

EXHIBIT A

DESCRIPTION OF THE RELEASED PROPERTY

THAT PART OF LOT 1, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION, ANOKA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 23 DEGREES 49 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 274.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 210.22 FEET TO THE NORTHWEST CORNER OF LOT 2 BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 226.57 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 11.00 FEET; THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID RAMSEY TOWN CENTER ADDITION; A DISTANCE OF 375.32 FEET; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, PARALLEL WITH SAID WEST LINE OF LOT 1, A DISTANCE OF 193.16 FEET TO THE SOUTH LINE OF SAID RAMSEY TOWN CENTER FIFTH ADDITION; THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE OF RAMSEY TOWN CENTER FIFTH ADDITION, A DISTANCE OF 61.47 FEET TO THE POINT OF BEGINNING.

[INSERT SKETCH OF PROPERTY]

EXHIBIT B

AMENDED AND RESTATED EXHIBIT A
TO GROUND LEASE AGREEMENT

Legal Description of Land

Lots 1 and 1A, COR ONE, Anoka County, Minnesota, according to the recorded plat thereof.

RELEASE OF LAND FROM AND AMENDMENT TO LEASE AGREEMENT

1. **Parties.** The parties to this Release of Land from and Amendment to Lease Agreement (“Amendment”) are the Economic Development Authority of the City of Ramsey, Minnesota, a public body corporate and politic (“Landlord”), and the City of Ramsey, a municipal corporation and political subdivision of the State of Minnesota (“Tenant”).

2. **Effective Date.** This Amendment is effective as of the ____ day of _____, 2010.

3. **Recitals.**

3.1 **Recital One.** Landlord and Tenant are parties to a Lease Agreement dated June 1, 2005 (the "Lease"). The Lease is described in and evidenced of record by a Memorandum of Lease dated June 1, 2005 and recorded in the office of the Anoka County Recorder and the Anoka County Registrar of Titles on December 8, 2005 as Document Nos. 485607.003 (Torrens) and 1980341.002 (Abstract).

3.2 **Recital Two.** The property subject to the Lease is legally described as Lots 1 and 1A, Block 1, Ramsey Town Center Fifth Addition, Anoka County, Minnesota, and is defined in the Lease as the “Land.”

3.3 **Recital Three.** Landlord and Tenant desire to release certain unimproved and non-essential portions of the Land from the Lease.

3.4 **Recital Four.** The City is in the process of replatting the Land and other property and, as a result, the legal description of the portion of the Land that is not being released will change.

3.5 **Recital Five.** Landlord and Tenant desire to amend the Lease to redefine the term “Land” to reflect the new platted description.

4. **Defined Terms.** Capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings ascribed to those terms in the Lease.

5. **Release.** Landlord and Tenant agree that portion of the Land, as defined in the Lease, that is described on the attached Exhibit A is hereby released from the Lease.

6. **Amendment.** Upon the recording of the Plat of COR ONE, Anoka County, Minnesota, the Lease is amended to delete Exhibit A from the Lease in its entirety and to replace it with the Amended and Restated Exhibit A attached hereto as Exhibit B.

7. **No Additional Changes.** Except as expressly modified by this Amendment, the Lease remains unmodified and in full force and effect.

8. **Counterparts; Digital Copies.** This Amendment may be executed in several counterparts as deemed necessary or convenient, each of which, when so executed, shall be deemed an original, provided that all such counterparts shall be regarded as one and the same

Signature and Notary page to Release of Land from and Amendment to Lease Agreement.

CITY OF RAMSEY, MINNESOTA, Tenant

By _____
Its Mayor

By _____
Its City Administrator

(SEAL)

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2011, by _____ and _____, the Mayor and City Administrator, respectively, of the City of Ramsey, a municipal corporation and political subdivision of the State of Minnesota, on behalf of said City.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Briggs and Morgan, PA
2200 IDS Center
80 South 8th St.
Minneapolis, MN 55402

Signature and Notary page to Release of Land from and Amendment to Lease Agreement.
EXHIBIT A

DESCRIPTION OF THE RELEASED PROPERTY

THAT PART OF LOT 1, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION, ANOKA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 23 DEGREES 49 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 274.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 210.22 FEET TO THE NORTHWEST CORNER OF LOT 2 BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 226.57 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 11.00 FEET; THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID RAMSEY TOWN CENTER ADDITION; A DISTANCE OF 375.32 FEET; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, PARALLEL WITH SAID WEST LINE OF LOT 1, A DISTANCE OF 193.16 FEET TO THE SOUTH LINE OF SAID RAMSEY TOWN CENTER FIFTH ADDITION; THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE OF RAMSEY TOWN CENTER FIFTH ADDITION, A DISTANCE OF 61.47 FEET TO THE POINT OF BEGINNING.

[INSERT SKETCH OF PROPERTY]

EXHIBIT B

AMENDED AND RESTATED EXHIBIT A
TO LEASE AGREEMENT

DESCRIPTION OF LAND, PROJECT
IMPROVEMENTS AND PROJECT EQUIPMENT

Part I

Land

Lots 1 and 1A, COR ONE, Anoka County, Minnesota, according to the recorded plat thereof.

Part II

Project Improvements

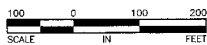
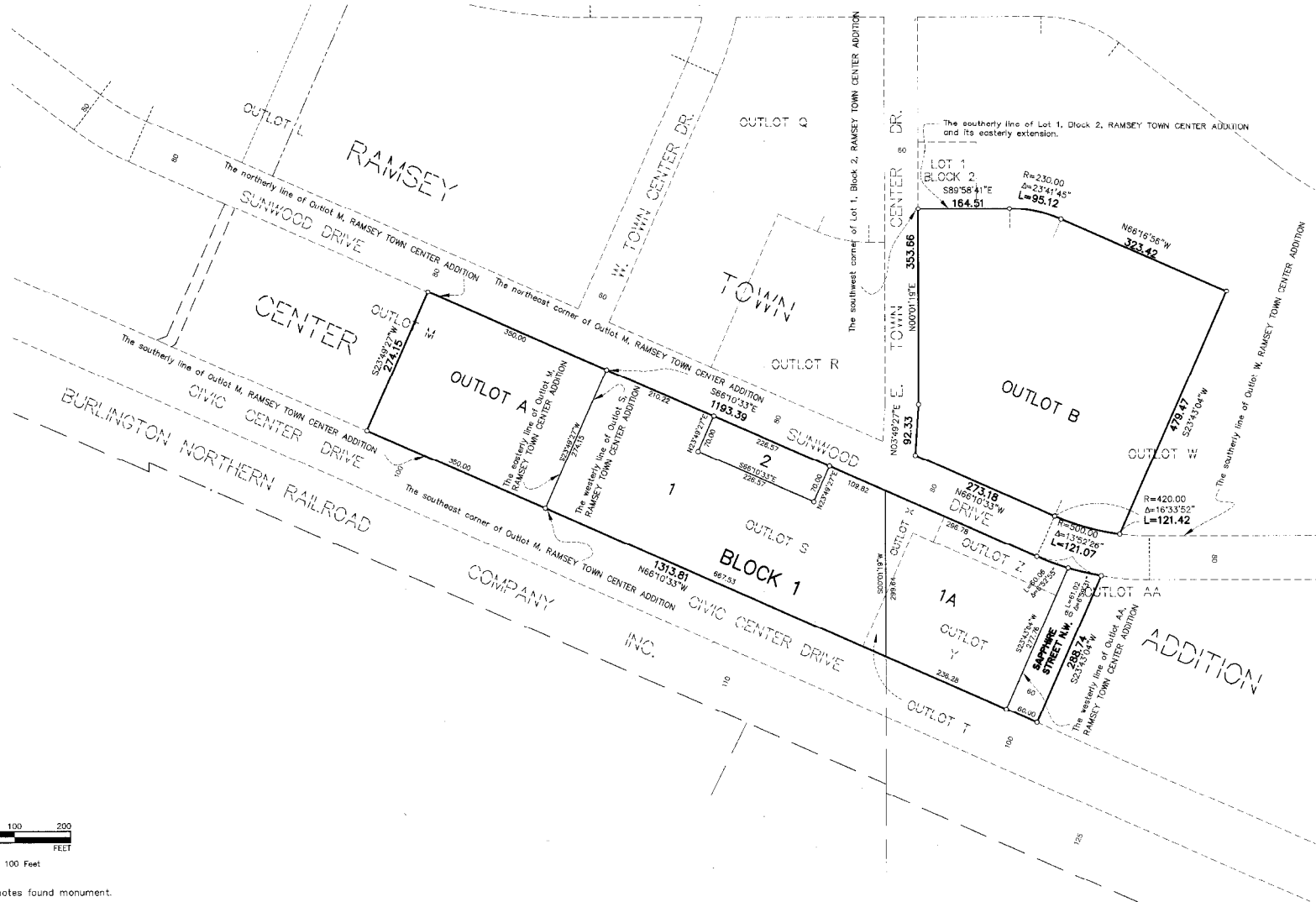
The Project and underlying site work (more specifically defined in Section 1.1 of this Lease).

Part III

Project Equipment

All fixtures included in the Project and any and all tangible items of personal property (more specifically defined in Section 1.1 of this Lease).

RAMSEY TOWN CENTER FIFTH ADDITION



- Denotes found monument.
- Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.

For the purposes of this plat the southerly line of Outlot M, RAMSEY TOWN CENTER ADDITION, is assumed to bear N 66° 10' 33" W.

Date: 02/10/2011

Information

Title:

EDA 2011 Work Plan

Background:

At the January 13, 2011 EDA meetings members did receive a draft of 2011 Work Plan. Based upon input from EDA members and City Staff I have revised the 2011 Work Plan.

Observations:

Funding Source:

Activities associated with the EDA 2011 Work Plan are funded by the EDA Fund.

Staff Recommendation:

Staff recommends that the revised 2011 Work Plan be approved.

EDA Action:

To either approve the EDA 2011 Work Plan or revise it based upon input from the EDA members.

Attachments

EDA Work Plan

Form Review

Inbox

Aaron Backman

Form Started By: Aaron Backman

Final Approval Date: 02/02/2011

Reviewed By

Aaron Backman

Date

02/02/2011 03:52 PM

Started On: 02/02/2011 12:32 PM

2011 WORK PLAN IDEAS FOR THE RAMSEY ECONOMIC DEVELOPMENT AUTHORITY

The 2011 Work Plan for the Ramsey EDA should outline priority focus areas, existing economic development policies, and proposed long-term strategies for implementation.

Guidelines for the 2011 Work Plan for the Ramsey EDA:

- Work to sustain moderate growth or recovery of industrial, commercial, retail, and housing activities in the City.
- Target family-wage to high salary employment opportunities in a variety of industries.
- Continue to target businesses in specific industries, including medical, precision manufacturing, aerospace, and other high tech fields.
- Encourage the retention and growth of existing local firms.
- Ensure quality growth and land use by streamlined, effective regulations and code enforcement.
- Continue to respond to specific requests for assistance from local companies.
- Use infrastructure investment to attract new firms and for development of designated areas.
- Maximize private, local, state, and federal funding for projects.

Priority Focus Areas for 2011:

- Continue to promote multiple modes of transportation, including supporting the efforts to obtain funding for the railroad station.
- Support the work of the Development Management (DM) Team to bring potential developers, retailers and office users to sites in the Center of Ramsey (COR); and provide regular updates about the COR to the EDA.
- Follow-up on the results of the Retail Site Assessment of Ramsey's Customer Profile undertaken by Buxton in 2008.
- Review the financial obligations and resources of the City's TIF districts and submit modifications as necessary.
- Communicate with existing Ramsey businesses through the Ramsey Resident newsletter, Business Network meeting, Business Appreciation Day, and Business Expo.
- Move forward with new Village Profile map of the City of Ramsey, as well as the new Anoka Area Chamber of Commerce map.
- Utilize the City's website and a software provider (such as E-Gov Link or Co-Star) to improve the community's real estate and business intelligence platform.
- Facilitate the Falls Coffee and Deli/Wells Catering project moving forward with its relocation to the COR.
- Although Ramsey does have a variety of fast-food restaurants, there is a strong desire for additional "sit-down" or full-service restaurants in the community. Develop a coherent Full-Service Restaurant subsidy policy.

- Actively contact and work with prospects concerning the possibility of a second grocery store for Ramsey.
- Begin work on the redevelopment of the 167th/Hwy 47 commercial node, including the potential land acquisition of available lots, the design of infrastructure, creation of TIF District, and additional residential development to support commerce.
- Work with other City Departments to submit an application to DEED to seek the designation of the area near the transit station as a Transit Improvement Area (TIA).
- Support efforts by EDAM and other statewide organizations to seek funding for Brownfields Redevelopment and for TIA Loan Programs.
- Work with the new owner of the property formerly known as the Diamonds Sports Bar & Grill (an 15.5 acre parcel south of Highway 10) in terms of redevelopment and infrastructure requirements.
- Expand, retain and create new employment in the City's existing industrial parks.
- Consider the feasibility of a Medical-related or Biotech Business incubator in the City of Ramsey. This could include working with Genesis Business Centers, UEL or other entities.
- Pursue a separate Zip Code and Post Office for the City of Ramsey.
- Consider the establishment of new industrial/business park in the City of Ramsey. This could include doing a site evaluation of the industrial area south of LCA or the Pearson farm.
- Develop a plan to recapitalize the Ramsey Revolving Loan Fund.
- Develop long-term marketing strategy to improve area businesses and to attract new businesses.

Other Ideas for 2011:

Date: 02/10/2011

Information

Title:

Consider Approval of Funding for the Tinklenberg Group Contract

Background:

In January the Ramsey City Council approved a consulting services agreement with the Tinklenberg Group for two primary efforts: 1) Federal funding coordination regarding FY11 federal appropriations for the Northstar rail station; 2) State bonding - Trunk Hwy 10 and Armstrong interchange/ Ramsey commuter rail station. (The third element of the Tinklenberg proposal was not approved by the Council.) The total cost of representation for these two legislative issues was approved in the amount of \$24,000. The Tinklenberg proposal is attached for reference.

A funding source for these activities needs to be determined prior to authorizing the agreement and proceeding with the work. In recent years the Ramsey EDA has participated in the funding for this work by the Tinklenberg Group along with private sector partners. Jim Deal of PSD Development has agreed to contribute 20% or \$4,800 towards the cost of these efforts.

Observations:

Funding Source:

EDA funds.

Staff Recommendation:

With the 2011 Minnesota legislative session in full swing, City Staff strongly recommends approval of funding the Tinklenberg Contract.

EDA Action:

Approve EDA funding for the consulting services agreement with the Tinklenberg Group.

Attachments

Tinklenberg

Form Review

Inbox

Aaron Backman

Form Started By: Aaron Backman

Final Approval Date: 02/02/2011

Reviewed By

Aaron Backman

Date

02/02/2011 04:29 PM

Started On: 02/02/2011 04:07 PM



The Tinklenberg Group

The interchange of strategies and solutions

City of Ramsey Consulting Services Proposal December 2010

OVERVIEW

The Tinklenberg Group respectfully submits the following proposal in response to the City of Ramsey's interest to pursue a variety of tasks associated with advancing the construction of the TH 10/Armstrong Boulevard interchange project.

SPECIFIC WORK ELEMENTS

FEDERAL FUNDING COORDINATION RE: FY11 APPROPRIATIONS

Term: December 2010 – January 2011

Total Cost: \$6,000

- Work with Senator Klobuchar and Senator Franken and their respective staff persons to secure federal funds for the rail station as part of the FY11 Appropriations bill.
- Communicate with staff persons in Washington D.C. and in the district office to ensure accurate and timely information relative to the project, funding strategy and needs.
- Coordinate site visits, meetings and other opportunities to maximize project exposure and local/regional support.
- Respond to requests for information and follow up as necessary and/or directed by the city.
- Maintain communication with other agencies and policy leaders to ensure consistency in information sharing and messaging to congressional leaders and staff relative to the project and needs.

STATE BONDING – TH 10/ARMSTRONG BLVD INTERCHANGE:

Term: December 2010 – May 2011

Total Cost: \$18,000

- Assist in developing a funding strategy that includes state bonding funds as part of a full funding package for the construction of the TH 10 Armstrong Boulevard interchange.
- Meet with members of the state House and Senate Capital Investment Committees to advocate for their support as part of the bonding bill; maintain regular contact to ensure the interchange project remains a visible and viable project among decision-makers.

- Work with the Governor’s Office and the Minnesota Department of Transportation to ensure project support and cooperation.
- Coordinate with key representatives from Anoka County Regional Rail Authority, Metropolitan Council and other agencies as appropriate to ensure maximum support for a bonding request that includes the Armstrong interchange.
- Utilize existing relationships among state House and Senate leadership to support the bonding request.
- Support passage by producing appropriate information, developing testimony, being present for appropriate hearings and responding to questions.

FY 2012 APPROPRIATIONS BILL – TH 10/ARMSTRONG BLVD INTERCHANGE:

Term: January 2010 – June 2011

Cost: \$18,000

- Obtain FY 2012 Appropriations request forms from Congressional offices; complete and submit funding request for preliminary engineering and environmental documentation for the TH 10 Armstrong Boulevard interchange.
- Update existing project materials to reflect current status, cost estimates, schedules and project development processes for the interchange; utilize materials as part of discussions and for inclusion in funding packets.
- Coordinate with Anoka County and Ramsey staff to ensure project details are accurate and reflect consensus among agencies.
- Update Resolutions and Letters of Support as necessary; assist in obtaining signed documents from various sources including appropriate public agencies, local businesses and other supporters to include in funding packets.
- Monitor submittal process to ensure congressional leaders and staff representatives in both the House and Senate receive and process funding requests; maintain contact with appropriate federal offices responsible for tracking and management of requests.
- Work with other congressional offices to exchange information and encourage support; respond to questions and requests for additional information.
- Arrange visits with congressional leaders and policy leaders/staff as directed, locally and in Washington D.C.
- Maintain a monthly presence in Washington D.C. on behalf of the City to ensure a high level of project awareness and exposure.
- Provide regular communication in the form of email updates and other correspondence to ensure all project partners are apprised of progress, needs and outcomes throughout the process.
- Coordinate as directed and as appropriate with other local businesses and stakeholders.

TIMING AND COST

The timing for each work element is noted above; federal funding activities are based on the federal schedule and may fluctuate. Appropriations requests are typically made available late January or early February and due for return submittal by early March.

Work shall begin immediately upon signing of the consulting services agreement. Travel and other expenses will be billed separately and in addition to consulting services; all expenses shall be approved in advance.

Agreed and Approved By:

Bob Ramsey, Mayor
City of Ramsey

Terri Neely Tinklenberg, Vice-President
The Tinklenberg Group

Date

Date

Date: 02/10/2011

Information

Title:

Staff Update

Background:

The Staff update will be presented at the meeting and includes:

Minneapolis Prospect

Waltek Expansion

Business Expo

Observations:

Funding Source:

Staff Recommendation:

EDA Action:

Form Review

Inbox

Aaron Backman

Form Started By: JoAnn Shaw

Final Approval Date: 02/03/2011

Reviewed By

JoAnn Shaw

Date

02/03/2011 08:38 AM

Started On: 02/03/2011 08:25 AM