

SECOND AMENDMENT TO DEVELOPMENT MANAGEMENT CONTRACT

BETWEEN THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, A PUBLIC BODY CORPORATE AND POLITIC UNDER THE LAWS OF THE STATE OF MINNESOTA (THE "HRA"), 7550 SUNWOOD DRIVE NW, RAMSEY, MINNESOTA 55303, HEREINAFTER REFERRED TO AS THE "HRA," AND LANDFORM PROFESSIONAL SERVICES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, 105 SOUTH FIFTH AVENUE, SUITE 513, MINNEAPOLIS, MINNESOTA 55401, HEREINAFTER REFERRED TO AS THE "CONTRACTOR."

Amending Page 16, Article IV, B. 7. Hot List

7. Hot List

The following text shall be added:

- (a) Active deals will be included in the "Hot List" when they meet the following criteria:
- (i) Significant discussions, within the 24 month period prior to contract termination, that include at a minimum, two meetings with the potential developer or end user and the Development Manager.
 - (ii) The potential developer or end user has completed a site visit with the Development Manager, within the 24 month period prior to contract termination.
 - (iii) The Development Manager has provided the HRA Executive Director and discussed with the potential developer or end user a preliminary deal structure, within the 12 month period prior to contract termination.
 - (iv) The Development Manager has provided the HRA Executive Director and the potential developer or end user with a preliminary site plan, within the 12 month period prior to contract termination. In the event of termination of this Agreement, the current list of potential developers or end users that meet the criteria outlined above in section a. to be included in the "Hot List" shall be presented to the HRA for consideration and approval. Said approval shall not be unreasonably withheld.
- (b) The "Hot List" will have no binding effect if it has not received formal approval of the HRA.

7. Hot List

The following text shall be deleted:

- ~~a) Active deals will be declared, approved, and tracked through a "Hot List" incorporated into the active Dashboard. This list will be presented to the HRA at regular meetings for its approval. No active deal will be considered for placement on the Hot List unless there has been sufficient interest in the development by the subject developer, as~~

~~determined by the HRA. The Hot List will have no binding effect if it has not received formal approval of the HRA. In the event of termination of this Agreement, the current Hot List will be finalized and approved by all parties.~~

**Housing and Redevelopment
Authority (HRA) of the City of
Ramsey, Minnesota**

Darren B. Lazan
President

Date

Landform Federal Tax ID: 27-1199905

By: _____
Its Chairperson

ATTEST:

By: _____

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Date