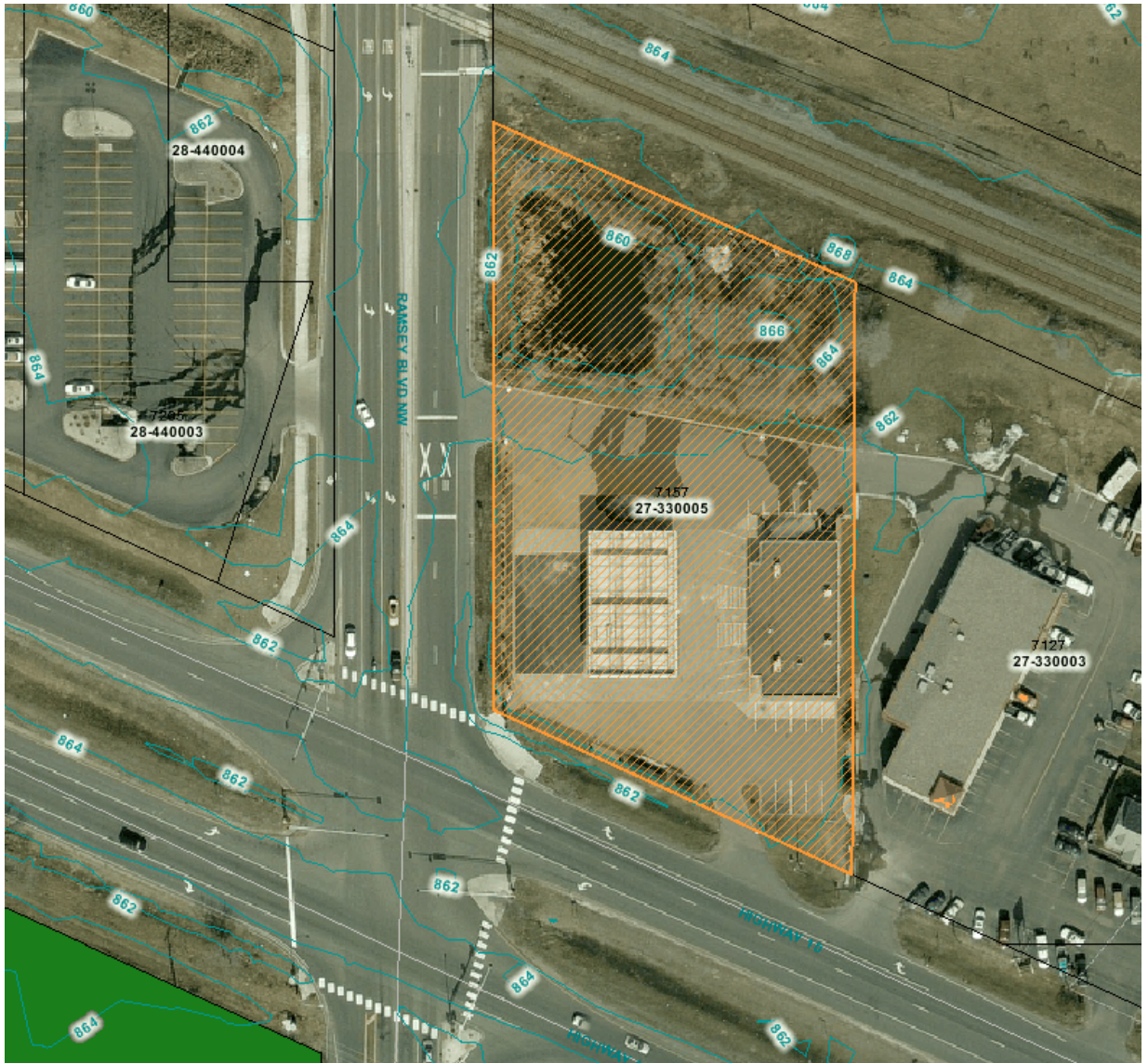


PROPERTY PROFILE: CITY OF RAMSEY

PROPERTY: 09
PROPERTY: 7157 HIGHWAY 10 NW
PID: 273225330005
LEGAL: See Metes and Bounds Description
ACRES: 1.68
VALUATION: \$508,600 (land)
ZONING: H1 Business District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

This property is located on north side of Highway 10 and on the east side of Ramsey Boulevard. The subject property is the former Holiday Station and is home to one of the two new COR signs. A small pond is located in the northwest corner of the subject property. This property is zoned Business District and is surrounded by businesses. The subject property was acquired with Revolving Acquisition Loan Funds (RALF) and is planned to be a future right of way (ROW). Between demolition, site cleanup and legal costs, the City has significantly invested in the property.

- WETLAND:** There are no issues with wetlands that would make this property unusable; or, effect adjacent properties. NOTE: there is a pond in the NW corner of the property. With delineation, it may be possible to expand the pond for wetland banking—if there is a need.
- MAINTENANCE:** There are no maintenance costs.
- OWNER & ENCUMBRANCE:** This is the former Holiday Station Store site on the north side of Highway 10. It was acquired with RALF funds and is subject to restrictive covenants and is unavailable for sale unless permitted by the Met Council.
- DISPOSITION:** Because this property was purchased using RALF funds, disposition of the property would require replenishment of the RALF funds. Besides that, the property is free and clear; and would likely be attractive for a new user. Staff would like to caution that the acquisition of this property was directly related to the future realignment of Highway 10.