

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 02
ADDRESS: NA
PID: 083225320029
LEGAL: Lot 1, Block 1, Autumn Heights 2nd Addition, Anoka County, Minnesota
ACRES: 1.65
VALUATION: \$40,300
ZONING: B1-Business District
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the south side of Armstrong Boulevard/ County Road 83 and on the east side of Rabbit Street. This parcel is surrounded by residential and open space. It is zoned Business District. This is a fairly high and dry parcel that and is ideal for development. The subject property was acquired from the State of Minnesota in 1991; and the State placed restrictions on its use. The property may be used for a fire station or a recycling center only; otherwise, the property would need to be returned to the State.

WETLAND: This property is high and dry. There is no value in using it for wetland mitigation. There are no wetlands on this property.

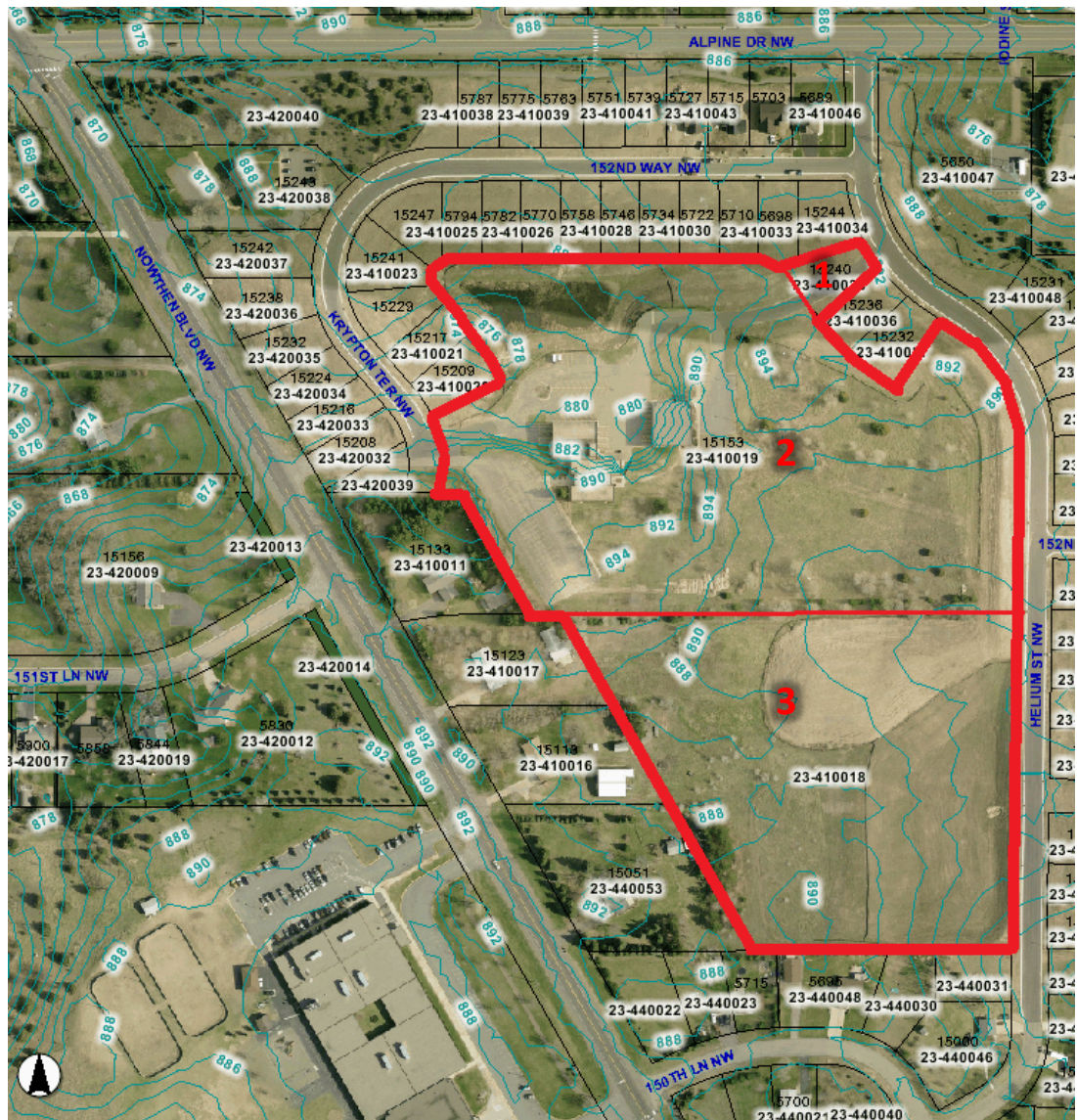
MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This parcel was acquired from the state of Minnesota pursuant to a tax forfeit deed dated July 2, 1991. The state has restricted the parcel to be used exclusively for fire station or recycling center purposes only. Failure to use the parcel for these purposes will cause it to revert to the State of Minnesota.

DISPOSITION: Because the City cannot develop this property, besides using it for a fire station or recycling center, it is recommended to return the subject property to the State and rezone the property to residential; which would fit in well with the surrounding parcels. In response, the State may return the parcel to its original owner, come back to the City of Ramsey with alternative restrictions or hold the property until a need arises (for the State).

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 06
ADDRESS: 15240 HELIUM ST NW, 15153 NOWTHEN BLVD NW, NA
PID: 233225410035, 233225410019, 233225410018 (Three separate parcels—listed from the top down).
LEGAL: Lots 4, 5, 21, Block 1, Meadow, Anoka County, Minnesota
ACRES: 20.86
VALUATION: \$1,501,769
ZONING: Public/Quasi Public and PUD (Planned Unit Development)
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the east side of Nowthen Boulevard and on the South side of Alpine Drive. It is made up of three separate parcels; which make up the old municipal center complex. The property is surrounded by residential and is zoned Public/Quasi Public District.

WETLAND: No reason to use property for wetland banking. There are no issues with wetlands that would make this property unusable; or, effect adjacent properties.

MAINTENANCE: Mowed 12 times per year—\$125 per mow (\$1,500 per year). There are multiple buildings located on these parcels as well—which are maintained by the city (additional cost).

OWNER & ENCUMBRANCE: These three parcels comprise the old City Hall complex and are available for sale.

DISPOSITION: The old municipal center is available for a number of business and/or commercial uses. Otherwise, redevelopment of the property into single family residential or senior housing fits in well with the surrounding areas. This property is currently being marketed by the Ramsey EDA.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 07
ADDRESS: Sunwood and Krypton
PID: 263225140022
LEGAL: Park 2, Wood Pond Hills, Anoka County, Minnesota
ACRES: 0.35
VALUATION: \$2,600
ZONING: Public/Quasi Pubic
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

The subject property is located on the south side of Armstrong Boulevard and on the west side of Krypton Street. This is an abandon trail corridor that runs behind a four properties and is zoned Public/Quasi-Public District. Much of the subject property is comprised of wetland. This property is a dedicated park; therefore, city is restricted to use the park for a "public use" only.

WETLAND: No reason to use property for wetland banking. The majority of this area is wetland.

MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This is a dedicated park; dedicated in the plat of Wood Pond Hills, recorded June 10, 1992. Sale will require a court order to release the "public's" interest in the property.

DISPOSITION: In order to dispose the subject property the city would either need to give the property back to the original owner or get a court order to remove the "public use" only restriction. The adjacent property owners may have interest in parcel; as it would increase their lot sizes. Using the property for wetland banking is not an attractive option either because most of the subject property is already wetland.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 08
ADDRESS: 5195 142ND AVE NW
PID: 253225430043
LEGAL: Lot 1, Block 1, River's Bend Plaza 2nd Addition, Anoka County, Minnesota
ACRES: 1.01
VALUATION: \$261,200
ZONING: B1 Business District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the east side of Saint Francis Boulevard and on the north side of 142nd Avenue. This property is the former Amoco Oil Station and it is now vacant. This property is zoned Business District and is surrounded by businesses. A small bluff is located on the west side of the property. Besides a number of restrictions placed on the property from the previous owner (see owner and encumbrance report), this property is ready to be sold. The City has put a significant amount of investment in the property (between acquisition, demolition and clean up).

WETLAND: No reason to use property for wetland banking. There are no issues with wetlands that would make this property unusable; or, effect adjacent properties.

MAINTENANCE: Mowed 6 times per year—\$75 per mow (\$900).

OWNER & ENCUMBRANCE: This is the former Amoco Oil Station site. The City has marketable title to the parcel and it can be sold, however, it is encumbered by Amoco Oils' several restrictive covenants on the use of property. See attachment for details. Generally, the restrictions prevent the sale of petroleum, prevent excavation, and prevent residential development.

DISPOSITION: The city is free and clear to sell this property. The subject property is suitable for a number of uses (that require minor excavation based on the O&E report). The EDA is currently marketing the property.

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.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 10
ADDRESS: NA
PID: 223225330028
LEGAL: NA
ACRES: 1.05
VALUATION: \$40,300
ZONING: Public/Quasi-Public
MUSA: No
GIS IMAGE:



DESCRIPTION: This property is located on north side of 149th Lane and on the east side of Kamacite Street. The subject property is currently a neighborhood park. This property is zoned Public/Quasi-Public and is surrounded by residential. This property borders a wetland/pond. The subject property was acquired for \$2,500 in 1974.

WETLAND: This property is adjacent to a wetland. It could be converted to wetland if there is a desire. However, it is questionable what the value would be.

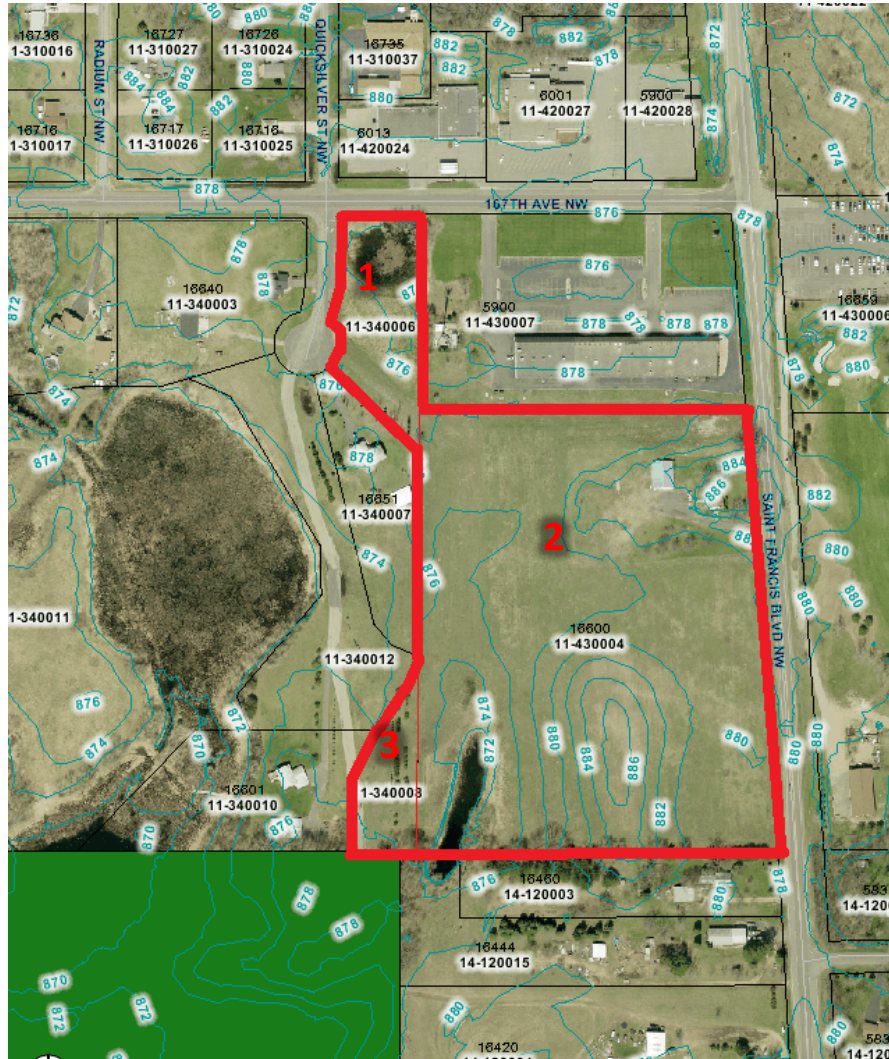
MAINTENANCE: 18 mow intervals at \$41 each = \$738. 26 trash/litter pickups and playground inspections at \$10 each = \$260. Total estimated cost per year = \$1,098.

OWNER & ENCUMBRANCE: Pending (after initial review—it is clear)

DISPOSITION: Pending

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 11
ADDRESS: NA, 16600 SAINT FRANCIS BLVD, NA
PID: 113225340006, 113225430004, 113225340008 (Three separate parcels—listed from the top down).
ACRES: 16.52
VALUATION: \$142,400
ZONING: R1-Rural Developing
MUSA: No
GIS IMAGE:



DESCRIPTION:

The subject property is located on the west side of Saint Francis Boulevard and on the south side of 167th Avenue. This property is zoned Rural Development District. It is home to water tower, wetland and open space. The subject property is made up of three separate parcels. There is wetland in the northern parcel (#1) and two wetlands in the southern portion of the large parcel (#2). There is a gas line that bisects the larger parcel (#2), horizontally.

It is important to note, there is a temporary road that connects Elmcrest Park and 167th Avenue just west of the subject property. The road is planned to be moved east onto city owned property—which was the rationale for purchasing the two smaller parcels (#1 and #3).

Replatting the subject property has been postponed until a willing developer steps forward for two reasons. One, direction was given to staff for the developer to pay for

replatting costs. Two, replatting or redevelopment of the subject property terminates the temporary easement for the road that connects 167th to Emlcrest Park.

NOTE: The city is in the process of developing a master plan with the parcels located off 167th (to the north of the subject property).

WETLAND:

There are no issues with wetlands that would make this property unusable; or, effect adjacent properties. NOTE 1: The owner of the property to the west is considering the use of their property for wetland banking. NOTE 2: There is a wetland in the northern portion of lot #1 and in both the southeast and southwest corners of lot #2. The southern portion of lot #2 could be used for banking in the northern portion if desired.

MAINTENANCE:

Mowed 12 times per year—\$100 per event (\$1,200 per year).

OWNER & ENCUMBRANCE:

It is recommended these three parcels be platted in order to properly identify those areas necessary for City/public purposes and to identify what land area may be available for sale. Attached is a draft of the staff proposal.

NOTE: subdividing or developing these lots terminates an easement the City has in place for the current ROW (just to the west of the subject properties). Meaning, the road to Elmcrest Park would need to be replaced.

Parcel 1: this parcel is owned by the city and there are no restrictions to its sale. There are wetlands and a water fill station. Because of zoning, would require sanitary sewer to build. The future ROW is planned to go through this lot.

Parcel 2: this parcel is subject to a natural gas pipeline easement in favor of Enron Corporation. This parcel is home to a water tower, located in the SE corner. There are wetlands in both the SE and SW corners of this lot. Development of the lot, north of the gas line, makes sense. The southern portion of the lot could be used for wetland and the water tower. The western portion of the property needs to be used for the future ROW.

Parcel 3: this parcel is subject to a temporary encroachment easement in favor of the grantor, Oakwood Land Development, Inc (2010). The future ROW is planned to go through this lot.

DISPOSITION:

The City has four options for disposition of the subject property:

Option 1: the City could leave the property as is and wait until an interested developer steps forward. At that point, the City would work with the developer to replat the property and move the ROW east, unto the subject property. The developer would be responsible for development fees.

Option 2: the City could take on replatting the property and moving the ROW before there is an interested developer. The City would leave the developable portion in lot #2 as an out lot. When an interested developer steps forward, the out lot would need to be replatted and the developer would pay the required development fees. NOTE: replatting the three parcels is estimated to cost about \$10,000.

Option 3: the City could take on replatting the subject property and moving the ROW before there is an interested developer. The City would also plat the developable portion of parcel #2. In this case, the City would be responsible for development fees. NOTE: replatting the three parcels is estimated to cost about \$10,000. However, replatting the developable area before knowing who the end user is may end up requiring a replat anyway.

Option 4: the City could contact the property owner, of the temporary ROW easement, to see if there is any willingness to convert the existing easement to a permanent ROW

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 14
ADDRESS: NA
PID: 063225220005
LEGAL: Lot 2, Block 1, Twin View Ridge, Anoka County, Minnesota (BURNS)
ACRES: 3.6
VALUATION: \$50,500
ZONING: Public/Quasi Public District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the west side of Ermine Boulevard. This property is zoned Public/Quasi Public District. The Trott Brook runs through the northern portion of the subject property. The City acquired this property from the State of Minnesota in 1987 and is "to be used exclusively for a neighborhood park."

WETLAND: Could be converted to wetland mitigation area—if there was a need/benefit.

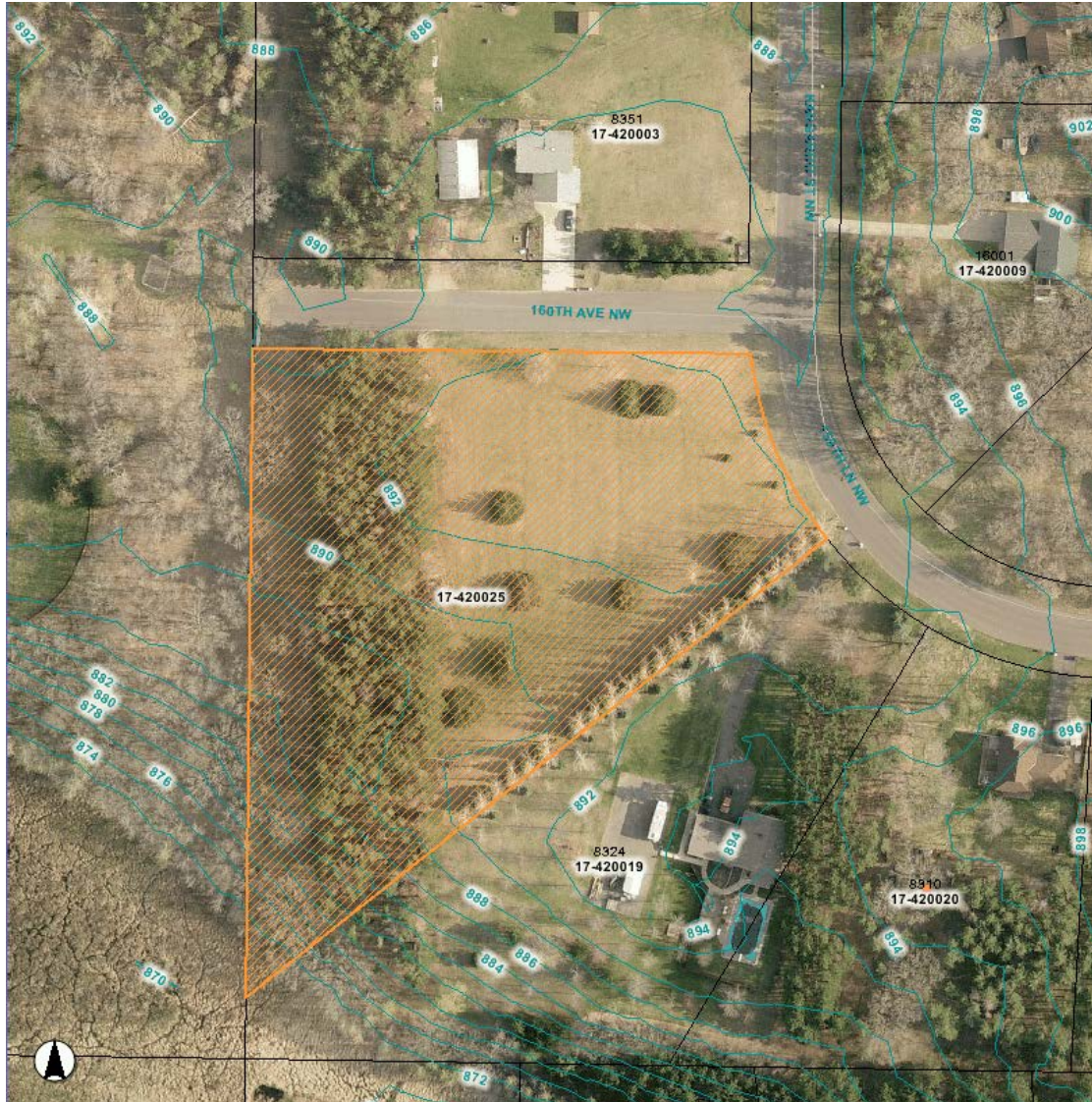
MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This parcel was acquired as a tax forfeit parcel from the State of Minnesota. It is subject to a restriction that it must be "...be used exclusively for a neighborhood park." It is subject to reversion to the State of Minnesota if it ceases to be used as a neighborhood park.

DISPOSITION: Because of the restrictions set in place by the State of Minnesota ("to be used exclusively for a neighborhood park") the City does not have the ability to sell the subject property. The City's only option for disposal is to revert the subject property back to the State and change zoning to residential.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 22
ADDRESS: NA
PID: 173225420025
LEGAL: NA
ACRES: 2.80
VALUATION: \$50,500
ZONING: Public/Quasi Public District
MUSA: No
GIS IMAGE:



DESCRIPTION:

The subject property is located on the west side of 153rd Lane and on the south side of 160th Ave. This property is zoned Public/Quasi-Public and is surrounded by residential. The south west corner the property drops nearly 20' into a wetland.

WETLAND:

This property is 20' above the adjacent wetland. Wetland banking is not a logical option. There have been storm water drainage concerns in the neighborhood. If sewer is added to neighborhood, it could be used for storm water ponding.

MAINTENANCE:

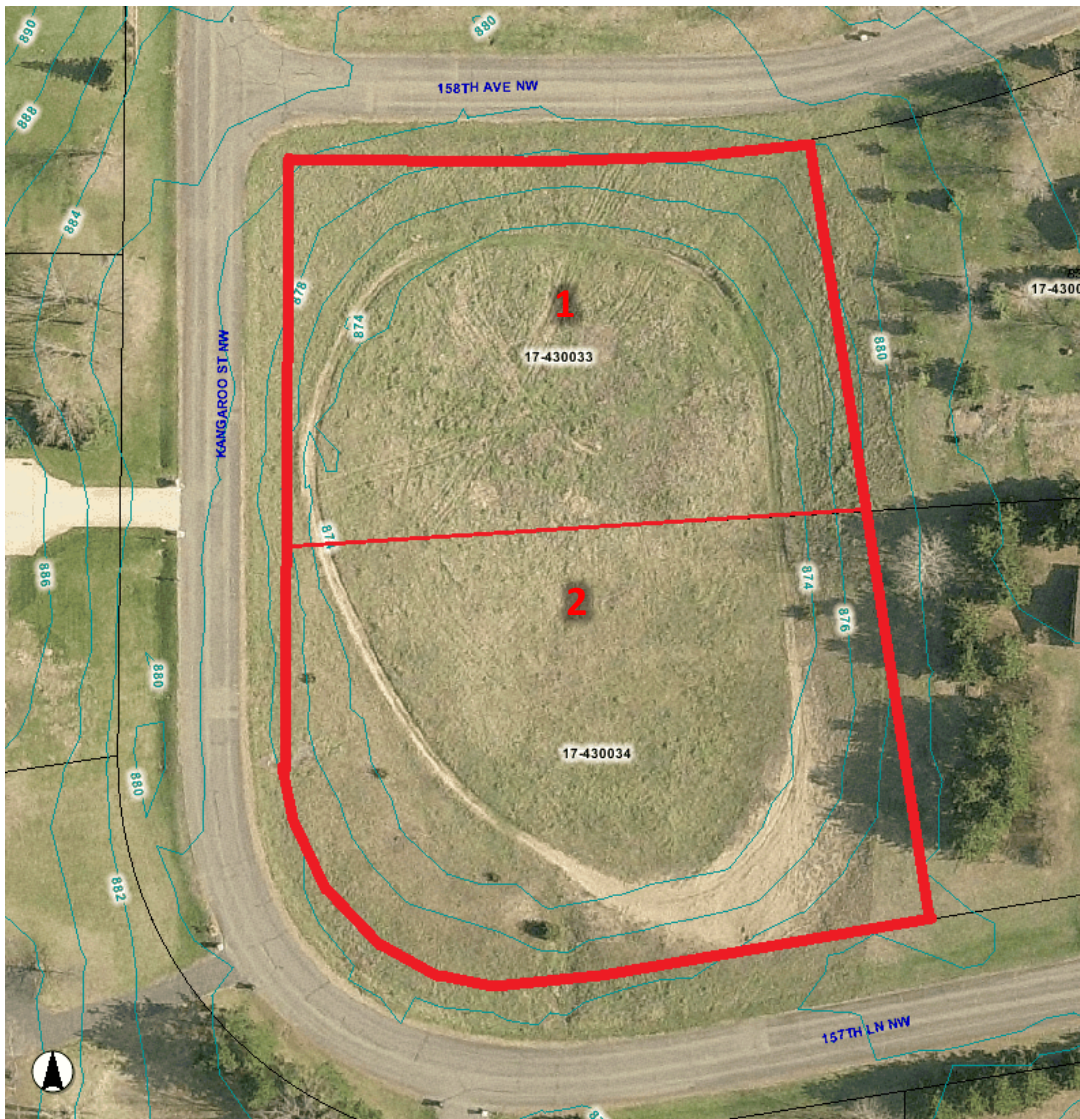
There are no maintenance costs.

OWNER & ENCUMBRANCE: Title of record to this property in Tiger Construction, Inc. that apparent developer of the Plat. The "Park" is identified on the Forest Hideaway Plat, however, the Plat contains no dedication of the Park and there are no deeds of record conveying this property to the City. A quiet title action in District Court may be necessary to establish marketable title to the City.

DISPOSITION: Quiet title action in District Court to establish marketable title to the City.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 23
ADDRESS: NA, NA
PID: 173225430033, 173225430034 (Two separate parcels—listed from the top down). STATE OWNED.
LEGAL: Outlots A and B, Whispering Pines Estates, Anoka County, Minnesota
ACRES: 1.70
VALUATION: \$80,600
ZONING: Public/Quasi Public District
MUSA: No
GIS IMAGE:



DESCRIPTION: The subject property is located on the east side of Kangaroo Street and the north side of 157th Lane. This property is zoned Public/Quasi Public District. The subject property represents two parcels of land. These parcels are slightly depressed and are used for drainage.

Based on Anoka County information, which is viewed through LOGIS Map, these parcels are owned by the City. However, after reviewing the owner and encumbrance reports, these parcels are owned by the State of Minnesota. City staff has notified Anoka County of the error.

WETLAND: This is a low point. 34 acres drain to these lots. Would require significant investment to mitigate storm water (to the north, to a low area) if the properties were developed.

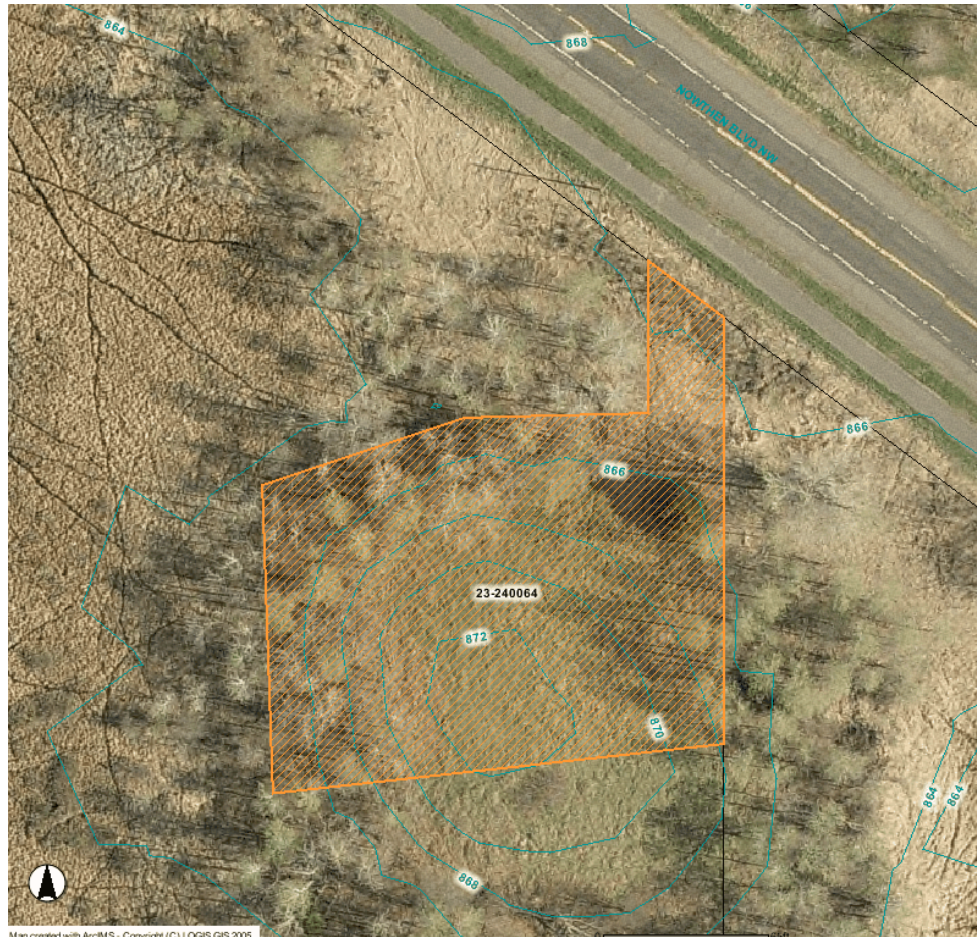
MAINTENANCE: There is no Maintenance

OWNER & ENCUMBRANCE: Title to these two parcels is in the State of Minnesota pursuant to a tax forfeit deed dated October 7, 1980.

DISPOSITION: The City cannot dispose the subject property, it is owned by the State of Minnesota.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 25
ADDRESS: NA
PID: 233225240064
LEGAL: Park, Alpine Acres, Anoka County, Minnesota
ACRES: .58
VALUATION: \$4,100
ZONING: R2-Medium Density Residential.
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the southwest side of Nowthen Boulevard just north of Alpine Drive. This property is zoned Public/Quasi Public District. This property is largely a wetland, it is surrounded by wetland, and is a "flag" shaped parcel. This parcel is a dedicated park and it may only be used for "public" purposes. Based on current zoning this parcel would need to be expanded (at Nowthen Boulevard) if it were to be developed.

WETLAND: Not much value in converting to wetland and there are no issues with stormwater/ drainage. Right of access was dedicated from county plat. Would require 650' road to access.

MAINTENANCE: There is no Maintenance

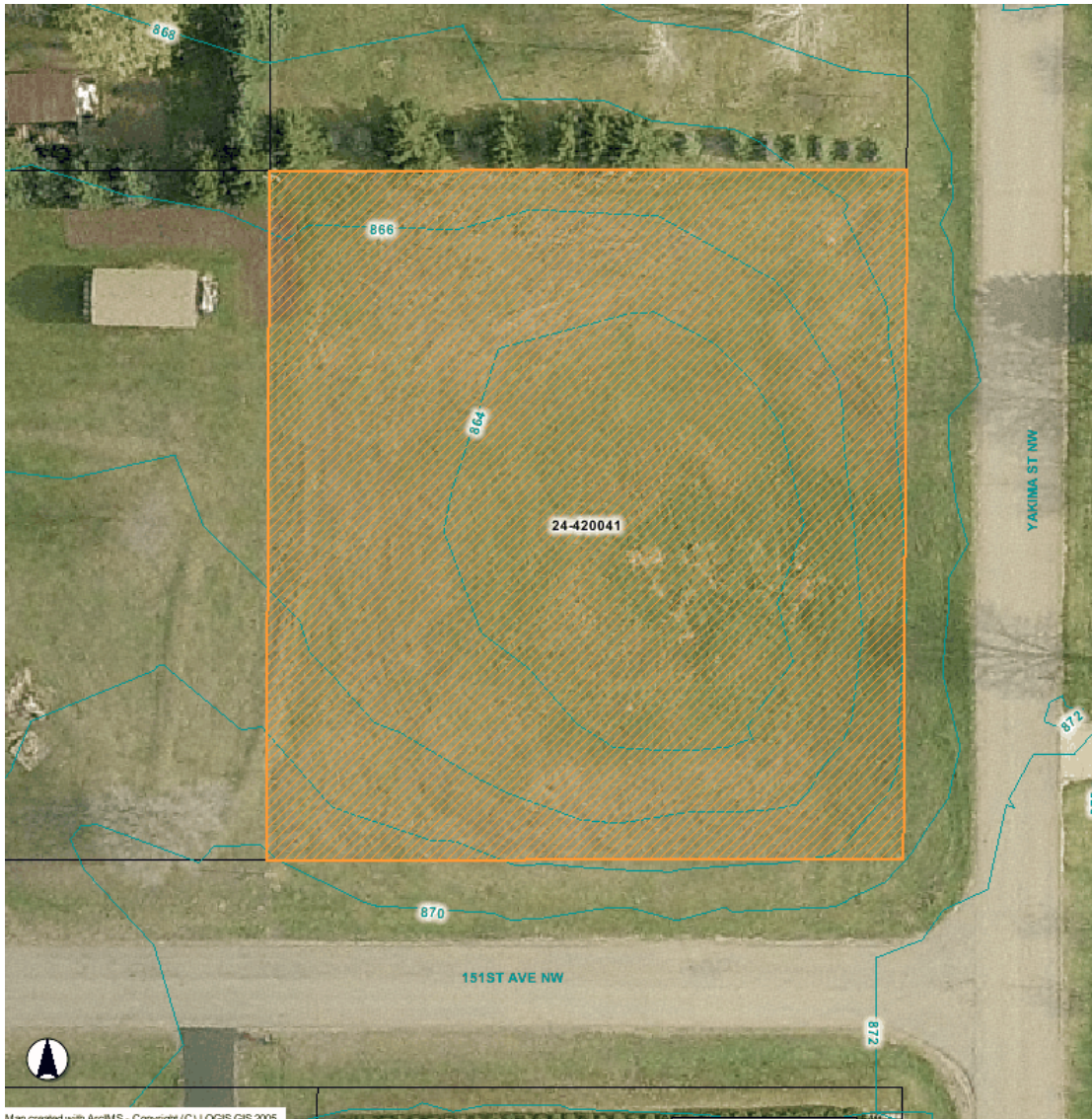
OWNER & ENCUMBRANCE: This is a dedicated park in the plat of Alpine Acres, recorded December 1, 2003. Sale will require a court order to release the "public's" interest in the property.

DISPOSITION:

Based on code, lot is too narrow at Nowthen Boulevard. It would need to be expanded or a variance would need to be granted in order for it to be developed (to build a structure). Furthermore, this is a dedicated park and may only be used for public purposes only. To dispose the subject property, the City either needs to revert the property back to the original developer or release the "public interest" clause by court order.

PROPERTY PROFILE: CITY OF RAMSEY

Number: 26
Address: NA
PID: 243225420041
LEGAL: Lot 6, Block 2, Gorham's Sandy Acre Estates, Anoka County, Minnesota
ACRES: .85
Valuation: \$40,300
Zoning: R1-MUSA
MUSA: Yes
GIS Image:



DESCRIPTION: The subject property is located on the north side of 151st Ave and on the west side of Yakima Street. This property is zoned Residential District. The subject property was granted to the City from the developer, the Gorham's, in 1981 for public purposes only. This parcel is slightly depressed and receives drainage from surrounding properties.

WETLAND: Receives drainage from 14 acres. If filled, would require mitigation; which would be a significant cost. 2009 storm sewer fix on Waco Street. There is no storm sewer or defined ditches in the subdivision.

MAINTENANCE: There is no Maintenance.

OWNER & ENCUMBRANCE: This lot was granted to the City by Gary M. Gorham and spouse in 1981. A deed restriction limits the use to public purposes only. Failure to use the lot for public use purposes will cause it to revert to the grantors, unless the grantors waive this restriction.

DISPOSITION: The subject property is a dedicated park and may only be used for public purposes. To dispose of the subject property, the City either needs to revert the property back to the original developer or release the “public purposes” clause by court order. Furthermore, the current use of this property for drainage would require a significant investment to mitigate—if the property were to be developed.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 27
ADDRESS: 14280 AZURITE ST NW
PID: 273225420015
LEGAL: Lot 1, Block 1, Sunfish Lake Business Park Fourth Addition, Anoka County, Minnesota
ACRES: 4.80
VALUATION: \$376,500
ZONING: E1 Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the north side of Azurite Street and the east side of Bunker Lake Boulevard. This property is zoned Employment District, it is surrounded by manufacturing, and is part of the Sunfish Lake Business Park. The City acquired the subject property from Waste Management in 1991 and is subject to various environmental restrictions due to its proximity to the landfill.

WETLAND: No reason to use property for wetland banking. There are no issues with stormwater/drainage that would make this property unusable; or, effect adjacent properties.

MAINTENANCE: There is no maintenance.

OWNER & ENCUMBRANCE: This property was acquired by the City from Waste Management of Minnesota, Inc., the previous operator/owner of the landfill. It is available for sale, subject to various environmental restrictions because of its proximity to the landfill.

DISPOSITION: This property is ready to sell and is currently being marketed by the Ramsey EDA. At this point, there may be interest from the property owner to the north to expand into this parcel. There is also a potential for using the subject property for shared parking between the properties to the north and to the east.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 28
ADDRESS: 6590 141ST AVE NW
PID: 273225440003
LEGAL: See Metes and Bounds Description
ACRES: 0.95
VALUATION: \$112,100.
ZONING: E1 Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: The subject property is located on the east side of Basalt Street and the north side of 141st Avenue. This property is zoned Employment District, it is a developable compact corner lot, and is surrounded by office.

WETLAND: No reason to use property for wetland banking. There are no issues with stormwater/ drainage that would make this property unusable; or, effect adjacent properties.

MAINTENANCE: There are no maintenance costs.

OWNER & ENCUMBRANCE: This parcel is owned unrestricted by the City and is available for sale. It was acquired by the City for economic development purposes.

DISPOSITION:

The subject property is ready to be developed. This property is currently being marketed by the Ramsey EDA. Previously, the property owner to the north had interest in purchasing the subject property.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 32
ADDRESS: NA
PID: 213225120008
LEGAL: NA
ACRES: 4.42
VALUATION: 51,300
ZONING: Public/Quasi-Public
MUSA: No
GIS IMAGE:



DESCRIPTION:

The subject property is located on the east side of Variolite Street and on the west side of Traprock Street. This property is zoned Public/Quasi-Public district and is surrounded by residential. Property is currently an underutilized park. Public works uses this as a grounding area for debris (mainly tree branches) from severe storms.

WETLAND:

This property does not have direct access to wetlands. Wetland banking is not a feasible (the property is too high) and there are no issues with stormwater/ drainage.

MAINTENANCE:

Mowed 1x per year. Estimated cost: \$200-\$300 annually.

OWNER & ENCUMBRANCE:

This parcel is owned by the City and there are no restrictions as to its sale. Even though it is labeled as "Park" on the official plat of Traprock Commons, no dedication language is contained on the Plat. The City acquired title by a quit claim deed from the plat developer subsequent to the plat being recorded.

DISPOSITION:

Quiet title action in District Court to establish marketable title to the City.

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 34
ADDRESS: NA
PID: 063225140009
LEGAL: NA
ACRES: 3.10
VALUATION: 51,300
ZONING: Public/Quasi-Public
MUSA: No
GIS IMAGE:



- DESCRIPTION:** The subject property is located on the south side of 176th Avenue and the west side of Vicuna Street. The property is zoned public/quasi-public and is surrounded by residential. This property is dry, high and buildable. Based on the GIS image above, it looks as though this parcel is being used by neighboring property owners.
- WETLAND:** This property is not adjacent to wetlands so banking is not a feasible use. It does not collect storm water from the neighborhood.
- MAINTENANCE:** There are no maintenance costs.
- OWNER & ENCUMBRANCE:** This property is unrestricted and can be sold.
- DISPOSITION:** The subject property was acquired in October of 1989. This is not a dedicated park. This property has free and clear title and is ready to be sold. If the council desires to dispose of this parcel, staff should rezone and list the property.