

Property Owner	Location	Willing Seller	Zoning	Size/Land Price	Distance from Utilities/Road	Benefits	Drawbacks/Potential Issues
<p>1. Al Pearson North</p>	<p>This property is a greenfield site located on the north side of U.S. Highway 10 at the intersection of Bunker Lake Boulevard and Puma Street; between the Links at Northfork golf course and the Legacy Christian Academy.</p>	<p>Yes. Mr. Pearson is a willing seller that is interested in a partnership with the City. Mr. Pearson is willing to hold the land while the City markets and works with prospects.</p>	<p>Mix of residential and retail. Mr. Pearson has indicated he would be willing to rezone his property to allow for an Industrial Park.</p>	<p>90 acres of land. \$65,000 per acre or \$1.49 per square foot.</p>	<p>Bunker Lake Boulevard is located to the edge of this site. Puma (a temporary street) is located adjacent to this site. Utilities are located 1,000 feet from this site. It is estimated, the cost to pull utilities would range between \$500,000-\$800,000. The assignment of that cost would be a negotiation process; along with the initial funding.</p>	<ul style="list-style-type: none"> • Willing seller • Willing partner • Willing to change zoning • Utilities close by • Road close by • Large piece of land • Location <ul style="list-style-type: none"> ○ Access ○ Close to Hwy 10 ○ Far enough from Hwy 10 	<ul style="list-style-type: none"> • Uncertainty of Hageman Holdings (Bunker, Users) • Green Acres designation • Zoning change required. Potential concerns from the Links and the neighborhood to the NE.
<p>2. Hageman Holdings</p> <p><u>Background</u> Hageman Holdings owns 171.65 acres of land west of Armstrong Boulevard. The City did approve a Plat and site plan for a new campus for Legacy Christian Academy.</p> <p>Hageman Holdings has informed the City that it is no longer actively pursuing a campus for Legacy Christian Academy at this time, but still desires to develop a similar concept with a different user.</p> <p>Hageman Holdings is not willing to sell any of their property located on the north side of Bunker Lake Boulevard now, or in the near future (i.e. 2-4 years); as they still would like to see their site developed into a school campus.</p>	<p>The proposed Industrial Park portion (45 acres) of the larger Hageman Holdings property (171 acres) is located on the north side of Highway 10 west of Armstrong Boulevard; south of Bunker Lake Boulevard only.</p> <p>This site is located just south of the proposed Legacy Christian Academy.</p>	<p>Yes. Hageman Holdings has indicated <i>preliminary</i> interest in utilizing this land for an industrial park. However, no specifics or formal discussions have occurred. More information needed.</p>	<p>Retail. Hageman Holdings has preliminarily indicated they would be willing to rezone his property to allow for an Industrial Park. Follow up discussion needed.</p>	<p>45.1 acres of land. Price TBD. Estimation \$87,000-\$108,900 or \$2.00-2.50 per square foot</p>	<p>Utilities and roadway located adjacent to sight. However, per the development agreement for the Legacy Christian Academy project, any improvements to any site will trigger a mandatory expansion of Bunker Lake Boulevard the west of Armstrong Boulevard to Puma Street. This item needs to be discussed further. This would be a substantial cost (multi-million).</p>	<ul style="list-style-type: none"> • Willing seller (selective) • Willing partner (potentially) • Willing to change zoning • Utilities adjacent and nearly ready to go • Road adjacent • Location <ul style="list-style-type: none"> ○ Access ○ Close to Hwy 10 	<ul style="list-style-type: none"> • Selective seller • Development agreement/ requirements for Bunker Laker Boulevard--high cost. • For some businesses, too close to Hwy 10 • Relatively high cost per square foot • Zoning change required. Potential concerns from surrounding property owners. • Not a large piece of land (fair)
<p>3. MPCA Landfill</p> <p><u>Background</u> The MPCA controls about 270 acres of State owned land which encompasses a closed landfill in Ramsey. The MPCA regulates the closed landfill in Ramsey through Closed Landfill Program (CLP); which was granted authority from the 1994 Minnesota Landfill Clean-up Act (LCA).</p> <p>About sixty (60) acres of MPCA owned land is currently located in the E-1 Employment District on the north side of Sunwood Drive just east of Bunker Lake Boulevard.</p>	<p>The proposed industrial park portion (60 acres) of the larger MPCA owned land (270 acres) is located on the north side of Sunwood Drive just east of Bunker Lake Boulevard; on the south side of large closed landfill mound.</p>	<p>No. The MPCA showed strong initial opposition to allowing their land to be developed by the private sector (i.e. and industrial park) due to needs for managing risks associated with a closed landfill and for potential, future soil remediation. In addition, a major factor in the limited use of this site is the State bonding dollars that were used to acquire the site for the Closed Landfill Program. These acquisition dollars restrict the use to public use. Furthermore, the MPCA has stated that public use shall be also limited in scope due to the sensitive nature of the Closed Landfill. However, the MPCA did show an appetite to allow for a City owned public works campus. Staff is working with the MPCA now to provide a written response to confirm these assumption. In any scenario, it is likely this process will take several months to unfold.</p>	<p>Industrial. However, the MPCA wants the City to change the zoning designation to "closed landfill" and not allow private development.</p>	<p>Unknown</p>	<p>Adjacent to both road, sewer and water. Close to ready.</p>	<ul style="list-style-type: none"> • Utilities adjacent to site • Road adjacent to site • Proper zoning in place 	<ul style="list-style-type: none"> • Not a willing seller: <ul style="list-style-type: none"> ○ Owner wants to rezone to not allow for private development ○ Owner has various environmental restrictions on this parcel; including need for soil remediation. • Silver lining: may be an opportunity to use this site for the future public works campus; which would open up the 20 acre Bury & Carlson site for redevelopment; and put it back on the tax roles.

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4. Al Pearson South	South side of U.S. Highway 10, west of the Armstrong Boulevard	Yes. However, it is likely the Al Pearson owned land on the north side of Highway 10 is much more cost effective.	Mixed.	125.37 acres. \$65,000 per acre.	Well over 4,000 feet from the site.	<ul style="list-style-type: none"> • Willing seller • Willing partner • Willing to change zoning • Large piece of land • Location 	<ul style="list-style-type: none"> • Significant cost to get utilities to the site. • Significant cost to get road access to the site. • Zoning change required. Potential concerns from surrounding property owners.
5. Joseph Nathe	South side of U.S. Highway 10, west of the Armstrong Boulevard; just southwest of Shorewood RV extending to the Mississippi River.	Unknown.	Mixed.	159.08 acres. Price unknown.	About 3,000 feet from the site.	<ul style="list-style-type: none"> • Large piece of land • Location (on the north side) 	<ul style="list-style-type: none"> • Significant cost to get utilities to the site. • Significant cost to get road access to the site. • Much of this site is ideal for residential development; due to its proximity to the Mississippi River (south side). • Zoning change required. Potential concerns from surrounding property owners.
6. Jim Deal	South side of U.S. Highway 10, east of Armstrong Boulevard; along the new extension of Riverdale Drive.	Yes. However, the owner's long term vision for the parcels (i.e. desired zoning) is not definitive.	B2 Highway Business District (retail). PSD has expressed interest in also marketing this site as an industrial park.	44.97 acres.	Adjacent to both road, sewer and water. Close to ready.	<ul style="list-style-type: none"> • Willing seller, Professional Developer • Location • Utilities adjacent to site • Road adjacent to site • This site is the closest to being "shovel ready" of all sites considered. 	<ul style="list-style-type: none"> • Zoning change required. Potential concerns from surrounding property owners. • Low amount of space; in comparison to other alternatives • Property owner is unsure which type of user they would like to see on these parcels (retail/ industrial); and has already changed the zoning recently. Until there is a clear vision from the property owner, Staff recommends putting this option on the back burner.