

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday April 11, 2013
7:30 am
Lake Itasca Room, 7550 Sunwood Drive NW

1. **Call to Order**
2. **Approve Agenda**
3. **Approve Minutes**
 1. Approve EDA Meeting Minutes dated March 7, 2013
4. **EDA Business**
 1. EDA Orientation
 2. Consider purchase of private property located on the South Side of Highway 10 in the 5000 block [Portions will be closed to the public]
 3. 15153 Nowthen Blvd: Update and Grant Application
 4. City Owned Land Inventory Review
 5. Planning Commission Update (Development Update)
 6. FOR DISCUSSION PURPOSES: Review Status of 167th Avenue Retail Node
 7. UPDATES
5. **Member/Staff Input**
6. **Adjournment**

Economic Development Authority (EDA)

3. 1.

Meeting Date: 04/11/2013

By: Jo Thieling, Administrative Services

Title:

Approve EDA Meeting Minutes dated March 7, 2013

Background:

Attached are the meeting minutes from the regular EDA meeting of March 7, 2013.

Observations:

Funding Source:

Staff Recommendation:

Action:

Approve EDA Meeting Minutes dated March 7, 2013.

Attachments

030713 EDA Mts

Form Review

Form Started By: Jo Thieling

Started On: 04/04/2013

Final Approval Date: 01/17/2013

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

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, March 7, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: Patrick Brama, Management Analyst
 Kurt Ulrich, City Administrator

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:31 a.m.

2. APPROVE AGENDA

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated February 14, 2013

Motion by Member Riley, seconded by Member LeTourneau, to approve the minutes dated February 14, 2013.

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

4. EDA BUSINESS

4.01: Updates

Annual EDA Business Expo

Management Analyst Brama advised that an event flyer has been created for the annual EDA business expo scheduled for Saturday, May 4th, and 9,000 flyers will be sent to everyone on the *Ramsey Resident* list. He stated that mobile signboards have been ordered and the expo will be advertised in the *Ramsey Resident*, on the COR sign, as well as Facebook and the website. He added that 25 exhibitors have registered for the business expo.

15153 Nowthen Boulevard, Old Municipal Center

Management Analyst Brama reported the City Council would be reviewing this case on March 12, 2013. He stated staff is in the process of obtaining an appraisal on the two parcels.

Member Riley asked if the appraisal was a requirement of the shovel ready program.

Management Analyst Brama explained that staff feels it would be ideal to have a market value versus the County value in order to update the cost benefit analysis. He added that it was also desirable to have a listing price available as part of the shovel ready program.

City Administrator Ulrich stated it would be to the City's advantage to obtain a current market value so that the City has a benchmark in terms of any subsidies provided on the land in the future. He added that the appraisal will likely come in higher than the County which is to the City's advantage.

8020 147th Avenue NW, Nordvick Property

Management Analyst Brama advised that the City is waiting until spring to make sure the turf has established before releasing the remaining money to the contractor.

Chair Steffen asked if the City has had any discussion with the surrounding properties.

City Administrator Ulrich stated that negotiations with the property to the south are complete and the agreement will be approved by the City Council. He stated that no discussions have taken place with the property owner to the west and the City has not made any outreach to consolidate the parcels at this time.

Chair Steffen asked if it was correct that the City would not market the Nordvick property until the City had a better idea about the entire block.

Management Analyst Brama stated this was correct and added this could be added as a priority on the EDA's work plan.

Chair Steffen stated he felt this should be a priority.

Annual Business Appreciation Golf Tournament

Management Analyst Brama stated that the Annual Business Appreciation Golf Tournament is scheduled for Tuesday, August 20th, at Northfork; further details will be provided at a later date.

Business Retention & Expansion Program

Management Analyst Brama stated that the City Council received a copy of the 2012 Business Retention & Expansion Program Report and the 2013 Program will begin in April.

Prospect Update

Management Analyst Brama advised that staff is working with Prospect Alpha on the property located at 14280 Azurite and the City Council will discuss the offer in closed session next Tuesday. He advised that Prospect Bravo is a large existing manufacturing company that is interested in making a significant expansion to its space. He stated staff met with them in December and has heard nothing further. He advised that Prospect Charlie is interested in expanding a function of its current space from 5,000 square feet to 10,000 square feet; however, staff was recently informed they plan to wait until 2014 to complete this expansion. He added this business is currently subletting a portion of the building to RJM and plans to take the entire site in 2014 and staff will stay in touch with RJM to make sure they have a location in the City. He advised that Prospect Delta is a medium sized manufacturing company in the City that is interested in expanding its 20,000 square foot facility. He stated that staff met with them through the Business Retention Program and will continue to work with them. He advised that Prospect Echo is a 10,000 square foot facility interested in expanding and is looking for space this summer to suit their short-term needs. He stated this prospect is also looking for a 30,000 square foot facility with room to expand in 2014 and staff will continue to work with them.

Member LeTourneau asked if the City has a 30,000 square foot facility available in its inventory.

Management Analyst Brama stated that the property previously looked at by Prospect Alpha was shared with Prospect Echo as a possible long-term solution but if Prospect Alpha takes this property, the City would not have sufficient space available for Prospect Echo. He added that the issue of available land is part of the EDA work plan as well as the City Council's strategic goals.

167th Avenue NW & State Trunk Highway 47 Node

Management Analyst Brama advised that the Planning Commission informally approved the proposed gun range. He stated that the property owner will need to submit a CUP request for the proposed use and staff has not heard anything further from the property owner.

Member LeTourneau asked if the City has considered the old HealthQuest building for the gun range user. He stated the City has had considerable discussion about the appropriateness of planning for this site and the City has called it a retail storefront use, adding that having it encumbered by a business may make it difficult for the City to give this area a new look.

Management Analyst Brama stated that staff would contact the prospect and make them aware of the HealthQuest site.

Chair Steffen requested that staff provide the EDA with a map highlighting City-owned and privately owned properties.

Management Analyst Brama noted that the City has a web page listing all City-owned properties including a profile of available properties and agreed to provide this map to the EDA.

Chair Steffen suggested that a broker list the Amoco property rather than simply having a City sign on the property.

Management Analyst Brama agreed to bring this to the EDA at its next meeting.

Boards & Commission Appointments

Management Analyst Brama advised that Glen Hardin and Phillip Brunt have been appointed to fill the vacancies on the EDA beginning in April.

Chair Steffen requested that staff provide the EDA members with their current terms.

Economic Development Manager

Management Analyst Brama advised that recruitment for the Economic Development Manager closes on March 15th and the City hopes to fill the position by May 1st.

4.02: EDA Workplan Discussion

Management Analyst Brama requested input from the EDA regarding whether to move forward with the work plan at this time or to wait until the two new EDA members are on board and/or to wait until the Economic Development Manager is hired.

Member LeTourneau stated he felt the work plan discussion should be postponed until the two new EDA members are on board and the Economic Development Manager is hired.

Member Skaff agreed and stated the City Council will influence some of the EDA's direction in 2013 and 2014 as part of its strategic planning.

City Administrator Ulrich stated the City Council is currently working on its strategic plan and one of the five strategic imperatives for the next three years is financial stability. He stated the City Council has indicated that strategic investment by the City should include market driven growth rather than subsidized growth as much as possible.

It was the consensus of the EDA to postpone discussion of the EDA work plan until the two new EDA members are on board and until the Economic Development Manager is hired.

5. MEMBER/STAFF INPUT

City Administrator Ulrich stated that further testimony by the City has been scheduled before the House Transportation Committee on March 13th regarding the Highway 10/Armstrong interchange and funding from the State looks promising. He stated that the scheduled trip to Washington, D.C., was cancelled due to the weather. He advised that the Landform contract will expire at the end of March and will not be renewed. He stated that the City has an agreement with McDonald's for site improvements estimated at \$350,000 and the EDA will reimburse the cost of those improvements. He reported that the Edgewood property has indicated they do not plan to move ahead with their project. He stated the City has had discussions with Mary T, an assisted living facility aimed at the veterans market, and there has been some concerns expressed by staff about whether this is an appropriate land use. He stated the City hopes to sell the 17 lots at North Commons and staff spoke to a buyer who wanted to submit a purchase agreement on all

the lots. He indicated that plans are completed for the Riverdale Drive extension and the project is on target for construction.

Chair Steffen requested further information regarding the Mary T proposal and an appropriate land use for this site.

City Administrator Ulrich explained that this area is guided more toward business or office and was not originally planned for single level townhomes and added a higher density use is more appropriate along Sunwood.

Member Skaff provided an update regarding Northgate Church and presented an exterior rendering of the building. He advised they have signed a contract for construction and a groundbreaking ceremony will be held March 23rd at 11:00 a.m. with construction targeted to be complete by Thanksgiving. He stated the building includes a 500-seat performing arts auditorium that will be available to the City and the community for other events.

City Administrator Ulrich advised that the City recently closed on the Wiser Choice property and the City has a two-year lease with Mr. Wise. He indicated it is unclear whether Mr. Wise will move to The COR and if he relocates, there will be relocation costs.

The EDA discussed the recent City Council action with respect to the Wiser Choice property and the City's policy regarding leased properties.

Chair Steffen stated that he recently spoke with Planning Commission Chair Levine regarding improving communications between the EDA and Planning Commission. He suggested that the EDA and Planning Commission hold a joint meeting and/or invite the Planning Commission Chair to attend an EDA meeting.

Management Analyst Brama agreed to provide the EDA with a Planning Commission update going forward.

6. ADJOURNMENT

Motion by Member Skaff, seconded by Member Williams, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:27 a.m.

Respectfully submitted,

Kurtis G. Ulrich, City Administrator

ATTEST:

Patrick Brama, Management Analyst
Draft by Barbara Hughes (*TimeSaver Off Site Secretarial, Inc.*)

Economic Development Authority (EDA)

4. 1.

Meeting Date: 04/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

EDA Orientation

Background:

Staff would like to take a moment to:

1. Introduce new EDA members (Glen Hardin and Phillip Brunt)
 2. Provide background information on EDA's in general (formal, legal, State Statute).
 3. Provide background information on the Ramsey EDA specifically (get new members up to speed)
- Attached is an EDA handbook and the Ramsey EDA By-Laws.

Observations:

Information will be presented in the EDA meeting.

Funding Source:

NA

Staff Recommendation:

NA

Action:

NA

Attachments

[EDA Handbook](#)

[Ramsey By Laws](#)

Form Review

Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date

04/05/2013 04:14 PM

Form Started By: Patrick Brama

Started On: 04/04/2013 07:07 PM

Final Approval Date: 04/05/2013

**BY-LAWS OF THE RAMSEY ECONOMIC
DEVELOPMENT AUTHORITY**

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be the "Ramsey Economic Development Authority" (which may sometimes be referred to as the "EDA" or the "Authority"), and its governing body shall be called the Board of Commissioners (the "Board"). The Board shall be the body responsible for the general governance of the Authority and shall conduct its official business at meetings thereof.

Section 2. Seal of Authority. The Authority shall have an official seal, as required by Minnesota Statutes, Section 469.096, Subdivision 1.

Section 3. Office of Authority. The offices of the Authority shall be the Ramsey Municipal Center.

ARTICLE II - OFFICERS

Section 1. Officers. The officers of the Authority shall be a President, a Vice-President, a Treasurer, an Assistant Treasurer and a Secretary. The President, the Vice-President and the Treasurer shall be members of the Board and shall be elected annually, and no Commissioner may be both President and Vice-President simultaneously.

Section 2. President. The President shall preside at all meetings of the Board. Except as otherwise authorized by resolution of the Board, the President and the Secretary (the Vice-President, in the Secretary's absence or incapacity) shall sign all contracts, deeds, and other instruments made or executed by the Authority, except that all checks of the Authority shall be signed by the Treasurer and Assistant Treasurer. At each meeting the President shall submit such recommendations and information as he or she may consider proper concerning the business, affairs and policies of the Authority.

Section 3. Vice-President. The Vice-President shall perform the duties of the President in the absence or incapacity of the President and, in case of the resignation or death of the President, the Vice-President shall perform such duties as are imposed on the President until such time as the Board shall select a new President.

Section 4. Secretary. The Secretary shall keep minutes of all meetings of the Board and shall maintain all records of the Authority. The Secretary shall also have such additional duties and responsibilities as the Board may from time to time and by resolution prescribe.

Section 5. Treasurer. The Treasurer shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such

bank or banks as the Board may select. The Treasurer and Assistant Treasurer shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Board. The Treasurer shall keep regular books of accounts showing receipts and expenditures and shall render to the Board, at least annually (or more often when requested), an account of such transactions and also of the financial condition of the Authority. The Assistant Treasurer shall act as the Treasurer's agent and assistant to perform the above-described duties, subject to the Treasurer's approval thereof.

Section 6. Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Board or the by-laws or rules and regulations of the Authority.

Section 7. Vacancies. Should the office of President, Vice-President, Treasurer, Assistant Treasurer or Secretary become vacant, the Board shall elect a successor from its membership at the next regular meeting, or at a special meeting called for such purpose, and such election shall be for the unexpired term of said officer.

Section 8. Additional Personnel. The Board may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions. The selection and compensation of such personnel shall be determined by the Board.

ARTICLE III - MEETINGS

Section 1. Regular Meetings. The Board may hold regular meetings according to a meeting schedule, if any, adopted or revised from time to time by resolution of the Board.

Section 2. Special Meetings. Special meetings of the Board may be called by the President or any two members of the Board for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered at any time prior to the time of the proposed meeting to each member of the Board or may be mailed to the business or home address of each member of the Board at least two (2) days prior to the date of such special meeting. At such special meeting no business shall be considered other than as designated in the call, but if at least four members of the Board are present at a special meeting, any and all business may be transacted at such special meeting. Notice of any special meeting shall be posted and/or published as may be required by law.

Section 3. Quorum. The powers of the Authority shall be vested in the Board. Three Commissioners shall constitute a quorum for the purpose of conducting the business and exercising the powers of the Authority and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Board upon a vote of a majority of the Commissioners present.

Section 4. Order of Business. At the regular meetings of the Board, the following shall be the order of business:

1. Roll call.
2. Approval of the minutes of previous meeting.
3. Bills and communications.
4. Reports.
5. Unfinished business.
6. New business.
7. Adjournment.

All resolutions shall be written or transcribed and shall be retained in the journal of the proceedings maintained by the Secretary.

Section 5. Adoption of Resolutions. Resolutions of the Board shall be deemed adopted if approved by not less than a simple majority of all Commissioners present, unless a different requirement for adoption is prescribed by law. Resolutions may, but need not be, read aloud prior to vote taken thereon and may, but need not be, executed after passage.

Section 6. Rules of Order. The meetings of the Board shall be governed by the most recent edition of Robert's Rules of Order.

ARTICLE IV - MISCELLANEOUS

Section 1. Amendments to By-laws. The by-laws of the Authority shall be amended only by resolution approved by at least three of the members of the Board.

Section 2. Fiscal Year. The fiscal year of the Authority shall coincide with the fiscal year of the City of Ramsey.

Economic Development Authority (EDA)

4. 2.

Meeting Date: 04/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

Consider purchase of private property located on the South Side of Highway 10 in the 5000 block [Portions will be closed to the public]

Background:

NA

Observations:

NA

Funding Source:

NA

Staff Recommendation:

NA

Action:

NA

Form Review

Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
04/05/2013 04:14 PM
Started On: 04/04/2013 06:45 PM

Form Started By: Patrick Brama

Final Approval Date: 04/05/2013

Economic Development Authority (EDA)

4.3.

Meeting Date: 04/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

15153 Nowthen Blvd: Update and Grant Application

Background:

The EDA and City Council have expressed interest in developing the old municipal center site located at 15153 Nowthen Boulevard (the "Subject Property"). The Subject Property is 20.5 acres in size, is made up of two parcels and is the temporary location of City Fire Station #2.

The City is considering two general development scenarios: data center development and residential development; with the target being a data center development. The City is partnering with Connexus Energy to pursue the data center development opportunity.

As part of this effort, Staff was directed to pursue a "Shovel Ready" development certification through the State of Minnesota. Additionally, both the EDA and the City Council have requested Staff develop a cost/benefit analysis on potential development scenarios.

In February/March, the EDA and City Council reviewed said cost/benefit analysis and directed Staff to move forward with positioning the old municipal center site for a data center development; while keeping the option of a residential development open. As it stands today, the Subject Property is zoned "Public/Quasi Public." The next step in this process is to consider zoning solutions and to engage the public (surrounding property owners).

Purpose of case:

- (1) Provide update on zoning process (correspondence sent to surrounding property owners)
- (2) Discuss Phase II environmental assessment and grant opportunity

Observations:

(1) Provide update on zoning process (correspondence sent to surrounding property owners)

The next step in the process to develop the Subject Property is zoning. As it stands today, the Subject Property is located within the Public/Quasi Public Zoning District. A Comprehensive Plan and Zoning Amendment would need to be approved to allow for a data center user.

The EDA and City Council directed Staff to begin the zoning process by engaging surrounding property owners via an open house, to be held on April 18, 6-9 pm in the Council Chambers. Staff will report findings from said open house; and, develop a proposed zoning and long range planning solution for consideration. Staff recently sent out the attached correspondence to surrounding property owners. Purpose of said correspondence:

- (A) Provide residents with detailed background information/notification of proposed development(s)
- (B) Invite residents to provide input/feedback
- (C) Invite residents to attend an open house on April 18, 6:00pm, Ramsey Municipal Center

(2) Discuss Phase II environmental assessment and grant opportunity

As a result of a phase I environmental assessment conducted in November 2012, three "recognized environmental conditions" were identified on the Subject Property. In order to clear said "recognized environmental conditions" from the property, as phase II environmental assessment would need to be conducted. Meaning, additional soil borings would need to be attained and reviewed.

Staff sent out a request for proposal (RFP) for a phase II environmental assessment in March. Responses ranged from \$6,500-\$10,000. Staff is aware of a grant opportunity to pay for the phase II environmental study, for the potentially needed response action plan (RAP) and for reimbursement on past environmental testing conducted on the Subject Property (50%). In total, the grant application would be near \$10,000. The application deadline is May 1. The award date would be mid June. Staff would like EDA direction to pursue this opportunity.

This grant opportunity is called a "Tax Base Revitalization Account Grant" and is funded by the MetCouncil.

Funding Source:

NA

Staff Recommendation:

Staff would like EDA direction regarding the opportunity to apply for a '*Tax Base Revitalization Account Grant*' through the MetCouncil to pay for past and future site investigation costs.

Alternatives:

(1) Apply for a Tax Base Revitalization Account Grant

This would give the City an opportunity to pay for 50% of previous site investigation costs and 100% of future site investigation costs with a grant. Estimated total, \$10,000. Staff recommends the EDA direct Staff to pursue this opportunity.

(2) Do NOT apply for Tax Base Revitalization Account Grant

This would NOT give the City an opportunity to pay site investigation costs with a grant. Said costs would funded through the EDA budget.

Action:

Direct Staff Apply for a '*Tax Base Revitalization Account Grant*' to pay for site investigation costs from the development of the former municipal center site.

Attachments

Cost Benefit 04042013

Fire Station Funding 04042013

Data Center Letter to Residents 03272013

Form Review

Inbox
Kurt Ulrich

Form Started By: Patrick Brama

Reviewed By
Kurt Ulrich

Final Approval Date: 04/05/2013

Date
04/05/2013 03:21 PM
Started On: 04/04/2013

Cost/Benefit: Annual Cash Flow

	Concept 1 <i>One Data Center User</i>		Concept 2 <i>Two Data Center Users</i>		Concept 3 <i>Sing. Fam. Resd. Devel.</i>	
VALUATION (market value)						
Data Center Building(s):						
Square Feet	\$	250,000.00	\$	200,000.00		
Valuation (per sq ft)	\$	120.00	\$	120.00	\$	30,000.00
Total Building Valuation	\$	30,000,000.00	\$	24,000,000.00	\$	153,153.00
Land:					\$	183,153.00
Northern Parcel	\$	810,300.00	\$	810,300.00	\$	(20,750.00)
Southern Parcel	\$	540,000.00	\$	540,000.00	\$	162,403.00
Total Land Valuation	\$	1,350,300.00	\$	1,350,300.00		
VALUATION (market value)	\$	31,350,300.00	\$	25,350,300.00	\$	7,632,941.00
REVENUE (taxes/city only)						
Tax Capacity Rate (commercial)						1.00%
First \$150,000		1.50%		1.50%		
Sub total	\$	2,250.00	\$	2,250.00	\$	76,329.41
After \$150,000		2.00%		2.00%		44.19%
Sub total	\$	624,006.00	\$	504,006.00		
Total Tax Capacity	\$	626,256.00	\$	506,256.00		
Tax Rate (Ramsey Only)		44.19%		44.19%		
REVENUE (taxes/city only)	\$	276,742.53	\$	223,714.53	\$	33,729.97
EXPENSES (> residential development)						
Operating Expenses	\$	-	\$	-	\$	1,000.00
Snow Removal	\$	-	\$	-	\$	383.00
Street Sweeping	\$	-	\$	-	\$	883.00
Seal Coating (\$10,600/12yr)	\$	-	\$	-	\$	3,200.00
Future Overlay (\$64,000/20yr)	\$	-	\$	-	\$	5,466.00
Annual Operating Expenses	\$	-	\$	-	\$	-
Increased Demand for Services (> residential development)						
Police	\$	-	\$	-		NA, likely higher
Fire	\$	-	\$	-		NA, likely higher
Other	\$	-	\$	-		NA, likely higher
Services Subtotal	\$	-	\$	-		NA, likely higher
EXPENSES (> residential development)	\$	-	\$	-	\$	5,466.00
NET ANNUAL CASH FLOW (City)	\$	276,742.53	\$	223,714.53	\$	28,263.97

*Important Note: Commercial & Industrial taxes are effected by a program known as "fiscal disparities." This program takes a portion of taxes collected from each property in the metro, and places them into one pot. Then, said monies are redistributed by the State based on a complex formula. Ramsey typically is a beneficiary of this program. Therefore, the revenue number listed in the above estimate can change, depending on how the fiscal disparity number comes out. However, it is very likely Ramsey would receive the provided tax revenue number.

Cost/Benefit: Land

	Concept 1 <i>One Data Center User</i>		Concept 2 <i>Two Data Center Users</i>		Concept 3 <i>Sing. Fam. Resd. Devel.</i>	
Land Proceeds						
Land Value	\$	1,350,300.00	\$	1,350,300.00	\$	1,350,300.00
Expected Sale Price	\$	-	\$	-	\$	1,000,000.00
Total Land Proceeds	\$	-	\$	-	\$	1,000,000.00
Expenses						
Business Subsidy, Land Write Down						
Total Value of Subsidy	\$	1,350,300.00	\$	1,350,300.00	\$	-
Annual Pay Back Capacity	\$	276,742.53	\$	223,714.53	\$	-
Pay Back Period (years)		4.88		6.04	\$	-

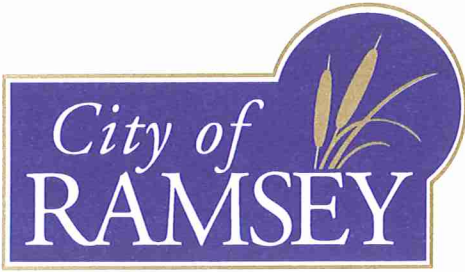
**Given the state of the market, it would be challenging to sell this property for a residential development. If the City could, it is very likely a developer would take the land down in portions (not all at once). Lastly, it is likely the City would not get an offer at the appraised value of this property.

Funding a Fire Station

Expenditures	1 Data Cener User	2 Data Center Users	Residential Development
Fire Station	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
Financing	1 Data Cener User	2 Data Center Users	Residential Development
Land Sale Proceeds	\$ -	\$ -	\$ 1,000,000.00
GO Bond Principal	\$ 3,000,000.00	\$ 3,000,000.00	\$ 2,000,000.00
Annual Payments (average):			
10 YEAR	\$ 330,000.00	\$ 330,000.00	\$ 330,000.00
15 YEAR	\$ 237,000.00	\$ 237,000.00	\$ 237,000.00
20 YEAR	\$ 192,000.00	\$ 192,000.00	\$ 192,000.00
Available Cash Flow	\$ 276,742.53	\$ 223,714.53	\$ 28,263.97
Net Annual Cash Flow	1 Data Cener User	2 Data Center Users	Residential Development
(through payback period)			
10 YEAR	\$ (532,574.74)	\$ (1,062,854.74)	\$ (3,017,360.34)
15 YEAR	\$ 397,425.26	\$ (132,854.74)	\$ (2,087,360.34)
20 YEAR	\$ 847,425.26	\$ 317,145.26	\$ (1,637,360.34)

General Obligation Capital Improvement Plan Bonds, Series 2013

Aa+BQ Rates plus .25% as of February 28, 2013



7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

March 27, 2013

Name, Name
Address
City, MN

Resident Name:

You are being contacted regarding the property known as the *Former Municipal Center Complex* described below and outlined in the enclosed reference map. The City is in the process of considering the future development of the Subject Property; and would like to invite you to attend an open house to discuss this potential development.

Old Municipal Center Complex: (the “Subject Property”): 15153 Nowthen Boulevard, two parcels, PID 23-32-25-41-0019 and 23-32-25-41-0018, 21.28 acres, City of Ramsey ownership.

BACKGROUND

The City of Ramsey completed a municipal owned land inventory exercise in in early 2012. The purpose of this exercise was to identify a list of surplus City owned properties which are no longer needed for current or future City functions. The City reviews said list of surplus properties for consideration of sale. The ultimate goal of this process is to reduce the number tax exempt properties in the City of Ramsey.

The Subject Property was identified as unneeded for current and future City functions; and therefore has been determined as surplus City owned land. The Subject Property is currently zoned Public/Quasi Public.

City offices moved from the Subject Property in 2006. Today, the City’s Fire Station #2 is temporarily located on the Subject Property. The size of the Subject Property and the layout/condition of existing buildings are inadequate (or excessive) for the operations of Fire Station #2. The City is planning to construct a new, smaller, Fire Station #2 northeast of the Subject Property on the south side of Alpine Drive.

BACKGROUND Q&A

TABLE 1

(Q1) Why does the City want to reduce the number of exempt properties?

(A1) Reducing the quantity of tax exempt properties within the City increases the overall tax base; which reduces the tax burden on individual property owners.

(Q2) Why does the City want to sell and develop this particular property?

(A2) In addition to answer above, the City is in need of a new fire station. The sale of this property may provide a funding source for a new fire station; and will reduce the impact of a new fire station on individual tax payers.

The Subject Property is no longer needed for public works, public safety, administrative facilities, drainage and utilities, public right of way, parks/trails, etc.

DEVELOPMENT SCENARIOS

Generally, three options have been considered for the future development of the Subject Property. Please reference the attached development scenarios.

1. **Public Use** (*Public Quasi/Public Zoning District*)

Public use includes parks, trails, facilities, right-of-way, schools, wetlands, etc. The Subject Property is unneeded for any public use now or in the foreseeable future. As indicated, the Subject property has been identified as surplus City owned land.

2. **Single Family Residential** (*R1 MUSA Zoning District*)

Considering the existing parcels surrounding the Subject Property, one option for future development is single family residential. It is estimated the Subject Property could sustain forty-seven (47) single family homes. Said development would require an estimated 1,920 lineal feet of public roadway. The City could also consider a higher density residential development if desired.

3. **Quiet Industrial Development** (*Overlay District*)

Considering surrounding land uses, the Subject Property would be unfit for high traffic or high noise producing retail, commercial or industrial uses. With that in mind, the Subject Property may be fit for a quiet, low traffic, targeted industrial user.

In particular, the City is targeting a *data center development* for the Subject Property. Please see Table 2 for background information on data centers.

The Subject Property could sustain, at a maximum, one (1) 250,000 square foot or two (2) 100,000 square foot data center buildings.

In order to protect surrounding property owners from undesired users (i.e. high traffic, loud or significant noise pollution), the City is proposing a zoning tool known as an Overlay District for the Subject Property.

OVERLAY DISTRICT

An overlay district is a zoning tool that allows the City to address land use and design standards unique to a particular geographic area, while protecting the compatibility of the surrounding area. Unlike standard zoning districts, an overlay district also allows the City to develop a customized set of land use standards and regulations. For example, larger building and parking lot setbacks from property lines than what is normally required. Or, noise, traffic and light pollution standards.

DATA CENTER DEVELOPMENT Q&A TABLE 2

(Q1) What is a data center development?

(A1) A data center is a form of warehouse that is used for the storage of computer servers. In other words, a large building containing a vast number of computers.

(Q2) What product/service does a data center provide customers?

(A2) Computer memory space accessible via the internet. Most major corporations store data (known as computer files) on computer servers; which are often times located in data centers.

(Q3) What does a data center look like?

(A3) Attached are some examples. In general, a data center looks similar to an industrial warehouse.

Considering Ramsey zoning standards, a data center would likely look similar to newer buildings located in Ramsey's industrial parks. For example, Anderson Dahlen, Diamond Graphics and MultiSource

(Q4) In comparison to a residential development, how will a data center development effect my home and my lifestyle?

(A4) Please see the attached development scenarios comparison chart.

Finally, and overlay district allows the City to establish appropriate screening and transition requirements.

Considering the parcels surrounding the Subject Property are single family residential, the City is committed to developing a set of zoning standards that best fit neighboring properties.

MOVING FORWARD

In order for any development scenario to move forward, zoning on the Subject Property would need to be altered from its existing designation (Public Quasi/Public) to allow for a new use. The Planning Commission and City Council would like your feedback and input regarding the proposed Residential and Data Center Development scenarios. Additionally, the City would like to provide you with time to ask questions and request information to ensure you are informed.

It is important to note, today, the City is considering a data center development for the Subject Property. However, your input and feedback is needed before the City moves forward.

The following options exist for you to provide input, ask questions and gather additional information:

- **Neighborhood Open House**
On April 18, 2013 the City will be hosting an open house regarding the proposed development scenarios. The open house will be located at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Council Chambers, 6:00 p.m-9:00 p.m. This is an opportunity to meet with various City Staff, to view illustrations and figures, to ask questions and gather additional information.
- **Contact the City Outside of Open House**
If you cannot make the open house, the City is still interested in your input and would welcome your comments. If you are interested in setting up a meeting, sending an email/letter or having a phone conversation, please contact Patrick Brama, pbrama@ci.ramsey.mn.us, 763-433-9903.

The City appreciates your time, input and consideration regarding this manner.

Best regards,



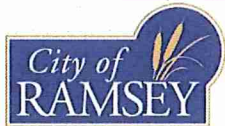
Patrick J. Brama

Assistant to the City Administrator, City of Ramsey

OFFICE: (763) 433-9903 EMAIL: pbrama@ci.ramsey.mn.us

ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303

WEBSITE: www.cityoframsey.com



Enclosures (5)







Development Scenarios Comparison Chart

Information displayed below are unofficial estimations only.

	Residential Development	Data Center Development
Maximum Size	47 Single Family Homes	One (1) 250,000 square foot or two (2) 100,000 square foot buildings
Residential Population	Approximately 150 persons	---
Employees	---	30-80 persons
Based on zoning, does this scenario fit the character of surrounding properties?	Best Fit. Most compatible; and anticipated.	Acceptable. Partially compatible with appropriate transitions.
Traffic		
Primary entrance	Helium Street (from Alpine, Krypton Terrace, 150 LN NW)	Nowthen Boulevard, subject to approval of Anoka County
Road type	Public	Private
Weekday traffic per day	Medium (estimated 470) based on 10 trips per household	Medium (estimated 240) based on 60 employees
Weekend traffic per day	Medium	Very Low
Minimum Setbacks Distances (from your property line)	10-30 feet	150 feet (pending zoning amendment as proposed)
Screening or berming to block view of neighboring use.	---	Required (vegetation and/or berming)
Noise and light pollution risk	<u>VARIABLE</u> Depends on individual property owners.	<u>PRESENT</u> Data centers have backup generators and like any business, have security lights. City would require strict light and noise pollution standards to mitigate/ minimize effect on surrounding properties.
Effect on overall tax levy for the City; and ability to contribute to a new fire station.	<u>MINOR</u> Provides an incomplete funding solution for a new fire station (15 year bond).	<u>SIGNIFICANT</u> Provides a complete funding solution for a new fire station (15 year bond).
Market Failure Risk: development fails and a new user steps forward	<u>LOW</u> If a single family residential development failed, that would mean a majority of buildable lots remain vacant. Given Ramsey's population growth trends and projections, it is unlikely a single family residential development would not succeed.	<u>SHORT TERM: LOW</u> There is a strong interest in the market today to use the subject property for a data center. <u>LONG TERM: UNKNOWN (FAIR)</u> Data centers, or this specific site, could conceivably become obsolete someday. Meaning, no market demand for a data center. In which case, the City would be requested to make this site compatible for a different user (office, warehouse, etc.).

Data Center Images (1 of 2)



Target Data Center, Brooklyn Park

Source: ReliableResources.com

Retrieved March 19, 2013 < <http://www.relres.com/case/59/target-technology-center> >



Target Data Center, Elk River

Source: Ryan Companies

Retrieved March 19, 2013 < <http://www.ryancompanies.com/projects/target-technology-center-ttce/> >

Data Center Images (2 of 2)



Involta Data Center, Duluth

Source: Minnesota Power, An Allete Company

Retrieved March 19, 2013 < <http://mnpower.com/Company/EconomicDevelopment> >



United Health Group, Chaska

Source: Finance and Commerce

Retrieved March 19, 2013 < <http://finance-commerce.com/2012/11/after-the-election-businesses-may-still-get-some-love/> >

Economic Development Authority (EDA)

4. 4.

Meeting Date: 04/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

City Owned Land Inventory Review

Background:

Periodically, the City Council directs Staff to develop an inventory of surplus City owned land.

The objective of developing an inventory of surplus City owned land is to identify properties that are underutilized; and unneeded for current or future City functions. Staff conducts this procedure as outlined in the attached policy for disposition of City owned land.

Disposition of underutilized City owned properties has a number of benefits to the Community: reduced property maintenance costs, reduced City liability and an increase of taxable parcels. NOTE: Increasing the number of taxable parcels within a City reduces the tax burden per property owner.

The City conducted a land inventory in 2011-2012.

Purpose of Case: update EDA on what properties the City owns with respect to economic development and the City owned land inventory process in general (per the request of the EDA).

Observations:

GENERAL FINDINGS

The City of Ramsey owns over 250 parcels city-wide. The majority of these parcels are wetlands, existing or planned trails, existing or future right of ways (ROW) and greenways. The remaining parcels are open spaces, existing or planned parks, Ramsey Housing and Redevelopment Authority (HRA) properties, Ramsey Economic Development Authority (EDA) properties and locations of various municipal facilities.

Under direction of the City Council, City staff identified a list of City owned parcels that are underutilized, potentially developable and no longer needed by the City. Furthermore, staff investigated the disposition process for each of the said properties.

In summary, staff identified 38 total properties as underutilized and potentially developable. After further investigation, of the 38 total properties 24 properties were found to be legally dedicated/ restricted and eight properties were found to have free and clear title. The remaining six properties were omitted for various reasons. Attached to this case is a summary table (updated in August of 2012).

DEDICATED PROPERTIES

The majority of dedicated/ restricted parcels were acquired from developers and originally intended for park use. However, for a number of reasons, were never developed into parks and have stood vacant for many years (more than twenty years in most cases).

The most common title restriction of the 24 dedicated properties is a “public use only forever” dedication. Meaning, the 24 dedicated properties cannot legally be used for anything but a public use, regardless of the owner. Furthermore, because the City is a trustee of the 24 said properties, and not a free and clear owner, the City does not have the ability to sell said properties.

In order for the City to release dedicated parcels, the “public use only forever” restriction would first need to be

removed. After removal of title restrictions, properties would need to be offered back to the original owners. At this point, the City is investigating which of the 24 dedicated/restricted properties should be taken through the legal process to attain clean title and be returned to the original property owner (this step is pending).

NON DEDICATED PROPERTIES

Regarding the eight properties found to have free and clear title, five parcels are currently being marketed by the Ramsey EDA for economic development purposes. Of the remaining three parcels, one parcel was acquired as part of the Legacy Christian Academy development; and is planned to be marketed and sold. The second parcel is an open space located off 178th Avenue and Vicuna Street in the northwest portion of the City; and is planned to be marketed and sold. The third property identified by staff to have free and clear title is a lot known as 'Peltzer Park', located on 146th Lane and Kamacite Street. The City did reach out to surrounding property owners regarding the potential disposition of said park--and received significant opposition. Therefore, Peltzer Park will be removed from this list.

EDA INTEREST

The properties listed below are of interest to the EDA in particular. These properties are unrestricted, available for sale and listed on the City's website. NOTE: the list below was updated from the 2011-2012 City owned land inventory outlined above. Attached is a reference map.

- 01 The COR
- 06 Old Municipal Center Campus (20.5 acres Public)
- 08 Former Amoco Oil Station (1.01 acres B1 Business)
- 11 167/47 Site (16.5 acres R1 Rural Developing)
- 12 Original City Hall (.49 Public)
- 13 Legacy Christian Academy Dedication (4.1 unzoned)
- 27 Industrial Park Land (4.8 E1 Employment)
- 28 Industrial Park Land (.95 E1 Employment)
- 34 Windsorwood (3.4 R1 Rural Residential)
- 37 Industrial Park Land (4.14 E2 Employment)
- 38 Industrial Park Land (1.24 E2 Employment)
- 40 Former Nordvick Property (1.15 COR zoning)

Funding Source:

NA

Staff Recommendation:

NA

Action:

NA

Attachments

[EDA Interest Reference Map](#)

[Summary Table](#)

[All City Owned Property Map](#)

[All profiles](#)

[Policy for Disposition of City Owned Land](#)

[Zoning Map](#)

[Dedicated vs Non Dedicated Map](#)

Form Review

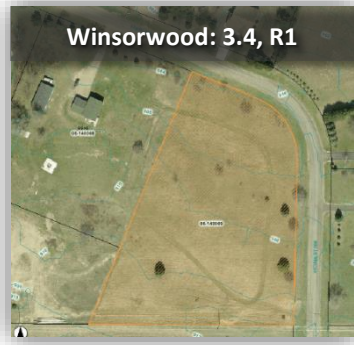
Inbox
Kurt Ulrich

Form Started By: Patrick Brama

Reviewed By
Kurt Ulrich

Final Approval Date: 04/04/2013

Date
04/04/2013 03:30 PM
Started On: 03/08/2013 11:02 AM



Winsorwood: 3.4, R1

34



Legacy: 4.1, Unzoned

13



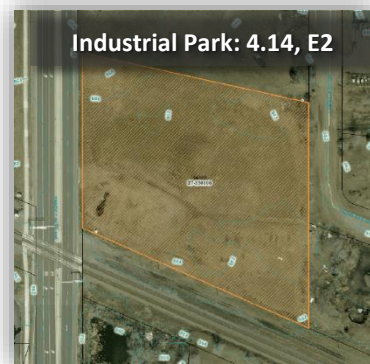
Nordvick: 1.15, COR

40



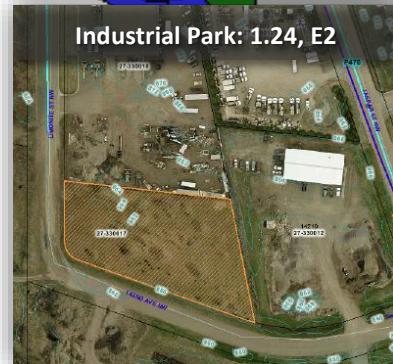
The COR: 400 acres, multiple mixed use

1



Industrial Park: 4.14, E2

37



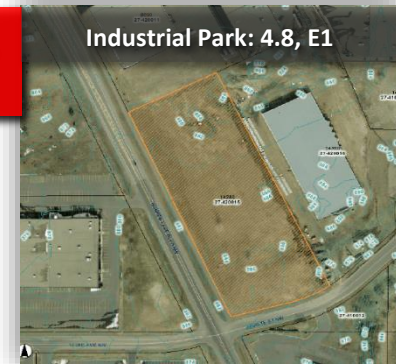
Industrial Park: 1.24, E2

38



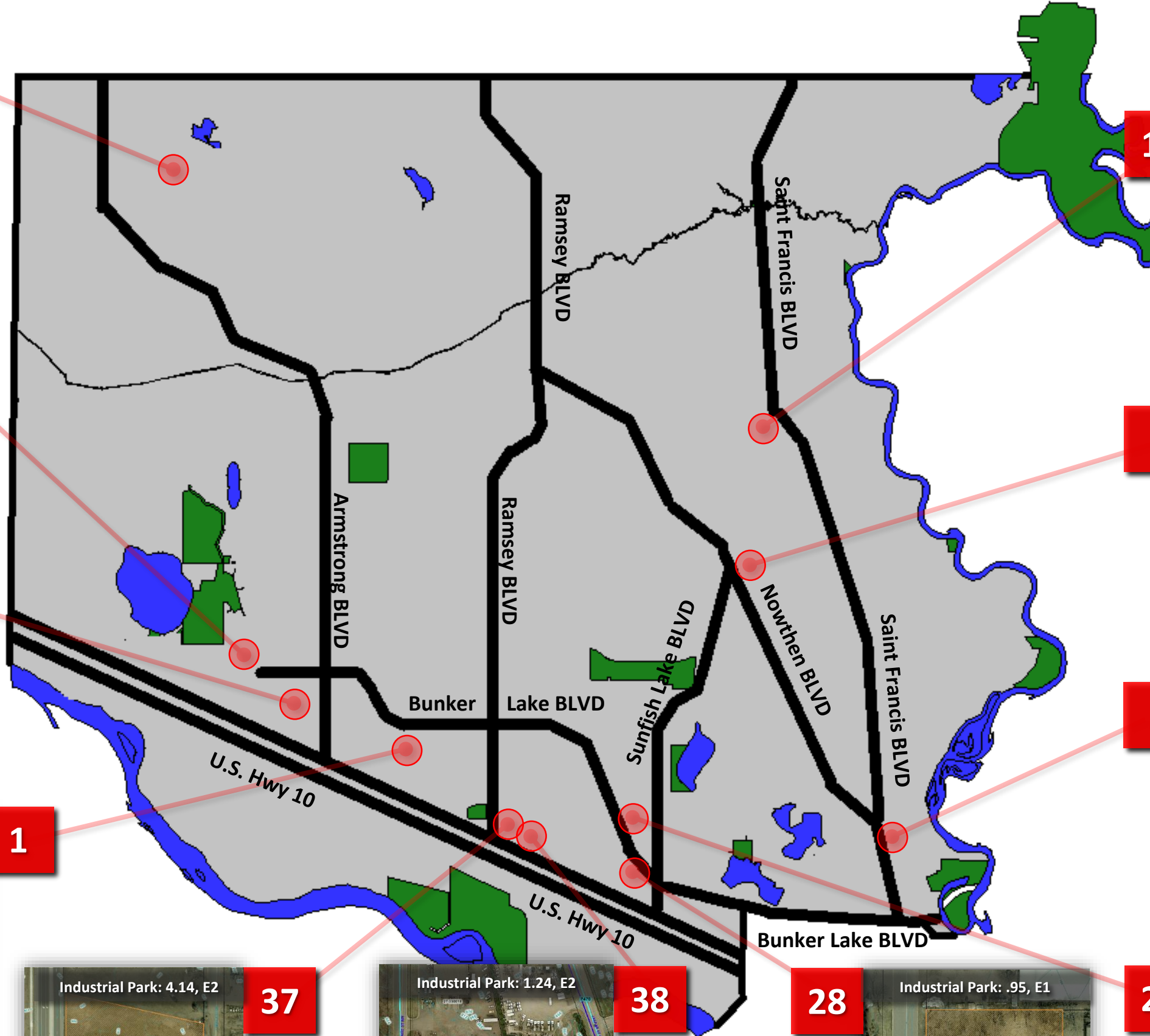
Industrial Park: .95, E1

28



Industrial Park: 4.8, E1

27



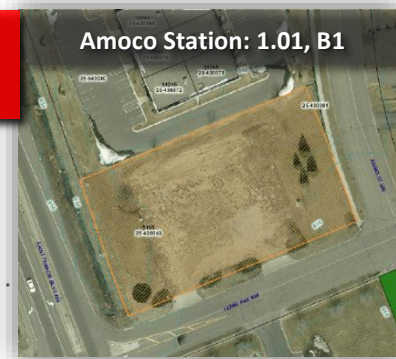
167/47: 16.5, R1

11



Old Muni Center: 20.5, Public

6



Amoco Station: 1.01, B1

8

BREAKDOWN OF CITY OWNED LAND

PROPERTIES W/POTENTIAL FOR DEVELOPMENT:						
ID#	PID	ACRES	O&E	Un-Rest	DEDICATION/RESTRICTIONS	DISPOSITION
01	NA	NA			COR	HRA
02	083225320029	1.65	X		Based on O&E report, received from State, can only be used only for a <i>"fire station or recycling center."</i>	Rezone and return to the State.
03	113225140013	1.25			Base on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
04	213225230007	4.93			Based on plat, <i>"public uses forever"</i> only and large drainage and utility easements.	Pending.
05	083225420008	52.96			Base on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
06	233225410035 233225410019 233225410018	20.86	X	X	Based on the O&E Reports and the plat, there are no restrictions.	Currently listed for sale by EDA.
07	263225140022	0.35	X		Based on O&E report, <i>"public uses forever"</i> only.	Rezone and return to developer.
08	253225430043	1.01	X	X	Based on O&E report, the previous owner restricted the sale of petroleum, excavation, and residential development.	Currently listed for sale by EDA.
09	273225330005	4.14	X		Because RALF was used to acquire, replenishment of the RALF funds	Only with a change in policy, would the City sell this property.
10	223225330028	1.051	X	X	Based on the O&E Report and the plat, there are no restrictions. NOTE: currently Peltzer Park.	With council direction (including decisions on Peltzer Park), rezone and list the property.
11	113225340006 113225430004 113225340008	16.52	X	X	Based on O&E report, there is major gas line easement; the City has a temporary easement with the property owner to the west for the ROW from 167 th to Emlcrest. That easement terminates whenever the city plats or redevelops these parcels.	Multiple options have been laid out in property profile. Staff needs council direction.
12	253225430063	0.49			Old City Hall is still remaining. Based on plat, no restrictions.	Get O&E, relocate old city hall, rezone and list property.
13	NA	4.17		X	Based on Legacy development agreement, free and clear.	Pending legal documentation from the county, rezone and list property.
14	063225220005	3.6	X		Based on the O&E Report, the City received the property from the State and is <i>"restricted to use it exclusively for a neighborhood park."</i>	Rezone and return to the State.
15	063225410027	1.26			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
16	053225140007	10.97			Based on plat, for <i>"public purposes only,"</i> there is a major drainage easement, and a major electrical utility easement.	Rezone and return to developer.
17	043225240013	2.40			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
18	043225330014	4.35			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
19	023225230020	.89			Based on O&E, <i>state owned.</i>	County has been notified to update records.
20	013225230023	1.52			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
21	093225340025	1.96			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
22	173225420025	2.80	X		Based on O&E, plat and Attorney review the level of restriction is unknown. Based on the parcel label in plat this is a park. However, there is no formal/legal language in the plat.	A <i>quiet title action</i> in District Court may be necessary to establish marketable title to the City.
23	173225430033	1.7	X		Based on O&E, <i>state owned.</i>	County has been notified to update records.
24	203225140016	0.91			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
25	233225240064	0.58	X		Based on O&E report, <i>"public uses forever"</i> only.	Rezone and return to developer.
26	243225420041	0.84	X		Based on O&E report, <i>"public uses forever"</i> only. Based on staff input, a significant investment to mitigate storm water drainage would need to be made to use this parcel.	Keep the property.
27	273225420015	4.8	X	X	Based on the O&E Report and the plat, there are no restrictions.	Currently listed for sale by EDA.
28	273225440003	0.95	X	X	Based on the O&E Report and the half section, there are no restrictions.	Currently listed for sale by EDA.
29	123225220009	1.59			City staff does not recommend disposing this property.	City staff does not recommend disposing this property.
30	053225310019	.64			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
31	013225310024	2.53			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
32	213225120008	4.42	X		Based on O&E, plat and Attorney review the level of restriction is unknown. Based on the parcel label in plat this is a park. However, there is no formal/legal language in the plat.	A <i>quiet title action</i> in District Court may be necessary to establish marketable title to the City.
33	233225140103	0.39			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
34	063225140009	3.10	X	X	Based on the O&E Report and the plat, there are no restrictions.	Rezone and list the property.
35	243225120014	2.03			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
36	233225140102	0.15			Based on plat, <i>"public uses forever"</i> only.	Rezone and return to developer.
37	273225330006	4.14		X	EDA Property	Currently listed for sale by EDA.
38	273225330017	1.24		X	EDA Property	Currently listed for sale by EDA.

RESTRICTED/DEDICATED 22

Public use forever only	18
Quiet title action	2
Fire Station/Recycle	1
Neighborhood Park	1

NOT SELLABLE/NO ACTION 3

Not owned by City (19/23)^	2
Staff recommendation, keep (29)^	1
Historic City Hall (12) ^	1
Old Holiday Gas Station (RALF, 09)^	1
Peltzer Park (10)^	1

UNRESTRICTED 13

COR*	1
Windsorwood (34)*	1
Econ Devel (28/27/08/37/38)*	5
Water Tower Complex (06)*	1
Old City Hall Complex (11)*	1
Legacy Property (13)**	1

^either not owned by the City; or, no action currently or in the foreseeable future
 *currently marketed/listed by the EDA, HRA or City
 ** staff will bring forward at a later City Council meeting

TOTAL 38

FOOTBALL GREATS

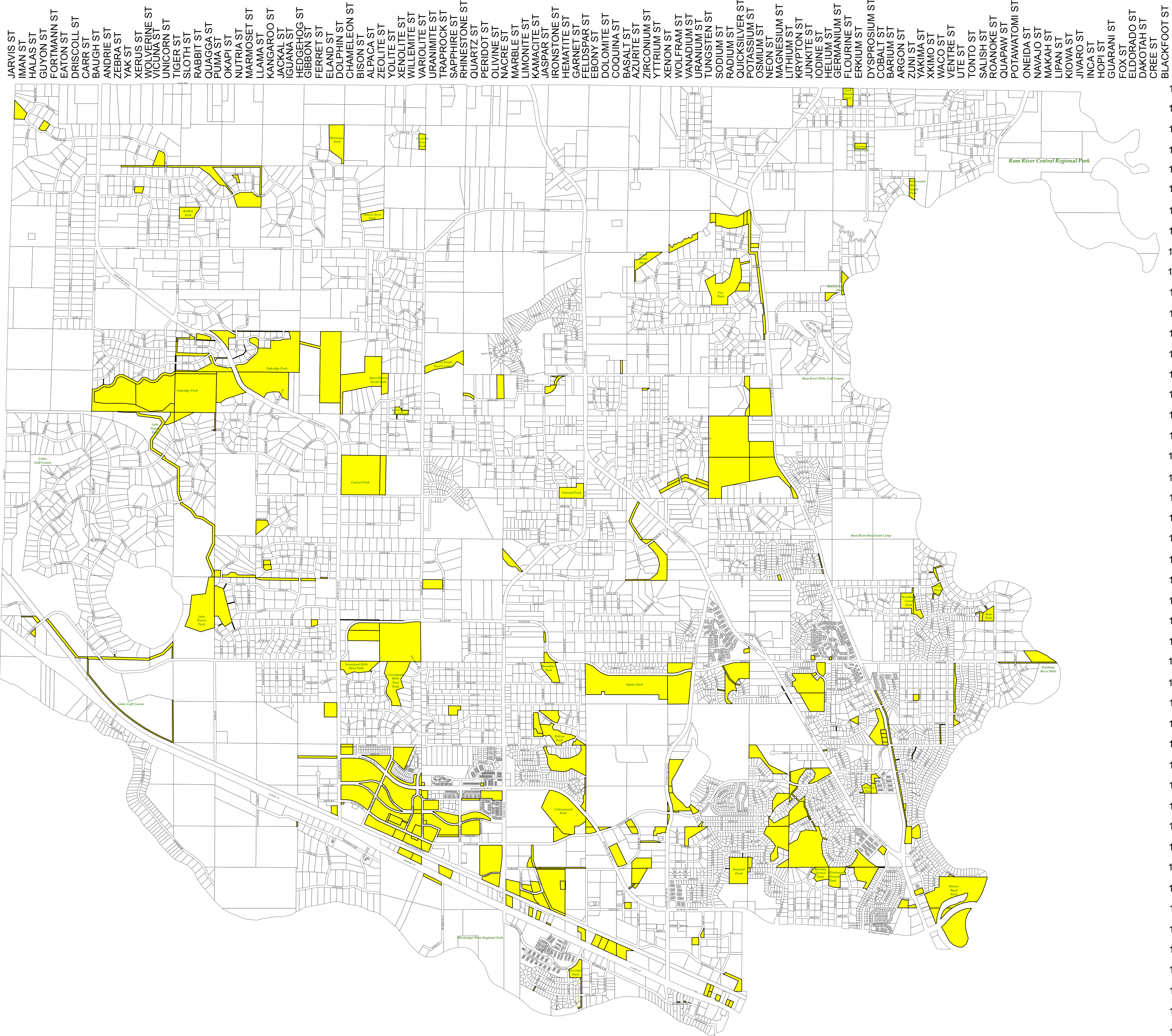
MAMMALS

ROCKS

ELEMENTS

INDIAN TRIBES

181ST AVE
180TH AVE
179TH AVE
178TH AVE
177TH AVE
176TH AVE
175TH AVE
174TH AVE
173RD AVE
172ND AVE
171ST AVE
170TH AVE
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GUYON ST
FORTMANN ST
EATON ST
DRISCOLL ST
CARR ST
BAUGH ST
ANDRIE ST
ZEBRA ST
YAK ST
XERUS ST
WOLVERINE ST
VICUNA ST
UNICORN ST
TIGER ST
SLOTH ST
RABBIT ST
QUAGGA ST
PUMAS ST
OKAPI ST
NUTRIA ST
MARMOSSET ST
LLAMA ST
KANGAROO ST
JACKAL ST
IGUANA ST
HEDGEHOG ST
GIBBON ST
FERRET ST
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DOLPHIN ST
CHAMELEON ST
BISON ST
ALPACA ST
ZEOLITE ST
YOLITE ST
XENOTE ST
WILLEMITE ST
VAROLITE ST
URANIMITE ST
TRAPROCK ST
SAPPHIRE ST
RHINESTONE ST
QUARTZ ST
PERIDOT ST
OLIVINE ST
NACRE ST
MARBLE ST
LIMONITE ST
KAMACITE ST
KASPAR ST
IRONSTONE ST
HEMATITE ST
GARNET ST
JASPER ST
EBONY ST
DOLOMITE ST
COQUINA ST
BASALT ST
AZURITE ST
ZIRCONIUM ST
YTRIUM ST
XENON ST
WOLFRAM ST
VANADIUM ST
URANIUM ST
TUNGSTEN ST
SODIUM ST
RADIUM ST
QUICKSILVER ST
POTASSIUM ST
OSMIUM ST
NEON ST
MAGNESIUM ST
LITHIUM ST
KRYPTON ST
JUNKITE ST
IODINE ST
HELIUM ST
GERMANIUM ST
FLOURINE ST
ERKLIUM ST
DYSPROSIUM ST
COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
VENTRE ST
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TONTO ST
SALISH ST
ROANOKE ST
QUAPAW ST
POTAWATOMI ST
ONEIDA ST
NAVAJO ST
MAKOH ST
LIPAN ST
KIOWA ST
JIVARO ST
INCA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST

JARVIS ST
IMAN ST
HALAS ST
GUYON ST
FORTMANN ST
EATON ST
DRISCOLL ST
CARR ST
BAUGH ST
ANDRIE ST
ZEBRA ST
YAK ST
XERUS ST
WOLVERINE ST
VICUNA ST
UNICORN ST
TIGER ST
SLOTH ST
RABBIT ST
QUAGGA ST
PUMAS ST
OKAPI ST
NUTRIA ST
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LLAMA ST
KANGAROO ST
JACKAL ST
IGUANA ST
HEDGEHOG ST
GIBBON ST
FERRET ST
ELAND ST
DOLPHIN ST
CHAMELEON ST
BISON ST
ALPACA ST
ZEOLITE ST
YOLITE ST
XENOTE ST
WILLEMITE ST
VAROLITE ST
URANIMITE ST
TRAPROCK ST
SAPPHIRE ST
RHINESTONE ST
QUARTZ ST
PERIDOT ST
OLIVINE ST
NACRE ST
MARBLE ST
LIMONITE ST
KAMACITE ST
KASPAR ST
IRONSTONE ST
HEMATITE ST
GARNET ST
JASPER ST
EBONY ST
DOLOMITE ST
COQUINA ST
BASALT ST
AZURITE ST
ZIRCONIUM ST
YTRIUM ST
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COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
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INCA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST

JARVIS ST
IMAN ST
HALAS ST
GUYON ST
FORTMANN ST
EATON ST
DRISCOLL ST
CARR ST
BAUGH ST
ANDRIE ST
ZEBRA ST
YAK ST
XERUS ST
WOLVERINE ST
VICUNA ST
UNICORN ST
TIGER ST
SLOTH ST
RABBIT ST
QUAGGA ST
PUMAS ST
OKAPI ST
NUTRIA ST
MARMOSSET ST
LLAMA ST
KANGAROO ST
JACKAL ST
IGUANA ST
HEDGEHOG ST
GIBBON ST
FERRET ST
ELAND ST
DOLPHIN ST
CHAMELEON ST
BISON ST
ALPACA ST
ZEOLITE ST
YOLITE ST
XENOTE ST
WILLEMITE ST
VAROLITE ST
URANIMITE ST
TRAPROCK ST
SAPPHIRE ST
RHINESTONE ST
QUARTZ ST
PERIDOT ST
OLIVINE ST
NACRE ST
MARBLE ST
LIMONITE ST
KAMACITE ST
KASPAR ST
IRONSTONE ST
HEMATITE ST
GARNET ST
JASPER ST
EBONY ST
DOLOMITE ST
COQUINA ST
BASALT ST
AZURITE ST
ZIRCONIUM ST
YTRIUM ST
XENON ST
WOLFRAM ST
VANADIUM ST
URANIUM ST
TUNGSTEN ST
SODIUM ST
RADIUM ST
QUICKSILVER ST
POTASSIUM ST
OSMIUM ST
NEON ST
MAGNESIUM ST
LITHIUM ST
KRYPTON ST
JUNKITE ST
IODINE ST
HELIUM ST
GERMANIUM ST
FLOURINE ST
ERKLIUM ST
DYSPROSIUM ST
COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
VENTRE ST
UTE ST
TONTO ST
SALISH ST
ROANOKE ST
QUAPAW ST
POTAWATOMI ST
ONEIDA ST
NAVAJO ST
MAKOH ST
LIPAN ST
KIOWA ST
JIVARO ST
INCA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST

THE COR

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 Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

PID: 113225140013
 Address:
 Zip Code: 55303
 Legal Desc: BROOK VIEW ESTATES
 BROOKVIEW ESTATES(SUBJ TO
 EASE AS SHOWN ON PLAT)(PARK)

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 54500.6281924
 Perimeter [Ft]: 1199.10350837
 Acres: 1.25116226
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$40,300.00
 Current Land: \$40,300.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:



- Property Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
- Link to the County PRT Website

Property Information Return to Top

PID: 213225230007
 Address:
 Zip Code: 55303
 Legal Desc: LOT 1 BLOCK 2 SMITH ADD.

Owner Information Return to Top

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information Return to Top

Area [SqFt]: 214915.259956
 Perimeter [Ft]: 2310.16969075
 Acres: 4.93377548
 Year Built:

Assessing Information Return to Top

Current Total: \$31,900.00
 Current Land: \$31,900.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information Return to Top

Sale Price: \$40,000.00
 Sale Date: 20090702
 Tax Capacity:

Permit Information Return to Top

- Property Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

PID: 083225420008

Address: 55303
 AUTUMN HEIGHTS PARK AUTUMN HEIGHTS(SUBJ TO EASE AS SHOWN ON PLAT)

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [sqFt]: 2307399.40753
 Perimeter [Ft]: 26891.44809534
 Acres: 52.97060164
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$233,600.00
 Current Land: \$233,600.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

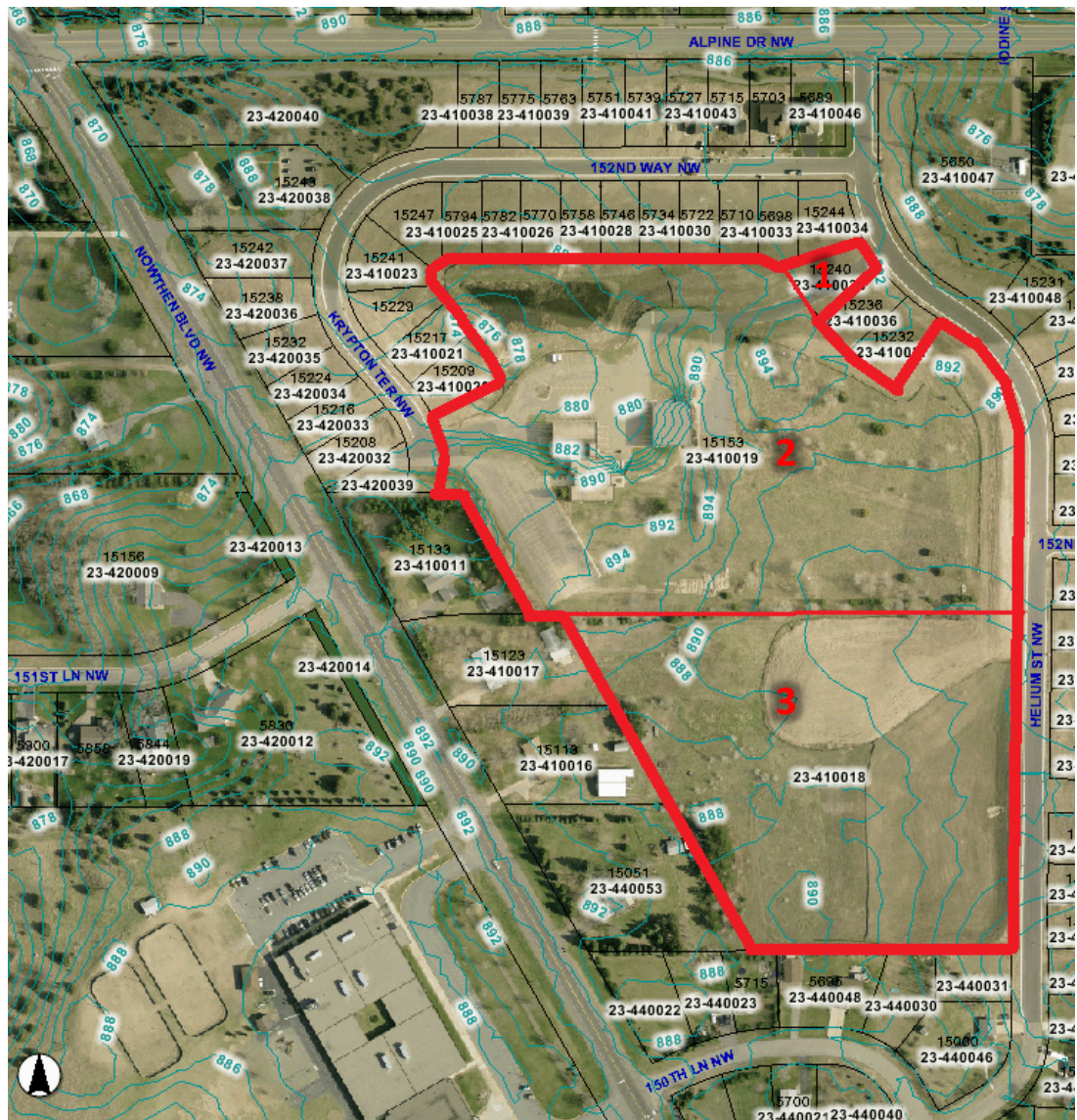
Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:



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.

BUILDING SPECIFICATIONS: Next Page

BUILDING SPECIFICATIONS:

Bldg.	Floor	Room	Description	Walls	Length	Width	Sq. ft.
B	Down	1	Garage	Brick	30	74	2220
B	Down	2	Storage Room	Brick	17	22	374
B	Down	3	Storage Room (connected to 2)	Brick	10	25	250
B	Down	4	Large storage garage, various cut out rooms	Brick	53	33	1749
B	Up	1	Office Room	Finished	12	17	204
B	Up	2	Office Room	Finished	12	9.5	114
B	Up	3	Office Room	Finished	12	12	144
B	Up	4	Small Utility Room	Finished	8	10	80
B	Up	5	Lobby	Finished	10	10	100
B	Up	6	Office Room	Finished	15	40	600
B	Up	7	Utility	Brick	12	8	96
B	Up	8	Office Room	Finished	12	10	120
B	Up	9	Office Room	Finished	12	20	240
B	Up	10	Office Room	Finished	12	9.5	114
B	Up	11	Office Room (plus two small attached rooms)	Finished	12	22	264
B	Up	12	Office Room	Finished	12	22	264
B	Up	13	Office Room	Finished	14	26	364
A	Down	1	Garage	Brick	74	37	2738
A	Down	2	Cafeteria, staging room	Brick	20	40	800
A	Down	3	Office Room	Finished	10	10	100
A	Down	4	Storage room (connected to 1)	Brick	12	20	240
A	Down	5	Office Room	Finished	24	40	960
A	Down	6	Office Room	Finished	33	24	792
A	Down	7	Cafeteria (connected to 6)	Finished	12	24	288
A	Up	1	Lobby	Finished	10	20	200
A	Up	2	Reception Desk Area	Finished	12	24	288
A	Up	3	Office Room	Finished	22	67	1474
A	Up	4	Office Room (connected to 1)	Finished	20	14	280
A	Up	5	Office Room	Finished	50	12.5	625
A	Up	6	Office Room	Finished	12	9.5	114
A	Up	7	Office Room	Finished	28	12	336
A	Up	8	Office Room	Finished	12	9.5	114
A	Up	9	Office Room	Finished	12	9	108
A	Up	10	Office Room	Finished	12	9.5	114
A	Up	11	Office Room	Finished	15	9.5	142.5

Breakdown of Square Footage

<u>Building A (Old Admin/Fire)</u>	<u>9913.5</u>
Downstairs	6118
Upstairs	3795.5
<u>Building B (Old Police Station)</u>	<u>7297</u>
Downstairs	4593
Upstairs	2704
Total Finished/Office Space	8543.5
Total Garage/Storage	8667
<u>Grand Total (usable space)</u>	<u>17211</u>

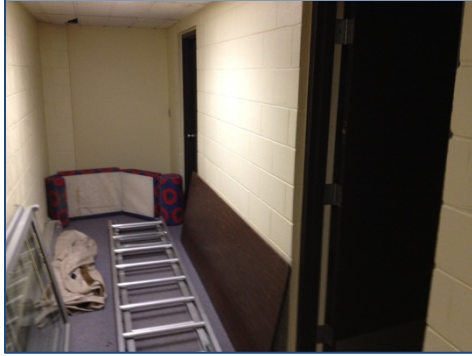
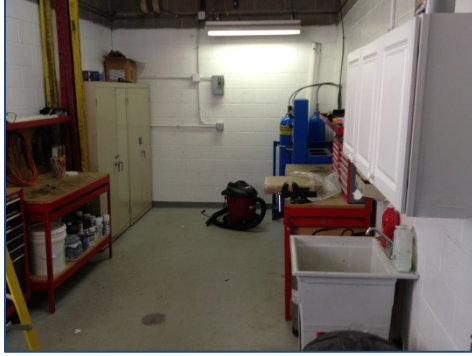
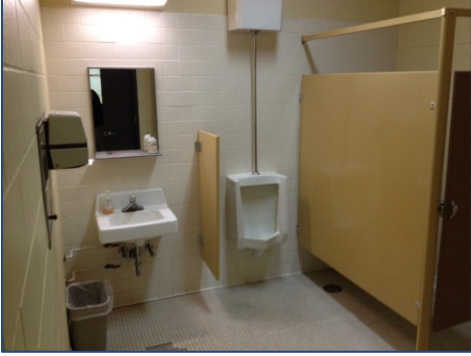
NOTE: there are a large number of small utility rooms, storage rooms, hall ways bathrooms, stair cases, etc--taking up a significant amount of square feet estimated between 5,000-10,000

BUILDING IMAGES (OUTSIDE):



BUILDING IMAGES (INSIDE):

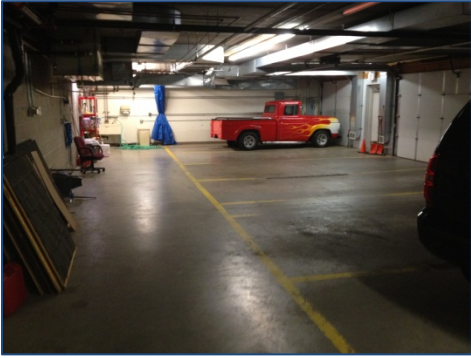
Building A, Downstairs



Building A, Upstairs



Building B, Downstairs



Building B, Downstairs



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)

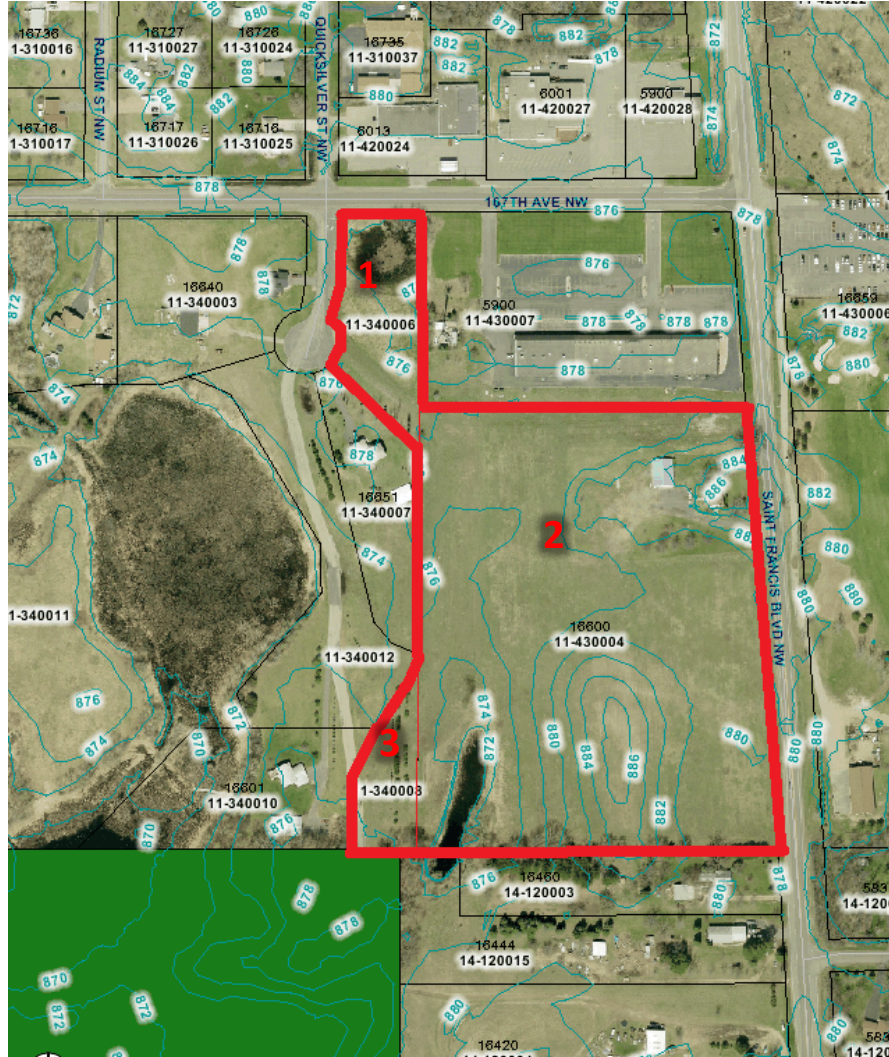
DISPOSITION:

PROPERTY IMAGES:



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).

Below is a mock plat of the subject property:



- Property Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
- Link to the County PRT Website

Property Information [Return to Top](#)

PID: 253225430063
 Address: 14120 SAINT FRANCIS BLVD NW
 Zip Code: 55303
 Legal Desc: LOT 2 BLOCK 1 OLD SCHOOL HOUSE NO 28 ADD

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

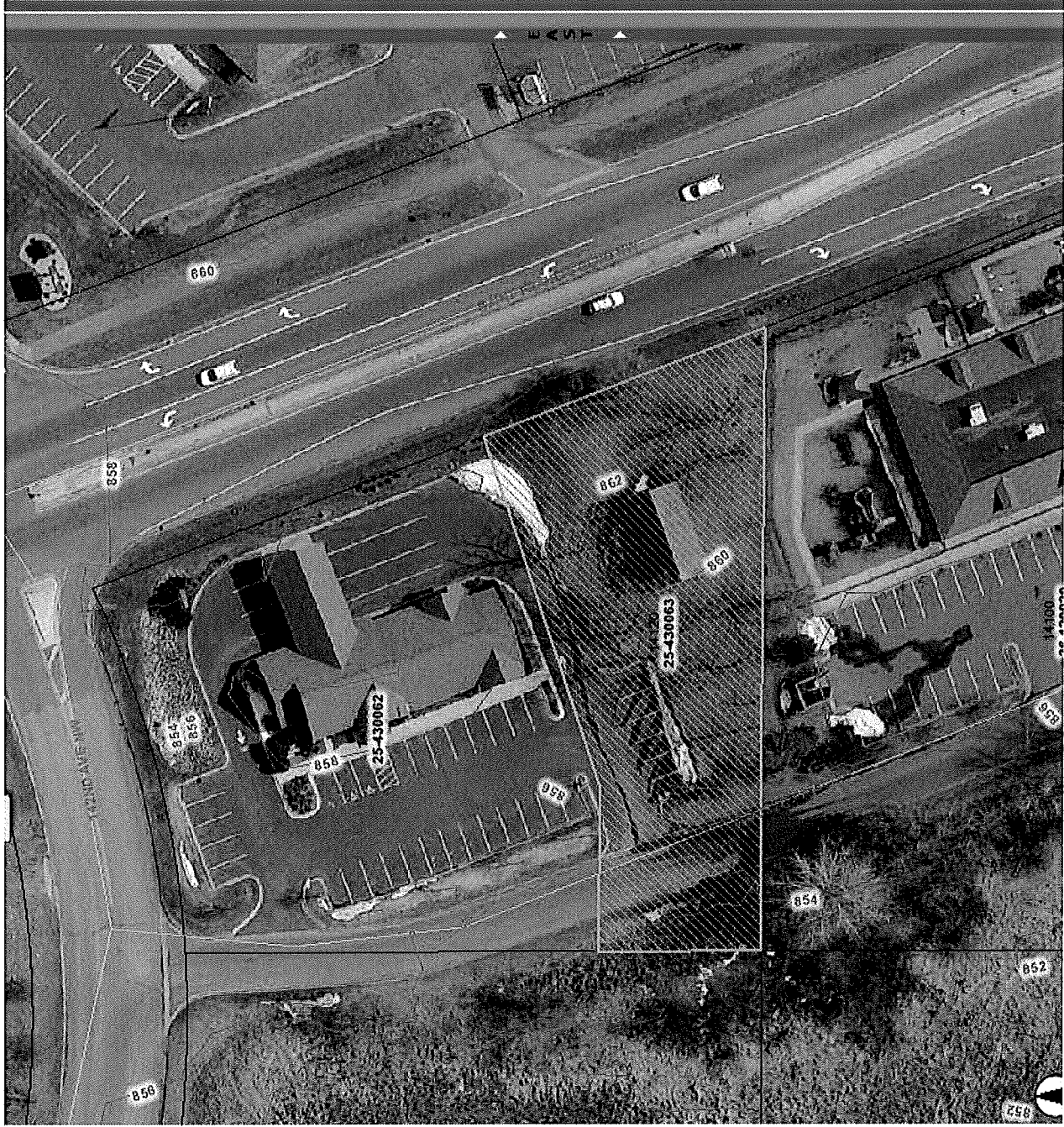
Area [SqFt]: 21702.5211631
 Perimeter [Ft]: 691.68566262
 Acres: 0.49822133
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$123,900.00
 Current Land: \$106,100.00
 Current Build: \$17,800.00
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:



PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 13
ADDRESS: NA (Puma and Alpine)
PID: NA (20-310003)
LEGAL: NA
ACRES: NA (about 4)
VALUATION: NA
ZONING: R1 Residential (MUSA)
MUSA: Yes
GIS IMAGE:



DESCRIPTION:

Acquired by the City as a dedication in the Legacy Plat. This property is not a park and not intended to be for public use. The subject parcel is zoned R1 Residential (MUSA) and is located on the south side of Alpine Drive and the east side of Puma Street. This property is located Northwest of Legacy Christian Academy and on the south side of a residential neighborhood.

WETLAND:

High, no nearby wetlands, good for development.

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 Information](#)
- [Owner Information](#)
- [Zoning/Land Use Information](#)
- [Assessing Information](#)
- [Sales Information](#)
- [Permit Information](#)
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

[P](#) PID: 063225410027
[S](#) Address:
[S](#) Zip Code: 55303
[A](#) Legal Desc: OUTLOT B COUNTRYSIDE ESTATE EX THE N 320 FT THEREOF SUBJ TO EASE OF REC

Owner Information [Return to Top](#)

[A](#) Owner: RAMSEY CITY OF
[A](#) Taxpayer: RAMSEY CITY OF
[A](#) Tax Address: 7550 SUNWOOD DRIVE
[A](#) Tax City: RAMSEY
[A](#) Tax State: MN
[A](#) Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

[S](#) Area [SqFt]: 55029.8018244
[S](#) Perimeter [Ft]: 957.07350853
[S](#) Acres: 1.26331041
[A](#) Year Built:

Assessing Information [Return to Top](#)

[A](#) Current Total: \$40,300.00
[A](#) Current Land: \$40,300.00
[A](#) Current Build:
[A](#) Current Feature:
[A](#) Current Class:
[A](#) Special Assess:



- Property Information
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- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
- Link to the County PRT Website

Property Information [Return to Top](#)

PID: 053225140007
 Address:
 Zip Code: 55303
 Legal Desc: DEERWOOD PARK DEERWOOD

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 477991.883352
 Perimeter [Ft]: 3265.97505839
 Acres: 10.97318373
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$60,500.00
 Current Land: \$60,500.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:

Permit Information [Return to Top](#)





- Property Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

PID: 043225240013
 Address:
 Zip Code: 55303
 Legal Desc: CAROLINE ACRES CAROLINE ACRES (SUBJ TO EASE AS SHOWN ON PLAT)(PARK)

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 104844.853536
 Perimeter [Ft]: 1403.99263726
 Acres: 2.40690664
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$7,600.00
 Current Land: \$7,600.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:



- Property Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
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Property Information [Return to Top](#)

PID: 043225330014
 Address:
 Zip Code: 55303
 Legal Desc: SHAWN ACRES PARK(SUBJ TO EASE AS SHOWN ON PLAT)

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 189897.060498
 Perimeter [Ft]: 1991.24414918
 Acres: 4.35943665
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$51,300.00
 Current Land: \$51,300.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:

[Property Information](#)

- [Owner Information](#)
- [Zoning/Land Use Information](#)
- [Assessing Information](#)
- [Sales Information](#)
- [Permit Information](#)
- [Link to the County PRT Website](#)

Property Information

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PID: 022225230020
 Address: 55303
 Zip Code: RODIEO HILLS ESTATES OUTLOT A
 Legal Desc: RODIEO HILLS ESTATES (SUBJ TO EASE AS SHOWN ON PLAT)

Owner Information

[Return to Top](#)

Owner: MN STATE OF IN TRUST
 Taxpayer: MN STATE OF IN TRUST
 Tax Address: 2100 3RD AVE
 Tax City: ANOKA
 Tax State: MN
 Tax Zip: 55303-0000

Zoning/Land Use Information

[Return to Top](#)

Area [SqFT]: 38849.0132438
 Perimeter [Ft]: 789.98956406
 Acres: 0.89185062
 Year Built:

Assessing Information

[Return to Top](#)

Current Total: \$5,100.00
 Current Land: \$5,100.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:





- Property Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

PID: 013225230023
 Address:
 Zip Code: 55303
 Legal Desc: PARK, RIVERWOOD HILLS PLAT 1
 LYG IN THE SW1/4 OF NW1/4 OF
 SEC 1 TWP 32 RGE 25, SUBJ TO
 EASE OF REC

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 66283.2342241
 Perimeter [Ft]: 1097.89620882
 Acres: 1.52165367
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$40,300.00
 Current Land: \$40,300.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Coaches:



- Property Information
- Owner Information
- Zoning/Land Use Information
- Assessing Information
- Sales Information
- Permit Information
- Link to the County PRT Website

Property Information Return to Top

PID: 093225340025
Address:
Zip Code: 55303
Legal Desc: SPORTS HAVEN SPORTS HAVEN (PARK)(SUBJ TO EASE AS SHOWN ON PLAT)

Owner Information Return to Top

Owner: RAMSEY CITY OF
Taxpayer: RAMSEY CITY OF
Tax Address: 7550 SUNWOOD DRIVE
Tax City: RAMSEY
Tax State: MN
Tax Zip: 55303

Zoning/Land Use Information Return to Top

Area [SqFt]: 85396.7794726
Perimeter [Ft]: 1626.17323458
Acres: 1.9604403
Year Built:

Assessing Information Return to Top

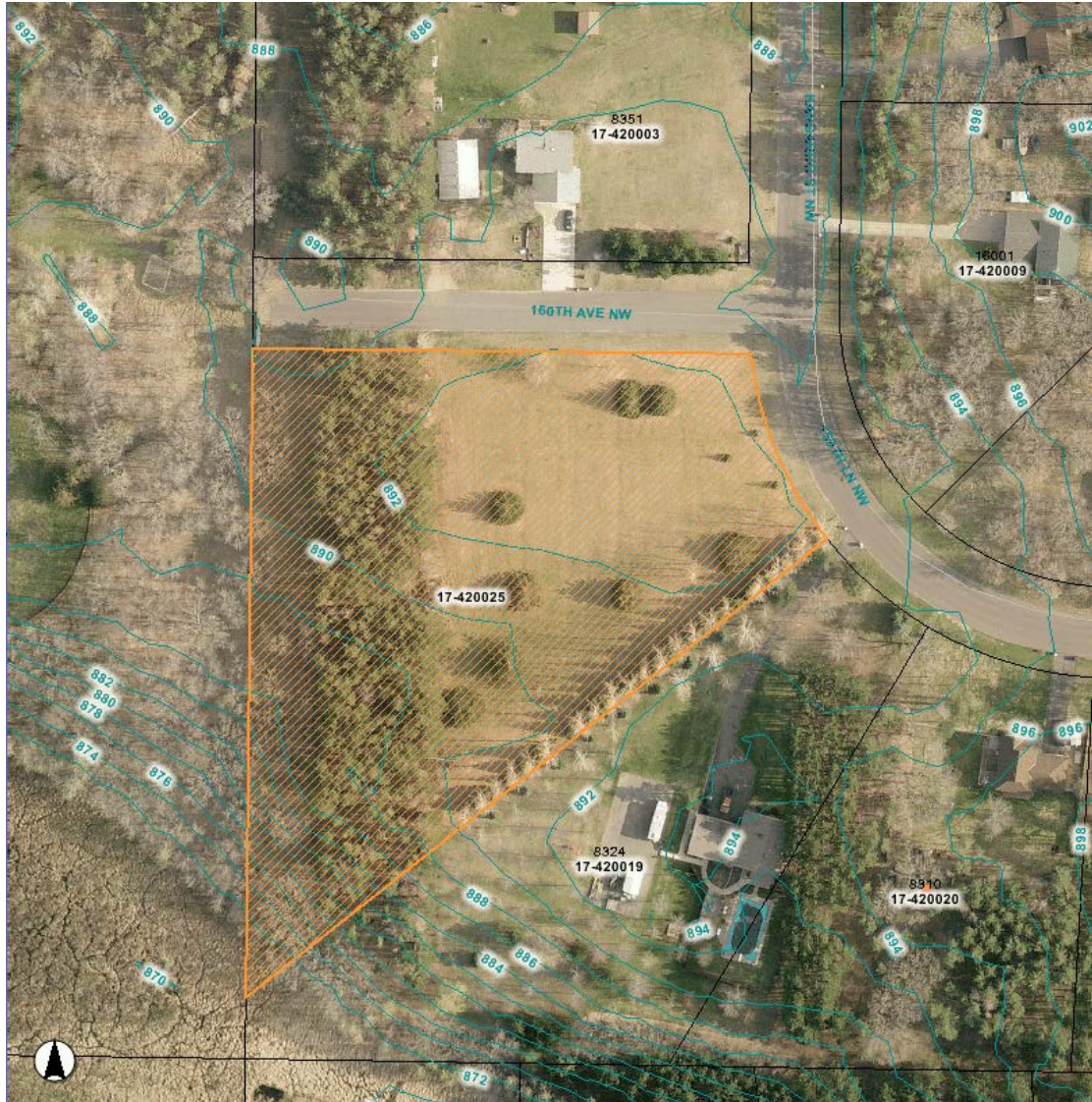
Current Total: \$34,700.00
Current Land: \$34,700.00
Current Build:
Current Feature:
Current Class:
Special Assess:

Sales Information Return to Top

Sale Price:
Sale Date:
Tax Capacity:

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:

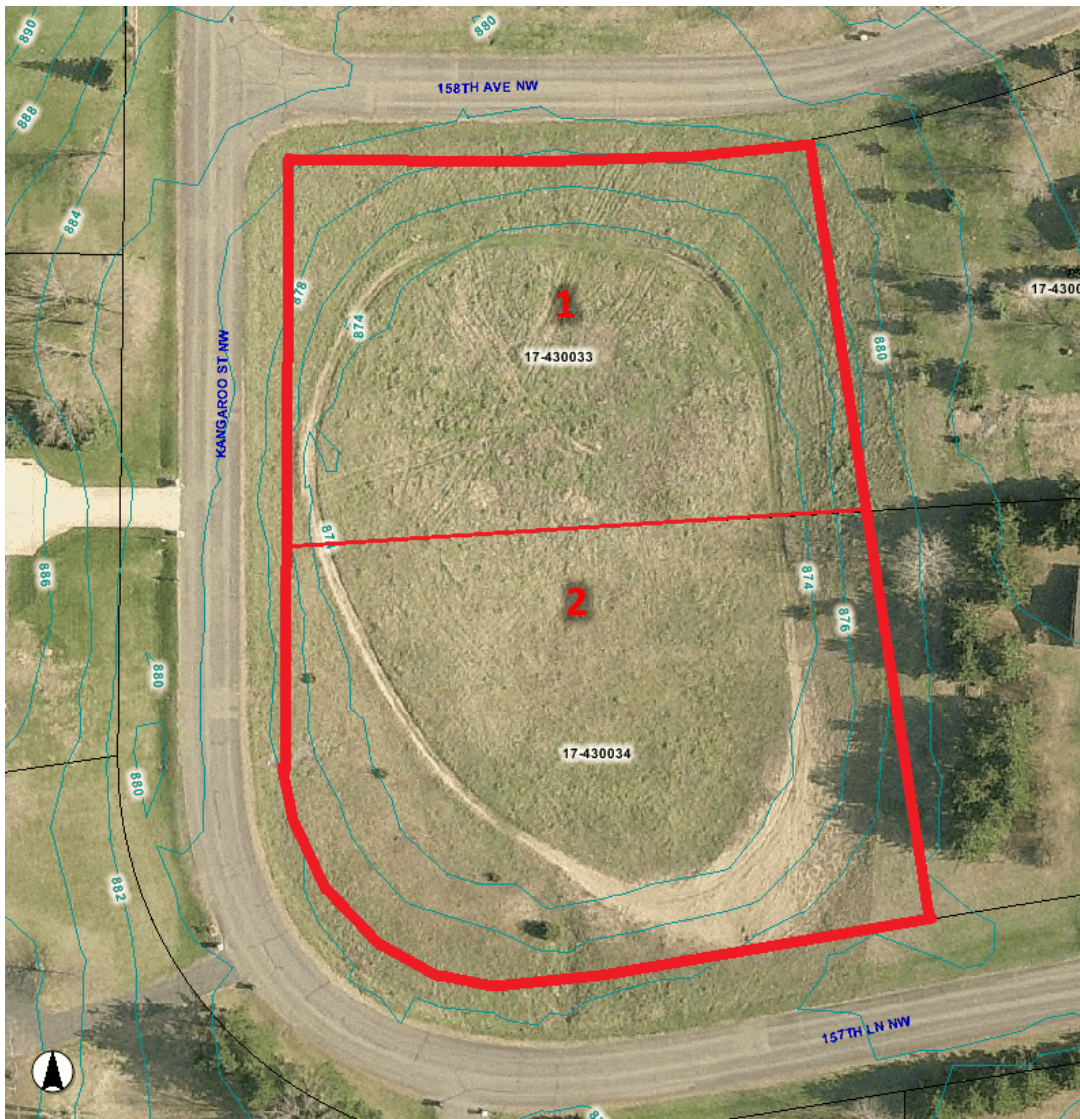
There are no maintenance costs.

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 Information](#)

- [Owner Information](#)
- [Zoning/Land Use Information](#)
- [Assessing Information](#)
- [Sales Information](#)
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Property Information

PID: 203225140016

Address: 55303

Zip Code: 55303

Legal Desc: WHISPERING PINE ESTATES
WHISPERING PINE ESTATES
(PARK)(SUBJ TO EASE AS SHOWN
ON PLAT)

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Owner Information

Owner: RAMSEY CITY OF

Taxpayer: RAMSEY CITY OF

Tax Address: 7550 SUNWOOD DRIVE

Tax City: RAMSEY

Tax State: MN

Tax Zip: 55303

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Zoning/Land Use Information

Area [SqFt]: 39865.1936047

Perimeter [Ft]: 800.46481229

Acres: 0.91517891

Year Built:

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Assessing Information

Current Total: \$40,300.00

Current Land: \$40,300.00

Current Build:

Current Feature:

Current Class:

Special Assess:

[Return to Top](#)

Sales Information

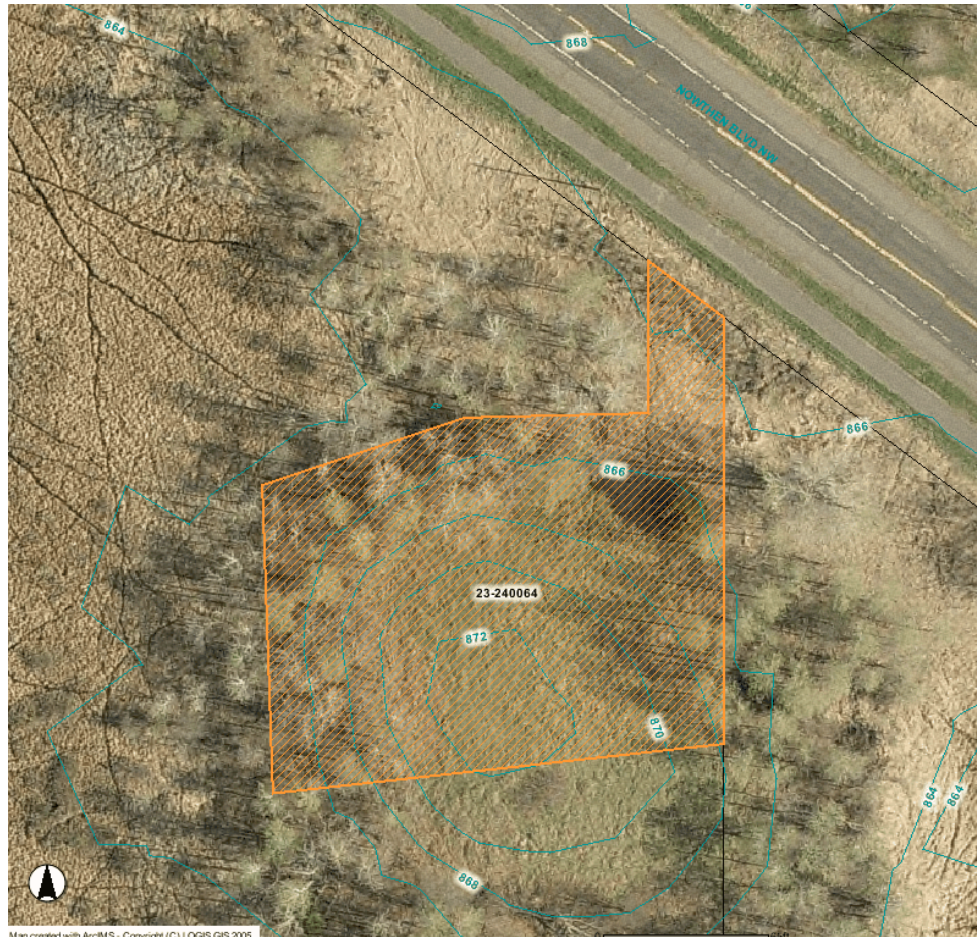
Sale Price:

Sale Date:

Tax Conceptor:

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

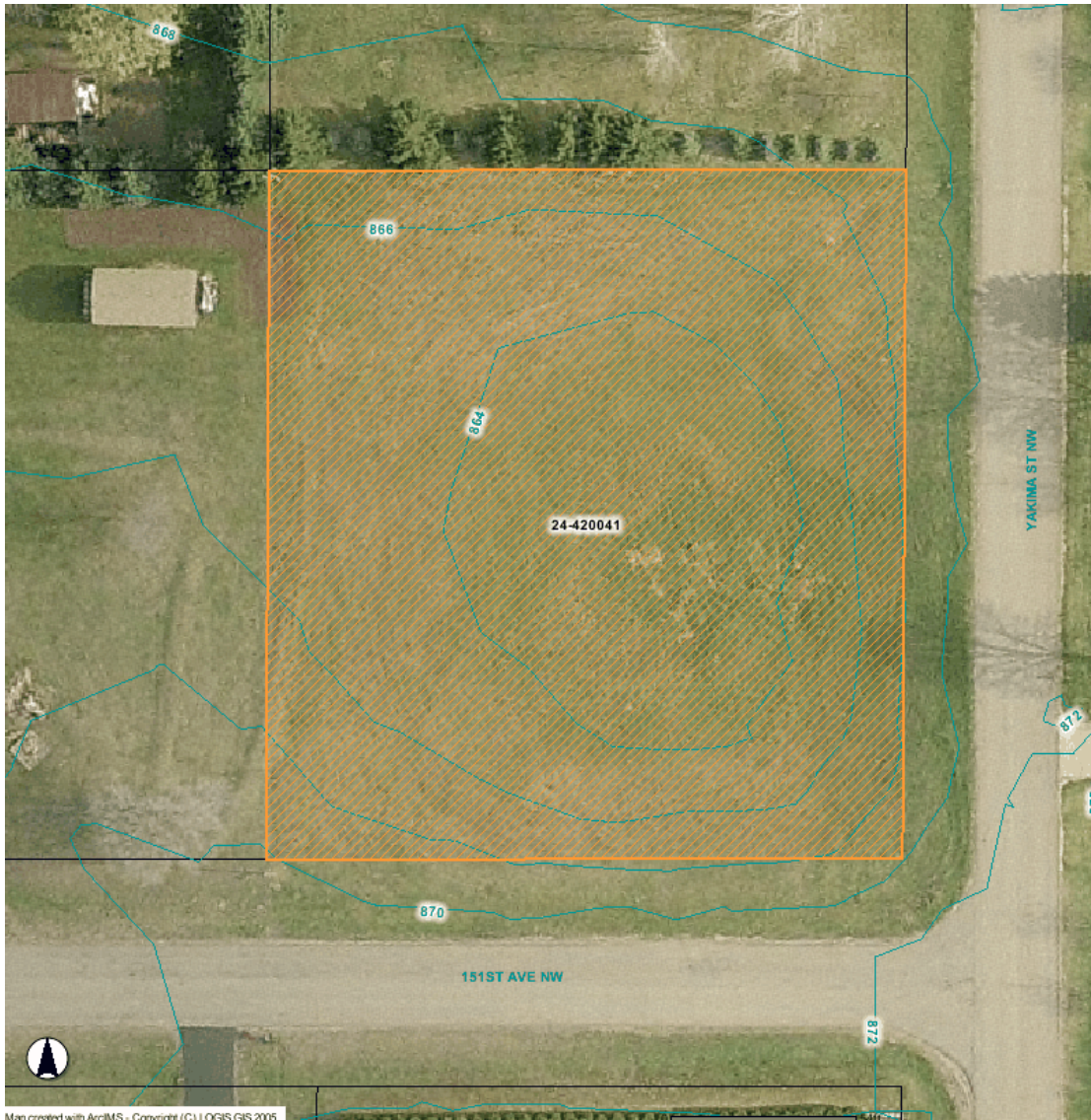
OWNER & ENCUMBRANCE: This is a dedicated park in the plat of Alpine Acres, recorded December 1, 2003. Sale will require a court order to release the "public's" interest in the property.

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:

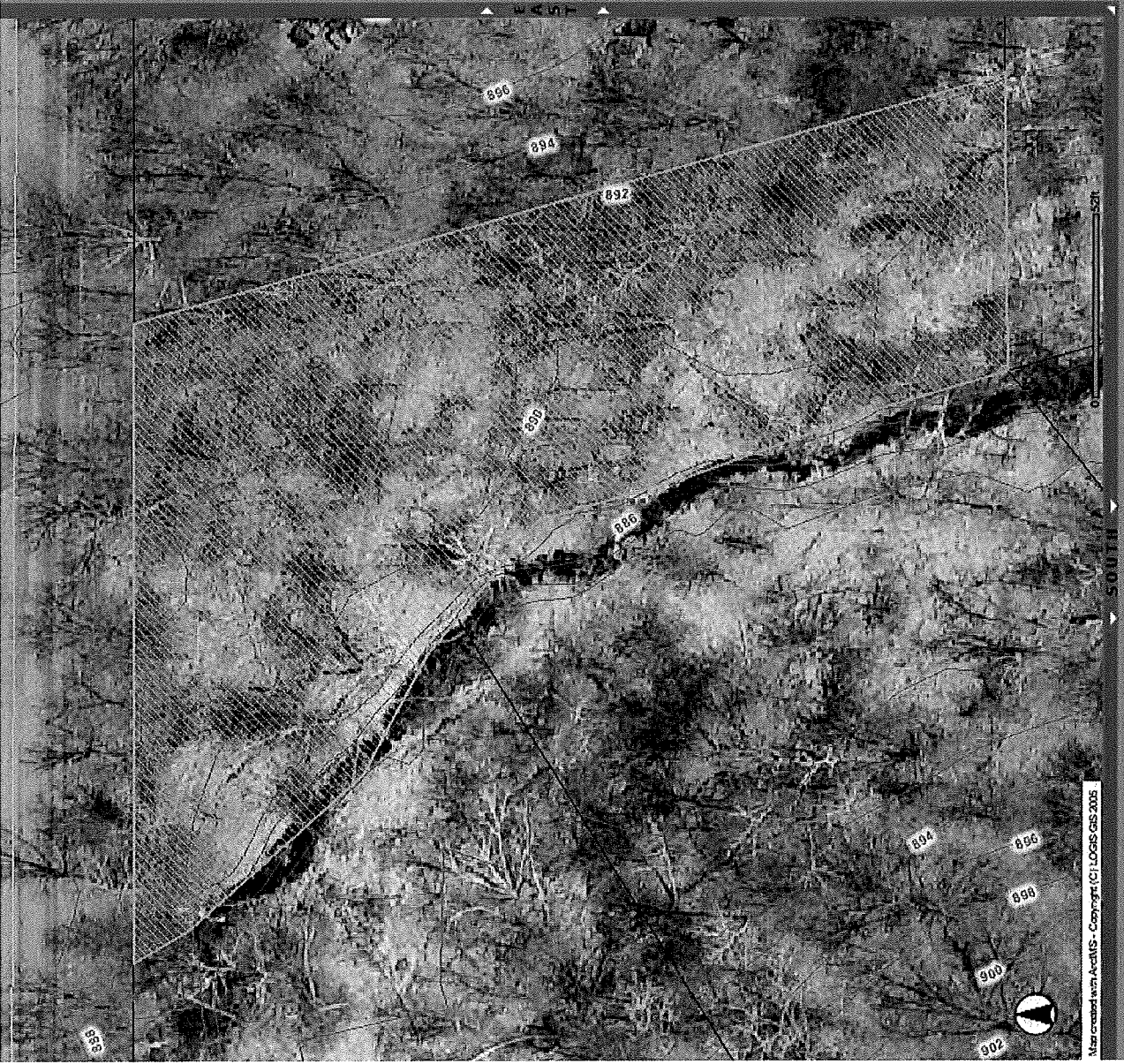
The subject property is located on the north side of Azurite Street and the east side of Bunker Lake Boulevard. This property is zoned Employment District, it is surrounded by manufacturing, and is part of the Sunfish Lake Business Park. The City acquired the subject property from Waste Management in 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.



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Property Information [Return to Top](#)

PID: 053225310019
 Address:
 Zip Code: 55303
 Legal Desc: COUNTRYSIDE ESTATES OUTLOT E COUNTRYSIDE ESTATES (SUBJ TO EASE AS SHOWN ON PLAT)

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 28011.8384117
 Perimeter [Ft]: 836.73000482
 Acres: 0.64306332
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$700.00
 Current Land: \$700.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price:
 Sale Date:
 Tax Capacity:

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 Information](#)
- [Owner Information](#)
- [Zoning/Land Use Information](#)
- [Assessing Information](#)
- [Sales Information](#)
- [Permit Information](#)
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Property Information [Return to Top](#)

PID: 233225140103
 Address:
 Zip Code: 55303
 Legal Desc: LOT 2 BLOCK PARK SUNFLOWER RIDGE

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 17244.6417551
 Perimeter [Ft]: 529.84141097
 Acres: 0.3958825
 Year Built:

Assessing Information [Return to Top](#)

Current Total: \$33,500.00
 Current Land: \$33,500.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price: \$828,000.00
 Sale Date: 20031210
 Tax Capacity:

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.

USAGE:

Property appears to largely be unused, there are some four wheeler tracks. It is assumed the adjacent property owners to the west may occasionally use this property.

PUBLIC INPUT:

Staff has received interest for purchasing this parcel from both properties owners located directly west of the subject property. Both property owners don't want this piece of land developed. No further public input was received.

PROPERTY IMAGES:



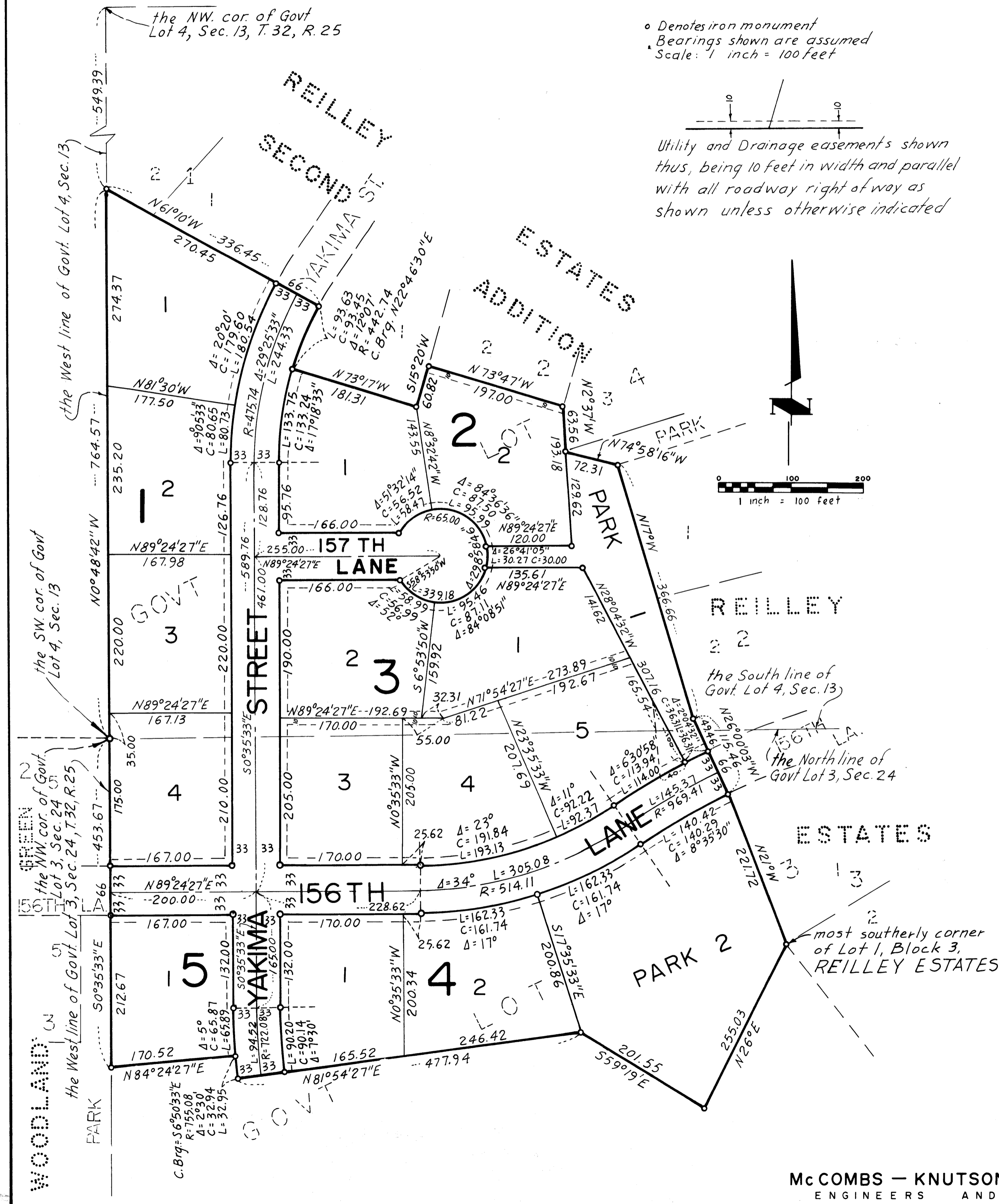
COUNCIL DIRECTION:

- Direct Staff to move forward with selling Windsorwood (06-32-25-14-009).
- Select a method of sale (i.e. for sale by owner, auction, listing with a realtor).
- Consider a request by the two neighboring property owners to allow a first right to purchase the property. A time limit for negotiations should be set.

REILLEY ESTATES THIRD ADDITION

City of Ramsey, Anoka County

THIS SPACE RESERVED FOR BINDING



KNOW ALL MEN BY THESE PRESENTS: That Miller Real Estate Company, a Minnesota corporation, fee owner and Twin City Federal Savings and Loan Association, a United States corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka to wit:

That part of Government Lot 4, Section 13, Township 32, Range 25 and that part of Government Lot 3, Section 24, Township 32, Range 25 lying westerly of REILLEY ESTATES, according to the recorded plat thereof on file and of record in the office of the County Recorder, Anoka County, Minnesota; and which lies southerly of REILLEY ESTATES SECOND ADDITION, according to the recorded plat thereof on file and of record in the office of the County Recorder, Anoka County, Minnesota; and which lies northerly at the following described line:

Commencing at the northwest corner of said Government Lot 3, Section 24; thence on an assumed bearing of South 0 degrees 35 minutes 33 seconds East along the west line of said Government Lot 3, a distance of 453.67 feet to the beginning of the line to be described; thence North 84 degrees 24 minutes 27 seconds East 170.52 feet; thence southerly along a non-tangential curve concave to the east having a radius of 755.08 feet and a central angle of 2 degrees 30 minutes, the chord of said curve bears South 6 degrees 50 minutes 33 seconds East 32.94 feet; thence North 81 degrees 54 minutes 27 seconds East not tangent to last described curve 477.94 feet; thence South 59 degrees 19 minutes East 201.55 feet; thence northeasterly to the most southerly corner of Lot 1, Block 3, said REILLEY ESTATES and there terminating.

Have caused the same to be surveyed and platted as REILLEY ESTATES THIRD ADDITION and do hereby donate and dedicate to the public for public use forever the Street, Lanes, and Parks as shown on the plat and also dedicate to the public the easements for utility and drainage purposes as shown on the plat.

In witness whereof said Miller Real Estate Company, a Minnesota corporation, has caused these presents to be signed by its proper officers this 12th day of May, 1978 and said Twin City Federal Savings and Loan Association, a United States corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 12th day of May, 1978

SIGNED:

MILLER REAL ESTATE COMPANY

By: Leslie Miller
Leslie Miller, President

By: John M. Miller
John M. Miller, Secretary

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 12th day of May, 1978, by Leslie Miller, President and, John M. Miller, Secretary of Miller Real Estate Company, a Minnesota corporation, on behalf of the corporation.

SIGNED:

TWIN CITY FEDERAL SAVINGS AND LOAN ASSOCIATION

By: [Signature]
President

By: [Signature]
Vice President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Erwin Westphal
Notary Public, Hennepin County, Minnesota
My Commission Expires 2-19-81

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 10th day of May, 1978, by R.E. Van Valkenburg and Carl W. Windsor, both Vice Presidents, of Twin City Federal Savings and Loan Association, a United States corporation, on behalf of the corporation.

GLENN T. STICH
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Oct. 27, 1984

Glenn T. Stich
Notary Public, Hennepin County, Minnesota
My Commission Expires 10-27-84

I hereby certify that I have surveyed and platted the property on this plat as REILLEY ESTATES THIRD ADDITION; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat and there are no wet lands to be designated on said plat.

Thomas S. Bergquist
Thomas S. Bergquist
Land Surveyor, Minn. Reg. No. 7725

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 14th day of April, 1978, by Thomas S. Bergquist, Land Surveyor.

NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires 4-7-80

Arnold B. Hauer
Notary Public, Hennepin County, Minnesota
My Commission Expires 4-7-80

This plat has been checked and approved this 14th day of Sept, 1978.

Robert W. Anderson
Anoka County Surveyor

This plat of REILLEY ESTATES THIRD ADDITION was approved by the City Council of the City of Ramsey at a regular meeting thereof held this 27th day of March, 1978.

Arnold B. Hauer Chairman
[Signature] Clerk

607240
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA, COUNTY OF ANOKA
I hereby certify that the within instrument was filed in this office for record on the SEP 14 1978 A.D., 1978 at 2 o'clock P.M., and was duly recorded in book 28 of Plats page 17

Redd O. Andall
County Recorder
By: [Signature]
Deputy

"NO DELINQUENT TAXES AND TRANSFER ENTERED"

Sept 14 1978

Charles R. Johnson
Auditor, Anoka County

By: [Signature]
Deputy



- [Property Information](#)
- [Owner Information](#)
- [Zoning/Land Use Information](#)
- [Assessing Information](#)
- [Sales Information](#)
- [Permit Information](#)
- [Link to the County PRT Website](#)

Property Information [Return to Top](#)

PID: 233225140102
 Address:
 Zip Code: 55303
 Legal Desc: LOT 1 BLOCK PARK SUNFLOWER RIDGE

Owner Information [Return to Top](#)

Owner: RAMSEY CITY OF
 Taxpayer: RAMSEY CITY OF
 Tax Address: 7550 SUNWOOD DRIVE
 Tax City: RAMSEY
 Tax State: MN
 Tax Zip: 55303

Zoning/Land Use Information [Return to Top](#)

Area [SqFt]: 6589.55677895
 Perimeter [Ft]: 339.40477609
 Acres: 0.1512754
 Year Built:

Assessing Information [Return to Top](#)

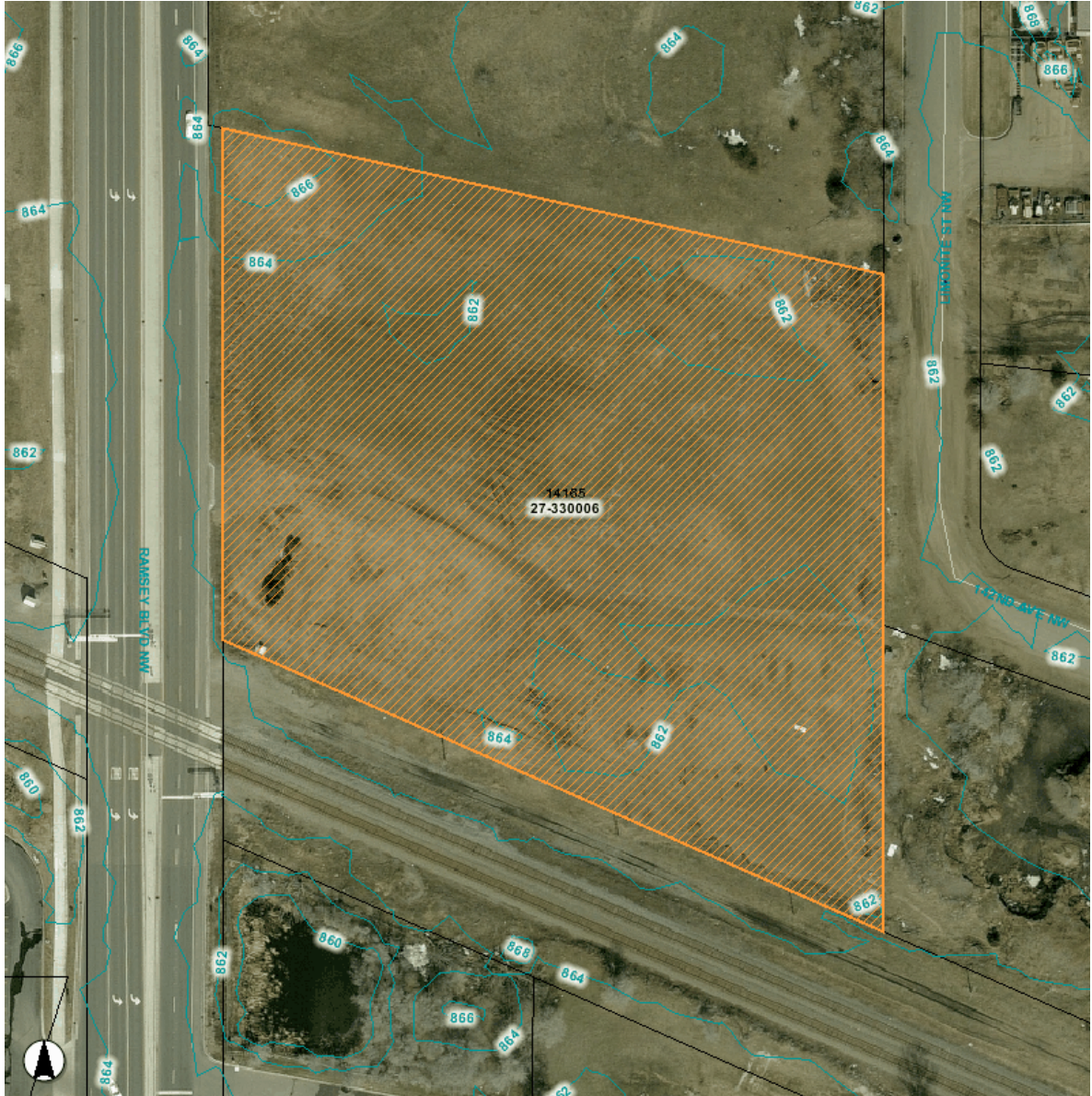
Current Total: \$14,000.00
 Current Land: \$14,000.00
 Current Build:
 Current Feature:
 Current Class:
 Special Assess:

Sales Information [Return to Top](#)

Sale Price: \$928,000.00
 Sale Date: 20031210
 Tax Capacity:

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 37
ADDRESS: 14165 RAMSEY BLVD NW
PID: 273225330006
LEGAL: NA
ACRES: 4.14
VALUATION: \$488,700.00
ZONING: E2, Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: Highway 10 and Ramsey Blvd. There are multiple lots nearby that could be combined if needed.

WETLAND: No wetland issues. Will need to provide stormwater ponding on site. Can outlet to ditch in right of way.

MAINTENANCE: No maintenance

PROPERTY PROFILE: CITY OF RAMSEY

NUMBER: 38
ADDRESS: No Address (142nd Ave NW and Limonite St NW)
PID: 273225330017
LEGAL: LOT 2 BLK 2 GATEWAY NORTH INDUSTRIAL PARK, EX THAT PRT OF SD LOT LYG N OF FOL DESC LINE & ITS EXTNS: BEG AT A PT ON W LINE OF SD LOT 2 100 FT S OF NW COR THEREOF, TH SELY TO A PT ON E LINE OF SD LOT 2 135 FT S OF NE COR OF SD LOT 2 & SD LINE THERE TERM
ACRES: 1.24
VALUATION: \$176,800
ZONING: E2, Employment District
MUSA: Yes
GIS IMAGE:



DESCRIPTION: Highway 10 and Ramsey Blvd. There are multiple lots nearby that could be combined if needed.

WETLAND: No wetland issues. Will need to provide stormwater ponding on site. Can outlet to ditch in right of way.

MAINTENANCE: No maintenance

POLICY FOR THE DISPOSITION OF SURPLUS CITY OWNED LAND

City of Ramsey, Minnesota

SECTION I: PURPOSE

- To maximize public benefit and efficient management of City-owned land by considering disposition of lands that are underutilized and/or unneeded for City functions.
- To establish disposition decision criteria and a disposition process.

SECTION II: POLICY STATEMENT

It is the policy of the City of Ramsey to periodically review and inventory City-owned land to identify parcels that are underutilized and/or unneeded for current or anticipated City functions. It also is the policy of the City of Ramsey to consider disposition of lands identified through this inventory according to established criteria and procedure.

SECTION III: PUBLIC BENEFIT

The disposition of underutilized City-owned properties has a number of benefits to the community:

- (1) Reduced City property maintenance costs
- (2) Reduced City liability
- (3) Increased base of taxable parcels
- (4) Reduction of surplus parcels unneeded by the City
- (5) Reduced City resources needed for management of City owned parcels
- (6) Reallocation of parcels to fit in line with long term City needs and goals

SECTION IV: DETERMINATION OF INVENTORY

City Council determines sites potentially available for disposition by means of a City owned land inventory developed by City staff. Upon direction from the City Council, staff shall develop an inventory of City owned land and determine an inventory of properties available for disposition by using the criteria outlined below. If a potential site does not meet the criteria, it shall be deemed potentially available for disposition.

The City shall consider the disposition of real estate if the subject property *does not* meet one of the following potential uses.

POTENTIAL USE CRITERIA

- (1) Economic development purposes; including removal of blighted properties and enhancing the City's tax base
- (2) Public works and maintenance facilities, staging and storage areas
- (3) Public safety facilities, staging and storage areas
- (4) Administrative service facilities
- (5) Public Right of Way; including roads, railroads and airports

- (6) Drainage, wetland and utility easements
- (7) Enhancement of housing stock; including redevelopment purposes
- (8) Public parks, trails and open space

Consideration for the disposition of real estate by the City shall be given based on the *compliance and consistency* with the criteria outlined below.

COMPLIANCE CRITERIA

- (9) City Comprehensive plan
- (10) City Comprehensive water and sewer plans
- (11) City Master parks and trails plan
- (12) City Transportation plan
- (13) Relevant City boards and commissions review
- (14) City Ordinances, Sec. 117-614. - Subdivision Design Standards

POLICY STATEMENT CRITERIA

- (15) The demand for public parks is shifting away from small neighborhood pocket parks to larger regional community parks. The cost to maintain a large number of small neighborhood pocket parks can be greater than the cost to maintain a small number of regional community parks. As such, the City will consider the consolidation of underutilized pocket parks in favor of larger regional parks.
- (16) The City shall not acquire real estate if there is no foreseeable current or future need for the property.

SECTION V: DISPOSITION DECISION CRITERIA

After a property is deemed unneeded and/or underutilized by the City, as outlined in section IV, consideration for disposition will be given by the City Council based on the decision criteria outlined below. This information will be presented to the Council in a findings-of-fact document.

- (1) Public input and feedback regarding a potential disposition
- (2) Maintenance costs
- (3) Title restrictions
- (4) Ability to develop
- (5) Stormwater and drainage limitations
- (6) Proposed future zoning
- (7) Utilities availability
- (8) Long term City needs and plans
- (9) Assessed value
- (10) Method to market and sell property
- (11) Cost to market and sell property

For properties that are legally dedicated, the City will consider the criteria below in addition to the previously stated list:

- (12) Legal costs, quiet title action
- (13) Legal costs, removal of legal dedication from title

The disposition decision criteria listed above, 1-13, will be reported in a findings-of-fact document for each property before it is brought forward to Council for consideration.

SECTION VI: PROCESS

As the City investigates the potential disposition of City owned lands, the process below shall be followed.

STEP 1

NOTIFY PUBLIC (A):

Notify affected property owners of a potential disposition; and, invite interested property owners to attend the next Mayor's Town Hall Meeting.

The purpose of this meeting is to gather, and document, public input on a potential disposition.

Mail notification will be given to property owners within 350' of the subject property 14 days before said meeting.

FINDINGS OF FACT (B):

Staff will create a draft findings-of-fact document to be brought forward to the Council in a worksession meeting. The findings-of-fact document will contain the decision criteria outlined in Section II of this policy.

At the meeting, Council will review the findings-of-fact document and consider moving forward to step two of this process.

Mail notification will be given to property owners within 350' of the subject property 14 days before said meeting.

STEP 2:

ORDINANCE:

An ordinance shall be passed to declare the intentions of the council. The City should not move forward with listing or rezoning properties until an ordinance is passed.

Adopting an ordinance allows the public another opportunity to voice their opinion, for the council to discuss their viewpoints and fulfills the legal process of selling City-owned land.

Mail notification will be given to property owners within 350' of the subject property 14 days before said meetings.

STEP 3:

ZONING AMENDMENT (A):

Third, properties shall be rezoned to the appropriate classification.

Rezoning a property before it is listed makes the property marketable. If properties are not rezoned, it may make potential buyers apprehensive. Furthermore, a rezoned property allows potential property owners to better evaluate the potential use of a property. This process is done by Ordinance and requires a Public Hearing.

For information on rezoning: Chapter 117, Section 49.

COMPREHENSIVE PLAN (B):

If the proposed zoning amendment also changes the land use designation on the Future Land Use Map, a Comprehensive Plan Amendment shall be required. This process requires approval by the Metropolitan Council, often times done administratively. This process is done by Resolution and requires a Public Hearing.

STEP 4:

MARKET:

Marketing properties could be done by means of a realtor, auction or for-sale-by-owner.

The City Council will make this decision on a case by case basis, based on the criteria outlined in the findings-of-fact document.

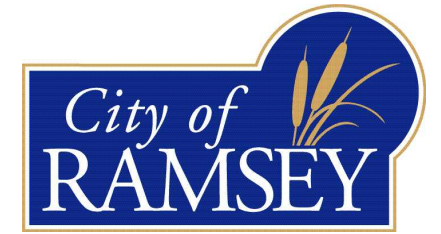
STEP 5:

PURCHASE AGREEMENT:

City staff and a potential buyer will negotiate a purchase agreement. After an agreement is negotiated, a draft will be brought back to the City Council for discussion and approval.

For properties identified as dedicated or restricted will begin this process at step one, as outlined above. Then, under direction of the City Attorney, follow the process outlined below:

- A. Contact previous property owner(s) to if they would be willing to give their property to the City, with free and clear title
- B. Take property title to court and attempt to remove restrictions
- C. Return property with free and clear title to original owner; or retain City ownership
- D. In the event the City retains ownership, the process would continue at step two outlined above. In the event the property is returned to the original owner, the disposition process would end.



Official Zoning Map Proposed

Legend

- 2030 MUSA
- R-1 Residential (MUSA)
- R-1 Residential (Central Rural Reserve)
- R-1 Residential (Rural Developing)
- R-2
- R-3
- B-1
- B-2
- H-1
- E-1
- E-2
- MU-PUD
- Public/Quasi-Public
- PUD
- Town Center (See Master Plan for Sub-Districts)

Update: March 2011

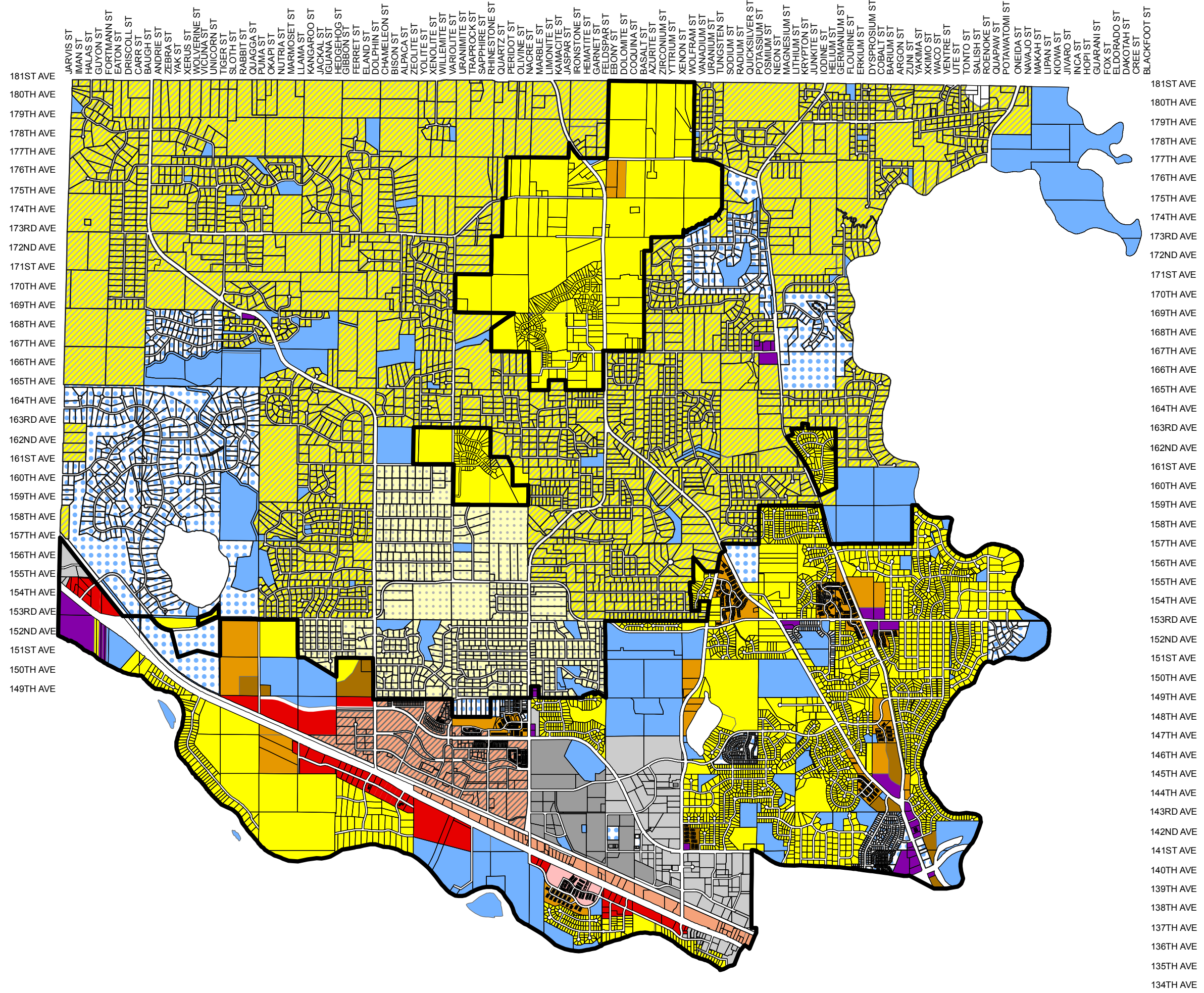


0 0.5 1 Miles

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

The City of Ramsey disclaims any responsibility for or liability for the accuracy of the information at any point of initial contact with a GIS to which the public has general access. The geographic data made available is provided pursuant to Minnesota Statute 466.03, Subd. 21 (2000), and the user of this map acknowledges that the City of Ramsey is immune from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access of the data.



Economic Development Authority (EDA)

4. 5.

Meeting Date: 04/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

Planning Commission Update (Development Update)

Background:

The purpose of this case is to keep the EDA up-to-date with information from the Planning Commission (i.e. development updates). Please see attached for detail.

Observations:

See attached.

Funding Source:

NA

Staff Recommendation:

NA

Action:

NA

Attachments

Development Update 03212013

Form Review

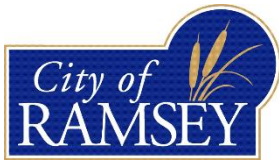
Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
04/04/2013 03:31 PM
Started On: 03/08/2013 11:16 AM

Form Started By: Patrick Brama

Final Approval Date: 04/04/2013



City of Ramsey Development Update

March 21, 2013

Seasons of Ramsey [Updated]

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Seasons of Ramsey is a 50 unit rental townhome development located in the Town Center Gardens plat at the northeast intersection of Bunker Lake Boulevard and Town Center Drive (also known as Center Street). The Planning Commission reviewed the Sketch Plan of the Plat on December 6, 2012. The Planning Commission held a Public Hearing on the Preliminary Plat and reviewed the Site Plan on January 31, 2013. The City Council approved the Preliminary Plat, Final Plat, Site Plan, and associated requests of February 12, 2013. The Developer has submitted an Application for Building Permit.

The Developer was able to successfully close on the Property on Tuesday, March 19, 2013. The Developer anticipates to begin construction the week of March 25, 2013 and complete the entire project by December 31, 2013. Leasing information is available at www.essenceproperties.com, 320-255-9910, or info@essenceproperties.com [Updated March 21, 2013]

Indoor Shooting Range Proposal [Updated]

Primary Reviewer: Chris Anderson (canderson@ci.ramsey.mn.us; 763-433-9905)

The Planning Commission reviewed a proposal and received a presentation for a potential indoor shooting range at 6001 167th Avenue NW (former grocery store). The Planning Commission provided feedback to the potential owner and instructed the potential owner to submit an Application for Zoning Amendment.

The City has not received an Application for Zoning Amendment to date. Staff will not provide further updates until new information has been received. [Updated March 21, 2013]

McDonalds (Sunwood Retail in The COR)

Primary Reviewer: Chris Anderson (canderson@ci.ramsey.mn.us; 763-433-9905)

The Planning Commission reviewed a Request for Site Plan Review for McDonalds on January 3, 2013. The City Council approved the site plan and associated requests on January 22, 2013. The project is now eligible to submit a Building Permit.

The City is awaiting said submittal of the Building Permit, and anticipates said submittal in the coming weeks. [Updated March 14, 2013]

Northgate Performing Arts Center [Updated]

Primary Reviewer: Consulting Planner (Contact: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed a Request for Site Plan Review and Conditional Use Permit for Northgate Performing Arts Center located at 7295 Sunwood Drive NW (northeast intersection of Sunwood Drive and Peridot Street NW on October 4, 2012. The City Council approved the request on October 23, 2012.

The Developer has submitted an Application for Building Permit and anticipates to commence construction at the end of March or early April, 2013. The City Council will need to approve an assignment of the original Development Agreement to Northgate Church, Inc. as well as approve the required surety amount. This request is scheduled to be considered by the City Council on March 26. [Updated March 21, 2013]

Super America (Sunwood Retail in The COR)

Primary Reviewer: Chris Anderson (canderson@ci.ramsey.mn.us; 763-433-9905)

The Planning Commission reviewed a Request for Site Plan Review for Super America located in the Sunwood Retail Center of The COR, along the realigned Sunwood Drive on October 4, 2012. The City Council approved the request on October 16, 2012.

The City is awaiting said submittal of the Building Permit. [Updated March 14, 2013]

North Commons (COR THREE)

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed a Request for Minor Plat Review of COR THREE, a seventeen (17) lot single-family development located north of Bunker Lake Boulevard in The COR on June 19, 2012. The City Council approved the request on July 10, 2012.

Preliminary grading and utility work commenced at the end of 2012. The Plat will need to be recorded prior to any Building Permit issuance. [Updated March 14, 2013]

Residence at The COR

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed the request for Site Plan Review of Residence at The COR, a 230 unit apartment development along Sunwood Drive next to the Ramsey Municipal Center in 2011. The City Council approved the request in November, 2011.

The project is currently under construction. The Developer anticipates the opening of a mobile leasing office on a temporary basis in the coming weeks. The Developer desires to open a portion of the project (approximately 50 units) in early May, at which time an existing unit will take the place as the leasing office until the actual leasing/management office is complete. For more information, visit www.corapts.com or call 763-208-5931. [Updated March 14, 2013]

Stoney River [Updated]

Primary Reviewer: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The Planning Commission reviewed the request for Site Plan Review of Stoney River, a 72 unit assisted living and memory care development at the northwest intersection of Nowthen Boulevard and Saint Francis Boulevard in August, 2011. The site is adjacent to the Lord of Life Lutheran Church Campus. The City Council approved the request in August, 2011.

The City has reviewed the Building Permit, and is awaiting final revisions as requested. According to Anoka County Property Records, the site is now owned by First Phoenix Ramsey, LLC. The Developer has stated they anticipate to close on the financing package sometime on April 1, 2013. Staff is reviewing Letter of Credit requirements with the Developer, per the Developer's request. [Updated March 14, 2013]

Mary T, Inc. Housing [Updated]

Primary Reviewer: Consulting Planner (Contact: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The City has requested Planning Commission review of a concept plan for housing for disabled veterans on a parcel located within The COR.

The Planning Commission held a work shop to receive a presentation from Mary T., Inc. on Thursday, March 14, 2013. The Developer must now submit the required land use applications. Staff anticipates said applications in the spring of 2013. The Developer has stated they desire to start construction in 2013. [Updated March 21, 2013]

MWF Workforce Housing [New]

Primary Reviewer: Consulting Planner (Contact: Tim Gladhill (tgladhill@ci.ramsey.mn.us; 763-576-4308)

The City has received a request to review a concept plan and potential local contribution for a 47-unit apartment development located within The COR. The local contribution is related to the Developer's potential application to the Minnesota Housing Finance Agency (MHFA) for Housing Tax Credits. More information on the Housing Tax Credit can be found at www.mnhousing.gov/housing/tax-credits.

The City Council is scheduled to review the concept plan and request for Local Contribution on Tuesday, March 26, 2012. At this time, this is for discussion purposes only, as a funding source has not yet been identified. Following that review, the Developer will decide whether or not to proceed forward with a formal request. [Updated March 21, 2013]

Detailed Report Information

For more information regarding the project listed above, please contact the Tim Gladhill at 763-576-4308 or visit www.cityoframsey.com/planning-division.



Tim Gladhill, Development Services Manager

Meeting Date: 04/11/2013

By: Tim Gladhill, Community Development

Title:

FOR DISCUSSION PURPOSES: Review Status of 167th Avenue Retail Node

Background:

As the EDA may recall, the City received two proposals regarding proposed uses in the retail node at 167th Avenue and St. Francis Boulevard. Both proposals were for 6001 167th Ave NW. This retail node continues to experience high vacancy rates and concerns have also been raised regarding property maintenance. Neither of the two proposals fully met the standards of the B-1 General Business District and therefore, Staff brought each forward for review, consideration and direction from the Planning Commission on January 31, 2013. The case that was prepared for the Planning Commission in January is attached for background information and more specific details. The case was also forwarded to the EDA for discussion on February 14, 2013.

Mr. Joe Haag of Community Pride Bank, the current Property Owner of 6001 167th Ave NW, is anticipated to be in attendance to discuss the matter.

Observations:

Following is a brief recap of the two proposals previously reviewed and discussed by the Planning Commission both at the January 31, 2013 meeting and again as an update at the April 4, 2013 meeting):

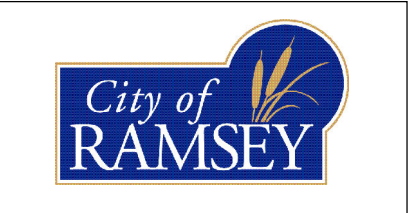
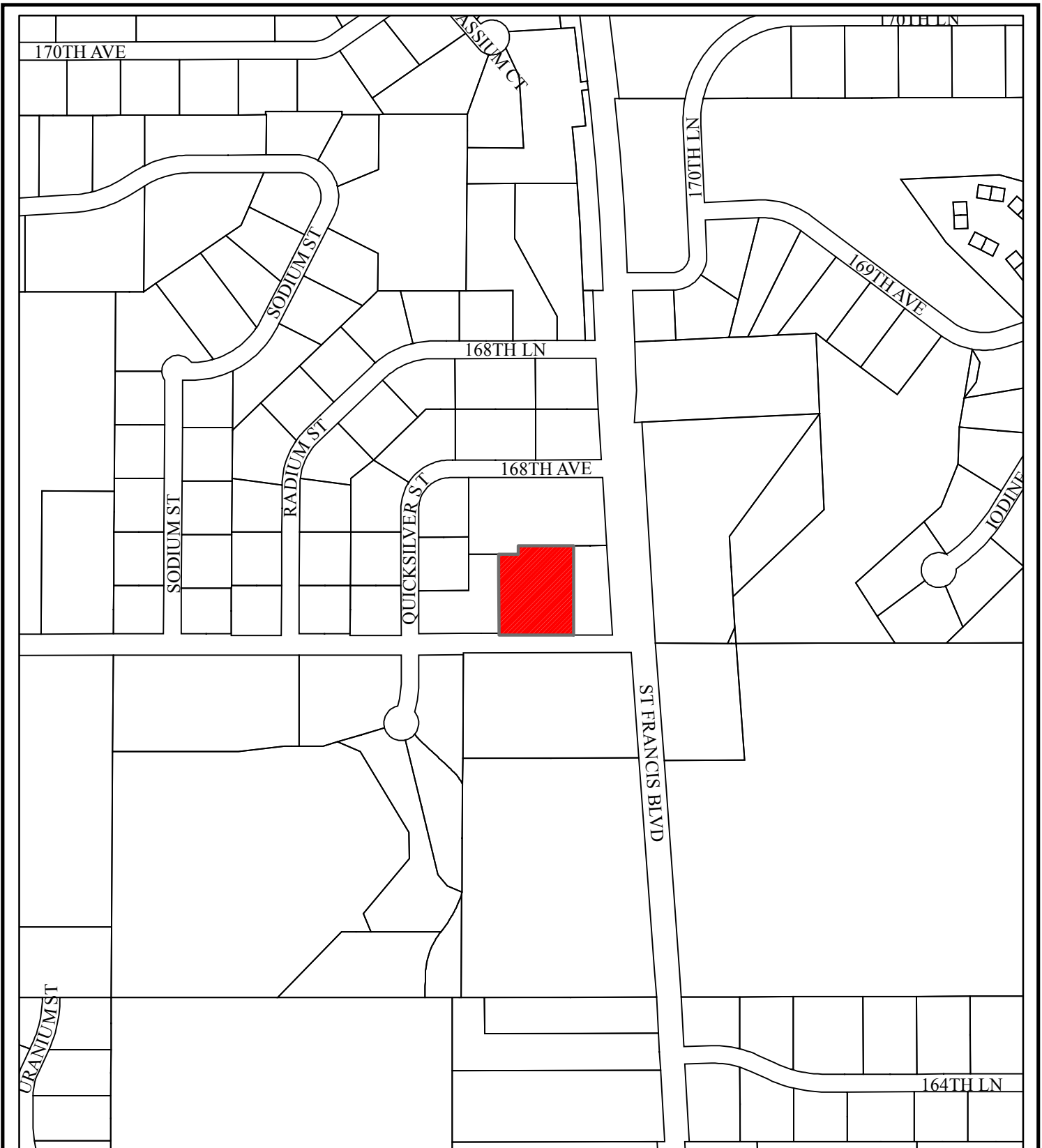
Proposal 1

Total Defense, a current Ramsey business (14031 St. Francis Blvd. NW [River's Bend Plaza]), had proposed to relocate its current operation to the Subject Property. Their current location has the same underlying land use as the Subject Property. Total Defense currently operates a retail store, gunsmithing (repair), and provides self-defense training courses. Total Defense had proposed a similar operation on the Subject Property with the addition of an indoor shooting range. The indoor shooting range component did not comply with the current permitted or conditional uses in the B-1 General Business District.

Proposal 2

Triangle Recycling, presently operating in the city of Nowthen, had proposed to relocate its operation to the Subject Property. The business recycles clothing through a network of clothing collection boxes strategically placed throughout the state. Clothing is collected from the boxes by a fleet of trucks and would be brought back to this site for baling and transport to end markets. The business owner expressed an interest in expanding the recycling program to accept electronics, small metals, mattresses, and plastics, which would be implemented as Phase II of its operation. The proposal was primarily warehousing in nature, which isn't identified as a permitted or conditional use in the B-1 General Business District. Business districts are retail in nature, and have provisions for personal services, professional services, and office components.

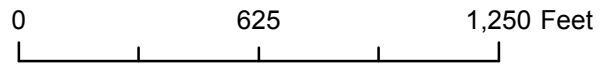
Both proposals were also reviewed by the EDA, who, along with the Planning Commission, has a strong interest in seeing not only the Subject Property but also this entire retail node to be evaluated. Both the Planning Commission and EDA expressed their desire to see this area remain retail oriented rather than shifting to more of an employment (industrial & warehousing) type of setting. The Planning Commission felt that an indoor shooting range would ultimately be more compatible with other permitted uses in this zoning district and likely more compatible with the surrounding residential area while the recycling/warehousing use was better suited for one of the employment districts. This information was forwarded to the City Council for confirmation, which was confirmed at their February 12, 2013 meeting.



6001 167th Avenue NW

Legend

- Site
- Parcels



Special Planning Commission

5. 2.

Meeting Date: 01/31/2013

Submitted For: Chris Anderson

By: Tina Goodroad, Community Development

Information

Title:

FOR DISCUSSION ONLY: Discuss Acceptable Land Uses at 167th Avenue Commercial Node and Provide Feedback on Potential Shooting Range and Recycling Warehouse/Transfer at 6001 167th Ln NW

Background:

Over the past several years, the City has discussed various options to address permitted uses at the 167th Avenue/Saint Francis Boulevard retail node. The node currently experiences a high vacancy rate and concerns with property maintenance on some of the buildings have been expressed. The property is zoned B-1 General Business District, which is intended to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale than the B-2 Business District.

The intent of this discussion is to introduce two proposed uses (preliminary discussion), both of which likely will necessitate an amendment to the Zoning Code, for the property located at 6001 167th Ave NW (former Bob's Supervalu) and the type of regulatory tools that would be necessary if either were to proceed. The proposed uses are:

1. Shooting range/fitness center with classroom space and a retail component.
2. Metal/Clothing Recycling Center/warehouse with a small retail component.

Notification:

As this case is for discussion purposes only, notification is not required. Notification will be provided in accordance with Minnesota Statute and Ramsey City Code for any Zoning Amendment. In addition, Staff has recommended some sort of public open house to meet with adjacent property owners if Staff is directed to begin an Ordinance Amendment Process. A public process will be important to identify potential concerns and has the benefit of open communication between user and neighbors, which may help answer questions or concerns early in the process.

Observations/Alternatives:

Proposal #1: Shooting range/fitness center:

Total Defense, a current local business in Ramsey, (14031 St. Francis Blvd) is proposing to relocate its current operation to the subject property. The current location has the same underlying zoning district as the proposed location. Total Defense currently operates a retail store, gunsmithing (repair) and provide self-defense training courses. Total Defense is proposing a similar operation with the addition of an indoor shooting range. The applicant has provided detailed information on their business, training courses and preliminary floor plan. The retail portion will serve as the primary space while the indoor shooting range and training areas will occupy about equal square footage.

The proposed use of retail and the professional self-defense courses are considered permitted uses in the B-1 General Business District. The proposed indoor shooting range is not listed as a permitted or conditional use within said district. When a use is not specifically identified within a zoning district, City Code states the use is considered prohibited and therefore, this proposed use would require an amendment to the zoning ordinance.

There are two general issues that would need to be addressed when considering a possible amendment. The first is whether to consider an indoor shooting range as 'indoor commercial recreation' or whether to identify it as a separate, specific use. The second is whether it should be considered a permitted or conditional use. If the uses in the B-1 Business District be amended, it will affect all properties zoned B-1, not just the property directly linked to

this request. The key nodes of the B-1 General Business District are Saint Francis Boulevard/Bunker Lake Boulevard, Saint Francis Boulevard/Alpine Drive, and Saint Francis Boulevard/167th Avenue. In reviewing a determination of permitted use or conditional use, Staff recommends that the Planning Commission determines if any concerns related to the use are physical, or exterior concerns or concerns with the actual operation of the business. If the concerns are in regards to the physical environment, and the Planning Commission desires additional review and reasonable standards, that a conditional use permit would be appropriate. If the Planning Commission has concerns with how the business is operated, or the quality of the user, then City licensing provisions may be more appropriate.

In review of the zoning ordinance, an indoor shooting range may fall under 'indoor commercial recreation', which is currently permitted in the B-2 Highway Business District and the E-1 and E-2 Employment Districts. Due to certain aspects associated with the use, such as transporting of firearms into and out of the facility, qualifications of owners/operators, etc, there may be some merit to identifying it specifically rather than grouping it in with 'indoor commercial recreation'.

Adding an indoor shooting range is a very specific use, while 'indoor commercial recreation' is a broader term that includes other uses such as bowling alleys, laser tag, indoor go-carts, indoor play fields, etc. As a permitted use, it would be allowed by right and could be added to the ordinance with standards. A conditional use (also with standards) is another option that allows additional review and opportunities to add reasonable conditions that would mitigate any potential issues or concerns. In addition, as a conditional use, the City has the ability to review and or revoke the permit if safety or other conditions are compromised. A final option is to add the use as an interim use, which is similar to a conditional use but with a limited term.

In reviewing these options, it is important to consider the issues and concerns that the City may want to mitigate through standards (either as a permitted or conditional use). During a recent Development Review Committee meeting, staff from several departments discussed this use and developed a short list of potential issues. Present at the meeting included representatives from the Fire and Police Departments. Broad categories of discussion topics include (but are not limited to):

- Safety/security
- Retail portion to protect against theft of guns
- Safety of employees- due to the gunsmithing portion of the operation, there are environmental and general air pollution concerns with the gun powder, etc.
- Safety of ammunition and gun powder stored on site (refilling purposes)
- Caliber limit for the range
- Controlled access to shooting range
- Requirement for use of gun case when leaving the premises

Additional information from the applicant regarding their security plan for both the retail and indoor shooting range would be necessary for review and development of appropriate standards/conditions.

- Noise-the applicant provided information on the installation of the shooting range bays and stated there is potential to hear a slight “popping” sound outside the building. Setting hours of operation can mitigate the effects on neighboring properties. Additional information related to decibel levels outside the building and at property lines would be beneficial in understanding potential noise nuisances for the adjoining residential properties.
- Parking- as this use is proposing three different functions (retail, training, range) it will be important to set parking standards to ensure adequate parking is provided for all uses.
- Outdoor storage- not permissible in the B-1 Business District, would want to continue prohibiting.
- Others may be developed with further input from staff and Commissioners.

There are several indoor shooting ranges in surrounding communities. Staff spoke with both staff from the cities of Robbinsdale and Blaine, where Bill’s Gun Shop has a similar store and indoor shooting range operation. The site in Robbinsdale is located in a shopping mall, but the shooting range component is with the basement/underground parking garage portion of the shopping center. The store has been in operation since the 1980’s with no CUP (currently zoned for commercial use). Robbinsdale staff stated that it’s a very well-run business and widely

embraced by the community with no known complaints. The business has a lot of control over accessing the range (no separate entry), has well trained staff and requires gun cases for all guns when leaving the store. The facility has bars on the retail portion of the business and you cannot see the range from the outside.

Blaine city staff reported that the use has been in Blaine since 1997 and is operating under a CUP in an I-1 district (industrial district) as an indoor commercial recreation use. The conditions do not really relate to the specific operation but to the site and building design. Blaine staff stated that there are no known issues or complaints.

Proposal #2: Metal/Clothing Recycling Center/warehouse with a small retail component:

Triangle Recycling has also expressed a desire to operate out of the same subject property. This is an existing business operating in the city of Nowthen. The business recycles clothing through a network of clothing collection boxes strategically placed throughout the state. Clothing is collected from the boxes by driver and truck and would be brought back to this site for baling and transport to end markets. The applicant has expressed an interest in expanding the recycling program to accept electronics, small metals, mattresses and plastics, which would be implemented as Phase II of its operation. This process may be subject to permitting by the Minnesota Pollution Control Agency (MPCA) and possibly a conditional use permit through the City. Additional information from the applicant would be needed along with review and coordination with the MPCA and Anoka County to determine if either or both may be applicable.

This proposed use most closely matches warehousing, which is an allowed use in both the E-1 and E-2 Employment Districts, but not allowed in the B-1 Business District, except as potentially accessory to a primary warehouse use. The applicant, upon understanding the current zoning, did state a small retail portion could be added, however, this would not be the primary use. For this use to be more closely related to a “thrift store” or “second hand store”, and therefore be allowed as a retail use, the retail aspect should be the primary component with the warehousing being accessory.

In order for this use to be considered as proposed, either the B-1 Business District would have to be amended to allow warehousing, either as a permitted, conditional or interim use, or the site would need to be rezoned to either E-1 or E-2 Employment District. Rezoning would also likely result in a need for a comprehensive plan amendment as the site is shown as Commercial on the Future Land Use map. The property is surrounded by other commercial and residential uses and thus, rezoning to an employment district may not be preferable. The City would need to be mindful of not violating 'spot-zoning' statutes and regulations.

In reviewing these options, it is important to consider the issues and concerns that the City may want to mitigate through standards (either as a permitted or conditional use). Again, during a recent Development Review Committee meeting, staff from several departments discussed this use and developed a short list of potential discussion topics including, but not limited to:

- The proposed warehouse use may be incompatible with surrounding uses.
- Vehicle traffic generated by trucks and customer drop offs.
- Outside storage - this is fairly common with warehousing and would not be desirable in this proximity to residential areas.
- Potential for recycling of solid waste - there are potential challenges with this type of use due to proximity to residentially zoned property and may be subject to permitting by MPCA and conditional use permit through the City.
- Drop-off - potential for items left outside when “drop-offs” occur after hours.

Staff is seeking input from the Planning Commission on these two proposed uses and options to consider for various amendments. Staff has provided these options as an attempt to approach potential users for this node under the context of short term goals and uses as well as long term goals and ultimate permitted uses. If these uses are considered unacceptable, then next steps could involve a broader strategic planning process to determine the highest and best use for this property.

Action Options and Alternatives to Consider:

Alternative #1: Identify which proposed use is believed to be more appropriate for this commercial node and direct Staff to proceed with developing applicable zoning amendments for consideration. This option creates an opportunity re-invigorate this commercial node by allowing a new use into the area. This also provides both Staff and the Planning Commission an opportunity to development any standards that are deemed needed to ensure the health, safety and welfare of the community prior to either use being implemented.

Alternative #2: Determine that neither use is appropriate for this commercial node and direct Staff not to pursue any zoning amendments. This commercial node has struggled for a number of years now and if the Planning Commission is not in favor of either these uses, it may wish to direct staff to explore a broader strategic planning exercise to determine the highest and best use(s) for this property.

Funding Source:

Preparation of the discussion topic is being handled as part of regular Staff duties and the Professional Services account of the Planning Division (Business Unit #191).

Staff Recommendation:

Provide direction to staff on proposed uses and if deemed acceptable, direction on preferred regulatory tool to permit said use. In addition, the City's Economic Development Authority (EDA) has discussed this topic on a number of occasions as recently as January, 2013. General feedback from the EDA included the following:

At their regular January meeting, the EDA discussed the commercial node located at 167thAve and Trunk Highway 47 ("Subject Node") in relation to a number of inquiries that have recently been submitted to the City.

In summary, the EDA would like to provide the City Council with the following comments:

- The long term success of the Subject Node is a priority for the EDA. Taking a look at the Subject Node from a long-term approach is very important. The EDA is interested in any such effort supporting said notion. For example, a master planning and/or comprehensive planning effort; which would involve attaining public input from surrounding neighborhoods and from property owners located within the Subject Node.
- Rezoning and/or an overlay district (to expand the use of select properties within the Subject Node) will have an effect on the remaining properties located within the Subject Node. Specifically, the EDA does not want to diminish the value and/or hinder the success of one property located in the Subject Node for the economic gain of another. The EDA recommends the City engage all property owners and surrounding neighborhoods before approving any rezoning or zoning overlay district within the Subject Node.
- The EDA understands the history of the Subject Node and it's struggle to remain economically viable. Master Planning/Comprehensive Planning efforts take time and do not guarantee success and prosperity for the Subject Node. Getting users to occupy the Subject Node will drive increased traffic and improve ascetics; and subsequently, support the overall success of the Subject Node in the short-term. Therefore, the EDA is in support of the City considering options that would allow prospect users to occupy the Subject Node (which may require zoning code amendments, overlay district, CUP, etc.). Any short-term uses allowed in this area should not undermine the long-term vision for the area.
- When considering prospect users coming before the City (gun range, daycare center and metal/clothing recycling), the EDA has concerns regarding their compatibility. The EDA recommends the City not approve conflicting uses. For example, a daycare center and a gun range.

Committee Action:

Based on discussion.

Attachments

Site Location Map

Indoor Shooting Range Proposal

Background Information on Total Defense (Indoor Shooting Range Proposer)

Warehousing/Recycling Center Proposal

Zoning Map

2030 Future Land Use Map

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	01/24/2013 02:50 PM
Tim Gladhill	Tim Gladhill	01/25/2013 10:44 AM
Tim Gladhill	Tim Gladhill	01/25/2013 10:44 AM
Form Started By: Tina Goodroad		Started On: 01/18/2013 09:07 AM
Final Approval Date: 01/25/2013		

5.02: For Discussion Only: Discuss Acceptable Land Uses at 167th Avenue Commercial Node and Provide Feedback on Potential Shooting Range and Recycling Warehouse/Transfer at 6001 167th Lane NW

Presentation

Associate Planner/Environmental Coordinator Anderson explained over the past several years, the City has discussed various options to address permitted uses at the 167th Avenue/St. Francis Boulevard retail node. The node currently experiences a high vacancy rate and concerns with property maintenance on some of the buildings have been expressed. The property is zoned B-1 General Business District, which is intended to provide a commercial area for goods and services for the surrounding neighborhoods and community on a smaller scale than the B-2 Business District.

Associate Planner/Environmental Coordinator Anderson stated the intent of this evening's discussion was to introduce two proposed uses, both of which likely will necessitate an amendment to the Zoning Code, for the property located at 6001 167th Avenue NW (former Supervalu site) and the type of regulatory tools that would be necessary if either were to proceed. The proposed uses were:

1. Shooting range/fitness center with classroom space and a retail component.
2. Metal/clothing recycling center/warehouse with a small retail component.

Associate Planner/Environmental Coordinator Anderson reviewed the first proposal for the shooting range/fitness center with classroom space and a retail component in detail. He noted the request was from an existing business in Ramsey called Total Defense. He explained Total Defense is proposing to have a retail store, gunsmithing and provide self-defense training courses. In addition, Total Defense was proposing to have an indoor shooting range. This was currently not a permitted use in the B-1 General Business District. He indicated that Staff contacted Blaine and Robbinsdale to discuss their indoor shooting ranges. The Robbinsdale range operates in a commercial district while the Blaine range is in an industrial district. Neither has any known complaints associated with them. Staff requested the Commission discuss the matter in further detail, determine the category for the suggested use and provide staff with direction on how to proceed.

Commissioner Bauer commented there were not enough residential homes in the area to keep this commercial development flourishing. He indicated a long-range plan should address the potential for more residential homes in the future.

Development Services Manager Gladhill indicated this commercial area was struggling at this time and the Commission needed to consider both the short-term and long-term goals for this area.

Commissioner VanScoy questioned how the long-term goals of the area would be managed if this use were to proceed in the short-term.

Associate Planner/Environmental Coordinator Anderson stated an interim use could be approved to establish a timeline framework. He indicated the applicants may not be willing to proceed given the expense that would be invested into the buildings.

Development Services Manager Gladhill noted the short-term goals could be written into the long-term vision for this area.

Commissioner Bauer requested additional information from staff on the differences between a licensed use and conditional use permit.

Associate Planner/Environmental Coordinator Anderson indicated a conditional use permit would allow the shooting range to be a permitted use with conditions addressing exterior concerns of the site. The conditional use permit would be tied to the land and would require a public hearing. A licensing procedure would be completed via staff, would be tied to the user and could be revoked if standards were not met within City Code. A license would have to be received on an annual basis.

Commissioner Bauer questioned if both a conditional use and license could be required.

Associate Planner/Environmental Coordinator Anderson commented this would require a Zoning Code Amendment to add the need for a license and/or a conditional use permit for the suggested use.

Chair Levine stated the current property was vacant and he wanted to see the site more viable.

Development Services Manager Gladhill indicated by expanding the allowed uses in this commercial area to match the market the site would be more viable. However, this would have to be considered with the appropriateness of the area in the City of Ramsey.

Commissioner Bauer stated an interim use permit for the shooting range would not benefit the applicant due to the financial investments they would have to make in the building. He commented the applicant may not proceed if the City only gave them a five-year approval.

Commissioner Schiller was in favor of allowing the range as a permitted use as it would draw people to the area. He did not support the additional licensing procedure.

Commissioner VanScoy suggested the proposed shooting range go through the conditional use permit process.

Commissioner Field supported the sporting use and thought this use would become a magnet to draw users from the entire community to this commercial area. He recommended the range proceed as a permitted use so long as Zoning Code requirements were met.

Associate Planner/Environmental Coordinator Anderson stated parking and noise regulations would have to be addressed based on the size of the shooting range, training space and retail component size.

Development Services Manager Gladhill thanked the Commission for their input on this item and stated from the comments received thus far, it appears the shooting range could be considered at a future meeting as a permitted use.

Commissioner Bauer was in favor of having the shooting range be licensed with the City as well.

Development Services Manager Gladhill commented the licensing procedure would allow for the use to be tied to the business owner and not the property.

Commissioner Schiller asked if Blaine or Robbinsdale required their shooting ranges to be licensed.

Associate Planner/Environmental Coordinator Anderson indicated he did not believe either required a license, but the City of Blaine required a CUP.

Commissioner VanScoy stated the safety and security of the proposed business would also have to be addressed. He questioned who controlled these standards.

Development Services Manager Gladhill recommended the applicant be allowed to speak to the Commission.

Marty Fisher, Premier Commercial Properties, discussed the growth of the Total Defense business and noted they were currently leasing space at River Bend Plaza, which was located at the corner of Bunker Lake Boulevard and Highway 47. He indicated the owners were now proposing to expand their business to the 167th Avenue Commercial Node.

Dan Wellman, 2745 131st Avenue in Zimmerman, co-owner of Total Defense, thanked the Commission for their time this evening. He stated over the past 18 months his business has grown significantly and he has outgrown the size of his current space. For that reason, he has been looking for new space to allow for the expansion of his business to include a shooting range. He explained the construction of the range would be quite unique, as it would have a double concrete wall to minimize and suppress the noise.

Mr. Wellman reviewed the proposed floor plan for Total Defense in detail with the Commission. He indicated the proposed use, complete with gun range, archery range and self-defense classes would draw people to the site from the entire northwest metro area. He reviewed the location and demographics of previous clientele.

Commissioner Bauer requested comment on the language within the proposal regarding the “cool toys” sold by Total Defense.

Curt Oaks, 6723 116th Circle in Champlin, co-owner of Total Defense, explained this would include holsters, sites, flashlights and other accessories. He apologized for the poor choice of word and would make a change. Mr. Oaks then discussed the building security given the proposed use.

Associate Planner/Environmental Coordinator Anderson indicated the police department would review this application further regarding security and safety prior to approval.

Commissioner VanScoy asked if fire suppression would be necessary for the proposed use.

Associate Planner/Environmental Coordinator Anderson stated that the Building Official and Fire Marshall did review the two proposed uses and based on the preliminary information received, it did not appear that it would be required for this use but that it may possibly be necessary for the second proposed use.

Chair Levine asked if there were any additional comments or questions from the public in attendance.

Art Collinbach, 15940 Sodium Street, stated he currently drove to the Metro Gun Club in Blaine and he welcomed the proposed use to the City of Ramsey. He stated the range would draw a large number of people to Ramsey. It was his opinion the proposed use would assist in keeping Ramsey a safe community given the level of training that would be provided.

Russ Pawman, 17831 Vanadium Street, noted he was an avid outdoorsman and he was excited about the proposed use coming to the City of Ramsey. He explained he was a member of a gun range outside of the City. He thought the range would draw business into the City throughout the entire year.

Mike Bjorn, 6250 178th Lane, noted he shot at different ranges and would be pleased to see the proposed establishment move into the commercial area.

Chair Levine thanked the public for their comments this evening.

Development Services Manager Gladhill indicated staff would work with the applicant to frame a permitted use with a public forum for citizen dialogue to take place at a future meeting.

Associate Planner/Environmental Coordinator Anderson reviewed the second proposal, which is for a metal/clothing recycling center/warehouse with a small retail component. He explained Triangle Recycling was an existing business operating in the City of Nowthen. The business recycles clothing through a network of clothing collection boxes strategically placed throughout the state. The applicant has expressed an interest in expanding the recycling program to accept electronics, small metals, mattresses and plastics, which would be implemented as Phase II of its operation. This process may be subject to permitting by the Minnesota Pollution Control Agency (MPCA) and possibly a conditional use permit through the City.

Associate Planner/Environmental Coordinator Anderson indicated the proposed use most closely matches warehousing, which is an allowed use in both E-1 and E-2 Employment Districts, but is not allowed in the B-1 Business District. The applicant, upon understanding the current zoning, did state a small retail portion could be added, however, this would not be the primary use. In order for the use to be considered as proposed, either the B-1 Business District would have to be

amended to allow warehousing, either as a permitted, conditional or interim use, or the site would need to be rezoned to either E-1 or E-2 Employment District.

Associate Planner/Environmental Coordinator Anderson stated concerns at this time were if the use were compatible with the surrounding uses along with the amount of truck traffic and potential outside storage. He requested the Commission discuss the matter in further detail and provide direction to staff.

Chair Levine expressed concern with outside storage in this area.

Bill Erhart, 4740 154th Lane, representative of Triangle Recycling, commented that the site had enough square footage to ensure that all storage would be conducted inside. He stated the traffic flow to this site would be no more than the grocery store and the proposed use would benefit the residential neighborhood as a recycling facility. He encouraged the Commission to consider the request to bring life back into this commercial area.

Commissioner Schiller asked how much truck traffic was anticipated to be flowing in and out of this site.

Jerry Bauer, 21226 Highway 47 in Zimmerman, indicated he had six box trucks, which would be leaving the site in the morning and returning in the evening. He noted the site would also have one semi-truck visit per week. This could increase over time as his business expands.

Commissioner Field questioned how many drop-off boxes were associated with Triangle Recycling at this time.

Mr. Bauer stated he had approximately 400 boxes throughout Minnesota that he was responsible for. This number would be increasing by another 100 boxes in the near future.

Development Services Manager Gladhill asked if any clothing containers would be stored outside.

Mr. Bauer explained he currently had some containers stored outside prior to being relocated. He stated this was very short-term until the units could be refurbished and replaced.

Commissioner VanScoy inquired how electronics and metal materials would be handled at this site. He asked if the box trucks would be stored onsite overnight.

Mr. Bauer stated these items would be sorted and stored indoors and then be brought to Schwartzman's. He then discussed how he proposed to have the rear of the building to be fenced to house the box trucks.

Commissioner VanScoy asked if the box trucks could be stored onsite overnight.

Associate Planner/Environmental Coordinator Anderson indicated the storage of the trucks onsite could be seen as an accessory component. He stated buffering may be required to allow for the outdoor storage adjacent to the residential neighborhood.

Commissioner Bauer recommended the Commission consider this request carefully as he did not support a rezoning of this commercial property. He stated this area would continue to develop in the future and would require additional commercial development.

Associate Planner/Environmental Coordinator Anderson commented another option that could be considered would be to consider an overlay district.

Development Services Manager Gladhill discussed that an overlay district would allow for the original zoning to remain in place and allow for an expansion of uses.

Joe Hague, Community Pride Bank in Ham Lake and property owner, stated his goal would be to fill the building. He indicated he had no retail opportunities for this area and he encouraged the Commission to increase the permitted uses for this area. He was not in favor of a temporary fix as this could limit future tenants.

Chair Levine supported the use of an overlay district for this property.

Development Services Manager Gladhill explained staff could review the warehousing component as a conditional use for this site with an overlay district.

Commissioner Field stated the applicant had a great business, however, this was the wrong location. He wanted to see uses at this site that would attract traffic to the area.

Commissioner Schiller agreed stating the existing building was becoming an eyesore and was in need of redevelopment.

Development Services Manager Gladhill commented the EDA was aware this retail area was in need of revitalization.

Mr. Erhart reiterated that the two proposals before the Commission this evening were mutually exclusive. He added that a great deal of retail had been moved to The COR and the City may have to reevaluate the needs at this site.

Chair Levine thanked the Commission, applicants and public for their input this evening.

EXCERPT FROM:
ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, February 14, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member John LeTourneau
 Member Chris Riley (arrived at 7:38 a.m.)
 Member Wayne Skaff
 Member Kristine Williams

Members Absent: None

Also Present: Patrick Brama, Management Analyst
 Kurt Ulrich, City Administrator
 Tim Gladhill, Development Services Manager
 Consultant Mike Mulrooney

4.05: FOR DISCUSSION ONLY: Receive Report from Planning Commission in Regard to Permitted Uses at the 167th Avenue Retail Node and Discuss Framework for Future Discussions

Development Services Manager Gladhill presented the Planning Commission report regarding the 167th Avenue retail node and stated the Planning Commission was supportive of the indoor shooting range but was not supportive of the proposed warehousing use. He noted the Planning Commission was concerned with outdoor storage with the warehousing use. He stated the indoor shooting range is motivated to move into the space and would like to get in before their lease expires in September. He advised that staff will continue to work with the applicant to modify their proposal.

Member Riley indicated the EDA's vision for this area remains a desire to have a viable retail area. He stated he would like to have the recycling use in the City but located in a different area. He felt the City needed to have a master plan for this area and stated he did not have any concerns with the indoor shooting range.

Member Williams stated the Planning Commission summary mirrored her thoughts on this issue and she supports a retail use for this site. She indicated she was concerned about the warehouse use and would have a hard time supporting it as a retail use. She stated that the City cannot force the market to locate on this site and the EDA should consider what it can do to incent the right types of users on the site, adding that a master plan will not make this a desired location or draw users to the location in and of itself. She added that Total Defense has been talked about for a long

time and is a successful business that wants to relocate to Ramsey and the EDA should support that type of relocation within the community.

Development Services Manager Gladhill suggested that before any master planning efforts are started, the City could look at the surrounding land uses to see if intensification of land use could support some further planning efforts.

DRAFT

Economic Development Authority (EDA)

4. 7.

Meeting Date: 04/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

UPDATES

Background:

Updates, Multiple:

1. Annual EDA Business Expo
2. 8020 147th Ave NW, Nordvick Property
3. Annual Business Appreciation Golf Tournament
4. Business Retention & Expansion Program
5. Prospect Update
6. Economic Development Manager

Observations:

(1) Annual EDA Business Expo

Saturday, May 4, 2013 - 9:00 am to 2:00 pm

Below is a status update on a number of items related to this event:

- Venue: Fountains of Ramsey, Secured (\$350), 35 tables needed (\$385)
- Event Flyer: Created, see attached
- Marketing:
 - o Mailers, 9,000qty, color half page (\$2,300), 2-3 weeks before event
 - o Mobile Sign Boards, Five (\$750), 3 weeks before event
 - o PACT Charter, Color Full Page, 1,800qty, (\$350)
 - o Ramsey Resident, Facebook, Dynamic Display (free)
- Exhibitor Registration Form: Created, see attached
 - o Past participating exhibitors have been contacted
 - o Staff personally contacted 50 businesses
 - o Registration is full

Budget for this event is \$3,500. Considering items above, expenditures will be \$4,500. Staff estimates revenues will be \$1,350. The difference between estimated costs and revenues would be \$3,150 (\$3,500 budgeted). Therefore, the EDA would have an estimated \$350 balance.

(2) 8020 147th Ave NW, Nordvick Property

The City of Ramsey is in the process of improving the existing Highway 10/Armstrong Boulevard intersection to a highway overpass/interchange. Part of this process required the City to purchase privately owned land to dedicate for future right of way (ROW).

The EDA became involved in this process when they assisted the purchase of a property located at 8020 147th Ave NW ("Subject Property"). A small portion of the Subject Property will be dedicated for future ROW. The larger remaining portion was intended to be used for economic development purposes.

The property located at 8020 147th Ave NW contained two commercial buildings; along with various other site improvements. In order to prepare the site for future development, the EDA contracted with Sauter & Son's for the

demolition of buildings and site cleanup of the Subject Property.

The EDA and City Council authored a partial payment to Sauter & Son's in February (90%). Upon establishment of turf on the Subject Property, Staff will release final payment (10%, \$2,350).

(3) Annual Business Appreciation Golf Tournament

Based on tradition, Tuesday, August 20 has been selected as the date for the 2013 Annual Business Expo. Staff will be working on the details of this event over the coming months.

(4) Business Retention & Expansion Program

The EDA and City Council Reviewed the 2012 Business Retention and Expansion (BR&E) Program report in February. Staff was directed to continue the BR&E program in 2013, to expand the scope of target businesses and to develop a branded letter to be sent to all businesses visited in 2012. Staff will begin the 2013 program in late April.

(5) Prospect Update

Staff is working with five prospects considering expansion in the City of Ramsey. Said businesses shall remain anonymous until directed.

A. The City has been working with Diamond Graphics over the past two months to negotiate the sale of City owned Property located at 14280 Azurite Street NW. See attached reference map.

The Subject property is 4.8 acres in size, is located on the north side of Bunker Lake Boulevard adjacent to MultiSource Manufacturing and Diamond Graphics. The Subject Property is zoned Employment 1 (E1).

The Council approved the sale of the Subject Property on March 26, 2013 for the price of \$410,000 to Diamond Graphics. Moving forward, the Council needs to adopt an ordinance to sell the Subject Property; Staff will be drafting and executing a purchase agreement with the buyer.

B. A large/significant Ramsey manufacturing has expressed interest in making a significant expansion in Ramsey. Since December, this prospect has shown no activity. This prospect is cold.

C. This prospect is interested in expanding a function of their businesses from 5,000 to 10,000 square feet. Their primary business is located in a facility they own, totaling 60,000 square feet. They have additional space within their existing location in which they lease out to a significant Ramsey manufacturer. They will be taking over that space in the summer of 2014.

Staff is contacting said lessee to find a solution for their business in Ramsey.

D. A medium sized Ramsey manufacturing company has expressed interest in expanding their existing 20,000 square foot facility by 10,000. This prospect has indicated they are working with builders to develop cost estimates.

E. A small sized, quickly growing, Ramsey manufacturer has expressed interest in an expansion to their existing 10,000 square foot facility. They intend to expand this summer; and will be looking for a long term home for their business in 2014.

F. A small sized, quickly growing, Ramsey concrete business has expressed interest in purchasing City owned property located off of Ramsey Boulevard and Highway 10. This successful business needs room to expand in the next 1-2 years. Today, they are working with contractors to develop cost estimates.

(6) Economic Development Manager

The City posted a job opening for an Economic Development Manager in February. The application window closed in March. Interviews were completed on April 4. The new Staff person is set to begin in mid May. Attached is the Economic Development Manager job posting.

Funding Source:

NA

Staff Recommendation:

NA

Action:

NA

Attachments

[14280 Ref Map](#)

[14280 Profile](#)

[Expo Mailer](#)

[Expo Flyer](#)

[8020 147](#)

[Retention and Expansion Report](#)

Form Review

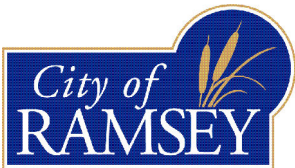
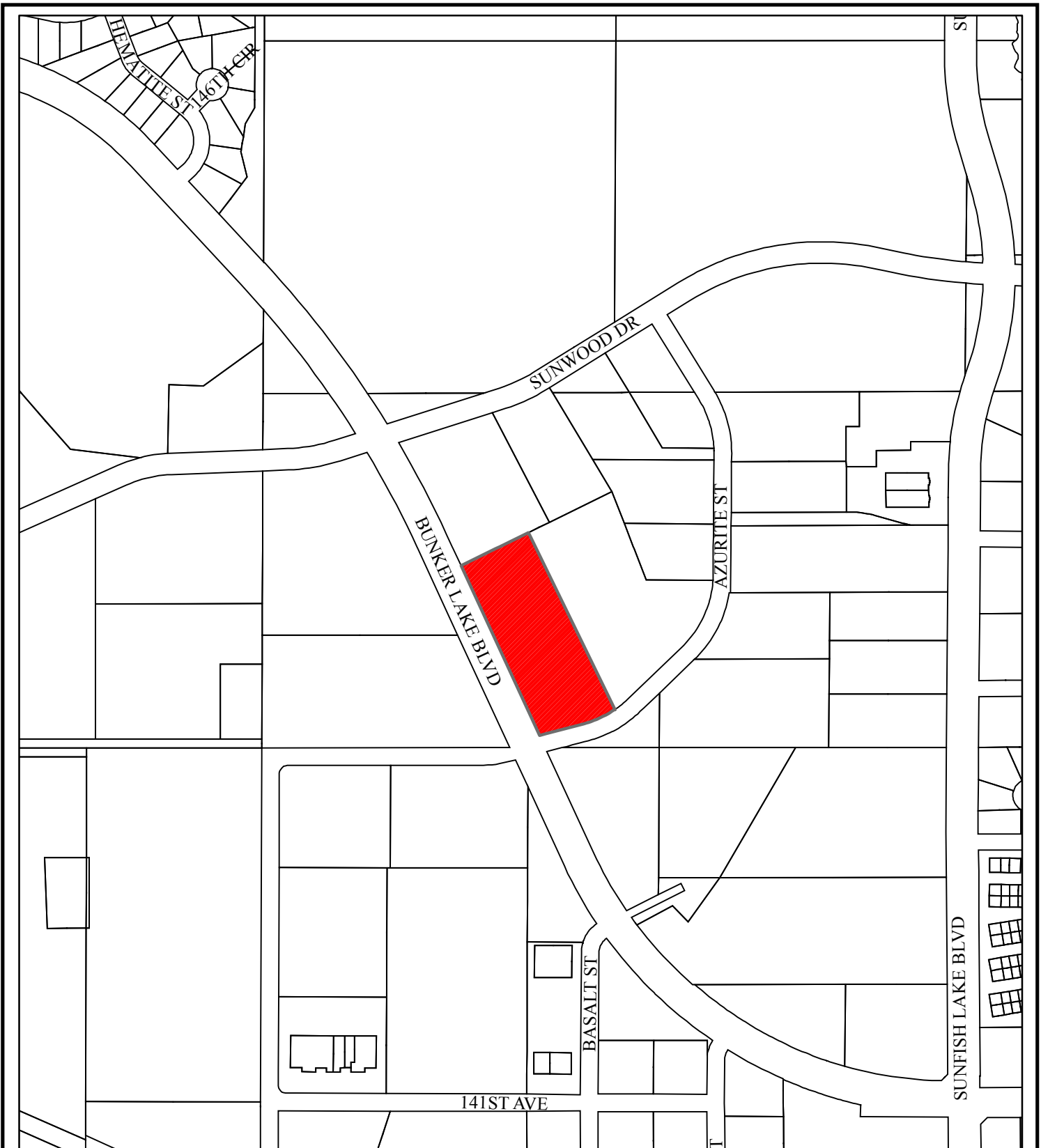
Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
04/05/2013 03:18 PM
Started On: 04/04/2013



Form Started By: Patrick Brama

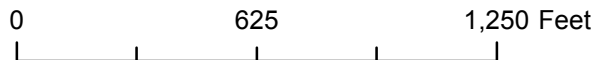
Final Approval Date: 04/05/2013



14280 Azurite Street NW
PID: 27-32-25-42-0015

Legend

-  Site
-  Parcels



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.

City of Ramsey Economic Development Authority Proudly Presents

2013



RAMSEY

BUSINESS EXPO

Saturday, May 4, 2013 • 9:00 am to 2:00 pm

Fountains of Ramsey • 7533 Sunwood Drive NW, Ramsey

FAMILY FRIENDLY FUN! Get out of the house and join us for the annual Ramsey Business Expo. This **FREE** event is sure to have something for everyone. This is your chance to meet with 50 local businesses and learn about the services and products they offer. Businesses include restaurants, professional services industry, retail, medical and much more!

Give-Aways • Product Samples (food) • Exciting Contests • Information, Coupons & Deals

City of Ramsey Economic Development Authority (EDA) proudly presents

2013  RAMSEY

BUSINESS EXPO

Saturday, May 4, 2013 • 9:00 am to 2:00 pm
Fountains of Ramsey • 7533 Sunwood Drive NW, Ramsey

Family friendly fun! Get out of the house and join us for the annual Ramsey Business Expo. This free event is sure to have something for everyone to walk away with. This is your chance to meet with 50 local businesses and learn about the services and products they offer. Businesses include restaurants, professional services industry, retail, medical and much more!

HIGHLIGHTS

- FREE Give-Aways & Exciting Contests
- FREE Product Samples (featuring many popular restaurants!)
- INFORMATION, COUPONS & DEALS offered by local businesses
- FREE Admission

INFORMATION

City of Ramsey website: www.cityoframsey.com, click 'community events'
Patrick Brama, 763-433-9903, pbrama@ci.ramsey.mn.us

*THIS EVENT, CLASS, ACTIVITY OR MATTER IS NOT SPONSORED OR ENDORSED BY PACT CHARTER SCHOOL
AND IS NOT PRINTED AT SCHOOL EXPENSE.*

DIRECTIONS

Armstrong Boulevard

Sapphire Street

Sunwood Drive NW

BUSINESS EXPO
The Fountains of Ramsey
7533 Sunwood Dr NW

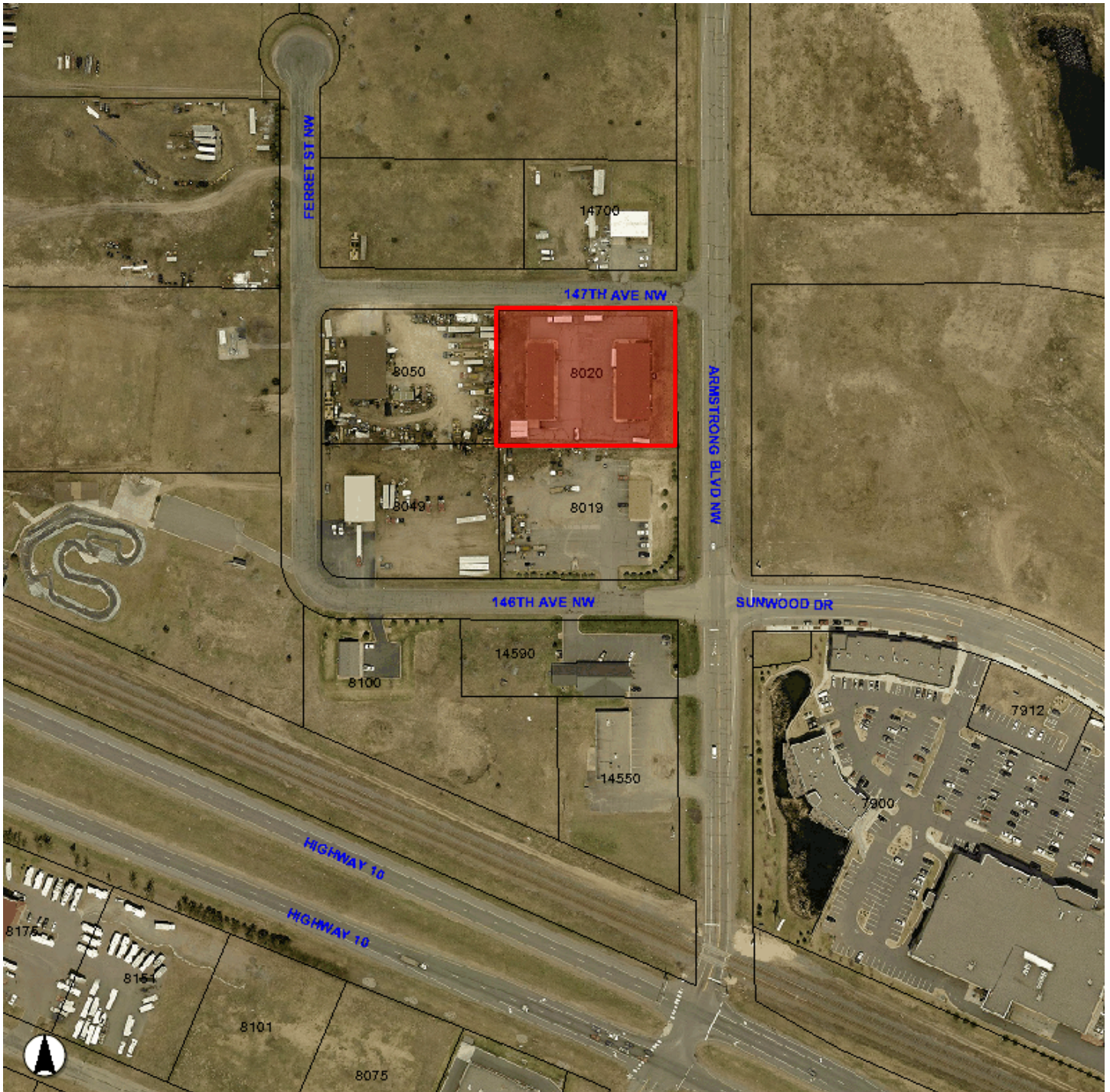
Rhinestone Street

Veterans Drive

Ramsey Boulevard

Highway 10





PROPERTY DETAILS: 8020 147TH AVE NW, 1.43 acres

- Recently purchased by the City for \$800,000.
- Reason for purchase: Armstrong interchange project
- EDA paid \$600,000.
- Reason for EDA involvement: Armstrong interchange seen as a major economic development driver. EDA felt this property in comparison to the properties to the South (which were also acquired by the City) would retain the most economic value (only a small portion of this property will be used for right of way).
- Existing buildings are outdated metal structures use mainly for storage (cold storage).
- Staff suggests the City move forward with attaining bids for demolition of the two existing buildings.
- Reason for demolition: position property for future sale and reduce maintenance/liability costs.



BUSINESS RETENTION & EXPANSION PROGRAM

2012 EXECUTIVE REPORT

Prepared for:
Ramsey Economic Development Authority (EDA)
January 21, 2013

INTRODUCTION

The Ramsey Economic Development Authority (EDA) is responsible for directing business retention, expansion and recruitment efforts in the City of Ramsey. In 2012, the EDA identified business retention as a priority for the City of Ramsey, and subsequently directed Staff to develop and implement a business retention and expansion program.

The purpose of this report is to **(1)** outline the 2012 Ramsey business retention and expansion program structure **(2)** present and review program results and findings.

In summary, the 2012 Ramsey business retention and expansion program was very successful. A number of strong relationships were established (or repaired), various business concerns were addressed and a number of prospect expansion leads were identified.

PROGRAM STRUCTURE

Why does the City have a retention and expansion program?

Businesses pay a large portion of local property taxes, provide full time permanent jobs (with benefits), create wealth, support local nonprofit organizations and raise the standard of living for Ramsey residents. Therefore, businesses play a crucial role in the success of the City of Ramsey. A properly executed business retention and expansion program is a critical component of retaining and expanding businesses located in Ramsey.

Outcomes of a successful businesses retention and expansion program include: establishing strong relationships, developing an open line of communication, expressing appreciation and most importantly creating trust. A business that trusts and respects the City of Ramsey is significantly more likely to remain located (or consider expansion) in Ramsey than a business that does not have trust or respect for the City.

What is a business retention and expansion program?

A business retention and expansion program is a systematic method of developing and maintaining relationships with businesses located in the City of Ramsey. Once every two years, the City of Ramsey visits with representatives of local businesses; known as a business visit. Typically, visits included 1-2 Staff members and 1-3 business representatives. Business representatives are provided with an opportunity to express concerns or questions they have regarding the City, Staff conducts an informal interview (see Appendix A), both parties review newsworthy items and most visits end with a tour of a businesses' operations.

Commonly, business visits result in:

- An improved relationship between the City and a particular business
- A list of inquiries and suggestions a business may have regarding the City
- The City attaining valuable business data
- Identification of prospect expansion leads

RESULTS & FINDINGS

What businesses were included in the 2012 business retention and expansion program?

Up until 2012, the City of Ramsey had not implemented a regular systematic business retention and expansion program. Therefore, a number of businesses visited, were either being contacted for the first time or have not been visited for a number of years. Staff identified 55 target businesses to launch this program. Businesses were selected based on location, size and industry.

From October 2012 to January 2013, Staff conducted 24 business visits; see below. The remaining 31 businesses will be targeted for the next round of business visits (2013).

2012 BUSINESS VISITS CONDUCTED		
DATE	COMPANY	CONTACT
10/1/2012	RJM and General Paper	Jim Lundeen
11/1/2012	Minnesota Tool and Die Works	Keith Sherer
11/1/2012	American Print & Digital	Jason Farrell
11/7/2012	Summit Aerospace Supply, Inc.	Michelle Koch
11/7/2012	RV World	Darren Mann
11/15/2012	Anderson Dahlen	Tom Knoll
11/15/2012	Panther Precision Manufacturing	Tom Olson
11/15/2012	Allina Medical Clinic	Becky Forsell
11/15/2012	Class C Components	Bruce Gorecki
11/19/2012	Command Tooling Systems	Julie Pawlowski
11/21/2012	Ace Solid Waste	Mike Berkopec
11/21/2012	B&F Fastener	Loren O'Brien
11/21/2012	Matrix Tool & Design INC	Dennis Young
11/26/2012	GMI, INC	Richard Powell
11/27/2012	Comfort Suites of Ramsey	Scott Davy
11/29/2012	Bolton & Menk, INC.	Kevin Bittner
12/13/2012	Heritage Millwork	Pat Menth
1/2/2013	MMI Precision Manufacturing	Shawn Martin
1/9/2013	Superior Striping	Tom Frederick
1/10/2013	Life Fitness	Frank Nogle
1/10/2013	Arrow Components Corp	Larry DeForrest
1/10/2013	Lake Region RV	Dale Borstad
1/11/2013	Diamond Graphics	Don Patterson
1/15/2013	Depot Star	Mark Korin

What are the results?

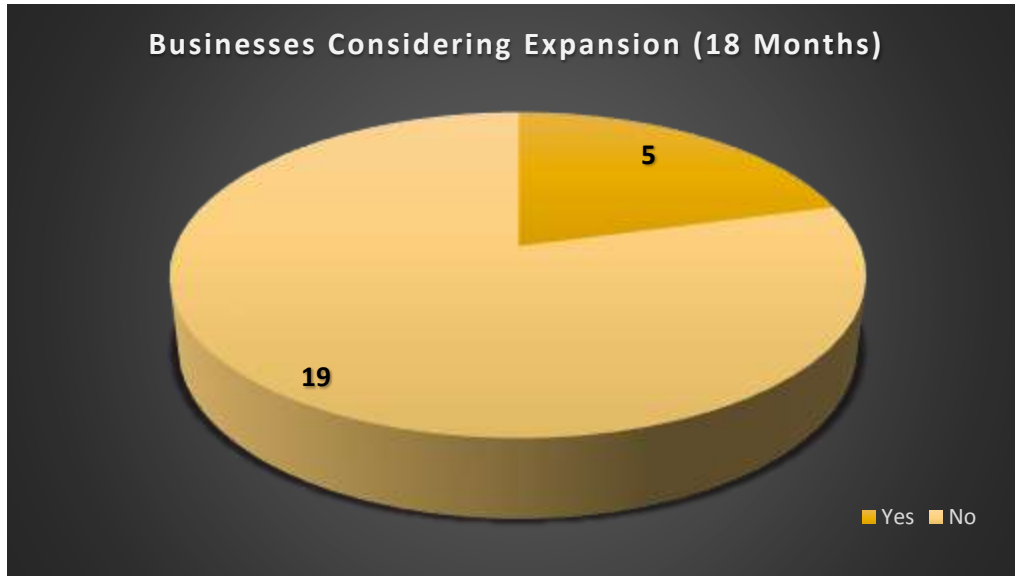
A number findings and leads resulted from the 2012 business retention and expansion program. Please note information has been presented in aggregate. A number of businesses have asked to remain anonymous; therefore specific information from specific businesses remains confidential. Additionally, not all 24 businesses answered every question proposed by Staff. Therefore, sample sizes are different for each findings category. Findings categories are listed below:

Findings: Categories

1. Considering expansion
2. Number of employees
3. Facility
 - Size
 - Ownership
4. Sales
5. Outlook
6. Ramsey
 - When did you locate
 - Where did you relocate from
 - Why locate in Ramsey
7. Markets served
8. Ramsey weaknesses, suggestions for improvement

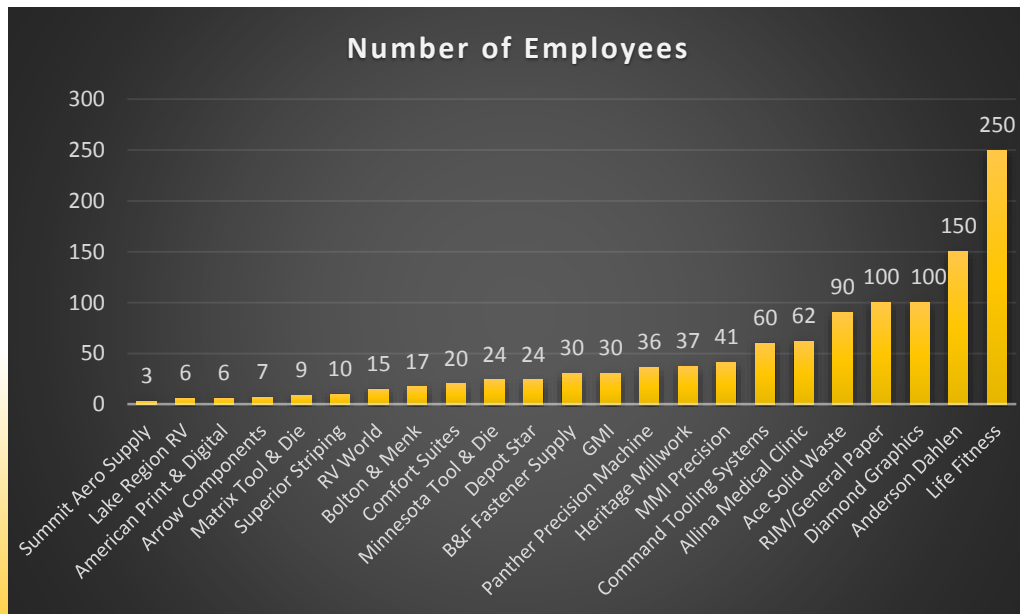
1. BUSINESSES CONSIDERING EXPANSION

Businesses that have expressed interested in expanding in the next 18 months are identified below. Staff is working with prospect businesses today. As updates are available, they will be provided through the EDA.



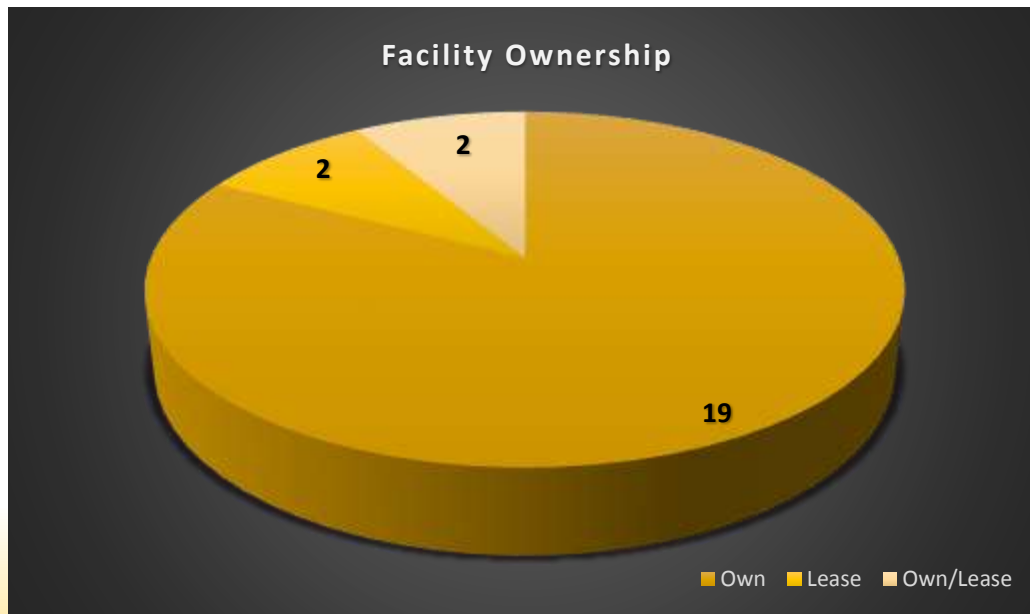
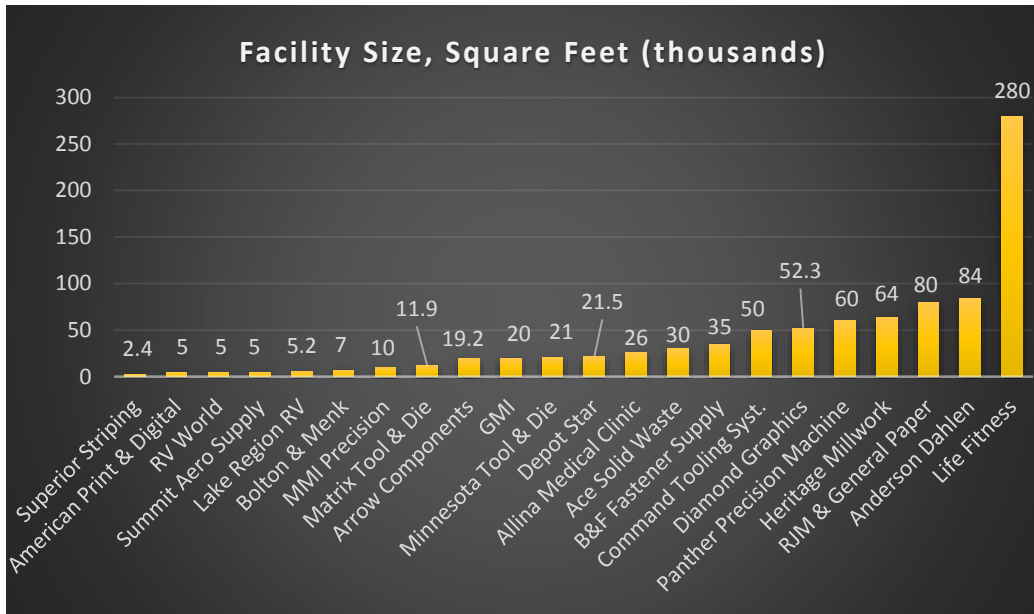
2. NUMBER OF EMPLOYEES

Each business was asked how many people they employ. Without drilling down into detail, below are the results (full time). NOTE: a number of employers expressed they have seasonal employees. In aggregate, businesses employ about 150 seasonal employees.



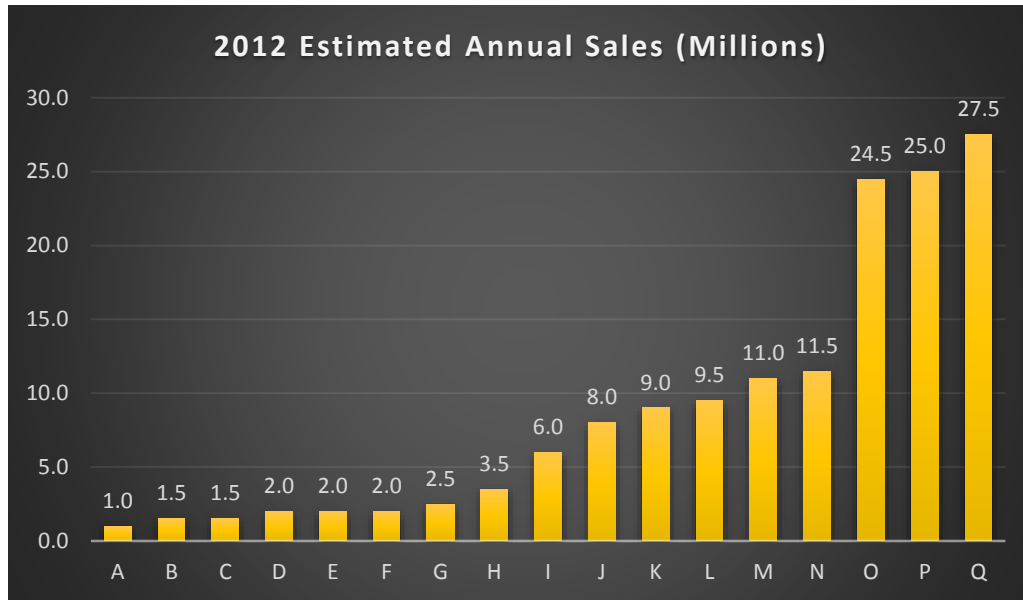
3. FACILITY SIZE & OWNERSHIP

Businesses reported the size of their facility (square feet); and whether they owned or leased their facility.



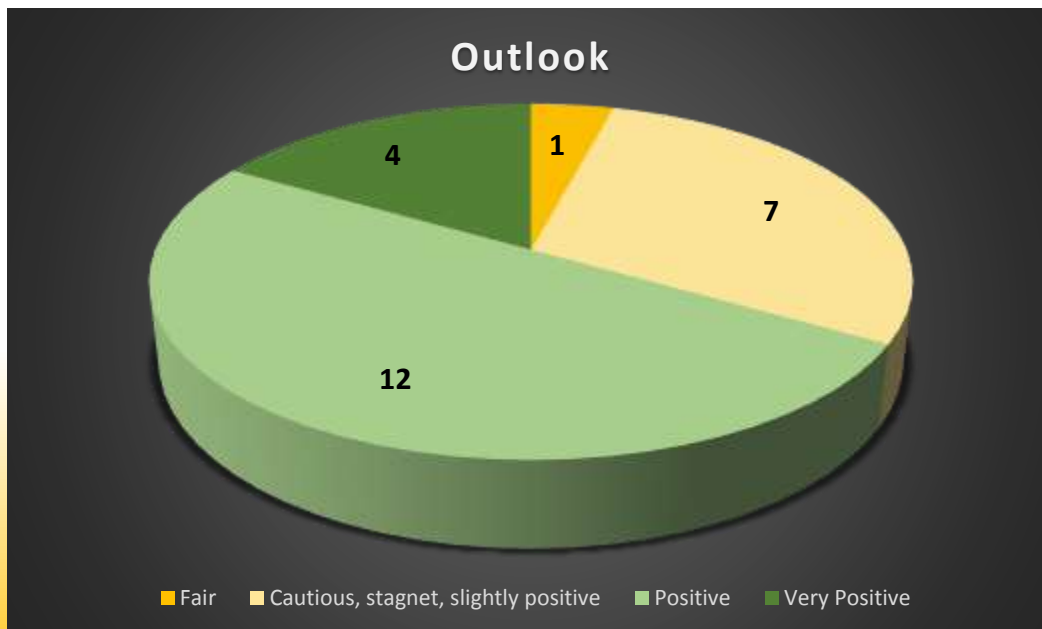
4. ESTIMATED ANNUAL SALES, 2012 GROSS

Businesses reported their 2012 annual gross sales. Listed below are the results. NOTE: this information is confidential to many businesses. Therefore, some businesses did not respond and a number of businesses asked to remain anonymous.



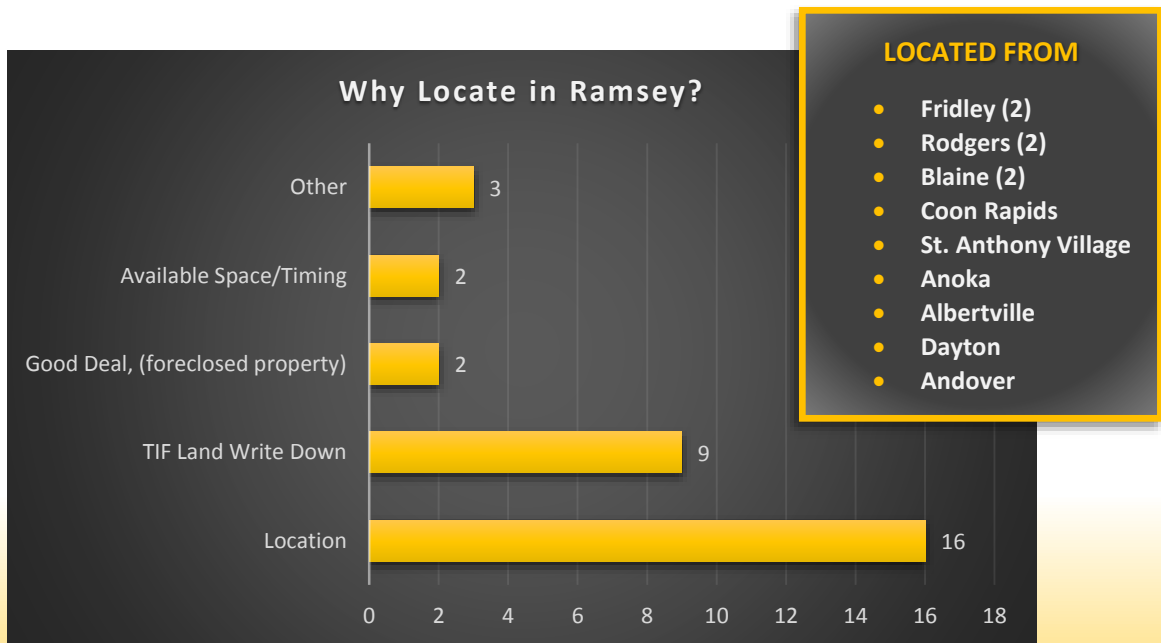
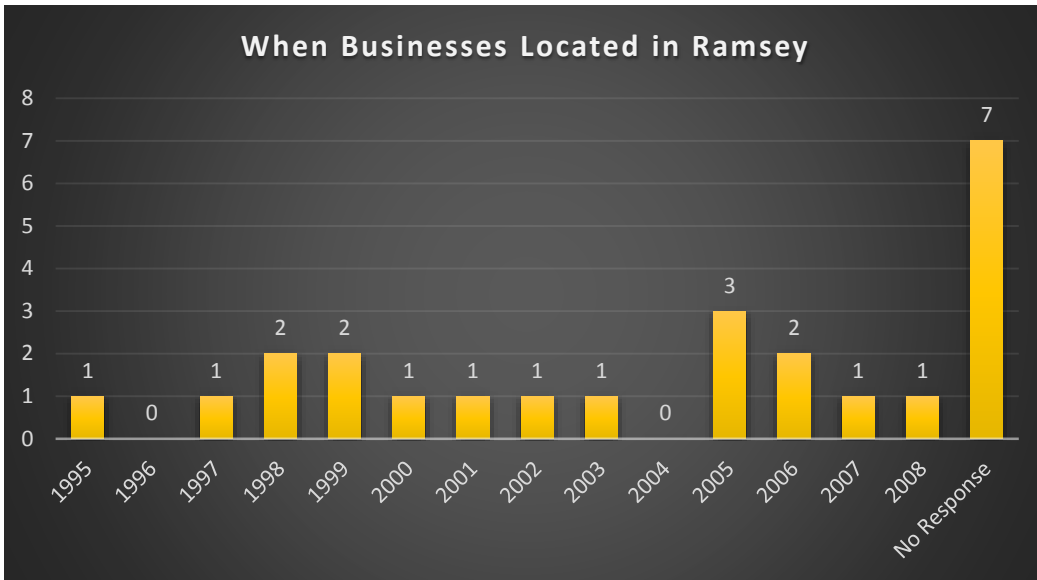
5. OUTLOOK

Businesses were asked what their outlook was; meaning, how do they anticipate the next 2-3 years to go, as far as sales growth. Below are the results.



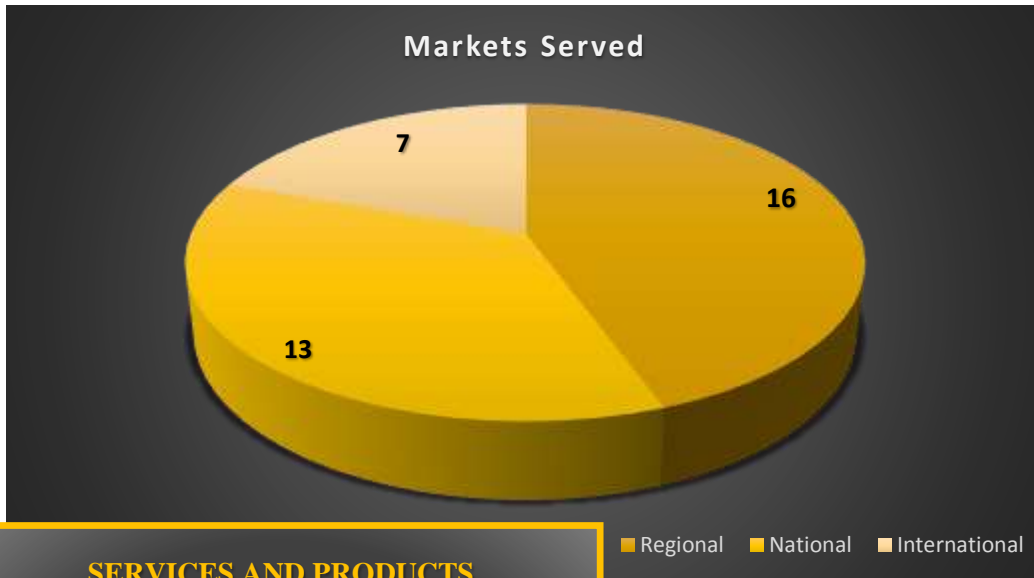
6. RAMSEY: WHEN, WHERE FROM, WHY?

Businesses were asked: when did they locate in Ramsey, where did they locate from and why are they located in the City of Ramsey. Results are listed below.



7. MARKETS SERVED

Businesses were asked what markets they served. Regional is considered Minnesota plus the eastern Dakotas, western Wisconsin and northern Iowa. National is U.S. only. International is anywhere outside the U.S. Many businesses serve more than one market (more answers than sample size). Results displayed below.

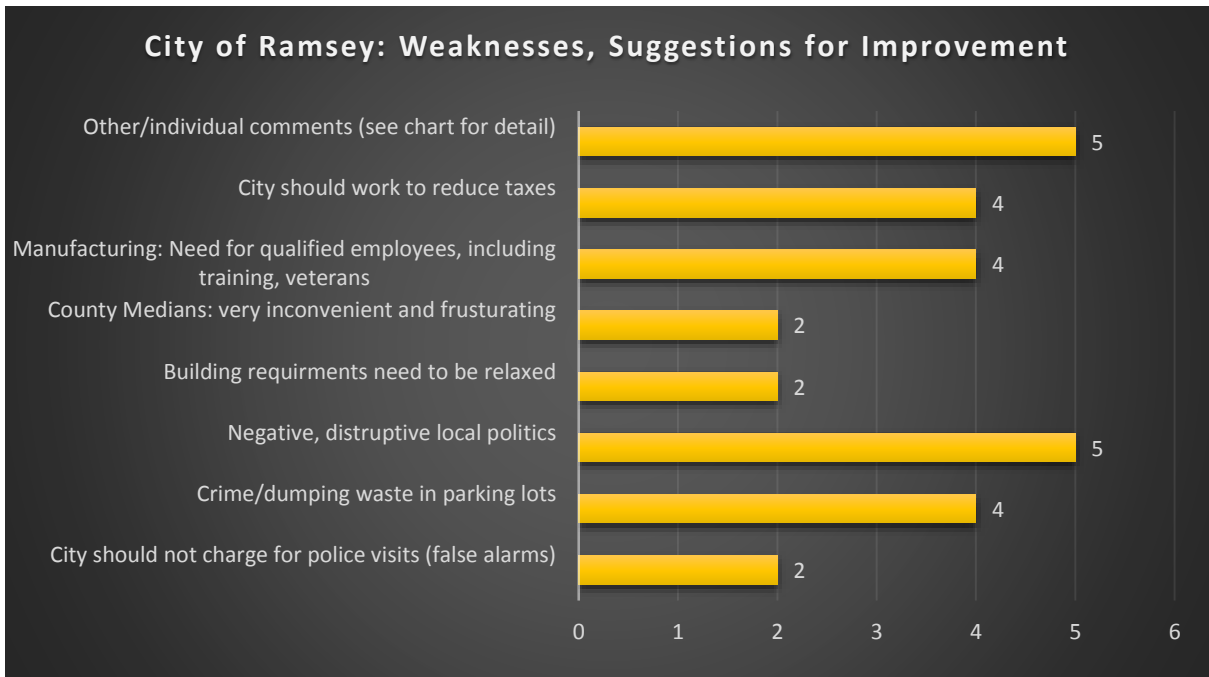


SERVICES AND PRODUCTS

- Electrical Mechanical Solutions, Repairs and Refurbishing
- Fitness Equipment Manufacturing
- RV Dealerships (2)
- Industrial Machining (5), Tooling (5), Dies (3), Cutting (5), Custom Manufacturing
- Plastic Card Printing
- Medical Services
- Printing Services
- Fastener Supply
- Aerospace and Navel Electric Supply
- Engineering and Surveying Services
- Millwork Production
- Packaging and Paper Manufacturer
- Waste Services

8. RAMSEY WEAKNESSES, SUGGESTIONS FOR IMPROVEMENT

Businesses were asked, as far as the City of Ramsey goes, what are our weaknesses and what can we do to improve (from the perspective of a business). Below is a graphical display, on the next page is detailed list. NOTE: some businesses had multiple suggestions and some did not have any: therefore, sample sizes are inconsistent.



(Continued, next page)

STAFF NOTE/SUGGESTION:

A number of Ramsey businesses are considering expansion in the coming years. At this point, the City no longer owns any parcel greater than one acre in size. The inventory of privately held available lots is very limited. Therefore, competitively responding to prospects is a challenge for Staff.

If the City wishes to retain expanding Ramsey businesses, and attract new businesses to this community, there is a need to acquire (or secure) land for economic development purposes. Until this item is addressed, the City of Ramsey will remain less competitive than surrounding Cities. Additionally, the City will eventually lose expanding businesses that no longer can fit their operations within the Ramsey.

RAMSEY WEAKNESSES/SUGGESTED IMPROVEMENTS:

Suggestions made by multiple businesses:

- Periodically businesses will have false alarms, and the Ramsey Police Department will be called out. In certain situations, the City charges Businesses for said visits/false alarms. Business owners are frustrated--being they pay significant property taxes (tens of thousands). Police visits should not be charged back to a property owner. Lastly, one business owner believes the City should call the contact provided to the City for business registration and communicate there was a visit/alarm/etc. (2)
- A number of businesses are frustrated with the negative local politics in Ramsey; said issues create mistrust, second guessing of City policies and embarrassment for businesses. (5)
- Keeping the local tax levy low is a major priority to Ramsey businesses, as their industries are very competitive. Businesses hope this is a priority to the City Council. (4)
- Large County medians are a major inconvenience and frustration for employers and employees. Giving directions is difficult, access to nearby food and retail options is difficult. The City should be cognizant of boulevards' negative impacts. (2)
- A lack in supply exists for qualified employees in the City's manufacturing sector. Some companies are interested in learning how to recruit locally. Additionally, a couple businesses have indicated they are interested in hiring veterans. (4)
- Commonly, people dump waste and furniture in Ramsey Businesses' parking lots (without permission). Additionally, crime (theft) is common in parking lots; especially behind buildings. A number of businesses have requested more patrols. Issues are most common in the summer. (4)
- Businesses are interested in the use of metal materials for construction of buildings in Ramsey. One business has requested the use of a metal pitched roof. One business believes the City's tree/planting requirements are too ridged and don't account for "real world" scenarios. The City should be more flexible in calculating tree requirements. (2)

Suggestions made by one business:

- One business has successfully used the program known as "Economic Gardening" and strongly suggests the City consider offering said service to Ramsey businesses.
- The City's sign regulations are too strict in the COR. The City should allow additional signage than the code provides today.
- The City should consider improving their business expo. It is not professional enough, the traffic is too low and they should not allow merchant vendors to attend.
- The City should consider redevelopment of the old HealthQuest property as a biotech incubator.

APPENDIX A

2012 BUSINESS SURVEY



HISTORY/BACKGROUND/PRODUCTS/SERVICES
[Origination, ownership structure, products/services, etc.]

NUMBER OF EMPLOYEES
[F.T.E., changes/trends]

SALES
[Past year/projected, changes/trends]

FACILITY
[size, own/lease]

MARKETS
[Where do you serve and where to you buy from]

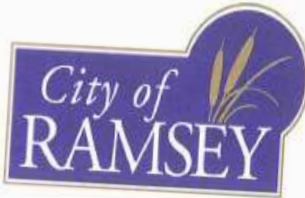
OUTLOOK
[Where do you see you company heading in the coming years]

COMPETITIVE ADVANTAGES & CHALLENGES

WHY RAMSEY
[Why is your business located in Ramsey—strengths]

RAMSEY WEAKNESSES
[What can we do better to serve our business communi]

FOLLOW UP
[Questions, requests or concerns about the City in rel]



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October 1, 2012

Mr. John Dowe
Dowe Enterprises, INC.
1234 56th Street North
Ramsey, MN 55303

Mr. Dowe:

The City of Ramsey would like to set up a time to visit to your business.

As you may know, the City of Ramsey periodically visits local business. The purpose of these meetings is to 'catch up' and see how your business is doing, develop and maintain a line of communication and to see if you have any concerns or questions regarding the City of Ramsey.

Typically, we set up meetings on the second and fourth Thursday of each month. Meetings last between 30 minutes and one hour. Meetings are open ended, depending on what you would like to cover. Additionally, we have a few questions we would like to ask regarding your business.

In the coming days I will be contacting you to set up a time. If you have any questions or comments in the meantime I would be glad to help.

Best regards,

Patrick J. Brama
Management Analyst, City of Ramsey

OFFICE: (763) 433-9903 CELL: (763) 412-7609
ADDRESS: 7550 Sunwood Drive NW, Ramsey, MN 55303