

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday May 16, 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 April 11, 2013
4. **EDA Business**
 1. FOR DISCUSSION ONLY: Discuss Future Land Use Options and Land Use Open House Results for 15153 Nowthen Boulevard (Former Ramsey Municipal Center/Current Fire Station #2)
 2. Discuss Potential Future Industrial Park Land
 3. Prospect Update
 4. UPDATES
 5. Planning Commission Update (Development Update)
5. **Member/Staff Input**
6. **Adjournment**

Economic Development Authority (EDA)

3. 1.

Meeting Date: 05/16/2013

By: Jo Thieling, Administrative Services

Title:

Approve EDA Meeting Minutes dated April 11, 2013

Background:

Attached are the meeting minutes from the regular EDA meeting of April 11, 2013.

Observations:

Funding Source:

Staff Recommendation:

Action:

Approve EDA Meeting Minutes dated April 11, 2013.

Attachments

EDA Minutds 041113

Form Review

Form Started By: Jo Thieling

Started On: 05/07/2013

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, April 11, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen (arrived at 7:43 a.m.)
 Member Phillip Brunt
 Member Glen Hardin
 Member John LeTourneau
 Member Chris Riley (arrived at 7:35 a.m.)
 Member Wayne Skaff
 Member Kristine Williams

Members Absent: None

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

Guest: Joe Haag (Community Pride Bank)

1. CALL TO ORDER

Vice Chairperson Skaff called the Economic Development Authority meeting to order at 7:33 a.m.

2. APPROVE AGENDA

Vice Chairperson Skaff stated that agenda item 4.02 (consider purchase of private property located on the south side of Highway 10 in the 5000 block) would be heard at a later date and suggested that agenda item 4.06 be moved up on the agenda as item 4.02.

Motion by Member Hardin, seconded by Member LeTourneau, to approve the agenda as amended.

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

3. APPROVE MINUTES

3.01: Approve EDA Meeting Minutes Dated March 7, 2013

Motion by Member LeTourneau, seconded by Member Williams, to approve the minutes dated March 7, 2013.

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

4. EDA BUSINESS

4.01: EDA Orientation

Vice Chairperson Skaff welcomed newly appointed EDA Members Phillip Brunt and Glen Hardin.

Management Analyst Brama introduced the EDA Members and City staff and stated that an Economic Development Authority is a legal entity that is granted authority from the State. He explained the goal of an EDA is to promote economic development growth and EDAs are granted specific powers, e.g., purchase and sale of property, providing grants and loan guarantees, or selling bonds. He stated that from the City's perspective, the Ramsey EDA is a seven-member board appointed by the Mayor to serve six-year terms and the EDA serves as a recommendation board to the City Council as the first point of contact for economic development projects. He stated the EDA also facilitates a \$425,000 Revolving Loan Fund and utilizes an annually approved budget to facilitate and carry out a work list approved by the City Council. He indicated that in 2013, the EDA had a \$104,000 budget and from an asset perspective the EDA has an interest in the property known as the Nordvick property. He stated it is the EDA's responsibility to facilitate and administer the City's Business Retention and Expansion program and is responsible for the annual Business Expo, the annual Business Appreciation Golf Tournament, and the annual networking event held in November. He stated the EDA also responds to business prospects as well as businesses interested in expansion or relocating. He then presented the EDA Handbook and EDA Bylaws.

Chairperson Steffen arrived at 7:43 a.m. and chaired the remainder of the meeting.

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

Development Services Manager Gladhill provided a brief history regarding this retail node and stated the property continues to experience a high vacancy rate. He advised two potential users approached the City in January about an indoor shooting range and a recycling warehouse. He explained that the recycling warehouse is not a retail based operation and its primary use would be warehouse distribution with a small degree of retail. He stated the City Council upheld the recommendations of the Planning Commission and EDA as being supportive of the indoor shooting range but had concerns about the warehouse use and whether it was compatible with the surrounding area; however, the indoor shooting range has since indicated it will not be moving forward at this time. He stated the City has considered a number of options for this site and is interested in taking a broader approach and has considered facilitating redevelopment of the site as residential as well as potential interim uses that would allow warehousing as an interim use. He indicated the former SuperValu site has experienced significant damage and vandalism to the building so the cost to get a retail user in there would be difficult. He stated another barrier is the

cost to connect to municipal sewer estimated between \$1.5 and \$2 million. He then introduced Mr. Joe Haag from Community Pride Bank.

Management Analyst Brama stated that one option is to schedule a meeting with the stakeholders and outline what options exist and discuss what the City can do to assist with this node, e.g., establishment of a TIF district or use of the Revolving Loan Fund. He stated other options include pursuing different zoning for the site or whether to pursue further master planning.

Member Hardin requested further information regarding the Planning Commission discussion.

Development Services Manager Gladhill advised it was the Planning Commission's desire to maintain a retail base as the long-term use for this node. He stated the Planning Commission supported the indoor shooting range but did not support the recycling warehouse, adding the Planning Commission felt the indoor shooting range would generate traffic that benefits the surrounding area while expressing concern about the potential for outdoor storage with the warehousing user. He added the Planning Commission was concerned about other uses coming into this area if the warehousing use was terminated and did not feel this use fit the long-term vision for this node. He agreed to forward the Planning Commission minutes to the EDA.

Mr. Haag explained that Community Pride Bank owns the 6001 parcel and the pool of buyers is small, adding that the property owners to the east and to the west would also be interested in any assistance the City can provide in expanding the buyer pool.

Chairperson Steffen asked if Community Pride Bank would prefer the site to be vacant with no building.

Mr. Haag replied the building is still fairly useable and structurally sound adding he did not know if a vacant lot would be more marketable.

City Administrator Ulrich stated the City has the option of keeping the property as is or to clear the site and start from scratch, which would require a master plan. He indicated he did not think the City or the EDA wants to make that investment until it knows the end result of the whole area including the land to the south. He stated he would prefer to at least see the basis of a master plan for where the City would like to end up before considering any active involvement such as tax abatement, TIF, or purchasing the land.

Chairperson Steffen indicated a master plan was previously prepared for this area adding the problem then was that Landmark Bank was not a willing seller and there was a fully functioning grocery store on the site and now everyone is willing to sell but there are no interested buyers.

Member LeTourneau expressed support for resurrecting the master plan especially given the tight real estate market and agreed the City should meet with the stakeholders to evaluate the current conditions.

Mr. Haag indicated he did not believe a grocery store would work on this site because of the close proximity of Coborn's and County Market and felt that a convenience store might work in

this location. He felt the City would need to come up with a plan for this entire area adding his interest is to work with the City to move this property.

It was the consensus of the Economic Development Authority to schedule a meeting with the stakeholders to discuss land use options and obtain feedback from the property owners. It was also the consensus of the Economic Development Authority to direct staff to do no further evaluation regarding the warehouse use at this time.

Mr. Haag requested that the open house include Landmark Bank and the cabinet shop owner.

4.03: 15153 Nowthen Blvd: Update and Grant Application

Management Analyst Brama explained that this property is the site of the former municipal complex and was identified as surplus City owned land. He stated the City was approached by Connexus Energy to form a partnership with the goal of marketing the site for a data center and the City was encouraged to pursue shovel ready certification for the site. He stated the City developed a cost-benefit analysis of a data center and that analysis indicated that a data center was significantly more beneficial to the City from a tax perspective. He advised that an open house has been scheduled for April 18th to obtain input from the surrounding residential property owners regarding the use of this site as light industrial for a data center. He indicated as part of the shovel ready certification process, the City conducted a Phase 1 environmental analysis that identified three environmental conditions requiring follow-up. He stated a Phase 2 environmental analysis is the next step and staff has been made aware of a Met Council tax base revitalization grant that could pay for a Responsive Action Plan (RAP) subsequent to the Phase 2 environmental assessment and the grant could also provide reimbursement of previous costs incurred by the City. He stated the pre-demolition survey indicated there is asbestos in the building and the environmental conditions include an oil-water separator tank in the floor with no documentation to indicate the tank was properly drained; in addition, the oil-water tank drained into the septic many years ago and needs to be tested to make sure there was no leakage and there are soil mounds on the property that need to be tested as well. He stated the grant application is due May 1, 2013, and will be awarded in mid-June. He added the City also received a market appraisal of \$1.47 per square foot or \$1.27 million for a commercial use and the residential appraisal was \$650,000.

Motion by Chairperson Steffen, seconded by Member Skaff, to direct staff to submit the Met Council tax base revitalization grant application due on May 1, 2013.

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

Member Riley requested further information about the comments received to date from residents regarding the potential data center.

Management Analyst Brama stated the City has received a mixed response and estimated that 40% were in favor of the data center and 60% were in favor of residential.

Member Riley suggested that the City stop referring to the data center as an “industrial user” and felt that the term warehouse provided a much better analogy for the proposed data center.

4.04: City Owned Land Inventory Review

Management Analyst Brama presented the findings from the inventory conducted by staff in 2012 and stated the City identified 250 parcels as City owned land and identified 38 parcels as unneeded and staff is currently pursuing eight properties as available and not dedicated. He provided information regarding each of the eight properties and stated the City’s website includes a map with clickable profiles for each of the properties.

Chairperson Steffen indicated this inventory confirms that the City does not have a lot of land of any size available with the exception of the Legacy property. He requested that staff provide the EDA with a map overlay identifying prime privately owned properties.

4.05: Planning Commission Update (Development Update)

Development Services Manager Gladhill advised that the Seasons of Ramsey, a 50-unit rental townhome project, was approved in February and construction is scheduled to start April 24th. He stated that staff is currently reviewing the McDonalds site plan on Sunwood Drive and Armstrong and the HRA will be going out for bids for the City-shared improvements. He stated that a ceremonial ground breaking for Northgate Church was held in March and staff is close to issuing a building permit. He stated that the site plan for Super America was approved in 2012 and negotiations are continuing for this site. He indicated that North Commons, a 17-lot single family development north of Bunker Lake Boulevard is being rough graded and staff is working to resolve some storm water issues, adding that area builders have expressed interest in the site. He stated that Residence at the COR is under construction and a portion will be open in May. He reported that Stony River, an assisted living facility on the Lord of Life campus, hopes to break ground in April. He advised that Mary T, Inc., approached the City about a 60-unit one level apartment building and staff is waiting for the developer to bring plans forward.

Chairperson Steffen thanked Development Services Manager Gladhill for the update and requested a monthly development update be provided to the EDA.

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

This item was moved up to agenda item 4.02.

4.07: UPDATES

Management Analyst Brama stated the annual Business Expo is scheduled for Saturday, May 4, from 9:00 a.m. to 2:00 p.m. at Fountains of Ramsey. He indicated all marketing and planning is moving along and all spots have been filled. He stated that the property at 8020 147th Avenue (the Nordvick property) has been cleaned up and the City is holding a 10% payment to insure the contractor establishes the turf. He stated the annual Business Appreciation Golf Tournament has been scheduled for Tuesday, August 20, 2013, at the Links at Northfork. He advised that staff recently met with Greater MSP regarding the City’s Business Retention and Expansion program

to compare data and staff anticipates that visits will begin the end of April, adding that a visit is scheduled for today with Green Valley Greenhouse. He reported that Prospect Alpha is Diamond Graphics and they are moving forward with their plans. He reported that the City has heard nothing further from Prospect Bravo, a large manufacturer, and no further action will be taken at this time. He reported that Prospect Charlie is interested in expanding its business and taking over part of its building currently being subleased. He indicated staff has met with the sublessee and is confident the City can help them relocate. He reported that Prospect Delta is interested in expanding its 20,000 square foot facility by 10,000 square feet and has contacted the City for names of builders. He reported that Prospect Echo is a small manufacturer interested in expanding its facility by approximately 8,000 square feet. He reported that Prospect Foxtrot is a small, quickly growing concrete business interested in purchasing City owned land on Ramsey Boulevard and Highway 10. He stated the City is in the process of hiring an Economic Development Manager and a finalist has been selected.

Member LeTourneau requested that staff send invitations to the EDA Members and City Council whenever business visits are scheduled as part of the Business Retention and Expansion Program.

5. Member/Staff Input

City Administrator Ulrich provided an update on funding for the Armstrong interchange and stated the City and County have committed \$10 million for this project and the State has been asked to provide \$17 million with the balance coming from the Federal government. He reported that the City's request has been included in the House bonding bill.

6. Adjournment

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

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

The regular meeting of the Economic Development Authority adjourned at 9:11 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: 05/16/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

FOR DISCUSSION ONLY: Discuss Future Land Use Options and Land Use Open House Results for 15153 Nowthen Boulevard (Former Ramsey Municipal Center/Current Fire Station #2)

Background:

General Background

The City was approached by Connexus Energy in the fall of 2012 regarding the development of City owned land located at 15153 Nowthen Boulevard; known as the Old Municipal Center Site (“Subject Property”). The Subject Property is 21.24 acres in size and is currently zoned Public/Quasi-Public.

The City completed a feasibility study on the development of the Subject Property in early 2013. Staff conducted a public open house regarding a potential zoning amendment (also requiring a Comprehensive Plan Amendment) and future development of the Subject Property in April 2013.

Purpose of Case

Review updated site concept plans and feasibility study; review feedback from the April 18 public open house; and provide the City Council with input regarding the future development of this site.

Detailed Background

Connexus Energy identified the Subject Property as the best available data center site in the entire County of Anoka in the fall of 2012; and, proposed the City partner with their organization to pursue development of the Subject Property for a data center user(s).

Previous to receiving Connexus Energy’s proposal, the City Council identified the Subject Property as surplus City owned land; as it is unneeded for current or future City functions (summer of 2012).

Both the EDA and City Council directed Staff to pursue the proposed partnership with Connexus Energy in the fall of 2012. However, a number of key development issues would need to be resolved before either the EDA or City Council were able to pledge their full support for a data center development. Major items included: a feasibility study (cost-benefit analysis) and Zoning/Comprehensive Plan Amendment for the Subject Property. The EDA and City Council were both interested in how the proposed data center use would fit in with surrounding properties.

Feasibility Study

In early 2013, the EDA and City Council reviewed a feasibility study for the development of the Subject Property. Said study compared three general development scenarios: a single data center user, two data center users and a single family residential development. In summary, said study identified a data center development to be considerably more beneficial to the City than a single family residential development from a financial standpoint. The following sections of this case will discuss compatibility with surrounding properties from a land use perspective. Additionally, a data center development provided the City with a funding source for the City’s new Fire Station #2. NOTE: Fire Station #2 is temporarily located on Subject Property. Attached to this case is the feasibility study.

Upon review of said feasibility study, Staff was directed to move forward with identifying a zoning solution for the Subject Property. Staff was directed to conduct an open house prior to formally approving a zoning amendment for the Subject Property; as the EDA and City Council were interested in feedback from surrounding property owners. This was an important step in determining the compatibility and establishing a rational basis for the Zoning and Comprehensive Plan Amendment.

Public Open House

On April 18, 2013 the City hosted an (“Open House”) regarding the future development of the Subject Property. Nearly 250 surrounding property owners were contacted via direct mailings.

Comments were received from Open House attendees as well as written and verbal comments received outside of the Open House. In total, the City received twenty-six (26) comments. Of those that responded, twenty-three (24) preferred the residential concept (92%) and three (2) preferred the data center (8%). A detailed analysis is included in the attached Power Point. Staff received a petition in opposition of a data center development, and in support of a residential development, from surrounding property owners on April 26. Said petition included 69 signatures and has not been reviewed or analyzed by Staff.

General common inquiries included, but were not limited to the use of the site as a school, park, or renovated Fire Station #2 in place. There were also multiple inquiries as to whether the data center could be sited elsewhere in the community. It should be noted that the Anoka-Hennepin School District does not currently have plans to develop the site as a school for the foreseeable future. The Parks and Recreation Commission has reviewed park needs for the area in the past, and has focused on safe pedestrian connections to other recreation areas in close proximity. The City continues to review future trail and safe pedestrian connection needs for the area.

For those opposed to the data center concept, common comments included concerns with decrease in property value, presence and view of data center being undesirable, compatibility with the character of surrounding properties, noise, and long term risk/potential re-use of the site.

For those accepting of a data center, common comments include traffic impacts for residential uses being undesirable as well as residential development reducing the privacy of surrounding property owners (hours of operation).

Attached to this case is extensive information attained through the public input process.

Data Center Prospect Update

Over the past few months, Staff has received inquiries from national developers/builders, commercial real estate agents, Connexus Energy and the State of Minnesota regarding the development of the Subject Property for a data center user(s). Although Staff has not worked directly with a data center prospect, the market remains active and interest in the Subject Property remains significant.

Observations:

Included below are staff comments regarding the public Open House and the revised feasibility study/site concepts.

SECTION 1: OPEN HOUSE

Concerns listed below were raised at the public Open House regarding the development of the Subject Property for a data center user(s).

Noise

A number of residents raised concerns regarding the noise generators and air conditioning units would create.

Data centers do require significantly sized backup power generators. Additionally, data centers create a significant level of heat due to the extensive use of computer servers; therefore, significant use of air-conditioning units is required. Both types of equipment, generators and air conditioning units, do create noise pollution.

Noise pollution concerns can be resolved with proper land use regulations. For example, increased building setbacks, requiring enclosed/indoor storage of generators, requiring air conditioning units to be located at the center of building rooftops and establishing noise restrictions on the Subject Property.

For example, the Cities of Anoka and Chaska have noise decibel (dB) restrictions; 65Db and 55dB respectively. The City of Ramsey could consider adopting a noise decibel (dB) restriction on the Subject Property of 55dB. 55dB is often compared to office noise, normal conversation, living room in suburban area, typical business office,

library, moderate sound and a quiet house. It should be noted that the City currently has dB restrictions within the existing City Code that are fairly close to the above samples. The City could choose to establish site-specific noise regulations through a number of tools.

It is important to note, generators will only be operational in situations where regular power supply is lost/threatened and during monthly testing. Generators are not run regularly.

Visual/Aesthetics

A number of residents raised concerns regarding the “look” and “presence” of a data center facility. Further, it has been stated a data center building would be an “eye sore.”

At full build out, a data center structure would be significantly sized when compared to surrounding single family residential structures. It is staff’s estimation the site could sustain a maximum 195,000 square foot building.

Visual/Aesthetic concerns can be mitigated through land use regulations. For example, the City could require larger building setbacks, dictate a maximum building height, require a high standard of building materials and mandate proper screening (e.g. landscaping, berming plantings, etc.). In addition, the City has the ability to establish architectural standards in addition to the above bulk standards to make the architecture more conducive of a residential surrounding.

It is important to note, the City can mitigate the visual/aesthetic effect of a data center development; however, it cannot not eliminate said concern.

Traffic

A number of residents raised concerns regarding traffic. Some residents were concerned that busy employees would drive carelessly through surrounding neighborhoods and decrease safety.

At full build out, a data center development would have significantly lower traffic impact on surrounding properties than would a residential development. It is estimated a data center development would create 48 vehicle trips per day and a residential development create 470 trips per day (at full build out). It is proposed, a data center development would attain road access exclusively from Nowthen Boulevard; and that a residential development would attain road access to Helium Street.

The City did receive a response from the Anoka County Highway Department on the preliminary sketches. Anoka County's response was that they desire to eliminate the access onto Nowthen Boulevard, as the current alignment interferes with future turn lanes and restricted turn movements.

Spot Zoning

Several residents indicated using the Subject Property for a data center would be considered “spot zoning.” NOTE: “spot zoning” is not addressed in State Statute; it is a part of case law and planning literature. Therefore, even if the City were “spot zoning” it is not explicitly illegal (based on State Statute).

Staff had a chance to review the Subject Property with the League of Minnesota Cities, the City’s Planning Division, and the City Attorney. Considering the follow factors, Staff does not believe the City is in violation of “Spot zoning”: large size of the Subject property, the City is using the property for a rational use, there is a public purpose for developing the Subject Property, the previous/anticipated use of the subject property was for either a school/municipal center complex and the City would enforce strict land use regulations to ensure a data center use would transition/be compatible with surrounding properties.

Property Values

Nearly all residents indicated the establishment of a data center development would reduce the value of their homes; and therefore is undesirable.

It is possible the establishment of a data center development could reduce the value of surrounding properties. However, it is also possible the establishment of a data center development could sustain or even increase the value

of surrounding properties; depending on the quality of the project and the required screening/land use regulations (when compared to the alternative). This item is subjective.

Staff had a chance to review the Subject Property with the League of Minnesota Cities and the City Attorney. Most case law indicates this accusation is subjective and unclear.

Staff would recommend the City update their comprehensive plan to reflect the desired zoning before moving forward with either development scenario (residential or data center). This was already contemplated by the Planning Division as part of the Zoning Amendment and Open House process, although not expressly stated.

Risk/Market Failure

A number of residents are concerned that a data center development will eventually fail; and that another type of user would eventually take over. Said user may not work well with surrounding properties.

Like any business, the risk of a data center development failing is real. The City does not have the ability to mitigate this risk. However, in the event a data center user failed, the City does have the ability to regulate the next user. It is likely, an office type reuse would fit in best with surrounding properties. The City has the ability to control the use of the Subject Property through land use regulations; in this case, a Planned Unit Development (PUD) or an Overlay District. A PUD would be the preferred tool if a specific user and site plan were identified. An Overlay District would be the preferred tool if a specific user or site plan was not identified, but the City chose to move forward with the *Shovel-Ready* Certification.

Use of Subject Property for a Park

Several residents indicated the City should develop the entire Subject Property into a park.

Over the course of the last decade, as new single family homes and town-home developments have been platted near the Subject Property, the Park and Recreation Commission has examined the need for recreational amenities and associated trail connections. Finding that there is adequate recreation and open space in the larger vicinity of the former Municipal Center, the City has focused on trail development; and, this part of Ramsey now has the most comprehensive trail and connected trail system within the entire City.

A summary of park amenities nearby the Subject Property includes the two community parks of Elmcrest and Alpine; and play equipment at Alpine, Woodland Green, Solstice and the school. Athletic fields at Alpine, Elmcrest, the school, Solstice, Woodland Green and Bear Park. Open space at all of the above, plus Sunfish Lake Park and the scout camp as well as other city-owned lands. In addition to the common recreational amenities at these parks, at Alpine there is a concrete skate park, free canoes and kayaks at Sunfish Lake, and ice skating and a warming house at the 60-acre Ramsey Elementary immediately west of the former Municipal Center.

Better Locations

Residents at the public open house indicated there are "better locations" for a data center in Ramsey; and that the Subject Property should not be considered.

Considering the requirements of a data center development, the Subject Property is the only substantial available site in the City of Ramsey. Requirements include: redundant fiber, redundant electricity, city utilities, minimum distance from city services, minimum distance from train tracks, minimum distance from a river, minimum distance from an electrical substation and a substantially sized site.

Anoka Hennepin School District Use

Several residents indicated the Subject Property should be used for an Anoka Hennepin School District school campus. Staff made contact with the School District and has received word their organization is not interested in the Subject Property now or into the foreseeable future.

SECTION 2: REVISED FEASIBILITY STUDY/CONCEPTS

As a result of the public input process, staff made a number of revisions to the proposed data center development scenarios as follows:

Building setbacks

Building setbacks are proposed to be increased from 125' to 200'; which is over three times the distance normally required by City Zoning Code. Increased building setbacks help mitigate noise, safety, visual/aesthetics and compatibility concerns.

Placement of generators and air conditioning units

It is proposed all generators be enclosed or placed within a data center facility. It is also proposed air conditioning units be enclosed or located at the center of data center facility roof tops. Proper location of generators and air conditioning units help mitigate noise and visual/aesthetics concerns.

Establish 55dB noise regulations

It is proposed the City establish noise regulations making 55dB the maximum decibel of noise allowed from the Subject Property (similar to Chaska). Noise regulations help mitigate noise concerns.

Provide public open space

It is proposed the City utilize land located in the northeast corner of the Subject Property as public open space. Various options exist for utilization of the proposed open space. Public open space mitigates safety and compatibility concerns.

Other Updates

Staff was able to attain updated employment estimations and parking requirements for a data center development. In both cases data center needs are less than previously stated. It is estimated 6-12 employees would work at a data center; and that an estimated 60 parking stalls would be required. Reduction of employment numbers mitigates traffic and safety concerns.

Updated Feasibility Study & Concept Maps

As a result of revisions to the site map concepts (reviewed above), and a recent market value appraisal for the Subject Property, Staff made a number of revisions to the feasibility study for the development of the Subject Property.

In summary, results of the revised feasibility study are similar to the the original feasibility study: a data center development is significantly more beneficial to the City (financially) than a residential development. Estimated City tax revenues from a data center development range from \$213,108 to \$202,503 annually; whereas, a residential development is estimated to produce \$28,263 annually. Other taxing jurisdictions would also benefit proportionately. The estimated market value of the Subject Property was slightly reduced for data center scenarios (\$1,350,000 to \$1,275,000); and the estimated market value of the Subject Property for a residential development was drastically reduced (\$1,350,000 to \$650,000).

Attached to this case are the original and revised site concept maps and feasibility studies.

Funding Source:

NA

Staff Recommendation:

Discussion Purposes Only

Considering the three proposed development scenarios, provide the City Council with feedback/recommendations regarding the desired future development of the Subject Property.

Additionally, staff recently received an inquiry from a local religious organization regarding the potential purchase of a portion (or all) of the Subject Property. Staff will provide details at the EDA meeting. Staff would like feedback

from the EDA regarding said inquiry as well. NOTE: the proposed organization would carry a tax exempt status.

Action:

Discussion Purposes Only

Considering the three proposed development scenarios, provide the City Council with feedback/recommendations regarding the desired future development of the Subject Property.

Additionally, staff recently received an inquiry from a local religious organization regarding the potential purchase of a portion (or all) of the Subject Property. Staff will provide details at the EDA meeting. Staff would like feedback from the EDA regarding said inquiry as well. NOTE: the proposed organization would carry a tax exempt status.

Attachments

OLD Concept Maps

NEW Concept Maps

OLD Feasibility Study

NEW Feasibility Study

Site Location Map

REF MAP

Public Open House Invite Letter

Public Open House Petition

Public Open House Attendees Maps All

Public Open House Phone Calls and Emails Received

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/10/2013 10:43 AM
Patrick Brama	Patrick Brama	05/10/2013 12:53 PM
Kurt Ulrich	Kurt Ulrich	05/10/2013 04:26 PM
Form Started By: Patrick Brama		Started On: 05/09/2013
	Final Approval Date: 05/10/2013	













- DATA CENTER:**
- Generators enclosed in building
 - AC units located at center of building
 - Parking - 60 stalls
 - Employees - 8-12
 - Max building height 25'
 - Estimated 48 vehicle trips per day

NEIGHBORHOOD OPEN SPACE PROGRAM TO BE DETERMINED

60 PARKING STALLS

ESTIMATED 48 VEHICLE TRIPS PER DAY

LANDSCAPE BUFFER AREA INCLUDES BERM AND TREES

DATA CENTER
190,000 SF

LANDSCAPE BUFFER AREA INCLUDES BERM AND TREES

FIRE/LOADING ACCESS ROAD

STORMWATER TREATMENT AREAS





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.

Cost/Benefit: Annual Cash Flow

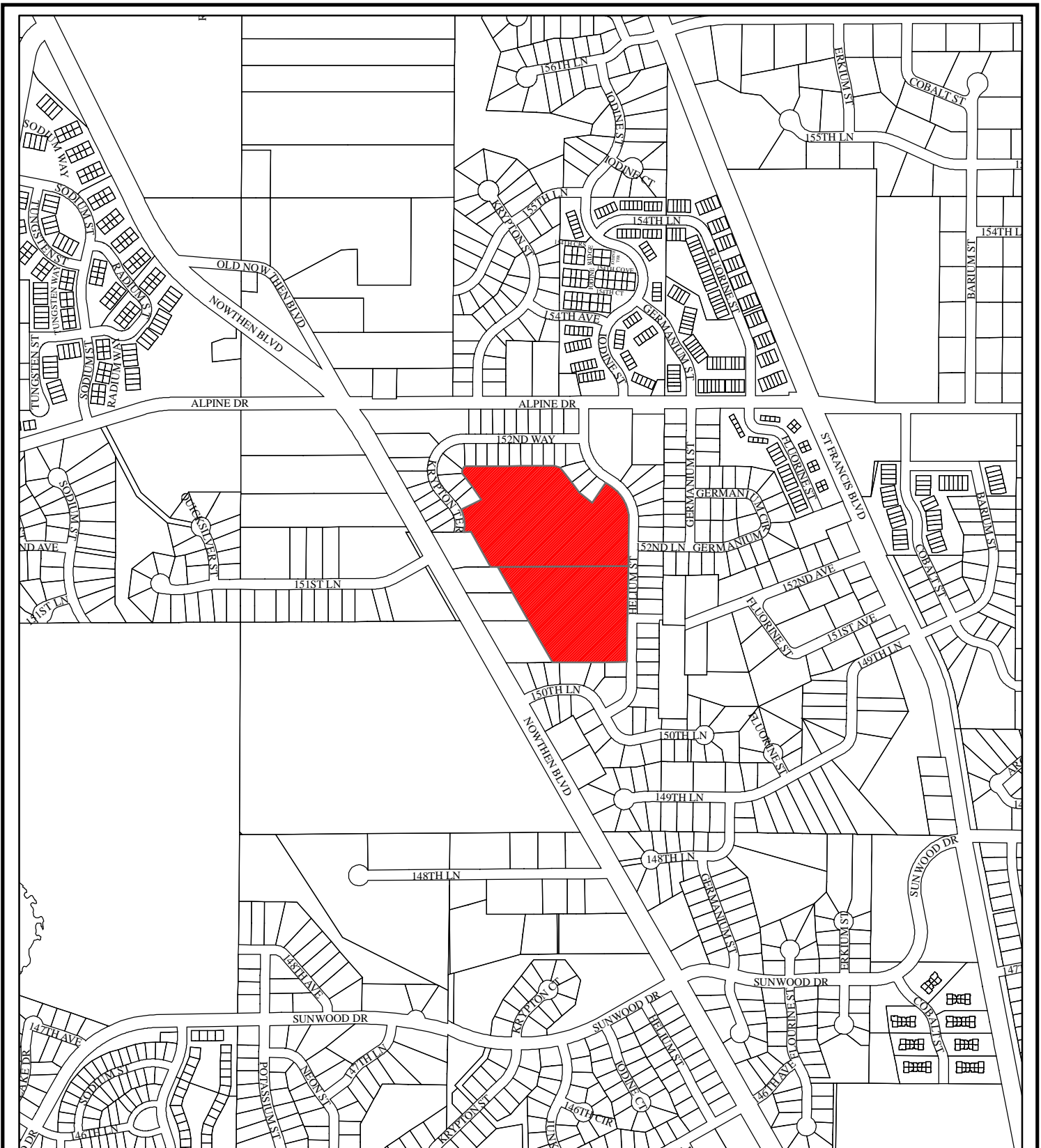
	Concept 1 <i>One Data Center User</i>		Concept 2 <i>Two Data Center Users</i>		Concept 3 <i>Sing. Fam. Resd. Devel.</i>	
VALUATION (market value)						
Data Center Building(s):						
Square Feet	\$	190,000.00	\$	180,000.00		
Valuation (per sq ft)	\$	120.00	\$	120.00	\$	30,000.00
Total Building Valuation	\$	22,800,000.00	\$	21,600,000.00	\$	153,153.00
Average Valuation, before MVE					\$	183,153.00
(Market Value Exclusion)					\$	(20,750.00)
Average Valuation, after MVE					\$	162,403.00
Land:						
Northern Parcel	\$	810,300.00	\$	810,300.00		
Southern Parcel	\$	540,000.00	\$	540,000.00		
Total Land Valuation	\$	1,350,300.00	\$	1,350,300.00		
VALUATION (market value)	\$	24,150,300.00	\$	22,950,300.00	\$	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%		
Sub total	\$	480,006.00	\$	456,006.00		
Total Tax Capacity	\$	482,256.00	\$	458,256.00		
Tax Rate (Ramsey Only)		44.19%		44.19%		44.19%
NOTE: Estimate Does Not Include:						
Anoka County		45.45%		45.45%		45.45%
Anoka Hennipen ISD 11		26.75%		26.75%		26.75%
Special Taxing Districts		4.15%		4.15%		4.15%
Minnesota		53.00%		53.00%		53.00%
Fiscal Disparaties (bottom of page*)		NA		NA		NA
Estimated Total Tax Revenue	\$836,907.06		\$795,257.46		\$92,013.58	
REVENUE (taxes/city only)	\$	213,108.93	\$	202,503.33	\$	33,729.97
EXPENSES (> residential development)						
Operating Expenses	\$	-	\$	-		
Snow Removal	\$	-	\$	-	\$	1,000.00
Street Sweeping	\$	-	\$	-	\$	383.00
Seal Coating (\$10,600/12yr)	\$	-	\$	-	\$	883.00
Future Overlay (\$64,000/20yr)	\$	-	\$	-	\$	3,200.00
Annual Operating Expenses	\$	-	\$	-	\$	5,466.00
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)	\$	213,108.93	\$	202,503.33	\$	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	\$	1,275,000.00	\$	1,275,000.00	\$	650,000.00
Expected Sale Price	\$	-	\$	-	\$	650,000.00
Total Land Proceeds	\$	-	\$	-	\$	650,000.00
Expenses						
Business Subsidy, Land Write Down						
Total Value of Subsidy	\$	1,275,000.00	\$	1,275,000.00	\$	-
Annual Pay Back Capacity	\$	213,108.93	\$	202,503.33	\$	-
Pay Back Period (years)		5.98		6.30	\$	-

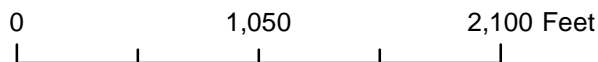
**Given the state of the market, it would be challenging to sell this property for a residential development. If the City could, it is very likely a developer would take the land down in portions (not all at once). Lastly, it is likely the City would not get an offer at the appraised value of this property.



15153 Nowthen Blvd. NW

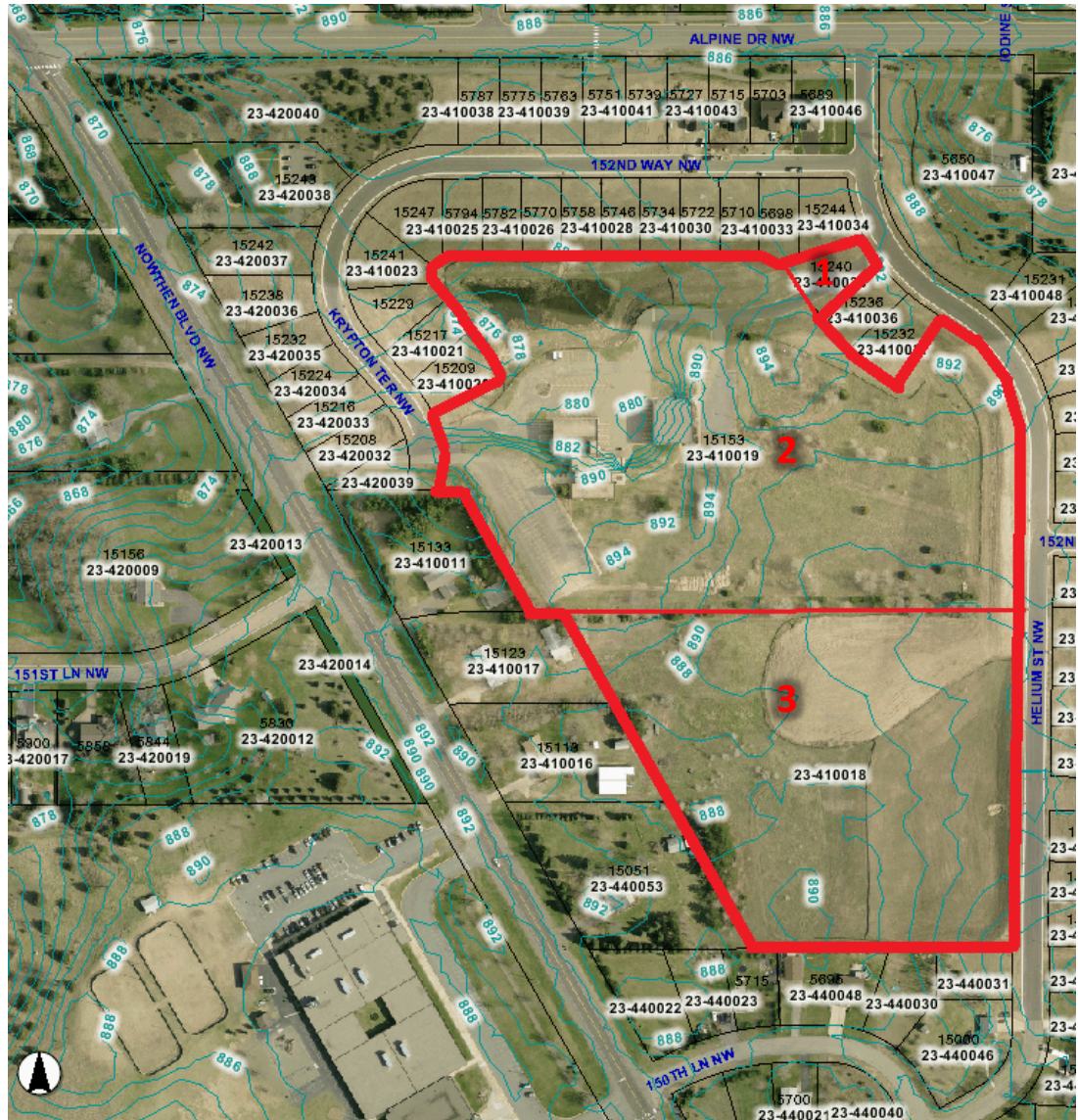
Legend

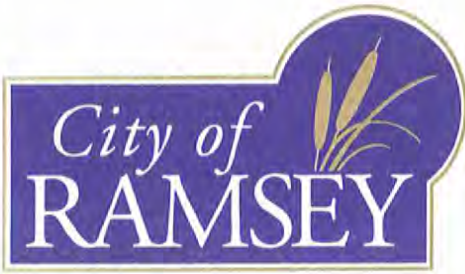
- Site
- Parcels



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:





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/> >

JoDell Seaman Dropped these off on 4-26-13 Callahan

Petition to reject the City of Ramsey's plan to rezone the former Municipal Center Complex at 15153 Nowthen Blvd. and then sell the property and allow 1 or 2 Data Centers to be built on the property.

<p>Petition summary and background</p>	<p>The City of Ramsey notified several residents via mail on March 27, 2013 that they are considering a data center development for this property. This area is surrounded by single family homes. Data centers consume an enormous amount of energy. They generate a lot of heat requiring constant air conditioning, which in turn causes noise pollution. In addition they require constant energy supply- resorting to diesel powered generators in the event of power outage- thus increasing air pollution. Light pollution is also a concern due to the requirement of security lights. Traffic on County Road 5/Nowthen Blvd. will also increase with the addition of a data center(s). Traffic is already an issue on this road in front of the elementary school.</p>
<p>Action petitioned for</p>	<p>Industrial buildings in a residential area lower property values. Homeowners do not want to lose value on their property.</p> <p>We, the undersigned, are concerned citizens who urge our leaders to act now to remove this development scenario from their plans. If this property must be developed we agree with the city's own statement in their comparison chart that residential development of 47 single family homes is the "best fit" and "most compatible."</p>

Printed Name	Signature	Address	Comment	Date
Emily Woodward		15521 Basalt St NW Ramsey	Need more parking	4-22-13
Craig Woodward		15521 Basalt St NW Ramsey	No Energy Data Center	4/22/13
Ellen Butorac		14310 Tungsten St NW Ramsey	we do not need the traffic	4/22/13
JoDell Seaman		15131 Helium St NW Ramsey	we don't need the traffic noise	4-22-13
Annette Grabowska		15170 Oneida St NW Ramsey	No Data Center No Traffic, low Property value	4-22-13
Leigh Scarborough		15170 Oneida St NW Ramsey	No Data Center	4-22-13

Printed Name	Signature	Address	Comment	Date
Lois Bach	Lois Bach	14801 Radium ST NW		4/22/13
Frank DeMan	Frank DeMan	18069 Helium St NW		4/22/13
Dawn Rusled	Dawn Rusled	15091 Helium St. NW		
hell Giesche	hell Giesche	15247 Germania St NW		4/22/13
Nicole Jansen	Nicole Jansen	51031 140th AVE NW	MORE PARKS!! We do not need more traffic, Low, value down	4/22/13
Michele Belenovich	Michele Belenovich	15121 Helium St. NW		4/22/13
Kimberly Jacobs	Kimberly Jacobs	Works at Ramsey Elem.		4/23/13
Leslie Bure	Leslie Bure	15201 Helium St NW	Keep Residential	4/23/13
Stew Bure	Stew Bure	15201 Helium St. NW	This is a neighborhood. Let's keep it that way!	4/23/13
Stacey Cunningham	Stacey Cunningham	15211 Helium St NW	Keep Residential!	4/23/13
Leah Van Gorp	Leah Van Gorp	5689 152nd way NW	Absolutely <u>no</u> data center	4/24/13
Andy Kilsyth	Andy Kilsyth	15225 Helium St NW		4/25/13
JENNIFER KUSNER	JENNIFER KUSNER	15225 Helium St NW	No Data Center! Parks ^{not} Residenced	4/25/2013
Tiffany Pearson	Tiffany Pearson	5710 152nd Way NW	NO!!! Property value!	4/25/13
AIME LEAVELL	AIME LEAVELL	5096 152nd way NW	NO!!! Traffic	4/25/13
DAVID WALTERS	DAVID WALTERS	5763 152nd way NW	NO PROP VALUE	

703-218-8826

Printed Name	Signature	Address	Comment	Date
SCOTT MERRILL	<i>Scott Merrill</i>	5787 152 nd NW		4/25
Johnnie Jamkowski	<i>Johnnie Jamkowski</i>	15209 Krypton Terrace NW		4/25/13
Peter Jankowski	<i>Peter Jankowski</i>	15209 Krypton Terrace NW		4/25/13
Donna McLain	<i>Donna McLain</i>	9		4-25-13
Jeff McLain	<i>Jeff McLain</i>	15133 NORTHERN BLVD NW		4-25-13

Jeffery McLain
 Chad Chapman
 Diane Dalby
 David Hickey
 David Hickey
 David Peterson
 Ann Peterson
 Jennifer Nissen
 Greg Nissen

15051 Northern Blvd
 5435 152th St
 5635 150th Lane NW
 5590 150th St
 5570 150th Lane NW
 11
 5600 150th Lane NW
 5550 150th Lane NW
 5550 150th Lane NW

4-25-13
 4-26-13
 4-25-13
 4-26-13
 4-26-13
 4-26-13



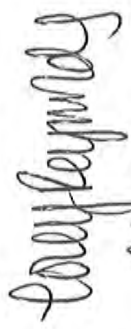

JoDee Saman Dropped these off on 4-26-13 Colleen Laaker 04-26-13

Petition to reject the City of Ramsey's plan to rezone the former Municipal Center Complex at 15153 Nowthen Blvd. and then sell the property and allow 1 or 2 Data Centers to be built on the property.

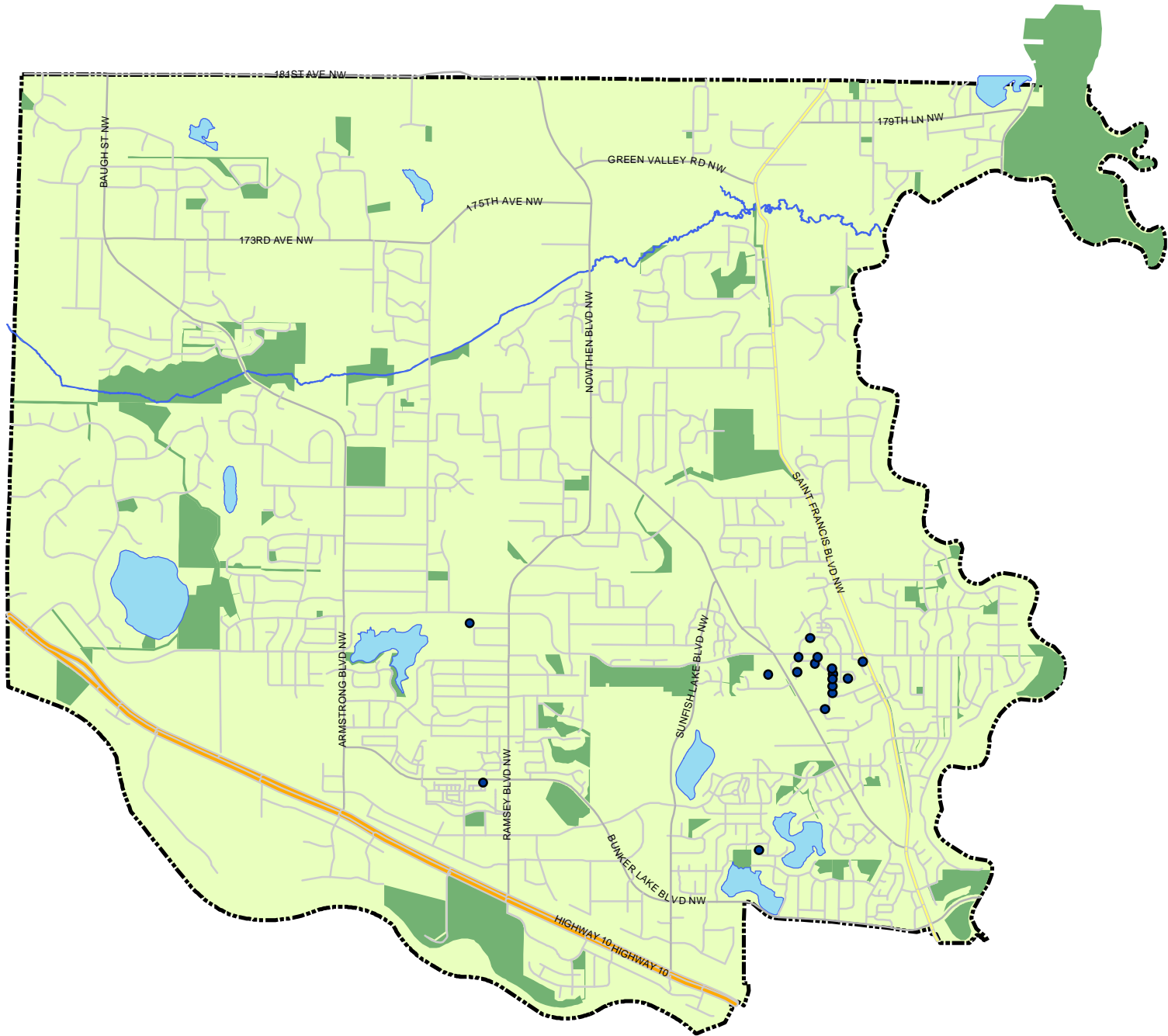
Petition summary and background	<p>The City of Ramsey notified several residents via mail on March 27, 2013 that they are considering a data center development for this property. This area is surrounded by single family homes. Data centers consume an enormous amount of energy. They generate a lot of heat requiring constant air conditioning, which in turn causes noise pollution. In addition they require constant energy supply- resorting to diesel powered generators in the event of power outage- thus increasing air pollution. Light pollution is also a concern due to the requirement of security lights. Traffic on County Road 5/Nowthen Blvd. will also increase with the addition of a data center(s). Traffic is already an issue on this road in front of the elementary school.</p> <p>Industrial buildings in a residential area lower property values. Homeowners do not want to lose value on their property.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to remove this development scenario from their plans. If this property must be developed we agree with the city's own statement in their comparison chart that residential development of 47 single family homes is the "best fit" and "most compatible."</p>

Printed Name	Signature	Address	Comment	Date
Michele Murphy	<i>Michele Murphy</i>	15228 Germanium Cr. NW Ramsey	agree w/ above statement. Not a good fit for area.	4/22/13
Susan Trombicy	<i>Susan Trombicy</i>	15143 Helium St. NW Ramsey	agree with above state- ment, the value of a 47 unit, of our properties is good	4/22/13
Rick Helmsick	<i>Rick Helmsick</i>	15224 Germanium Cr. NW Ramsey	I Agree	4/23/13
Barbara Gaudier	<i>Barbara Gaudier</i>	15337 Germanium Cr. NW Ramsey MN 55303	I agree	4/23/13
Melissa Hill	<i>Melissa Hill</i>	15337 Germanium Cr. NW Ramsey, MN 55303	I agree	4/23/13
Brian Wilson	<i>Brian Wilson</i>	15337 Germanium Cr. NW Ramsey MN 55303	I agree	4-23-13
Melissa Hornell	<i>Melissa Hornell</i>	15337 Germanium Cr. NW Ramsey MN 55303	AGREE!	4-23-13
Richard Myer	<i>Richard Myer</i>	15123 Nowthen Blvd NW Ramsey MN 55303	Agree	4-24-13
Sheryl Fischer	<i>Sheryl Fischer</i>	15113 Nowthen Blvd Ramsey MN 55303	Agree	4/25/13

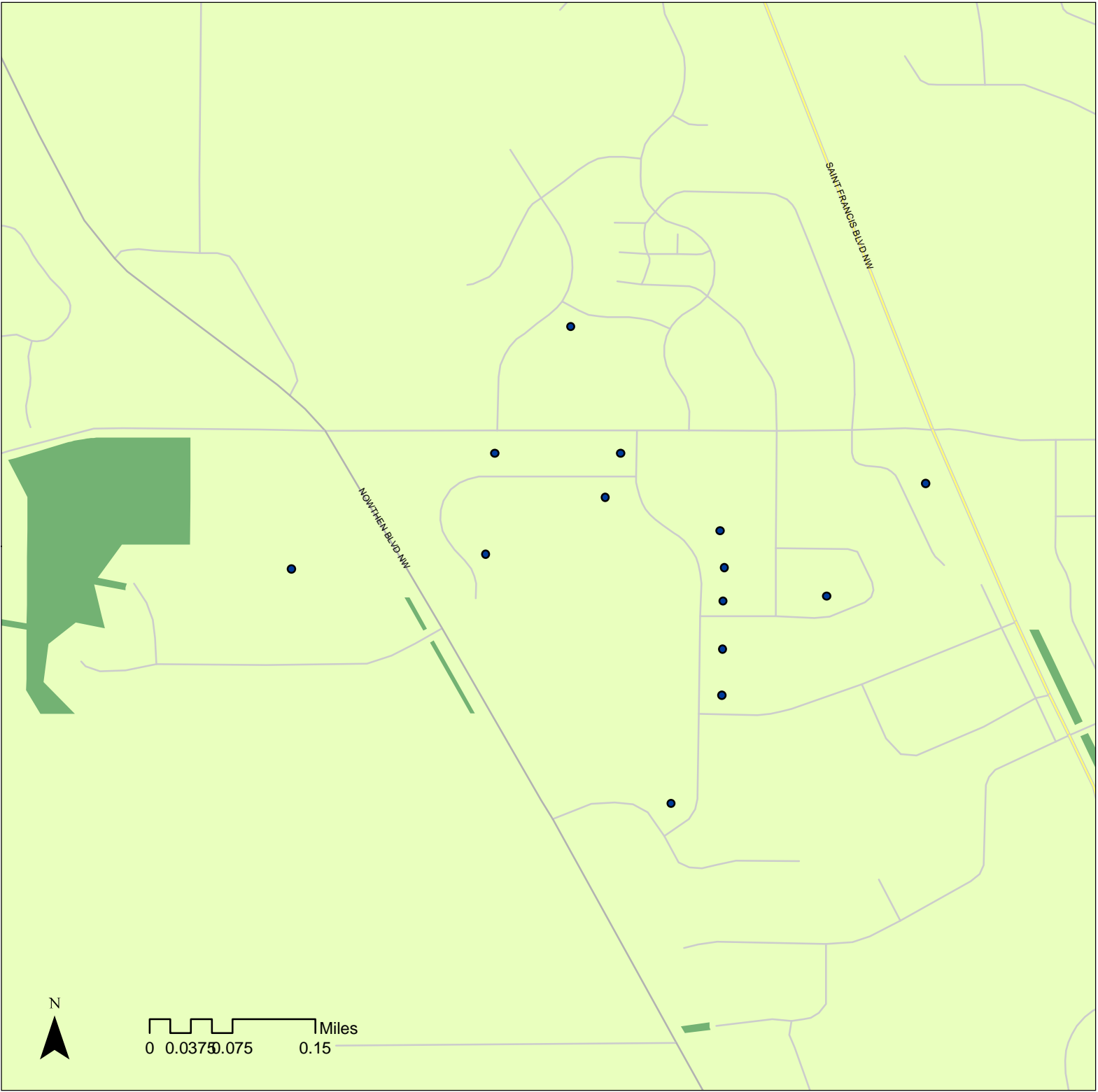
Printed Name	Signature	Address	Comment	Date
ASHELY STANBURY	<i>Ashely Stanbury</i>	15237 Germanium Cir NW Circle	1524 went in	4/23/13
Lance Suby	<i>Lance Suby</i>	15241 Germanium Cir NW	Against it	4/23/13
Phil Kolver	<i>Phil Kolver</i>	15240 Germanium Cir NW		4/23/13
Joel Klover	<i>Joel Klover</i>	15248 Germanium Cir NW	Against	4/23/13
Amy Klover	<i>Amy Klover</i>	15248 Germanium Cir NW	Against	4/23/13
Jana Tait	<i>Jana Tait</i>	15227 Germanium Cir NW	Against	4/24/13
Ron Prosper	<i>Ron Prosper</i>	15220 Germanium Cir NW	Against	4/24/13
Jana Rife	<i>Jana Rife</i>	15220 Germanium Cir	Against	4/24/13
Jeremy James	<i>Jeremy James</i>	15221 Germanium Cir	Against	4-24-13
Rt O'Connell	<i>Rt O'Connell</i>	15590 152nd Way NW	Against	4-24-13
Christina Byrne	<i>Christina Byrne</i>	15210 Germanium St NW	Against	4-24-13
Lisa Dahlager	<i>Lisa Dahlager</i>	15251 Germanium Cir NW	Against	4/24/13
Mike Dahlager	<i>Mike Dahlager</i>	15251 Germanium Cir NW	Against	4/24/13
Nonnie Murphy	<i>Nonnie Murphy</i>	15208 Germanium Cir	Against	4/24/13
ZATEK YANG	<i>ZATEK YANG</i>	5715 152nd Way NW	Against	4/25/13
Jo Van Stanbury	<i>Jo Van Stanbury</i>	5751 152nd Way NW	Against	4-25-13
William A. Romeo	<i>William A. Romeo</i>	5758 152nd Way NW	Strongly against	4/25/13
Susan Romeo	<i>Susan Romeo</i>	5758 152nd Way NW	Strongly against	4/25/13

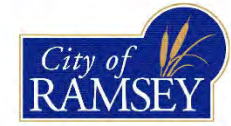
Matthew Krohn  5698 152nd way NW | Agree 4-25-13
Phillip van Corp  5689 152nd way NW NO DATA center 4/25/13
Torey Reynolds  5098 152nd way NW NO Data Center! 4/26/13
 15131 Helium st NW No Data Center
Parks, Residential 4-26-13

**Former
Municipal Center**
*Land Use Open House
Attendees*






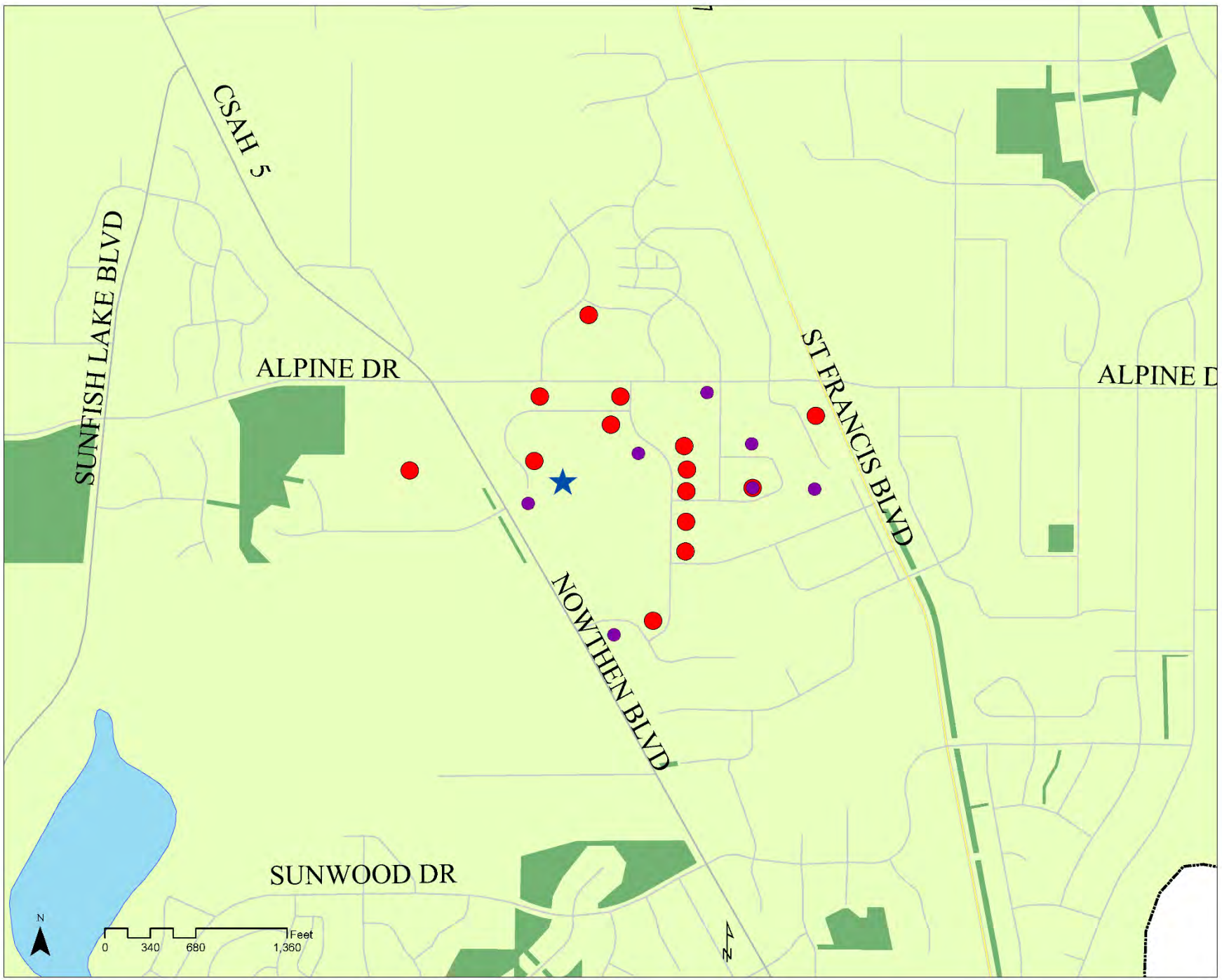
**Former
Municipal Center**
*Land Use Open House
Attendees*





**Former
Municipal Center**
*Land Use Open House
Attendees*

-  Former Municipal Center
-  Submitted Comments
-  Attended Open House



This map has been compiled using information gathered from various government 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 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 preceding disclaimer is provided pursuant to Minnesota Statute 466.03, Subd. 21 (2003), in the use 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.

PUBLIC VERSION: CONTACT INFORMATION HIDDEN

EMAIL: 01

Good Afternoon,

I am contacting you on behalf of a letter I received from the city regarding Old Municipal Center Complex off of Nowthen Blvd and the possibility of building a data center on this subject property. I will be unable to make the open house meeting, but wanted to address a few concerns/inquiries I have.

My knowledge of data centers is fairly more extensive than the average consumer as my employer treats data centers, specifically the cooling towers which are imperative to data center operation. My concerns surround where the cooling towers will be placed and the treatment of those towers.

In some situations, the cooling towers can be placed at ground level surrounded by concrete parameters or inside the facility itself, which would render my concern invalid if this is the case. However, should the cooling towers be placed on the roof of the data center and be improperly treated, the risk of Legionella and Legionnaire's disease, though minimal since it is rare, would be a concern that I have. This disease has the potential to be lethal and can be carried over small distances by wind if the cooling tower(s) is placed on the roof of the building – putting the surrounding homes at risk for exposure. If properly treated, the risk can be monitored and diminished substantially. However, with some facilities that are newly built, the belief is that since the cooling towers are new, they will not need to be treated. This is a falsehood. All cooling towers should have some level of water management, new or old.

I am not opposed to the data center project, but I do urge you to address these two issues with the firm that may be building this facility on the subject property should this project move forward for the safety of the current residents.

Thank you for your time, and should you have any information or questions, please do not hesitate to let me know. I can be reached at the below information, or on my mobile phone at 763-221-2479.

EMAIL: 02

My first comment regarding the subject property notice is that there is a major error in all the drawings and photos. They all fail to show the extension of 152nd Avenue to Helium Street. That has a major impact on what to do with the property in question.

The idea of housing in that area would put an unbelievable amount of pressure on the 152nd Avenue entry onto Hwy 47. There is a stop sign on 152nd at the frontage road which nobody coming down 152nd stops for now. I can see traffic backing up from 47 totally blocking the intersection at the frontage road. I see cars now pulling out into traffic on 47 when they shouldn't even be thinking about it. It would get much worse after they have waited to get to the highway. Besides that, home coming traffic would all have to use the south entrance to the frontage road which isn't wide enough to handle that kind of traffic. When someone parks a vehicle on the roadway now it barely leaves room to get by. Sometimes vehicles park on both sides which really makes it difficult.

I am definitely in favor of the data center plans. There would be lots fewer vehicles and they would all be contained in the development area. The photos show an attractive campus for the data centers.

Unfortunately I won't be able to attend the April 18th meeting. We will be out of town.

EMAIL: 03

We received the letter about the property known as the Former Municipal Center Complex and its possible future development. We will not be able to make it to the open house, so we are sending an email.

Our opinion and what we would strongly support and recommend is for the land to be used for public use, specifically a park, and a nice park that is. When we go to other cities, we see that they have beautiful, colorful, big parks in actual neighborhoods. We've always wished there was a great park that Ramsey was known for.

For example, Eden Prairie has many trails and parks. Brooklyn Center, Brooklyn Park, and Maple Grove have many parks. Andover is known for the park on Bunker Lake. What about Ramsey? Ramsey is like a city for business, buildings, and warehouses.

We would even prefer residential homes over a data center. There are other lands where a data center can be at in Ramsey, not in this neighborhood please. The neighborhood is surrounded by homes and town homes. A park would fit right in the neighborhood, not quiet industrial development or a data center. It just doesn't go together. Put the data center elsewhere where it would fit in with other big buildings.

There are many children living in the area. We see children walking around every day and see many school bus stops around our area. We think a park would be great for the community and children here.

There is no close park nearby. We would love a park within walking distance for the neighborhood children as well as our children.

EMAIL: 04

TO: City of Ramsey

As a 27 year Ramsey resident, I am appalled to hear that the City is contemplating putting an industrial “data center” in a neighborhood of residential property and in my backyard. I cannot believe that one of you would be happy with this type of development in your backyards!!!! We have lived with the City Hall being behind us for as long as we have lived there. However, after discussing this matter with an appraiser, we have been told that a data center will have a much stronger negative impact on our property. A public building like the Ramsey City Hall that only operates 8:00 to 4:30 every day (and basically not at all now) and other than an occasional fire truck or police car, is generally quiet at night is much different than an industrial data center (or whatever other industrial use it would be in the event of the data center becoming “obsolete”). He compared it to 1 train track by your property and now they want to slap 3 train tracks in with more traffic, more noise pollution, etc. Obviously, he said, it will have an impact on the values of the property and lifestyles of the people in the affected neighborhood. This is a building that the City admits will have “noise pollution” issues. See City Council Work Session on February 26, 2013. “Council member Backous (thank you Randy for bringing that up) noted the buildings will require a lot of cooling, which can include fan noise, and asked how sound will be dampened. Management Analyst Brama agreed that noise pollution will be a major component that needs to be addressed through the planning process.” That certainly does not sound like any guarantee that noise would not be a factor. Values would be impacted significantly not only by the noise pollution, the eyesore of the building, but there would also be an increase of traffic on County Road 5 and an entrance next to my property of 30-80 employees, delivery trucks, etc. on a road that is already probably running at capacity.

The appraiser, who is familiar with the area, also stated that there are plenty of opportunities in the City of Ramsey for industrial type buildings. He also stated if this was a private developer asking to do this, the City would laugh them out of the meeting, but because the City owns it and wants to make a ton of money off of the sale of it so they can pay for their fire department, this seems to be okay. This is a dramatic change in use versus the residential area that surrounds the property. There is no other industrial use like that along the entire corridor of County Road 5 other than the school (which is more public than industrial, as was the City Hall), which has been there for 30 years. There is especially no industrial in the middle of a residential area. We have plenty of industrial sites in the City of Ramsey that I can see!!

He said to show him one published article that states that high intensity property next to a low density property (residential) will not have an impact on the residential. My own research also indicates that data centers should be located in non-residential areas. “Locations should be away from residential neighborhoods or other individuals that may be sensitive to noise.” Noise for these climate controlled buildings includes exhaust fan noise, diesel engines running generators in the occasion of a power outage, increased traffic, especially with a road around the perimeter of the building that would bring the traffic next to the residential areas.

My visit to the Elk River facility portrayed in the letter sent to us, shows a much different scenario there. This building is primarily in an industrial area. Everything to the east of the building is industrial (i.e. the Sherburne County Courthouse, Metal Craft business warehouse, Allina Medical Facility, and another warehouse next to this building that has gated access. Houses nearest to it are on a small golf course (Pinewood) and are across a County Road from the building. It is certainly not surrounded by residential property. Not to mention that it is one very huge building, with small pine trees that are about 20 feet apart from each other which could hardly be considered a buffer by any means. And I don't believe that there would be any amount of trees that would buffer your property from the eyesore and the noise pollution of this building.

In addition, a person that I know that lives in Elk River about a ½ of a mile from the data center says her husband can hear the mechanicals (air conditioners and generators) running in the middle of the night. The Ramsey “data center” would be a heck of a lot closer than that to the surrounding residential properties (many of which have just moved into the neighborhood). The Brooklyn Park facility is also a much different scenario. It is on a main highway and is in the middle of nowhere.

I am very concerned with the impact a data center would have on the value of my property and the properties surrounding this area. From my count, there would be at least 46 properties that would be immediately adjacent or looking at the building, with an additional 15 or so that would also be immediately across the street from the adjacent houses with a large majority of them in a new residential development that Ramsey had the influence on where that was built. Many (if not all of them) were shown a drawing, which I have seen, that said there could be a “future middle school” in this location. Ball fields and close location to your kid’s school is a lot different proposal than a huge, industrial, noise polluting warehouse. If one of you voting on this proposal would like to buy our house and live next to the data center, please feel free to contact us. It would be great to get out before our house loses all of its value!!

We cannot attend the open house meeting on April 18th, 2013, due to travel arrangements. Believe me, if I could be there, I would! I have heard that there are other people in the neighborhood riled up about this, so hopefully they will make a presence. I may try to remind them to do that.

EMAIL: 05

I am writing to you in regards to this evenings meeting on the proposed Data Center on County Road 5 in Ramsey. I am unable to attend this meeting but still want my opinion heard.

We purchased our home in 2002 on the premise that this was a residential area and a great place to raise a family. With the elementary school only blocks away from our home, and plans for a middle school on the opposite side of Cty Rd. 5 this was the ideal neighborhood for us. I do NOT approve of re-zoning, or 'spot zoning' of this property!

"Spot Zoning" - the illegal singling out of a small parcel of land within the limits of an area zoned for particular uses and permitting other uses for that parcel for the special benefit of its owners and to the detriment of the other owners in the area and not as a part of a scheme to benefit the entire area. (<http://www.merriam-webster.com/dictionary/spot%20zoning>)

I am appalled to see that the city is even considering putting an industrial building in the middle of a residential neighborhood. This is completely inappropriate! From the research I've done on Data Centers I have learned that they take a considerable amount of electricity to run as well as keep cool. I've learned that backup generators used in a power outage typically run on diesel fuel which in turn adds air pollution to our area. Also, I have heard that Data centers put off a considerable amount of noise pollution. In addition to all of this we are all very well aware that this will drop our property values considerably. A residential neighborhood is NOT the place for an industrial building. The proposed site literally has houses around the entire perimeter- and houses are still being built! If the city believes a data center is necessary they need to look into areas that are NOT residential. There is an industrial park on Sunwood- wouldn't looking at an area like that, or an area near highway 10 make more sense?

If Ramsey goes forward with such an absurd plan it will show that Ramsey is NOT a family orientated community- but a community of greed- selling property to make a quick buck with no regard to the families it will negatively effect. To the city this may seem like the ideal plan to generate revenue- but again, this is inappropriate. Property values will fall, families will move out of the area, and ultimately the city of Ramsey will suffer the consequences of such a ridiculous plan. I have already heard of several neighbors meeting with relators as they WILL NOT live near such a property. Additionally, I have heard others talking of simply walking away from their homes and letting them go into foreclosure as they know they will never recover the loss of value to their homes. We all know what happens to an area overcome with foreclosures. The city of Ramsey does not need this! I know personally I will begin planning to sell my home if this plan is not rejected and taken off the table immediately! I live in a great neighborhood, with great neighbors, but that will all be over if this plan moves forward. I will not only leave my current home but I will leave Ramsey completely- I do not want to live in a city that has such ill-regard for the families living here.

Thank you for your time and please let me know what has been decided after this evenings meeting, as I will want to move forward with my plans as well.

EMAIL: 06

As a new resident of Ramsey, and having just moved into the Meadow Creek neighborhood, I was upset at learning that the proposed use for the fire station property is to build a data center. We were informed when shopping for and purchasing a new house in the area that the City's plans for the fire station were a middle school or residential properties. I strongly prefer and support both of those options to the proposed data center.

It is also my understanding that the proposed re-zoning of the fire station property meets the definition of "spot zoning" (see League of Minnesota Cities Information Memo: Zoning Guide for Cities, 2012, pp. 35-36). It also seems reasonable to expect that the value of my property will significantly diminish if a data center is built. As per state regulations, "substantial diminution of value of property may be considered a form of regulatory taking of private property without compensation. In these rare instances, a property owner may be entitled to compensation for damages related to a legislative rezoning" (League of Minnesota Cities Information Memo: Zoning Guide for Cities, 2012, p. 36). It is hard for me to imagine that city council members would support an illegal practice and face potential legal action over their decision.

It also seems that the primary motivation for supporting this proposal is the funding solution for a new fire station. While on the surface this may seem to justify the re-zoning (i.e., furtherance of public welfare), it is difficult to see how reduced residential property values and the lowered quality of life (significant noise and traffic that will be generated by the data center and the eye sore that the building will be) for those in the neighborhood living next to the data center are in the public welfare. I highly doubt any of the city council members would like to have a data center in their backyard for the same reasons of lowered property values and reduced quality of life. It is also hard to imagine how residential zoning isn't preferable and supportive of the public welfare, particularly over the long term.

We were very excited to move into Ramsey, and were excited about establishing Ramsey as our new community. In less than a week of living here, we are confronted with the possibility of facing reduced property values due to the significant noise and traffic that will be generated by the data center and the eye sore that the building will be in the neighborhood. I therefore ask city council members to vote against the proposed data center and consider zoning the property as residential.

EMAIL: 07

I am unable to attend the meeting this evening regarding the absurd planning of placing a data center in the middle of a residential neighborhood.

Obviously I am against such an idiotic idea. I chose to live in Ramsey because of the NEIGHBORHOOD not to live next to a warehouse or any other type of facility. There is not one resident in this area who believes this to be a good idea. If such planning proceeds you can be assured that we will fight this with every legal means necessary.

Please feel free to take these plans and place them next to your house or the house of any other "decision maker" in our city. What would you do then? Would you enjoy the fact that your property values would drop significantly or that families would be leaving this city in droves in a "get out while you can" mentality? That is exactly what is going to happen.

The only logical plan is to build additional residential housing in what is a RESIDENTIAL neighborhood.

PHONE CALL/MESSAGE: 01

Against a data center due to the long term risk and diminishing effect on property values.

PHONE CALL/MESSAGE: 02

Lives just NE of the site. Does not want a data center. Desires a park—thinks the area is underserved. Would choose residential over data center.

PHONE CALL/MESSAGE: 03

For a data center over residential in general. However, does have concerns about noise; and would like to learn more before making a decision.

PHONE CALL/MESSAGE: 04

Called on behalf of his son who lives on east side of Helium facing the site. His son is opposed to a data center and would be in favor of a residential development.

Economic Development Authority (EDA)

4. 2.

Meeting Date: 05/16/2013

Submitted For: Patrick Brama

By: Kathy Schmitz, Administrative Services

Title:

Discuss Potential Future Industrial Park Land

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.

The City conducted a land inventory in 2011-2012.

In April, the EDA reviewed the 2011-2012 City Owned Land Inventory; at which time Staff was directed to begin looking for sites that were available for a future industrial park.

The purpose of this case is introduce the discussion of a future industrial park in the City of Ramsey; and to specifically consider a relationship/partnership with Al Pearson. Attached to this case is a reference map; which includes potential industrial park sites.

Observations:

Staff will review all potential industrial park sites at the EDA meeting. NOTE: In order to provide detailed information on each proposed option, further research will need to be conducted.

In response to a manufacturing prospect that recently approached the City, Staff began analyzing the Al Pearson property located on the north side of Highway 10. Attached to this case is a profile for the Al Pearson property (north). For various reasons, the Al Pearson property may be the most viable site in Ramsey for a future industrial development. Support information will be provided in the EDA meeting.

City Staff will review in detail (during the EDA meeting) a proposed relationship/partnership with Al Pearson.

Funding Source:

NA

Staff Recommendation:

- (A) Provide Staff with general direction and input regarding the sites identified as future potential industrial parks;
- (B) and, provide Staff with direction regarding the potential development of the Al Pearson property (north) for an industrial park.

Action:

- (A) Provide Staff with general direction and input regarding the sites identified as future potential industrial parks;
 - (B) and, provide Staff with direction regarding the potential development of the Al Pearson property (north) for an industrial park.
-

Potential Future Industrial Parks Map

Pearson Farm for Sale

Zoom out view eda interest detail

zoning map

Form Review

Inbox

Kurt Ulrich

Form Started By: Kathy Schmitz

Reviewed By

Kurt Ulrich

Date

05/10/2013 04:37 PM

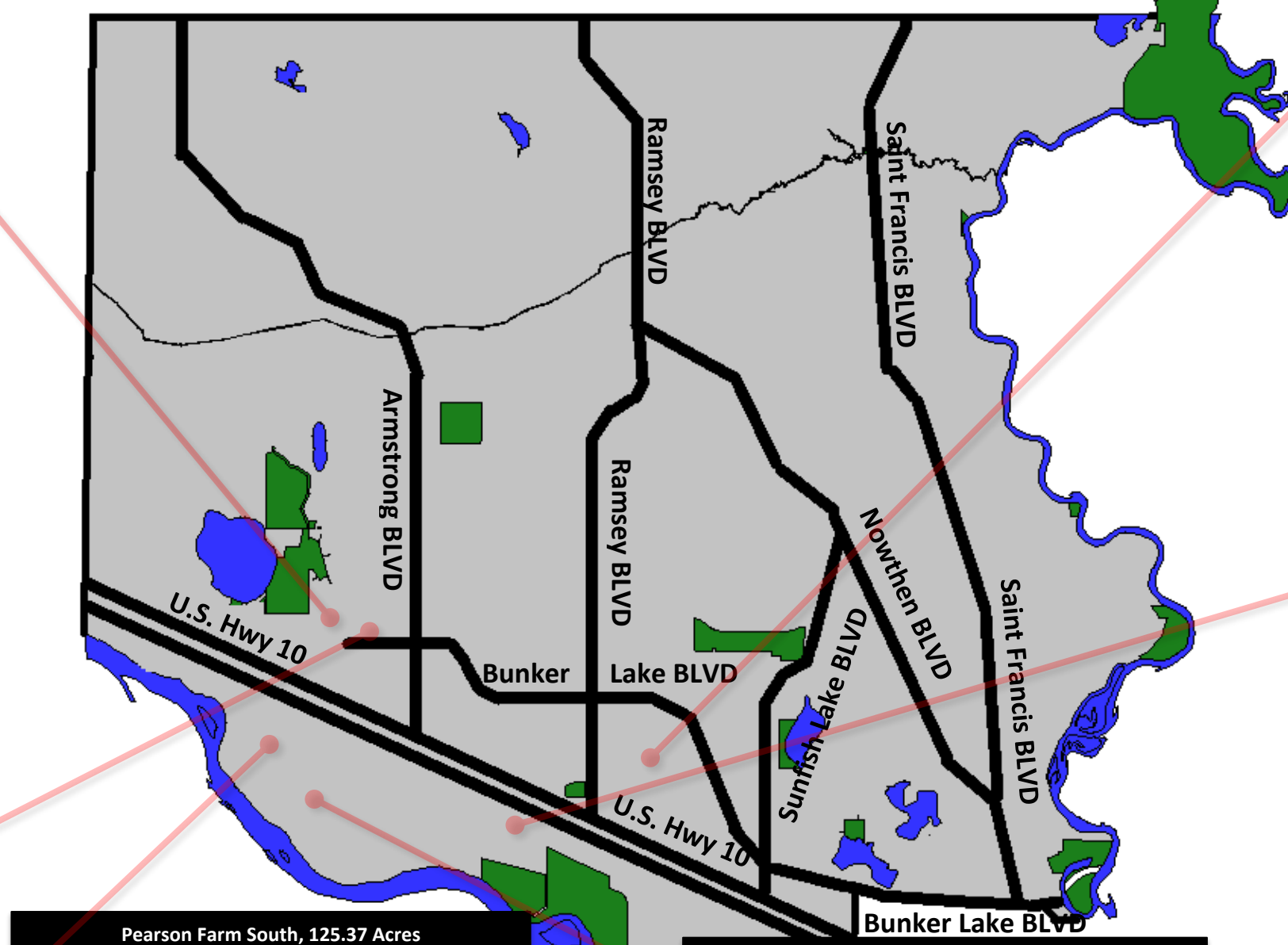
Started On: 05/10/2013 04:14 PM

Final Approval Date: 05/10/2013

Pearson Family Farm North, 87.77 Acres

01

Zoning: Residential/Retail. Willing Seller. Utilities nearby and streets nearby



Minnesota Department of Health (Landfill), 70.01 Acres

06

Zoning: Residential/Retail. Willing Seller. Utilities nearby and streets nearby

Hageman Holdings LLC, 171.62 Acres

02

Zoning: Public, Residential & Retail. Willing Seller TBD. Utilities and streets nearby*

Pearson Farm South, 125.37 Acres

03

Zoning: Public, Residential. Willing Seller TBD. Utilities and streets NOT nearby

Nathe Trustee Joseph, 159.08 Acres

04

Zoning: Public, Residential. Willing Seller TBD. Utilities and streets NOT nearby

Jim Deal (Tooth Acres), 44.97 Acres

05

Zoning: Retail. Willing Seller. Utilities nearby and streets nearby

Z	Zoning: Proper Zoning in place today
\$	Seller: Property owner interested in selling
R	Road/Access: Proper road access in place
U	Utilities: Proper sewer/water available

Pearson Farm for Sale

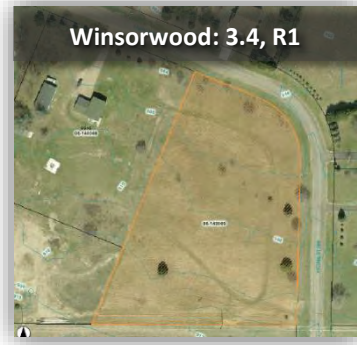
Zoning, mixed today (residential and business)

87.77 acres

Asking Price: \$65,000 per acre

Al Pearson: (763) 639-9473, pearsonab@q.com





Winsorwood: 3.4, R1

34



Legacy: 4.1, Unzoned

13



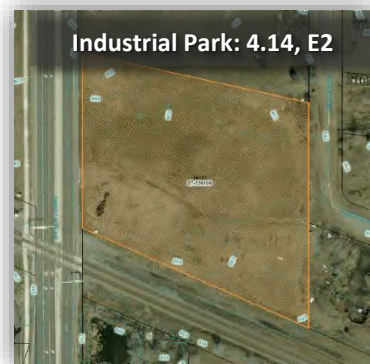
Nordvick: 1.15, COR

40



The COR: 400 acres, multiple mixed use

1



Industrial Park: 4.14, E2

37



Industrial Park: 1.24, E2

38



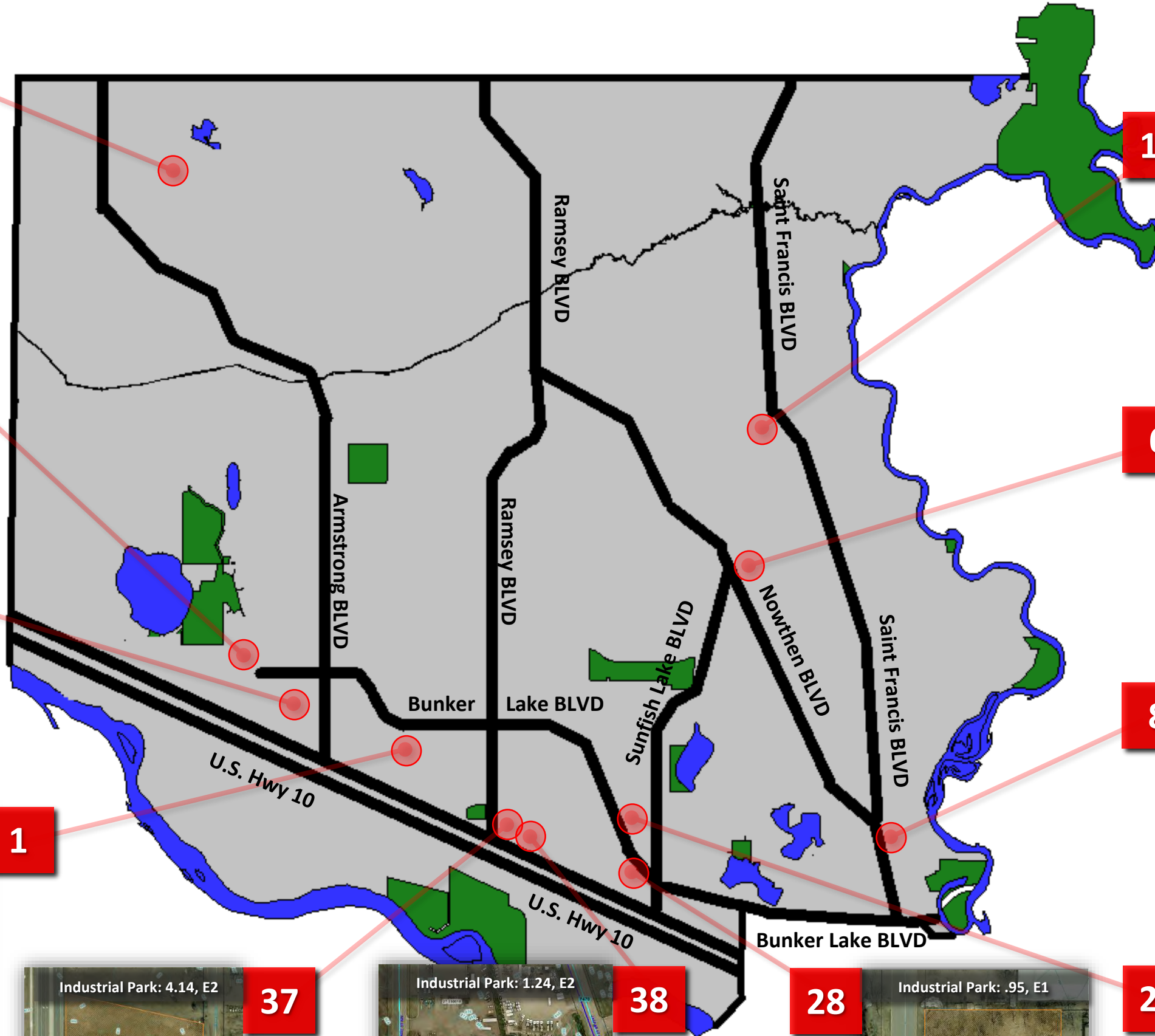
Industrial Park: .95, E1

28



Industrial Park: 4.8, E1

27



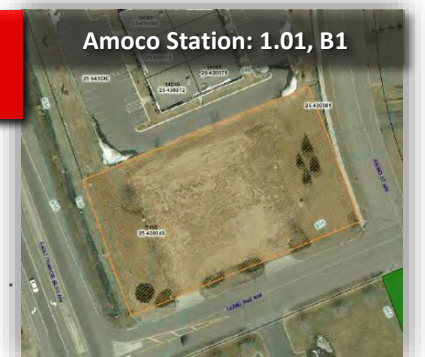
167/47: 16.5, R1

11



Old Muni Center: 20.5, Public

6



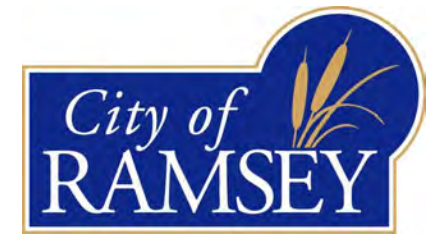
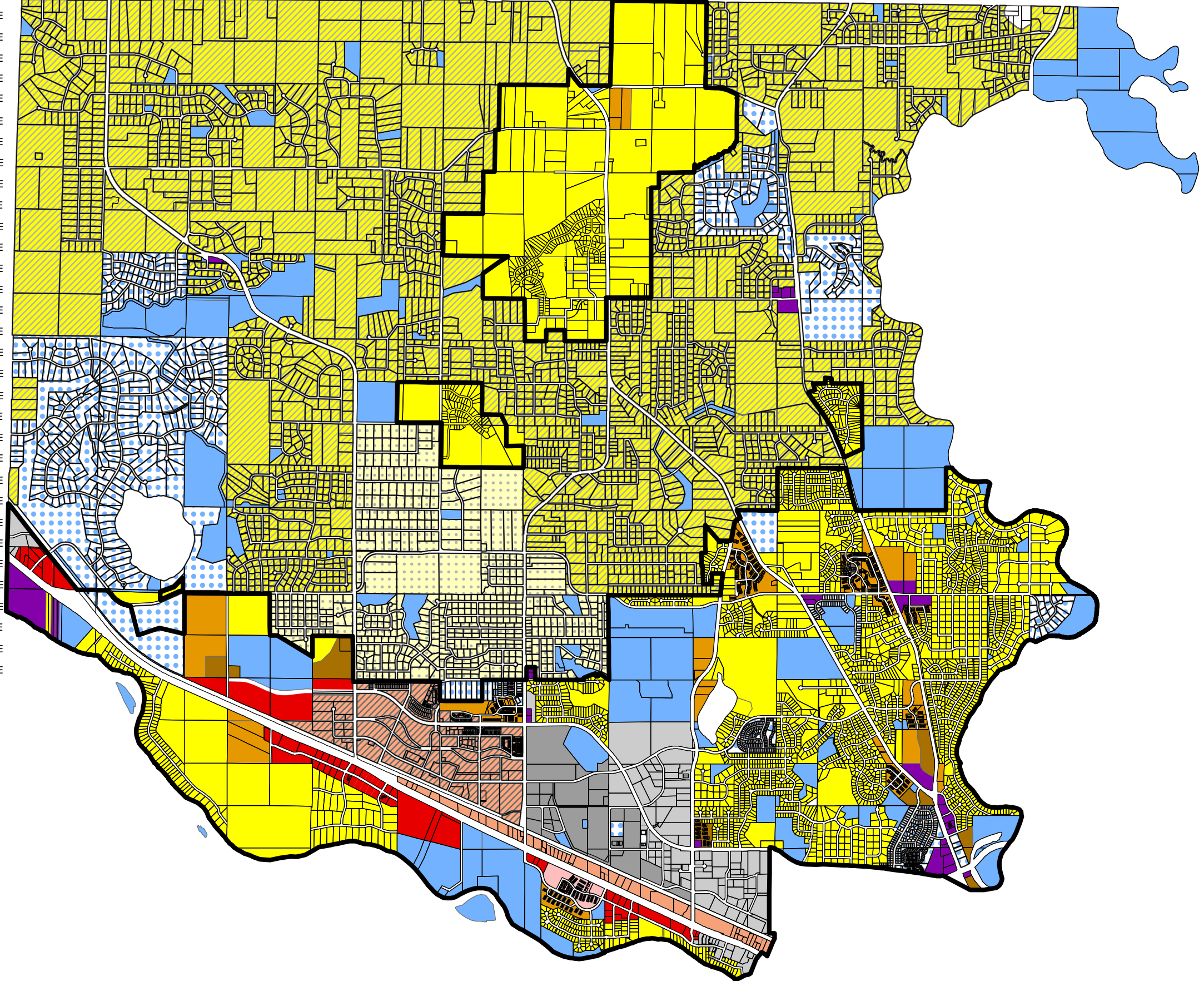
Amoco Station: 1.01, B1

8

JARVIS ST
 MAN 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
 PUMA 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
 XENOLITE ST
 WILLEMITE ST
 VAROLITE ST
 URANITE ST
 TRAPROCK ST
 SAPPHIRE ST
 RHINESTONE ST
 QUARTZ ST
 PERidot ST
 OLIVINE ST
 NACRE ST
 MARBLE ST
 LIMONITE ST
 KAMACITE ST
 JASPAR ST
 IRONSTONE ST
 HEMATITE ST
 GARNET ST
 FELDSPAR ST
 EBOY ST
 DOLOMITE ST
 COQUINA ST
 BASALT ST
 AZURITE ST
 ZIRCONIUM ST
 YTTRIUM ST
 XENON ST
 WOLFRAM ST
 VANADIUM ST
 URANIUM ST
 TUNGSTEN ST
 SODIUM ST
 RADIUM ST
 CUIJKSILVER ST
 POTASSIUM ST
 OSMIUM ST
 NEON ST
 MAGNESIUM ST
 LITHIUM ST
 KRYPTON ST
 JUNKITE ST
 IODINE ST
 HELIUM ST
 GERMANIUM ST
 FLOURINE ST
 ERKUM 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
 ROENOKE ST
 QUAPAW ST
 POTAWATOMI ST
 ONEIDA ST
 NAVAJO ST
 MAKAH ST
 LIPAN ST
 KOWA ST
 JIVARO ST
 INCA ST
 HOPI ST
 GUARANI ST
 FOX ST
 ELDORADO ST
 DAKOTAH ST
 CREE ST
 BLACKFOOT ST

181ST AVE
 180TH AVE
 179TH AVE
 178TH AVE
 177TH AVE
 176TH AVE
 175TH AVE
 174TH AVE
 173RD AVE
 172ND AVE
 171ST AVE
 170TH AVE
 169TH AVE
 168TH AVE
 167TH AVE
 166TH AVE
 165TH AVE
 164TH AVE
 163RD AVE
 162ND AVE
 161ST AVE
 160TH AVE
 159TH AVE
 158TH AVE
 157TH AVE
 156TH AVE
 155TH AVE
 154TH AVE
 153RD AVE
 152ND AVE
 151ST AVE
 150TH AVE
 149TH AVE

181ST AVE
 180TH AVE
 179TH AVE
 178TH AVE
 177TH AVE
 176TH AVE
 175TH AVE
 174TH AVE
 173RD AVE
 172ND AVE
 171ST AVE
 170TH AVE
 169TH AVE
 168TH AVE
 167TH AVE
 166TH AVE
 165TH AVE
 164TH AVE
 163RD AVE
 162ND AVE
 161ST AVE
 160TH AVE
 159TH AVE
 158TH AVE
 157TH AVE
 156TH AVE
 155TH AVE
 154TH AVE
 153RD AVE
 152ND AVE
 151ST AVE
 150TH AVE
 149TH AVE
 148TH AVE
 147TH AVE
 146TH AVE
 145TH AVE
 144TH AVE
 143RD AVE
 142ND AVE
 141ST AVE
 140TH AVE
 139TH AVE
 138TH AVE
 137TH AVE
 136TH AVE
 135TH AVE
 134TH AVE

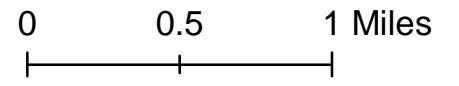


Official Zoning Map Proposed

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



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.

Meeting Date: 05/16/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

Prospect Update

Background:

Staff is working with five prospects considering expansion in the City of Ramsey. Said businesses shall remain anonymous until directed. Staff will provide detailed information in the EDA meeting.

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.

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. The next step in this process is execution of a purchase agreement.

B. A medium sized manufacturer located in a neighboring City has expressed interest in relocating to the City of Ramsey. Said manufacturer needs a site that can handle a new 77,000 square foot facility. Said prospect would bring 24 jobs to the City and expects to add 10 more within one year. Staff has been working with prospect Bravo recently to identify a site in Ramsey. Prospect Bravo would like to request the opportunity to submit an application for business assistance.

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.

G. A successful Ramsey manufacturing business has expressed interest in the "Health Quest" property. Said business would like to consolidate their business operations to exclusively Ramsey (today they have a facility in Ramsey and New Hope). As a result, as many as 50 jobs may be relocated from New Hope to Ramsey. The prospect has proposed using the Health Quest property as a warehouse; which would open up space to expand manufacturing operations in their existing Ramsey facility. The existing "Health Quest" building would need to be demolished. Said prospect would like to request permission to apply for City assistance to demolish the existing Health Quest facility.

Observations:

NA

Funding Source:

NA

Staff Recommendation:

Invite prospect Bravo and Gamma to submit an application to the Ramsey EDA for business assistance.

Action:

Consider inviting prospect Bravo and Gamma to submit an application to the Ramsey EDA for business assistance.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/10/2013 04:32 PM
Form Started By: Patrick Brama		Started On: 05/10/2013 04:10 PM
	Final Approval Date: 05/10/2013	

Economic Development Authority (EDA)

4. 4.

Meeting Date: 05/16/2013

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. Economic Development Manager
6. XXX Bookstore
7. 15153 Nowthen Boulevard Grant Application

Observations:

Details will be provided at the EDA meeting.

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

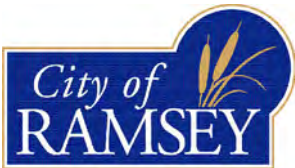
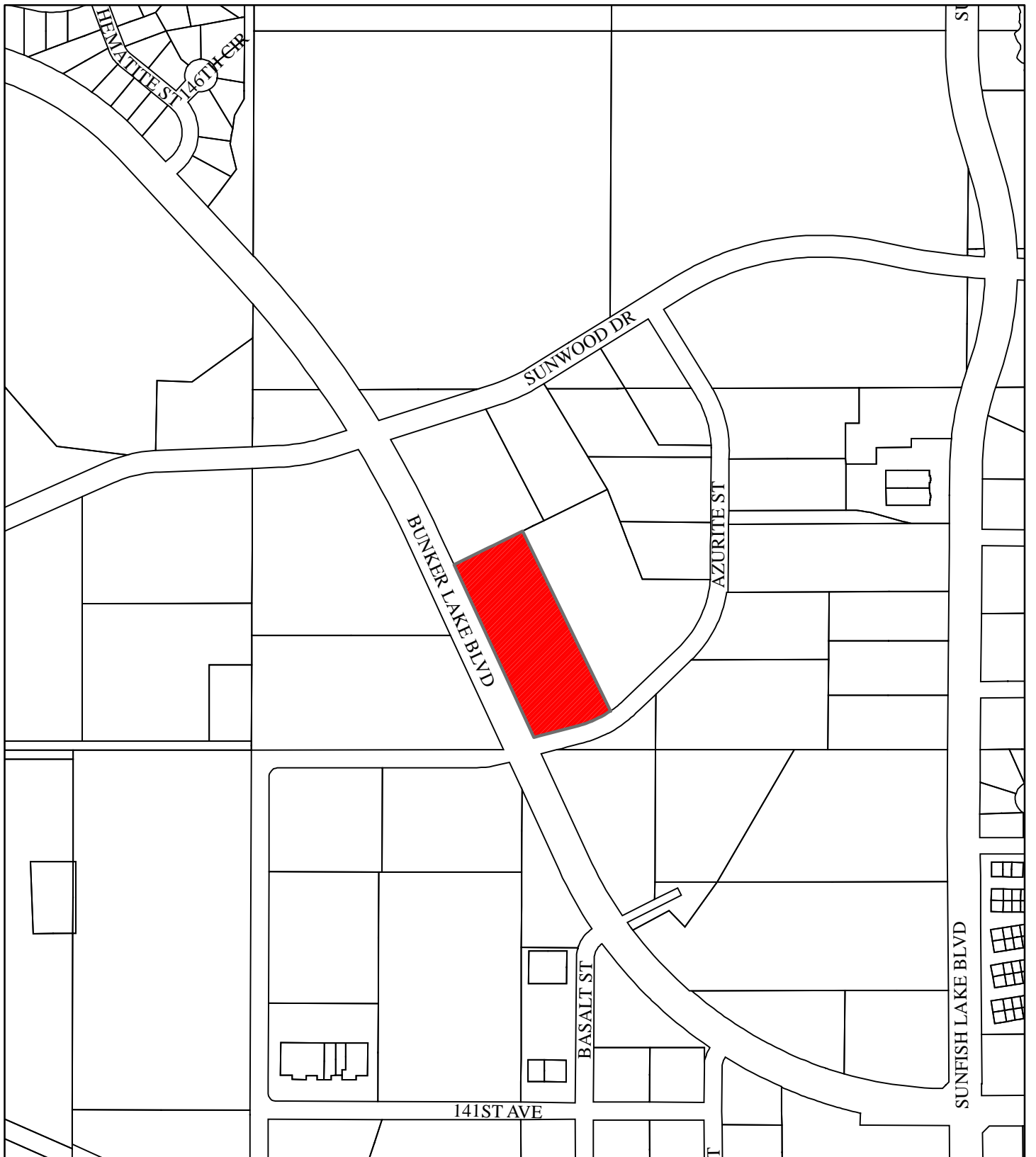
Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
05/10/2013 04:28 PM
Started On: 05/10/2013



Form Started By: Patrick Brama

Final Approval Date: 05/10/2013



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

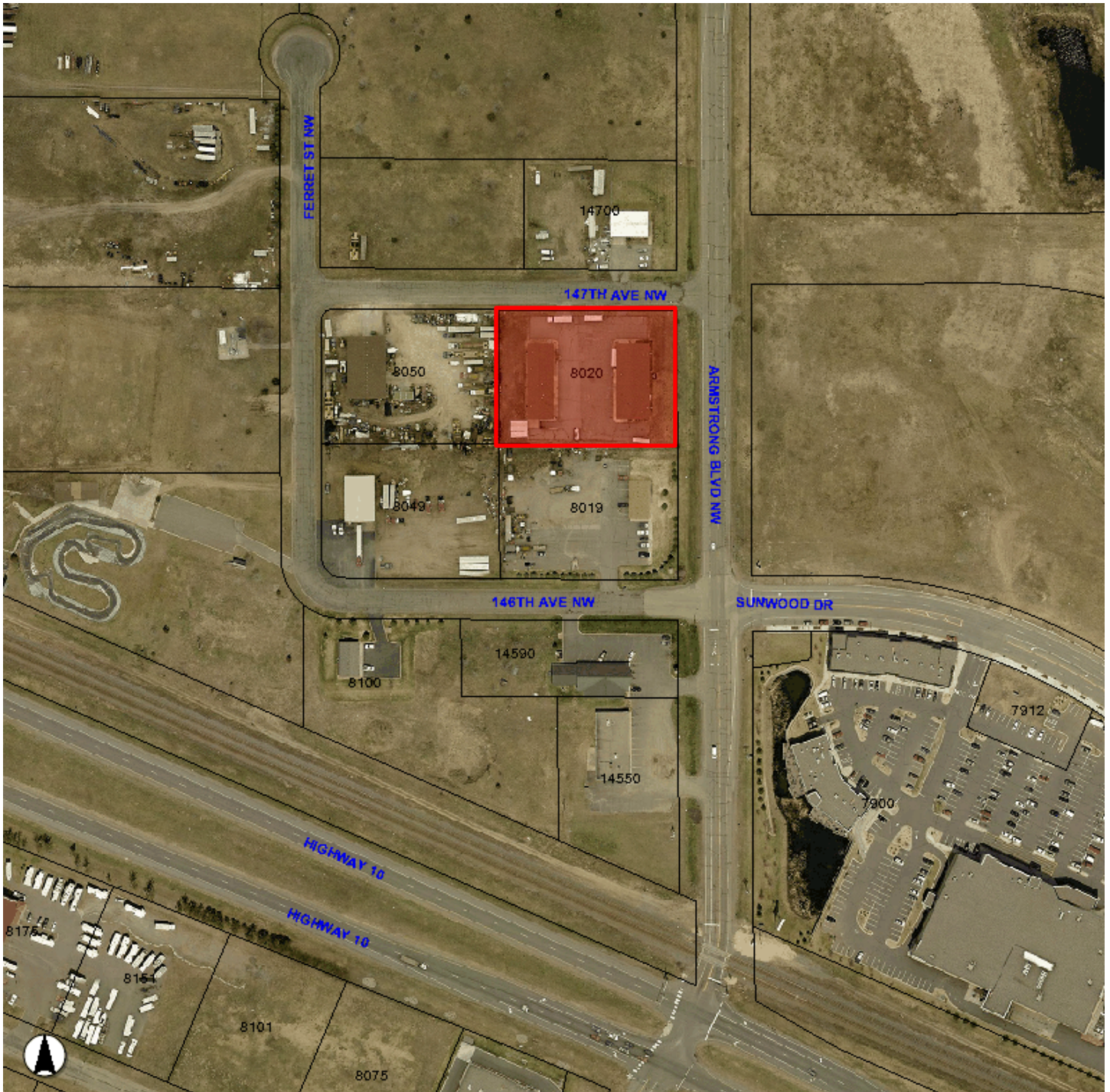
Rhinestone Street

Veterans Drive

Highway 10

Ramsey Boulevard





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?

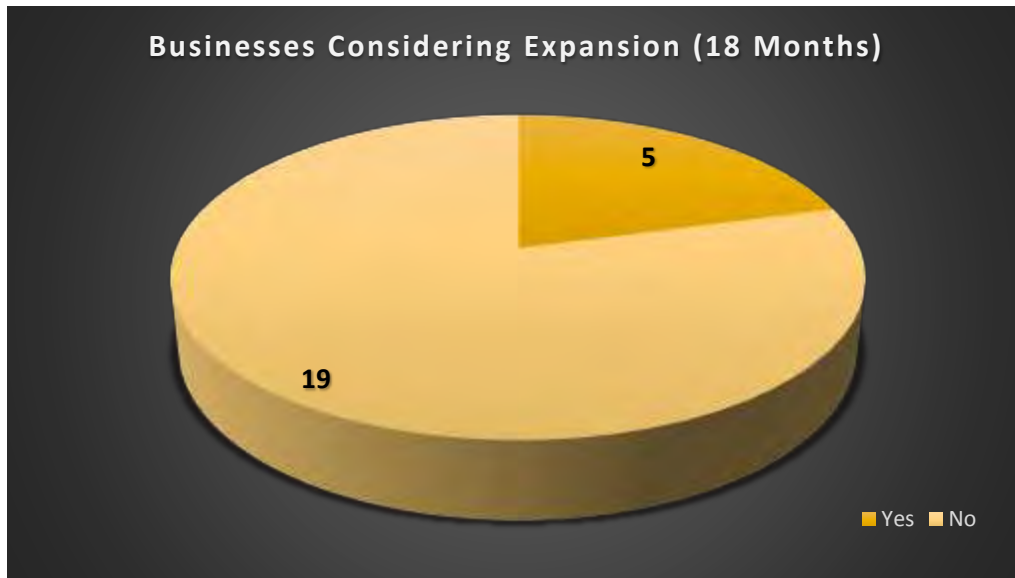
A number findings and leads resulted from the 2012 business retention and expansion program. Please note information has been presented in aggregate. A number of businesses have asked to remain anonymous; therefore specific information from specific businesses remains confidential. Additionally, not 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

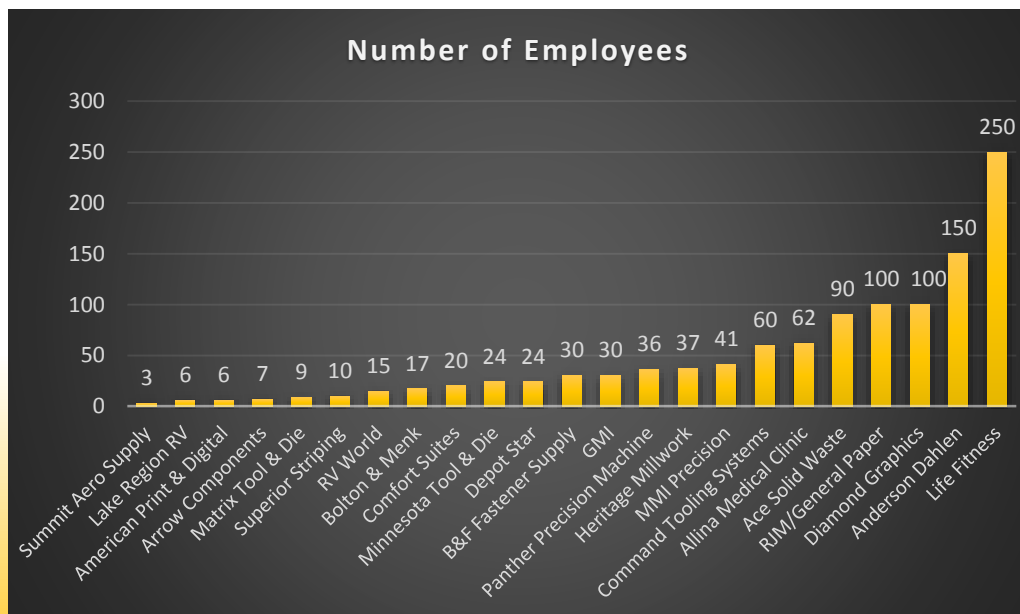
1. BUSINESSES CONSIDERING EXPANSION

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.



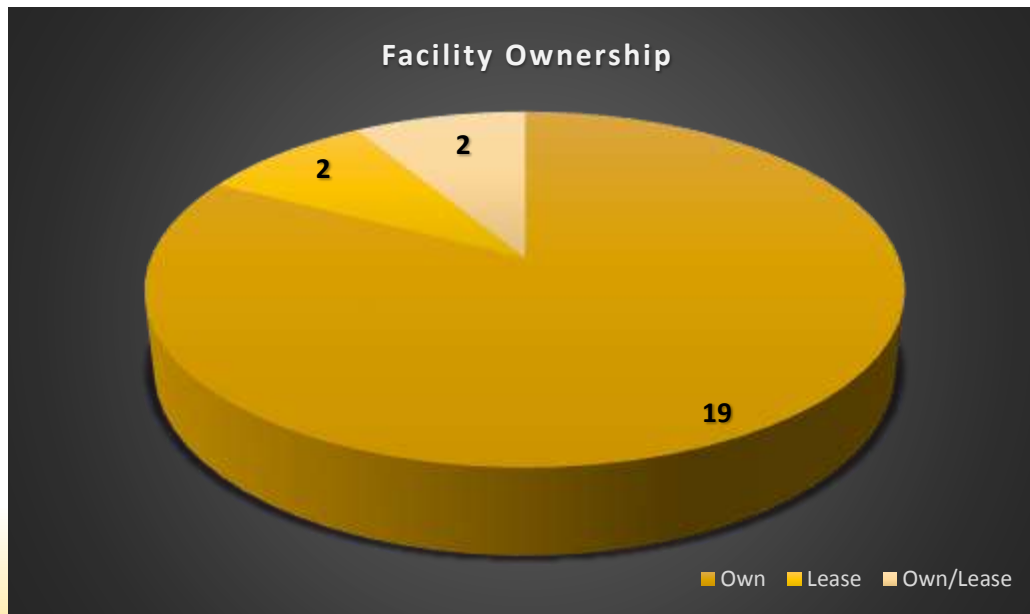
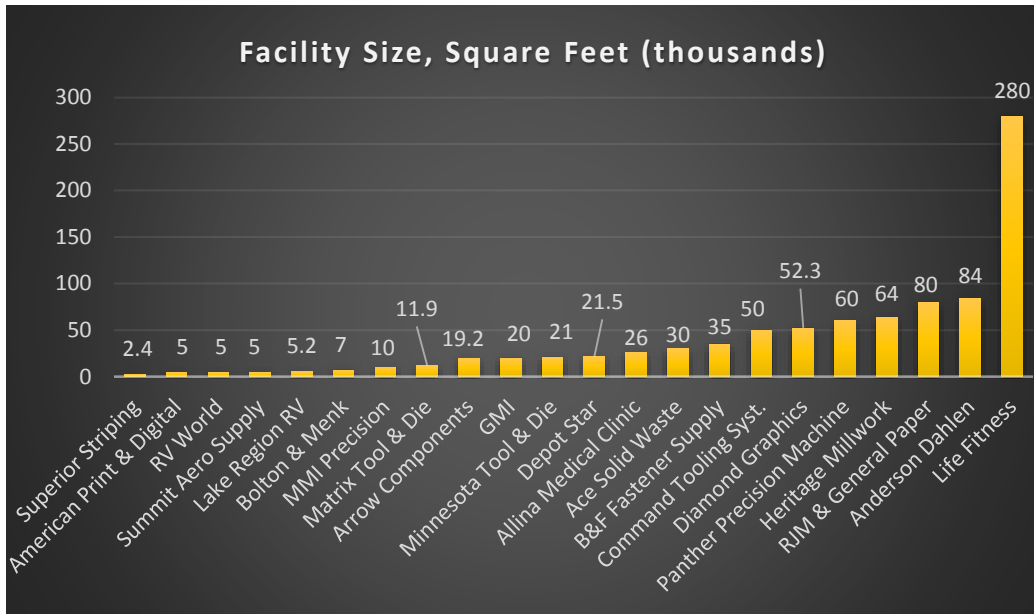
2. NUMBER OF EMPLOYEES

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.



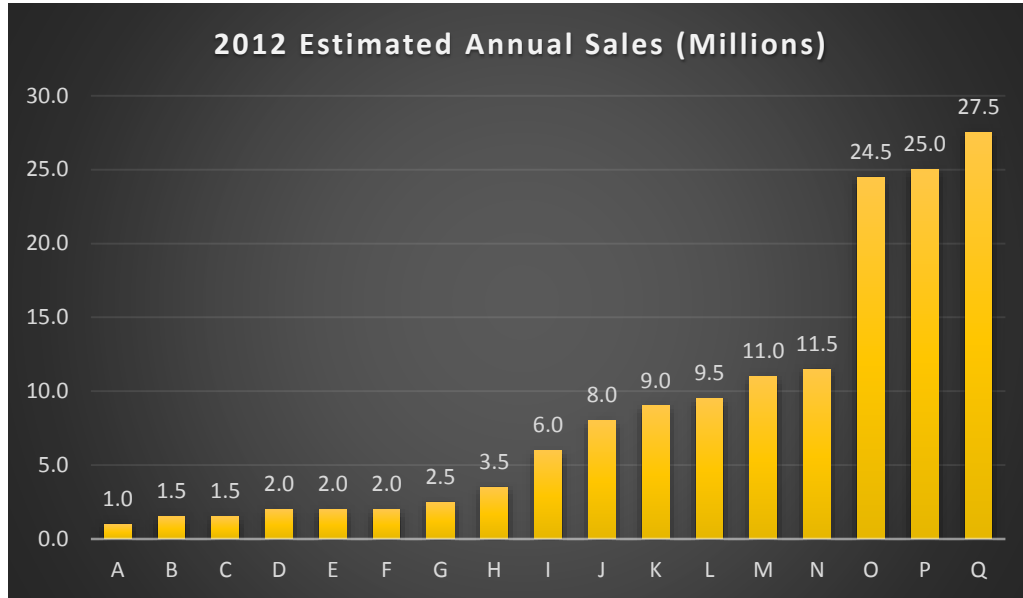
3. FACILITY SIZE & OWNERSHIP

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



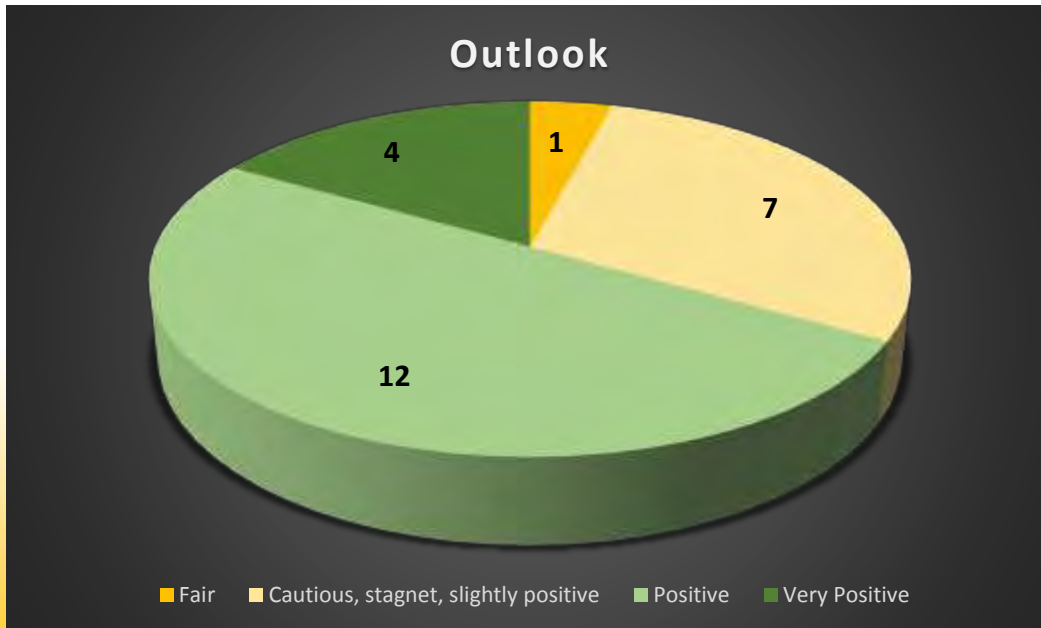
4. ESTIMATED ANNUAL SALES, 2012 GROSS

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.



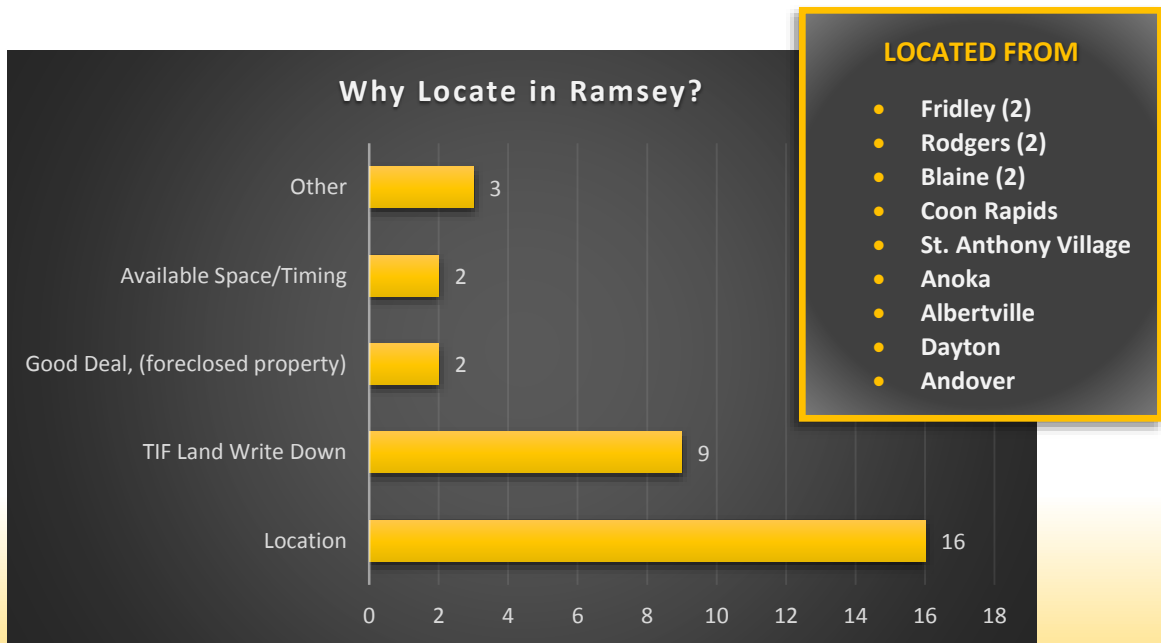
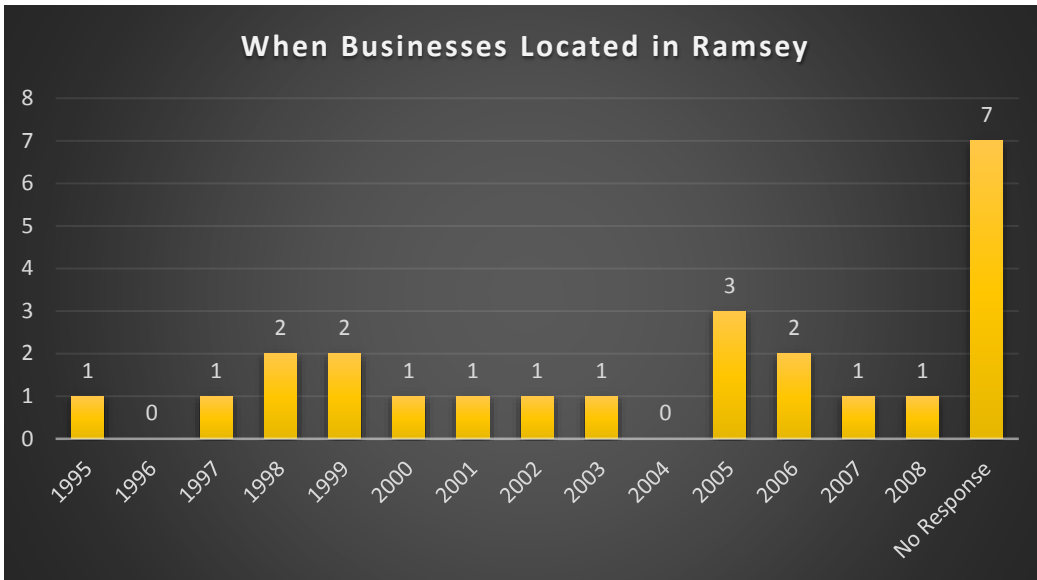
5. OUTLOOK

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.



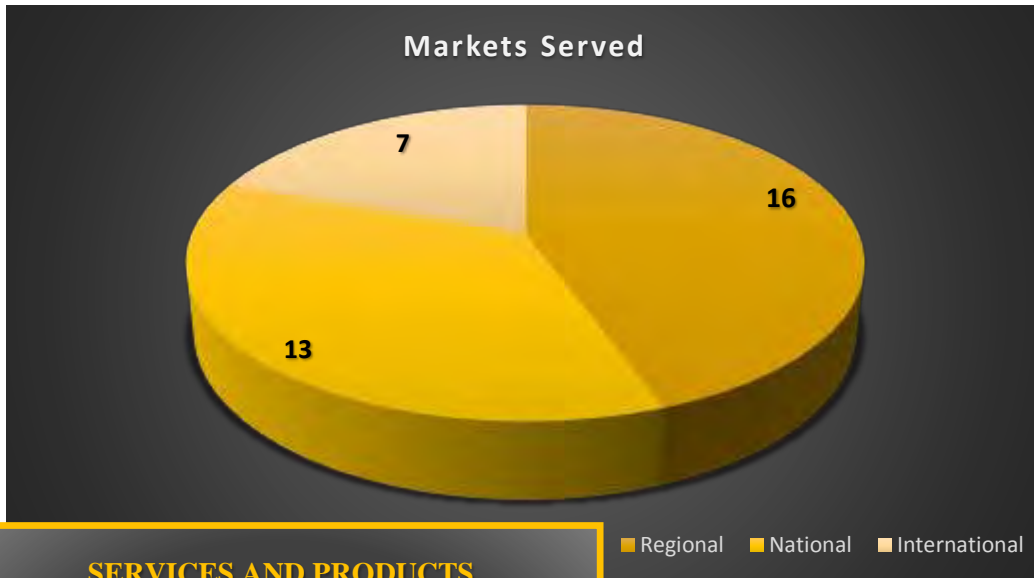
6. RAMSEY: WHEN, WHERE FROM, WHY?

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.

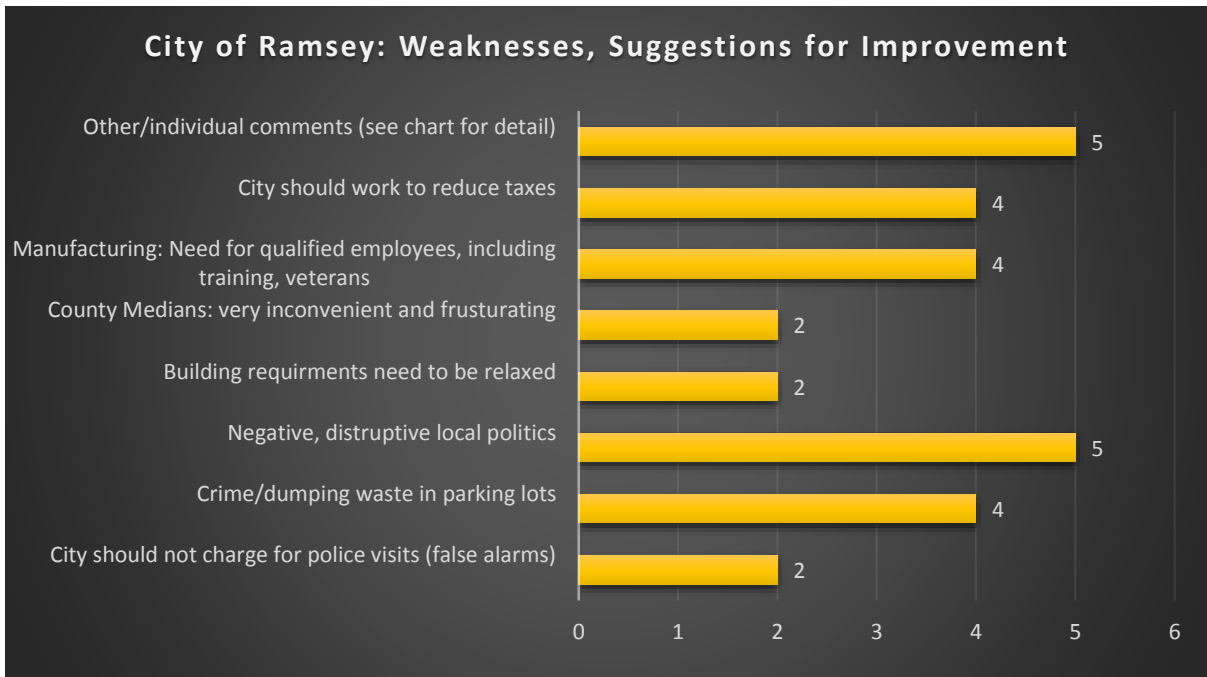


SERVICES AND PRODUCTS

- 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]

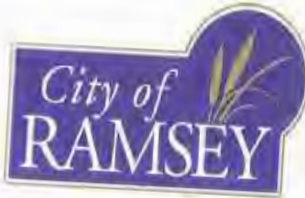
OUTLOOK
[Where do you see you company heading in the coming years]

COMPETITIVE ADVANTAGES & CHALLENGES

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

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

FOLLOW UP
[Questions, requests or concerns about the City in relation to your business]



7550 Sunwood Drive NW • Ramsey, Minnesota 55301
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

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 55302

Economic Development Authority (EDA)

4. 5.

Meeting Date: 05/16/2013

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

CD Update

Form Review

Inbox
Kurt Ulrich

Form Started By: Patrick Brama

Reviewed By
Kurt Ulrich

Final Approval Date: 05/10/2013

Date
05/10/2013 04:30 PM
Started On: 05/10/2013



City of Ramsey Development Update

May 9, 2013

Report Background

The following report is updated weekly.

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 complete the entire project by December 31, 2013. The City is awaiting a request from the contractor to issue the Building Permit. Leasing information is available at www.essenceproperties.com, 320-255-9910, or info@essenceproperties.com.

The first Building Permit for one (1) building was issue this week. It is anticipated that two (2) more buildings will receive a Building Permit by the end of the week. [Updated May 9, 2013]

McDonalds (Sunwood Retail in The COR) [Updated]

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 has received an Application for Building Permit.

Staff has drafted a case to advertise for bids for the Stage I Improvements as directed by the HRA for the May 14, 2013 HRA meeting, pending receipt and review of the specification manual for these improvements. Staff also continues work with McDonald's to complete pre-development activities and review the plan sheets submitted for Building Permit review. Building Permit Plan Review is anticipated to be complete by the end of the day on Monday, May 13, 2013. [Updated May 9, 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.

Staff has received revised plan sheets as requested and is in the process of completing Building Permit review. Staff is hopeful to issue a Building Permit by the end of the week. [Updated May 9, 2013]

Super America (Sunwood Retail in The COR) [No Update]

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) [Updated]

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 [Updated]

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 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.

The Developer was allowed to open two (2) units for the purposes of a leasing office and model unit. A certificate of occupancy has not yet been issued pending completion of final improvements necessary to open Phase I. Prospective tenants must be accompanied by leasing staff at all times when visiting the leasing office or model unit. [Updated May 9, 2013]

Stoney River [No Update]

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 in mid-April and has now agreed to submit the required financial surety in the form of the City's standard Letter of Credit.

Staff did receive the required Plumbing Plan Review from the State of Minnesota. Staff is still awaiting revised plan sheets, which are assumed to be under development to complete the Building Permit Review. Staff is also awaiting the required Letter of Credit. [Updated April 25, 2013]

Mary T, Inc. Housing [No Update]

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.

Staff has received notification that the Developer is now exploring multiple options for sites within Ramsey, other than the site originally identified. Staff will be meeting with the Developer in mid-May to discuss potential options. [Updated April 25, 2013]

Housing Assistance Policy [Updated]

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

The City Council has directed Staff to complete a Housing Assistance Policy. The intent of the policy is to provide a framework for which to review requests for housing assistance and provide a mechanism to review proposals for compatibility with the City's housing goals. The Policy was forwarded to the Planning Commission for development. The Planning Commission has established an ad-hoc sub-committee to assist in the development of the policy.

The Housing Sub-Committee has met on two (2) occasions to date. Current accomplishments include completion of an Interim Policy Statement (until the final policy is adopted), agreement on the framework of the policy, and establishment of housing-type priorities. All drafts must still be approved by the City Council. Staff would like to provide a status update with the City Council at the May 28, 2013 City Council Meeting. [Updated May 9, 2013]

167th Avenue Retail Node [No Update]

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

The Planning Commission and EDA have both discussed the status of the retail node located at the intersection of 167th Avenue and Saint Francis Boulevard (TH 47). The City had previously been asked to review two (2) potential users at 6001 167th Ave NW (indoor shooting range and clothing recycling warehouse distribution. Per EDA discussion, Staff will be setting up stakeholder meetings to discuss a comprehensive approach with all property owners of the node in regards to future land uses as well as mechanisms to achieve desired future land uses. A more detailed summary will be provided following the outcomes of these stakeholder meetings. [Updated April 11, 2013]

Former Municipal Center Future Land Uses [Updated]

Primary Contact: Patrick Brama (pbrama@ci.ramsey.mn.us; 763-433-9903)

In 2006, the City relocated the Ramsey Municipal Center from 15153 Nowthen Blvd NW to 7550 Sunwood Dr NW. The former location still operates as Fire Station #2. The City has been exploring options for future use of this campus and relocation of Fire Station #2. To assist in the analysis of acceptable land uses for this campus for future development, an Open House has been scheduled for Thursday, April 18th from 6:00 to 9:00 p.m. in the Council Chambers (7550 Sunwood Dr NW). The Open House will explore options for single-family and data center users. Multiple smaller group stations, with full size maps and ability for written comments, will be available from 6:00 to 7:00 p.m. A brief presentation will be presented, with ability for large group comment, from 7:00 to 7:30 (or until comments are complete). Small group stations will re-convene following the presentation and comment period.

The Open House was held as scheduled despite weather concerns. Staff continues to compile results and comments from that Open House and presented preliminary findings to the City Council on Tuesday, April 23, 2013. Based on the results of that open house, Staff will presenting the detailed results to the Planning Commission, EDA, and City Council in May prior to taking any further steps. It is at this stage that Staff will discuss future direction, if any direction is desired at this time.

Staff has updated the Planning Commission on the status of the project (May 2, 2013) and is scheduled to update the EDA on May 16, 2013. Staff will also provide an update and seek future direction at the May 28, 2013 City Council Meeting. [Updated May 9, 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