

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

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
 1. Approve EDA Meeting Minutes dated June 6, 2013
- 4. EDA Business**
 1. Discussion of 167th Avenue and Highway 47 Node
 2. Discuss Potential Future Industrial Park Land
 3. Business Appreciation Golf Tournament Update
 4. Community Development Update
 5. EDA Updates
- 5. Member/Staff Input**
- 6. Adjournment**

Economic Development Authority (EDA)

3. 1.

Meeting Date: 07/11/2013

By: Jo Thieling, Administrative Services

Title:

Approve EDA Meeting Minutes dated June 6, 2013

Background:

Attached are the meeting minutes from the regular EDA meeting of June 6, 2013.

Observations:

Funding Source:

Staff Recommendation:

Action:

Approve EDA Meeting Minutes dated June 6, 2013.

Attachments

EDA Mts 060613

Form Review

Form Started By: Jo Thieling

Started On: 07/08/2013

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, June 6, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Phillip Brunt
 Member Glen Hardin
 Member John LeTourneau
 Member Chris Riley
 Member Wayne Skaff

Members Absent: Member Kristine Williams

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

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:34 a.m.

2. APPROVE AGENDA

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

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

3. APPROVE MINUTES

3.01: Approve EDA Meeting Minutes Dated May 16, 2013

Motion by Member Skaff, seconded by Member LeTourneau, to approve the minutes dated May 16, 2013.

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

4. EDA BUSINESS

4.01: Introduce Economic Development Prospect Foxtrot

Management Analyst Brama explained that Patriot Converting is a 24-employee manufacturing/cardboard cutting company located in Anoka currently occupying 24,000 square feet and the company desires to expand to 77,000 square feet with 37 employees. He stated the company has selected the public works campus and this site would require infrastructure improvements and vacation of right-of-way as well as entering into an option agreement with the City. He advised that some engineering work and site surveying has been done and a business subsidy application has been submitted by the company's owners, Brian Stilwell and Mike Stilwell. He noted that the owners were not present at the EDA meeting today.

4.02: Economic Development Prospect Foxtrot: Business Subsidy Application

Management Analyst Brama provided historical background regarding the City's business subsidy practices and stated the City has guiding policies that must be met in order to provide a business subsidy, including a requirement that the project must meet the "but for" test and the project must be feasible, as well as a requirement that assistance can be no more than \$25,000 per qualified job and the business subsidy agreement must establish job and wage goals. He advised the City has been active in economic development and has participated in TIF land write-downs, noting that a large number of businesses in Ramsey were attracted to the City utilizing a TIF write-down. He stated that Patriot Converting is requesting a complete land write-down, valued at \$757,000 or \$2.00 per square foot. He pointed out that the earlier valuation of \$924,000 was a County valuation and staff used the recent Diamond Graphics purchase as a comparable sale; in addition, staff contacted the appraiser who provided the fair market valuation for Diamond Graphics and the appraiser felt this could be used as a comparable sale price. He stated that based on the City's policy, the City has the ability to provide \$25,000 times 37 employees or \$925,000 as a business subsidy for this project.

Mr. Mulrooney advised that Patriot Converting has a buyer interested in purchasing their existing building and the buyer is demanding that they be out of the building by December 31, 2013. He stated that the City's public works site is the only site that can work within their timeframe. He explained there are a number of parcels involved in this expansion and the project would require construction of a cul-de-sac with vacation of the roadway. He noted that some of the offsite project costs would not be financeable costs by a bank lender because utilities are not included in overall project costs from a financing perspective. He distributed information regarding sources and uses of funds and stated the value of the site has been determined to be \$758,000. He stated the prospect has estimated the cost to construct a building at \$4.2 million and has estimated equipment costs of \$600,000. He stated that professional fees, closing costs, contingency and interim interest are estimated at \$155,000 bringing the total project cost to \$5.7 million, noting this figure does not include the offsite costs of bringing in utilities. He advised the prospect has a history of using SBA 504 financing and plans to use this financing again. He pointed out that this project also anticipates the City's land write-down of \$191,469 and explained that staff completed a tax increment analysis and what the project would generate over the life of the tax increment district in present value terms. He stated staff also looked at different types of tax increment districts, including the establishment of a redevelopment district. He explained that a redevelopment district would provide 25 years in increment; however, there are special rules for qualifying the site as a redevelopment district and staff does not believe the site can meet the test of being a redevelopment district because a large portion of the property is currently vacant and does not have buildings on it in need of substantial rehabilitation. He stated staff and the City's

fiscal consultant have made a determination that this site would qualify as an economic development district.

Chairperson Steffen asked if it has been the City's past practice that any subsidy equals the present value of the increment.

Mr. Mulrooney replied that historically the City has been able to capture increment to pay for its costs; in this case, the City is talking about paying for the value of the site, not the costs of the site. He stated the costs are less than this in terms of acquisition of the site, but this site is an asset of the City so the City could sell the property and in theory collect the value of the site. He advised in this case, the prospect is requesting a full write-down of the land and one of their reasons is liquidity, adding they are a rapidly growing company, cash is at a premium, and to the extent that some of the project costs could be underwritten, that helps with their overall financing. He reviewed the sources and uses of funds information and stated that bank financing is shown as \$2.85 million and the SBA loan is \$2.35 million and a land write-down of \$191,469. He stated the Minnesota Investment Fund (MIF) through DEED has indicated they would participate in the project for \$300,000 in the form of a forgivable loan assuming the company achieves certain wage and job goals. He noted that under this structure, the Ramsey RLF, the land write-down, and the MIF loan are all viewed as equity in the transaction by primary lenders, with no cash going in by the prospect. He stated the project costs associated with extending the utilities and constructing a cul-de-sac are estimated at \$265,000, noting that the cul-de-sac would require an agreement with an existing property owner to take a small portion of their property for the cul-de-sac. He stated that moving costs are not eligible from an SBA standpoint or under the State program and under this scenario the owners themselves would pay their moving costs. He stated that DEED also indicated it would provide a grant to the City of \$100,000 to help offset the utility costs, leaving \$315,000 in cash equity being put into the project by the owners. He stated that based on his review of the company's financial statements, the owners have limited personal liquidity and limited liquidity on the part of the company, adding he felt it would be difficult for the prospect to make this happen under this financing structure.

Mr. Mulrooney then distributed another scenario and stated this scenario more accurately reflects the desire of the prospect and includes a full land write-down of \$758,000, noting that project costs remain the same. He stated if there were a full land write-down, the debt service from the standpoint of bank financing and SBA financing decreases. He advised that under this scenario, the company's debt service would be \$383,000 whereas the debt service under scenario #1 with a partial land write-down would be \$426,000, an annual savings of \$43,000, which is closer in line with what the company could support. He indicated this scenario still requires owner equity of \$315,000 or having that financing come from another source. He stated that staff also conducted an analysis of tax increment financing for the project and explained that the land cost that could be captured partially by tax increment financing is \$191,469 and it would take nine years to recover that cost. He stated that tax abatement is another option but tax abatement does not provide enough revenue to come close to handling the amount of project costs that TIF would handle. He indicated the City's RLF account has a current balance of \$274,000 and the EDA Fund has a current balance of \$450,000.

Member Skaff asked if all of the City's costs have been factored into the project, i.e., moving the existing public works facility.

Management Analyst Brama stated there would be a five-year lease in place for the City's salt shed with an option to renew. Moving costs have not yet been considered.

City Administrator Ulrich felt it would be important for the City to recover some of its infrastructure costs and the cost of moving the salt structure. He stated when this item was brought to the City Council, the project anticipated the move of the full public works campus and the City has purchased twenty acres for this move, adding the proposed agreement is ten years and then the City is out. He agreed this will be an important decision for the City to make and means a potential \$8 million new public works facility with debt service of \$500,000 per year.

Member Riley stated he did not want to discuss scenario #2 involving the full write-down and suggested that the EDA focus only on scenario #1.

Member LeTourneau asked if another funding source has been considered and asked whether Anoka County HRA dollars might be available.

Management Analyst Brama stated if the City Council passed a resolution to enable economic development powers through the County's HRA, then the City would be eligible for County HRA monies.

Chairperson Steffen stated it does not appear that this prospect's current revenue stream can support the required debt service and asked how confident staff is that the prospect can double their business to support that.

Mr. Mulrooney felt this deserves further underwriting analysis and agreed staff will have to dig deeper into the projections, adding that this would happen as part of the normal underwriting process.

Member LeTourneau requested further information about the benefits to the City for proceeding with this prospect.

Management Analyst Brama reviewed the project benefits, including 37 full time jobs averaging \$18.00 per hour within two years, noting that the prospect's goal is to have 50 employees. He stated the prospect has indicated it wants to expand an additional 48,000 square feet for a total of 125,000 square feet and their long-term goal is 200,000 square feet. He stated the property is currently tax exempt and if the City did tax increment financing, when the property comes back online the base value would be captured. He added if the prospect purchased the property under the option agreement, the City would receive the fair market value of the property.

Chairperson Steffen asked about the risk to City if it were to do a \$191,000 write-down.

Management Analyst Brama stated if the City entered into a business subsidy agreement and tax increment financing agreement and the property owner defaulted, the City is insulated from that risk. He added if the City provided a RLF and the property owner defaulted, the City would be at risk.

Member Skaff expressed concern about the financial viability of the company and where they will come up with the \$300,000. He suggested the City request this information from the prospect.

Member Riley stated the prospect's original proposal was that they had nothing in the project and that was unacceptable to him. He did not think the EDA had enough information at this time to make a recommendation, adding that scenario #1 is the only option he would consider.

Member Hardin stated from his cursory review of the financials, he did not feel comfortable with the company's ability to service the debt in either scenario. He added he was open to looking at some kind of City participation but was not in favor of a full land write-down. He asked if the SBA portion could be increased under scenario #2. He also asked if there is equity in the prospect's existing building.

Mr. Mulrooney stated the SBA 504 portion is limited to 40% of project costs under any scenario. He stated he did not know the agreed upon purchase price of the prospect's existing building and agreed to find out. He also agreed to find out the prospect's current liability on their building.

Member Brunt agreed with the concerns expressed regarding a full land write-down and agreed that further investigation is in order before moving forward with a recommendation.

Chairperson Steffen stated it appears the EDA is in agreement that scenario #2 should be taken off the table. He stated he would be okay with \$191,000 and the land write-down. He added he was leery of approving this with two sources of City funds. He stated he would like to see the prospect come back with the source of funds for the \$315,000 before going to the City Council.

It was the consensus of the EDA to state that it was conceptually willing to consider a land write-down of \$191,000. It was also the consensus of the EDA that it was not interested in a full land write-down on the property. It was also the consensus of the EDA to state that it was hesitant to provide a RLF for this prospect. It was also the consensus of the EDA that all of these items would require proof of owner equity and more detailed financial information.

The EDA discussed the prospect's timeline and whether this item should proceed to the City Council or whether to wait for further information from the prospect.

Member LeTourneau suggested it might be appropriate for staff to present the finalized application and responses to the EDA's questions to the EDA Chairperson and if the prospect has provided all the requested information and responded to all the questions, then it can move forward to the City Council as a recommendation from the EDA.

Chairperson Steffen stated he was amenable to Member LeTourneau's suggestion.

4.03: Selection of the 2013 Ramsey Business of the Year

Management Analyst Brama explained the EDA selects a Business of the Year that is presented at the annual business appreciation golf tournament, scheduled this year for Tuesday, August 20th. He indicated the 2012 Business of the Year was The Links at Northfork and the 2011

Business of the Year was Green Valley Greenhouse. He advised that in 2012, the EDA reviewed 15 businesses and narrowed the list down to four businesses; the EDA directed staff to focus on the three remaining businesses considered in 2012 when making its selection for 2013 Business of the Year. He stated the three businesses are Acapulco, Bolton & Menk, and Vision Ease Lens.

Member Skaff stated his preference for 2013 Business of the Year is Vision Ease Lens, adding the company is a national firm with a large number of employees and the company is quite involved in volunteerism.

Chairperson Steffen stated that all three businesses are worthy and his preference is Bolton & Menk. He stated Bolton & Menk was one of the first tenants in the COR and the company has also done a lot of volunteer work in the City.

Member Riley agreed that all three businesses are worthy and urged the EDA to make sure that no businesses were inadvertently excluded from consideration.

Member Hardin stated his preference for 2013 Ramsey Business of the Year is Vision Ease Lens.

Member LeTourneau agreed that all three businesses are worthy and stated he would defer to the preference of the remainder of the EDA members.

Member Brunt felt that Vision Ease Lens was a very worthy selection for 2013 Ramsey Business of the Year.

It was the consensus of the EDA to select Vision Ease Lens as 2013 Ramsey Business of the Year.

4.04: Planning Commission Update (Development Update)

Management Analyst Brama presented the Community Development Department written update.

Chairperson Steffen requested an update on the Super America and McDonald's projects.

City Administrator Ulrich reported that the most recent delay had to do with the filing of the plat. He stated that bids will be opened tomorrow and this item will go to the City Council next week for approval. He advised the McDonald's project is moving forward and groundbreaking is anticipated to take place this fall. He stated that Super America has indicated it needs corporate approval of the financing package that has caused some delay in the project.

4.05: Updates

City Administrator Ulrich provided City Council updates and stated that Anoka County EDA is back on the agenda and explained there was a discussion last October about joining with the EDA to authorize HRA monies to be used for economic development. He stated this was previously rejected by the City Council and is back on the agenda because the City has an opportunity to purchase the adult bookstore on Highway 10 and wants to use County dollars to complete the purchase. He advised that the City Council agreed to reduce its participation at the

Game Fair based on a staff recommendation to not staff a booth and instead provide signage and advertising for the event and help with police patrol. He reported that the City Council approved a park monument for The Draw along Ramsey Boulevard. He stated the HRA made a decision to reduce the COR 3 development to four lots on the north side of the park and to hold the rest until land prices increase. He advised the City will begin contracting with a new attorney and stated an RFP was done and the City Council selected two finalists that were interviewed last Tuesday with consensus reached to select Ratwik, Roszak & Maloney as the new City Attorney. He stated the Highway 10 project continues to have good momentum and Sen. Amy Klobuchar named it as her #1 priority. He indicated that a grant application for Federal money was submitted this week.

Member Skaff requested information about the open City Council seats. He also requested an update on the EDA manager position.

City Administrator Ulrich advised there have been two City Council filings so far and the deadline is June 7th. He stated the City is recruiting for the EDA manager position and the closing date for the posting is June 10th, adding three applications have been received so far.

5. MEMBER/STAFF INPUT

Management Analyst Brama stated an email will be sent to the EDA regarding the old municipal center project, adding that the City Council will be reviewing the case next Tuesday to determine whether to move forward with the Comprehensive Plan amendment. He indicated that staff found some discrepancy in the cost/benefit analysis previously presented to the EDA and explained that the analysis found that a data center is still more beneficial to the City than a residential user however the margins have decreased slightly. He stated that a save the date card has been sent via email for the annual business appreciation golf tournament and staff is finalizing the invitations and registration forms. He stated the business expo was a successful event with 50 vendors and staff received a lot of positive feedback.

6. ADJOURNMENT

The regular meeting of the Economic Development Authority adjourned at 9:13 a.m.

Respectfully submitted,

Kurtis G. Ulrich, City Administrator

ATTEST:

Patrick Brama, Management Analyst

Draft by Barbara Hughes
(*TimeSaver Off Site Secretarial, Inc.*)

Meeting Date: 07/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

Discussion of 167th Avenue and Highway 47 Node

Background:

Background:

The retail node located at 167th Avenue and St. Francis Boulevard (Trunk Highway 47) has been a topic of discussion with City Councils and EDA boards for the past ten (10) years. This node has struggled to become economically viable for some time, is experiencing very high vacancy rates and a decaying building stock. Historically, the City has conducted a number of studies and conceptual master plans for this area; and at one point considered funding a second master planning effort.

Beginning in the summer of 2012, the 167/47 retail node resurfaced as a priority discussion topic. Over the past year, Staff has received a number of inquiries; including proposed new uses, inquiries for City assistance, expression of frustration from property/business owners, inquiries to approve a Comprehensive Plan and Zoning Amendment for the parcels, inquires for the City to purchase parcels, etc.

As a result, the EDA has reviewed a number of cases regarding this manner. The policy direction developed by the EDA is as follows:

- The EDA is not interested in purchasing property to revive the 167/47 retail node in the near future.
- The EDA is interested in developing an ownership meeting group to brainstorm options, share information and to investigate opportunities.
- The EDA is interested in the idea of developing a professional marketing package for the 167/47 retail node to entice redevelopment/investment.
- The EDA is interested in investigating what financial assistance options exist for a potential redevelopment project.
- The EDA is not interested in approving a Comprehensive Plan and Zoning Amendment for the subject property to allow for warehouse and/or light manufacturing uses.

Purpose of Case: Review updates/information collected and provide Staff with general direction

Observations:

Listed below are five major topics for discussion.

(1) Ownership Meeting, June 5

Staff met with 167/47 retail node property owners on June 5 with the purpose of:

- (1) gathering owner information (goals, barriers, etc).
- (2) provide City background/historical information and identify potential available tools
- (3) provide feedback for EDA

Attached to this case are meeting notes and information collected. In summary, (A) a majority of property owners are interested in selling today, (B) all property owners are interested in a EDA sponsored developer marketing package, (C) all property owners believe additional roof tops will benefit the retail node, (D) all property owners are not opposed to a Comprehensive Plan and Zoning Amendment to allow for light industrial/warehouse type users and (E) one property owner would like the City to consider support of a residential development proposal.

(2) Rum River Hills Proposal

Staff met with representatives of of Rum River Hills Golf Course in June regarding a proposed 248 unit residential

development. NOTE: the entire project and development of all units would take several years to unfold and require coordination with numerous property owners. The initial phase would focus on approximately seventy (70) units. Please reference the attached maps for details.

In summary, Rum River Hills is proposing a 248 unit residential development that would include a variety of housing types and would call for the relocation of two existing golf holes to the west side of Hwy 47. Said proposal would require a Saint Francis Boulevard (TH 47) underpass for safety purposes. Rum River Hills representatives have indicated sewer costs (1.5M), the cost to acquire City land (117K) and the cost for and underpass (500K) are barriers to moving this project forward.

(3) DEED Redevelopment Programs

Staff attended an informational meeting on June 20 regarding two Minnesota Department of Employment and Economic Development (DEED) redevelopment programs.

One program allows the City to apply for a GRANT to pay for 50% of eligible redevelopment project costs (this could be on behalf of a private developer). Another program allows for the City to purchase properties using a LOAN from the State. Then, if eligible redevelopment occurs, 50% of the loan is forgiven. Additionally, loan repayment doesn't begin for two years.

These programs are ideal for the demolition and redevelopment of the north side of 167th.

(4) Comprehensive Plan and Zoning Amendment

Staff continues to receive requests to to approve a Comprehensive Plan and Zoning Amendment to expand allowed uses of the 167/47 retail node. In summary, it has been requested again the City allow for light industrial or warehousing type user(s). The City has attempted to identify other acceptable uses beyond warehousing and light industrial. However, the property owners have not identified any additional suggested uses.

(5) Marketing Package

It has been previously proposed, the EDA consider leading an effort to create a professional grade marketing package for outside developers. Said package would outline buy-in from all land owners, display asking prices, show what financial assistance the City is able to provide, display attractive graphics/site layouts, etc. Upon approval from the EDA and Council, the marketing package would be disbursed to various developers (or marketed by a third party).

Funding Source:

Preparation of this discussion topic is being handled as part of regular Staff duties.

Staff Recommendation:

Provide general feedback/direction regarding all five discussion topics.

(1) Ownership Meeting, June 5

Does the EDA have any comments or direction regarding the ownership group?

(2) Rum River Hills Proposal

In concept, does the EDA have interest in pursuing this preliminary proposal? --which includes a *willingness to consider* assistance for a sewer connection, a Saint Francis Boulevard (TH 47) underpass and a land write down. NOTE: this is not a final decision or a commitment; however, it will allow a developer to make a formal proposal/project budget.

(3) DEED Redevelopment Programs

Is the EDA comfortable with Staff advertising the grant program to developers? Is the EDA interested in further investigating the redevelopment loan program (i.e. draft a proposal for EDA review)?

(4) Comprehensive Plan and Zoning Amendment

Would the EDA support approving a Comprehensive Plan and Zoning Amendment on the subject 167/47 retail node to allow for light industrial or warehouse type users? Should this item be reconsidered by the Planning Commission, followed by final approval of the City Council? NOTE: The Planning Commission has previously reviewed this concept (light industrial or warehousing) and did not direct Staff to pursue said amendment.

(5) Marketing Package

Would the EDA like Staff to develop a proposal for consideration at the August EDA meeting (which will include cost estimates)?

Action:

Provide general feedback/direction regarding all five discussion topics.

(1) Ownership Meeting, June 5

Does the EDA have any comments/direction regarding the ownership group?

(2) Rum River Hills Proposal

In concept, does the EDA have interest in pursuing this preliminary proposal? --which includes a willingness to consider assistance for a sewer connection, a Saint Francis Boulevard (TH 47) underpass and a land write down. NOTE: this is not a final decision or a commitment; however, it will allow a developer to make a formal proposal/project budget.

(3) DEED Redevelopment Programs

Is the EDA comfortable with Staff advertising the grant program to developers? Is the EDA interested in further investigating the redevelopment loan program (i.e. draft a proposal for EDA review)?

(4) Comprehensive Plan and Zoning Amendment

Would the EDA support to approval of a Comprehensive Plan and Zoning Amendment on the subject 167/47 node to allow for light industrial or warehouse type users? Should this item be reconsidered by the Planning Commission, followed by final approval by the City Council?

(5) Marketing Package

Would the EDA like Staff to develop a proposal for consideration at the August EDA meeting (which will include cost estimates)?

Attachments

1 Ownership Meeting Notes and Map

2 Rum River Hills Proposal and Map

Zoom Out Aerial

Water and Sewer Maps

TIF District Map

TIF Run 07082013

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/09/2013 09:25 AM
Kurt Ulrich	Kurt Ulrich	07/09/2013 10:26 AM
Form Started By: Patrick Brama		Started On: 07/02/2013
	Final Approval Date: 07/09/2013	

167 Ave & Highway 47 Commercial Node

Input Meeting, 06/05/2013 Ramsey Municipal Center, 6:00pm, Lake Itasca Room

Meeting Notes:

Purpose of meeting

- (A) gather information from property owners (i.e. goals, barriers, etc.)
- (B) identify City resources that may be available
- (C) provide EDA/Council with feedback

Agenda

- (A) background, what has been done in the past (Tim Gladhill)
- (B) current situation (Tim Gladhill)
- (C) city perspective, what options exist
 - a. zoning/landuse (Tim Gladhill)
 - b. economic development (Pat Brama)
- (D) input from property owners
 - a. goals
 - b. barriers

Notes

Stakeholders

1. 6013 167 Ave, Kirk Corson, <i>at meeting</i>	1.45 acres	\$375,400 County	\$450,000 Ask
2. 6001 167 Ave, Joe Haag, <i>at meeting</i>	2.08 acres	\$236,000 County	\$250,000 Ask
3. 16736 St. Francis Blvd., Joe Haag, <i>at meeting</i>	3.09 acres	\$159,000 County	\$150,000 Ask
4. 5909 167 Ave, Kevin Johnson, <i>at meeting</i>	1.02 acres	\$349,100 County	\$450,000 Ask
5. 16659 St. Francis Blvd., Dick Tollette, <i>at meeting</i>	Variable	Variable	NA
6. 5900 167 Ave, Joel Buttenhoff	5.8 acres	\$779,000 County	NA
7. 16735 Quicksilver, Troy Danner	.86 acres	\$279,000 County	NA
8. 16600 St. Francis Blvd., City of Ramsey	14.22 acres	\$116,700 County	NA

Input

- 1. Willing seller/or lease, need rooftops, Alex Bauer is the land owner, an anchor of some sort would help
- 2. Willing seller, zoning is the biggest barrier—commercial will not work, wants warehousing
- 3. Willing seller, zoning is the biggest barrier—commercial will not work, wants warehousing
- 4. Willing seller/or lease, is working with prospects now
- 5. Interest in more rooftops--potentially acting as a developer, safety at intersection is largest barrier, create tunnel across 47/or other safety precautions, would like to work with City to develop residential, need connect to the park.
- 6. NA/tbd
- 7. NA/tbd
- 8. Willing to consider selling land for a residential development, willing to develop a marketing package for node, willing to consider what economic development tools are available to assist/attract redevelopment

Next Step

1. Follow up with Danner's Cabinets and Joel Buttenhoff to gather remaining input.
2. Bring information back to the EDA (Economic Development Authority) and Planning Commission; receive direction.
3. Remain in contact with stakeholders



Alex Bauer
[6013 167 Ave](#)
1.45 acres
\$375,400 Cnty
\$450,000 Ask
Sell

Community Pride Bank
[6001 167 Ave](#)
2.08 acres
\$236,000 Cnty
\$250,000 Ask
Sell

[16736 Hwy 47](#)
3.09 acres
\$159,000 Cty
\$250,000 Ask
Sell

Landmark Bank
[5909 167](#)
1.02 acres
\$349,100 Cnty
\$450,000 Ask
Sell

Danner's Cabt.
[16745 Quicksi.](#)
.88 acres
\$142,300 Cnty
\$180,000 Ask
Sell
[16735 Quicksi.](#)
.86 acres
\$279,000 Cnty
TBD Ask
Hold/No Sell

Rum River Golf
[16659 Hwy 47](#)
Interest in residential development
Developer/Residential

5th St. Ventures
[5900 167](#)
5.8 acres
\$779,000 Cnty
Hold/No Sell

City of Ramsey
[1600 Hwy 47](#)
14.22 acres
\$116,700 Cnty
TBD Ask
Sell/Residential



DETAILS:

- Estimated 248 housing units (TPC Developer)
- Notable Costs:
 - Sewer \$1.5M (750K reimbursement)
 - Sewer Fund Balance: \$3.4M
 - Underpass 500K
- Redevelopment TIF:
 - Run: \$1,247,056 (6%) PV, \$3,141,893
 - Required to correct blight (reason for district)

How to make it 'GO'

- Sewer costs (1.5M)
 - Underpass costs (500K)
 - Free City land (117K)
- About 2.2M*

Reimbursements

- Sewer \$750K
 - TIF \$1.25M PV (3.1M FV)
- About 2M PV*





Scale: 1" = 60'
 Used Homescape Design Group
 BayHomes - New Townhomes

Golf Course Expansion Plan

Rum River Hills, Inc.
 16659 St. Francis Blvd.
 Ramsey, MN 55303

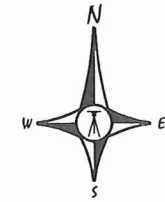
Rick Harrison
 Site Design Studio
 (612) 855-0886

LEGEND:

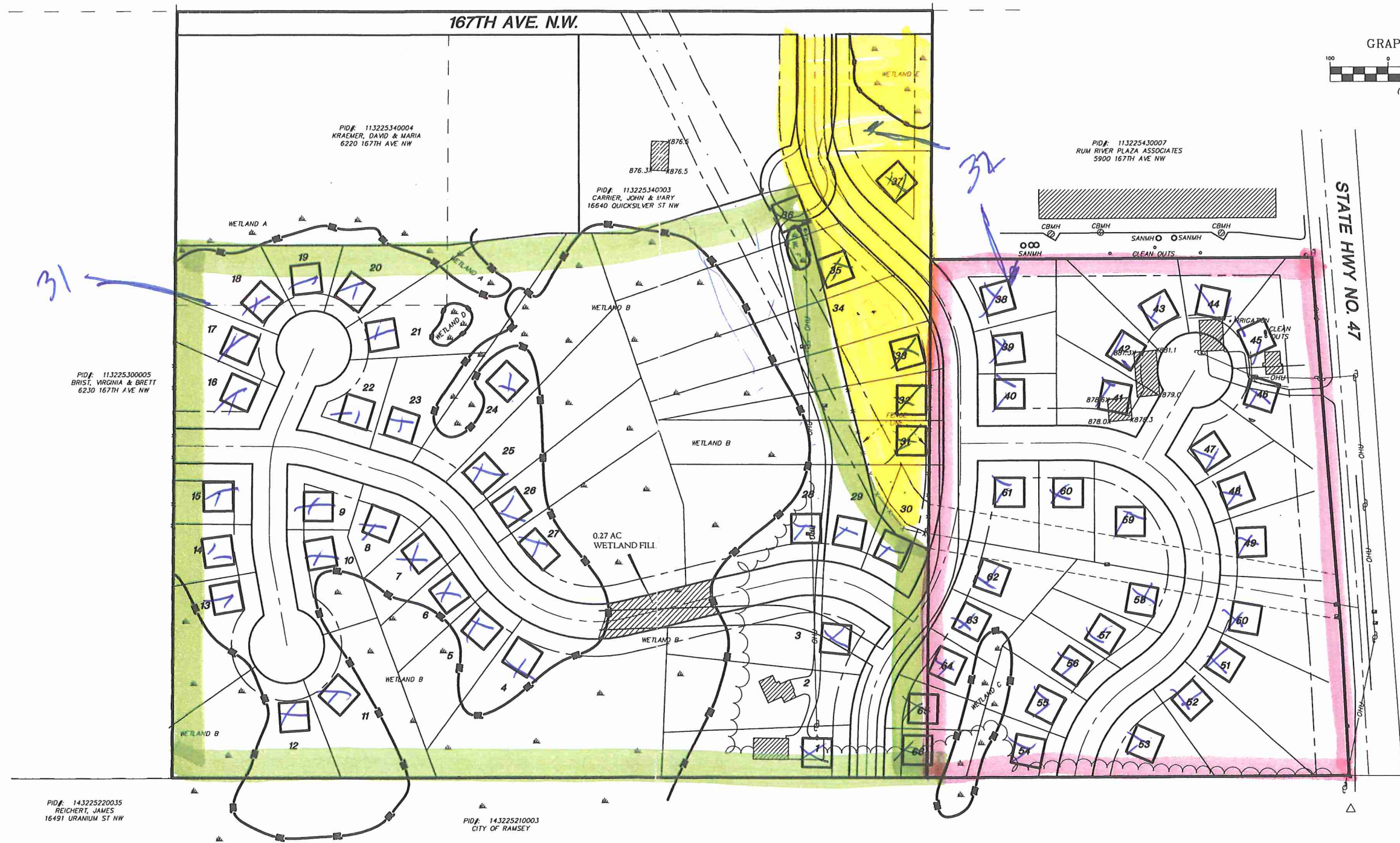
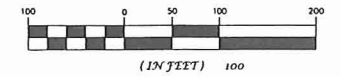
Total Number of BayHomes	47
BayHomes with 3 car garages ..	20
Urban Style Townhomes	24
Total Units	71
Total Area in Private Drives	2.6888 Acres
Total Area in Walkways	0.4884 Acres
Total Area in 8' Wide emergency walk	0.1877 Acres
Total Area in new Golf Path (8' wide)	0.1736 Acres
Total Area in Clubhouse Parking	1.8282 Acres
Total Rooftop as Indicated	3.0412 Acres

ELMCREST SANCTUARY

RAMSEY, MINNESOTA
PART OF SECTION 11, TOWNSHIP 32, RANGE 25,
ANOKA COUNTY, MINNESOTA



GRAPHIC SCALE



PID# 113225340004
KRAEMER, DAVID & MARIA
6220 167TH AVE NW

PID# 113225340003
CARRIER, JOHN & MARY
16640 QUICKSILVER ST NW

PID# 113225430007
RUM RIVER PLAZA ASSOCIATES
5900 167TH AVE NW

PID# 113225300005
BRIST, VIRGINIA & BRETT
6230 167TH AVE NW

PID# 143225220035
REICHERT, JAMES
16491 URANIUM ST NW

PID# 143225210003
CITY OF RAMSEY

X:\Drawings\2003\2346.dwg 10/19/2004

MINIMUM SETBACKS	
FRONT SETBACK	30 FT.
HOUSE SIDE SETBACK	10 FT.
HOUSE SIDE (GARAGE)	6 FT.
CORNER SETBACK	30 FT.
REAR SETBACK	30 FT.
MINIMUM LOT FRONTAGE	80 FT.
MINIMUM LOT FRONTAGE(CORNER)	90 FT.

OWNER:
Oakwood Land Development
1611 Highway 10 N.E.
Spring Lake Park, Minnesota 55432
Phone: (763) 780-4996

ENGINEER/SURVEYOR:
 Passe Engineering Inc.
1611 HIGHWAY 10 N.E.
SPRING LAKE PARK, MINNESOTA 55432
PHONE: (763) 780-4100

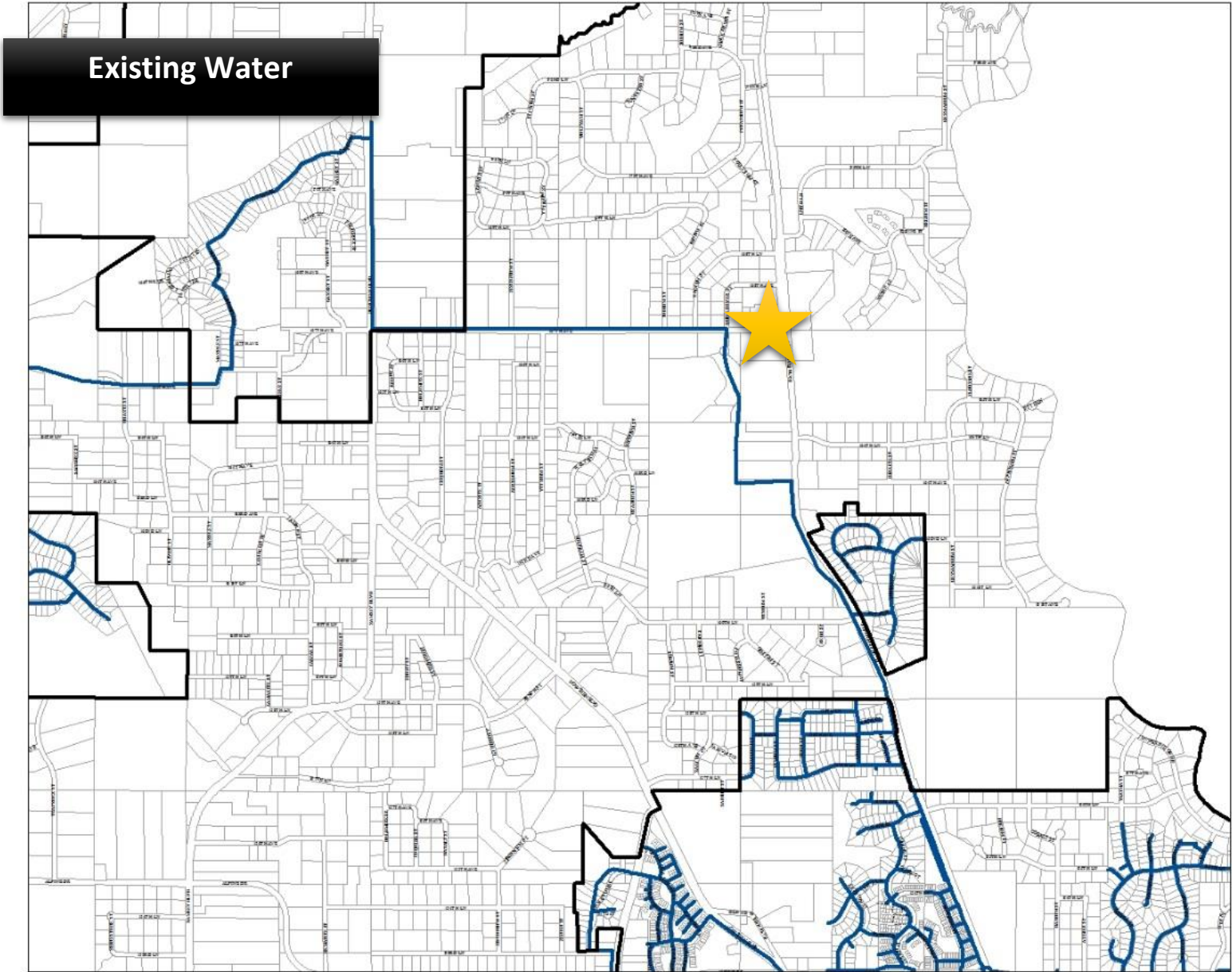
SITE DESCRIPTION	
AREA OF PROPERTY	= 43.22 ACRES
66 PROPOSED SINGLE FAMILY LOTS	
AREA OF WETLAND FILL	0.27 ACRES
MINIMUM LOT AREA	= 10,800 SQ. FT.

PASSE ENGINEERING

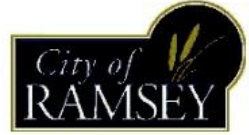
ELMCREST SANCTUARY

DATE: 10/19/04





Existing Water



Municipal Water

Legend

-  2030 musa
-  Water Pipes
-  Parcels



0 1,000 2,000 Feet

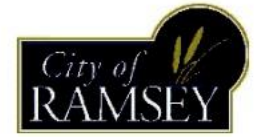
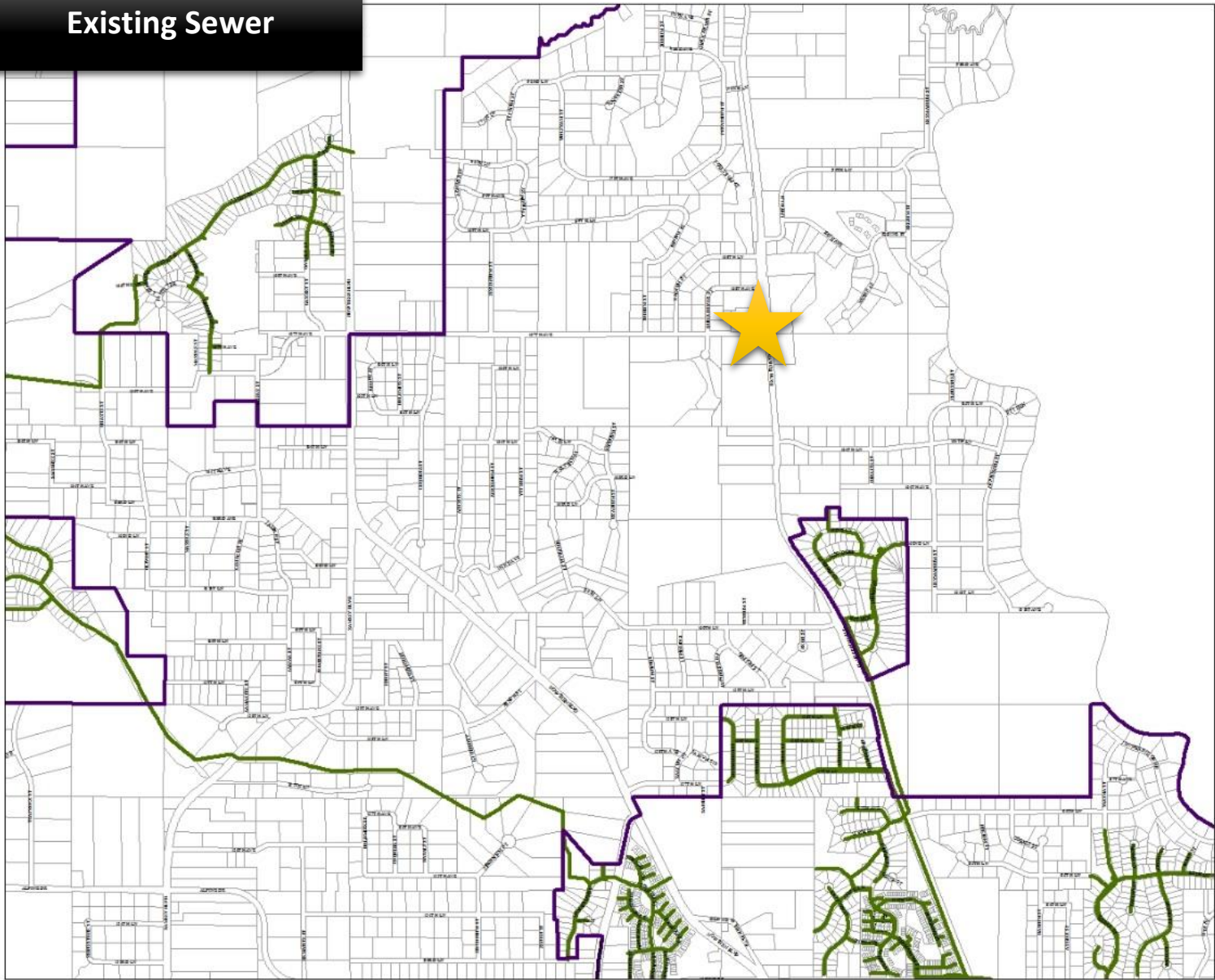
This map has been compiled using information gathered from various government offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this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

The City does not warrant 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) 425-1410.

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1/2020/04/07/10:00 AM/10:00 AM

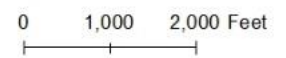
Existing Sewer



Municipal Sewer

Legend

-  2030 musa
-  Sanitary Pipes
-  Parcels



This map has been compiled using information gathered from various governmental files 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 accurate.

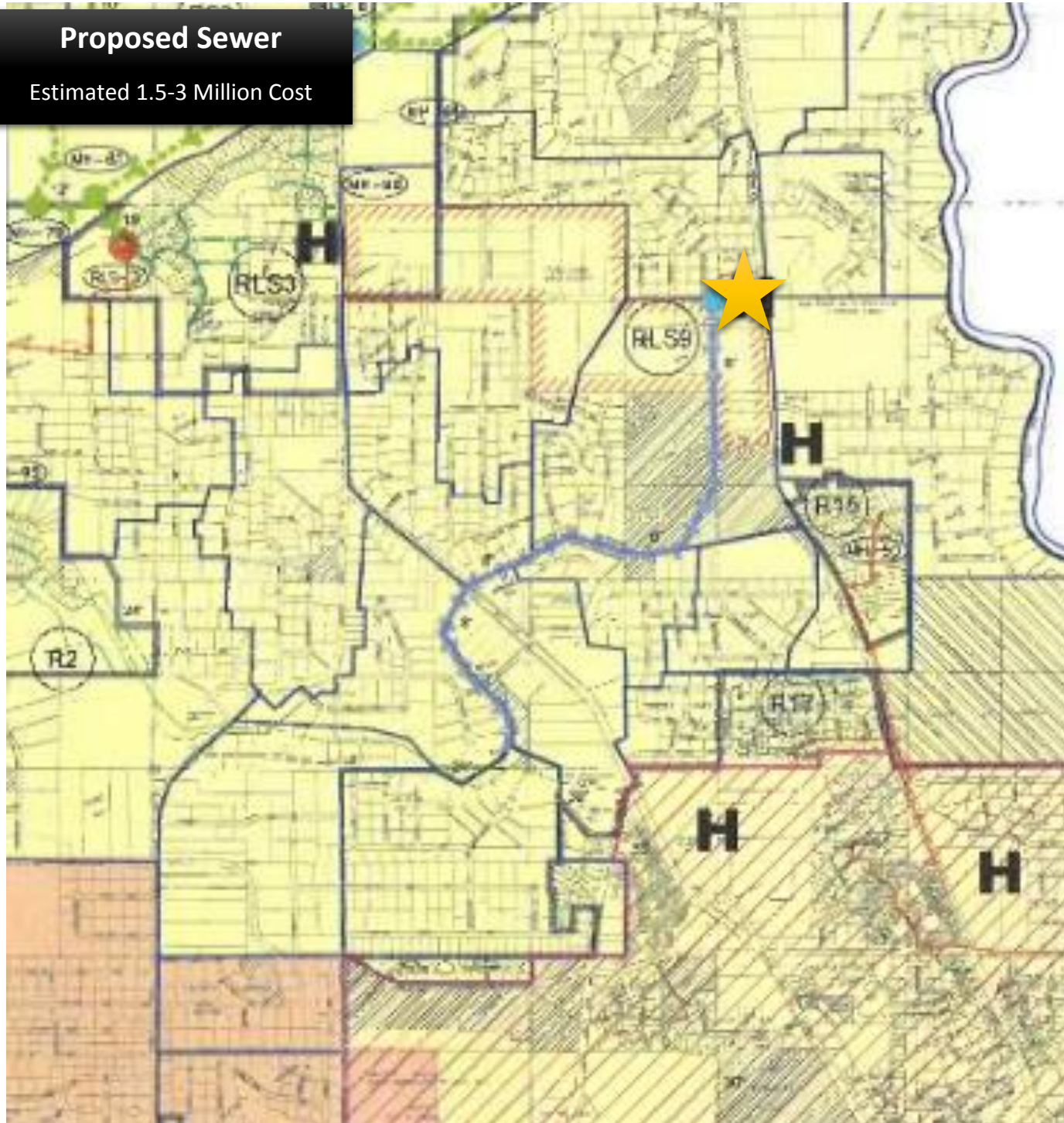
The City does not warrant that the GIS data can be used for exact measurements of distance or direction or positions in the location of geographic features. If a more precise location is found, please contact (763) 427-1410.

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1/20/2025/17:00/2025/01/20/2025

Proposed Sewer

Estimated 1.5-3 Million Cost





Rum River Hills Redevelopment - No Inflation

City of Ramsey

248 For Sale Homes

ASSUMPTIONS AND RATES

DistrictType:	Redevelopment
District Name/Number:	
County District #:	
First Year Construction or Inflation on Value	2014
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	0.00%
Interest Rate:	6.00%
Present Value Date:	1-Aug-13
First Period Ending	1-Feb-14
Tax Year District was Certified:	Pay 2014
Cashflow Assumes First Tax Increment For Development:	2016
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2041
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	Inside(B)
Incremental or Total Fiscal Disparities	Incremental
Fiscal Disparities Contribution Ratio	44.4110% Pay 2013
Fiscal Disparities Metro-Wide Tax Rate	153.4910% Pay 2013

Maximum/Frozen Local Tax Rate:	120.781%	Pay 2013
Current Local Tax Rate: (Use lesser of Current or Max.)	120.781%	Pay 2013
State-wide Tax Rate (Comm./Ind. only used for total taxes)	52.5230%	Pay 2013
Market Value Tax Rate (Used for total taxes)	0.27152%	Pay 2013

PROPERTY TAX CLASSES AND CLASS RATES:		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First \$150,000		1.50%
Over \$150,000		2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		0.75%
Non-Homestead Residential (Non-H Res.)		1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First \$500,000		1.00%
Over \$500,000		1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map #	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
1	11-32-25-42-0028	Landmark Comm Bank		165,500	183,600	349,100	100%	349,100	Pay 2014	C/I Pref.	6,232	Hmstd. Res.	3,491	1
2	11-32-25-42-0027	Woodale Ptns LLC		8,500	227,500	236,000	100%	236,000	Pay 2014	C/I Pref.	3,970	Hmstd. Res.	2,360	1
3	11-32-25-42-0026	Robert Muller Trustee		73,900	85,100	159,000	100%	159,000	Pay 2014	Non-H Res.	1,988	Hmstd. Res.	1,590	1
4	11-32-25-42-0024	Alexander Bauer	Placed value of \$5 sq/ft	158,600	216,800	375,400	100%	375,400	Pay 2014	C/I Pref.	6,758	Hmstd. Res.	3,754	1
5	11-32-25-31-0031	Danette & Troy Dann		46,400	95,900	142,300	100%	142,300	Pay 2014	Non-H Res.	1,779	Hmstd. Res.	1,423	1
6	11-32-25-31-0037	Ron & Jacqueline Danner		46,400	233,500	279,900	100%	279,900	Pay 2014	C/I Pref.	4,848	Hmstd. Res.	2,799	1
7	11-32-25-43-0007	Rum River Retail		385,900	393,200	779,100	100%	779,100	Pay 2014	C/I Pref.	14,832	Hmstd. Res.	8,489	1
8	11-32-25-34-0006	City of Ramsey		328,878	0	328,878	100%	328,878	Pay 2014	Exempt	-	Hmstd. Res.	3,289	1
9	11-32-25-34-0007	Catherine Hughs		46,400	129,237	175,637	100%	175,637	Pay 2014	Hmstd. Res.	1,756	Hmstd. Res.	1,756	1
10	11-32-25-34-0011	Oakwood Land Dev		100,400	0	100,400	100%	100,400	Pay 2014	Non-H Res.	1,255	Hmstd. Res.	1,004	1
11	11-32-25-34-0012	Oakwood Land Dev		48,200	0	48,200	100%	48,200	Pay 2014	Non-H Res.	603	Hmstd. Res.	482	1
12	11-32-25-34-0010	Nina & Valery Kaushyla		53,700	123,681	177,381	100%	177,381	Pay 2014	Hmstd. Res.	1,774	Hmstd. Res.	1,774	1
13	11-32-25-34-0008	City of Ramsey		3,900	0	3,900	100%	3,900	Pay 2014	Exempt	-	Hmstd. Res.	39	1
14	11-32-25-43-0004	City of Ramsey		116,700	2,136,800	2,253,500	100%	2,253,500	Pay 2014	Exempt	-	Hmstd. Res.	26,919	1
15	11-32-25-43-0006	GC Parking		65,200	27,300	92,500	100%	92,500	Pay 2014		-	Hmstd. Res.	925	1
16	11-32-25-44-0002	Golf course		729,700	122,000	851,700	100%	851,700	Pay 2014		-	Hmstd. Res.	9,396	1
				2,378,278	3,974,618	6,352,896		6,352,896			45,794		69,490	

Note:

- 1. Base values are based upon review of County website on 7-1-13.
- 2. Located in SD #11

Need to discuss base value

Need to discuss percentage in TIF district



Rum River Hills Redevelopment - No Inflation

City of Ramsey
248 For Sale Homes

Need to discuss

Need to discuss

PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2014	Percentage Completed 2015	Percentage Completed 2016	Percentage Completed 2017	First Year Full Taxes Payable
	Bay Home 1	250,000	235,260	82	19,253,678	Hmstd. Res.	192,537	2,353	20%	50%	75%	100%	2019
	Bay Home 2	225,000	208,010	82	17,023,538		0	-	20%	50%	75%	100%	2019
	Town Homes	175,000	153,510	84	12,943,963		0	-	20%	50%	75%	100%	2019
TOTAL					49,221,180		192,537						
Subtotal Residential					19,253,678		192,537						
Subtotal Commercial/Ind.					0		0						

Note:

- 1. Market values are based upon estimates

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Bay Home 1	192,537	0	192,537	232,548	0	0	52,278	284,825	3,480.27
Bay Home 2	0	0	0	0	0	0	46,222	46,222	564.79
Town Homes	0	0	0	0	0	0	35,145	35,145	416.81
TOTAL	192,537	0	192,537	232,548	0	0	133,645	366,193	

Note:

- 1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	366,193
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(133,645)
less Base Value Taxes	(83,930)
Annual Gross TIF	148,617

Meeting Date: 07/11/2013

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.

Purpose of Case

The purpose of this case is to *continue* the May discussion of a future industrial park in the City of Ramsey.

Observations:

At the May EDA meeting, Staff reviewed all potential industrial park sites in Ramsey (please see attached reference map). Staff was directed by the EDA to further investigate all potential sites; with an emphasis on the following three sites:

- (1) Pearson Properties Site (north of U.S. Highway 10, generally west of Armstrong Boulevard)
- (2) Hageman Holdings Property (generally north of U.S. Highway 10, generally west of Armstrong Boulevard)
- (6) Minnesota Pollution Control Agency (MPCA) Closed Landfill Property (north of Sunwood Drive between Sunfish Lake Boulevard and Bunker Lake Boulevard)

1. Al Person Property

Staff has worked with Pearson Properties, LLC regarding his potential industrial park site. The primary contact for Pearson Properties, LLC is Mr. Al Pearson. Pearson Properties owns about ninety (90) acres of land located on the north side of Highway 10 near the new Bunker Lake Boulevard extension and Puma Street. Pearson Properties is a willing seller; with an asking price of \$65,000 per acre or \$1.49 per square foot.

Developing his property into an industrial park will require an infrastructure investment to extend sewer/water/road (preliminary estimation \$780,000 for first project). The development as an industrial park will also require a Comprehensive Plan Amendment, followed by an official Zoning Amendment. As it stands today, the Pearson Properties site has a few different zoning classifications: R-2 Residential (Medium Density), R-3 Residential (High Density), and B-2 Highway Business (retail). Pearson Properties is in agreement he would be willing to support a Comprehensive Plan Amendment and Zoning Amendment on the property and actively market for an industrial park.

2. Hageman Holdings Property

Staff has contacted Hageman Holdings regarding their 171.65 acres of land west of Armstrong Boulevard. The City did approve a Plat (ALPHA DEVELOPMENT) and site plan for a new campus for Legacy Christian Academy. Hageman Holdings has informed the City that it is no longer actively pursuing a campus for Legacy Christian Academy at this time, but still desires to develop a similar concept with a different user. Hageman Holdings is not willing to sell any of their property located on the north side of Bunker Lake Boulevard now, or in the near future (i.e. 2-4 years); as they still would like to see their site developed into a school campus on the site recently amended to Public/Quasi-Public and residential in the remaining areas, consistent with the current Zoning

District. Hageman Holdings is willing to consider development of their property located on the south side of Bunker Lake Boulevard, which is about 45.1 acres. However, they will be 'selective' with the proposed users; as, they don't want to compromise the long term goal for their school campus to the north. This area south of Bunker Lake Boulevard is currently located in the B-2 Highway Business District, which allows for retail type uses.

With that in mind, Hageman Holdings' property needs would need a Comprehensive Plan Amendment, followed by a Zoning Amendment to allow for an industrial park to the south of Bunker Lake Boulevard (45.1 acres). Staff has an inquiry into their management team to indicate whether or not Hageman Holdings would support a Zoning and Comprehensive Plan Amendment. It is estimated, a the City will receive a response no sooner that one (1) to two (2) months. Additionally, it is Staff's estimation, Hageman Holdings will be conservative with their asking price, at least \$87,120 per acre or \$2.00 per square foot. This property has partial, proper road and utilities in place today. The remaining lanes of the four (4) lane Bunker Lake Boulevard extension would need to be completed with any future development along the Bunker Lake Boulevard extension, consistent with the agreement for ALPHA DEVELOPMENT, the Plat approved for Hageman Holdings.

6. MPCA Landfill Property

The MPCA controls about 270 acres of State owned land which encompasses a closed landfill in Ramsey. The MPCA regulates the closed landfill in Ramsey through Closed Landfill Program (CLP); which was granted authority from the 1994 Minnesota Landfill Clean-up Act (LCA).

About sixty (60) acres of MPCA owned land is currently located in the E-1 Employment District on the north side of Sunwood Drive just east of Bunker Lake Boulevard. However, as part of the 2030 Comprehensive Plan Update, the MPCA requested an amendment to 'Closed Landfill' to remain consistent with the Closed Landfill Land Use Plan, citing State Statute as the proper authority. In addition, MPCA Staff has indicated that the E-1 Employment Zoning District is inconsistent with their current and future plans for the site. Today, utilities run past this site along with appropriate road capacity.

Staff contacted the MPCA regarding purchasing a portion/all of the sixty (60) acres of property currently located within the E-1 Employment District. The MPCA showed strong initial opposition to allowing the land to be developed by the private sector (i.e. and industrial park) due to needs for managing risks associated with a closed landfill and for potential, future soil remediation. In addition, a major factor in the limited use of this site is the State bonding dollars that were used to acquire the site for the Closed Landfill Program. These acquisition dollars restrict the use to public use. Furthermore, the MPCA has stated that public use shall be also limited in scope due to the sensitive nature of the Closed Landfill. However, the MPCA did show an appetite to allow for a City owned public works campus. Staff is working with the MPCA now to provide a written response to confirm these assumption. In any scenario, it is likely this process will take several months to unfold.

Regarding the remaining three sites (3, 4, 6), staff has the following comments to provide:

Site 3:

It is unlikely site 3 would be a viable industrial park as it is also owned by Al Pearson. If the City were to rezone the Al Person property to the north of Highway 10 from residential to industrial, it is likely the City would also need to rezone the industrial property to the south of Highway 10 back to residential (to balance the Comprehensive Plan). Additionally, due to location, this site would require significant infrastructure/utility improvements; and would be cost prohibitive.

Site 4:

Staff has not contacted this property owner yet. Details shall follow. However, from a preliminary standpoint, it is unlikely this site will be a viable industrial park (when compared to other options). Due to location, this site would require significant infrastructure/utility improvements; and would be cost prohibitive. Additionally, the site would require a Comprehensive Plan Amendment and Zoning Amendment.

Site 6:

This site is shovel ready, there is a willing seller and there is infrastructure/utilities in place (or nearby). This site is located in the B-2 Highway Business District, and would therefore require a Comprehensive Plan

Amendment and Zoning Amendment. Unless the EDA proposes the City Council should consider a Comprehensive Plan Amendment and Zoning Amendment, Staff does not recommend moving forward with this site.

Funding Source:

Preparation of this case is being handled as part of regular Staff duties.

Staff Recommendation:

Generally, direct Staff to:

- A. Pursue the Pearson Properties Site (north) as the primary industrial park for Ramsey:
 1. Assist Pearson Properties with a Comprehensive Plan Amendment and Zoning Amendment; which may require the EDA to pay application fees.
 2. Develop feasibility study for full build out of park (projected revenues and expenditures)
 3. Upon completion & EDA confirmation
 - i. Direct staff to pursue shovel ready certification
 - ii. Direct staff to develop a memorandum of understanding with AL Pearson regarding the development of his property into an industrial park
- B. Continue to discuss acceptable land uses with the MPCA on the Closed Landfill property
 1. The likely scenario would include a public use, that would free up other industrial land in the existing industrial park
 2. This scenario would likely include a need to discuss reimbursement of soils for potential remediation purposes
- C. Continue to pursue the Hageman Holdings property
- D. When items B and C are executed, bring back follow up case to EDA for review.

NOTE: Staff estimates waiting for resolutions/responses to B/C could take two (2) to four (4) months. When that timeline is coupled with the timeline required for a Comprehensive Plan and Zoning Amendment (2-3 months), it could be winter/spring before a property is ready to market. Staff believes waiting this long before making a decision will put the City at a competitive disadvantage for potential projects (from a economic development perspective).

Action:

Generally, direct Staff to:

- A. Pursue the Pearson Properties Site (north) as the primary future industrial park for Ramsey:
 1. Assist Pearson Properties with a Comprehensive Plan Amendment and Zoning Amendment; which may require the EDA to pay application fees.
 2. Develop feasibility study for full build out of park (projected revenues and expenditures)
 3. Upon completion & EDA confirmation
 - i. Direct staff to pursue shovel ready certification
 - ii. Direct staff to develop a memorandum of understanding with AL Pearson regarding the development of his property into an industrial park
- B. Continue to discuss acceptable land uses with the MPCA on the Closed Landfill property
 1. The likely scenario would include a public use, that would free up other industrial land in the existing industrial park (C) Continue to pursue the Hageman Holdings property
 2. This scenario would likely include a need to discuss reimbursement of soils for potential remediation purposes
- C. Continue to pursue the Hageman Holdings property
- D. When items B and C are executed, bring back follow up case to EDA for review.

Attachments

Potential Future Industrial Parks Map

Pearson Farm for Sale

Hageman Holdings ref map

MPCA Land ref map

Available City Owned Properties

zoning map

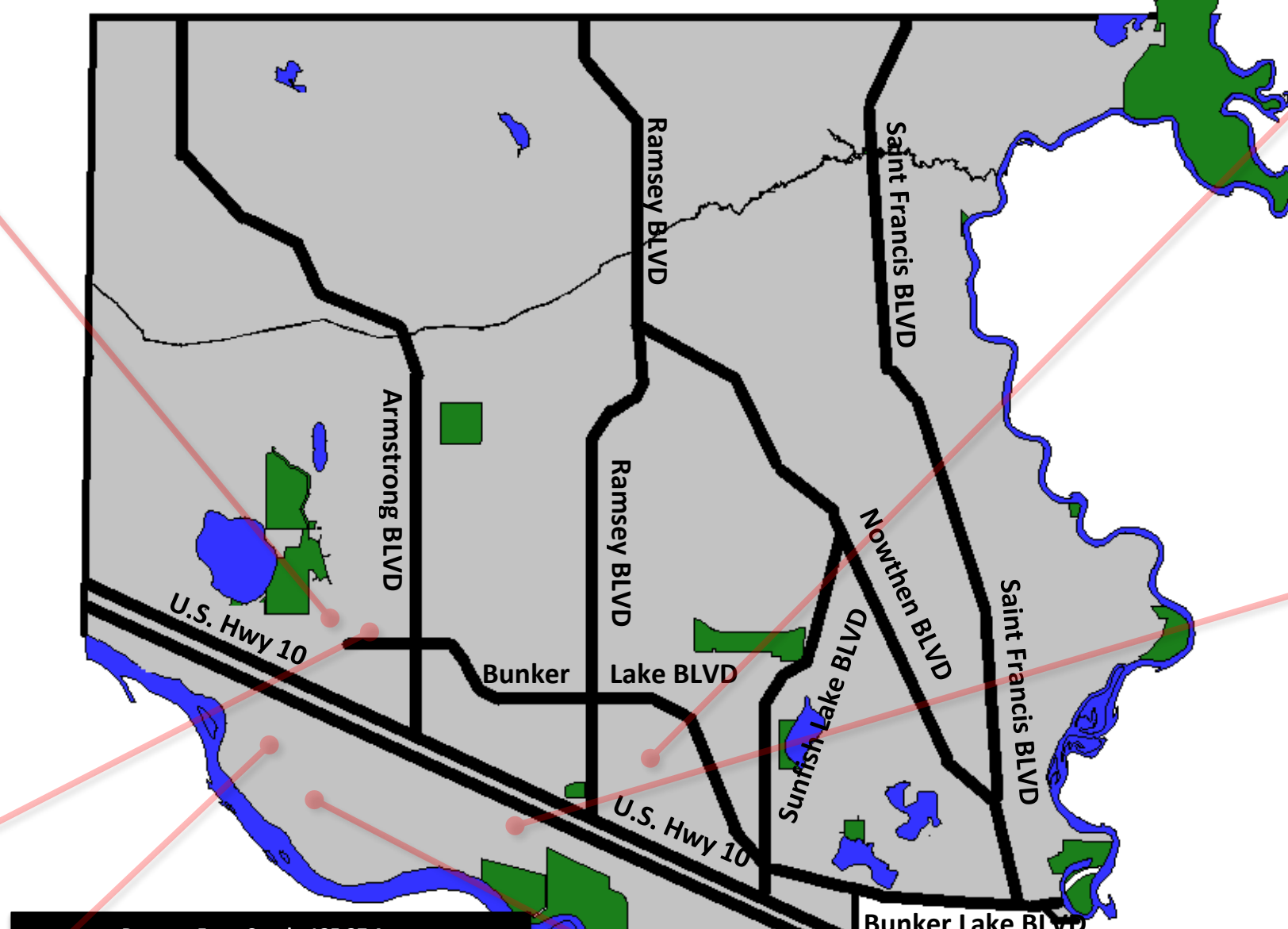
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	07/09/2013 09:14 AM
Patrick Brama	Patrick Brama	07/09/2013 09:20 AM
Kurt Ulrich	Kurt Ulrich	07/09/2013 10:18 AM
Form Started By: Kathy Schmitz		Started On: 07/02/2013
Final Approval Date: 07/09/2013		

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

Jim Deal (Tooth Acres), 44.97 Acres

05

Zoning: 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

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

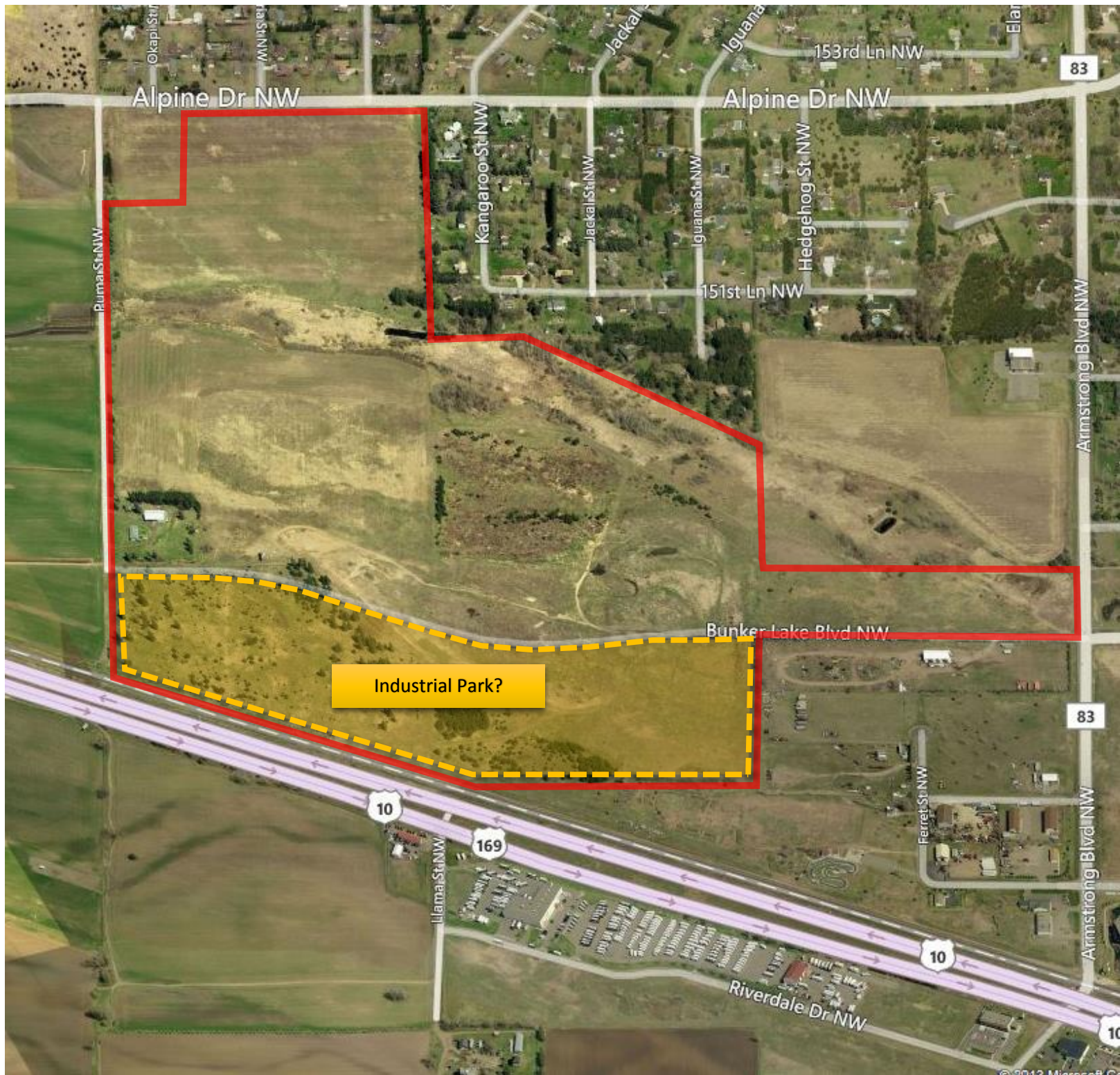
Zoning, mixed today (residential and business)

87.77 acres

Asking Price: \$65,000 per acre

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





CLP Methane Area of Concern: ANOKA MUNICIPAL REGIONAL LANDFILL



Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Ingrid Verhagen

Site Features



Gas Probe



Waste Footprint



Land Management Area
Designates the property that is under the responsibility and control of the MPCA.



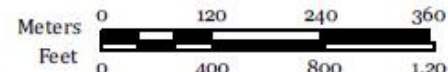
Methane Area of Concern
Area surrounding the landfill that may be impacted by subsurface migration of methane gas.

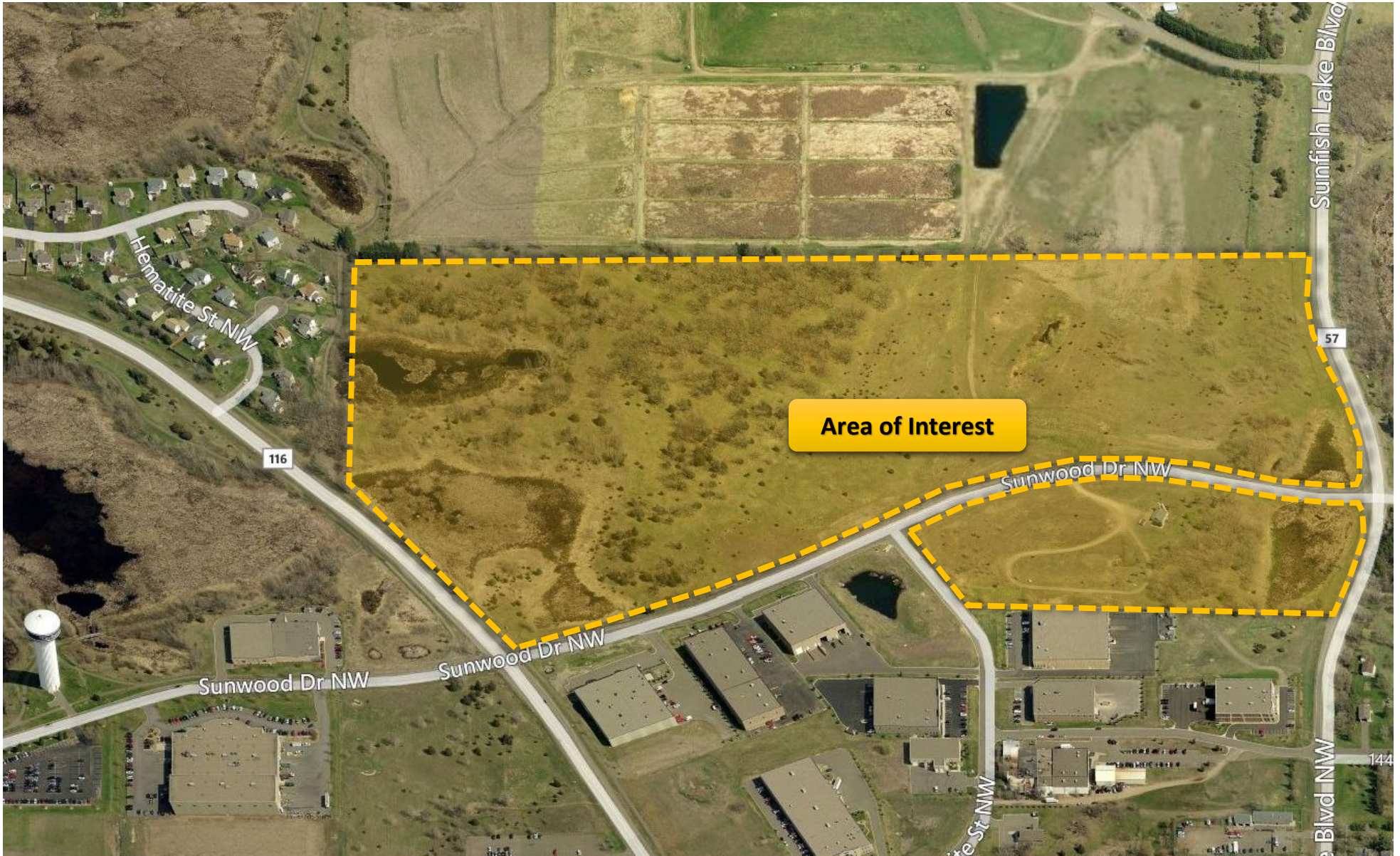


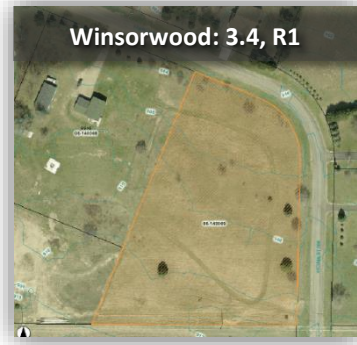
Created Feb 14, 2011 by CLP Engineer Peter Tiffany

DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose.

1:8,604







Winsorwood: 3.4, R1

34



Legacy: 4.1, Unzoned

13



Nordvick: 1.15, COR

40



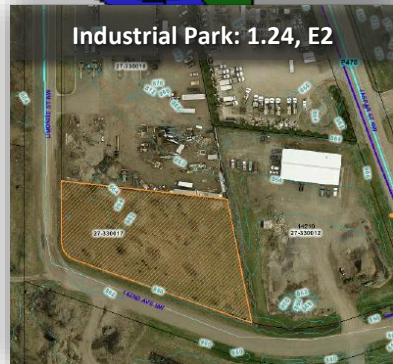
The COR: 400 acres, multiple mixed use

1



Industrial Park: 4.14, E2

37



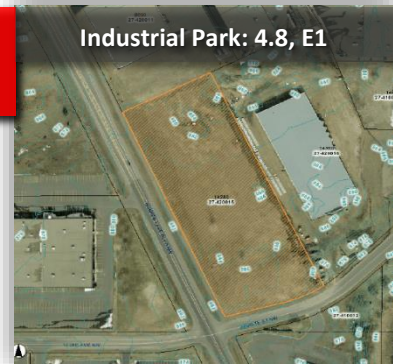
Industrial Park: 1.24, E2

38



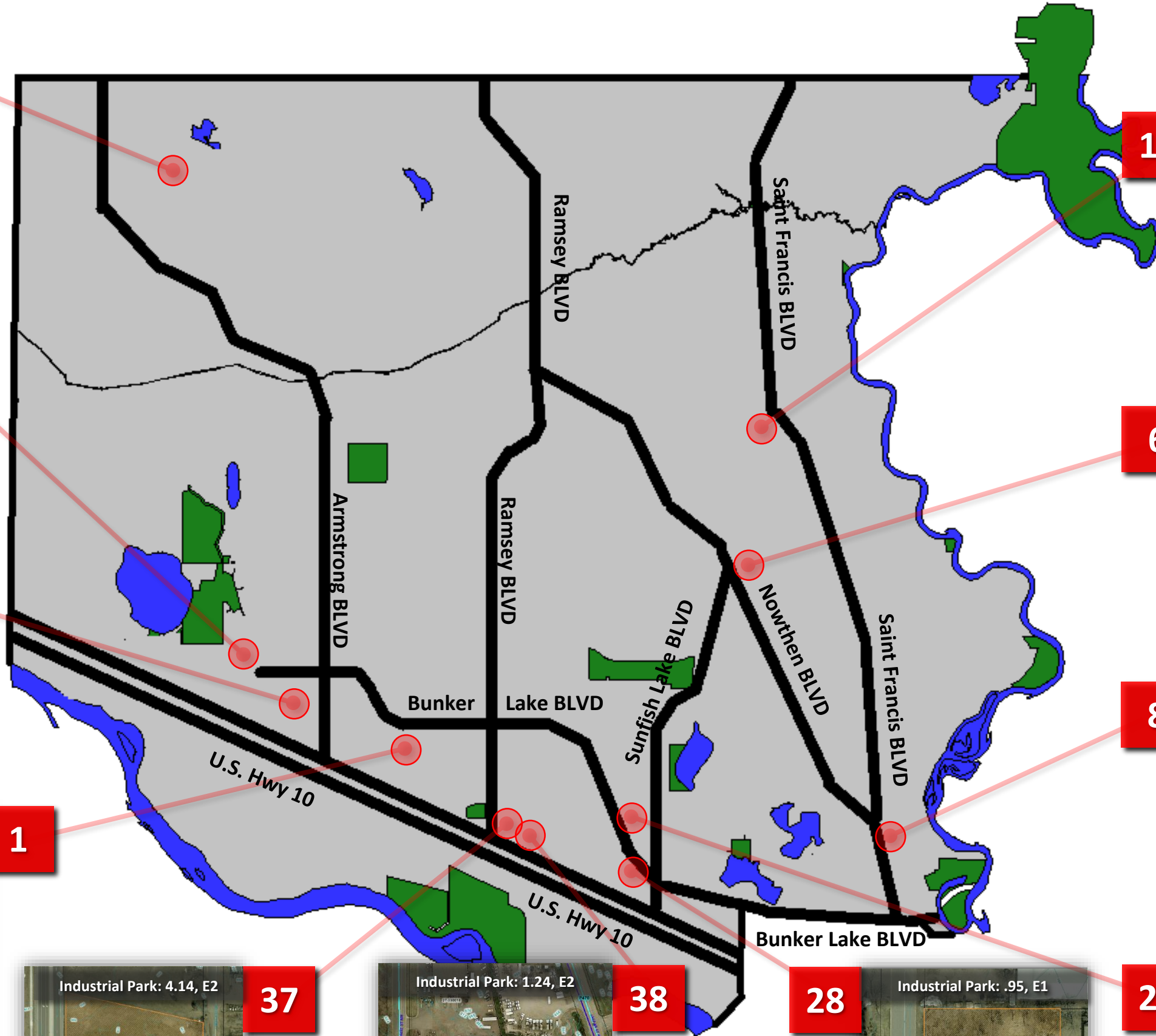
Industrial Park: .95, E1

28



Industrial Park: 4.8, E1

27



167/47: 16.5, R1

11



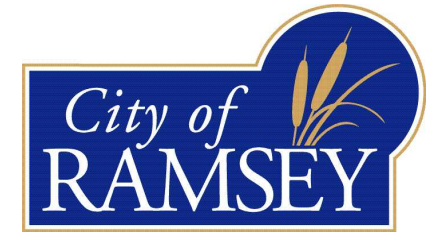
Old Muni Center: 20.5, Public

6



Amoco Station: 1.01, B1

8

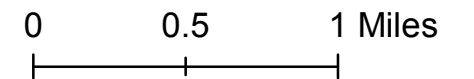


Official Zoning Map Proposed

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)

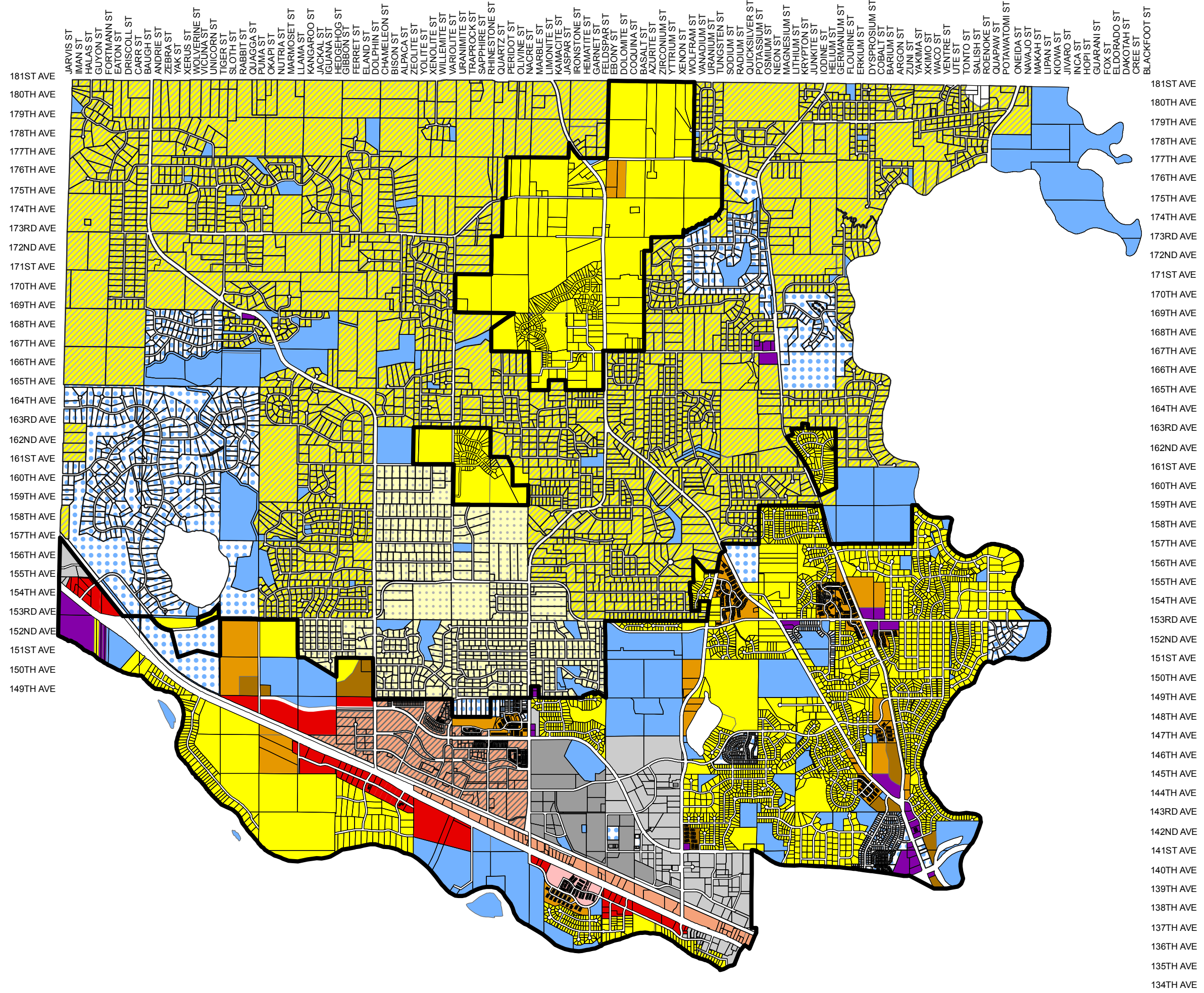
Update: March 2011



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.



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

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
LAMA 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
ERKMIUM ST
DYSPROSIUM ST
COBALT ST
BARIUM ST
ARGON ST
ZUNI ST
YAKIMA ST
XKIMO ST
WACO ST
VENTRE ST
UTE ST
TONGO ST
SALISH ST
ROENOKE ST
QUAPAW ST
POTAWATOMI ST
ONEIDA ST
NAVAJO ST
MAKAH ST
LIPAN ST
KIOWA ST
JIVARO ST
INCA ST
HOPI ST
GUARANI ST
FOX ST
ELDORADO ST
DAKOTAH ST
CREE ST
BLACKFOOT ST

Economic Development Authority (EDA)

4.3.

Meeting Date: 07/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

Business Appreciation Golf Tournament Update

Background:

Staff would like to provide an update on the 2013 Business Appreciation Golf Tournament Update.

Observations:

Overall, planning/coordination of the 2012 EDA Business Appreciation Golf Tournament is moving forward.

Below is an update of specific golf tournament tasks:

- **Food Services:** Booked through Wells Catering. Same menu will be provided as in 2012.
- **Golf Services:** Booked through The Links at Northfork. Same golf services and amenities will be provided as in 2012. Tee-off at 12:00, dinner at 5:30.
- **Give Aways:** Ace Sales of Ramsey has provided seven door prize options for EDA review/selection. Additionally, based on feedback in 2012, Staff will be utilizing dollars typically allocated for "Pro-Shop" gifts to purchase better/more raffle prizes.
- **Registration:** 15 of 150 registrations. Email invite has been sent to Ramsey businesses. A reminder email will be sent in mid July.
- **Anoka Area Chamber of Commerce:** Staff has submitted an article highlighting the Ramsey EDA golf tournament for the upcoming Anoka Area Chamber of Commerce newsletter.
- **Photography Services:** Parkplace Studio will be providing on site photography services (including prints) again in 2013.
- **Update of Sponsorship Signs:** staff will be updating the hole sponsorship signs in late July.

Funding Source:

EDA Business Unit, Account: 9230.6249

Staff Recommendation:

General comments, select City give-away item (see attached).

Action:

General comments, select City give-away item (see attached).

Attachments

Cover Letter

Reg Form

Give Away Options

Form Review

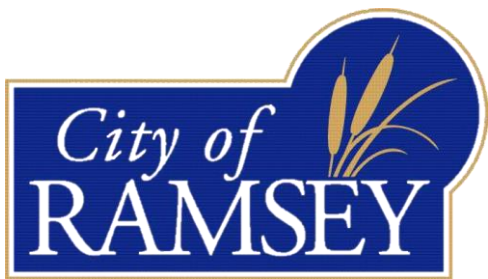
Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
07/08/2013 09:44 PM
Started On: 07/02/2013

Form Started By: Patrick Brama

Final Approval Date: 07/08/2013



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

June 21, 2013

Ramsey Business:

The City of Ramsey would like to extend an invite to your business to participate in the 2013 Ramsey EDA Business Appreciation Golf Tournament, taking place on Tuesday, August 20.

The annual EDA Business Appreciation Golf Tournament is an opportunity for the local businesses to spend an afternoon together playing golf at *The Links at Northfork*, enjoy a few laughs with friends and share a hearty meal from Wells Catering.

The 2013 Business Appreciation Golf Tournament will include:

*Door Prizes
Prime Rib Dinner*

*Raffle Prizes (more in 2013!)
Hole Sponsor Giveaways*

*Golf Contests (Yellow Ball, etc.)
2013 Business of the Year Award*

Enclosed with this mailing is more information on the 2013 Business Appreciation Golf Tournament, including a registration form. Please note, registration is first-come-first-serve.

If your business is interested, opportunities exist for sponsorship of a hole(s), independent contests and/or donation of raffle prizes.

We appreciate your consideration and look forward to hearing from you soon! Please contact Patrick Brama with questions: 763-433-9903 or pbrama@ci.ramsey.mn.us

Best Regards,

Jim Steffen
EDA Chair



Business Appreciation Golf Tournament



Schedule of Events

Tuesday, August 20, 2013

10:30--11:45 a.m.
Golf Registration

10:45 a.m.
Driving Range Opens

12:00--5:00 p.m.
Tournament

5:00--5:30 p.m.
Social Reception

5:30--6:30 p.m.
Dinner, Awards, Prizes

Event Details

18 Hole Best Ball Scramble Golf Tournament & Business Appreciation Event

- | | |
|----------------------|-----------------------------------|
| 18 Holes of Golf | Raffle Prizes (more in 2013) |
| 2 Carts per Foursome | Golf Contests (Yellow Ball, etc.) |
| Prime Rib Dinner | Business of the Year Award |
| Door Prizes | Sponsor Giveaways |

Cost: \$97/ person or (\$388 per foursome)

Games & Prizes:

The 2013 Business Appreciation Day Golf Event will include a wide variety of games and prizes at the holes & following the event.

Business of the Year Award:

One Ramsey business will be presented with the Business of the Year Award after dinner.

Registration:

Entry into the golf event will be limited to the **first 144 people** that send their registration in along with the applicable fees. Singles, twosomes, and foursomes are all encouraged.



2012 Business of the Year

Hole Sponsorship

Cost: \$125.00 per hole

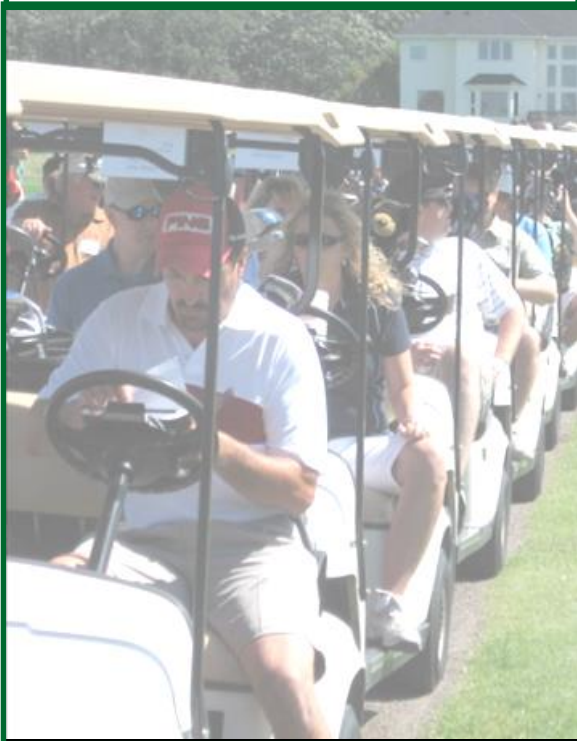
City provides:

- Professional sign with business name at the hole.
- Distribution of promotional literature to golfers.

Business provides:

- Tent, chairs, and tables
- Game or informational table at the assigned hole (optional).
- Promotional literature
- Staffing for the sponsored hole.

Hole sponsorship reservations are on a first come, first serve basis.



Registration

First-come-first-serve

Business Name: _____

Contact Person: _____

Contact Email: _____

Contact Address: _____

Contact Phone: _____

Participants (four per team, 2 per cart)

1. _____

2. _____

3. _____

4. _____

Full Day Participation: \$97.00 x _____ = _____
(Golf, Dinner, Games, Prizes)

Dinner Only: \$35.00 x _____ = _____

Hole Sponsor: \$125.00 x _____ = _____

Total Amount Enclosed: \$ _____

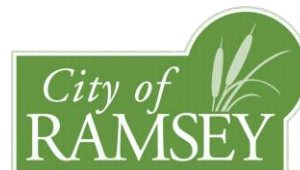
Checks payable to: City of Ramsey
7550 Sunwood Drive NW, Ramsey, MN 55303

Questions/Assistance: Patrick Brama 763-433-9903
pbrama@ci.ramsey.mn.us

BUSINESS APPRECIATION DAY 2013

The Links at Northfork

9333 Alpine Drive
Ramsey, MN 55303



Ace Sales
 17555 Unicorn St. NW
 Ramsey, MN 55303
 Fax:(763) 241-0590
 Phone:(763) 241-0590
 E-Mail: acesales1@comcast.net

Prepared For:
 COR
 Sunwood Dr.
 Ramsey, MN 55303
 Phone:(763) 433-9903
 E-Mail: pbrama@ci.ramsey.mn.us

Sunglasses Case- Titleist(R) DT(R) SoLo

60046



Keep those glasses or sunglasses scratch-free with this stylish neoprene sunglasses case.

Features: Metal carabiner can be easily clipped on golf bag

Normal Production Time:
 10 Working Day(s)

Product Size:
 6"w x 3-1/4"h x 1-3/4"d

Product Weight:
 22 lbs. per 63

Made In:
 China

Additional Information:
 Price Includes: 1 to 2-color imprint, 1 location on balls and a 1-color, 1 location imprint on outer package and tees

Imprint Method:Pad Print

Imprint location: North Pole of Golf Ball (Standard): 3/4" dia., 5 color(s) max

Product	Qty	x Price	+ Setup	= Total
Sunglasses Case- Titleist(R) DT(R) SoLo	150	15.790	50.00	\$2,418.50
Product Color	150	0.000	0.00	\$0.00
Tax				\$172.32
Freight				\$0.00
			Total:	\$2,590.82

Ace Sales
 17555 Unicorn St. NW
 Ramsey, MN 55303
 Fax:(763) 241-0590
 Phone:(763) 241-0590
 E-Mail: acesales1@comcast.net

Prepared For:
 COR
 Sunwood Dr.
 Ramsey, MN 55303
 Phone:(763) 433-9903
 E-Mail: pbrama@ci.ramsey.mn.us

Monterey Event Kit- Callaway Warbird 2.0

62160



Callaway® Warbird 2.0 golf balls and tees imprinted with your event logo come packaged in this colorfully handsome pouch

Features:

Normal Production Time:
 10 Working Day(s)

Product Size:
 6"w x 8-5/8"h

Additional Information:
 Price Includes: 1 to 2-color imprint, 1 location on balls, a 1-color imprint, 1 location on tees and 1-color imprint, 1 location on outer package

Imprint Method:Heat Transfer

Imprint location: Front (Standard): 3"w x 3"h, 4 color(s) max

Product	Qty	x Price	+ Setup	= Total
Monterey Event Kit- Callaway Warbird 2.0	150	17.190	0.00	\$2,578.50
Product Color	150	0.000	0.00	\$0.00
Tax				\$183.72
Freight				\$0.00
			Total:	\$2,762.22

Quote 1094569

Ace Sales
17555 Unicorn St. NW
Ramsey, MN 55303
Fax:(763) 241-0590
Phone:(763) 241-0590
E-Mail: acesales1@comcast.net

Prepared For:
COR
Sunwood Dr.
Ramsey, MN 55303
Phone:(763) 433-9903
E-Mail: pbrama@ci.ramsey.mn.us

Zippered Golf Gift Kit- Callaway Warbird 2.0

62179



Features:

Normal Production Time:
10 Working Day(s)

Product Size:
5-5/8"w x 3-3/4"h x 2"d

Additional Information:
Price Includes: 1-color imprint, 1 location on outer package and tees and a 1- to 2-color imprint on balls

Imprint Method:Pad Print

Imprint location: North Pole of Golf Ball (Standard): 3/4" dia., 5 color(s) max

Product	Qty	x Price	+ Setup	= Total
Zippered Golf Gift Kit- Callaway Warbird 2.0	150	24.180	0.00	\$3,627.00
Product Color	150	0.000	0.00	\$0.00
Tax				\$258.42
Freight				\$0.00
			Total:	\$3,885.42

Quote 1094569

Ace Sales
17555 Unicorn St. NW
Ramsey, MN 55303
Fax:(763) 241-0590
Phone:(763) 241-0590
E-Mail: acesales1@comcast.net

Prepared For:
COR
Sunwood Dr.
Ramsey, MN 55303
Phone:(763) 433-9903
E-Mail: pbrama@ci.ramsey.mn.us

Titleist Valuable Pouch

62154



Features: Keep your valuables protected inside your golf bag or locker|Soft, durable fleece fabric

Normal Production Time:
10 Working Day(s)

Product Size:
2"w x 7"h x 7"d

Additional Information:
Price Includes: embroidery; limit 8,000 stitches in 1 location

Imprint Method:Embroidery

Imprint location: Back (Standard): 3"w x 3"h, 5 color(s) max

Product	Qty	x Price	+ Setup	= Total
Titleist Valuable Pouch	150	12.500	0.00	\$1,875.00
Tax				\$133.59
Freight				\$0.00
			Total:	\$2,008.59

Ace Sales
 17555 Unicorn St. NW
 Ramsey, MN 55303
 Fax:(763) 241-0590
 Phone:(763) 241-0590
 E-Mail: acesales1@comcast.net

Prepared For:
 COR
 Sunwood Dr.
 Ramsey, MN 55303
 Phone:(763) 433-9903
 E-Mail: pbrama@ci.ramsey.mn.us

KOOZIE6PckKoolerGolfEvtKit-Callaway Warbird2.0

62177



Features:

Normal Production Time:
 10 Working Day(s)

Product Size:
 8-5/8"w x 6-1/2"h x 6-3/4"d

Additional Information:
 Price Includes: 1-color imprint, 1 location on outer package, tees, ball markers, divot repair tool and golf towel and a 1- to 2-color imprint on balls

Imprint Method:Pad Print

Imprint location: North Pole of Golf Ball (Standard): 3/4" dia., 5 color(s) max |Ball Marker (Standard): 9/16" dia., 2 color(s) max

Product	Qty	x Price	+ Setup	= Total
KOOZIE6PckKoolerGolfEvtKit-Callaway Warbird2.0	150	17.210	0.00	\$2,581.50
Product Color	150	0.000	0.00	\$0.00
Tax				\$183.93
Freight				\$0.00
			Total:	\$2,765.43

Ace Sales
 17555 Unicorn St. NW
 Ramsey, MN 55303
 Fax:(763) 241-0590
 Phone:(763) 241-0590
 E-Mail: acesales1@comcast.net

Prepared For:
 COR
 Sunwood Dr.
 Ramsey, MN 55303
 Phone:(763) 433-9903
 E-Mail: pbrama@ci.ramsey.mn.us

Mini Golf Bag- Callaway Warbird 2.0

62162



Miniature replica of a golf bag makes this kit a fun and unique giveaway.

Features: Metal carabiner can be easily clipped on golf bag

Normal Production Time:

10 Working Day(s)

Product Size:

2-1/2"w x 5-1/2"h x 2"d

Additional Information:

Price Includes: 1 to 2-color imprint, 1 location on balls and a 1-color, 1 location imprint on outer package and tees

Imprint Method: Pad Print

Imprint location: North Pole of Golf Ball (Standard): 3/4" dia., 5 color(s) max

Product	Qty	x Price	+ Setup	= Total
Mini Golf Bag- Callaway Warbird 2.0	150	13.120	0.00	\$1,968.00
Product Color	150	0.000	0.00	\$0.00
Tax				\$140.22
Freight				\$0.00
			Total:	\$2,108.22

Ace Sales
 17555 Unicorn St. NW
 Ramsey, MN 55303
 Fax:(763) 241-0590
 Phone:(763) 241-0590
 E-Mail: acesales1@comcast.net

Prepared For:
 COR
 Sunwood Dr.
 Ramsey, MN 55303
 Phone:(763) 433-9903
 E-Mail: pbrama@ci.ramsey.mn.us

DELUXE GOLF DISTANCE SCOPE 8 x 21mm, PADDED CARRYING CASE

AGX14



ACCURATELY READ THE DISTANCE TO THE FLAG STICK THROUGH THIS MONOCULAR GOLF SCOPE. INSULATED CONSTRUCTION KEEPS THE SCOPE SAFE OUT OF THE BOX, WHILE A PADDED CARRYING CASE KEEPS IT SECURE WHEN YOU'RE NOT USING IT. COMES WITH AN INSTRUCTION BOOKLET AND LENS CLEANING CLOTH. MAGNIFIES 8 X 21MM . CONVENIENTLY YOU CAN CARRY IN YOUR POCKET OR STORE IN YOUR GOLF BAG.

PRICE:--INCLUDES A ONE COLOR IMPRINT
 ITEM COLOR:--BLACK
 IMPRINT AREA:-- ON CASE 4" X 1", ON SCOPE CHROME 1/2" X 1/2"
 PACKAGING:--HARD CASE IN GIFT BOX
 SET UP:--\$56.25 (G) EACH COLOR
 ADDITIONAL COLORS:--\$.562 (G) PER COLOR RUNNING CHARGE

search words: range finder, green reader, distance scope, distance finder, golf, golf accessories, golf accessory, green, golf tournament, fund raiser, golf events, event, sponsors, charity, golf products, monocular.

Normal Production Time:
 6 Working Day(s)

Product Size:
 4 1/2" X 1 1/2"

Product	Qty	x Price	+ Setup	= Total
DELUXE GOLF DISTANCE SCOPE 8 x 21mm, PADDED CARRYING CASE	150	13.270	0.00	\$1,990.50
Tax				\$141.82
Freight				\$0.00
			Total:	\$2,132.32

Economic Development Authority (EDA)

4. 4.

Meeting Date: 07/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

Community 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

Community Development Update

Form Review

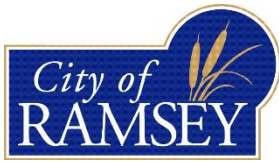
Inbox
Kurt Ulrich

Form Started By: Patrick Brama

Reviewed By
Kurt Ulrich

Final Approval Date: 07/08/2013

Date
07/08/2013 09:56 PM
Started On: 07/08/2013



City of Ramsey Development Update

June 20, 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.

Work has commenced and continues on the project. Staff will provide updates as needed.

The City Council approved a request to amend exterior materials on June 11, 2013, consistent with acceptable exterior materials per Zoning Code.

Building Permits have been issued for twenty-eight (28) of the fifty (50) units as well as the community building. Framing and wall section construction has begun on multiple buildings. [Updated June 20, 2013]

McDonalds (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 McDonalds on January 3, 2013. The site is located along the re-aligned Sunwood Drive at Armstrong Boulevard, located just north of Northstar Marketplace. 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.

The HRA approved Plans and Specifications and authorized Staff to advertise for bids for the Stage I Improvements as directed by the HRA for the May 14, 2013 HRA meeting. Initial Building Permit Plan Review has been completed, subject to revisions as requested by the City's Technical Review Staff. Staff also continues work with McDonald's to complete pre-development activities and review the plan sheets submitted for Building Permit review.

The Ramsey Housing and Redevelopment Authority (HRA) accepted bids and awarded a contract to construct the Stage I (common) Improvements for the three (3) lots within the COR TWO/Sunwood Retail area. The HRA also approved an extension to the Real Estate Contract to allow the Stage I Improvements to be completed and the due-diligence process to be completed. Construction is anticipated to begin on the facility itself this fall (2012). [Updated June 13, 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.

Construction has officially commenced on the facility. The City has approved a temporary closure of one (1) block on Peridot Street for June 18, 2013 to June 21, 2013 in order to set building panels along Peridot Street. The closure would only be from Sunwood Drive north to 145th Avenue (one [1] block). The closure will also impact traffic patterns for PACT Charter School, which is currently not in regular session. The detour would use 145th Avenue west to Peridot Street, then south to Sunwood Drive. The Contractor will be forwarding Staff a detour plan/map. A sketch provided by the Contractor is shown below. When a more detailed map is provided, Staff will ensure proper communication with the City Council and adjacent property owners. *Below is an updated road closure map.*



Below are recent project photos. [Updated June 20, 2013]



Photo taken June 20, 2013 at Sunwood Drive and Peridot Street looking north east.



Photo taken June 20, 2013 at Sunwood Drive and Peridot Street looking north east.

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) *[No Update]*

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.

On May 28, 2013, the HRA amended the scope of the project to focus on four (4) of the seventeen (17) lots that are located abutting North Commons (park). The remaining thirteen (13) lots that were approved along Bunker Lake Boulevard could be re-evaluated in the future as market conditions improve.

The Ramsey Housing and Redevelopment Authority (HRA) reviewed a potential purchase offer on all or portions of the four (4) lots along the park. The HRA will be reviewing current market conditions and seeking additional qualified offers on these lots. A more detailed work plan will be provided soon. [Updated June 13, 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.

Staff did receive communication from the Developer's Managing Director for Minnesota that the project was awarded financing and expects to close on said financing within the next month. The Developer anticipates construction to begin mid-to-late summer. Staff is working on final review of the Building Permit with this most recent communication. [Updated June 13, 2013]

Residence at The COR *[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 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.

A temporary Certificate of Occupancy has been issued on approximately 50 units. The Developer anticipates opening the remainder in two (2) phases, with Phase II desired opening in late June.

Below are recent project photos. [Updated June 20, 2013]



Photo taken June 20, 2013 along Sunwood Drive at the Municipal Center looking west.



Photo taken along Sunwood Drive at the west end of the project looking east.

Housing Assistance Policy [No Update]

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 in June.

Staff provided an update to the City Council on June 11, 2013, and received positive feedback on direction to continue along the current path for completion. The next meeting of the Sub-Committee is scheduled for June 25, 2013. [Updated June 13, 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.

Staff has scheduled a Stakeholder/Property Owner Meeting with owners of commercial/retail property in the area for Wednesday, June 5, 2013. The intent of the meeting is to outline options (land use and economic development related) for Property Owners and discuss a unified vision for the future of the current retail node. Staff will provide an update to the Planning Commission, EDA, and City Council following the Stakeholder Meeting.

Staff held a Stakeholder Meeting on June 5, 2013. Staff will forward feedback from said meeting in the near future. [Updated June 6, 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 (5/2/13) and the EDA (5/16/13) on the status of the project.

Staff presented a case to discuss possible next steps at the June 11, 2013 City Council Meeting. The City Council directed Staff to re-engage the surrounding public through a collaborative process utilizing a task force to continue to review options for the site.

Staff met to discuss possible alternatives for the new public process, and anticipates bringing forward alternatives for consideration to the July 9, 2013 City Council Meeting. [Updated June 20, 2013]

Alternative Urban Areawide Review (AUAR) Update for The COR [Updated]

In 2003, an Alternative Urban Areawide Review (AUAR) was prepared for the development formerly known as Ramsey Town Center, now known as The COR. The AUAR is an environmental review process that is an alternative to the standard, required environmental review for certain sized project. This alternative is a proactive, rather than individual reactive review, of the development as a whole as opposed to review with each individual project.

Minnesota Rules guiding the length of time this review is valid requires that the City update this document if it is to be used for current environmental review purposes. In addition, the preferred development alternative has changed from the original preparation.

On May 28, 2013, the City Council 'ordered' the AUAR, which sent the completed update for an official review process. The comment period ended on June 12, 2013. Staff received comments from the Minnesota Department of Natural Resources (DNR), the Minnesota Department of Transportation (Mn/DOT), and the Minnesota Pollution Control Agency (MPCA). Staff will now complete the final draft, including submitted comments, and distribute for final review. It is anticipated that the City Council will consider adopting the final document on July 9, 2013.

On June 19, 2013, the City also received advisory comments from the Metropolitan Council. These comments will also be incorporated into the final document, still tentatively scheduled for City Council consideration on July 9, 2013. [Updated June 20, 2013].

Potential Sign Overlay District for Armstrong Boulevard Interchange Area [No Update]

As part of the public review process for the Armstrong Interchange, several comments from commercial (retail) property owners discussed concern with loss of visibility to their business due to the height of the interchange. It was discussed as a potential solution to increase the allowable height for properties surrounding the interchange. One property owner has requested that the City consider implementing a zoning solution as soon as possible, to ensure when construction does begin, a tool is already in place to allow additional height.

The Planning Commission briefly discussed the request to begin a process on June 6, 2013, and directed Staff to begin the process of establishing an Overlay District related to signs adjacent to the Armstrong Boulevard Interchange. [Updated June 13, 2013]

June Planning Commission [Updated]

The following cases were reviewed by the June Planning Commission (details are included in the technical reports to the Planning Commission [www.cityoframsey.com/agendas-minutes]):

1. Consider Request for Site Plan Review and Variance to Front (Side-Corner) Yard Setback for an Expansion Located at 6815 McKinley St NW; Case of Cullinan Rigging [Recommended for approval. Variance was approved. City Council to consider final approval on June 25, 2013]
2. Consider Request for Conditional Use Permit to Allow Two (2) Horses on 2.5 Acres Located at 8010 167th Ln NW; Case of Linda Eidem [Recommended for approval. The Planning Commission would like to review rates and fees for Conditional Use Permits and consider a staggered fee structure depending on application type. Staff will prepare a future topic report for discussion.]
3. Consider Request for Conditional Use Permit for Motor Vehicle Sales 7820 Riverdale Dr NW; Case of Bethel Properties [Recommended for approval]
4. Consider Request for Conditional use Permit for Oversizing of Accessory Structure Size; Case of Mike and Diane Dahlberg [Recommended for approval]

These cases will be considered by the City Council on June 25, 2013. [Updated June 20, 2013]

July Planning Commission [Updated]

The regularly scheduled Planning Commission for July would normally be July 4, 2013. As City Offices are closed that day, the meeting has been **officially** re-scheduled for July 18, 2013. Cases tentatively include the following:

1. Consider Request for Sketch Plan Review of Alpine Woods 3rd Addition; Case of Oakwood Land Development
 - a. The request is to create one (1) buildable lot at the terminus of Uranium Street. The existing outlot was platted with the intention of converting to a buildable lot at such time Uranium Street would be extended to the north. Due to recent construction of a home on the parcel to the north, it is unknown at this time if said roadway would be extended in the future. A temporary cul-de-sac exists on the Subject Property.
2. Consider Request for Sketch Plan Review of Oakwood Acres; Case of Oakwood Land Development
 - a. The request is to create three (3) new buildable lots along the re-aligned 167th Avenue, west of Nowthen Boulevard.
3. Consider Request for Site Plan Review for Expansion of Diamond Graphics Facility Located at 14350 Azurite St NW; Case of Diamond Graphics, Inc.
4. Consider Ordinance to Amend Official Zoning Map to Establish Sign Overlay District Adjacent to Intersection of U.S. Highway 10 and Armstrong Boulevard to Address Sign Height for Future Interchange Area; Case of the City of Ramsey

Building Permit Update/New Housing Information [\[New\]](#)

Since January 1, 2013, the City has approved Building Permits for forty-three (43) new detached, single-family units and fifty-two (52) new attached, single-family units for a total of ninety-five (95) new housing units for 2013 through June 20, 2013. This exceeds the base trend for the past several years, including 2012. The City has issued a total of 851 Building Permits year to date. [Updated June 20, 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

Economic Development Authority (EDA)

4. 5.

Meeting Date: 07/11/2013

Submitted For: Patrick Brama

By: Patrick Brama, Administrative Services

Title:

EDA Updates

Background:

Updates, Multiple. Please see attached.

Observations:

Updates, Multiple. Please see attached.

Funding Source:

NA

Staff Recommendation:

NA

Action:

NA

Attachments

EDA Updates

Form Review

Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
07/08/2013 09:54 PM
Started On: 07/08/2013

Form Started By: Patrick Brama

Final Approval Date: 07/08/2013

Old Municipal Center Site Development

The City's Economic Development Authority (EDA) and Council are in the process considering the future development of the "*Old Municipal Center Site*." The City is considering two general development scenarios for the 20.5 acre site: (A) data center development and (B) residential development. Today, the *Old Municipal Center Site* is zoned Public/Quasi Public.

On Tuesday, June 12 the Council considered submitting an application to the Planning Commission to amend the City's Comprehensive Plan to allow for either a data center or residential user. The Council decided to re-engage surrounding property owners regarding a data center development before submitting a Comprehensive Plan Amendment application to the Planning Commission; for either type of use. The Council will be discussing the use of a study group to further explore a potential data center development on July 9.

TBRA Grant

The City was awarded a \$14,800 grant from the MetCouncil on June 26, 2013; which will be used to pay for previous and future site investigation costs (environmental assessments, pre demolition survey, asbestos remediation plan, etc.).

Prospect Update

Diamond Graphics

The City has been working with Diamond Graphics over the past four months to negotiate the sale of City owned property located at 14280 Azurite Street NW. The Subject Property is zoned Employment 1 (E1).

The Council approved the sale of the Subject Property on March 26 and a purchase agreement on June 25. Said transaction is scheduled for closing on July 17.

Foxtrot: Patriot Converting

Patriot Converting is a medium sized manufacturing business with 24 employees located in Anoka. This prospect was interested in relocating and expanding their operations in Ramsey. The City reviewed a number of sites with Patriot, and for a number of reasons (namely timing) the City's public works campus was selected a potential site. It was proposed, Patriot would construct a new 77,000 square foot facility and hire 13 new employees within two years (37 total).

With the proposed project, Patriot Converting approached the City regarding financial assistance. The EDA reviewed a business subsidy application from Patriot on June 6; at which time the EDA recommended (for Council review and approval) TIF assistance in the amount of \$191,000.

Upon receiving feedback from the EDA, prospect Foxtrot withdrew from considering the Ramsey site; and is now considering lease options near their current facility.

Prospect Alpha

A well-established existing Ramsey business has expressed interested in expanding their operations in the next two years. Said business employs over 100 people and occupies nearly 160,000 square feet. Staff is working with said prospect to layout options for expansion and relocation within Ramsey.

Prospect Echo

A quickly growing, successful, Ramsey manufacturer has expressed interest in relocating their operations to a new facility. Said manufacturer has posted a 20% increase in sales each year for the past five years, employs 196 people in Ramsey, employs 52 people in a different metro city occupies about 120,000 square feet in Ramsey and about 50,000 square feet in a different metro city.

The prospect is proposing a new 220,000 square foot facility; which would consolidate their two facilities and provide room for expansion. With that, the prospect would relocate 52 employees to Ramsey and create an estimated 75-80 jobs within two years; over 300 jobs total (retained, relocated and created).

Staff is working with prospect Echo now; and will be making a development proposal in the next two weeks.

Business Retention & Expansion Program

Due to workload levels, Staff has not conducted proactive business retention and expansion visits since January. Staff anticipates time to be available to conduct business visits either when an Economic Development Manager is hired or following the EDA golf tournament and Happy Days. Events, admin tasks, responding to prospects, 167/47 and the old municipal center projects are taking priority.

NOTE: staff has conducted 3-5 'reactive' business visits since January.

Economic Development Manager Position

The City held interviews for the new Economic Development Manager position on June 24. Three candidates were selected for interviews. One candidate ended up withdrawing; therefore, two candidates were interviewed.

At the conclusion of interviews, the review board unanimously agreed the candidates did not fit the Economic Development Manager position. Therefore, the Council will be reviewing recruitment alternatives on July 9.

8020 147th Ave NW, Nordvick Property

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

The EDA became involved in this process when they assisted the purchase of a property located at 8020

147th Ave NW ("Subject Property"). A small portion of the Subject Property will be dedicated for future ROW. The larger remaining portion was intended to be used for economic development purposes.

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

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