

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