

**SUNWOOD VILLAGE  
DEVELOPMENT AGREEMENT  
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA**

**THIS DEVELOPMENT AGREEMENT**, is made and entered into as of \_\_\_\_\_, 2015 by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota (the "**City**"), and **CB RAMSEY HOUSING LIMITED PARTNERSHIP**, a Minnesota limited partnership with a principal business address of 1080 Montreal Avenue, St. Paul, Minnesota 55116 (the "**Permittee**").

**WITNESSETH:**

**WHEREAS**, the **Permittee** is the fee owner of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described as follows:

Lot 1, Block 1, Sunwood Village, Anoka County, Minnesota

(the "**Subject Property**"); and

**WHEREAS**, on May 12, 2015, the **City** approved the final plat of the **Subject Property** for **SUNWOOD VILLAGE** (the "**Plat**"),

**WHEREAS**, on May 12, 2015, the **City** approved the final site plan for Sunwood Village on the **Subject Property** (the "**Site Plan**"); and

**WHEREAS**, the **Permittee** intends to cause the Required Improvements (as defined hereunder) to be constructed upon the **Subject Property** without financial participation by the **City**.

**NOW, THEREFORE**, the **City** and **Permittee** agree as follows:

**SECTION I  
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES**

1. **City Code Compliance.** The **City** approves the **Site Plan** conditioned on the **Permittee** developing the **Subject Property** in accordance with the applicable provisions of City Code.
2. **Conformance with Plan.** The **Site Plan** shall be developed pursuant to the plans consisting of Site Plan, Landscaping Plan, Grading and Drainage, Erosion Control, Utility, Storm Sewer, Lighting, Floor Plans, and Building Elevations for Sunwood Village prepared by Miller Hanson Partners and Loucks Associates, dated May 22, 2015, revised June 19, 2015, and including

Addendum 1, dated May 26, 2015, Addendum 2, dated June 1, 2015, Addendum 3, dated June 3, 2015, and Addendum 4, dated June 15, 2015 (collectively, the “**Approved Plans**”).

3. **Incorporation of All City Code Requirements.** That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **City**, as amended to date hereof, are incorporated herein by reference.
4. **State Building Code Compliance.** The structures on the **Subject Property** shall be constructed in accordance with the requirements of the Building Code adopted by the **City**.
5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property** as set forth on the **Site Plan**. The **Permittee** herein agrees to post “No Parking” signs along private streets in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief or his/her designee.
6. **Building Façade.** The **Permittee** agrees to construct the building on the **Subject Property** in accordance with the **Approved Plans**.
7. **Required Improvements.** The **Permittee** shall construct and install the following site improvements on and adjacent to the **Subject Property** in accordance with the specifications and location as shown on the **Approved Plans** (collectively, the “Required Improvements”):
  - a. Site grading in accordance with the Grading Plan prepared by Miller Hanson Partners and Loucks Associates and dated May 22, 2015, revised June 19, 2015.
  - b. Private storm sewer and appurtenances.
  - c. Private sanitary sewer system
  - d. Private watermains and appurtenances
  - e. Private trunk and lateral storm drainage facilities
  - f. Bituminous driveways, parking lots, and maneuvering areas.
  - g. Public and private sidewalks in accordance with the Site Plan.
  - h. Continuous, B6/12 concrete curbing and gutter around the perimeter of all bituminous surfaces.
  - i. Installation of landscaping in accordance with the Landscape Plan prepared by Miller Hanson Partners and Loucks Associates and dated May 22, 2015, revised June 19, 2015.
  - j. Irrigation metering and backflow devices shall be approved as part of the Utility Plan, and installed accordingly.
  - k. Irrigation rain sensors shall be installed and appropriately placed throughout the development.
  - l. Establishment of turf in areas disturbed during construction and in accordance with the Plat.
  - m. Temporary and permanent erosion control
  - n. Installation of survey monumentation (if not already completed).

The **Permittee** agrees to construct the Required Improvements according to the terms and conditions of this Agreement and in accordance with **Permittee’s** plans submitted to and approved by the **City**.

8. **Required Improvements Completion Date.** The Required Improvements shall be completed on or before December 31, 2016.
9. **Required Improvements Financial Guarantee.** In order to ensure the installation of the Required Improvements in accordance with **City** specifications and in a timely manner, the **Permittee** shall be required to deposit with the **City** a cash escrow or letter of credit, approved as to form by the **City**, in the amount of Three Hundred Eighty Eight Thousand Two Hundred Sixteen Dollars and No Cents

(\$388,216.00), which is equal to 150% of the **City's** estimated cost of the Required Improvements. Prior to the issuance of the building permit, all financial guarantees must be provided as required herein.

Within ten (10) days after the full certificate of occupancy is issued for the **Subject Property**, such financial guarantee shall be returned to the **Permittee** and the **Permittee** shall be required to provide the landscaping maintenance guarantee described in Paragraph 13 of this **Development Agreement**. The determination of completion of the construction of the Required Improvements shall be made by the **City**. In the event the **Permittee** fails to construct and install the Required Improvements as required herein in all material respects, within the timeframe provided herein (except due to acts of god or other causes outside the control of **Permittee**), the City Council may order the completion of the Required Improvements with **City** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Required Improvements and withdraw from the escrow account. The **Permittee** hereby grants permission and a license to the **City** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of completing the construction and installation of the Required Improvements in the event of the **Permittee's** default and its failure to cure any such default within 30 days after its receipt of written notice thereof.

10. **Inspection Fees.** The **Permittee** shall be responsible for all inspection costs incurred by the **City** related to the installation of Required Improvements. The **Permittee** shall make a cash deposit into the appropriate escrow account at the **City** and the **City** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the Required Improvements, which equates to Twelve Thousand Nine Hundred Forty Dollars and No Cents (\$12,940.00) (5% x \$258,811.00). Upon completion of the Required Improvements to the satisfaction of the **City**, any surplus balance remaining in the **City's** escrow account shall be promptly refunded to the **Permittee**.
11. **Payment of Development Fees.** The **Permittee** must pay to the **City** the fees described on Exhibit A which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Stormwater Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

## SECTION II PERMITS AND OCCUPANCY

12. **Requirements for Building Permits.** No building permit for any lot on the **Subject Property** shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the structure; (b) Site Plan approval is granted by the **City** and any expense incurred in giving Site Plan approval has been reimbursed to the **City**; (c) the Building Official has been provided with a copy of the approved **Site Plan**, signed by a registered architect or surveyor, showing all dimensions to scale; (d) the **Plat** has been recorded at Anoka County Property Records or the **City** has been provided assurances in its sole discretion that the Plat will be recorded prior to commencement of construction on the Subject Property, (e) a Lower Rum River Watershed Management Organization Permit has been obtained. In addition, the **City** reserves the right to suspend all building activities upon the **City** being notified by an outside agency that the appropriate permit(s) was not obtained from the applicable agency. Approval of the building foundation requires a certificate of elevation signed by a licensed (State of Minnesota), professional land surveyor, verifying that the elevation with the approved grading plan for the Subject Property. Foundation approvals will require a certificate of elevation verifying that the

actual elevation is in compliance with the approved grading and drainage plan. The lowest floor elevation shall be at least 2 feet above the 100 year elevation.

No occupancy permit for any lot in the **Subject Property** shall be issued until: (a) vehicular access to the **Subject Property** is provided including the installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **City**; (c) if slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota), professional land surveyor, must be provided to the **City** documenting that the flattest grade on this lot is 1% or greater.

### SECTION III LANDSCAPING

- Maintenance Guarantee for Landscaping.** It is herein agreed that the **Permittee** shall provide a maintenance guarantee to ensure the survival of the plantings for the **Subject Property**, in accordance with the Landscape Plan prepared by Miller Hanson Partners and Loucks Associates dated April 27, 2015, revised June 19, 2015 (the "**Landscape Plan**"). Said maintenance guarantee shall consist of cash or a letter of credit, approved as to form by the **City**, in the amount of Six Thousand Six Hundred and Sixty Dollars and No Cents (**\$6,660.00**) [# plantings (45 trees, 206 shrubs) x cost/planting (\$150/tree, \$75/shrub) x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **City's** acceptance of said plantings as part of the Required Improvements.

At the end of the two-year period, the maintenance guarantee shall be returned to the **Permittee**. The determination that all plantings that have been planted in accordance with the **Landscape Plan** have either survived or have been replaced shall be made by the Community Development Department of the **City**. In the event the **Permittee** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **City** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **Permittee** hereby grants permission and a license to the **City** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **Permittee** default under this Section 13 and its failure to cure such default within 30 days after its receipt of written notice thereof.

### SECTION IV GENERAL

- Boulevard and Area Restoration.** The **Permittee** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan included within the Approved Plans. The **Permittee** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to the **Subject Property** resulting from grading or other construction performed in the development of the **Subject Property**.
- Construction Site Maintenance.** The **Permittee** shall adhere to all **City** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.
- Estimated Cost.** It is understood and agreed that cost amounts set forth in this **Development Agreement** as Required Improvements, unless specified as fixed amounts, are estimated. The **Permittee** agrees to pay the entire cost of said improvements including interest, engineering and reasonable legal charges.

17. **Site Plan Approval Expenses.** The **Permittee** agrees that it will pay to the **City** all reasonably incurred expenses incurred by the **City** in connection with the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **City** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit shall also be paid within said fifteen (15) day billing period. Failure to pay the **City's** expenses within the fifteen (15) day billing period will permit the **City** to draw upon any of the escrows required by this Agreement for payment.
18. **Reimbursement to the City.** The **Permittee** agrees to reimburse the **City** for all costs incurred by the **City** in defense or enforcement of this **Development Agreement**, or any portion thereof, including court costs and reasonable engineering and attorney's fees.
19. **Invalidity of Any Section.** If any portion, section, subsection, sentence, clause, paragraph or phase of this **Development Agreement** is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this **Development Agreement**.
20. **Proof of Authority.** When the **Permittee** is a corporation, the **City** requires proof of authority by the corporation to execute this **Development Agreement**.
21. **Violation of This Agreement.** If the **Permittee** fails to perform any of the material terms of this **Development Agreement** and fails to cure such failure within 30 days after receiving written notice thereof (an "Event of Default"), the **City** shall be entitled to recover, from the **Permittee** or the issuer of **Permittee** financial guarantee, the full amount of any and all financial guarantees. The occurrence of an Event of Default that remains uncured shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy. Notwithstanding anything to the contrary herein, any limited partner of the **Permittee** (the "Limited Partner") shall have the right, but not the obligation, to cure any default by the **Permittee** under this Agreement, and the **City** shall accept performance by the Limited Partner of any obligation of the **Permittee** hereunder as though tendered by the **Permittee** itself.
22. **Agreement Binding On Successors and Assigns.** The **Permittee** agrees that this **Development Agreement** shall be binding upon its successors and assigns.
23. **Impacted Public Improvements.** The **Permittee** agrees to not damage or destroy any plant, tree, or other landscape material owned by the **City**, such as irrigation systems, sidewalk panels, and curbing, throughout construction of the project. Furthermore, **Permittee** agrees to replace any such damaged materials and restore any irrigation system to working order prior to issuance of the Certificate of Occupancy.
24. **Termination.** Upon the expiration of the two-year period set forth in Section 13, this Agreement shall automatically be terminated and be of no further force and effect.
25. **Notice.** Any notice to be provided to the **Permittee** under this Agreement shall be delivered to its address set forth in the introductory paragraph above and copies shall simultaneously be delivered to the following:

Winthrop & Weinstine, P.A.  
225 South Sixth Street  
Suite 3500

Minneapolis, MN 55402  
Attention: Jeffrey Koerselman

and

Wincopin Circle LLLP  
70 Corporate Center  
11000 Broken Land Parkway, Suite 700  
Columbia, MD 21044  
Attn: General Counsel

26. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed to be an original copy, and all of which together shall constitute one agreement binding on all parties hereto.

27. **Subordination.** Notwithstanding anything in this **Development Agreement** to the contrary, this **Development Agreement** shall be subordinate to any loan documents recorded against the **Subject Property** in favor of the Minnesota Housing Finance Agency; *provided, however,* that such subordination shall not be applicable to the **City's** right to enforce (i) the **Permittee's** obligation to construct and install the **Required Improvements** in accordance with the **Approved Plans**, or (ii) the **Permittee's** obligations to satisfy all of the fees it is required to pay under this **Development Agreement**.

*[The remainder of this page has been left blank intentionally.]*

**IN WITNESS THEREOF**, the parties have hereunto set their hands and seals as of the date first above written.

**CITY OF RAMSEY**

By: \_\_\_\_\_

Its: Mayor

**ATTEST**

By: \_\_\_\_\_

Its: City Administrator

STATE OF MINNESOTA     )  
  )  
COUNTY OF ANOKA        )     ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me a Notary Public personally appeared Sarah Strommen and Kurt G. Ulrich, to me personally known, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Sarah Strommen and Kurt G. Ulrich acknowledge said instrument to be the free act and deed of said municipal corporation.

\_\_\_\_\_  
Notary Public

**CB RAMSEY HOUSING LIMITED  
PARTNERSHIP**

By: CB Ramsey Housing LLC  
Its: General Partner

By: \_\_\_\_\_  
Ellen Higgins  
Its Chief Manager

STATE OF MINNESOTA     )  
  )  
COUNTY OF                    )     ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Ellen Higgins, the Chief Manager CB Ramsey Housing LLC, a Minnesota limited liability company and general partner of CB Ramsey Housing Limited Partnership, a Minnesota limited partnership, on behalf of such limited partnership

\_\_\_\_\_  
Notary Public

±  
**This document drafted by:**  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

**This document reviewed by:**  
Ratwik, Roszak & Maloney, P.A.  
730 Second Ave. S., Suite 300  
Minneapolis, MN 55402

## EXHIBIT A

### Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements. The 2015 Park Dedication Fee applicable to the Plat is \$2,210 per residential unit (when there is 20+ units per acre). **PERMITTEE** must pay a Park Dedication Fee of One Hundred Three Thousand Eight Hundred Seventy Dollars and No Cents ( $\$2,210 \times 47 \text{ units} = \mathbf{\$103,870.00}$ ). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. The 2015 Trail Development Fee applicable to the Plat is \$700 per residential unit. **PERMITTEE** must pay a Trail Development Fee of Thirty Two Thousand Nine Hundred Dollars and No Cents ( $\$700 \times 47 \text{ units} = \mathbf{\$32,900.00}$ ). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
3. Sanitary Sewer Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk requirements. The 2015 Sanitary Sewer Trunk Fee applicable to the Plat is \$1,126 per residential unit. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of Fifty Two Thousand Nine Hundred Twenty Two Dollars and No Cents ( $\$1,126 \times 47 \text{ units} = \mathbf{\$52,922.00}$ ). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk requirements. The 2015 Sanitary Sewer Trunk Fee applicable to the Plat is \$1,597 per residential unit. The **PERMITTEE** must pay a Water Trunk Fee of Seventy Five Thousand Fifty Nine Dollars and No Cents ( $\$1,597 \times 47 \text{ units} = \mathbf{\$75,059.00}$ ). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
5. Sanitary Sewer Lateral Benefit Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no sanitary sewer lateral benefit fee is due.
6. Water Lateral Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no water lateral benefit fee is due.
7. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. The 2015 Stormwater Management Fee \$459 per residential unit. **PERMITTEE** must pay a Stormwater Management Fee of Twenty One Thousand Five Hundred Seventy Three Dollars and No Cents ( $\$459 \times 47 \text{ units} = \mathbf{\$21,573.00}$ ). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.
8. Street Light Fee. The **PERMITTEE** is responsible for a Street Light Fee of \$2,600 per light. **PERMITTEE** must pay a Street Light Fee of Seven Thousand Eight Hundred Dollars and No

Cents ( $\$2,600 \times 3 \text{ lights} = \mathbf{\$7,800.00}$ ).The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

9. Street Light Operation and Maintenance Fee. The **PERMITTEE** is responsible for a Street Light Operation and Maintenance Fee of \$294 per light. **PERMITTEE** must pay a Street Light Operation and Maintenance Fee of Eight Hundred Eighty Two Dollars and No Cents ( $\$294 \times 3 \text{ lights} = \mathbf{\$882.00}$ ).The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

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