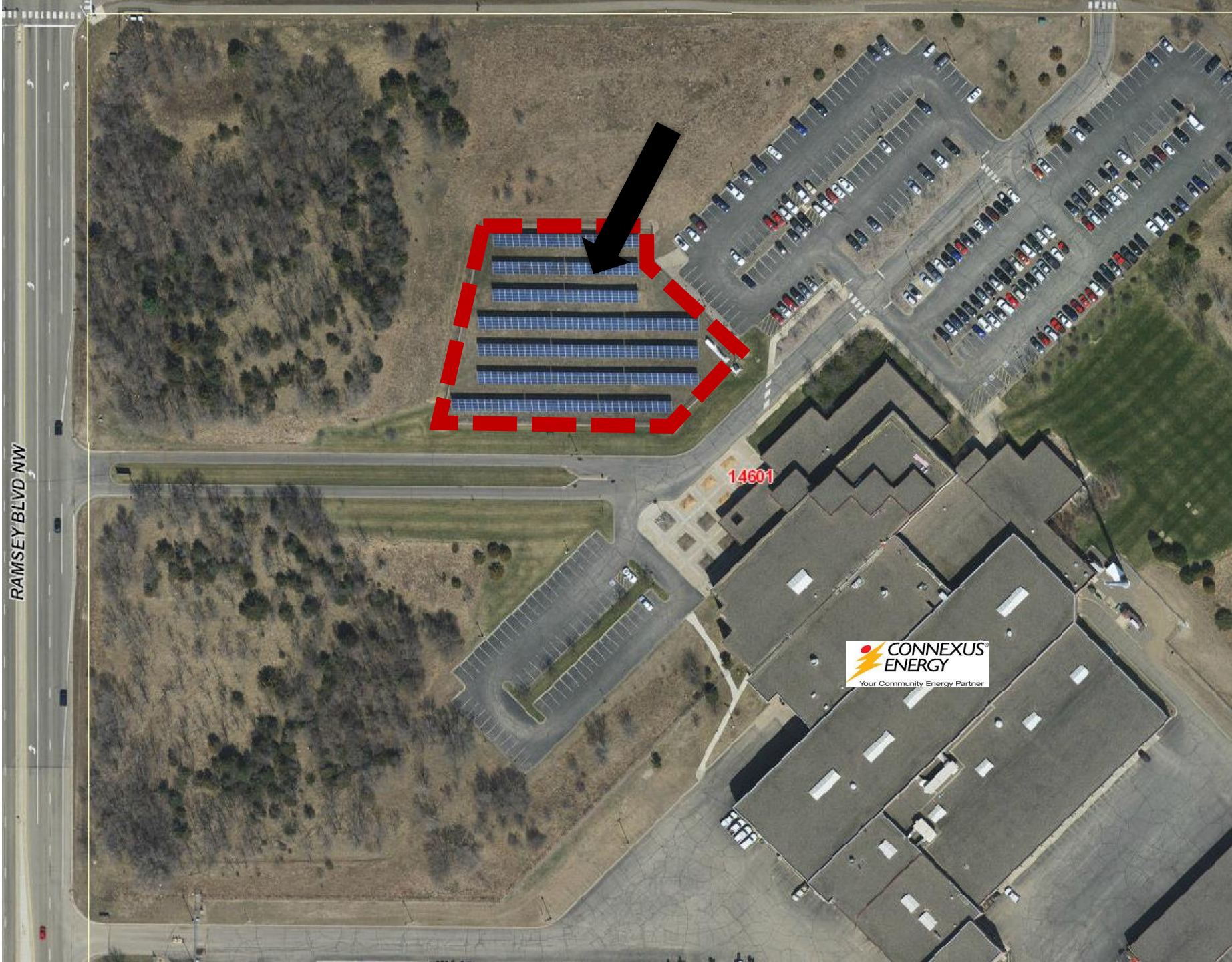


Economic Development Summary

2016: city staff attended meeting at Connexus Energy's headquarters.

Purpose: tour solar farm and pollinator habitat initiatives.



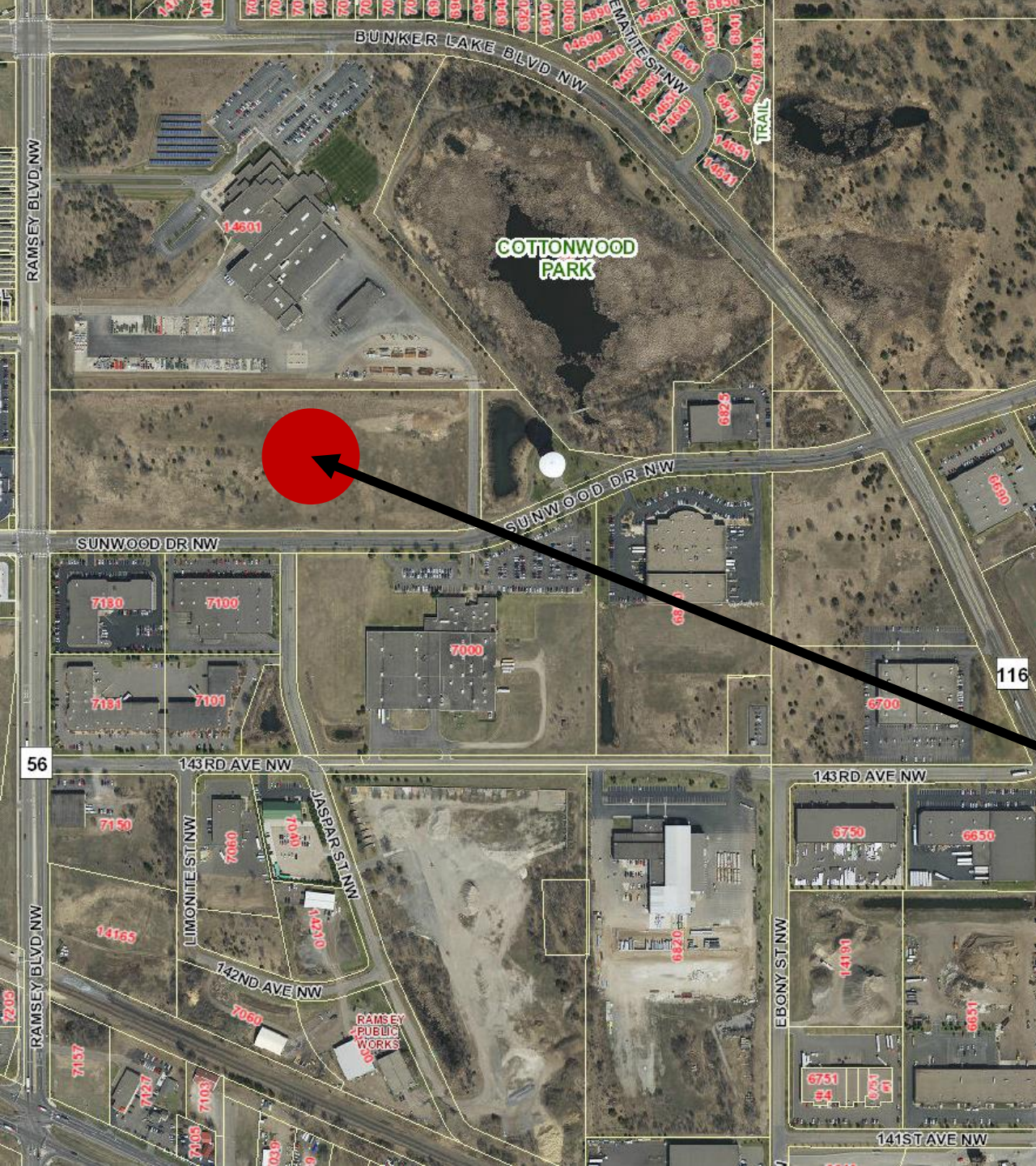
**At that 2016 meeting,
staff was notified:**

**Connexus was interested
in using their remnant
industrial property for
another solar panel farm
development.**



Connexus Remnant Industrial Lot

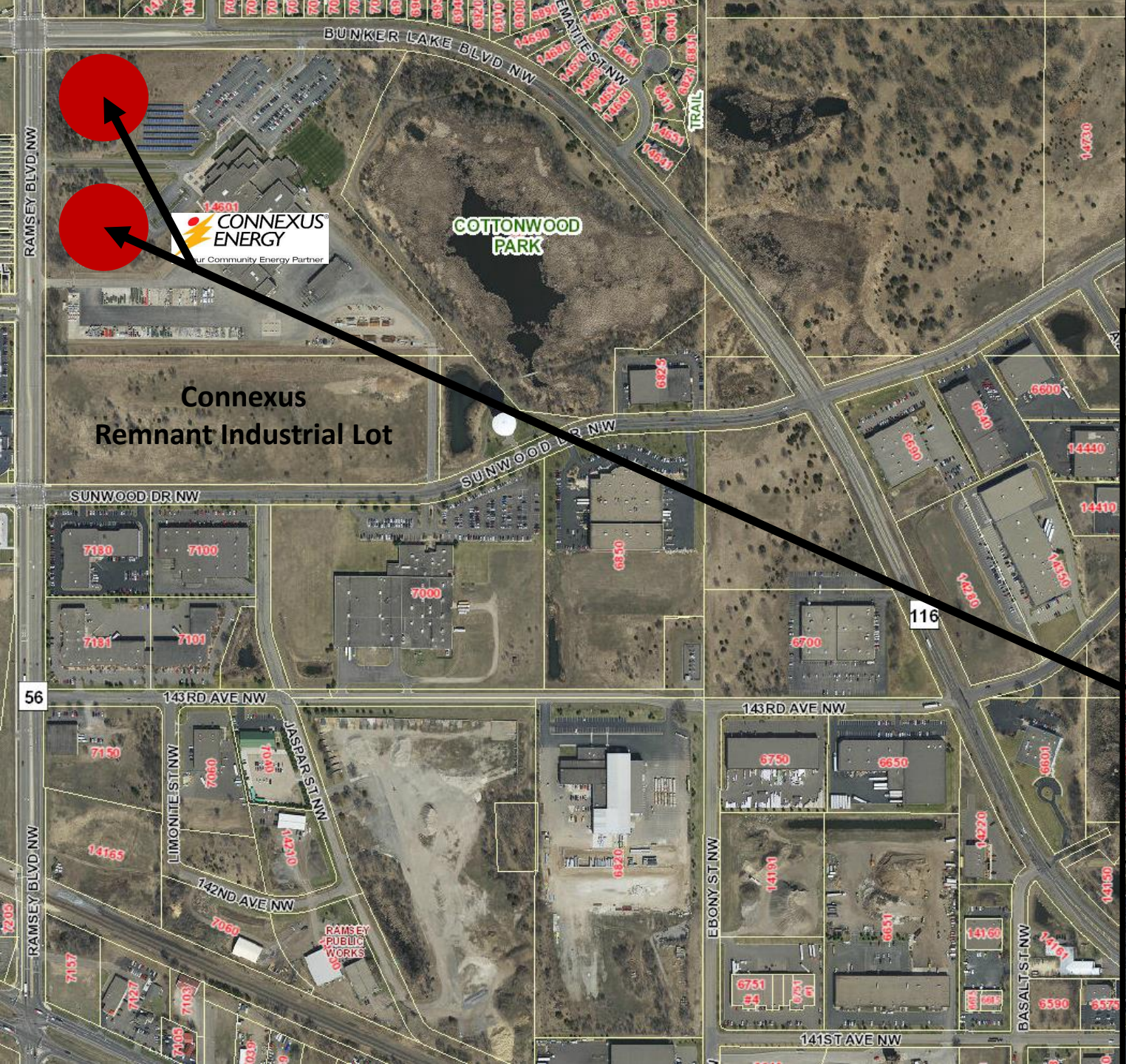
- 16.5 acres, perfect rectangle
- Good depth (not too deep), flat, green-field, correct zoning
- Good visibility, location adjacent to The COR, walking trail, existing biz park, and access, near substation.
- Good (and expensive) infrastructure investments in place today, potentially no need for additional—nearly shovel ready!



City staff (not the EDA) responded to Connexus, at the 2016 solar farm tour, with general overall support of the solar farm initiative.

However, city staff (not the EDA) suggested other sites be considered by Connexus—due to fact that:

- **Connexus Energy's remnant industrial site is uniquely suited as a highly-desirable and ready-to-go property for traditional ED.**
- **Staff (not the EDA) believed other suitable options may exist within the City's existing business park for a solar farm.**
- **Staff's 2016 suggestions (not EDA) shown on next three slides.**



Connexus
Remnant Industrial Lot



Connexus Lot (B)

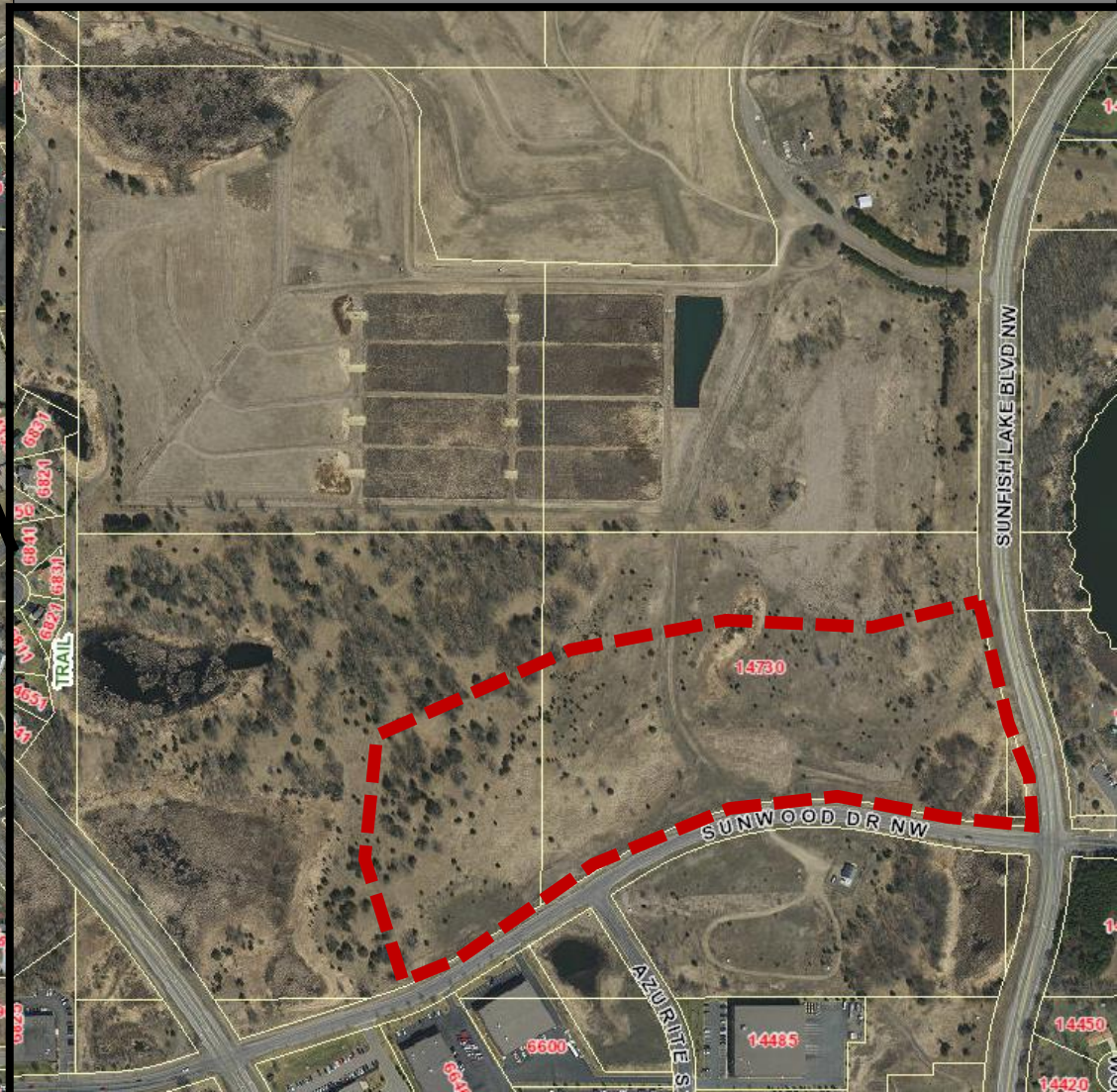
- 8+ acres
- Existing Conexus campus has some available space.

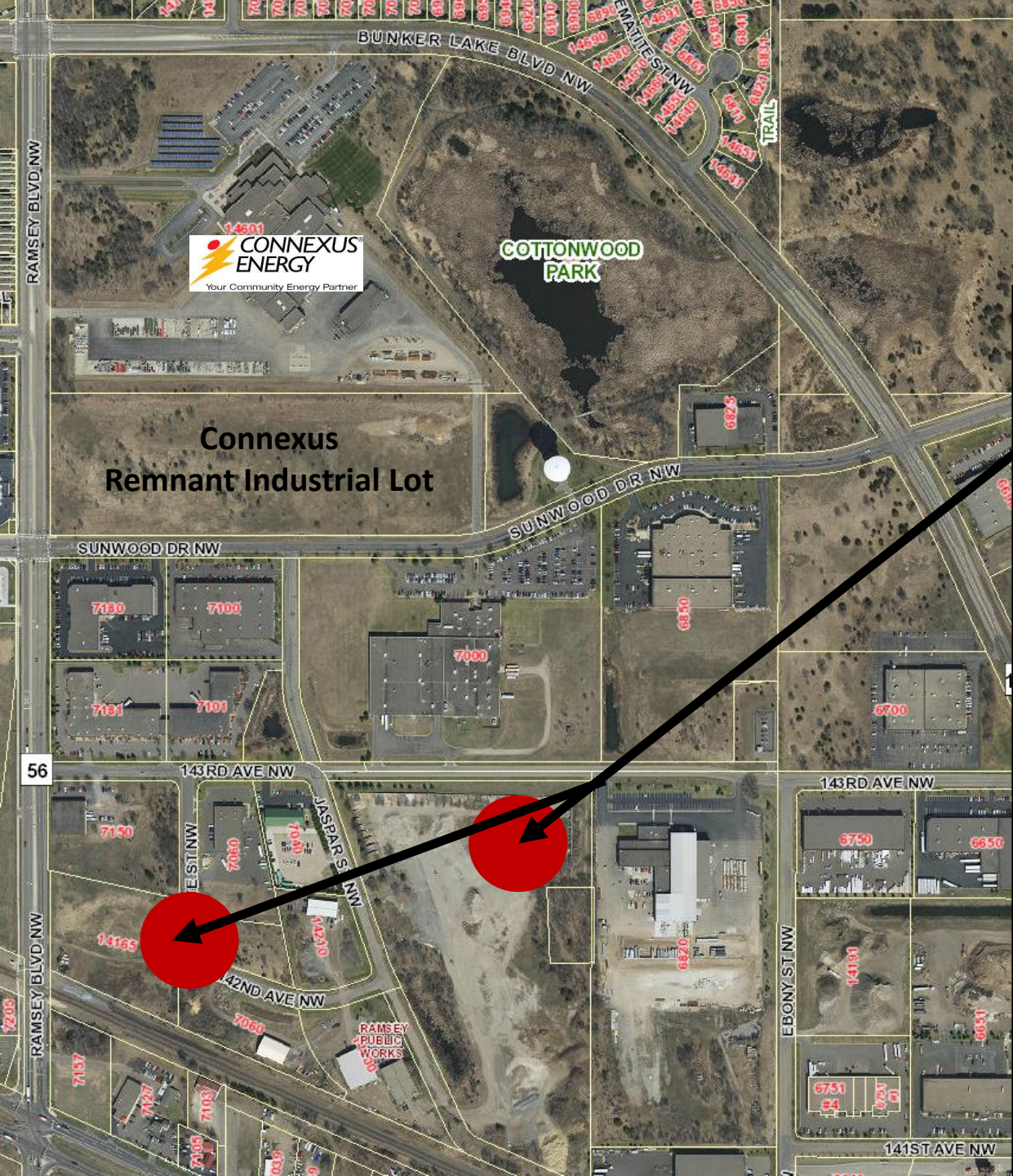




MPCA Landfill

- 25 acres
- May be a good use of a underutilized site.





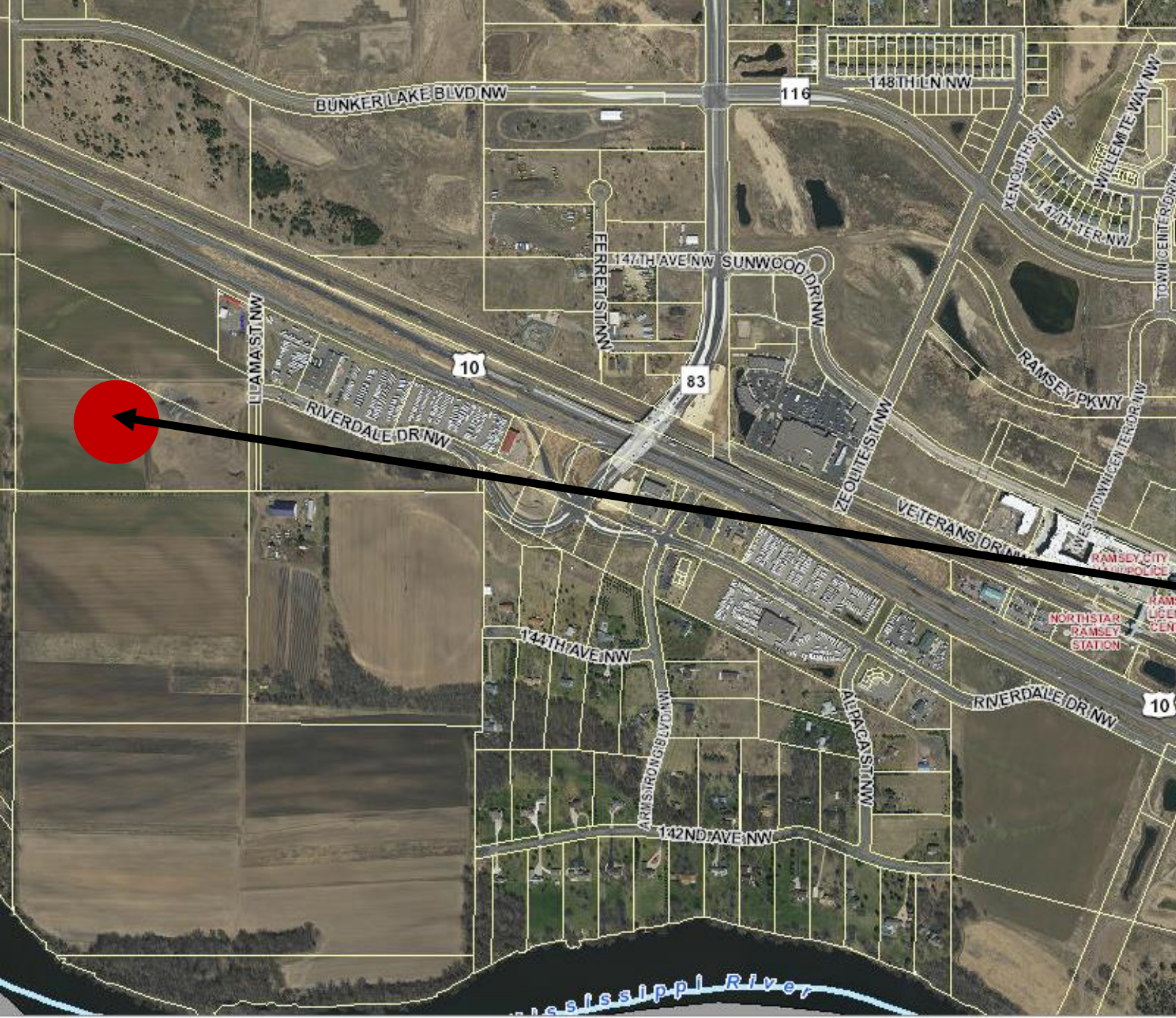
City of Ramsey

- 8.5 + 9.3 acres = 17.8 acres
- Odd shaped, near RR which make less attractive for traditional ED. But, could may work for solar.



In 2016, Connexus and city staff (not the EDA) both agreed:
There was an ED benefit to consider, in relation to the Connexus Energy remnant industrial site — that using it for a solar farm may not be the best use.

- **Therefore, per city staff's original 2016 request (not the EDA), in good faith, Connexus did investigate other sites.**
- **Through Connexus's process (not the EDA or City Staff), Connexus identified the Anoka County owned site (2017).**



Anoka County Site

- 18.6 acres
- Proposed location



Planning Commission (PC) Review

PC reviewed Anoka County site proposal, for the first time, on 09/07. At the 09/07 PC meeting, PC requested EDA to provide feedback.

- This request was made because many PC members wondered why the Connexus remnant industrial site was not being utilized for this project.
- Connexus replied to the PC, that the City suggested they look at other sites.
- It should be noted, the EDA had not provided feedback on this project before the PC meeting on 09/07 (no prior direction given).

Planning Commission Q to the EDA

(request made from PC on 09/07—EDA reviewed on 09/14)

What is the “Economic Development” opportunity cost for using the Connexus site rather than the Anoka County site? In other words, why not use the Connexus site for a solar farm?

Summary of EDA input (originated from 2016 staff recommendation):

- **Jobs/ tax base/ less demand on public services
(biz park v residential: traditional econ devel benefits)**
- **Loss of unique, shovel-ready, highly-desirable, industrial site
(v Anoka County site: not highly desirable/ not shovel ready today)**
- **Solar farm is a good opportunity for Ramsey
(highly visible project, good PR, good partnership, good community service)**

Economic Development Manager Comments

- City staff never took a position, or told Connexus that—this project should not occur on industrial land. Staff pitched only industrial sites.
- Planning Commission (PC) formally reviewed the Anoka County site proposal/ had a discussion on this project before the EDA.
- As requested by the PC, EDA focus was narrow: only discuss opportunity costs for a solar farm on the Connexus remnant industrial site, and no other site; including: the proposed Anoka County site.
- It's staff understanding, if Connexus is unable to obtain approvals on the site they applied for (Anoka County site), they will not be looking at Ramsey for a solar project in the short term. They are ready-to-go with projects in other communities, and have timing constraints with funding.