

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday, September 14, 2017
7:30 am
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
 1. Approve the Following Meeting Minutes:
 - 1) EDA Regular Meeting - August 10, 2017
- 4. EDA Business**
 1. Review Status of Request to Install and Maintain a Ground-Mounted Solar Energy System on the Property Legally Described as Lot 3, Block 1 River Crossing Addition (Project No. 17-135); Case of Connexus Energy
 1. Appeal for issuance of a Development Permit on an officially mapped parcel.
 2. Zoning Amendment to include Solar Energy Systems as a principal use with the issuance of a Conditional Use Permit in the Public/Quasi-Public District.
 3. Zoning Amendment to rezone a property from R-2 Residential to Public/Quasi Public.
 4. Conditional Use Permit to install and maintain a Solar Energy System.
 2. Inland Group Purchase Agreement
 3. 2018 EDA Workplan
 4. 2017 EDA Budget
 5. Resolution #17-09-232 Requesting use of the Anoka County HRA Fund: Case of the City of Ramsey's New Business Park
- 5. Member/Staff Input**
- 6. Adjournment**

Economic Development Authority (EDA)

3. 1.

Meeting Date: 09/14/2017

By: Katie Schmidt, Administrative Services

Title:

Approve the Following Meeting Minutes:

- 1) EDA Regular Meeting - August 10, 2017

Purpose/Background:

Purpose: The purpose is to approve the meeting minutes for the EDA meeting held the prior month.

Background: The meeting minutes are attached for review and approval.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Motion to approve the following EDA meeting minutes:

- 1) EDA Regular Meeting - August 10, 2017
-

Attachments

[EDA Minutes 8-10-17](#)

Form Review

Inbox

Patrick Brama

Kurt Ulrich

Form Started By: Katie Schmidt

Final Approval Date: 09/11/2017

Reviewed By

Patrick Brama

Kathy Schmitz

Date

09/08/2017 04:45 PM

09/11/2017 09:24 AM

Started On: 09/07/2017 09:38 AM

**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, August 10, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Chairperson Chris Riley
 Member Philip Brunt
 Member Glen Hardin
 Member Kristine Williams

Members Absent: Chairperson Jim Steffen
 Member Brian Burandt
 Member Wayne Skaff

Also Present: Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator
 Kurt Ulrich, City Administrator
 Councilmember Mark Kuzma

1. CALL TO ORDER

Acting Chairperson Riley called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Motion by Member Williams, seconded by Member Hardin, to approve the agenda.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated July 13, 2017

Motion by Member Hardin, seconded by Member Williams, to approve the July 13, 2017, minutes as presented.

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

4. EDA BUSINESS

4.01: Inland Group

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Keith James, Inland Group, stated that the company is a multi-family contractor based out of Spokane, Washington, and provided examples of projects that the company has built in the senior home market. He stated that the Affinity concept is an apartment building that is age restricted and would be market rate apartments and would be amenity rich with all-inclusive rents. He stated that the company has 16 stable developments in three states, Washington, Texas, and Colorado. He noted that they are building additional developments and have a development in Eagan, Minnesota. He reviewed some of the amenities the buildings include which range from a fitness center, theater room, internet café, craft room, pub, pool, and spa. He stated that rents would range from \$1,400 to \$2,400 depending on the unit and number of bedroom and bathrooms. He stated that the demographics in Ramsey are strong and they would like to be here. He noted that there are some similar projects in this area but they are a bit different, such as a co-op. He believed that the specific activity in The COR would be perfect for the Affinity brand and the transit hub in Ramsey. He stated that he is simply looking for direction from the group as to whether they would be interested in the product and feel it would be a fit for Ramsey.

Acting Chairperson Riley stated that he is excited about the idea.

Economic Dev. Mgr./Assistant City Administrator Brama stated that staff has put together five concepts sketches, labeled A through E, that would include this development and other desired features in The COR to show how the uses would work together. He noted that the concepts with shared parking are a non-starter for the developer as there would be concerns with safety of the vehicles and views of the residents. He provided input on each of the concepts, highlighting the elements that work or do not work for Inland. He noted that Concept C would be the ideal site for the developer as the site would be adjacent to the proposed park and near the transit station. He noted that the concept is also support by staff as it still leaves space for retail along Sunwood Drive. He noted that Concepts D and E are against Sunwood Drive and therefore the needed infrastructure is already in place. He stated that the developer is comfortable with Concepts D and E, although those are not their preferred sites. He stated that staff would be comfortable with any of the five concepts.

Member Williams stated that the concept roads do not always line up with the Center Street loop and Ramsey Parkway. She asked for details on infrastructure locations.

Economic Dev. Mgr./Assistant City Administrator Brama provided clarification on the road alignments, noting that the sketches identify old road alignments as well as current and therefore the roads would align. He identified the current infrastructure and noted that he could follow-up to determine additional locations.

Member Williams stated that a four to five story building seems large for The COR and asked if that project would fit in with the development in The COR.

Mr. James replied that the sketches were a bit larger than what would be proposed for The COR. He noted that this would be similar to the Residence at The COR. He noted that this area is a transit oriented development. He stated that he would hope to separate from Sunwood to prevent the creation of a canyon feeling as people are driving down Sunwood.

Member Williams asked for information on the feelings towards structured parking.

Mr. James stated that there is a security issue with structured parking. He stated that the stalls furthest from the elevator are the least used. He stated that if residents can drive into an underground parking and walk a short distance to the elevator, that is preferred and access would only be given to residents. He stated that if the shared parking is incorporated, the first two levels would have views of the parking structure and that would not be preferred at the market rate the apartments would rent at.

Member Hardin asked if most of the tenants in their other complexes have one or two vehicles and the percentage of parking that is provided underground.

Mr. James stated that most of the units have a vehicle range of one to 1.5 vehicles per unit. He stated that they aim to match 1.5 stalls per unit. He noted that in Eagan there is an option to rent additional spaces in structured parking nearby, should that development need it. He stated that even in a location like this, where transit is an option, they would still most likely utilize a ratio of 1.3 to 1.5 vehicles per unit.

Acting Chairperson Riley asked and received confirmation that Concepts C and D would meet the floor area ratio standards.

Economic Dev. Mgr./Assistant City Administrator Brama stated that this project would meet the standards of The COR, most likely better than even the PSD project.

City Administrator Ulrich asked for financing information.

Mr. James stated that the company is privately owned and the projects are privately financed. He stated that most often they have construction financing in place, noting that USBank was used for the Eagan project. He stated that once the project is built, long-term financing would be secured. He estimated a \$35,000,000 budget with \$6,000,000 to \$6,500,000 in equity. He stated that their preference would be to self-fund and retain ownership.

Economic Dev. Mgr./Assistant City Administrator Brama stated that the Planning Commission reviewed this case the previous week and was excited by the project. He stated that the Commission would like to keep the project in the COR 1 Zoning District and would not support the concept that straddles the COR 2 Zoning District. He noted that a comment was made that if the project were up against Sunwood, they would prefer a retail element. He stated that the Planning Commission would like to encourage this project to move forward.

Acting Chairperson Riley stated that it would seem the Concept C would be the best fit.

Councilmember Kuzma stated that the case states that no financial assistance is requested but noted that most projects that come along end up with an ask, he asked if there will be an ask.

Mr. James stated that they do not have knowledge of the soil conditions nor the cost-share for infrastructure. He stated that he would not be frightened of a 40 percent cost-share for roadways, but stated that without concrete information he cannot say there would not be an ask in the future. He stated that at this point he does not have an ask. He stated that the cost of the land and development fees are quite good, which puts him in a good spot competitively.

Member Williams stated that there are a lot of apartment units in Ramsey and asked if there is a demand for additional units in Ramsey.

Mr. James stated that the demographics are very strong to support this development. He stated that the market study would be in the next four to five weeks to ensure that the units would be supported by the market. He stated that if the demand were smaller than 150, then it would not be worth the effort.

Member Williams stated that when the market study is completed and there is a demand for the units, she would like to hear that clearly presented. She stated that the perception of the residents is that there is not a demand for additional apartment units and therefore that would help her position as a Councilmember if that information is clearly presented.

Mr. James stated that they are a privately funded company and the loans are secured by the principals in the company and therefore if the market does not support this development they would not continue.

City Administrator Ulrich asked if the market demand was strong, would the development then be interested in a second phase.

Mr. James replied that the Affinity product has never been built close by each other, noting that the closest proximity would be about ten miles. He stated that if the project was a huge success, they would maybe consider it. He stated that the other product type the company has is affordable senior housing and noted that the City already has that in The COR with more to come and therefore he was not sure there would be demand for that project. He stated that they have struggled with bringing that product to Minnesota.

City Administrator Ulrich asked for the opinion of Mr. James regarding retail.

Mr. James stated that the ideal location for this product would be near activity. He stated that the seniors are active and therefore choices are helpful for retail and entertainment in close proximity. He stated that they have not chosen traditional mixed-use development, as retail is not their expertise and they focus on multi-family development and senior development. He stated that incorporating commercial is not their choice. He stated that they would be willing to site plan around a commercial site that could be sold and developed by a commercial developer that has that experience. He stated that they would prefer to be nearby commercial development, but would not want to own that commercial development.

Economic Dev. Mgr./Assistant City Administrator Brama stated that it does not appear that there are any concerns and confirmed the consensus of the EDA to support this project moving forward with a preference for Concept C.

4.02: Maple Investments LLC (dba Sharp & Associates) Purchase Agreements (Portions of this case may be closed to the public)

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Councilmember Kuzma asked if there would be exclusivity for the second purchase agreement or whether that would be open to anyone.

Economic Dev. Mgr./Assistant City Administrator Brama stated that the property would be tied up similar to any purchase agreement, with the exception being the timing.

Councilmember Kuzma asked if there is additional interest built in for the second purchase agreement, like an inflation to support the timing.

Dennis Sharp, Sharp and Associates, stated that the proposed separation of the purchase agreements would help the cost of the project. He noted that they are attempting to lower the costs as much as possible. He stated that while this is not a good short-term investment for him, he believes that the long-term return would be beneficial. He stated that he is attempting to lower the costs on the first building as much as possible and the suggestion was made to split the purchase agreement into two. He stated that his tenants are small users and there are requests to build their own buildings. He stated that they have not had a piece of property in Ramsey that has been available for that type of activity and therefore some of their businesses have ended up moving to other nearby communities. He stated that this would allow him to have that space available for additional businesses that want to expand in the future.

Acting Chairperson Riley asked if the proposed timeline for the second building fits within the timeline for the developer.

Mr. Sharp replied that it is pretty quick but he has had a few interested calls already. He stated that more than likely the proposed timeline would work.

Member Hardin asked if there is an estimate of the holding costs for the other piece of land.

Economic Dev. Mgr./Assistant City Administrator Brama stated that he would have to look into that, as staff has not contemplated that in the past. He noted that it is City owned land and therefore there would not be taxes.

Member Williams asked how much in taxes the City would be giving up in that year delay.

Economic Dev. Mgr./Assistant City Administrator Brama stated that he did not have the figures.

Member Williams stated that there is value in a smaller parcel and believes that the City should be compensated for allowing this option for over a year. She stated that she was not in favor of the price of the parcel originally and the City needs to consider the opportunities and costs that would be missed. She stated that some key information is missing. She stated that she would be in favor of an increase in the purchase price for the future closing, non-refundable earnest money, and/or non-refundable option fee would assist her in supporting this change.

Councilmember Kuzma stated that he understands the reasoning for splitting this purchase agreement to decrease the costs. He stated that having the option for the second parcel is important for the growing of the builder but would put the City in a tough position for the holding costs and therefore would like to see the purchase agreement adjusted for the holding costs. He stated that if the builder walks away from the second parcel, the holding costs should be covered.

Acting Chairperson Riley asked if non-refundable earnest money would resolve the issue.

Member Williams stated that she is not comfortable negotiating a larger deal and then splitting that into two. She stated that in her opinion, the second parcel is worth more than the first parcel and with the delayed timeline, she would like to see something in addition to the non-refundable earnest money.

Member Hardin stated that there is already a signed purchase agreement with an agreed upon amount and therefore he would not be in favor of increasing that agreed upon price. He stated that there is not interest in the parcel from another development and delaying the development by one year does not cause additional holding costs. He stated that he would support the staff recommendation.

Member Williams stated that this parcel has never been marketed, although this is the second purchase agreement that has come forward.

Member Hardin stated that the City has owned this parcel for 10 to 15 years and only two offers have come forward.

Acting Chairperson Riley stated that there are only four EDA members present and therefore a consensus would need to be reached. He asked if Member Williams would agree to anything that would not involve changing the price, as the purchase agreement has already been agreed upon.

Member Williams stated that she would support the request if there was non-refundable earnest money.

Motion by Member Hardin, seconded by Member Riley, to recommend to City Council to approve the Purchase Agreement amendment and second Purchase Agreement, between the City of Ramsey and Maple Investments LLC; subject to final review and amendments by the City Attorney with the additional language added to specify the \$10,000 earnest money is non-refundable.

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

Councilmember Kuzma left the meeting.

4.03: Select Date and Speaker for 2017 EDA Business Networking Event

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Acting Chairperson Riley stated that he likes the idea of having a specific topic. He asked if it would make sense for the City to purchase a small stage rather than continuing to rent the equipment.

Economic Dev. Mgr./Assistant City Administrator Brama agreed that would be an appropriate item to consider as the equipment could be used for multiple events. He confirmed the preference to focus on the Super Bowl this year and Coco next year.

4.04: Update: Joint Council/EDA Case on September 26, 2017

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Member Hardin asked the length of the meeting.

Economic Dev. Mgr./Assistant City Administrator Brama replied that the length of the work session is from 5:30 p.m. to 7:00 p.m. but noted that there are typically other topics on the agenda. He estimated about 40 minutes for the discussion.

The EDA provided consensus direction to schedule a joint EDA/City Council Work Session Case on September 26, 2017, at 5:30 p.m. in the Lake Itasca Room to review the EDA Work Plan and the EDA strategy for marketing/selling land at The COR.

City Administrator Ulrich noted that he believed two Councilmembers may be absent at that meeting.

Economic Dev. Mgr./Assistant City Administrator Brama noted that a different date may be chosen.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

City Administrator Ulrich noted that staff is going to bring forward a negotiated settlement with McDonald's to the City Council, which would free up that site.

Economic Dev. Mgr./Assistant City Administrator Brama stated that he received a tour of the PSD site and noted that it is exciting to see the dirt being moved from the PSD site to the Capstone site for use in their berm.

6. ADJOURNMENT

Motion by Member Hardin, seconded by Member Williams, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:47 a.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Patrick Brama
Econ. Dev. Mgr./Assistant City Administrator

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Economic Development Authority (EDA)

4. 1.

Meeting Date: 09/14/2017

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Title:

Review Status of Request to Install and Maintain a Ground-Mounted Solar Energy System on the Property Legally Described as Lot 3, Block 1 River Crossing Addition (Project No. 17-135); Case of Connexus Energy

1. Appeal for issuance of a Development Permit on an officially mapped parcel.
2. Zoning Amendment to include Solar Energy Systems as a principal use with the issuance of a Conditional Use Permit in the Public/Quasi-Public District.
3. Zoning Amendment to rezone a property from R-2 Residential to Public/Quasi Public.
4. Conditional Use Permit to install and maintain a Solar Energy System.

Purpose/Background:

The purpose of this case is to receive an update from Connexus on a site selection process they have completed related to a new 19 acre solar farm proposed to be constructed in Ramsey. This case is being reviewed with the EDA in response from public comments received at the Public Hearing held by the Planning Commission on September 7, 2017. One of the comments received was that the Connexus Energy Campus is a better suited site from a land use planning perspective than the currently proposed parcel. Many of the Planning Commissioners shared this feeling, but wanted to better understand the economic development implications of this alternative. To arrive at that discussion, Staff has recommended that Connexus Energy provide an overview of how Connexus arrived at the current proposal through their site evaluation process.

Connexus Energy has applied for a Zoning Amendment and a Conditional Use Permit to construct a new solar garden on the property legally described as Lot 3, Block 1 River Crossing Addition (the "Subject Property"). The system would have the capability of producing 3.5 megawatts (MW) with ground mounted solar photovoltaic panels and would include 6 MW of battery energy storage. This is one of three (3) sites within Anoka County that Connexus Energy is developing to produce solar energy.

The Subject Property is owned by Anoka County and would be leased by Connexus Energy. When the City contemplated solar energy systems several years ago, the Zoning Code was amended to consider ground or building mounted solar energy systems as a permitted accessory use in any zoning district. However, it did not account for, or address, the possibility of a solar energy system being the principal use of a property, as would be the case with Connexus' proposal.

Both the current zoning standards for solar energy systems and the information submitted by Connexus are attached for reference. The final design plans are in the process of being prepared by the solar developer (based on site work being conducted now) but are not complete at this time. They have stated that they do not anticipate any major changes from the initial proposed layout and the Site Plan would still be subject to review and approval by the City.

Notification:

Notification is not required for EDA review, but was provided as part of the Public Hearing held with the Planning Commission.

Observations/Alternatives:

As noted, the Subject Property is owned by Anoka County and was initially acquired to accommodate a future bridge crossing. In 2007, the Subject Property was designated with an Official Map to prevent future development from occurring in advance of the bridge crossing. However, the current Highway 10 Access Planning Study no longer identifies this parcel as needed for a potential bridge crossing (with the new Armstrong Blvd overpass alignment). The Planning Commission will need to take action on an appeal to issue any type of development permit on the Subject Property per City Code Section 117-4 (Official Map).

As part of the Official Map process in 2007, it was noted that the Subject Property was zoned R-2 Residential and that the intention was to re-guide the parcel as Public/Quasi-Public with the 2008 Comprehensive Plan Update and then subsequently rezone the parcel to Public/Quasi Public. That action did not occur. However, based on the current owner of the Subject Property (Anoka County) and the proposed use (solar farm), it seems reasonable to rezone the property as Public/Quasi-Public (this would also complete the stated intent when the area was officially mapped) and to amend the uses of that zoning district to identify Solar Energy Systems as a principal use with the issuance of a Conditional Use Permit (this district already identifies municipal and private substations as a permitted use).

The Environmental Policy Board (EPB) was introduced to this concept at their July meeting and then officially reviewed this request at their August meeting. Questions that the EPB had asked are outlined below along with the responses from the solar developer and/or Connexus Energy.

- Nuisance noise: The solar energy system will not have any moving parts (fans, panel movement/rotation, etc.) and therefore there should be no discernible noise generated, with the exception of the initial installation of the solar farm. The battery storage units would include air conditioning. As with any air conditioning system, the air condensing units would be outside and would generate some noise, but should be within allowable standards.
- Glare: The panels will be at a fixed tilt, permanently facing south (away from Highway 10), and manufactured with anti-reflective glass specifically designed to reduce glare. A glare study was provided by the solar developer. While it does indicate some glare would be produced at a particular receptor (near the southern touch-down point of the Armstrong Blvd overpass), it is minimal and has low potential to create any after-image.
- Environmental Benefits/Impacts: According to the U.S. Department of Energy, few power generating technologies have as little environmental impact as photovoltaic solar panels. A ground mounted solar array generates electricity without any moving parts, requires no water, and produces no direct emissions. Underneath the ground mounted equipment, native vegetation will be established, providing pollinator habitat as well as erosion control and stormwater runoff benefits. Connexus noted that all power generated by this solar energy system would remain in Ramsey.
- Final Site Plan plans are being developed presently. Their design team is completing field work on the Subject Property necessary to complete the final design and Site Plan. However, it is not anticipated to have any significant impacts to the conceptual layout provided.

While a complete Site Plan is not yet available, consideration of and a recommendation regarding the requested Appeal for a development permit, the Zoning Amendments (both text and map), and Conditional Use Permit can still be addressed. The EPB recommended approval of the Zoning Amendments and Conditional Use Permit with the following conditions (which have been incorporated into the draft Conditional Use Permit):

- Submittal of final Site Plan for review and approval by the City.
- Submittal of a Glare Study (already received).
- Submittal of a Decommissioning Plan (how the site will be deconstructed and restored upon the abandonment of the operation).
- Installation of native, sustainable landscape underneath the ground mounted equipment.

The City's Comprehensive Plan does address solar access protection within the Land Use Chapter. One of the identified policies for solar access protection is to work with the League of Minnesota Cities, University of Minnesota Extension Services, Minnesota Office of Environmental Assistance, Anoka County, and other agencies to develop programs that increase the use of solar energy systems. It appears that the proposed project would further this policy.

Note that the attached, draft Conditional Use Permit was prepared as if the Zoning Amendments, both the text and

map amendments, were in effect already.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

The Planning Commission postponed a recommendation to seek feedback from the EDA.

Action:

No action being requested at this time. This case is an opportunity to provide feedback on the economic development impacts on any of the sites that have been explored for this proposed use.

Attachments

Site Location Map

Application Submittal

Draft EPB Meeting Minutes Dated August 21, 2017

Glare Study

Manufacturer Equipment Specification Sheet

Existing Solar Energy System Regulations

Resolution #17-09-211: Official Map Appeal

Ordinance #17-13: Zoning Map Amendment

Ordinance #17-14: Zoning Text Amendment

Resolution #17-09-212: Conditional Use Permit

Form Review

Inbox

Tim Gladhill (Originator)
Chris Anderson
Patrick Brama
Kurt Ulrich
Form Started By: Tim Gladhill
Final Approval Date: 09/11/2017

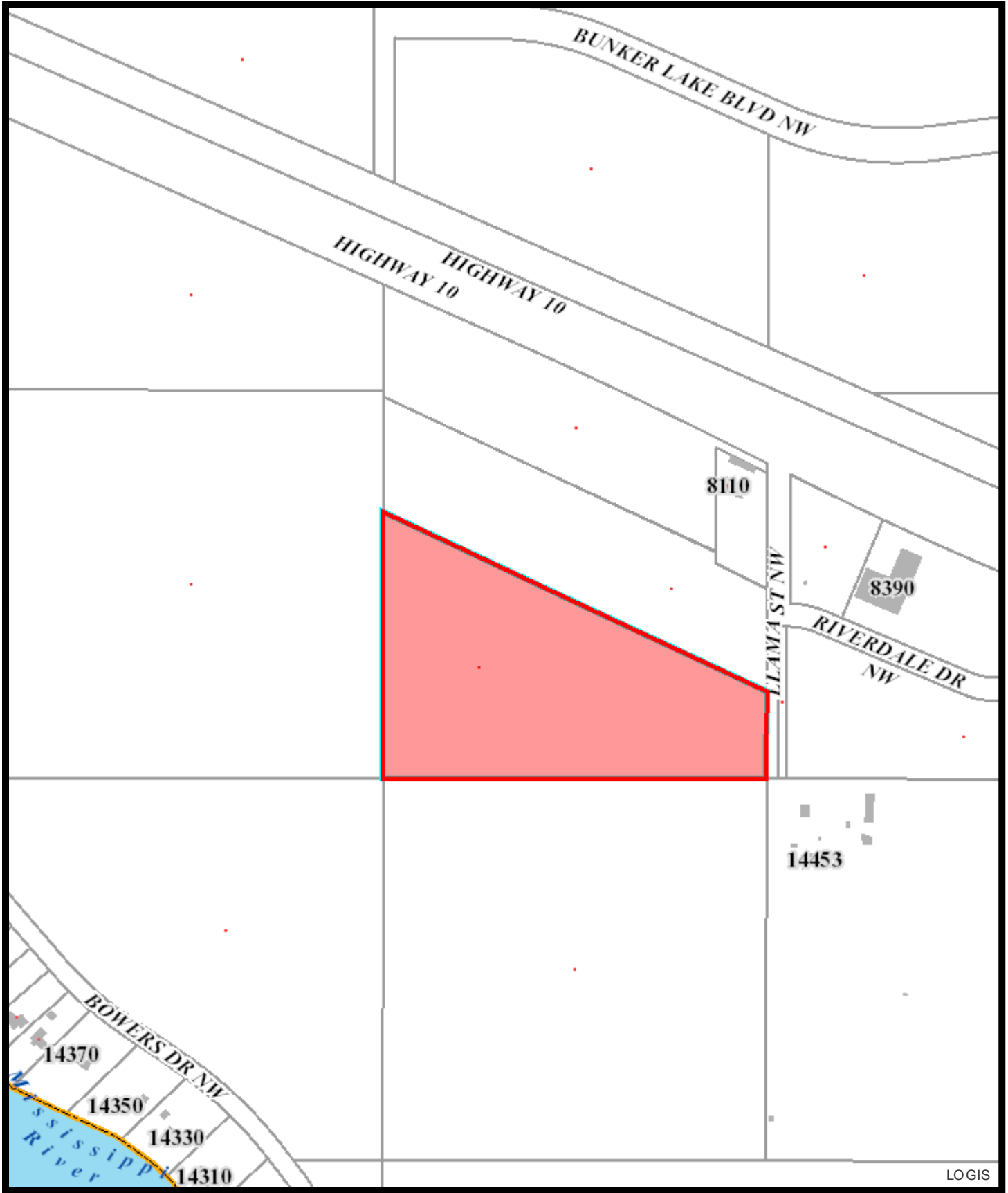
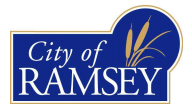
Reviewed By

Tim Gladhill
Chris Anderson
Kathy Schmitz
Kathy Schmitz

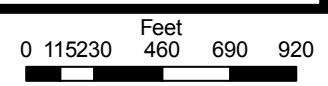
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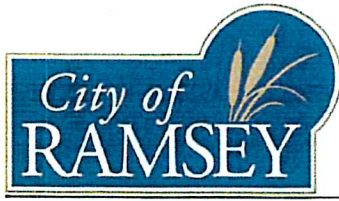
09/08/2017 09:46 AM
09/08/2017 10:27 AM
09/11/2017 09:23 AM
09/11/2017 09:24 AM
Started On: 09/07/2017 09:57 PM

Site Location Map



LOGIS





Land Use Application

<input type="checkbox"/> Plat – Sketch Plan	<input type="checkbox"/> Plat – Preliminary Plat	<input type="checkbox"/> Plat – Final Plat
<input type="checkbox"/> Administrative Plat	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Easement/ROW Vacation
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Interim Use Permit	<input type="checkbox"/> Comprehensive Plan Amendment
<input type="checkbox"/> Zoning Amendment	<input type="checkbox"/> Home Occupation Permit	<input type="checkbox"/> Variance
<input type="checkbox"/> Dwelling Moving Permit	<input type="checkbox"/> Environmental Permit	<input type="checkbox"/> Registered Land Survey
<input type="checkbox"/> Non-Traditional Animal License	<input type="checkbox"/> Beekeeping License	<input type="checkbox"/> Private Kennel License

Applicant Contact Information

Please note: All official communication will be routed through this contact.

Name:	Brian Burandt		
Street Address:	14601 Ramsey Blvd.		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:	—	Work Phone:	763-323-2785
Email:	brian.burandt@	Fax Number:	763-323-2785
Name of Business (if applicable):	Connexus Energy, com Connexus Energy		
Business Address (if applicable)	14601 Ramsey Blvd.		
Business City, State, ZIP	Ramsey, MN 55303		
Business Phone:	763-323-2785	Business Fax:	763-323-2785

Subject Property Information

(Location of Application)

Address	Unassigned, Ramsey, MN 55303
PIN	29-32-25-24-0007
Legal Description	See attachment
Zoning District	R2 - Medium Density Residential

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information

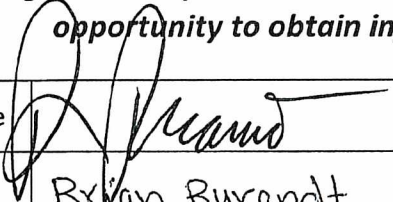
(If different than Applicant)

Name:	Anoka County		
Street Address:	1440 Bunker Lake Blvd.		
City, State, ZIP:	Andover, MN 55304		
Home Phone:	—	Work Phone:	763-323-5693
Email:	jerry.soma@co.anoka. <small>mn.us.</small>	Fax Number:	—

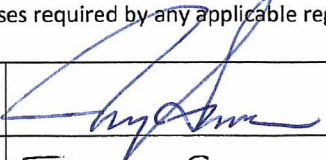
Please provide a detailed description of your request and attached a copy of a scaled site plan

Request to install 3.5 megawatts (MW) of solar photovoltaic panels and 6 MW of battery energy storage.
Sizing of PV and energy storage subject to final design criteria.

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	Bryan Burandt	Printed Name	
Title	VP, Power Supply & Business Development	Title	
Date	6/9/17	Date	

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

Property Owner Signature		Property Owner Signature	
Printed Name	Jerry Soma	Printed Name	
Title	County Administrator	Title	
Date	8-22-17	Date	

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into the City and I will be held liable for any and all costs incurred by the City.

Legal Description:

Parcel # 29-32-25-24-0007

That part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southwesterly of the northeasterly right of way line of U.S. Highway No. 10.

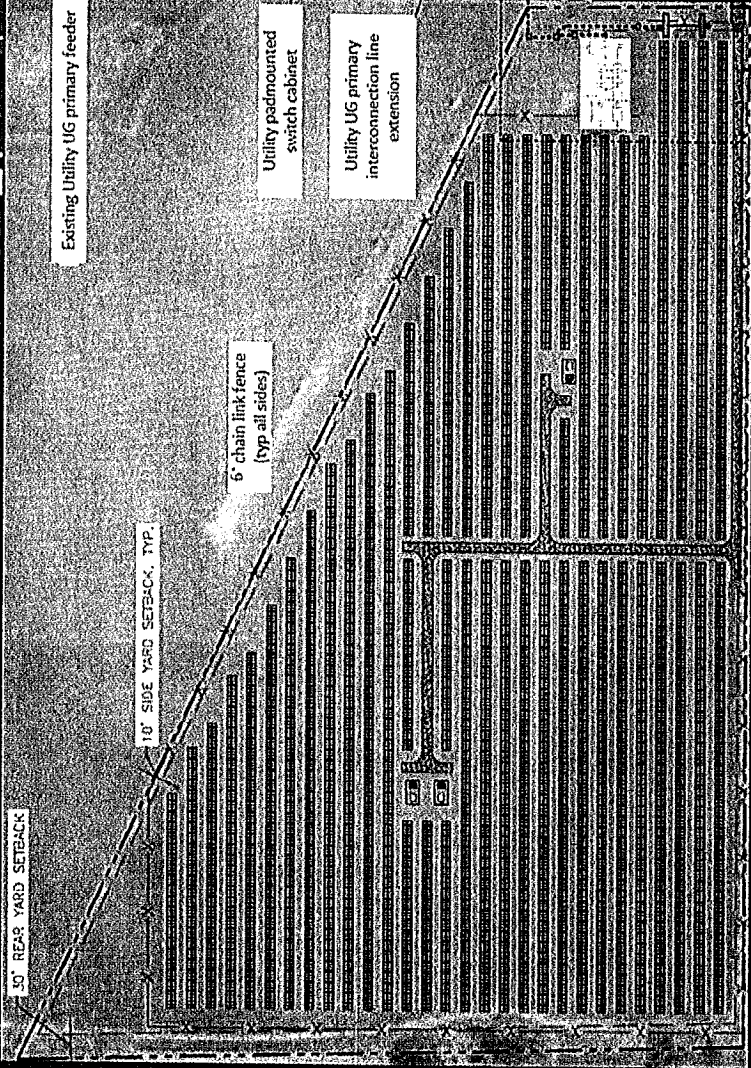
And

The Southeast Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, except that part described as follows:

Beginning at a point on the east line of the Southeast Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, distant 30 feet south of the intersection of said line with the southerly boundary of the right of way of U.S. Highway No. 10; thence northwesterly and parallel with said U.S. Highway No. 10 and 30 feet southwesterly thereof, a distance of 200 feet; thence southerly and parallel with the east line of said Southeast Quarter of the Northwest Quarter, a distance of 400 feet; thence southeasterly and parallel with said U.S. Highway No. 10, a distance of 200 feet to the east line of said Southeast Quarter of the Northwest Quarter; thence north along the east line of said Southeast Quarter of the Northwest Quarter 400 feet to the point of beginning.

Solar Generation + Battery Storage Installation
Proposed Layout and Interconnection Plan
City of Ramsey, Anoka County

Property:
Lot 3 Block 1 River Crossing Addition
NE ¼ of the NW ¼ of Sec. 29 T32 R25



Property Boundary

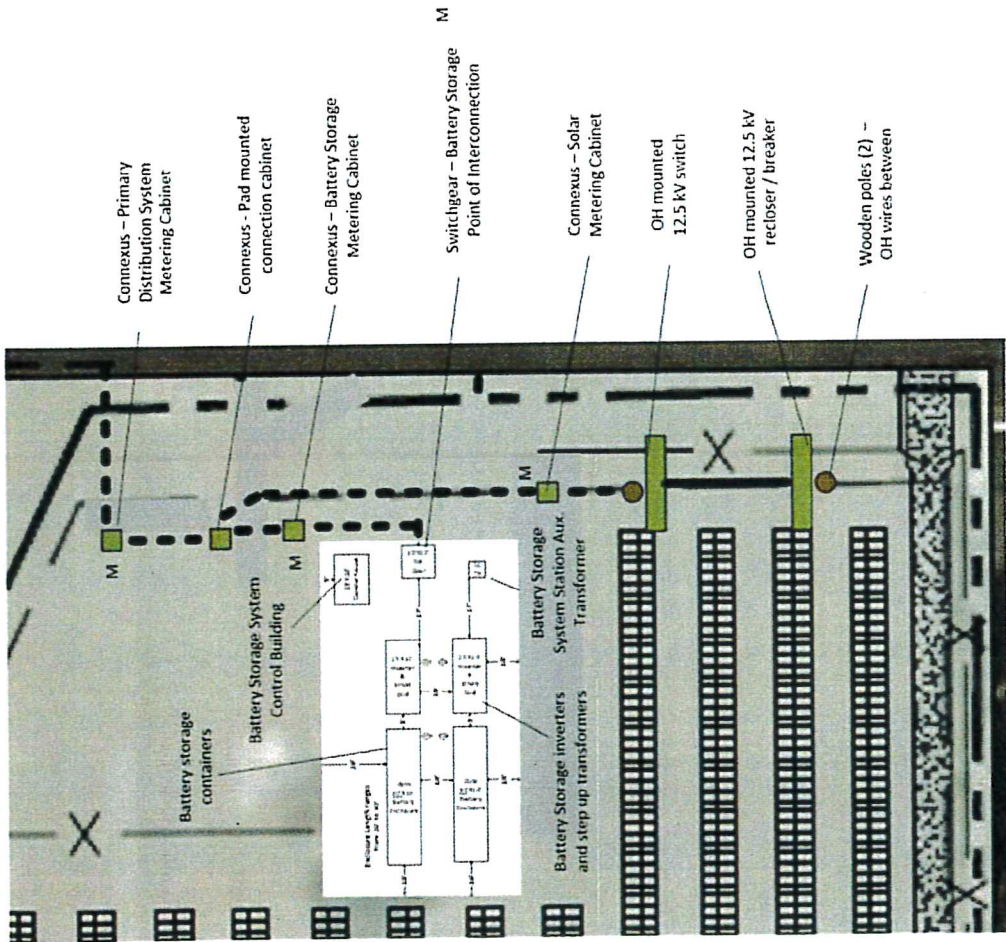
See Inset for Battery Storage and Interconnection Detail

Existing Utility OH Primary feeder

Existing Utility UG primary feeder

30' FRONT YARD SETBACK

Connexus Energy
PV - BESS Plan
Anoka Site
Preliminary Engineering Concept Plan - 6/8/17
Plot Plan
Sheet 1 of 3



GENERAL NOTES:

- Layout as shown is preliminary – actual detailed layout of panel array and placement of interconnection equipment may change as part of detail design.
- Solar panels will be pier mounted fixed access, azimuth at 180 degrees.
- Solar panel maximum height - 15' (based on preliminary information – not vendor specific)
- All setbacks to solar panels shall be located such that the distance to any property line is at least equal to the height of the solar panels at maximum designed tilt.
- All electrical collection lines inside the property shall be underground, except for overhead pole mounted equipment near the point of interconnection as indicated.
- Solar field will be surrounded by 6' chain lockable chain link fence.
- Power line extension to interconnect the facility will be buried line along Lama St
- Connexus Connection Cabinet and Metering Cabinet approximate dimensions:
5' x 5' footprint, 5' high

Inset from Page 1 – Battery Storage and Interconnection Equipment



Solar Panels – Typical view



Battery containers – Typical view



5.01: Consider Request for a Zoning Amendment and Conditional Use Permit for the Installation of a Solar Garden at the Property Legally Described as Lot 3, Block 1, River Crossing Addition (Project No. 17-135); Case of Connexus Energy

City Planner Anderson presented the staff report. He stated that Connexus Energy has applied for a Zoning Amendment and a Conditional Use Permit to construct a new solar garden on the property legally described as Lot 3, Block 1, River Crossing Addition. He stated that the subject property is owned by Anoka County and would be leased by Connexus Energy. He stated that when the City contemplated solar energy systems several years ago, the Zoning Code was amended to consider ground or building mounted solar energy systems as permitted accessory use in any zoning district; however, it did not account for or address the possibility of a solar array being the principal use of a property, as would be the case with the Connexus proposal.

Brian Burandt stated that the proposed site would be 14 times the size of the existing solar array on the Connexus campus and would generate the power supply for 600 homes, noting that energy would remain in Ramsey. He stated that there are tax credits available for the solar system, battery system, and storage system which decrease the project costs. He explained that the midday solar peak and later peak of energy use, the storage system will allow that energy to be stored until the use is needed. He stated that Connexus approached municipalities to determine interest and there are three willing partners with land available through Anoka County, St. Francis, and the National Sports Center. He stated that this would be the largest multi-site community solar array in the midwest. He provided additional details on the proposed sites which would include fencing and pollinator habitat. He stated that they have learned key takeaways from the solar array on the Connexus campus.

Board Member Trossen asked the size of the battery and average lifespan.

Mr. Burandt provided additional details on the size and lifespan of the batteries. He explained how the batteries would be charged and store energy in order to disburse the energy during peak demand times.

Board Member Valentine asked for information on fire safety.

Mr. Burandt provided additional details on the batteries and noted that the batteries are safe and the price of batteries have actually been reduced because of the competition that has been brought to the market. He confirmed that there would be fire suppression as well.

Board Member Covart asked if the members would be offered a buy-in on the project.

Mr. Burandt explained that Connexus is leasing the land through municipalities and the energy will be used to lower the costs to all Connexus customers rather than offering a buy-in. He stated that there is not an issue with glare. He stated that after 25 years the equipment would be removed and the site would be restored for Anoka County to do what they wish with it.

City Planner Anderson stated that he spoke with the solar developer and was assured that the developer would create a decommissioning plan for the removal of the equipment and restoration of the land that would occur after that leased period expires.

Mr. Burandt stated that the storage developer has not yet been named but provided examples of storage containers that could be used in the solar array. He noted that the storage containers would be located on the back side of the swale if you were looking from Highway 10.

City Planner Anderson stated that staff does not have a final Site Plan as that would be contingent on final site work that is being done. He stated that part of the mapping process that was done in 2007 to prepare for the Comprehensive Plan update identified this land as Public/Quasi Public but the regrading of the land never occurred. He stated that currently the property is zoned as R-2/medium residential. He stated that staff believes that it would be appropriate to rezone the property as Public/Quasi-Public, especially because the County owns the property. He noted that substations are allowed in that zoning district and while a solar array is not a specified use, it would be similar. He stated that staff would recommend adding a text amendment to the zoning district to allow solar energy systems as a principal use with the issuance of a Conditional Use Permit. He noted that a Conditional Use Permit could then be used to allow the solar array. He stated that this would move forward to the Planning Commission for a public hearing at their September 5th meeting and would then move to the City Council.

Mr. Burandt stated that Connexus originally wanted to have a showcase on their property, as they have 18 acres of land but staff was hesitant and stated that they would support the solar array on another piece of property as they would rather see the land near the Connexus site preserved for a business park.

City Planner Anderson agreed that from an economic development perspective, Ramsey is short on industrial/business park land and therefore the remainder of the Connexus property would be desirable for that purpose. He stated that discussion has brought this idea to the County owned land, which would be a good marriage of the County owned land and the solar array.

Board Member Hiatt asked if there has been any feedback from the residents on Bowers Drive.

Mr. Burandt stated that they have not spoken with the residents in that area yet but would be open to holding a public meeting.

City Planner Anderson stated that if Connexus is interested, staff could open up City Hall earlier for an open house prior to the Planning Commission meeting for residents to ask more questions if desired.

Mr. Burandt stated that he has not heard any negative comments about creating more renewable energy.

Motion by Chairperson Stodola and seconded by Board Member Valentine to recommend approval of a Zoning Amendment to rezone the subject property to Public/Quasi Public and to add solar energy systems as a principal use with the issuance of a Conditional Use Permit.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Anderson, Covart, Hiatt, and Trossen. Voting No: None. Absent: Board Member Bernard.

Motion by Board Member Valentine and seconded by Board Member Hiatt to recommend approval of a Conditional Use Permit for the installation of a solar energy system on the subject property with contingencies.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Hiatt, Anderson, Covart, and Trossen. Voting No: None. Absent: Board Member Bernard.

Site Configuration: Site 1

Project site configuration details and results.



Created **Aug. 22, 2017 10:58 a.m.**
 DNI **varies** and peaks at **1,000.0 W/m²**
 Analyze every **1 minute(s)**
0.5 ocular transmission coefficient
0.002 ft pupil diameter
0.017 ft eye focal length
9.3 mrad sun subtended angle
 Site Configuration ID: 9859.1692

Summary of Results Glare with low potential for temporary after-image predicted

PV name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
PV array 1	25.0	180.0	598	0	-

Component Data

PV Array(s)

Name: PV array 1
Axis tracking: Fixed (no rotation)
Tilt: 25.0 deg
Orientation: 180.0 deg
Rated power: -
Panel material: Smooth glass with AR coating
Vary reflectivity with sun position? Yes
Correlate slope error with surface type? Yes
Slope error: 8.43 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	45.234163	-93.480778	885.40	0.00	885.40
2	45.235825	-93.485649	875.23	0.00	875.23
3	45.233936	-93.485541	868.51	0.00	868.51
4	45.233860	-93.480713	884.62	0.00	884.62

Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
1	45.239919	-93.488910	883.91	0.00	883.91
2	45.238680	-93.485155	881.20	0.00	881.20
3	45.237698	-93.482108	874.43	0.00	874.43
4	45.236973	-93.479533	877.22	0.00	877.22
5	45.235734	-93.475842	879.92	0.00	879.92
6	45.233679	-93.473461	873.86	0.00	873.86

PV Array Results

PV array 1 low potential for temporary after-image

Component	Green glare (min)	Yellow glare (min)
OP: 1	0	0
OP: 2	0	0
OP: 3	0	0
OP: 4	0	0
OP: 5	13	0
OP: 6	585	0

PV array 1 - OP Receptor (1)

No glare found

PV array 1 - OP Receptor (2)

No glare found

PV array 1 - OP Receptor (3)

No glare found

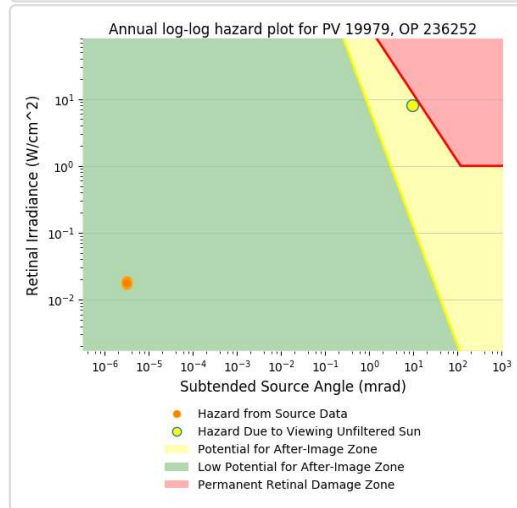
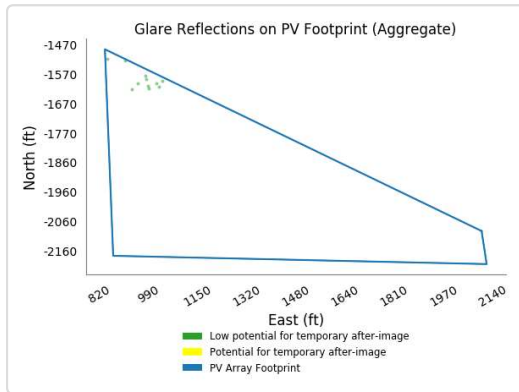
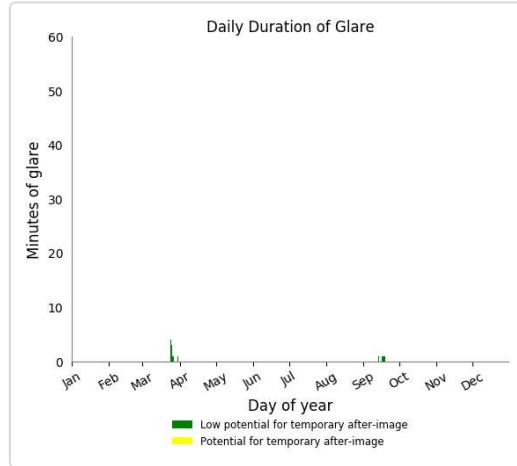
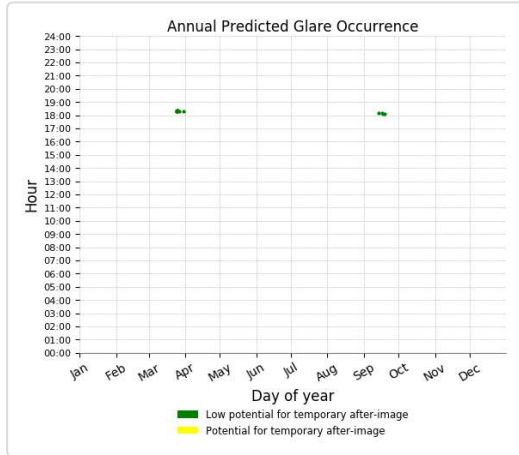
PV array 1 - OP Receptor (4)

No glare found

PV array 1 - OP Receptor (5)

PV array is expected to produce the following glare for receptors at this location:

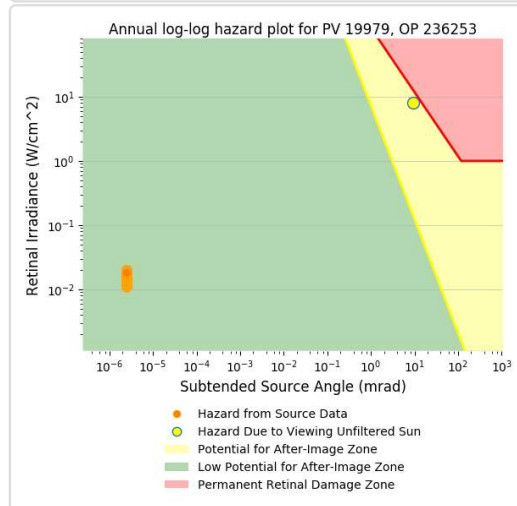
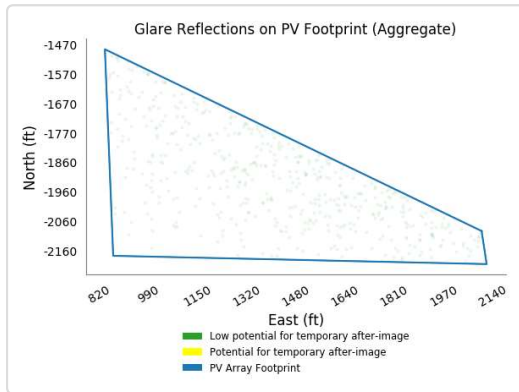
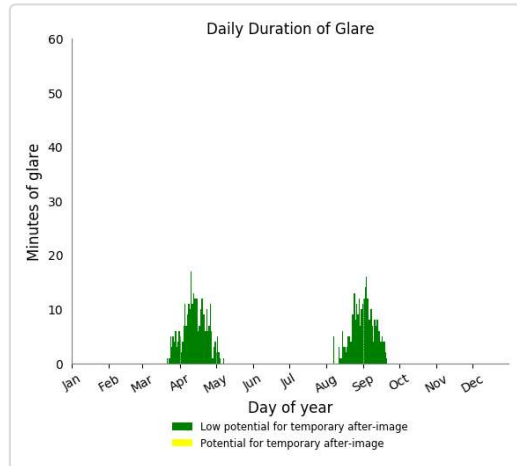
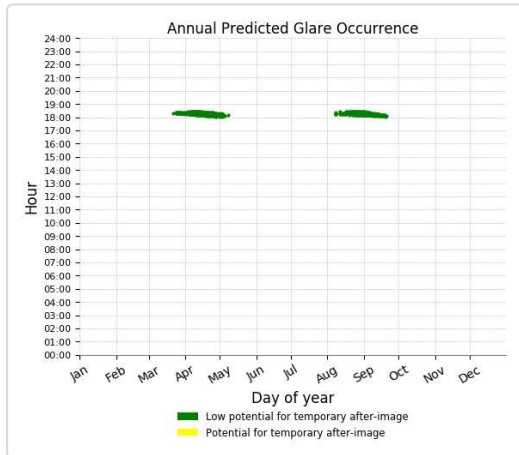
- 13 minutes of "green" glare with low potential to cause temporary after-image.
- 0 minutes of "yellow" glare with potential to cause temporary after-image.



PV array 1 - OP Receptor (6)

PV array is expected to produce the following glare for receptors at this location:

- 585 minutes of "green" glare with low potential to cause temporary after-image.
- 0 minutes of "yellow" glare with potential to cause temporary after-image.



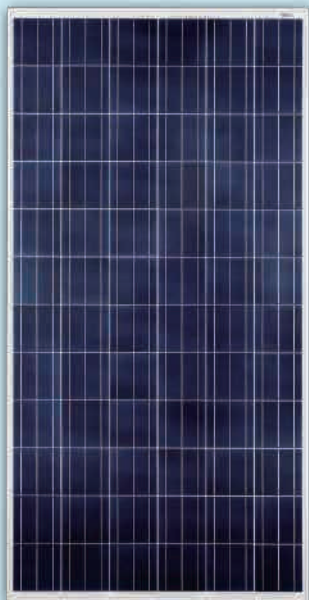
Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values may differ.
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

JAP6

72/300-320/3BB

MULTICRYSTALLINE SILICON MODULE



JA Solar Holdings Co., Ltd.

JA Solar Holdings Co., Ltd. is a world-leading manufacturer of high-performance photovoltaic products that convert sunlight into electricity for residential, commercial, and utility-scale power generation. The company was founded on May 18, 2005, and was publicly listed on NASDAQ on February 7, 2007. JA Solar is one of the world's largest producers of solar cells and modules. Its standard and high-efficiency product offerings are among the most powerful and cost-effective in the industry.

Address: NO.36, Jiang Chang San Road, Zhabei, Shanghai 200436, China

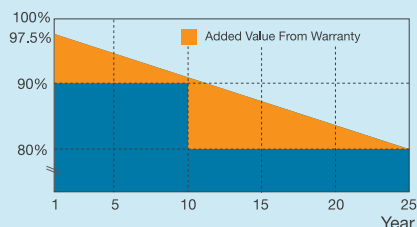
TEL: +86 21 6095 5888 / +86 21 6095 5999

FAX: +86 21 6095 5858 / +86 21 6095 5959

Email: sales@jasolar.com market@jasolar.com

Superior Warranty

- 10-year product warranty
- 25-year linear power output warranty



Key Features



Multicrystalline modules designed for commercial and solar farm grid-tied applications



High output, 16.51% highest conversion efficiency



Designed for IEC DC 1000V applications



Anti-reflective and anti-soiling surface reduces power loss from dirt and dust



Outstanding performance in low-light irradiance environments



Excellent mechanical load resistance: Certified to withstand high wind loads (2400Pa) and snow loads (5400Pa)



High salt and ammonia resistance certified by TÜV NORD

Reliable Quality

- Positive power tolerance: 0~+5W
- 100% EL double-inspection ensures modules are defects free
- Modules binned by current to improve system performance
- Potential Induced Degradation (PID) Resistant

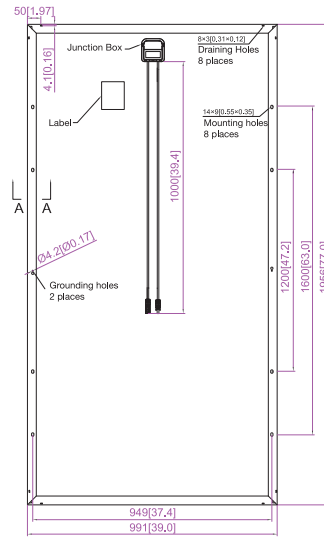
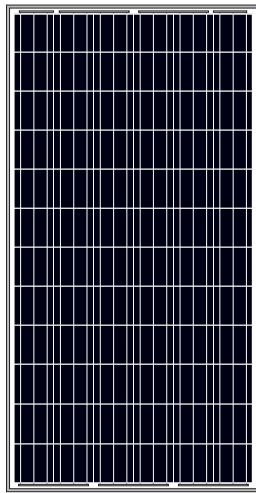
Comprehensive Certificates

- IEC 61215, IEC 61730, UL1703, CEC Listed, MCS and CE
- ISO 9001: 2008: Quality management systems
- ISO 14001: 2004: Environmental management systems
- BS OHSAS 18001: 2007: Occupational health and safety management systems
- Environmental policy: The first solar company in China to complete Intertek's carbon footprint evaluation program and receive green leaf mark verification for our products



Specifications subject to technical changes and tests. JA Solar reserves the right of final interpretation.

Engineering Drawings



■ customized cable length available upon request

MECHANICAL PARAMETERS

Cell (mm)	Poly 156x156
Weight (kg)	26 (approx)
Glass Thickness	4 mm
Dimensions (LxWxH) (mm)	1956x991x45
Cable Cross Section Size (mm ²)	4
No. of Cells and Connections	72 (6x12)
Junction Box	IP67, 3 diodes
Connector	MC4 Compatible
Packaging Configuration	23 Per Pallet

WORKING CONDITIONS

Maximum System Voltage	DC 1000V (IEC)
Operating Temperature	-40°C ~ +85°C
Maximum Series Fuse	15A
Maximum Static Load, Front (e.g., snow and wind)	5400Pa (112 lb/ft ²)
Maximum Static Load, Back (e.g., wind)	2400Pa (50 lb/ft ²)
NOCT	45±2°C
Application Class	Class A

ELECTRICAL PARAMETERS

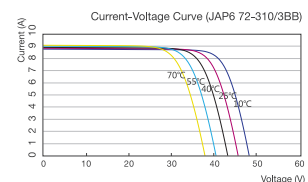
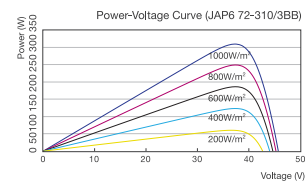
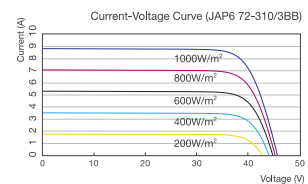
TYPE	JAP6 72-300/3BB	JAP6 72-305/3BB	JAP6 72-310/3BB	JAP6 72-315/3BB	JAP6 72-320/3BB
Rated Maximum Power at STC (W)	300	305	310	315	320
Open Circuit Voltage (Voc/V)	45.20	45.35	45.45	45.60	45.82
Maximum Power Voltage (Vmp/V)	36.41	36.71	37.00	37.28	37.56
Short Circuit Current (Isc/A)	8.73	8.79	8.85	8.91	9.03
Maximum Power Current (Imp/A)	8.24	8.31	8.38	8.45	8.52
Module Efficiency [%]	15.48	15.73	15.99	16.25	16.51
Power Tolerance (W)	-0~+5W				
Temperature Coefficient of Isc (αIsc)	+0.058%/°C				
Temperature Coefficient of Voc (βVoc)	-0.330%/°C				
Temperature Coefficient of Pmax (γPmp)	-0.410%/°C				
STC	Irradiance 1000W/m ² , Cell Temperature 25°C, Air Mass 1.5				

NOCT

TYPE	JAP6 72-300/3BB	JAP6 72-305/3BB	JAP6 72-310/3BB	JAP6 72-315/3BB	JAP6 72-320/3BB
Max Power (Pmax) [W]	217.80	221.43	225.06	228.69	232.32
Open Circuit Voltage (Voc) [V]	42.31	42.47	42.58	42.63	42.78
Max Power Voltage (Vmp) [V]	33.77	33.91	34.05	34.08	34.28
Short Circuit Current (Isc) [A]	6.89	6.93	6.99	7.06	7.16
Max Power Current (Imp) [A]	6.45	6.53	6.61	6.71	6.78

Condition Under Normal Operating Cell Temperature, Irradiance of 800 W/m², spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s

I-V CURVE



Sec. 117-430. - Alternative energy systems.

- (c) *Solar energy systems* . In all districts, solar energy systems shall be permitted as an accessory use in accordance with the standards in this section.
- (1) *Exemptions* . Passive or building-integrated solar energy systems are exempt from the requirements of this section and shall be regulated as any other building element.
- (2) *Standards*.
- a. *Location*. Ground-mounted solar energy systems may be permitted in any yard.
1. *In residential districts, the location of ground-mounted solar energy systems shall be in accordance with the accessory building location standards in City Code section 117-349(d)(12).*
- b. *Setbacks*.
1. Ground-mounted solar energy systems shall be located on a property such that the distance to the closest property boundary is at least equal to the height of the solar energy system at its maximum designed tilt.
2. Building-mounted solar energy systems shall comply with all building setbacks in the applicable zoning district and shall not extend beyond the perimeter of the building on which the system is mounted unless the mounting system has been explicitly engineered to safely extend beyond the edge.
3. In residential districts, front, side and rear yard setbacks for ground-mounted solar energy systems shall be in accordance with accessory building setbacks outlined in City Code section 117-111(d).
- c. *Height*.
1. The height of ground-mounted solar energy systems at maximum designed tilt shall not exceed the distance from the nearest property boundary or the maximum allowable building height for the applicable zoning district, whichever is more restrictive.
2. Building-mounted solar energy systems shall comply with the maximum allowable building height for the applicable zoning district.
3. In residential districts, the height of ground-mounted solar energy systems shall be in accordance with accessory building height limitations outlined in City Code section 117-349(d)(6).
- d. *Easements*. Solar energy systems shall not encroach on public drainage, utility, roadway or trail easements.
- e. *Feeder lines*. The electrical collection system shall be placed underground within the interior of each property. The collection system may be placed overhead near substations or points of interconnection to the electric grid.
- f. *Aesthetics*. All solar energy systems shall be designed to blend into the architecture of the building and to minimize glare toward vehicular traffic and adjacent properties to the extent possible without impacting the performance of the system.
- g. *Abandonment*. If a solar energy system remains non-functional or inoperative for a continuous period of one year, the system shall be deemed to be abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after obtaining a demolition permit.
- h. *Permits*. A permit(s) shall be obtained for any solar energy system in accordance with Minnesota State Building Code prior to installation.

- i. *Glare*. The panels of ground mounted solar energy systems shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.
 - 1. Prior to the issuance of a permit for a ground mounted solar energy system in a residential district or on a property abutting a residential district, the permit applicant must provide an analysis demonstrating that the ground mounted system will not impact aesthetics of adjacent residential properties due to glare.

Commissioner _____ introduced the following resolution and moved for its adoption:

RESOLUTION #17-09-211

A RESOLUTION APPROVING A DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION AND MAINTAINENCE OF A SOLAR ENERGY SYSTEM.

RECITALS

1. Connexus Energy (Permittee), applied for a development permit (the "Permit") to construct and maintain a solar energy system on an officially mapped parcel legally described as follows:

Lot 3, Block 1 River Crossing Addition, Anoka County, Minnesota

(the "Subject Property").
2. Section 117-4(g) of the City Code requires that every application for a development permit concerning an area designated on an official map be denied.
3. In accordance with the City Code, Permittee's application permit was denied.
4. Permittee appealed the denial to the Official Map Board of Appeals, pursuant to Section 117-4(h) of the City Code.
5. The Planning Commission, acting as the Official Map Board of Appeals and after duly publishing notice, met on September 7, 2017, and conducted a public hearing.

FINDINGS

1. The property, of which the Subject Property is a part, is owned by Anoka County and was made part of an official map because of the intent to use the property for the approach to a bridge crossing the Mississippi River.
2. Due to changes in the road system in the area, the property, including the Subject Property, will likely never be used for the purpose for which it was officially mapped.
3. The Subject Property cannot yield a reasonable return unless a development permit is granted.
4. The granting of a development permit is required by considerations of justice and equity.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, ACTING AS THE OFFICIAL MAP BOARD OF APPEALS, as follows:

1. The denial of the **Permit** to install and maintain a solar energy system on the Subject Property is hereby reversed and the Permit is approved contingent upon the Permittee obtaining all other necessary approvals and permits including, but not necessarily limited to, a Zoning Text Amendment, a Zoning Amendment to rezone the **Subject Property** to Public/Quasi-Public, the issuance of a Conditional Use Permit for installing and maintaining a solar energy system as a principal use on the **Subject Property**, and a Building Permit.
2. The **Permittee** shall submit to the City for review and approval a final Site Plan, which shall specify the exact layout of the solar energy system, height(s) of the equipment, location of battery storage units, security measures (e.g. fencing), etc., for the proposed improvements on the **Subject Property**.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly adopted by the Ramsey Planning Commission this the 7th day of September, 2017.

ORDINANCE #17-13

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described property is hereby rezoned from R-2 Residential to Public/Quasi-Public.

Lot 3, Block 1 River Crossing Addition, Anoka County, Minnesota, subject to easement of record.

(the "Subject Property")

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of _____, 2017.

Mayor

ATTEST:

City Administrator

Introduction date:

Posting dates:

Adoption date:

Publication date:
Effective date:

**ORDINANCE #17-14
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-122 (PUBLIC/QUASI-PUBLIC DISTRICT) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Section 117-122 – Public/Quasi-Public District is hereby amended to read as follows:

Sec. 117-122 – Public/Quasi-Public District.

- (a) *Intent.* The intent of the Public/Quasi-Public District is to provide for and regulate uses that are public or semi-public in nature and to provide the community with area designated specifically for open spaces, community gathering places, public and private recreational spaces, educational facilities, and government buildings.
- (b) *Permitted uses.*
 - (1) Government buildings and facilities.
 - (2) Public recreational facilities.
 - (3) Private recreational facilities including golf courses.
 - (4) Schools, public and private.
 - (5) Private utility substations.
 - (6) Municipal utility substations.
- (c) *Conditional uses.*
 - 1. Solar Energy Systems as a principal use
- (d) *Site plan required.* Any construction of buildings in the Public/Quasi-Public District will be subject to the site plan review process, as outlined in section 117-54.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #17-14, which has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent and effect of Ordinance #17-14 to amend Ramsey, Minnesota City Code Section 117-122 to identify Solar Energy Systems as a principal use with the issuance of a Conditional Use Permit.

SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the _____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

Introduction Date:
Posting Dates:
Adoption Date:
Publication Date:
Effective Date:

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #17-09-212

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO CONNEXUS ENERGY TO ALLOW THE INSTALLATION AND MAINTENANCE OF A SOLAR ENERGY SYSTEM ON AS A PRINCIPAL USE IN THE PUBLIC/QUASI-PUBLIC DISTRICT AND DECLARING TERMS OF SAME

RECITALS

1. Connexus Energy, hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to install and maintain a solar energy system as the principal use on the property legally described as follows:

Lot 3, Block 1 River Crossing Addition

(the “Subject Property”)

2. The City of Ramsey received an application for a Zoning Amendment and Conditional Use Permit on June 30, 2017.
3. That on August 15, 2017, the City informed the Permittee that it was invoking a 60-day extension as permitted by State Statute.
4. That the Environmental Policy Board reviewed the request at their August 21, 2017 meeting and recommended approval of the request with contingencies including submittal of a final Site Plan for review and approval by the City, installation of a native landscape, submittal of a glare study, and submittal of a decommissioning plan.
5. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Sections 117-4 (Official Map) and 117-51 (Conditional Use Permits) of the Ramsey City Code on September 7, 2017, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
6. That the Subject Property is zoned Public/Quasi Public District. Properties to the west and south of the Subject Property are R-1 Residential (MUSA); parcels to the north are zoned R-2 Residential; and parcels to the east are zoned B-2 Highway Business.
7. That in the Public/Quasi-Public District, solar energy systems as a principal use are permitted with the issuance of a Conditional Use Permit.
8. That the Subject Property is approximately 18.6 acres in size.
9. That the Subject Property is owned by Anoka County.

10. That the Subject Property is part of an Official Map.
11. That due to changes in the road system in the area, the Subject Property will likely never be used for the purposes of a future bridge crossing.
12. That the Planning Commission, who serves as the Official Map Board of Appeals and Adjustments, conducted a public hearing to consider an appeal for the issuance of a development permit per City Code Section 117-4.
13. That the Permittee was initially considering the use of their existing campus for this project but that the City had requested they seek an alternative site so that the undeveloped portion of the Permittee's corporate campus could be reserved for future economic growth purposes.
14. That the solar energy system would include the installation of 3.5 Megawatts (MW) of ground-mounted photovoltaic panels and 6 MW of battery energy storage.
15. That the solar developer working with the Permittee has submitted a glare study at the request of the City.
16. That the glare study did identify one receptor that would experience some glare at certain times of the year for limited durations but that it has very low potential for hazardous glare.
17. That the project would include installation of native plants underneath the solar panels providing enhanced wildlife and pollinator habitat improved stormwater management.
18. That the solar panels will be at a fixed tilt facing south and will not include any moving parts and therefore, will not produce any discernible noise.
19. That the battery storage units will be air conditioned and the air condenser units will be outside, which will produce some noise but will be within allowable standards outlined in State Statute and City Code.
20. That the battery storage units will include fire suppression.
21. That the City's Comprehensive Plan addresses solar access protection and through stated policies, encourages cooperation with other agencies to develop programs that increase the usage of solar energy systems.
22. That the Planning Commission met on September 7, 2017, conducted a public hearing and recommended City Council approve/deny the request.

FINDINGS OF FACT

1. That the solar energy system will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfar.
2. That the solar energy system will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the solar energy system will/will not be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
4. That the solar energy system will/will not be hazardous to existing or future neighboring uses.
5. That the solar energy system will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the solar energy system will/will not create excessive additinoal requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the solar energy system will/will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "Permit") for the installation and maintenance of a solar energy system as the principal use on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for the installation and maintenance of a solar energy system as the principal use on the **Subject Property**.
2. That the **Permittee** shall submit the final Site Plan for review and approval of the City.
3. That the **Permittee** shall obtain all necessary permits, including a Building Permit, prior to installation of the solar energy system on the **Subject Property**.
4. That the **Permittee** shall update the glare study to include receptors on all sides of the **Subject Property**.
5. That the solar energy system shall not create or cause unreasonable glare on properties or public roadways. Unreasonable glare shall mean a public safety hazard as determined by the City Council or the appropriate roadway authority.

6. That the **Permittee** shall provide the City with a decommissioning plan that addresses how the site will be deconstructed and restored when the solar energy system is removed.
7. That the final Site Plan shall include a landscaping plan that includes the native plants that will be established on the **Subject Property** and outline any necessary maintenance activities to ensure the landscape is properly established on the **Subject Property**.
8. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
9. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
10. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
11. That this **Permit** shall automatically expire if the use is not initiated by October 10, 2018.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 10th day of October, 2017

PERMITTEE

Connexus Energy hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: _____

Its: _____

STATE OF MINNESOTA)

) SS.

COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the _____ of Connexus Energy, a Domestic Cooperative under the laws of Minnesota, on behalf of the Cooperative, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

PROPERTY OWNER

Anoka County hereby acknowledges receipt of this Permit and that they have reviewed the conditions of this Permit and have agreed that they will comply with the terms of this Permit.

By: _____

Its: _____

STATE OF MINNESOTA)

) SS.

COUNTY OF _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the _____ of Anoka County, a Municipal Corporation under the laws of Minnesota, on behalf of the Corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

Economic Development Authority (EDA)

4. 2.

Meeting Date: 09/14/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

Inland Group Purchase Agreement

Purpose/Background:

Inland Group (<http://inlandconstruction.com/>) is a development company based out of Washington. One of their subsidiaries is Affinity Living Communities (<http://affinityforliving.com/>). Affinity specializes in senior, independent living, market rate, multi-unit, apartment projects. Inland Group (Affinity) is interested in a 175-unit project in The COR, located on 3-5 acres of city-owned land.

PURPOSE

The purpose of this case is to consider the attached purchase agreement.

PROCESS

- (1) Site Selection, August 2017 (completed)
- (2) Purchase Agreement, September/ October 2017 (this step)
- (3) Bolton & Menk Infrastructure Analysis November 2017
- (4) Entitlement Process, January--April 2018
- (5) Construction, 2018/2019

We are currently on Step 2. Please see September EDA/ Planning Commission/ and September 22 City Council meeting for details on site selection, including the five alternatives that were originally considered. Summarizing input from all boards and the developer in September, it generally appears Concept Layout C (attached) is the most desired site layout. The attached purchase agreement generally reflects Concept Layout C.

Notes RE the Concept Site Layouts

Concept layouts were drafted by staff, not the developer. The purpose of the initial concept layouts was to identify site location options for the developer and to create context for a discussion RE this proposed project. The purpose of the initial concept layout options was not for Inland (or the city) to commit to a specific detailed design/ layout.

Moving forward, Inland will be taking over the process of laying out sites. It is likely the layout Inland creates will have differences from what staff had originally drafted (number of parking stalls, number of units, layout of building, location of amenities, location of access points, etc.). What will remain the same is the site location, proposed use, and general orientation.

Lastly, the purpose of the city developing site concept layouts is also to show an 'example' of how adjacent/ remnant parcels could layout. The purpose of the exercise is not to decide on, or lock in, a specific layout for adjacent/ remnant parcels. The actual use and layout of adjacent/ remnant parcels will be determined on a case-by-case basis, in the future, and will be measured against the city's zoning code, vision for The COR, and policy position of the City Council (as we are property owner); and will also be driven by market factors.

Notification:

Observations/Alternatives:

PROJECT SPECS

- Inland Group (<http://inlandconstruction.com/>) is a development company based out of Washington.
- One of their subsidiaries is Affinity Living Communities (<http://affinityforliving.com/>).
- Senior, independent, 55+ (not assisted living)
- Estimated 150-200 units (may be adjusted)
- Market rate, high amenity (not low income)
- Anticipate a 4-5 story building
- Anticipate 1st floor structured parking (100%)
- Want roughly 1.3-1.5 parking stalls per unit (may be adjusted)
- Not willing to use a shared parking ramp (non-starter item)
- Opposed to any commercial/ retail (but, open to discuss if required by City)
- Desire a spring 2018 construction
- Need 3-5 acres
- No assistance requested at this time (however, this project will likely trigger construction of public infrastructure, which will require city participation).

PURCHASE AGREEMENT

The attached purchase agreement was modeled after the City's template purchase agreement and policy for selling city owned land. Below is a summary of major deal points (often times called a term sheet). It should be noted, staff is still working out some final details with the developer. This case may be updated on 09/13.

(A) Purchase Price: \$4.00 psf (4.2 acres = \$731,808). This is the city's stated asking/ listing price.

(B) Earnest Money: \$25,000, non-refundable after Notice-to-Proceed (04/01/2018).

(C) Term: Inspection Period ends (04/01/2018), Closing 30 days after, can extend 2x for 60 days at a cost of \$10,000 each time.

(D) Construction Deadline: Building permit 6 months after Closing and Certificate of Occupancy 2 years after Closing. Includes right of re-entry agreement.

(E) Platting/ Development Agreement: must obtain plat, development agreement, site plan, and approved visual renderings before closing on purchase.

(F) Road Connections: use the city's past practice model (60% city and 40% developer). Because the developer is only using one side of many roads, they would only pay 20% of said costs. This is consistent with several recent projects. At this point, the cost/ scope of road improvements required isn't known. Within this specific case write-up, staff is also requesting the city complete the attached preliminary feasibility report for infrastructure needed adjacent/ near this proposed project. This report will help the city understand the scope of improvements needed and the associated estimated costs.

Funding Source:

NA

Recommendation:

- Staff believes the proposed project meets the general direction provided by the EDA, PC and Council in September--in terms of site location and proposed use.
- Staff believes the attached PA is generally consistent with city's policies for selling city owned land and is comfortable with the asking price. Staff is not requesting to go into closed session.
- Staff would note: that city staff (and attorney) are still finalizing some details in the PA with the developer. The attached PA may be updated before the EDA meeting. It is possible that staff and the developer don't come to an agreement on a few remaining items--in which case, staff will make notification at the EDA meeting.
- Lastly, staff would recommend completing the attached Bolton & Menk work order (concept level feasibility report for nearby infrastructure). This work will keep the project moving forward, and give both parties a

better idea what costs should be expected, for a cost-share, for public infrastructure that will be needed as a result of this project.

Action:

Motion to recommend the City Council:

Approve the attached purchase agreement with CAP Acquisitions LLC for roughly 4.2 acres of city owned land.

-and-

Authorize the attached Bolton & Menk work order.

Attachments

Concept Layout C

PA (draft)

Inland Presentation

Bolton and Menk Work Order

Form Review

Inbox

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 09/11/2017

Reviewed By

Kathy Schmitz

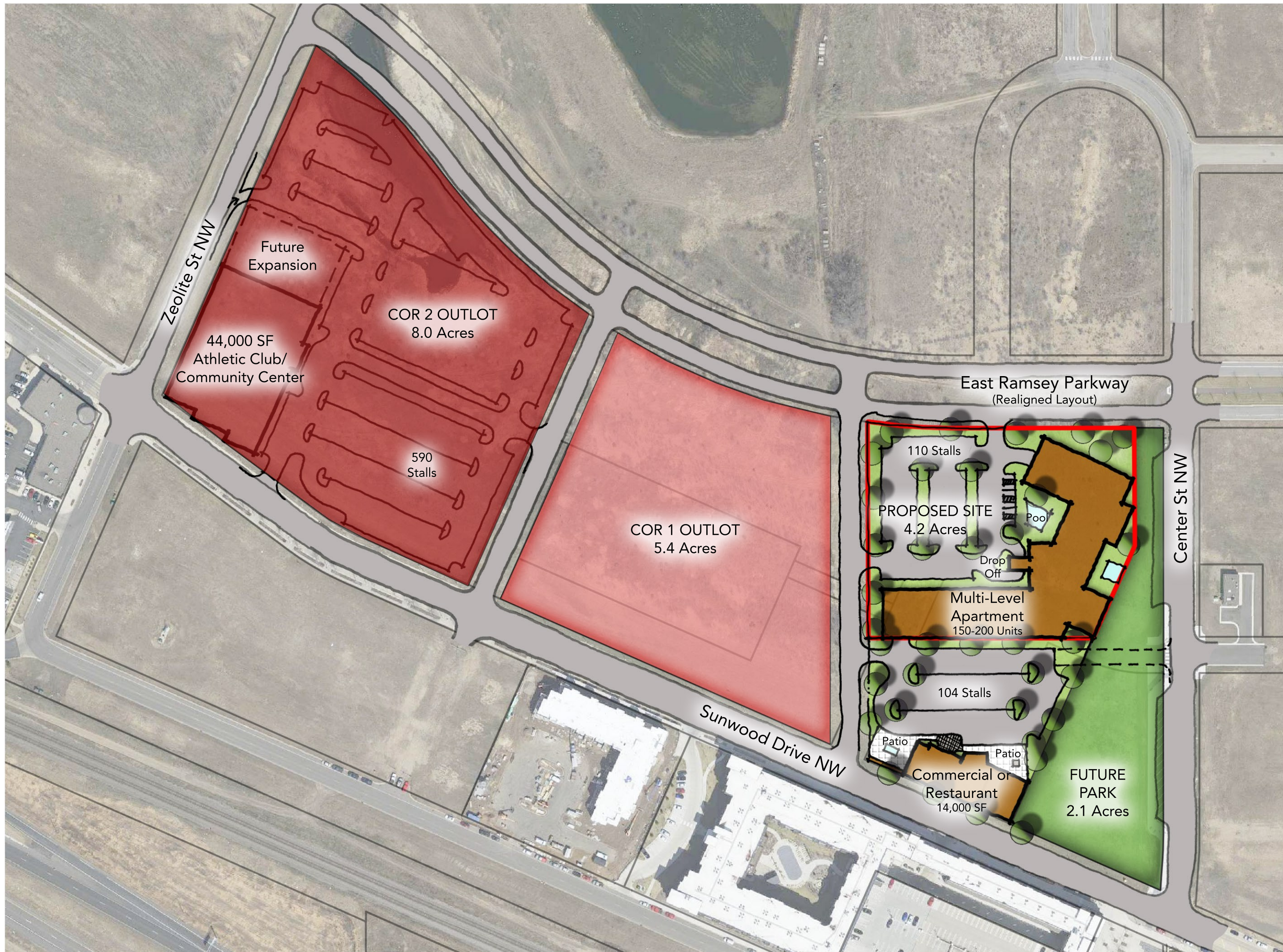
Date

09/11/2017 09:24 AM

Started On: 09/08/2017 01:41 PM

COR AREA
DEVELOPMENT
OPTIONS

RAMSEY, MN



C
REVISED

DRAFT FORM
PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **CAP Acquisitions, LLC**, a Washington Limited Liability Company (“Buyer”).

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

- 1. EFFECTIVE DATE.** The effective date of this Agreement is **September 26, 2017** (the “Effective Date”).
- 2. SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, a rectangular parcel of approximately 4.2 (+/-) acres vacant land at the southwest corner of West Ramsey Parkway and East Town Center Drive in Ramsey, Minnesota, which as shown on the survey and concept plan attached hereto as **Exhibit A**, is anticipated to consist of portions of: (i) Outlot Q, Ramsey Town Center Addition; (ii) Tracts A, D and E of Registered Land Survey No. 241, and (iii) West Town Center Drive (to be vacated and/or relocated), all in Anoka County, Minnesota (hereinafter collectively the “Property”). Buyer is responsible for subdividing and re-platting Property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size; after which, this Agreement shall be amended to reflect the exact legal description of the Property (as well as the exact Purchase Price, defined in Paragraph 3 below).
- 3. PURCHASE PRICE.** The purchase price for the Property is \$4.00 per square foot (the “Purchase Price”). Buyer intends to purchase approximately 4.2 (+/-) acres of land, to be finalized through subdividing and re-platting the Property (as described in Paragraph 2 above).
- 4. EARNEST MONEY.** By October 10, 2017 Buyer must deposit the sum of \$25,000 (the “Earnest Money”) with Chicago Title Company, 222 South 9th Street, #3060, Minneapolis, MN 55402 (“Escrow Agent”), via wire transfer or delivery of a certified check payable to Escrow Agent.
 - a. If Buyer does not deposit the Earnest Money with Escrow Agent as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller’s right to terminate, Seller’s right to terminate is extinguished.
 - b. Unless Buyer has previously terminated this Agreement pursuant to Section 9, \$25,000 of the Earnest Money (the “Initial Disbursement”) becomes non-refundable to Buyer (except in accordance with Section 23 as a result of a default

by Seller) on **April 01, 2018**, and on that date Escrow Agent must disburse the Initial Disbursement to Seller.

- c. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).
 - d. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.
 - e. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.
5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (the "Survey") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

- a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.
- b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title

Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

- 7. RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:
- a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.
 - b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.
 - c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.
 - d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

- e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.
- f. The cost of any test or additional survey work will be borne solely by Buyer.

8. PROPERTY SOLD AS IS. Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

- a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);
- b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;
- c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and
- d. The condition of the Property is fit for Buyer's intended use.
- e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

- a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **April 01, 2018** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and

utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

- b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.
- c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"Claim" or **"Claims"** means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"Environmental Law" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"Hazardous Substance" or **"Hazardous Substances"** means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. RELEASE. Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all

Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. INDEMNITY. Buyer agrees to indemnify, hold harmless and defend Seller or anyone acting on its behalf for, from and against any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) past, present and future, existing and contingent, known and unknown arising out of, resulting from, or relating to the condition of the Property. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property, regardless of whether the foregoing condition of the Property was caused in whole or in part by the Seller's actions or inactions.

13. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: pbrama@cityoframsey.com

Buyer: CAP Acquisitions, LLC
Scott Morris
120 West Cataldo Ave., Suite 100
Spokane, WA 99201
Email: scottm@inlandconstruction.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

14. CLOSING. This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of two (2) times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars (\$10,000.00) earnest money with Escrow Agent for each extension. Each \$10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

- i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;
- ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and
- iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

- i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and
- ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

c. **Closing Costs.**

- i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:
 1. Seller's portion of the prorated property taxes.
 2. Seller's own attorney's fees.
 3. One-half the cost of any closing fees.
 4. The cost of real estate broker commission fees as prescribed in Section 15.
- ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:
 1. Buyer's portion of prorated property taxes.
 2. Buyer's own attorney's fees.
 3. One-half the cost of any closing fees.
 4. Documentary and recording fees for the deed(s).
 5. The cost of the owner's title insurance policy if Buyer elects to purchase an Owner's title insurance policy.
 6. State deed tax

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

15. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Buyer's Broker"), which represents the Seller and the Buyer. Seller shall pay Broker as required by their agreement (5% of final sale price). Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

16. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party; provided, however that Buyer may assign this Agreement to a third party affiliated with or under common control with Buyer if it provides written notice of such assignment to Seller and Escrow Agent prior to Closing. Any such assignment shall not relieve Buyer of its obligations hereunder. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

17. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

18. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

19. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

20. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

21. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

22. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

23. REMEDIES.

- a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.
- b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

24. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

25. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

- 26. SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.
- 27. CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.
- 28. COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.
- 29. TIME PERIODS.** The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Pacific Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.
- 30. CONSTRUCTION DEADLINE.** Buyer shall commence construction of its intended project -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- no later than six (6) months following Closing, and shall obtain a certificate of occupancy for the project from the City of Ramsey no later than three (3) years following Closing. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above construction commencement deadline is not met, Seller has the right to reclaim title to the Property. Unless due to circumstances outside of Buyer's control (such as fire/casualty/force majeure), in the event the certificate of occupancy deadline is not met, Buyer shall pay Seller a \$50,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property. The Seller shall choose between enforcing the \$50,000 penalty or reclaiming the Property.
- 31. PLATTING & DEVELOPMENT AGREEMENT.** Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project -- an age restricted, market rate, apartment community of approximately 150 to 200 units, which shall include first floor structured parking -- before Closing. The Development Agreement and Site Plan must comply with all local

zoning ordinances and design standards, including The COR Design Standards which are attached hereto as **Exhibit B**.

32. PUBLIC ROADS COST-SHARE. Both the Buyer and Seller understand that various public roadway connections must be constructed as a result of this new proposed development project (a portion of Ramsey Parkway, 145th Ave NW, Center Street, and Willemite Street). The Buyer shall be responsible for twenty percent (20%) of total public roadway project costs. Said 20% assignment to the Buyer shall occur only on public roadway sections located directly adjacent to the Property. Public Roadway costs shall include all roadway costs, such as: roads, utilities, sidewalks, boulevards, landscaping, benches, trash receptacles, curb/gutter, and street lighting. Before the end of the Inspection Period, the Seller and Buyer shall both, in writing, approve an engineer's feasibility report for said public roadway work; which, shall include a cost assignment schedule (and/or reimbursement agreement in the event Buyer agrees to assume responsibility for constructing any of the public roadway connections in conjunction with the construction of its project).

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____
Sarah Strommen, Mayor

Dated: _____, 2017

By: _____
Kurt Ulrich, City Administrator

Dated: _____, 2017

DRAFT

BUYER: CAP Acquisitions, LLC, a Washington Limited Liability Company.

By: _____
Scott Morris, Manager

Dated: _____, 2017

DRAFT

EXHIBIT A

Preliminary Draft Concept Map
(will be updated, changes will occur)

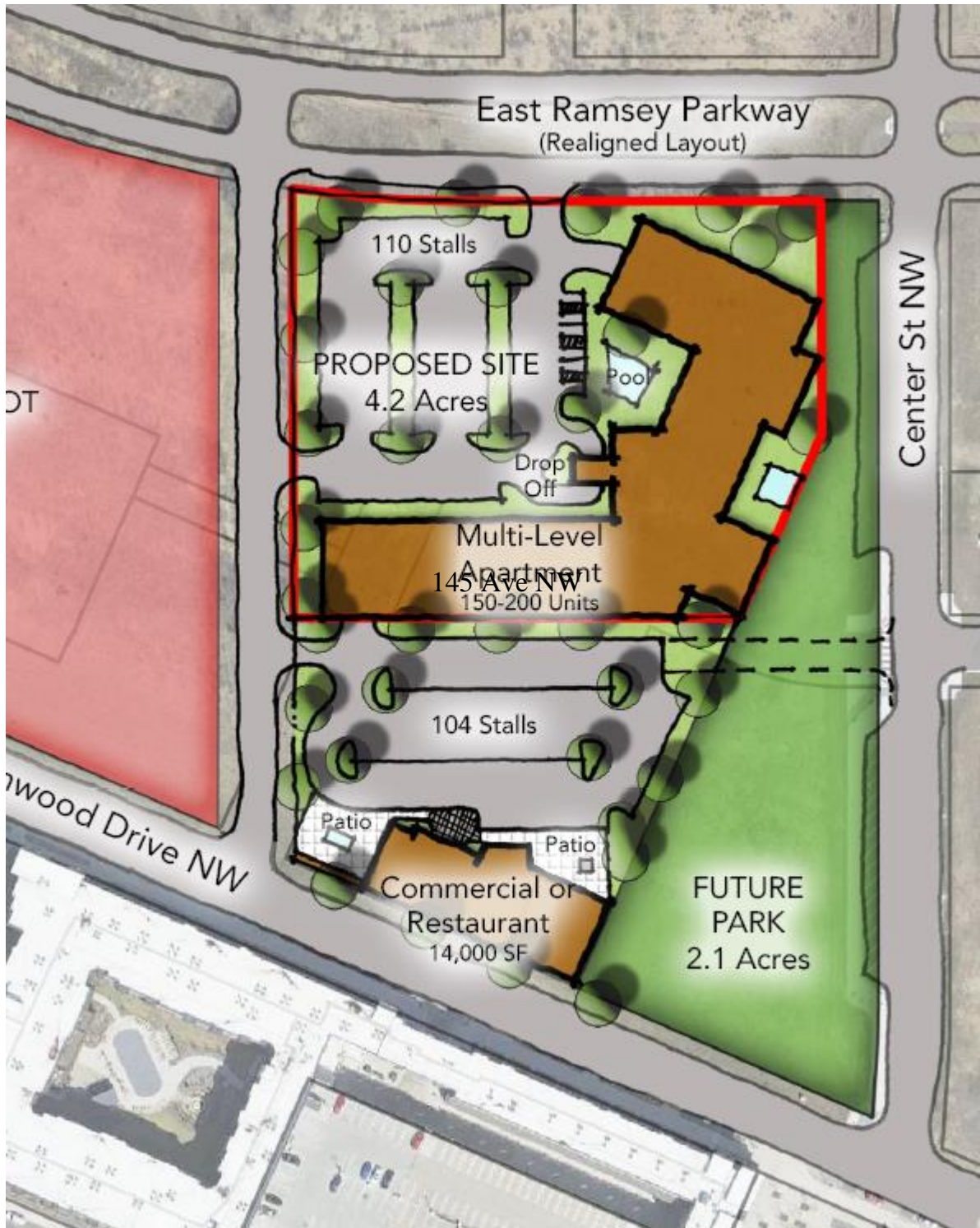


EXHIBIT B
The COR Design Standards

<http://www.cityoframsey.com/sites/default/files/documents/Planning/DesignFrameworkAmendment1Reduced.pdf>

DRAFT

Affinity at Ramsey

Concept Summary

Affinity is:

- Age-restricted (55+) apartment community
- No buy-in fee, market-rate rental community
- Not assisted living (no commercial kitchen or dining facility)
- Amenity-rich environment that offers security and socialization
- Mix of studio, one-bedroom and two-bedroom units

Apartment homes offer:

- All-inclusive rents include utilities, Internet, cable TV and social activities
- Full-size appliances, microwave hood, washer/dryer in-unit

Affinity at Ramsey

Example Exterior - Covington



Affinity at Ramsey

Example Exterior - Covington



Affinity at Ramsey

Similar Exterior Concept - Covington



Affinity at Ramsey Fitness Center



Affinity at Ramsey Theater



Affinity at Ramsey Library



Affinity at Ramsey Internet Café



Affinity at Ramsey Living Room



Affinity at Ramsey Game Room



Affinity at Ramsey Craft Room



Affinity at Ramsey Pub



Affinity at Ramsey Pool





Real People. Real Solutions.

7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303-5119

Ph: (763) 433-2851
Fax: (763) 427-0833
Bolton-Menk.com

August 14, 2017

Mr. Patrick Brama
Economic Development Manager
City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

RE: City of Ramsey COR Analysis
Center Street Area

Dear Mr. Brama:

We appreciated the opportunity to discuss a new area of the COR that is being primed for development. Our proposal was prepared based on our conversation and our experience in working with you on the Business Park analyses.

SCOPE OF SERVICES

The work associated with this project includes preparation of a letter report, cost estimating of improvements, along with the creation of exhibits for use by the City in discussions with interested parties.

We have assumed traffic analysis will include a cursory review of the area. Because these are local streets, no detailed analyses are anticipated.

We will obtain record drawings and GIS information from the City to use for base map creation.

We will prepare Concept Layouts based upon anticipated roadway configurations as discussed with the City. The Layouts will also include public utilities, park areas and other amenities such as sidewalks and trails. The Layouts will form the basis of cost estimating for the project.

Cost estimates will be completed for the improvements. The estimates will be broken out into a logical phasing plan for use by the City.

A letter report will be prepared that discusses the improvements. The report will include the following:

Written discussion of preliminary design findings.

Preliminary cost estimates based on estimated quantities from the Concept Layouts and unit prices from bids received for similar projects.

Cost allocation scenarios after discussion with the City.

Discussion of potential phasing of improvements.

Compilation of preliminary exhibits. We anticipate exhibits will include a series of drawings depicting stages of construction/implementation, along with potential funding allocations.

FEES

Based on our work associated with the Business Park, we estimate our fees to be as follows:

<u>Task</u>	<u>Amount</u>
Base Map Creation	\$ 1,440.00
Preliminary Design of Improvements	\$ 1,440.00
Cost Estimating	\$ 3,600.00
Graphics (6 Exhibits)	\$ 4,800.00
Letter Report	\$ 1,920.00
Meetings (2)	\$ 740.00
Total Base Cost	\$13,940.00

As additional options and alternatives present themselves, we'll continue to work with the City to update and refine graphics, estimates and attend meetings as requested. Additional work will be invoiced hourly, with any work agreed to with the City prior to proceeding.

If there are any questions or concerns, please call me at (651) 968-7760.

Sincerely,

Bolton & Menk, Inc.



Kevin P. Kielb, P.E.
Senior Project Manager

Economic Development Authority (EDA)

4. 3.

Meeting Date: 09/14/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

2018 EDA Workplan

Purpose/Background:

PURPOSE

Review and amend the 2018 City of Ramsey Economic Development Workplan (attached to case).

NOTE: this case was originally reviewed by the EDA in July. At the July meeting, the EDA had little time to cover this case. Based on input from the EDA, staff made changes to the attached workplan. Additionally, staff made a few changes based on recent projects updates, and staff made some minor grammatical/organizational changes. The EDA and City Council are scheduled for a joint session on September 26, 5:00 pm. The main topic at the joint meeting will be the EDA work plan.

BACKGROUND

The purpose of an EDA workplan is:

"To provide a functional plan that prioritizes the work of the City's economic development department and Economic Development Authority (EDA). This plan highlights both day-to-day and long term economic development priorities and goals for the City of Ramsey. The City Council's 3-year strategic action plan includes economic development initiatives; which have been reflected in this plan."

ATTACHED

--2018 EDA Workplan (proposed)

--Workplans from previous years

Notification:

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

This plan was originally discussed by the EDA in July. At the July meeting, discussion was short due to a long agenda.

The EDA will be reviewing this plan with the Council on 09/26. Staff would like to finalize/ re-review the plan with the EDA before going back to Council.

Action:

Provide feedback and amendments.

Attachments

2018 Proposed (clean)

2018 Proposed (redline)

2017

2016

2015

2014

2013

2012

2011

Form Review

Inbox

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 09/11/2017

Reviewed By

Kathy Schmitz

Date

09/11/2017 09:24 AM

Started On: 08/07/2017 10:27 AM

2018 Economic Development Workplan

Purpose

Provide a functional plan that prioritizes the work of the City's economic development department and Economic Development Authority (EDA).

Objectives

1. Encourage, and plan for, growth of industrial, commercial, retail and housing opportunities
2. Foster the retention and expansion of existing Ramsey businesses
3. Support and maintain a positive local businesses environment
4. Leverage use of outside economic resources, partnerships and funding for economic development initiatives

Outcomes

1. Growth of the City's tax base
2. Growth in the City's job base
3. Improved quality of life

Tactics/ Description	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p><u>(1) Business Retention & Expansion</u> The large majority of local economic growth comes from existing Ramsey businesses. The purpose of this goal is to develop and maintain positive relationships with existing Ramsey businesses (establish trust). This goal is implemented through quality customer service, businesses visits, and facilitating business events.</p>	Ongoing	Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.	<p>Complete 24 business visits annually.</p> <p>Host EDA business expo, business appreciation golf tournament, and fall networking event. Participate in Anoka County Broker Event, Anoka Ramsey Job Fair, and MN Marketing Partnership.</p>
<p><u>(2) Recruit Restaurants & Retail Users</u> The desire for the City of Ramsey to establish new restaurant and retail users continuous to be a high priority for Ramsey residents and elected officials alike. Feedback from the development market is Ramsey needs more rooftops and higher traffic counts to achieve this goal. Although Ramsey continues to make good progress on rooftops and traffic counts, there is a desire to be more pro-active. The purpose of this tactic is:</p> <ul style="list-style-type: none"> (A) Consider establishing a policy(ies) to provide financial incentives for said users. For example, the City had a full service restaurant subsidy program/ policy several years back. Said program forgave various development fees. (B) Consider establishing a targeted professional information/ marketing package for said users. (C) Consider deploying staff to establish/ grow relationships with developers that work directly with said target market (rather than waiting). 	2018	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>This tactic may result in the need to create/ dedicate financial resources for incentives in the future.</p> <p>If dollars are needed for the developer information package, the EDA Budget (Marketing line item) can be utilized.</p>	<p>(A) New financial incentive policy in place.</p> <p>(B) New information packet/ marketing packet.</p> <p>(C) New relationships created.</p>

Tactics/ Description	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p>(3) COR Development Feasibility, Pro-Forma, and Policy The City of Ramsey has taken on the role of master developer for The COR. Currently, the City manages The COR, and our various COR development related discussions on a “case-by-case-basis” and with policy based on “past practice.” Staff would like to develop more clarity/ intentional policy/ structure on how the City manages this project.</p> <p>(A) Pro-Forma: from a development perspective, the list of City obligations (expenditures) for The COR is relatively long, and at this point not well-defined. Additionally, the list of revenue streams from The COR is relatively straight forward, but have been committed informally in several instances. Staff would like to develop a formal pro-forma that outlines all anticipated expenses and all anticipated revenues for the project.</p> <p>(B) Policy Positions: this discussion also warrants the City to take policy positions on various outstanding development items (i.e. expenses) and how they will be paid for (all city, all developer, split, etc.), and roughly when various improvements will be made (now, in the future, in phases, etc.).</p> <p>(C) Feasibility Analysis: this discussion will require the City to complete a feasibility analysis for all outstanding development items to provide a clear scope of future development costs (i.e. cut/ fill, roads, storm water, etc.).</p> <p>Completion of this tactic will put the City in a stronger position to analyze/ respond to development proposals, strategize marketing efforts, and carry out budget/ policy discussions.</p>	<p>2018</p>	<p>This work will require assistance from third party professionals:</p> <p>(A) infrastructure analysis--\$25,000-\$75,000 (B) regional stormwaterplan --\$15,000-\$35,000 (C) cut & fill analysis -- \$5,000-\$25,000 (D) sign plan and cost estimates--\$5,000-\$30,000 (E) parking ramp feasibility -- \$5,000-\$15,000 (F) community center analysis and plan -- \$10,000-\$25,000. (G) parks/ trails feasibility--\$15,000-\$40,000</p> <p>(G) pro-forma assistance/ review from Ehlers-- \$5,000-\$20,000.</p> <p>At this point, the numbers outlined above are very preliminary. Staff would like to get quotes for EDA review. Staff anticipates various funding sources will be utilized to implement this work. Staff would target TIF 14 (The COR TIF District) as the funding source for this work.</p> <p>***Staff will begin this work once The COR Interim Master Plan/ Vision is adopted.***</p>	<p>Completed feasibility analysis on various outstanding pre-development items.</p> <p>Policy positions on various development items.</p> <p>Completed development pro-forma.</p>

Tactics/ Description	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p><u>(4) RALF</u> Utilize the Metropolitan Council administered, MNDOT funded, RALF (right of way acquisition loan fund) for purchasing properties needed for U.S. Highway 10 improvements in Ramsey.</p> <p>Update: staff received word from MnDOT/ MetCouncil in August 2017 that they will no longer accept applications for RALF from the City of Ramsey. The City must first complete their updated plan for improvements to US Highway 10 and must update their Official Map.</p>	Ongoing	Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed. In some cases, this work does require use of third party professionals	<p>Economic Development staff will continue to work with the Metropolitan Council to purchase at least property per year.</p> <p>Economic Development staff will continue to work with Engineer and Planning staff to complete an updated Official Map and Highway 10 plan for Ramsey.</p>
<p><u>(5) Sell Surplus City Owned Land</u> The City owns a large inventory of surplus land available for development. In 2017, the City completed a process to obtain shovel ready information for most city-owned property. Through that process staff has identified the following outstanding items:</p> <p>(A) Properties #37 and #45 have various potential environmental findings to further discuss and address.</p> <p>(B) North side of the new business park (i.e. former Legacy site) should become shovel ready. This would be a new shovel ready application.</p>	2018	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>This work item does require use of third-party professional services (Shovel Ready Certifications and subsequent due-diligence). TIF #1 has been identified as a funding source for this work.</p> <p>NOTE: the large majority of shovel-ready work was completed in 2017. This goal is nearly completed. The State of Minnesota is currently officially reviewing the City's applications for shovel ready sites. The purpose of this tactic is to keep the EDA updated on some remaining items staff is closing out.</p>	Land sales.

Tactics/ Description	Timeline	Additional Resources Required	Key Outcomes/Metrics
<p><u>(6) Business Incubator</u> Consider utilizing the roughly 5,000 square foot vacant space on the second floor of the Ramsey Municipal Center for a business incubator program.</p> <p>Staff would like to kick off the process with a scoping meeting (i.e. how should we approach this task).</p>	2018	At this point, no additional resources are being requested. Based on the scope of this project, additional resources will be needed. The City's Public Utilities Fund may be available for this project.	<p>Decide if the City has a genuine interest in starting a business incubator.</p> <p>Have a general scope for what a business incubator means in Ramsey.</p>
<p><u>(7) ZIP Code</u> In 2015, the City of Ramsey did open its doors to the first ever Ramsey substation USPS Post Office. Although this is a positive step for Ramsey, the need for an independent zip code still exists. The purpose of this tactic is to pursue an independent zip code for our community.</p> <p>Process:</p> <ol style="list-style-type: none"> 1. Meet USPS minimum standards for obtaining a new zipcode (delivery points, deliver routes, scheme items, sectors). The City needs to submit a request for an audit. 2. USPS audit made—Ramsey either meets minimum thresholds or not. If they do, move on to step 3. 3. USPS conducts a survey of community to gather feedback/ support for a new zip code. 4. USPS grants Ramsey a new zip code. 	Ongoing	No additional resources requested. Normal staff duties.	<p>Apply again.</p> <p>Approval or denial of a new Ramsey zip code.</p>

2018 Economic Development Workplan

Purpose

Provide a functional plan that prioritizes the work of the City's economic development department and Economic Development Authority (EDA). ~~This plan highlights both day-to-day and long-term economic development priorities and goals for the City of Ramsey. The City Council's 3-year strategic action plan includes economic development initiatives; which have been reflected in this plan.~~

Objectives

1. Encourage, and plan for, growth of industrial, commercial, retail and housing ~~opportunities~~activities
2. Foster the retention and expansion of existing Ramsey businesses
3. Support and maintain a positive local businesses environment
4. Leverage use of outside economic resources, partnerships and funding for economic development initiatives

Outcomes

1. Growth of the City's tax base
2. Growth in the City's ~~quantity of jobs~~job base
3. Improved quality of life

Priorities

Priority #1:

~~Primary expectation of City staff. Highest priority economic development functions and initiatives for the EDA.~~

Priority #2:

~~Secondary expectations. When workloads permit, staff will bring forward secondary priorities for discussion and direction.~~

First Priority

Tactics / Description	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p>(1) Business Retention & Expansion</p> <p>The large majority of local economic growth comes from existing Ramsey businesses. The purpose of this goal is to develop and maintain positive relationships with existing Ramsey businesses (establish trust). This goal is implemented through quality customer service, businesses visits, and facilitating business events.</p>	Ongoing	Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.	<p>Complete 24 business visits annually.</p> <p><u>Execute-Host</u> EDA business expo, business appreciation golf tournament, and fall networking event. Participate in Anoka County Broker Event, <u>Anoka Ramsey Job Fair</u>, and MN Marketing Partnership.</p>
<p>(2) Recruit Restaurants & Retail Users</p> <p>The desire for the City of Ramsey to establish new restaurant and retail users continuous to be a high priority for Ramsey residents and elected officials alike. Feedback from the development market is Ramsey needs more rooftops and higher traffic counts to achieve this goal. Although Ramsey continues to make good progress on rooftops and traffic counts, there is a desire to be more pro-active. The purpose of this tactic is:</p> <p>(A) Consider establishing a policy(ies) to provide financial incentives for said users. <u>For example, the City had a full service restaurant subsidy program/ policy several years back. Said program forgave various development fees.</u></p> <p>(B) Consider establishing a targeted professional information/ marketing package for said users.</p> <p>(C) Consider deploying staff to establish/ grow relationships with developers that work directly with said target market (rather than waiting).</p>	2018	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>This tactic may result in the need to create/ dedicate financial resources for incentives in the future.</p> <p>If dollars are needed for the developer information package, the EDA Budget (Marketing line item) can be utilized.</p>	<p><u>(A) New financial incentive</u> policy in place.</p> <p><u>(B) New information packet/</u> marketing packet.</p> <p><u>(C) New relationships created.</u></p>

Tactics / Description	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p>(3) COR Development Feasibility, Pro-Forma, and Policy The City of Ramsey has taken on the role of master developer for The COR. Currently, the City manages The COR, and our various COR development related discussions on a “case-by-case-basis” and with policy based on “past practice.” Staff would like to develop more clarity/ intentional policy/ structure on how the City is manages this project.</p> <p>(A) Pro-Forma: from a development perspective, the list of City obligations (expenditures) for The COR is relatively long, and at this point not well-defined. Additionally, the list of revenue streams from The COR is relatively straight forward, but have been committed informally in several instances. Staff would like to develop a formal pro-forma that outlines all anticipated expenses and all anticipated revenues for the project.</p> <p>(B) Policy Positions: this discussion also warrants the City to take policy positions on various outstanding development items (i.e. expenses) and how they will be paid for (all city, all developer, split, etc.), and roughly when various improvements will be made (now, in the future, in phases, etc.).</p> <p>(C) Feasibility Analysis: this discussion will require the City to complete a feasibility analysis for all outstanding development items to provide a clear scope of future development costs (i.e. cut/ fill, roads, storm water, etc.).</p> <p>Completion of this tactic will put the City in a stronger position to analyze/ respond to development proposals, strategize marketing efforts, and carry out budget/ policy discussions.</p>	<p>2018</p>	<p>This work will require assistance from third party professionals:</p> <ul style="list-style-type: none"> (A) infrastructure analysis--\$25,000-\$75,000 (B) regional stormwaterplan --\$15,000-\$35,000 (C) cut & fill analysis -- \$5,000-\$25,000 (D) sign plan and cost estimates--\$5,000-\$30,000 (E) parking ramp feasibility -- \$5,000-\$15,000 (F) community center analysis and plan -- \$10,000-\$25,000. (G) parks/ trails feasibility--\$15,000-\$40,000 <p>(G) pro-forma assistance/ review from Ehlers-- \$5,000-\$20,000.</p> <p>At this point, the numbers outlined above <u>are</u> very preliminary. Staff would like to get quotes for EDA review. Staff anticipates various funding sources will be utilized to implement this work. Staff would target TIF 14 (The COR TIF District) as the funding source for this work. <u>Staff will begin this work once The COR Interim Master Plan/ Vision is adopted.</u></p>	<p>Completed feasibility analysis on various outstanding pre-development items.</p> <p>Policy positions on various development items.</p> <p>Completed development pro-forma.</p>

<i>Tactics / Description</i>	<i>Timeline</i>	<i>Additional Resources & Tools Required</i>	<i>Key Outcomes/Metrics</i>
<p><u>(4) RALF</u> Utilize the Metropolitan Council administered, MNDOT funded, RALF (right of way acquisition loan fund) for purchasing properties needed for U.S. Highway 10 improvements in Ramsey.</p> <p><u>Update: staff received word from MnDOT/ MetCouncil in August that they will no longer accept applications for RALF from the City of Ramsey. The City must first complete their updated plan for improvements to US Highway 10 and must update their Official Map.</u></p>	Ongoing	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed. <u>In some cases, this work does require use of third party professionals</u></p> <p><u>In some cases, this work does require use of third party professionals (due diligence process). In the past, the City has used the City's internal RALF account for funding.</u></p>	<p><u>Economic Development staff will continue to work with the Metropolitan Council to At least one purchase at least property per year.</u></p> <p><u>Economic Development staff will continue to work with Engineer and Planning staff to complete an updated Official Map and Highway 10 plan for Ramsey.</u></p>
<p><u>(5) Sell Surplus City Owned Land</u> The City owns a large inventory of surplus land available for development. In 2017, the City completed a process to obtain shovel ready information for most city-owned property. Through that process staff has identified the following outstanding items:</p> <p>(A) Properties #37 <u>and</u>, #45, <u>and</u> #8 <u>all</u> have various potential environmental findings to further discuss and address.</p> <p>(B) North side of the new business park (i.e. former Legacy site) <u>should to</u> become shovel ready. This would be a new shovel ready application.</p>	2018	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>This work item does require use of third-party professional services (Shovel Ready Certifications and subsequent due-diligence). TIF #1 has been identified as a funding source for this work.</p> <p><u>NOTE: the large majority of shovel-ready work was completed in 2017. The State of Minnesota is currently officially reviewing the City's applications for shovel ready sites. The purpose of this tactic is to keep the EDA updated on some remaining items staff is closing out.</u></p>	Land sales are closed.

Second Priority

Tactics / Description	Timeline	Additional Resources Required	Key Outcomes/Metrics
<p>(8) Business Incubator Consider utilizing <u>the roughly 5,000 square foot</u> vacant space on the second floor of the Ramsey Municipal Center for a business incubator program. —(or a cowork space, COCO).</p> <p>Staff would like to kick <u>off</u> the process with a scoping meeting (i.e. how should we approach this task).</p>	2018	At this point, no additional resources are being requested. Based on the scope of this project, additional resources will be needed. <u>The City's Public Utilities Fund may be available for this project.</u>	Decide if the City has a genuine interest in starting a business incubator. Have a general scope for what a business incubator means in Ramsey.
<p>(9) ZIP Code In 2015, the City of Ramsey did open its doors to the first ever Ramsey substation USPS Post Office. Although this is a positive step for Ramsey, the need for an independent zip code still exists. The purpose of this tactic is to pursue an independent zip code for our community.</p> <p>Process:</p> <ol style="list-style-type: none"> 1. Meet USPS minimum standards for obtaining a new zipcode (delivery points, deliver routes, scheme items, sectors). The City needs to submit a request for an audit. 2. USPS audit made—Ramsey either meets minimum thresholds or not. If they do, move on to step 3. 3. USPS conducts a survey of community to gather feedback/ support for a new zip code. 4. USPS grants Ramsey a new zip code. 	Ongoing	No additional resources requested. Normal staff duties.	Apply again. Approval or denial of a new Ramsey zip code.

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2017 Economic Development Workplan

Purpose

Provide a functional plan that prioritizes the work of the City's economic development department and Economic Development Authority (EDA). This plan highlights both day-to-day and long term economic development priorities and goals for the City of Ramsey. The City Council's 3-year strategic action plan includes economic development initiatives; which have been reflected in this plan.

Objectives

1. Encourage, and plan for, growth of industrial, commercial, retail and housing activities
2. Foster the retention and expansion of existing Ramsey businesses
3. Support and maintain a positive local businesses environment
4. Leverage use of outside economic resources, partnerships and funding for economic development initiatives

Outcomes

1. Growth of the City's tax base
2. Growth in the City's quantity of jobs
3. Improved quality of life

Priorities

Priority #1:

Primary expectation of City staff. Highest priority economic development functions and initiatives for the EDA.

Priority #2.

Secondary expectations. When workloads permit, staff will bring forward secondary priorities for discussion and direction.

First Priority

Tactics	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p><u>(1) Business Retention & Expansion</u> The large majority local economic growth comes from existing Ramsey businesses. The purpose of this goal is to develop and maintain positive relationships with existing Ramsey businesses (establish trust). This goal is implemented through quality customer service, businesses visits, and facilitating business events.</p> <p>In 2017, staff would like to review the option of utilizing the University of Minnesota’s BRE program (link). If the EDA was interested in the program, Connexus Energy has indicated a willingness to sponsor the program (2018).</p>	Ongoing	Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.	<p>Complete 24 business visits annually.</p> <p>Execute EDA business expo, business appreciation golf tournament, and fall networking event. Participate in Anoka County Broker Event and MN Marketing Partnership.</p> <p><i>This tactic fits within EDA objectives 2 and 3.</i></p>
<p><u>(2) Future Business Park</u> Continue to move along the City’s future business park initiative. Below are major work items to be addressed:</p> <ol style="list-style-type: none"> 1. Finalize Economic Development Analysis 2. Develop and solidify the City’s position/ involvement/ policy. 3. Attain shovel ready status. 	<ol style="list-style-type: none"> 1. Winter 2016 2. Winter 2016 3. Fall 2016 	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>This work item does require use of third-party professional services (Shovel Ready Certifications, Economic Development Analysis, and subsequent due-diligence). TIF #1 and the EDA Fund have been identified as funding sources for this work in the past by the EDA and City Council.</p>	<p>“Ready-to-go” business park and clear position of City involvement.</p> <p><i>This tactic fits within EDA objectives 2 and 3 and the City’s strategic plan.</i></p>
<p><u>(3) Old Municipal Center Redevelopment</u> Facilitate redevelopment of old municipal center site. Below are major work items to be completed:</p> <ol style="list-style-type: none"> 1. Remove former Fire Station #2 and clean site 2. Close on sale of property, phase #2 3. Close out land-swap agreement with Meadow Creek Builders 	<ol style="list-style-type: none"> 1. Fall 2016 2. Winter 2016 3. Fall 2016 	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>The Anoka County HRA account has been identified as a funding source for the demolition and site clean-up work in the past.</p>	<p>Old municipal center site cleaned and ready for sale by Winter 2016.</p> <p><i>This tactic fits within EDA objectives 1 and the Council’s strategic plan.</i></p>

Tactics	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p><u>(4) Recruit new industry and major retail businesses to Ramsey</u></p>	Fall 2017	<p>Currently Sufficient: this tactic requires assistance from the City's real estate broker CBRE; and demand from the development market.</p> <p>In order to provide latitude on which method is selected to tackle this goal (several exist), staff is requesting an increase of the EDA marketing budget line item from \$3,000 to \$30,000 in 2017.</p>	<p>Secure two new 30,000 square foot retail, and two new 30,000 square foot industrial facilities.</p> <p><i>This tactic fits within EDA objective 1. This tactic fits within the City's strategic plan and Council policy discussions.</i></p>
<p><u>(5) Sell Surplus City Owned Land</u> The City owns a large inventory of surplus land available for development.</p> <p>Attain shovel ready status for all listed City owned property (including cut/fill estimations and identifying major costs for development—such as required extension of public infrastructure).</p>	Fall 2016 for shovel ready certifications	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>This work item does require use of third-party professional services (Shovel Ready Certifications and subsequent due-diligence). TIF #1 has been identified as a funding source for this work.</p>	<p>Land sales are closed. Staff shall provide an annual overview.</p> <p><i>This tactic fits within EDA objective 1. This tactic fits within the City's strategic plan and Council policy discussions.</i></p>
<p><u>(7) COR Development Pro-Forma and Policy</u> The City of Ramsey has taken the role of master developer for The COR. From a development perspective, the list of City obligations (expenditures) for The COR is relatively long, and at this point not well-defined. Additionally, the list of revenue streams from The COR is relatively straight forward, but have been committed informally in several instances. Staff would like to develop a pro-forma for The COR outlining all anticipated expenses and all anticipated revenues for the project. NOTE: this work has been partially completed in the past in many different forms (i.e. Landform, Ehlers, City C.I.P., etc.).</p> <p>This discussion also warrants the City to take policy positions on various items (i.e. expenses) and how they will be paid for (all city, all developer, split, etc.), and roughly when various improvements will be made.</p> <p>Completion of this pro-forma will put the City in a much better position to effectively analyze development proposals, strategize marketing efforts (i.e. pricing of land), budget discussions, and various policy items.</p>	Summer 2017	<p>This work will require assistance from third party professionals:</p> <p>(A) infrastructure analysis for The COR--\$20,000-\$30,000.</p> <p>(B) regional stormwater plan for The COR--\$15,000-\$30,000.</p> <p>(C) updated sign plan and cost estimates for The COR--\$5,000-\$15,000.</p> <p>At this point, the numbers outlined above a very preliminary. Staff would like to get quotes for EDA review. Staff anticipates various funding sources will be utilized to implement this work.</p>	Completed development pro-forma.

Second Priority

Tactics	Timeline	Additional Resources Required	Key Outcomes/Metrics
<p><u>(8) RALF</u> The Metropolitan Council reinstated the RALF (revolving acquisition loan fund) program in 2015 with eligibility modifications which significantly affect cities' ability to use this program. In fact, since the 2015 rule change, no RALF awards have been made by the Metropolitan Council, to any city</p> <p>Staff would like the EDA/ City Council to consider pursuing amendments/ exceptions to the RALF program criteria. Staff is receiving requests/ inquiries from Highway 10 property owners RE this subject; which are intensifying with time.</p> <p>Staff would like to submit a RALF application to the Metropolitan Council to test/ challenge their new policies and positions. Additionally, said application will serve as a base point for future policy discussions for the City of Ramsey.</p>	Fall 2016	No additional resources requested. Normal staff duties.	A RALF program that can actually be utilized by the City of Ramsey.
<p><u>(9) Business Incubator</u> Consider utilizing vacant space on the second floor of the Ramsey Municipal Center for a business incubator program—(or a cowork space, COCO).</p> <p>Staff would like to kick the process with a scoping meeting (i.e. how should we approach this task).</p>	Spring 2017, scoping meeting with EDA.	At this point, no additional resources are being requested. Based on the scope of this project, additional resources will be needed.	Decide if the City has a genuine interest in starting a business incubator. Have a general scope for what a business incubator means in Ramsey.
<p><u>(10) ZIP Code</u> In 2015, the City of Ramsey did open its doors to the first ever Ramsey substation USPS Post Office. Although this is a positive step for Ramsey, the need for an independent zip code still exists. The purpose of this tactic is to pursue an independent zip code for our community.</p> <p>Process:</p> <ol style="list-style-type: none"> 1. Meet USPS minimum standards for obtaining a new zipcode (delivery points, deliver routes, scheme items, sectors). The City needs to submit a request for an audit. 2. USPS audit made—Ramsey either meets minimum thresholds or not. If they do, move on to step 3. 3. USPS conducts a survey of community to gather feedback/ support for a new zip code. 4. USPS grants Ramsey a new zip code. 	<ol style="list-style-type: none"> 1. Completed in July of 2016 2. In process, expected to be completed by fall of 2016 3. Expected for completion in 2017. 4. Expected for completion in 2017/208. 	No additional resources requested. Normal staff duties.	Approval or denial of a new Ramsey zip code.

APPENDICES

APPENDIX A

Ramsey Economic Development 2016 ACTIVITY REPORT

ECONOMIC DEVELOPMENT EVENTS

1. EDA Spring Business Expo
2. Ramsey Happy Days Festival, Business Expo
3. EDA Fall Networking Event
4. MN Marketing Partnership Familiarization Tour
5. EDA Business Appreciation Golf Tournament
6. Anoka Area Chamber Golf Tournament
7. Anoka County Developer/ Broker Event
8. Multiple Highway 10 Lobbying Tours
9. Armstrong Interchange Ground Breaking (December)

BUSINESS VISITS

Formal (3): Riverside Manufacturing, Waltek, Zero Zone

Informal (10): Life Fitness, Dedicated Networks, Molin Concrete, RJM, JBT, All Seasons Garage, Sil-Pro, Country Side Services, Sil-Pro, InTech, PSD LLC, M&G Trailer.

BUSINESS WELCOME BLASTS

9: Stoney River, The Lunch Box, USPS Mail Substation, Molin Concrete, All Seasons Garage Door, China Dragon, GNC, Country Side Services, Quality Forklift.

CITY OWNED LAND TRANSACTIONS

- PSD LLC---\$1.89M (13.97 acres)
- Common Bond---\$435K (1.85 acres)
- Casey's---\$596K (1.36 acres)
- GS Land---\$616K (14.86 acres)
- Meadow Creek---\$0 (land swap)
- TOTAL--\$3.58M GROSS (32.04 acres)

PROJECTS WITH CITY/ STATE INCENTIVES

- PSD LLC---\$500K FV TIF
- Life Fitness---\$350K FV TIF
- Life Fitness---\$441K FV DEED
- Dedicated Networks---\$130K FV DEED
- Dynamic Group---\$250K FV DEED
- TOTAL--\$1.672M FV, PAYGO

NEW CONSTRUCTION VALUES, MAJOR PROJECTS

- Dedicated Networks---20K SF (\$915K)
- PSD LLC---121 Units (\$13.9M)
- Common Bond---47 Units (\$7M)
- Casey's General Store---5K SF (\$2.3M)
- Life Fitness---48K SF (\$3.2M)
- NTI---2K SF (\$150K)
- Coborn's---Remodel (\$492K)
- TOTAL--\$28M New Const. Val. (Major Projects Only)

MISCELLANEOUS

1. Creation of business advocacy Group for improvements to U.S. Highway 10.
2. Future Business Park: completed infrastructure study and economic development study (December/ January). Next step, policy discussion/ direction.
3. Old Municipal Center: phase one sold, and currently under development. Phase two requires demolition and site cleanup—expected to be ready by summer 2016. Demolition will likely be funded by the Anoka County HRA.
4. Replaced COR real estate signs.
5. 167 Avenue/ Highway 47 *EDA Workplan item* dropped (consider grant program).
6. Spring Business Expo *EDA Workplan item* discussion initiated. Was requested to be brought back for further discussion.
7. EDA began sponsoring the Anoka Area Chamber of Commerce, Manufacturers Coalition.
8. New TIF district created—TIF District 15, for demolition of the former Health Quest building.

2016 Economic Development Workplan

Purpose

Provide a functional plan that prioritizes the work of the City's economic development department and Economic Development Authority (EDA). This plan highlights both day-to-day and long term economic development priorities and goals for the City of Ramsey. The City Council's 3-year strategic action plan includes economic development initiatives; which have been reflected in this plan.

Objectives

1. Encourage, and plan for, growth of industrial, commercial, retail and housing activities
2. Foster the retention and expansion of existing Ramsey businesses
3. Support and maintain a positive local businesses environment
4. Leverage use of outside economic resources, partnerships and funding for economic development initiatives

Outcomes

1. Growth of the City's tax base
2. Growth in the City's quantity of jobs
3. Improved quality of life

Priorities

Priority #1:

Primary expectation of City staff. Highest priority economic development functions and initiatives for the EDA.

Priority #2.

Secondary expectations. When workloads permit, staff will bring forward secondary priorities for discussion and direction.

First Priority

Tactics	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p><u>Business Retention & Expansion</u> The large majority local economic growth comes from existing Ramsey businesses. The purpose of this goal is to develop and maintain positive relationships with existing Ramsey businesses (establish trust). This goal is implemented through quality customer service, businesses visits, and facilitating business events.</p>	<p>Ongoing: This is a primary function and expectation of the City's economic development staff.</p>	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p>	<p>Complete 24 business visits annually.</p> <p>Execute EDA biz expo, biz appreciation golf tournament, and fall networking event. Participate in Anoka County Broker Event and MN Marketing Partnership.</p> <p><i>This tactic fits within EDA objectives 2 and 3.</i></p>
<p><u>Future Business Park</u> Continue to move along the City's future business park initiative. Below are major work items to be addressed:</p> <ol style="list-style-type: none"> 1. Finalize Economic Development Analysis 2. Develop and solidify the City's position/ involvement/ policy. 3. Attain shovel ready status. 	<ol style="list-style-type: none"> 1. Winter 2016 2. Spring 2016 3. Summer 2016 	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>This work item does require use of third-party professional services (Shovel Ready Certifications, Economic Development Analysis, and subsequent due-diligence). TIF #1 and the EDA Fund have been identified as funding sources for this work in the past by the EDA and City Council.</p>	<p>"Ready-to-go" business park and clear position of City involvement.</p> <p><i>This tactic fits within EDA objectives 2 and 3 and the City's strategic plan.</i></p>
<p><u>Old Municipal Center Redevelopment</u> Facilitate redevelopment of old municipal center site. Below are major work items to be completed:</p> <ol style="list-style-type: none"> 1. Remove Fire Station #2 and clean site 2. Close on sale of property, phase #2 	<ol style="list-style-type: none"> 1. Spring 2016 2. Spring 2016 	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>The Anoka County HRA account has been identified as a funding source for the demolition and site clean-up work in the past.</p>	<p>Old municipal center site cleaned and ready for sale by Summer 2016.</p> <p>Old municipal center site sold by Summer 2016.</p> <p><i>This tactic fits within EDA objectives 1 and the Council's strategic plan.</i></p>

Tactics	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p><u>Recruit new industry and major retail businesses to Ramsey</u></p>	Fall 2017	Currently Sufficient: this tactic requires assistance from the City's real estate broker CBRE; and demand from the development market.	<p>Secure two new 30,000 square foot retail, and two new 30,000 square foot industrial facilities.</p> <p><i>This tactic fits within EDA objective 1. This tactic fits within the City's strategic plan and Council policy discussions.</i></p>
<p><u>Sell Surplus City Owned Land</u> The City owns a large inventory of surplus land available for development.</p> <p>Attain shovel ready status for all listed City owned property (including cut/fill estimations and identifying major costs for development—such as required extension of public infrastructure).</p>	Summer 2016	<p>Currently Sufficient: assuming moderate customer service demand levels, sufficient resources exist to complete this tactic as proposed.</p> <p>This work item does require use of third-party professional services (Shovel Ready Certifications and subsequent due-diligence). TIF #1 was identified as a funding source for this work in the Council's strategic plan.</p> <p>This work item will include CBRE, the City's real estate broker, completing a MEMO outlining recommendations for each City property listings. Goal: identify barriers/constrains and potential solutions to development on City owned property (land sales).</p>	<p>Land sales are closed. Staff shall provide an annual overview.</p> <p><i>This tactic fits within EDA objective 1. This tactic fits within the City's strategic plan and Council policy discussions.</i></p>
<p><u>Consider Discontinuing Ramsey EDA Spring Business Expo</u></p>	January 2016	NA	<p>Decision to eliminate or continue annual Ramsey EDA Business Expo.</p> <p><i>This tactic fits within the City's strategic plan.</i></p>

Second Priority

Tactics	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p><u>RALF</u> The Metropolitan Council reinstated the RALF (revolving acquisition loan fund) program in 2015 with eligibility modifications which significantly affect the City of Ramsey’s ability to use this program. Staff would like the EDA/ City Council to consider pursuing amendments/ exceptions to the RALF program criteria. Staff is receiving requests/ inquiries from Highway 10 property owners RE this subject; which are intensifying with time. Staff would also like to put together an informational document (FAQ) for Ramsey businesses affected by proposed improvements to U.S. Highway 10.</p>	TBD	TBD	TBD
<p><u>Business Incubator</u> Consider utilizing the vacant space on the second floor of the Ramsey Municipal Center for a business incubator program—(or a cowork space, COCO).</p>	TBD	TBD	TBD
<p><u>ZIP Code</u> In 2015, the City of Ramsey did open its doors to the first ever Ramsey substation USPS Post Office. Although this is a positive step for Ramsey, the need for an independent zip code still exists. The purpose of this tactic is to consider pursuing an independent zip code for our community.</p>	TBD	TBD	TBD

APPENDICES

APPENDIX A

Ramsey Economic Development 2015 ACTIVITY REPORT

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- Life Fitness---\$441K FV DEED
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- TOTAL--\$1.672M FV, PAYGO

NEW CONSTRUCTION VALUES, MAJOR PROJECTS

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Economic Development Workplan

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3. Improved quality of life

Priorities

1. Priority #1:
Primary expectation of City staff. Highest priority economic development functions and initiatives for the EDA.
2. Priority #2.
Secondary expectations. When workloads permit, staff will bring forward secondary priorities for discussion and direction.

First Priority

Tactics	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p><u>Deliver Quality Customer Service:</u> Respond to existing and prospect Ramsey businesses' inquiries and requests in a timely and professional manner.</p> <p>Common topics include relocation and expansion inquiries, questions regarding government services or infrastructure, questions and issues regarding proposed, existing and former contracts/agreements with the City, and property management inquiries and issues.</p>	<p>Ongoing: This is a primary function and expectation of the City's economic development staff.</p> <p>Spring/Summer 2015, bring this item back for updates and discussion.</p>	<p>Situational: Customer requests and inquiries are typically received in waves. Current Staffing levels are sufficient to respond to peaks in customer service demands. However, a peak in customer service requests consumes a large majority of staff time; which results in little or no time to complete other important economic development initiatives.</p> <p>Commonly, Staff utilizes third party resources to aid completion of this work (ACG, Briggs, Ehlers, CBRE, Premier, Loucks, other city staff). If the trend of inquiries and development within Ramsey continues to grow, the need for additional permanent resources may need to be discussed.</p>	<p>Meet customer expectations of quality and responsive local government customer service.</p> <p>This tactic fits within objectives 1, 2, and 3.</p>
<p><u>Business Retention & Expansion:</u> The majority local economic growth comes from existing Ramsey businesses. The purpose of this goal is to develop and maintain positive relationships with existing Ramsey businesses (establish trust). This goal is implemented through quality customer service, businesses visits and facilitating business events.</p>	<p>Ongoing: This is a primary function and expectation of the City's economic development staff.</p>	<p>Currently Sufficient: Staff has the resources required to sufficiently complete this tactic.</p>	<p>Complete 24 business visits annually.</p> <p>Execute EDA business expo, business appreciation golf tournament, and fall networking event.</p> <p>This tactic fits within objectives 2 and 3.</p>
<p><u>Future Business Park:</u> Continue to move along the City's future business park initiative. Below are major work items to be addressed:</p> <ol style="list-style-type: none"> 1. Rezone property 2. Complete RFQ for arterial infrastructure 3. Consider implication of nearby train tracks; including the cost/benefit of said work. 4. Develop profile of "target" customer. 5. Attain shovel ready status. 6. Develop and solidify the City's position/ involvement/ policy. 	<ol style="list-style-type: none"> 1. Winter 2014 (done) 2. Spring 2015 3. Spring 2015 4. Summer 2015 5. Summer 2015 6. Fall 2015 	<p>Currently Sufficient: Assuming normal customer service demand levels, sufficient resources exist to complete this tactic as outlined in the proposed timeline.</p>	<p>"Ready-to-go" business park and clear position of City involvement.</p> <p>This tactic fits within objectives 2 and 3 and the City's strategic plan.</p>

<p><u>Old Municipal Center Redevelopment:</u> Facilitate redevelopment of old municipal center site. Below are major work items to be completed:</p> <ol style="list-style-type: none"> 1. Rezone property 2. Execute purchase agreement 3. Remove Fire Station #2 and clean site 4. Close on sale of property 	<ol style="list-style-type: none"> 1. Spring 2015 2. Spring 2015 3. Spring 2016 4. Spring 2016 	<p>Currently Sufficient: Assuming normal customer service demand levels, sufficient resources exist to complete this tactic as outlined in the proposed timeline.</p>	<p>Old municipal center site sold (closed) to private sector for redevelopment by spring 2016.</p> <p>NOTE: may be completed in phases. Phase one targeted for completion by spring of 2015.</p> <p>This tactic fits within objectives 1 and the Council's strategic plan.</p>
<p><u>167 Ave/Highway 47 Redevelopment:</u> Utilize the City's adopted "statement of goals" to guide participation. Below are major work items:</p> <ol style="list-style-type: none"> 1. Respond to Rum River Hills 2nd request 2. Implement availability of EDA RLF 	<ol style="list-style-type: none"> 1. Spring 2015 2. Summer 2015 	<p>Currently Sufficient: Assuming normal customer service demand levels, sufficient resources exist to complete this tactic as outlined in the proposed timeline.</p>	<p>Implement City's adopted Statement of Goals.</p> <p>This tactic fits within all ED objectives and the Council's strategic plan.</p>
<p><u>Sell Surplus City Owned Land:</u> The City owns a large inventory of surplus land available for development. Below are major work items:</p> <ol style="list-style-type: none"> 1. Establish inventory of surplus land 2. Market inventory of surplus land 3. Sell surplus city owned land 4. Establish new land sale policy 5. Consider shovel ready status for all listed City owned property 	<ol style="list-style-type: none"> 1. 2012 (completed) 2. 2014 completed and ongoing. 3. Ongoing 4. Spring 2015 5. Summer 2015 	<p>Currently Sufficient: A Assuming normal customer service demand levels, sufficient resources exist to complete this tactic as outlined in the proposed timeline.</p>	<p>Land sales are closed. Staff shall provide an annual overview to the EDA and City Council.</p> <p>This tactic fits within objective 1. This tactic fits within the City's strategic plan and Council policy discussions.</p>
<p><u>Performance Measurements:</u></p> <ol style="list-style-type: none"> 1. Define Council strategic plan balanced scorecard matrixes 2. Establish other performance measurements 	<ol style="list-style-type: none"> 1. Summer/Fall 2015 2. Summer/Fall 2015 	<p>Currently Sufficient: Assuming normal customer service demand levels, sufficient resources exist to complete this tactic as outlined in the proposed timeline.</p>	<p>EDA and Council attain data to help evaluate economic development performance.</p> <p>This tactic fits within the City's strategic plan.</p>

Second Priority

Tactics	Timeline	Additional Resources & Tools Required	Key Outcomes/Metrics
<p><u>Workforce Issues:</u> Manufacturing businesses located in the City of Ramsey have expressed a strong and common concern related to a lack of available workforce. The City should consider a role in assisting Ramsey businesses address this issue.</p>	TBD	TBD	TBD
<p><u>Perception of Ramsey:</u> The perception of the City of Ramsey has been identified as a concern by residents, businesses and the City Council alike. The City should consider an initiative to address this concern.</p>	TBD	TBD	TBD
<p><u>Transportation Improvements:</u> Poor traffic flow along U.S. Highway is a barrier for existing and prospect Ramsey businesses. The EDA should consider what options are available to the City Council address this concern.</p>	TBD	TBD	TBD
<p><u>Marketing Materials & Community Profile:</u> The City should consider updated marketing materials and/or developing a community profile. Marketing materials may include updated brochures for The COR and the future business park, new ED and housing marketing boards, an updated COR map, a community profile, etc.</p>	TBD	TBD	TBD
<p><u>Updated COR Sign Plan & Policy:</u> A need exists for the City to create/ update/ enforce a plan/ strategy/ policy for monument and way findings located within The COR. Additionally, a funding source should be secured.</p>	TBD	TBD	TBD

2014 Ramsey EDA Work Plan

Purpose:

Provide a functional work plan that prioritizes the strategies/tactics of the EDA, alongside the vision of the Council through the working Strategic Plan: *A New Day, A New Beginning*. This work plan will guide Staff and EDA through 2014. The plan highlights the objectives used to create the strategies/tactics as well as identifies the strategies/tactics to achieve those objectives.

Objectives:

- Sustain moderate growth of industrial, commercial, retail, and housing activities in the City
- Encourage and work towards the retention and expansion of local firms
- Maintain and improve a positive business environment
- Effectively plan to support growth
- Maximize private, local, state, and federal partnerships and funding for projects

Strategies/Tactics:

FIRST PRIORITY

1. Business Retention and Expansion
 - Develop survey that meets local and regional criteria, visit businesses, analyze data, and set priorities based on that analysis.
2. 167th Ave NW & HWY 47 Business Node
 - Work within “Statement of Goals” to create action behind boosting the viability of the business node. Continue to involve public and landowners in determining next steps as it relates to the Statement of Goals.
3. Business Park Development
 - Continue communicating and defining next steps in developing a business park near and at the Al Pearson and Hageman Holdings properties.
4. Marketing of Entire Community
 - Work with Staff to develop objectives of the marketing effort, define strategies to fulfill those objectives, and thereby define tactics to achieve those strategies. This strategy includes economic development specific marketing.
5. Old Municipal Center Redevelopment
 - Continue supporting the public input process for redevelopment of the Old Municipal Center. Upon completion, fully support redevelopment effort.
6. Sale of Property
 - Work with preferred broker to sell City owned properties; effort includes background research on all parcels to remove all unknowns, work collaboratively to market the properties, identify users for properties, etc.

SECOND PRIORITY

1. Transit Improvement Area
 - Monitor status of funding for the program to utilize in the TIA designated area.
2. Transportation/Infrastructure
 - Promote multiple modes of transit and promote improvement of existing infrastructure
3. Zip Code
 - Pursue a separate zip code for the City of Ramsey
4. Relationship Management & Networking
 - Continue to communicate with businesses through the Ramsey Resident newsletter, business networking events (Expo, Breakfast, and Golf Tourney), and general correspondence.
5. Resource Database/Guide
 - Gather all technical and financial assistance program information and compile in one holistic, interactive guide to be distributed to businesses, lenders, developers, and leads.
6. Assessment of Community
 - SWOT, competitive realities, incorporate information from BR&E visits, statistics, etc. More thoroughly understand the community and its competitive advantages and disadvantages.

Ramsey Economic Development Authority
2013 WORK PLAN

1. FIRST PRIORITY

- A. **Relationship Management & Networking**
Communicate with existing Ramsey businesses through the Ramsey Resident newsletter, Business Network meeting, Business Appreciation Day, and Business Expo.
- B. **Business Retention & Expansion**
Expand, retain and create new employment in the City's existing industrial parks.
- C. **The COR**
Support the work of the Development Management (DM) Team to bring potential developers, retailers and office users to sites in the Center of Ramsey (COR); and provide regular updates about the COR to the EDA.
- D. **Tax Increment Financing**
Request Finance officer to present TIF updates annually.
- E. **Minnesota Commercial Association of Realtors (MNCAR)**
Consider joining MNCAR Exchange. This would provide access to the Exchange's commercial property database and the ability to list Ramsey properties on the Exchange.

2. SECOND PRIORITY

- A. **Transportation**
Continue to promote multiple modes of transportation, including supporting the efforts to obtain funding for the Armstrong Interchange.
- B. **Buxton Study**
Continue to follow-up on the results of the Retail Site Assessment of Ramsey's Customer Profile undertaken by Buxton in 2008.
- C. **167 Ave NW & Trunk Highway 47 Node**
Consider and make recommendations to the City Council regarding the redevelopment of 167 Ave//Hwy 47 commercial node, including potential land acquisition of available property, the design of infrastructure, the potential creation of a TIF District, and the encouragement of residential development to support retail and other commercial ventures.
- D. **Zip Code**
Pursue a separate Zip Code with the U.S. Postal Service for the City of Ramsey.

E. **Marketing**

Develop long-term marketing strategy to improve area businesses and to attract new businesses.

F. **Grocery Store Recruitment**

Actively contact and work with prospects concerning the possibility of a second grocery store for Ramsey.

G. **Bio-Tech Business Incubator**

Consider the feasibility of a Medical-related or Biotech Business incubator in the City of Ramsey. This could include working with Genesis Business Centers, UEL or other entities.

3. THIRD PRIORITY

A. **Village Profile**

Move forward with new Village Profile map of the City of Ramsey.

B. **Al Pearson Land Sale**

Continue to work with Al Pearson regarding the sale of his property north of Hwy 10 and to the west of Puma Street and Legacy Christian Academy.

C. **Transit Improvement Area**

Work with other City Departments to submit an application to DEED to seek the designation of the area near the transit station as a Transit Improvement Area (TIA). Support efforts by EDAM and other statewide organizations to seek funding for Brownfields Redevelopment and for TIA Loan Programs.

D. **New Industrial/Business Park**

Consider the establishment of new industrial/business park in the City of Ramsey. This could include doing a site evaluation of the industrial area south of LCA or south of Highway 10.

E. **Convention & Visitors Bureau (CVB)**

Research and encourage the City to join the Twin Cities Gateway CVB in order to promote the Comfort Suites Hotel and the community's events (e.g. Happy Days and Game Fair) and venues (e.g. Fountains of Ramsey).

2012 WORK PLAN FOR THE RAMSEY ECONOMIC DEVELOPMENT AUTHORITY

The 2012 Work Plan for the Ramsey EDA outlines existing guidelines for economic development policies, and priority focus areas delineating the highest and the next highest priorities for the current year.

Guidelines for the 2012 Work Plan for the Ramsey EDA:

- Work to sustain moderate growth or recovery of industrial, commercial, retail, and housing activities in the City.
- Target family-wage to high salary employment opportunities in a variety of industries.
- Continue to target businesses in specific industries, including medical, precision manufacturing, aerospace, and other high tech fields.
- Encourage the retention and growth of existing local firms.
- Endeavor to seek a positive business environment, quality growth and land use.
- Consider and make recommendations to the City Council regarding the streamlining of City regulations that impact development.
- Continue to respond to specific requests for assistance from local companies.
- Use infrastructure investment to attract new firms and for development of designated areas.
- Maximize private, local, state, and federal funding for projects.

Priority Focus Areas for 2012:

Highest Priorities

- Communicate with existing Ramsey businesses through the Ramsey Resident newsletter, Business Network meeting, Business Appreciation Day, and Business Expo.
- Expand, retain and create new employment in the City's existing industrial parks.
- Research and encourage the City to join the Twin Cities Gateway Convention & Visitors Bureau (CVB) in order to promote the Comfort Suites Hotel and the community's events (e.g. Happy Days and Game Fair) and venues (e.g. Fountains of Ramsey).
- Support the work of the Development Management (DM) Team to bring potential developers, retailers and office users to sites in the Center of Ramsey (COR); and provide regular updates about the COR to the EDA.
- Review the financial obligations and resources of the City's TIF districts and submit modifications as necessary.
- Consider joining the Minnesota Commercial Association of Realtors (MNCAR) Exchange. This would provide access to the Exchange's commercial property database and the ability to list Ramsey properties on the Exchange.

Moderately High Priorities

- Continue to promote multiple modes of transportation, including supporting the efforts to obtain funding for the Armstrong Interchange.
- Continue to follow-up on the results of the Retail Site Assessment of Ramsey's Customer Profile undertaken by Buxton in 2008.
- Consider and make recommendations to the City Council regarding the redevelopment of 167th Ave//Hwy 47 commercial node, including potential land acquisition of available property, the design of infrastructure, the potential creation of a TIF District, and the encouragement of residential development to support retail and other commercial ventures.
- Pursue a separate Zip Code with the U.S. Postal Service for the City of Ramsey.
- Develop long-term marketing strategy to improve area businesses and to attract new businesses.
- Actively contact and work with prospects concerning the possibility of a second grocery store for Ramsey.
- Consider the feasibility of a Medical-related or Biotech Business incubator in the City of Ramsey. This could include working with Genesis Business Centers, UEL or other entities.

Medium Priorities

- Develop a plan to recapitalize the Ramsey Revolving Loan Fund.
- Move forward with new Village Profile map of the City of Ramsey.
- Continue to work with Al Pearson regarding the sale of his property north of Hwy 10 and to the west of Puma Street and Legacy Christian Academy.
- Work with other City Departments to submit an application to DEED to seek the designation of the area near the transit station as a Transit Improvement Area (TIA).
- Support efforts by EDAM and other statewide organizations to seek funding for Brownfields Redevelopment and for TIA Loan Programs.
- Consider the establishment of new industrial/business park in the City of Ramsey. This could include doing a site evaluation of the industrial area south of LCA or south of Highway 10.

2011 WORK PLAN FOR THE RAMSEY ECONOMIC DEVELOPMENT AUTHORITY

The 2011 Work Plan for the Ramsey EDA outlines existing guidelines for economic development policies, and priority focus areas delineating the highest and the next highest priorities for the current year.

Guidelines for the 2011 Work Plan for the Ramsey EDA:

- Work to sustain moderate growth or recovery of industrial, commercial, retail, and housing activities in the City.
- Begin work on the redevelopment of the 167th/Hwy 47 commercial node, including the potential land acquisition of available lots, the design of infrastructure, creation of TIF District, and additional residential development to support commerce.
- Target family-wage to high salary employment opportunities in a variety of industries.
- Continue to target businesses in specific industries, including medical, precision manufacturing, aerospace, and other high tech fields.
- Encourage the retention and growth of existing local firms.
- Ensure quality growth and land use by streamlined, effective regulations and code enforcement.
- Continue to respond to specific requests for assistance from local companies.
- Use infrastructure investment to attract new firms and for development of designated areas.
- Maximize private, local, state, and federal funding for projects.

Priority Focus Areas for 2011:

Highest Priorities

- Communicate with existing Ramsey businesses through the Ramsey Resident newsletter, Business Network meeting, Business Appreciation Day, and Business Expo.
- Facilitate the Falls Coffee and Deli/Wells Catering project moving forward with its relocation to the COR.
- Although Ramsey does have a variety of fast-food restaurants, there is a strong desire for additional “sit-down” or full-service restaurants in the community. Develop a coherent Full-Service Restaurant subsidy policy.
- Begin work on the redevelopment of the 167th/Hwy 47 commercial node, including the potential land acquisition of available lots, the design of infrastructure, creation of TIF District, and additional residential development to support commerce.
- Expand, retain and create new employment in the City’s existing industrial parks.
- Support the work of the Development Management (DM) Team to bring potential developers, retailers and office users to sites in the Center of Ramsey (COR); and provide regular updates about the COR to the EDA.
- Review the financial obligations and resources of the City’s TIF districts and submit modifications as necessary.

Moderately High Priorities

- Actively contact and work with prospects concerning the possibility of a second grocery store for Ramsey.
- Continue to promote multiple modes of transportation, including supporting the efforts to obtain funding for the railroad station.
- Follow-up on the results of the Retail Site Assessment of Ramsey's Customer Profile undertaken by Buxton in 2008.
- Consider the feasibility of a Medical-related or Biotech Business incubator in the City of Ramsey. This could include working with Genesis Business Centers, UEL or other entities.
- Develop long-term marketing strategy to improve area businesses and to attract new businesses.
- Utilize the City's website and a software provider (such as E-Gov Link or Co-Star) to improve the community's real estate and business intelligence platform.

Medium Priorities

- Develop a plan to recapitalize the Ramsey Revolving Loan Fund.
- Move forward with new Village Profile map of the City of Ramsey, as well as the new Anoka Area Chamber of Commerce map.
- Work with the new owner of the property formerly known as the Diamonds Sports Bar & Grill (an 15.5 acre parcel south of Highway 10) in terms of redevelopment and infrastructure requirements.
- Work with other City Departments to submit an application to DEED to seek the designation of the area near the transit station as a Transit Improvement Area (TIA).
- Support efforts by EDAM and other statewide organizations to seek funding for Brownfields Redevelopment and for TIA Loan Programs.
- Pursue a separate Zip Code and Post Office for the City of Ramsey.
- Consider the establishment of new industrial/business park in the City of Ramsey. This could include doing a site evaluation of the industrial area south of LCA or the Pearson farm.

Economic Development Authority (EDA)

4. 4.

Meeting Date: 09/14/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

2017 EDA Budget

Purpose/Background:

Annually, the EDA makes a recommendation to the City Council for the coming year's EDA budget and levy. The EDA levy is included within the City's general levy and calculates into the city's overall tax capacity rate. The City Council will be considering the City's preliminary levy in September. All budgets and levies are preliminary and will not become finalized until December 2016.

The purpose of this case is to develop a recommendation from the EDA board to the City Council for the 2017 EDA levy.

Notification:

NA

Observations/Alternatives:

STAFF NOTES

Staff is proposing no increase/ decrease to the EDA budget. Staff feels the existing EDA budget is adequate to meet the needs of the EDA in 2018--based on the EDA Worplan and the City Council Strategic Plan. Therefore, staff does not believe significant discussion is required.

Major Accounts: Staff uses the 6249 account for various events (EDA Golf Tourney, EDA Business Expo, Fall Networking

Event, Anoka Broker Event, Minnesota Marketing Partnership, Anoka Tech Job Fair, etc.). Staff uses the 6301 account for professional servicers (Ehlers, WSB, Hakanson Anderson, Louks, Briggs, CMDC for appraisals, site investigation, site concepts, tax runs, tif runs, legal assistance, underwriting assistance, and supplemental staff as needed). 6246 is the marketing/ advertising budget (graphic arts, pictures, ads, maps, campaigns, marketing materials, marketing subscriptions, signs).

Funding Source:

EDA levy supports the EDA operating budget.

Recommendation:

NA

Action:

Develop a recommendation from the EDA board to the City Council for the 2018 proposed EDA budget and levy.

Attachments

2018 EDA Proposed Budget

Form Review

Inbox

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 09/11/2017

Reviewed By

Kathy Schmitz

Date

09/11/2017 09:24 AM

Started On: 08/08/2017 08:33 AM

FUND

ECONOMIC DEVELOPMENT AUTHORITY

DEPARTMENT:

N/A

FUNCTION:

N/A

Business Unit	Object Account	Description	2015 Actual	2016 Actual	2017 Adopted Budget	2018 Requested Budget
9230	4011	CURRENT-AD VALOREM TAXES	93,642	55,365	103,981	103,981
9230	4012	DELINQUENT-AD VALOREM TAXES	2,618	909		
9230	4014	FISCAL DISPARITIES	21,811	17,662		
9230	4273	OTHER STATE GRANTS & AIDS	-	-		
9230	4609	OTHER MISCELLANEOUS REVENUES	14,000	28,500		
9230	4701	INTEREST ON INVESTMENTS	11,277	7,561	10,000	7,500
9230	4901	TRANSFER IN FROM OTHER FUNDS	87,857	-		
Total Revenue			231,205	109,997	113,981	111,481

Business Unit	Object Account	Description	2015 Actual	2016 Actual	2017 Adopted Budget	2018 Requested Budget
9230	6102	F.T. REGULAR-WAGES & SALARIES	100,945	-	-	
9230	6105	TEMPORARY-WAGES & SALARIES	1,135	1,050	5,700	4,000
9230	6121	PERA CONTRIBUTIONS	7,570	-	-	
9230	6122	FICA/MEDICARE CONTRIBUTIONS	7,810	80	206	306
9230	6131	GROUP INSURANCE	11,118	-	-	
9230	6133	WORKERS COMP INSURANCE PREMIUM	466	4	25	10
0130	6246	MARKETING	-	5,739	30,000	30,000
9230	6249	MISCELLANEOUS OPERATING SUPPLY	15,128	9,448	18,000	19,000
9230	6304	LEGAL FEES	102	-	-	
9230	6315	MISCELLANEOUS PROFESSIONAL SER	70,560	56,515	50,000	51,365
9230	6322	POSTAGE	20	65	250	
9230	6323	CELLULAR PHONES	-	-	-	
9230	6331	TRAVEL & LODGING	-	532	2,000	1,500
9230	6335	TRAINING	1,125	3,596	2,000	2,000
9230	6361	GENERAL LIABILITY/PROPERTY INS	2,343	733	2,500	1,000
9230	6371	ELECTRIC UTILITIES	954	971	-	
9230	6439	OTHER MISCELLANEOUS			-	
9230	6451	MEMBERSHIP DUES	650	-	3,000	2,000
9230	6452	SUBSCRIPTIONS		220	300	300
Total Expenditure			219,926	78,953	113,981	111,481

DESCRIPTION OF SERVICES:

The primary objective of the Economic Development Authority is to aid, assist and promote the growth and expansion of commercial, retail and industrial development in the City of Ramsey.

GOALS OF CURRENT YEAR BUDGET:

- Growth of the City's tax base
- Growth in the City's quantity of jobs
- Improved quality of life
- Sale of City owned land
- Recruit new industrial and retail businesses
- Establish a new business park

	2014	2015	2016	2017
Sale of ALL City owned land (acres)	1.52	0.81	32.87	3
Employment	5,799	6,150	TBD	6,800
Unemployment Rates	4.6%	3.8%	4.0%	3.75%
Building Permits Valuation (ALL)	\$ 7,107,895	\$ 4,269,392	\$ 5,544,058	\$ 5,500,000

Economic Development Authority (EDA)

4. 5.

Meeting Date: 09/14/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Title:

Resolution #17-09-232 Requesting use of the Anoka County HRA Fund: Case of the City of Ramsey's New Business Park

Purpose/Background:

PURPOSE

Consider approving the attached resolution formally requesting use of Anoka County Housing & Redevelopment Authority (ACHRA) fund dollars to help pay for arterial infrastructure located along Bunker Lake Boulevard and Puma Street, within the city's new business park.

BACKGROUND

This case is administrative. Staff is lining up funding sources for this project. The EDA and City Council have provided direction on this project in the past. Attached to this case is high-level background information on the project. Also attached is the assessment agreement for this project. For detailed background information, please contact staff.

Anoka County HRA

In order to utilize ACHRA dollars, the city must receive formal authorization from the ACHRA board. In order to be considered by the ACHRA board, the city must pass/ submit a formal resolution requesting dollars.

The City has used the ACHRA fund in the past to help financially assist housing projects and to pay for the purchase/ clean up of blighted properties. Eligible uses of the program are economic development, redevelopment, and housing projects.

The ACHRA fund is an elective program. City's choose to participate. If City's participate, Anoka County levies dollars from Ramsey residents on the city's behalf. Although the ACHRA cannot use said Ramsey dollars for their own initiatives, they do provide oversight of each individual communities' ACHRA fund, and they do have the authority to approve or deny requests from individual communities. The City of Ramsey has participated in the ACHRA for over 10 years, and levies roughly \$300,000 annually.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

ACHRA: balance anticipated at year end (2017) \$1.75M.

SIDEBAR--

Staff would like to make a high level note regarding funding. As the EDA/ Council knows, several development projects recently reviewed by the city include some form of city financing. Below is the summary of sources/ uses of funding for various projects. These numbers are rounded preliminary estimates. Final numbers will vary.

Cost of Projects (city):

- (1) Bunker/ Puma Arterial Infrastructure Project: \$3.68M
- (2) PSD Business Park, Internal Public Roadway: \$250K
- (3) PSD Business Park, Spec Industrial Building: \$234K
- (4) Adrenaline Sports Center Building: \$250K
- (5) Stone Brook Children's Academy Public Roadway: \$240K

Funding of Projects (city):

- (1) Bunker/ Puma Project: Trunk Sewer/Water Fund (\$1.1M), TIF #1 (\$900K), ACHRA (\$1.7M)*
 - (2) PSD Business Park, Internal Public Roadway: Ramsey EDA Fund (\$250K)
 - (3) PSD Business Park, Spec Industrial Building: TIF District #16 (\$234K)
 - (4) Adrenaline Sports Center Building: Ramsey EDA Fund (\$250K)
 - (5) Stone Brook Children's Academy Public Roadway: TIF District #14 (\$240K)
- *roughly \$1.2M returned back to the Ramsey EDA over time, from assessments.

City Funding Sources (end of 17):

TIF #1: \$1M
TIF #14: \$600K
TIF #16: \$234K (paygo 9 yrs)
ACHRA: \$1.75M
EDA Fund: \$725K

Recommendation:

This case is administrative in nature. The city has reviewed multiple cases and has made multiple actions supporting this request. Now, that the overall project is moving forward (Capstone, PSD, etc.), staff would like to make a formal request to the ACHRA. Design for the remaining Bunker/ Puma work will occur over the winter. Construction is anticipated for spring/ summer 2018. Staff would like to complete this step (i.e. make sure our funding is in place) before we award a contract for the road construction.

Action:

Motion to recommend the City Council adopt:

Resolution #17-09-232 requesting the Anoka County Housing and Redevelopment Authority (ACHRA) allocate \$1,750,000 for infrastructure costs associated with the City of Ramsey's new business park development.

Attachments

RES 17 09 232

Biz Park Background

Assessment Agreement

Form Review

Inbox

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 09/11/2017

Reviewed By

Kathy Schmitz

Date

09/11/2017 09:24 AM

Started On: 09/07/2017 03:34 PM

Councilmember XXXXXX introduced the following resolution and moved for its adoption:

RESOLUTION #17-09-232

RESOLUTION REQUESTING THE ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY (ACHRA) ALLOCATE \$1,750,000 FOR INFRASTRUCTURE COSTS ASSOCIATED WITH THE CITY OF RAMSEY'S NEW BUSINESS PARK DEVELOPMENT

WHEREAS, over 300-acres of green-field land is available for development located northwest of the U.S. Highway 10/Armstrong Boulevard interchange in the City of Ramsey (the "Armstrong-West Developable Area"); and

WHEREAS, the City is pursuing the development of a new business park in the Armstrong-West Developable Area totaling 131.52 acres in gross size. A new business park will benefit the City by creating well-paying jobs, increasing tax-base, and increasing local consumer spending; and

WHEREAS, Riverstone Development has recently platted a 298-unit single-family residential Development on 84.77 acres of land located in the Armstrong-West Developable Area. A new 298-unit residential development will benefit the City by providing quality new housing stock, a quality designed residential community, development fees, increased tax-base, and an increase in local consumer spending; and

WHEREAS, development of the Armstrong-West Developable Area will require various improvements to arterial infrastructure located along Bunker Lake Boulevard and Puma Street. Arterial infrastructure improvements include trunk-water line extensions, trunk-sewer line extensions, a sewer lift station, trail extensions, new roads, street lights, and storm sewer ("Arterial Infrastructure") totaling an estimated \$3.68M; and

WHEREAS, annually the ACHRA levies Ramsey residents; and

WHEREAS, the ACHRA levy has been used to help fund certain development and redevelopment projects within the City of Ramsey; and

WHEREAS, the City of Ramsey is requesting that the ACHRA utilize available tax levy to partially fund Arterial Infrastructure costs related to the City's new business park.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1. That the Ramsey City Council formally authorizes a request for the ACHRA to utilize \$1,750,000 levied from Ramsey taxpayers to help fund a portion of Arterial Infrastructure related to the City of Ramsey's new business park.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember XXXXXXXXX and upon vote being taken thereon, the following voted in favor thereof:

And the following voted against the same: And the following abstained:

And the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of September 2017.

Mayor Sarah Strommen

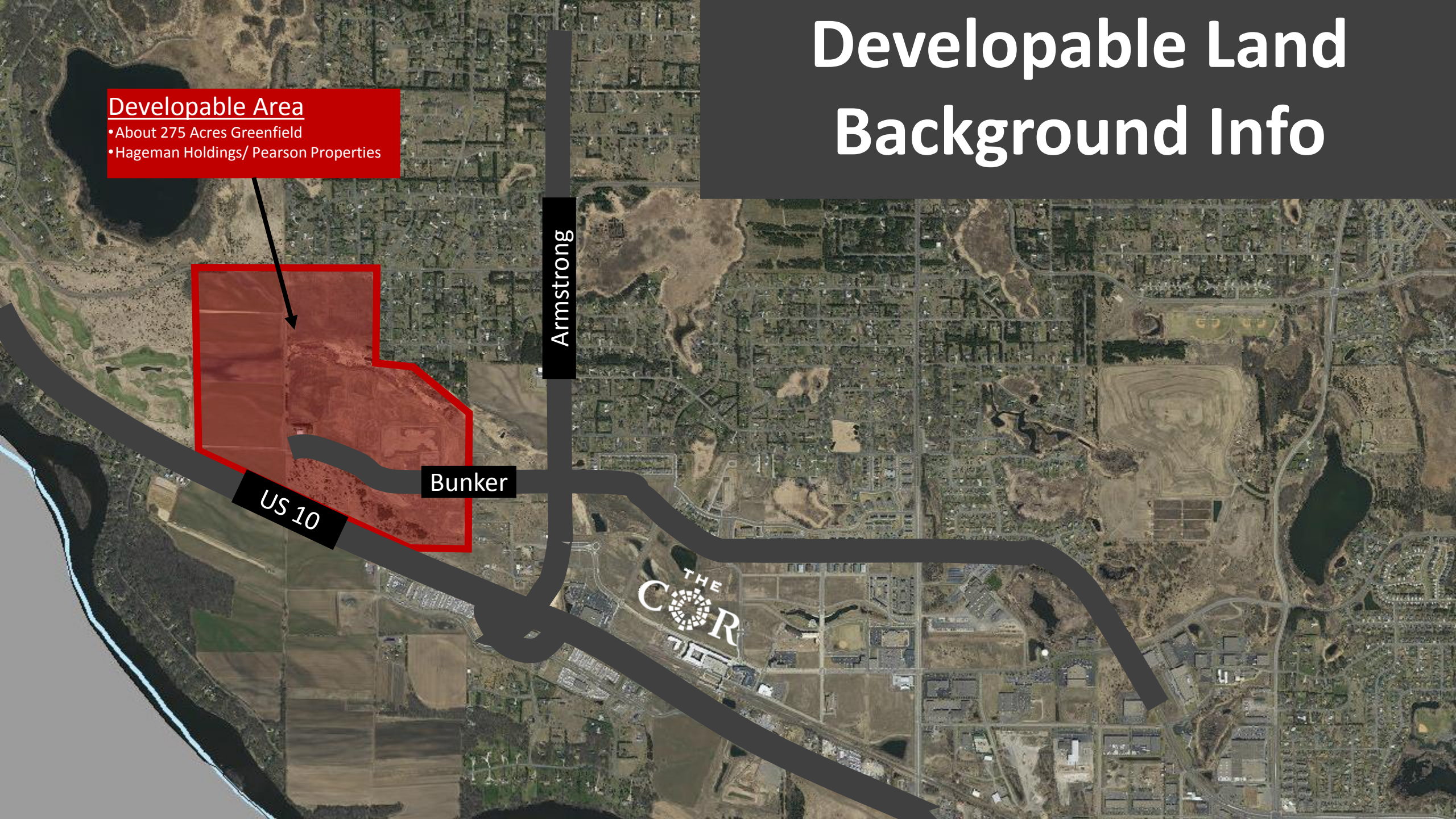
ATTEST:

City Clerk Jo Ann M. Thieling

Developable Land Background Info

Developable Area

- About 275 Acres Greenfield
- Hageman Holdings/ Pearson Properties



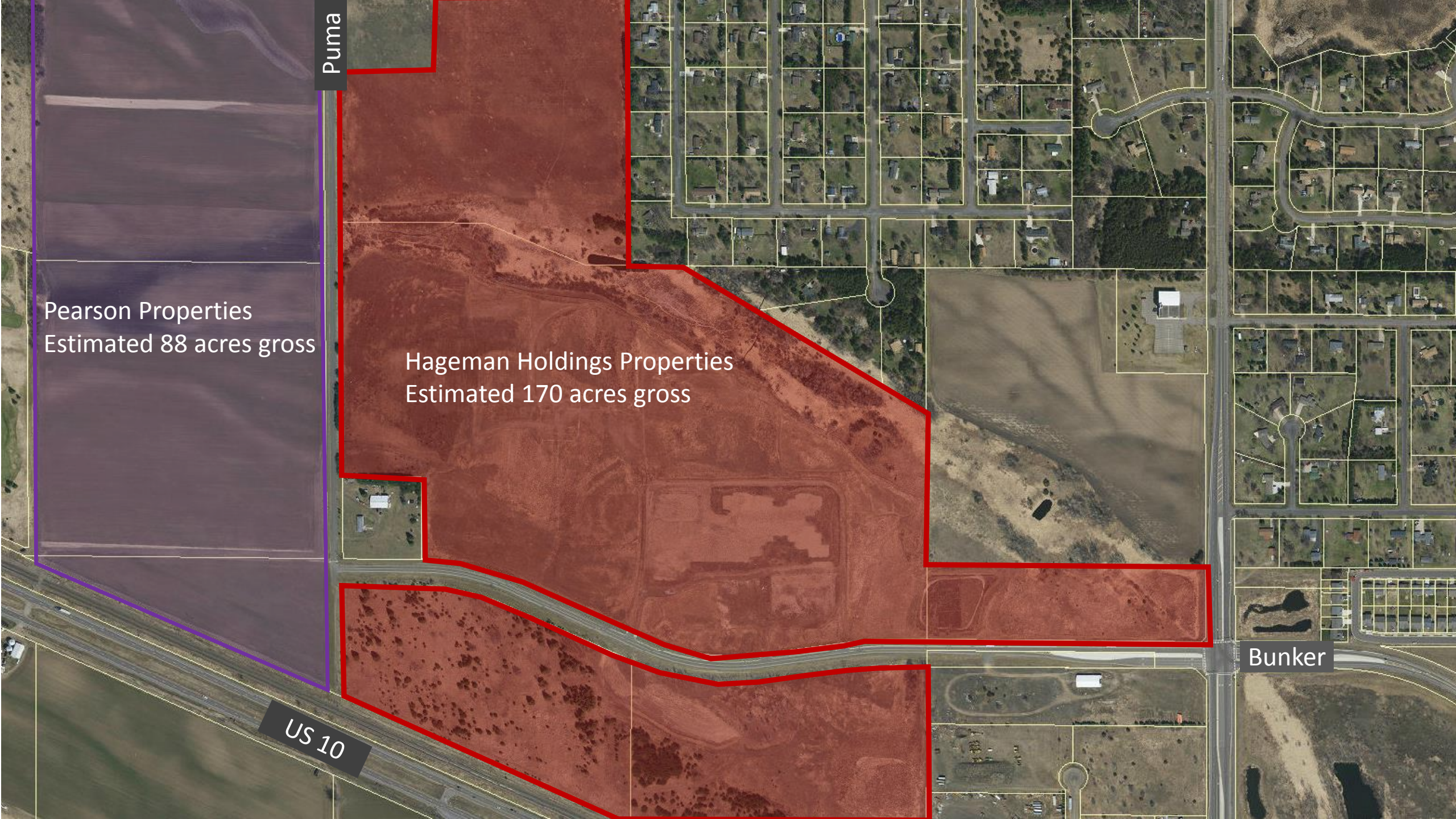
Puma

Pearson Properties
Estimated 88 acres gross

Hageman Holdings Properties
Estimated 170 acres gross

US 10

Bunker



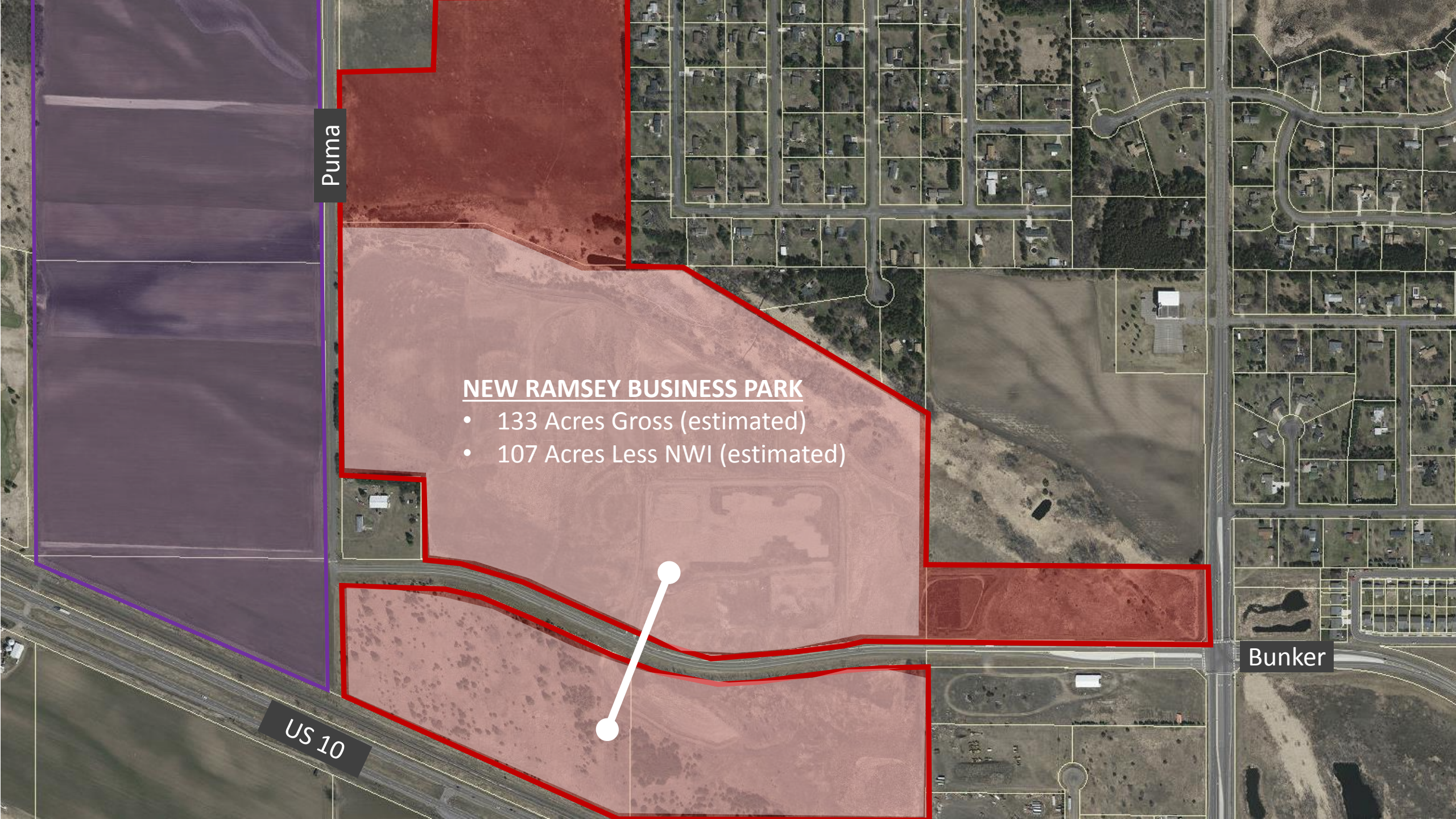
Puma

NEW RAMSEY BUSINESS PARK

- 133 Acres Gross (estimated)
- 107 Acres Less NWI (estimated)

US 10

Bunker



Capstone

US 10

Bunker

PSD LLC Development

- Purchase 45 acres of the business park
- Everything south of Bunker
- 7 buildings shown in master plan
- 2 buildings planned for completion in 2018.

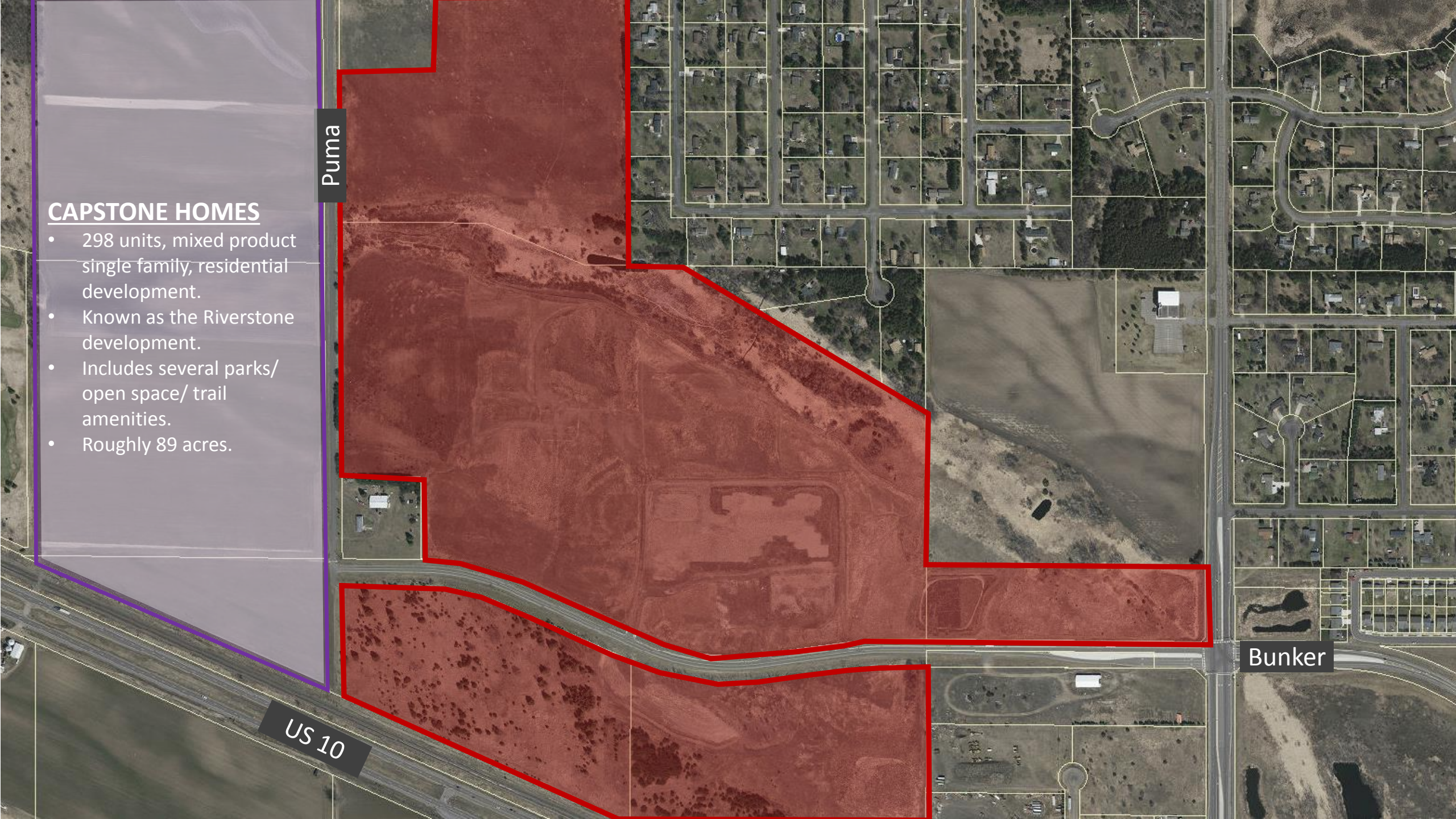
Puma

CAPSTONE HOMES

- 298 units, mixed product single family, residential development.
- Known as the Riverstone development.
- Includes several parks/ open space/ trail amenities.
- Roughly 89 acres.

US 10

Bunker



CAPSTONE HOMES

Phase 2

Puma

Arterial Infrastructure Extension

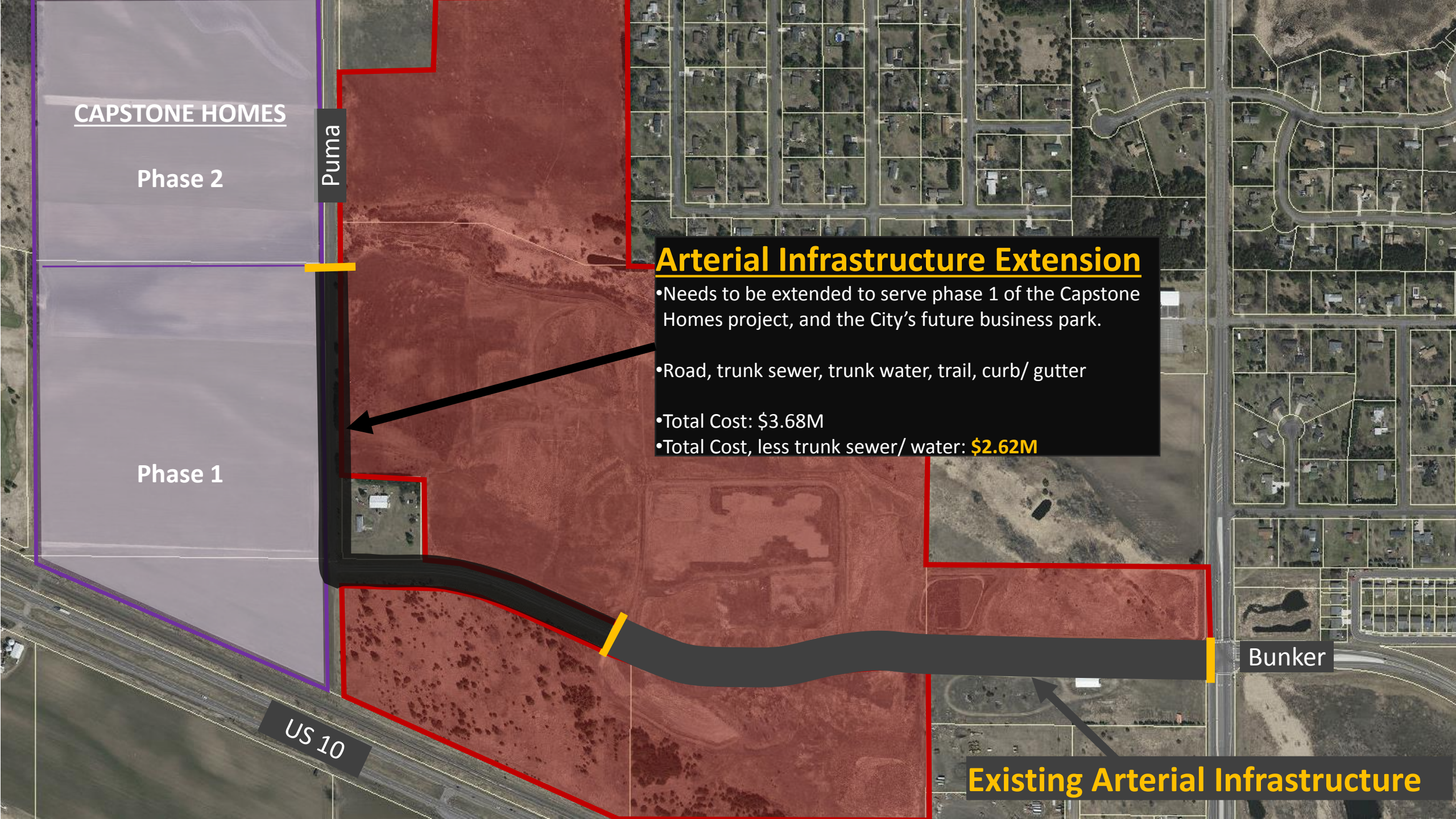
- Needs to be extended to serve phase 1 of the Capstone Homes project, and the City's future business park.
- Road, trunk sewer, trunk water, trail, curb/ gutter
- Total Cost: \$3.68M
- Total Cost, less trunk sewer/ water: **\$2.62M**

Phase 1

Bunker

US 10

Existing Arterial Infrastructure



(reserved for recording)

ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT (this "Agreement") is made this 25 day of JULY, 2017, by and between between the **City of Ramsey**, Minnesota, a Minnesota municipal corporation ("City"), **Riverstone Development, LLC.**, a Minnesota limited liability company ("Riverstone Development"), and **Hageman Holdings, LLC**, a Minnesota limited liability company ("Hageman Holdings") (Riverstone Development and Hageman Holdings are collectively referred to as "Owners").

Recitals

- A. Owners are the owners of fee title to the Property, as defined in Exhibit A, attached hereto.
- B. The Owners desire to have certain public improvements constructed to serve the Property as described in Exhibit B (the "Improvement Project"). Concept level plans and specifications for the Improvement Project are completed.
- C. The Owners desire to have the City construct the Improvement Project without notice of hearing or hearing on the special assessments levied to finance the Improvement Project, and to levy up to 40% of the cost of the Improvement Project against the Property.
- D. The City is willing to construct the Improvement Project without certain notices or hearings, provided that assurances and covenants stated below are made by the Owners to ensure that the City will have valid and collectable special assessments as they relate to the Property.
- E. Were it not for the assurances and covenants provided in this Agreement, the City would not construct the Improvement Project and is doing so solely at the behest, and for the benefit, of the Owners.

Agreement

In consideration of the recitals stated above, the mutual promises and agreements set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties hereby agree as follows:

1. Recitals Incorporated. The recitals stated above are hereby incorporated into this Agreement and made a part of this Agreement by reference.
2. Petition. The Owners hereby petition the City for construction of the Improvement Project.
3. Authority.
 - a. Riverstone Development represents and warrants that it is the owner of 100 percent of the Riverstone Property as described in Exhibit A, that it has full legal authority to encumber the Riverstone Property as provided in this Agreement, and that as of the date of this Agreement, it has fee simple absolute title in the Riverstone Property, which is not subject to any liens, interests or encumbrances, except as listed in Exhibit E.
 - b. Hageman Holdings represents and warrants that it is the owner of 100 percent of the Hageman Property as described in Exhibit A, that it has full legal authority to encumber the Hageman Property as provided in this Agreement, and that as of the date of this Agreement, it has fee simple absolute title in the Hageman Property, which is not subject to any liens, interests or encumbrances, except as listed in Exhibit E.
4. Waiver of Hearings. The Owners waive notice of hearing and hearing pursuant to Minn. Stat. section 429.031, on the Improvement Project, notice of hearing and hearing on the special assessments levied to finance the Improvement Project pursuant to Minn. Stat. section 429.061, and any notice of hearing or procedure specified under the City Charter, and specifically requests that the Improvement Project be constructed and special assessments be levied against the Property without hearings.
5. Waiver of Appeal or Reapportionment. Each Owner, as to the portion of the Property owned by it, waives the right to appeal the levy of the special assessments pursuant to Minn. Stat. section 429.081, , and further specifically agrees with respect to such special assessments that:
 - a. Any requirements of Minn. Stat. chapter 429 or the City Charter with which the City does not comply are hereby waived;
 - b. The increase in fair market value of its portion of the Property resulting from construction of the Improvement Project will be at least equal to the cost of the Improvement Project as set forth herein, and that such increase in fair market value is a special benefit to the Property;
 - c. Assessment of the above-specified cost of the Improvement Project against its portion of the Property is reasonable, fair and equitable and there are no other properties against which such cost should be assessed.
6. No Deferral. Each Owner represents and warrants that its portion of the Property is not so classified for tax purposes as to result in deferral of the obligation to pay special assessments, and Owner

agrees that it will take no action to secure such tax status of its portion of the Property during the term of this Agreement.

7. Assessment. The Owners request that up to 40% of the actual cost of the Improvement Project be assessed against the Property as detailed in Exhibit B and Exhibit C. Information contained in Exhibit B and Exhibit C, including assessment amounts, will be updated upon receiving bids for the Improvement Project, and upon completion of construction
8. Payment of Assessment.
 - a. Riverstone Development. Certified assessments for the Plat shall be payable in equal semi-annual installments over a period of four (4) years with the first installment due May 15, 2019, and subsequent installments due May 15 and October 15 each year. The fixed interest rate applied to the Assessment shall be set at the five (5) year U.S. Treasury rate on the date of this agreement plus 2 percent. The owner of any property so assessed may, at any time prior to certification of the assessment or the first installment thereof to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the municipal treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption thereof. The owner may at any time prior to November 15 of any year, prepay to the treasurer of the municipality having levied said assessments, the whole assessment remaining due. Assessments levied against any parcel shall be paid in full upon transfer of ownership. Appendix D is an example payment schedule.
 - b. Hageman Holdings. No annual or semi-annual assessment payments are required until any portion of the Hageman Property is developed or sold. Interest shall accrue on the assessment. The fixed interest rate applied to the Assessment shall be set at the five (5) year U.S. Treasury rate on the date of this agreement plus 2 percent. Certified assessments shall be paid in full upon transfer of ownership, or development of, all or any portion of the Hageman Property. Property is deemed "developed" as of the date of final plat approval by the Ramsey City Council.
9. Collateral.
 - d. Riverstone Development. Riverstone Development shall furnish the City with an irrevocable letter of credit equal to 40% of the assessments made against the Riverstone Property. This letter of credit will remain in place until all assessment payments are made by Riverstone Development. The City shall immediately draw on this letter of credit in the event Riverstone Development defaults on making any assessment payments. This letter of credit shall be furnished and executed within the City's final plat and development agreement process for the proposed Riverstone residential development project. This letter of credit shall adhere to the City's Finance Department minimum standards and must be approved by the City's Finance Director. This letter of credit is separate from the letter of credit that will be required by the City through the City's standard platting and development agreement processes.
 - e. Hageman Holdings. No additional collateral required.
10. Successors and Assigns. The covenants, waivers and agreements contained in this Agreement shall bind the successors and assigns of each Owner and shall run with such Owner's portion of the Property and bind all its successors in interest. It is the intent of the parties hereto that this Agreement be in a

form that is recordable in the land records of Anoka County, Minnesota, and they agree to make any changes in this Agreement that may be necessary to effect the recording of this Agreement against the title to the Property.

11. Termination. This Agreement shall terminate as to the Riverstone Property or the Hageman Property, as the case may be, upon the final payment of all special assessments levied against that portion of the Property from the Improvement Project. The City shall then execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.
12. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

(left blank intentionally; signature pages and appendix to follow)

CITY OF RAMSEY

By: [Signature]
Its: Mayor

ATTEST

By: [Signature]
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 26th day of July, 2017, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and City Administrator, respectively, of City of Ramsey, a Minnesota municipal corporation pursuant to the authority granted by its City Council.



[Signature]
Notary Public

EXHIBIT A: Property Description

Riverstone Development, LLC (A. Riverstone Property)

Riverstone Plat, Anoka County, City of Ramsey

Block 1 Lots 1-12

Block 2 Lots 1-6

Block 3 Lots 1-19

Block 4 Lots 1-14

Outlot F 1 lot

Outlot G 1 lot

Hageman Holdings, LLC (B. Hageman Property)

PID: 20-32-25-34-0004

Address: 8200 Bunker Lake Boulevard

Legal: Lot 1, Block 1, Alpha Development

EXHIBIT B

Improvement Project

Updated March of 2017. Concept level costs displayed. Information contained in Exhibit B, including estimated project costs, will be updated upon receiving bids for the Improvement Project.

<u>Improvement Type</u>	<u>Phase 1A</u>	<u>Phase 1B</u>
Roadway	\$ 795,000	\$ 940,000
Roadway Transitions	\$ 66,000	\$ 78,000
Right Turn Lanes	\$ 132,000	\$ 156,000
Trails/Sidewalks	\$ 106,000	\$ 125,000
Storm Water Management	\$ 0	\$ 48,000
Street Lighting	\$ 76,000	\$ 90,000
Trunk Water	\$ 154,000	\$ 182,000
Trunk Sanitary Sewer	<u>\$ 179,000</u>	<u>\$ 545,000</u>
Total Costs/Phase	\$ 1,508,000	\$ 2,164,000
Total Costs less Public Utilities	\$ 1,175,000	\$ 1,437,000

The above costs include 30% contingencies and project development costs. Project development costs include administrative, engineering, legal, and financing related costs.

NOTES:

1. The scope of the above Phase 1B will be expanded to include a pedestrian crossing at the intersection of Puma Street/ Alpine Drive (\$5,000 estimated cost). This is not reflected in Exhibit B; this is reflected in Exhibit C.
2. Riverstone has requested certain Phase 1B infrastructure improvements be constructed early. As a result, Phase 1B costs will increase by an estimated \$50,000, to account for a temporary gravel road. Riverstone will be assessed 100% of this additional cost. This is not reflected in Exhibit B; this is reflected in Exhibit C.

EXHIBIT C: Improvement Project Costs & Estimated Assessment Roll

TABLE A: Engineers Feasibility Estimates

<u>Total Costs</u>	
Phase 1A	\$ 1,508,000
<u>Phase 1 B</u>	<u>\$ 2,169,000</u>
Sub Total	\$ 3,677,000

Total Costs (less Trunk Water & Sewer)

Phase 1A	\$ 1,175,000
<u>Phase 1B</u>	<u>\$ 1,442,000</u>
Sub Total	\$ 2,617,000

TABLE B: Cost Share Agreement

	<u>City</u>	<u>Riverstone</u>	<u>Hageman</u>
Phase 1A	60%	16%	24%
Phase 1B	60%	40%	0%

TABLE C: Preliminary Assessment Roll*

	<u>City</u>	<u>Riverstone</u>	<u>Hageman</u>
Phase 1A	\$ 705,000	\$ 188,000	\$ 282,000
Phase 1B	\$ 865,200	\$ 576,800	\$ -
	\$ 1,570,200	\$ 764,800	\$ 282,000

TABLE D: Riverstone Preliminary Assessment Detail

Estimated Total Assessment	\$ 764,800
(add \$50,000 per Exhibit B, Note 2)	\$ 814,800
Number of Lots	150
% Share Per Lot	0.6667%
Estimated Assessment Per Lot	\$ 5,432

Breakdown	Lots	% Share	Estimate
Buildable	51	34.000%	\$ 277,032
Outlot F	23	15.333%	\$ 124,936
Outlot G	76	50.667%	\$ 412,832

TABLE E: Hageman Preliminary Assessment Detail

Estimated Total Assessment	\$ 282,000
Number of Lots	1
% Share Per Lot	100%
Estimated Assessment Per Lot	\$ 282,000

*Costs are Bolton & Menk preliminary feasibility estimates from March of 2017, and include 30% contingencies. Adjustments to assessment amounts will be made by the City of Ramsey upon receiving actual bids for these improvements. A risk factor exists, that actual costs for this project are different than originally estimated.

Exhibit D

Riverstone Development: Example Payment Schedule

Information contained in Exhibit D, including estimated payments, will be updated upon receiving bids for the Improvement Project.

Capstone Riverstone: Assessment Agreement Signed: Est 7/26/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points	Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Bld. Lots -51 Assessed				5,432.00
2019	1,358.00	416.09	1,774.09	4,074.00
2020	1,358.00	156.03	1,514.03	2,716.00
2021	1,358.00	104.02	1,462.02	1,358.00
2022	1,358.00	52.01	1,410.01	-
Total	\$ 5,432.00	\$ 728.16	\$ 6,160.16	

** Based on 5 year treasury rate 7-24-17 + 2 points

Capstone Riverstone: Assessment Agreement Signed: Est 7/12/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points	Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Outlot F				124,936.00
2019	31,234.00	9,570.10	40,804.10	93,702.00
2020	31,234.00	3,588.79	34,822.79	62,468.00
2021	31,234.00	2,392.52	33,626.52	31,234.00
2022	31,234.00	1,196.26	32,430.26	-
Total	\$ 124,936.00	\$ 16,747.67	\$ 141,683.67	

** Based on 5 year treasury rate 7-24-17 + 2 points

Capstone Riverstone: Assessment Agreement Signed: Est 7/12/17 730 Days interest: Jan 1, 2018-Dec 31, 2019

Int rate = 5 Year Treasury + 2 basis points	Principal	3.83%** Interest	Payment Amount	Pay-off Balance
Outlot G				412,832.00
2019	103,208.00	31,622.93	134,830.93	309,624.00
2020	103,208.00	11,858.60	115,066.60	206,416.00
2021	103,208.00	7,905.73	111,113.73	103,208.00
2022	103,208.00	3,952.87	107,160.87	-
Total	\$ 412,832.00	\$ 55,340.13	\$ 468,172.13	

** Based on 5 year treasury rate 7-24-17 + 2 points

Exhibit E

Liens and Encumbrances

[both property owners shall provide the City of Ramsey with updated owners and encumbrances reports
10 days prior to final plat approval.]