

**M E M O**

Date: November 6, 2017  
To: Pat Brama-City of Ramsey Community  
Development Director  
From: Brian Pankratz, CBRE  
Subject: Oppidan Purchase of City of Ramsey Land-  
Parcel 37  
cc: \_\_\_\_\_

Patrick

As part of the proposed Oppidan offer, I would support the sale of the approximate 4.14 acres that consist of Parcel 37. The parcel's proposed use by a national auto body operator is a good fit for the property subject to a zoning change. Oppidan is an active developer in the Twin Cities with a variety of product types and a solid reputation.

The proposed use will help fill-in the Ramsey Blvd corridor and bring in clients located in/out of the City of Ramsey. The development will improve Limonite Street for the subject parcel and the remaining land controlled by the City of Ramsey through a cost share agreement.

As part of the offer their a few items suggested to counter the buyer including the price but overall think the proposed terms are fair. The new development will also bring new employment to the City. By selling the land the property will go back on the tax rolls, create fees from the new development, and bring additional traffic to the Ramsey retail corridor.