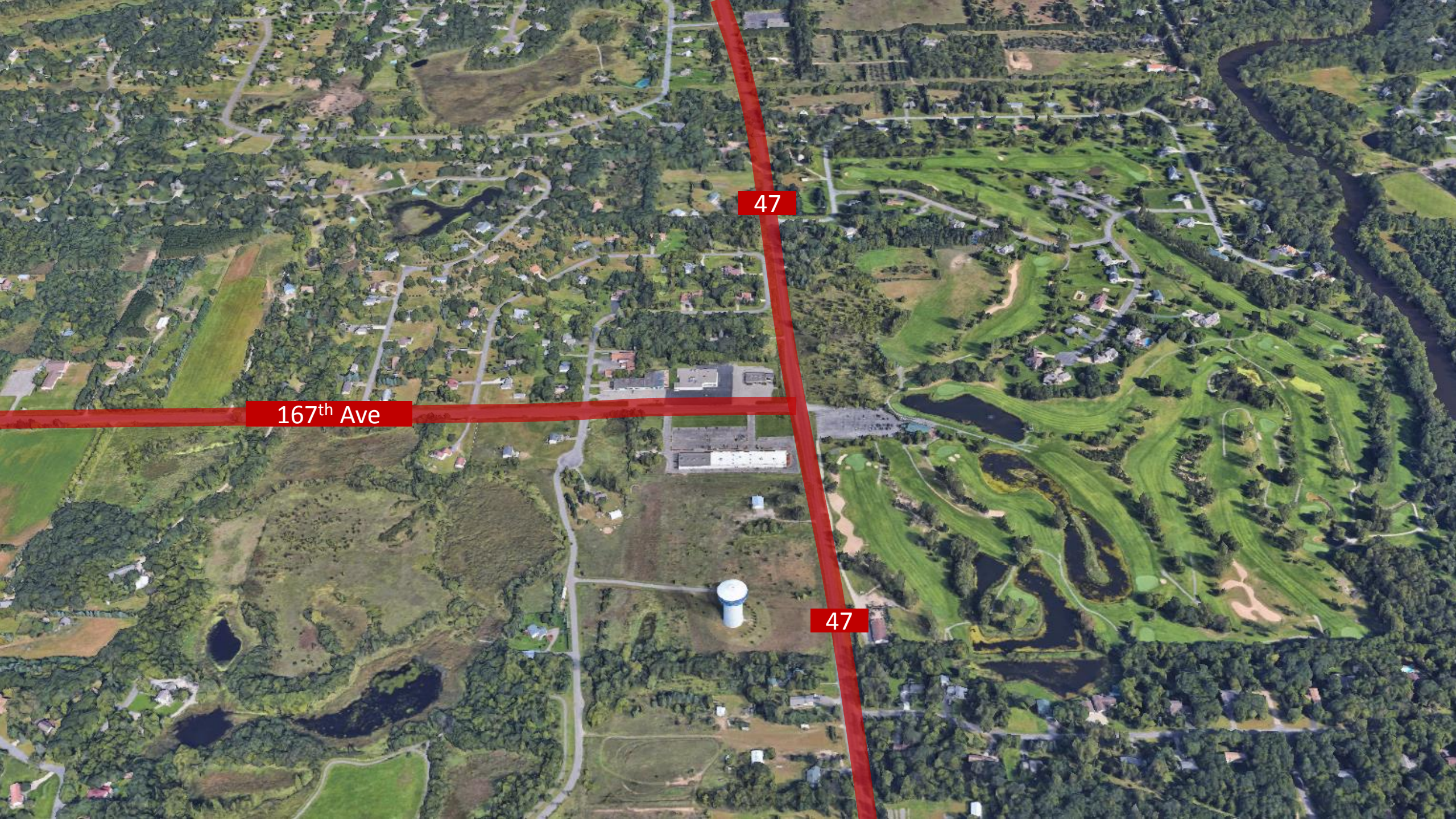


An aerial photograph showing a lush green landscape. In the center, there is a large, semi-transparent white rectangular box containing text. The background features a golf course with various green fairways, sand traps, and water hazards. To the left and right, there are residential areas with houses and trees. A prominent road runs vertically through the center. A blue and white water tower is visible in the lower-middle section. The overall scene is a mix of natural beauty and developed land.

Rum River Hills (RRH) Development Proposal

An aerial photograph of a suburban landscape. The scene includes a golf course with green fairways and sand traps, a large white water tower with a blue top, a residential area with houses and trees, and a winding road. A semi-transparent rectangular box is overlaid on the center of the image, containing the text "Context Maps".

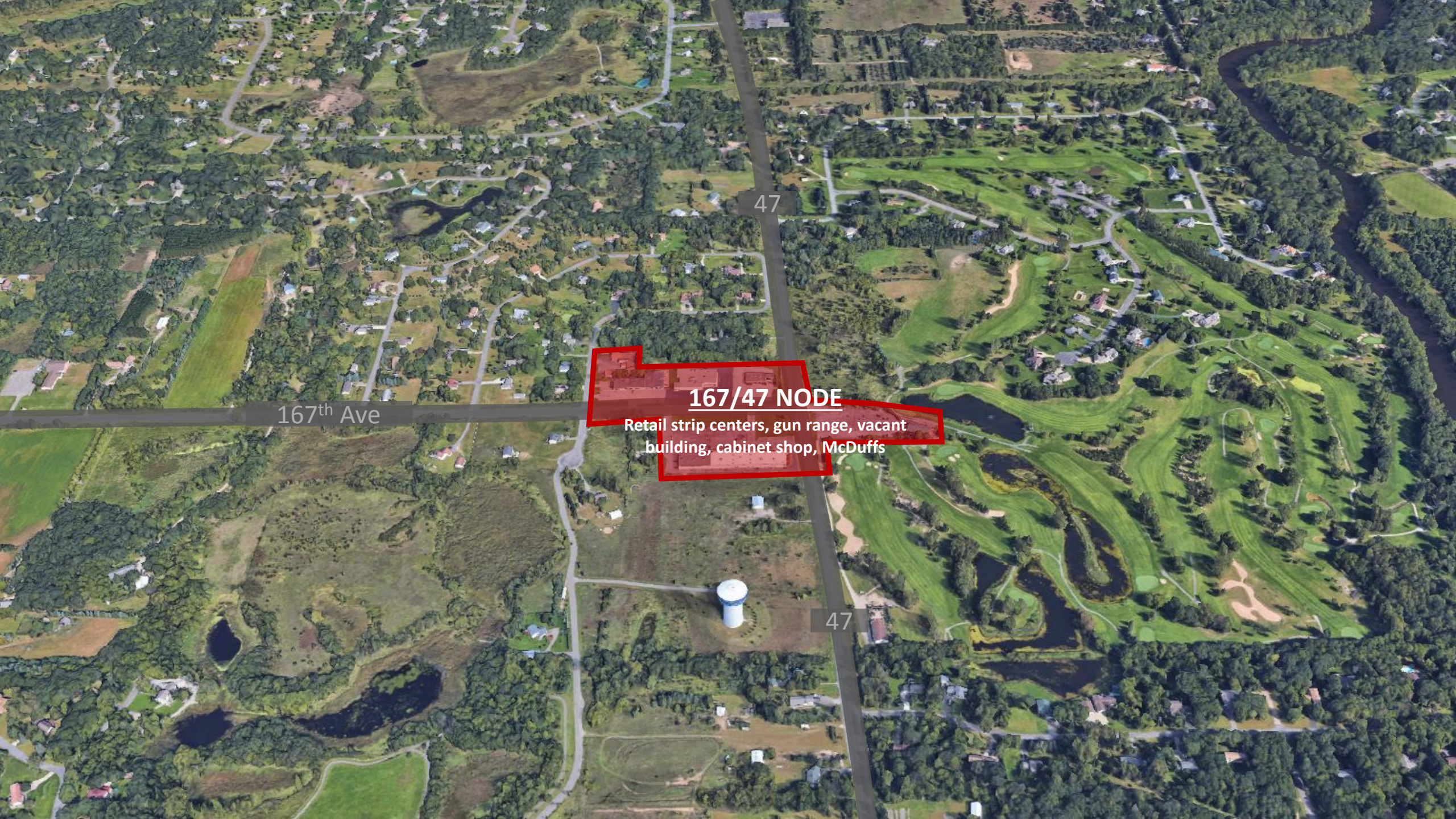
Context Maps



167th Ave

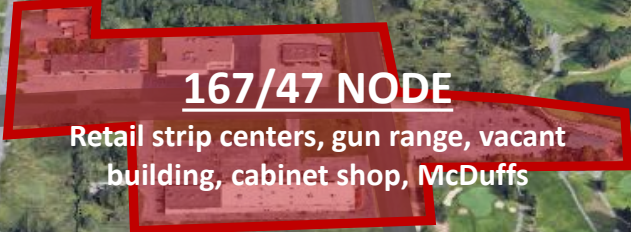
47

47



167th Ave

47



167/47 NODE

Retail strip centers, gun range, vacant building, cabinet shop, McDuffs

47



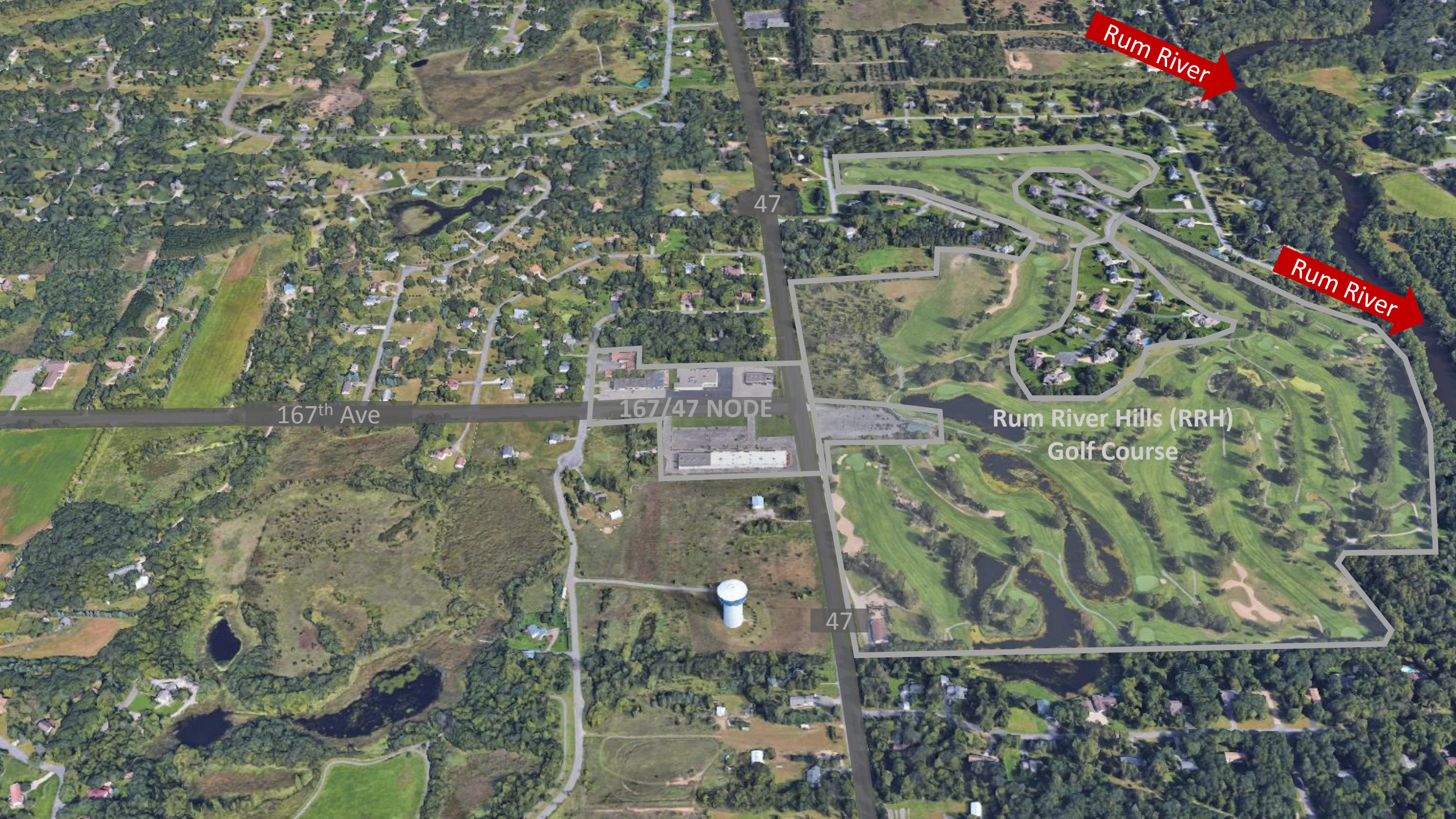
167th Ave

167/47 NODE

Rum River Hills (RRH)
Golf Course

47

47



Rum River

47

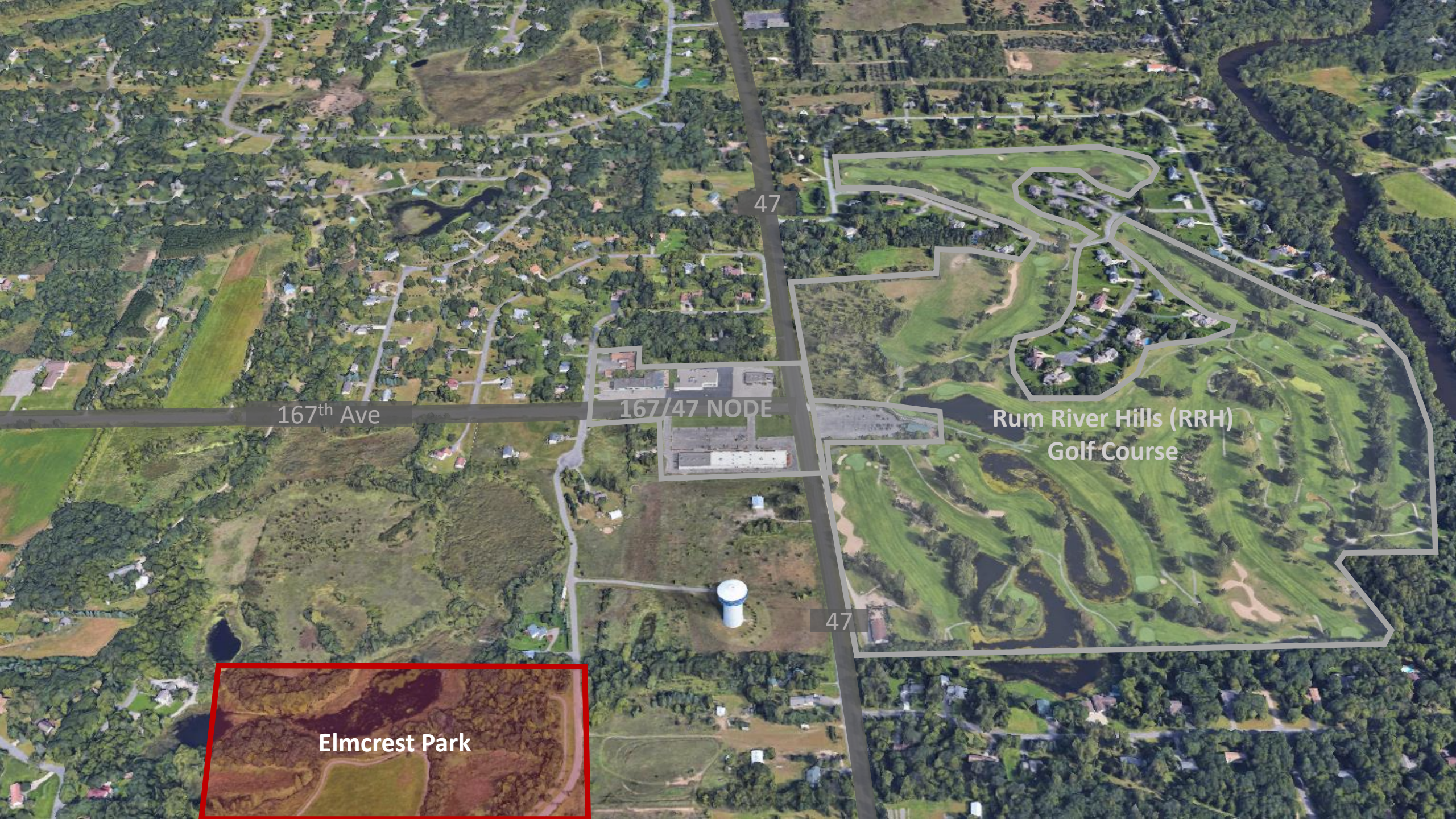
167th Ave

167/47 NODE

Rum River Hills (RRH)
Golf Course

Rum River

47



47

167th Ave

167/47 NODE

Rum River Hills (RRH)
Golf Course

47

Elmcrest Park



167th Ave

167/47 NODE

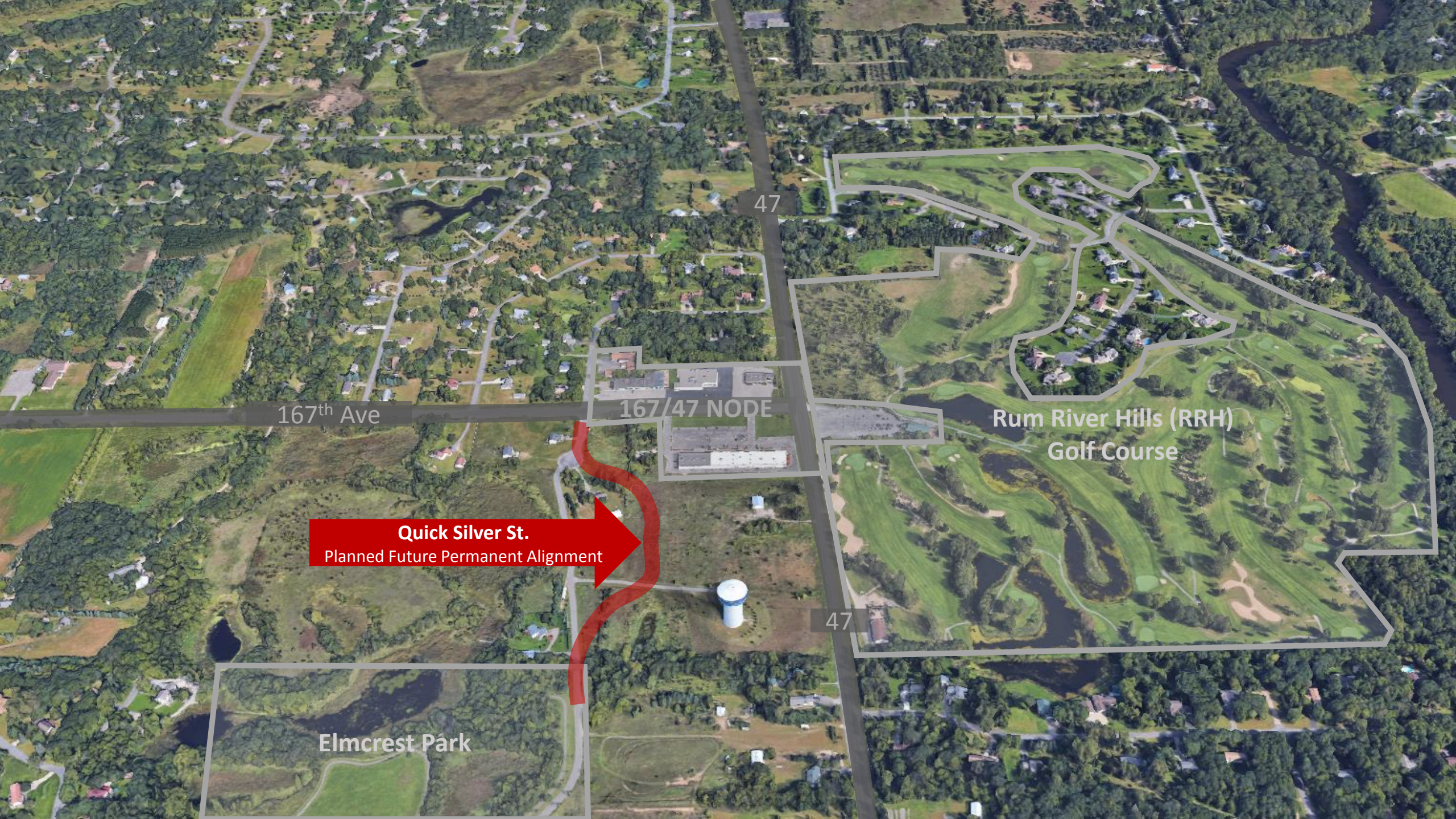
Rum River Hills (RRH)
Golf Course

Quick Silver St.
Temporary/Existing Alignment

Elmcrest Park

47

47



167th Ave

167/47 NODE

Rum River Hills (RRH)
Golf Course

Quick Silver St.
Planned Future Permanent Alignment

Elmcrest Park

47

47



167th Ave

47

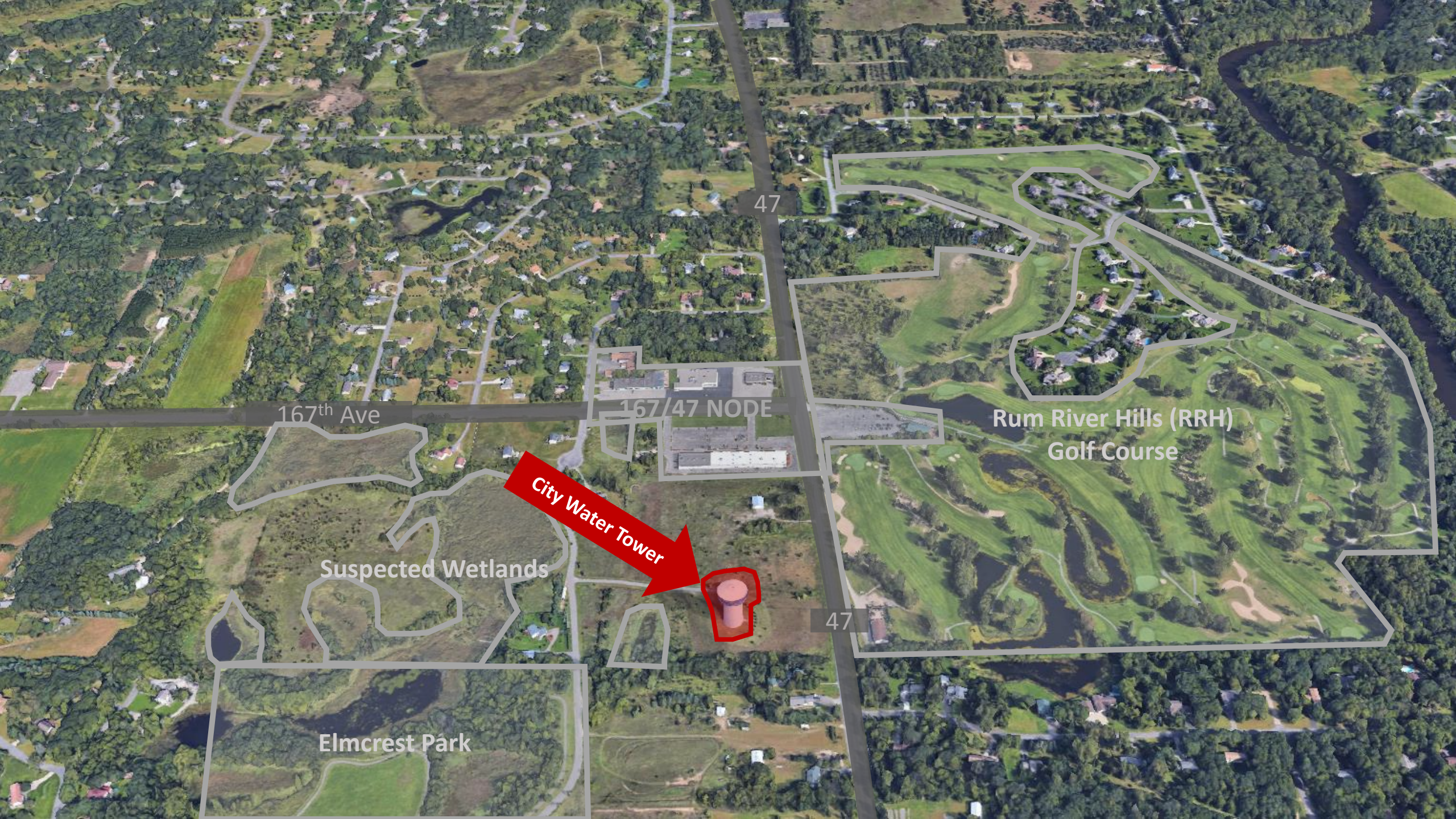
167/47 NODE

Rum River Hills (RRH)
Golf Course

Suspected
Wetlands

47

Elmcrest Park



167th Ave

167/47 NODE

47

Rum River Hills (RRH)
Golf Course

Suspected Wetlands



City Water Tower

47

Elmcrest Park



167th Ave

167/47

Major Gas Line

Rum River Hills (RRH)
Golf Course

Suspected Wetlands

Elmcrest Park

47

47



47

167th Ave

167/47 NODE

Rum River Hills (RRH)
Golf Course

Suspected Wetlands

47

Elmcrest Park

An aerial photograph of a golf course and surrounding residential area. The image shows green fairways, sand traps, and several buildings, including a prominent white water tower. A semi-transparent rectangular box is overlaid in the center, containing the text "Property Ownership".

Property Ownership

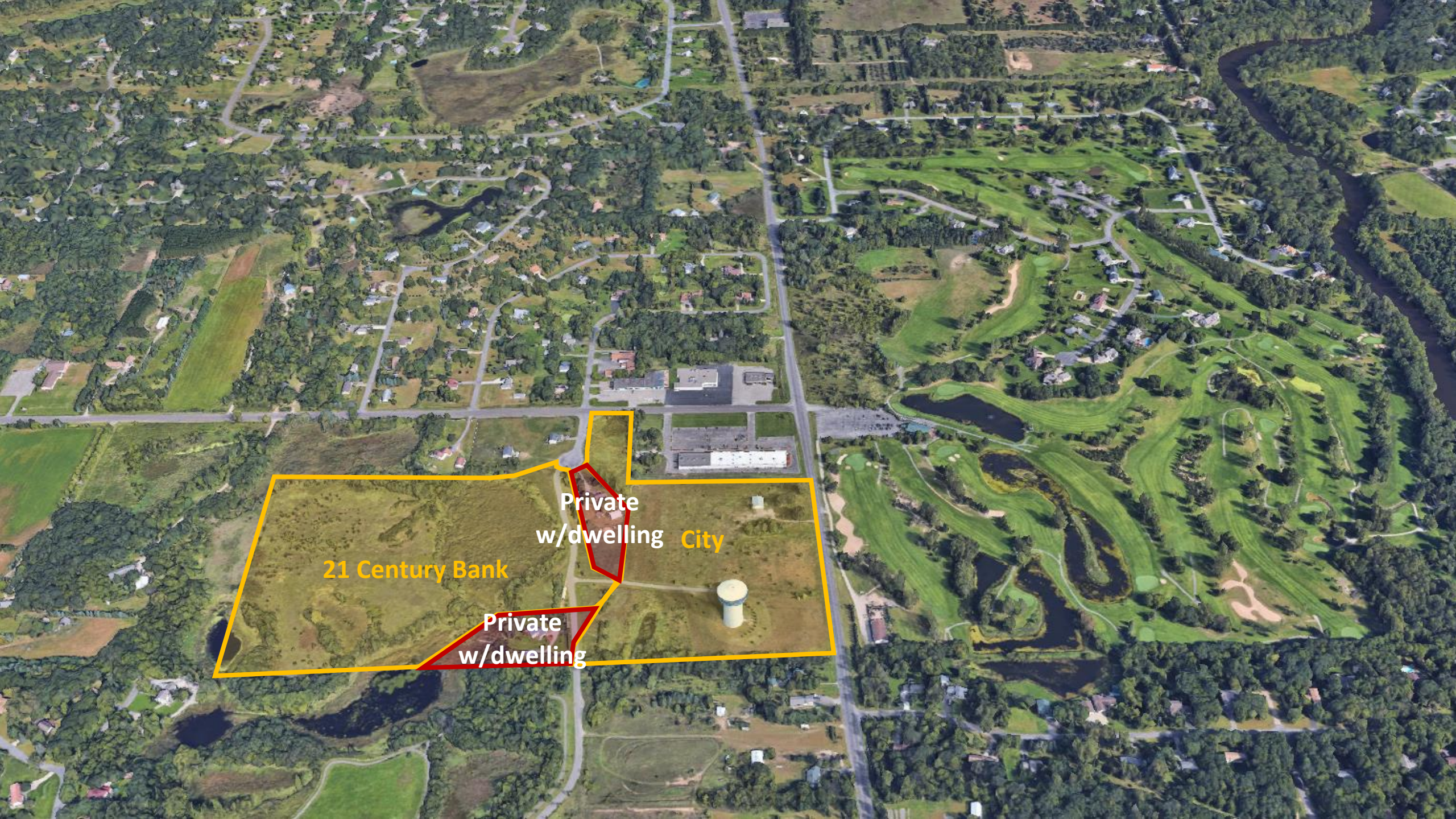


21 Century Bank



21 Century Bank

City



Private
w/dwelling City

21 Century Bank

Private
w/dwelling



Anderson

21 Century Bank
Private
City



Anderson

Rum River Hills (RRH)
Golf Course

21 Century Bank

Private

City

Private



Anderson

Rum River Hills (RRH)
Golf Course

Private

City

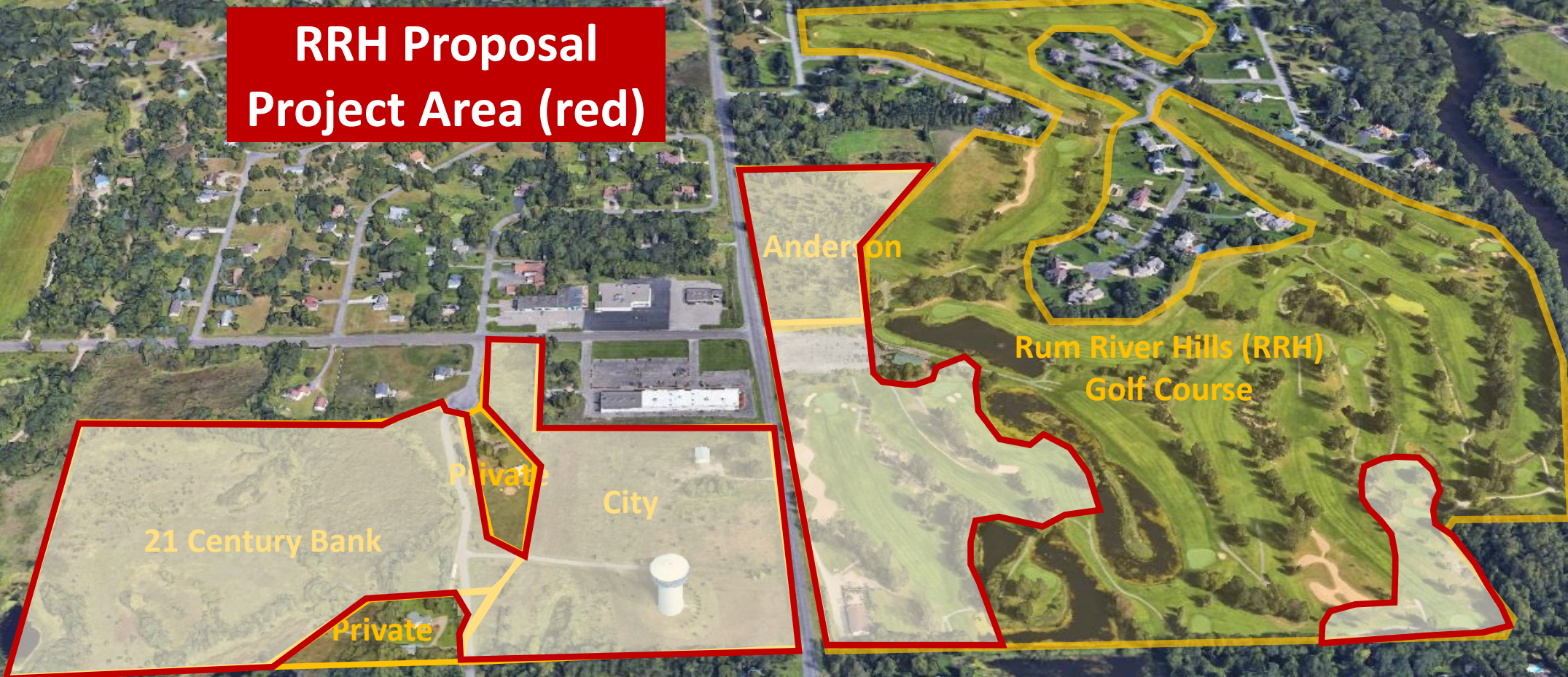
21 Century Bank

Private

An aerial photograph showing a mix of residential housing, green spaces, and a golf course. A semi-transparent rectangular box is overlaid in the center, containing the text 'Proposed Project'. The background features a winding road, several ponds, and a prominent blue and white water tower in the lower-middle section.

Proposed Project

**RRH Proposal
Project Area (red)**



Anderson

Rum River Hills (RRH)
Golf Course

21 Century Bank

Private

City

Private

Screen Shot of Proposal

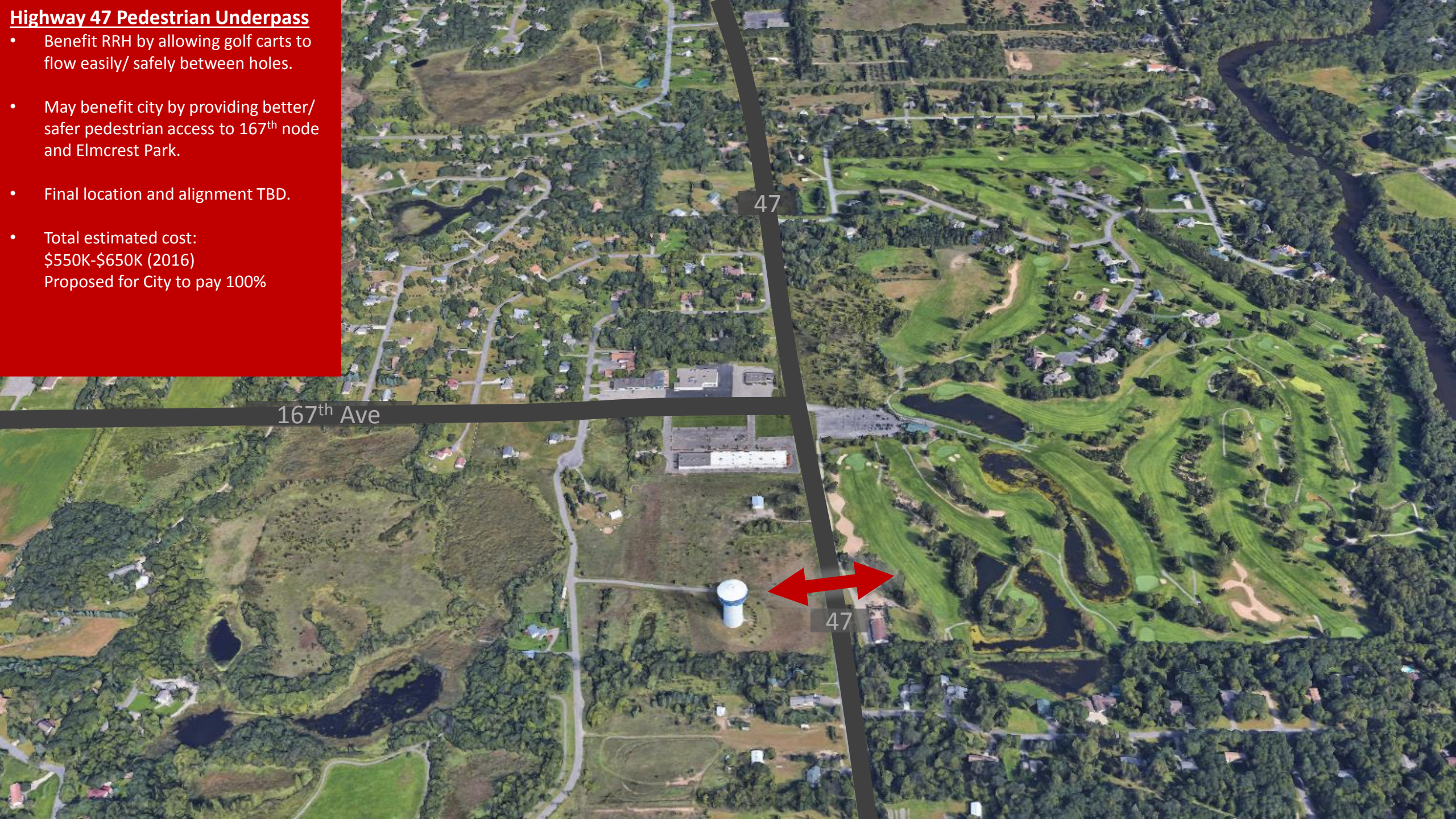


An aerial photograph of a suburban area featuring a golf course, a water tower, and residential neighborhoods. A semi-transparent rectangular box is overlaid in the center, containing the text 'City Assistance Requests'.

City Assistance Requests

Highway 47 Pedestrian Underpass

- Benefit RRH by allowing golf carts to flow easily/ safely between holes.
- May benefit city by providing better/ safer pedestrian access to 167th node and Elmcrest Park.
- Final location and alignment TBD.
- Total estimated cost: \$550K-\$650K (2016)
Proposed for City to pay 100%

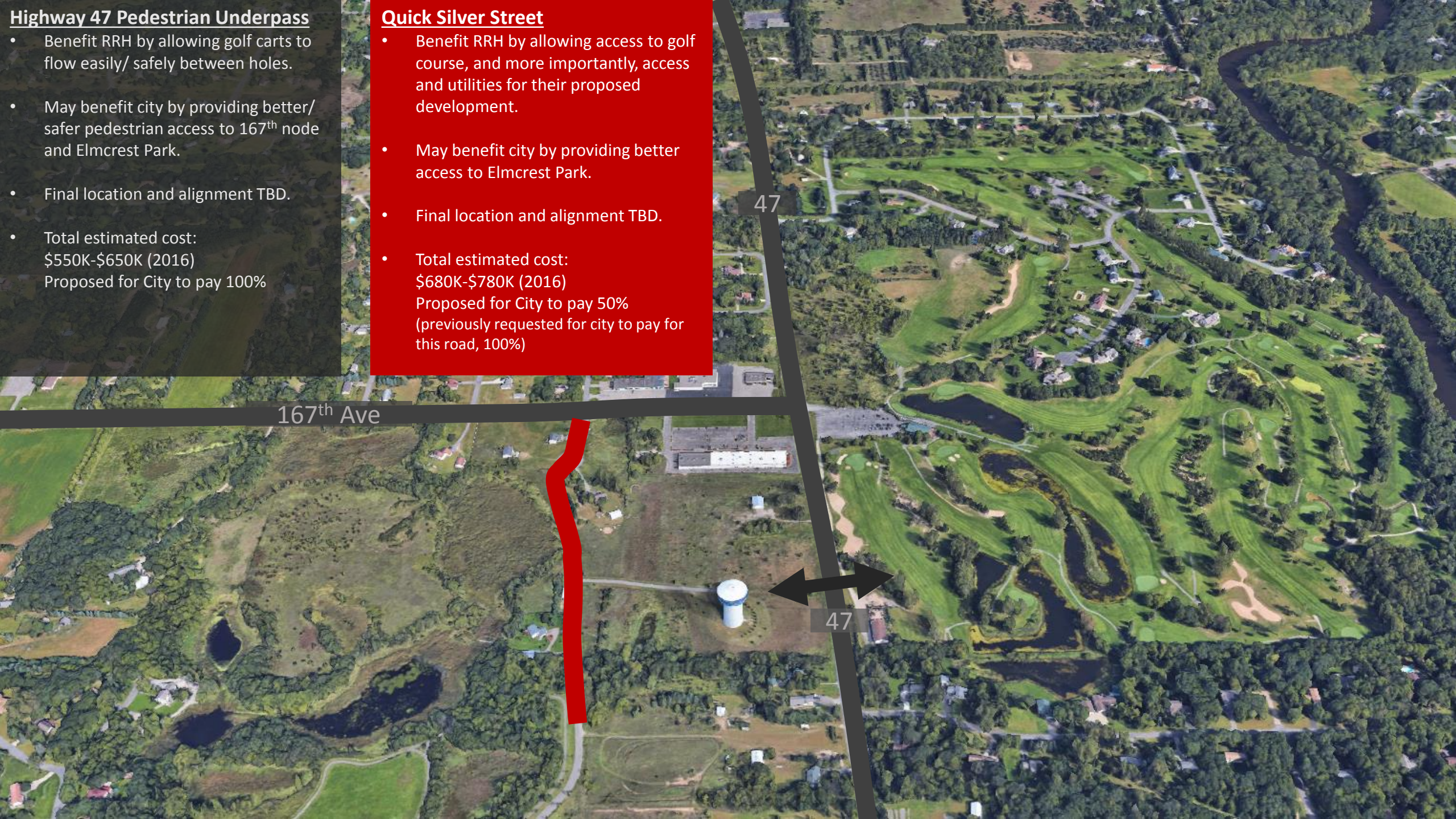


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Quick Silver Street

- Benefit RRH by allowing access to golf course, and more importantly, access and utilities for their proposed development.
- May benefit city by providing better access to Elmcrest Park.
- Final location and alignment TBD.
- Total estimated cost: \$680K-\$780K (2016)
Proposed for City to pay 50%
(previously requested for city to pay for this road, 100%)



167th Ave

47

47

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Purchase of City Owned Land

- RRH to offer about \$30,000 per usable acre. \$7,500 for unbuildable property. Unbuildable property would be used for golf holes.
- This arrangement allows the city to use/ sell land that may otherwise not be usable. Example issues are major gas line that bisects property, and water tower fall area.
- Total estimated sale price: \$200K-350K (previously requested for city to provide land for free, 100%)



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Extension of Trunk Sewer Line

- Benefit RRH by allowing connection to sewer utilities services for their proposed development (increased density).
- This sewer line is included in city's trunk sewer plan, which has been adopted by Council. This is not considered a subsidy. But, it is a large investment for the City. City would use existing, and sufficient, trunk sewer fund to pay.
- Total estimated cost: \$1.5-1.7M (2017)



47

	Original Request	New Request
Quick Silver St (\$680K, 2016)	City pay 100%	City pay 50%
Hwy 47 Ped Underpass (\$550K, 2016)	City pay 100%	City pay 100%
City Owned Land	City provide free, 100%	Negotiate fair market value purchase agreement (no subsidy request)
Extension of Sewer (\$1.5M. 2017)	Line not shown in Ramsey's Trunk Sewer Plan (not trunk fund eligible)	Line is shown in Ramsey's Trunk Sewer Plan (is trunk fund eligible)