

**City of Ramsey**  
**Agenda**  
**Economic Development Authority (EDA)**  
**Thursday, June 14, 2018**  
**7:30 am**  
**Council Chambers, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
  1. Approve the Following Meeting Minutes:
    - 1) EDA Regular Meeting - May 10, 2018
- 4. EDA Business**
  1. Review Letter of Intent for Purchase of Property (PID# 34-32-25-13-0005) 6710 Highway 10 NW Ramsey, MN. Portions may be closed to the public)
  2. Consider Extension to Purchase Agreement with Capstone Homes for Outlot C, Alpha Development
  3. RCP Presentation: Restaurant Incubator Feasibility Study
  4. Restaurant Subsidy Program
  5. Restaurant Subsidy Application: Kitchen Table
  6. Review Options for Expiring Contract with CBRE
  7. Update and Discussion regarding NW COR Development Concepts
- 5. Member/Staff Input**
  1. Business Retention and Expansion Update
  2. Receive Update on Ramsey Brewery; Case of Tim and Corrin O'Shaughnessy
- 6. Adjournment**

**Economic Development Authority (EDA)**

**3. 1.**

**Meeting Date:** 06/14/2018

**By:** Katie Schmidt, Administrative Services

---

**Title:**

Approve the Following Meeting Minutes:

1) EDA Regular Meeting - May 10, 2018

**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 - May 10, 2018

---

**Attachments**

[5/10/2018 Minutes](#)

---

**Form Review**

**Inbox**

Kurt Ulrich

Form Started By: Katie Schmidt

Final Approval Date: 05/17/2018

**Reviewed By**

Kurt Ulrich

**Date**

05/17/2018 08:49 AM

Started On: 05/16/2018 08:11 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, May 10, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Jim Steffen  
                          Member Brian Burandt  
                          Member Glen Hardin  
                          Member Dominic Kanaventi  
                          Member Chris Riley

Members Absent:     Member John LeTourneau

Also Present:         Patrick Brama, Econ. Development Mgr./Assistant City Administrator  
                          Tim Gladhill, Community Development Director  
                          Kurt Ulrich, City Administrator

**1.     CALL TO ORDER**

Chairperson Steffen called the Economic Development Authority meeting to order at 7:32 a.m.

**2.     APPROVE AGENDA**

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

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Kanaventi, Burandt, and Riley. Voting No: None. Absent: Member LeTourneau.

**3.     APPROVE MINUTES**

**3.01:   Approve Meeting Minutes Dated April 12, 2018**

Motion by Member Hardin, seconded by Member Riley, to approve the April 12, 2018, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Riley, Burandt, and Kanaventi. Voting No: None. Absent: Member LeTourneau.

**4.     EDA BUSINESS**

**4.01:   Recruiting Restaurants to Ramsey**

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

Chairperson Steffen referenced option three and received confirmation that program does not currently exist in Ramsey at this time.

Member Riley stated that it seems that there are two different categories of incentives, one which would apply to a small local restaurant and one which would apply to a national chain type restaurant. He stated that perhaps there would be two different programs for two different targets. He noted that while one category would not assist in bringing in a national chain restaurant, it could help a smaller local user to open a restaurant in Ramsey.

Chairperson Steffen asked if the first option would only apply to new construction and not an existing location.

Economic Development Mgr./Assistant City Administrator Brama confirmed that in most cases, that first tool would only apply to new construction. He stated that if the EDA is interested in multiple options, staff could tie those together into a restaurant incentive policy.

Chairperson Steffen noted that the first tool worked well in the past, although it has sunset, and agreed that would be a helpful tool to bring back. He asked if Member Riley felt that these tools would not be helpful for a national user.

Member Riley stated that he believes that a national user would take advantage of some of these tools but did not believe that the tools would be enough to bring those national users to Ramsey.

Economic Development Mgr./Assistant City Administrator Brama agreed that national users rely heavily on demographics. He explained that national users will make their decision based on demographics and then dig deeper to take advantage of tools available and agreed that the tools will not sway the decision of a national user. He agreed that the tools could however sway a local or regional user.

Chairperson Steffen stated that the revolving loan fund should include restaurant users. He stated that the revolving loan fund does not get the use that it could.

Economic Development Mgr./Assistant City Administrator Brama confirmed that one local business recently paid off their loan. He stated that there is an outstanding obligation to Stone Brook Academy for \$100,000 but noted that there still is an available balance of about \$200,000. He stated that it is difficult for a restaurant user to qualify for financing for a start-up.

Member Burandt suggested adding options one, two and three as tools. He stated that he would be in favor of adding those options, with the clause that the request still comes back to the EDA for review.

Chairperson Steffen asked if anyone would be opposed to using the revolving loan fund for restaurant users.

Member Riley stated that he would be in favor of that use because of the City's desire to have that use.

Chairperson Steffen asked if staff is suggesting making a change to the underwriting for that process for start-up restaurants.

Economic Development Mgr./Assistant City Administrator Brama explained that start-up restaurants often have trouble qualifying for financing because it is a high-risk business. He stated that in order to be available and aggressive, the City would most likely need to open its standards a bit.

Member Hardin agreed that restaurants are tough for financing because there is little collateral and credit can be an issue for a high-risk business. He stated that he would be leery of offering a discount on sewer and water connection fees for one type of business and not others.

Chairperson Steffen stated that there was an issue with the Lunchbox in the past, as to whether the developer or user would receive credit for that.

Economic Development Mgr./Assistant City Administrator Brama stated that staff was able to work out the details with the Lunchbox and Acapulco.

Member Burandt stated that he understands the viewpoint of Member Hardin with "winners and losers" and the tool not applying equally. He stated that it is a goal of the City to have restaurants and therefore the City should have strategies to attract that type of business.

Economic Development Mgr./Assistant City Administrator Brama explained that retail and restaurants do not qualify for TIF use, while industrial uses do qualify for TIF use.

Member Hardin noted that TIF funds are recouped while water fees would not be recouped.

Chairperson Steffen noted that tool five would most likely be a discussion for another day. He stated that in summary the EDA likes most of the tools and would recommend bringing back the tools as one policy, or multiple policies for review.

Member Riley stated that the City continues to hear that there are no restaurants and no places to shop, so therefore this needs to remain a priority and the EDA has a role in this. He believed that any of these tools would be helpful in attracting restaurants.

Member Kanaventi asked whether the EDA has found why the Lunchbox failed or closed.

Economic Development Mgr./Assistant City Administrator Brama stated that staff received feedback from the user that it comes down to demographics and the traffic coming into their business was not sustainable. He stated that towards the end the customer base was getting stronger, but the business was not willing to continue down the path. He stated that the business did say the traffic is growing and the new apartment buildings and other new development is creating more traffic.

Member Kanaventi asked if the EDA could have assisted the business for the first five years, to perhaps monitor progress. He stated that it could have been an inefficiency in the business.

#### **4.02: Receive Update on New Ramsey Elementary School**

Community Development Director Gladhill reviewed the staff report, providing an update on the new Ramsey Elementary School.

Chairperson Steffen asked if every Ramsey student would then attend one of the Ramsey elementary schools and not leave the City.

Community Development Director Gladhill stated that the process is ongoing, but he cannot confirm whether each Ramsey student would be able to attend one of these schools.

Member Riley stated that there is a portion of Ramsey that goes to Elk River, which is a separate district.

Chairperson Steffen stated that the entire new school site is surrounded by residential and therefore to add retail would require a substantial zoning change.

Community Development Director Gladhill confirmed that there would need to be a change in not only zoning but also the Comprehensive Plan. He stated that the land use plan for the surrounding area can continue to be reviewed after construction.

### **5. MEMBER / STAFF UPDATE**

The EDA reviewed the Staff Update.

#### **5.01: Business Retention and Expansion Update**

Economic Development Mgr./Assistant City Administrator Brama indicated that this case will continue to remain on the monthly agenda for the EDA. He noted that there are two visits scheduled for the next month and welcomed EDA Members to attend. He stated that they are on track to meet the goal of 24 visits per year.

Chairperson Steffen noted that he attended a meeting with staff yesterday and encouraged other members to attend if possible.

#### **5.02: Update on Refilling Position: Assistant City Administrator/Economic Development Manager**

City Administrator Ulrich stated that Economic Development Mgr./Assistant City Administrator Brama has big shoes to fill. He stated that the Council made the decision to make the position more focused and some of the duties that Economic Development Mgr./Assistant City Administrator Brama currently handles will be redistributed. He stated that the new Economic

Development Manager will now report to Community Development Director Gladhill. He stated that the intent is to begin the hiring process in attempt to fill that position. He believed that whomever is hired for the position will be in a great position to build on the legacy that Economic Development Mgr./Assistant City Administrator Brama is leaving.

Chairperson Steffen asked if Assistant City Administrator title would be removed from the position.

City Administrator Ulrich confirmed that part of the title and duties would be removed from the position.

Chairperson Steffen recognized Economic Development Mgr./Assistant City Administrator Brama's service to the City and specifically to the EDA. He presented Economic Development Mgr./Assistant City Administrator Brama with a plaque recognizing his service and wished him well in his future.

City Administrator Ulrich noted that the City Council did interview two candidates for the vacant EDA position and advised that the new Member should join the EDA at the June meeting.

Economic Development Mgr./Assistant City Administrator Brama stated that it has been an honor to work with the EDA for the past several years to accomplish many goals together. He stated that the City is heading in a great direction and expressed gratitude and appreciation for his time with the City.

## **6. ADJOURNMENT**

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

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Hardin, Kanaventi, and Riley. Voting No: None. Absent: Member LeTourneau.

The regular meeting of the Economic Development Authority adjourned at 8:19 a.m.

Respectfully submitted,

---

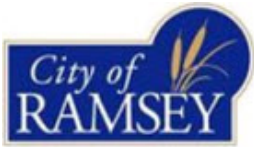
Kurtis G. Ulrich  
City Administrator

ATTEST:

---

Patrick Brama  
Econ. Development Mgr./Assistant City Administrator

Draft by Amanda Staple, *TimeSaver Off Site Secretarial, Inc.*



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

**Economic Development Authority (EDA)**

**4. 1.**

**Meeting Date:** 06/14/2018

**Submitted For:** Kurt Ulrich, Administrative Services

**By:** Katie Schmidt, Administrative Services

---

**Title:**

Review Letter of Intent for Purchase of Property (PID# 34-32-25-13-0005) 6710 Highway 10 NW Ramsey, MN. Portions may be closed to the public)

**Purpose/Background:**

Review Letter of Intent for Purchase of Property (PID# 34-32-25-13-0005) 6710 Highway 10 NW Ramsey, MN.

Sterling Trophy is a trophy business currently operating in Anoka. They have submitted the attached Letter of Intent to purchase the property for \$125,000 (which is \$2.30 per square foot). The property is currently listed by the County as having an estimated market value (EMV) (not an appraisal) of \$240,300 (\$4.48 per s.f.).

The City purchased the property, with a business and building, in 2013, and razed the building after purchase. A previous purchase agreement (for \$170,000) for a garage door company fell-through in 2014, when the garage door company purchased an existing building in Ramsey.

**Notification:**

Notification is not required.

**Observations/Alternatives:**

The property is located midway between the proposed Ramsey interchange and the proposed Sunfish Lake Boulevard interchange. Access to the site will be impacted when Highway 10 is constructed to freeway standards, but the timeframe for that work is not known. The site has city sewer and water available and a storm pond will need to be installed as part of the development.

The applicant wishes to purchase the entire 1.23 acre (53,579 square foot) site for possible future expansion or subdivision.

The trophy company proposes to construct a 4,000 square foot building that would have a small office and showroom area (1,200 s.f.) with the balance of the building being used for assembly and storage. The property was purchased by the City in 2013 using Anoka County HRA funds. Land proceeds from the sale can remain with the city and it is proposed that they be deposited in the City's Economic Development Fund for future projects.

The applicant also has an interest in applying for a loan from the EDA revolving loan fund to fill any financing gaps not covered by the SBA loan and buyer's equity.

**Funding Source:**

No funding is required.

**Recommendation:**

Staff is looking for preliminary direction on the sale of the property and the proposed use. No formal direction requested. It is recommended that the EDA go into a closed session to discuss the purchase offer and possible counter offers.

**Action:**

Staff is looking for preliminary direction regarding the sale of the property, and feedback regarding the purchase offer and response based upon discussion at a closed session. No formal direction requested. If property negotiations are successful, this case will come back in the future as a formal purchase agreement.

---

---

**Attachments**

Letter of Intent

CBRE Listing

Proposed Site Plan

---

---

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Tim Gladhill	Tim Gladhill	06/08/2018 10:20 AM
Kurt Ulrich	Kurt Ulrich	06/08/2018 03:27 PM
Form Started By: Katie Schmidt		Started On: 06/06/2018 08:36 AM
Final Approval Date: 06/08/2018		

Sterling Trophy, Inc.

3824 7<sup>th</sup> Ave

Anoka, MN 55303

June 5<sup>th</sup>, 2018

Kurt Ulrich

City Administrator

The Housing and Redevelopment Authority

7550 Sunwood Dr. N. W.

Ramsey, MN 55303

To City of Ramsey and the Housing and Redevelopment Authority

This letter of intent is to acknowledge that Sterling Trophy, LLC. would like to purchase the property (PID# 34-32-25-13-0005) 6710 Highway 10 N.W. Ramsey, MN.

We would like to offer the purchase price of \$125,000. We would like to start building on the property as soon as possible and would like to be operating there prior to the end of the year.

We are very excited to make the City of Ramsey our new home for Sterling Trophy. Currently we are a business in Anoka and our growth has encouraged us to look for space and a much larger building to expand. The opportunity to expand will bring more productivity and employees to help us achieve our goals.

Thank you for your Time and Consideration

David and Patty Steinbring



FOR SALE - \$215,000

# CITY-OWNED LAND NEAR HWY 10

1.23 ACRES OF COMMERCIAL LAND - RAMSEY, MN 55303



## CITY PARCEL #40

- + Located at Riverdale Dr & Dolomite St
- + Immediate access to Ramsey Blvd NW
- + Easy access to Hwy 10
- + Near COR retail site
- + Less than 3,000' from Anoka Cty Regional Park, which includes a new public boat landing
- + 500' from Super Bowl (bowling lanes)
- + Close proximity to Northstar Commuter Rail Station
- + Only 30 minutes to downtown Minneapolis
- + Zoned B-2 (Business District)
- + PID #343225130005
- + Anoka-Hennepin ISD #11



## CONTACT US

### RICHARD PALMITER

Vice President  
+1 952 924 4603  
richard.palmiter@cbre.com

### BRIAN PANKRATZ

Vice President  
+1 952 924 4665  
brian.pankratz@cbre.com

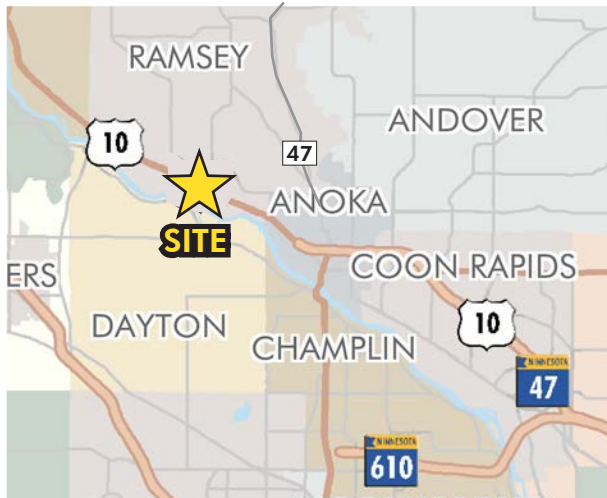


Future highway improvements will warrant a permanent closure of right in-right out access to Hwy 10. Access will be from Ramsey Blvd or Sunfish Lake Blvd

**CBRE**

# CITY-OWNED LAND NEAR HWY 10

4.14 ACRES OF OFFICE/INDUSTRIAL LAND - RAMSEY, MN 55303



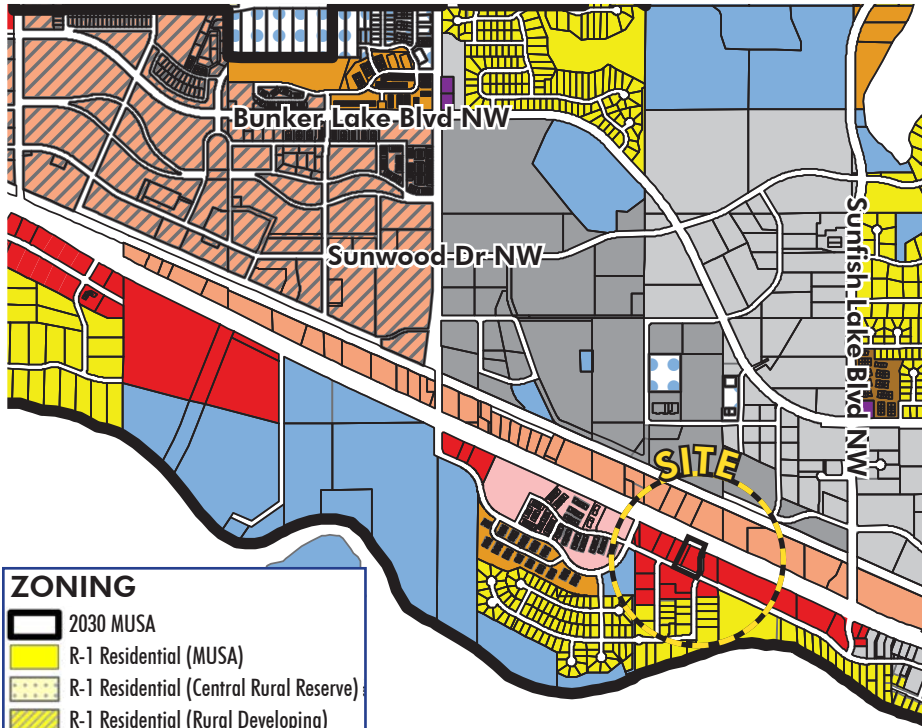
Full access interchange construction completed



- Coborn's
- Caribou
- Anytime Fitness
- Subway
- Acapulco
- Fantastic Sam's
- US Bank
- Casey's
- Pleasureland RV
- Northgate Church
- Burger King
- Holiday Station
- Slumberland
- Comfort Inn
- Pro Power

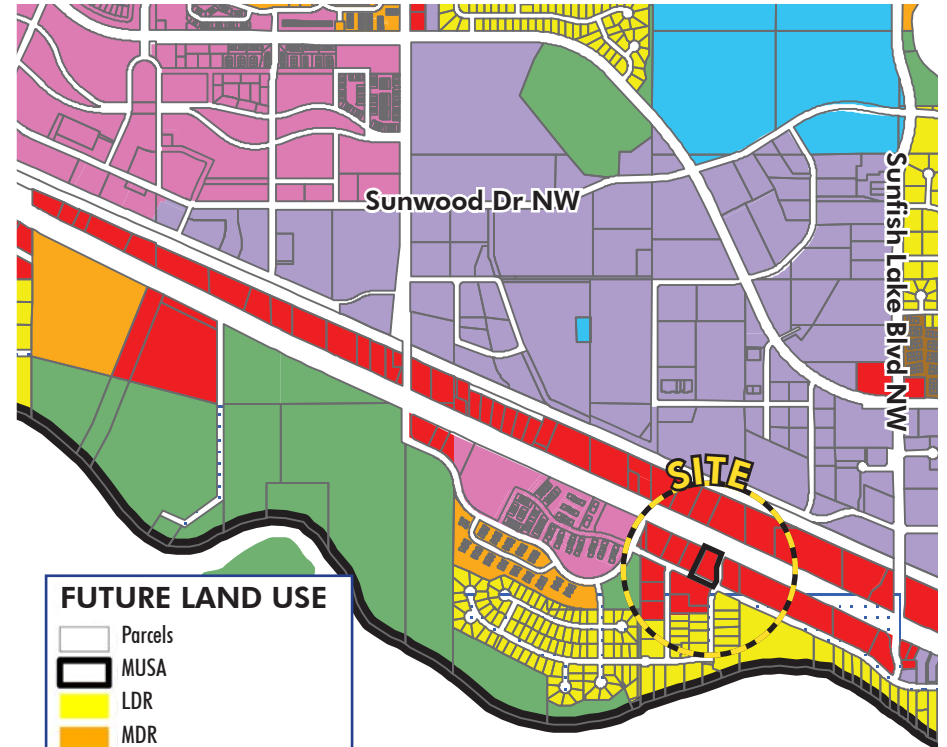
# CITY-OWNED LAND NEAR HWY 10

4.14 ACRES OF OFFICE/INDUSTRIAL LAND - RAMSEY, MN 55303



**ZONING**

	2030 MUSA
	R-1 Residential (MUSA)
	R-1 Residential (Central Rural Reserve)
	R-1 Residential (Rural Developing)
	R-2
	R-3
	B-1
	B-2
	H-1
	E-1
	E-2
	MU-PUD
	Public/Quasi-Public
	PUD
	Town Center



**FUTURE LAND USE**

	Parcels
	MUSA
	LDR
	MDR
	HDR
	Office Park
	Commercial
	MU
	Business Park
	Public
	Rural Developing
	Rural Preserve
	Park
	MRCCA Boundary

# CITY-OWNED LAND NEAR HWY 10

## 4.14 ACRES OF OFFICE/INDUSTRIAL LAND - RAMSEY, MN 55303

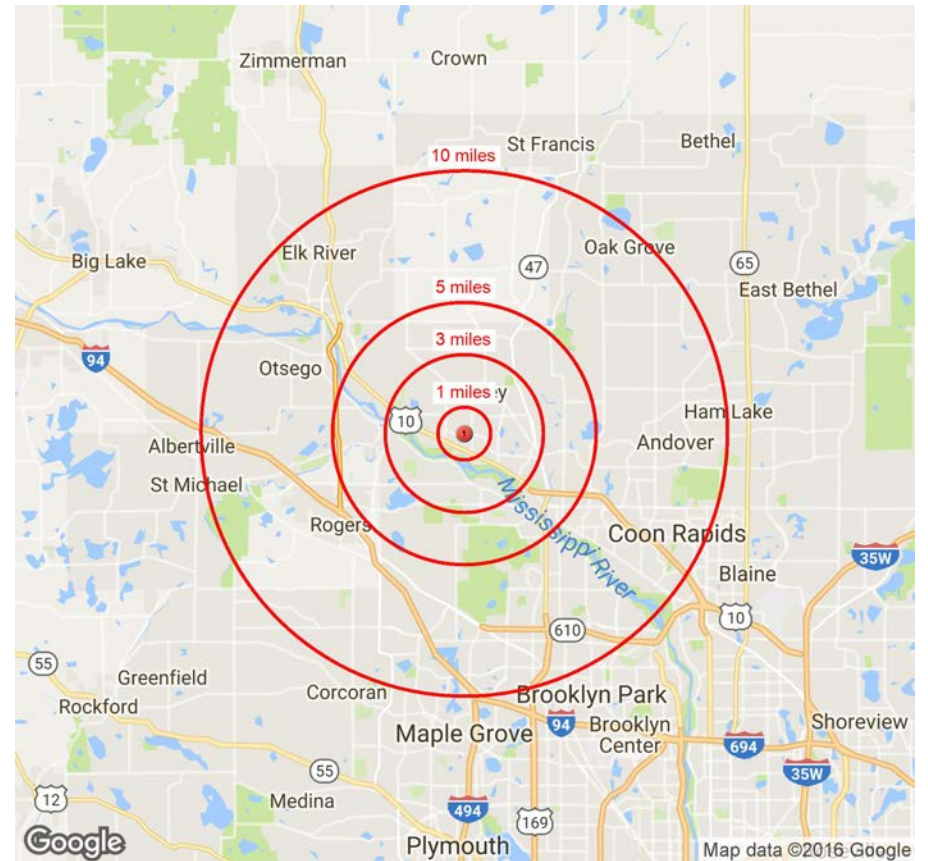
### CBRE DEMOGRAPHIC BRIEF

#### RAMSEY CITY CENTER

	1 Mile	3 Miles	5 Miles	10 Miles
<b>POPULATION</b>				
2016 Population	2,985	24,188	60,610	296,300
2021 Population	3,350	25,745	63,525	312,599
2010 Population	2,434	22,239	57,121	275,567
2000 Population	1,626	18,076	50,063	231,077
Percent Pop Change: 2010 to 2016	22.6%	8.8%	6.1%	7.5%
Percent Pop Change: 2016 to 2021	12.2%	6.4%	4.8%	5.5%
<b>AGE</b>				
2016 Median Age	34.1	37.0	37.9	37.8
2016 Average Age	35.0	36.7	37.9	37.4
<b>HOUSEHOLDS</b>				
2016 Households	1,115	8,489	22,353	106,035
2021 Households	1,273	9,075	23,505	111,990
2010 Households	874	7,768	20,958	98,567
2000 Households	523	5,987	17,514	79,402
Percent HH Change: 2010 to 2016	27.6%	9.3%	6.7%	7.6%
Percent HH Change: 2016 to 2021	14.2%	6.9%	5.2%	5.6%
Average Household Size	2.6	2.9	2.7	2.8
<b>INCOME</b>				
2016 Median Household Income	\$75,230	\$82,664	\$73,619	\$79,055
2016 Average Household Income	\$88,308	\$95,095	\$86,942	\$94,053
2016 Per Capita Income	\$32,999	\$33,374	\$32,064	\$33,658
<b>HOUSING UNITS</b>				
2016 Housing Units	1,163	8,784	23,301	110,242
2016 Occupied Housing Units	1,115	8,489	22,353	106,035
2016 Vacant Housing Units	48	295	949	4,207
2016 Owner-Occupied Housing Units	999	7,555	17,558	88,720
2016 Renter-Occupied Housing Units	116	934	4,795	17,314
<b>EDUCATION</b>				
2016 Population Age 25 and Over	1,962	15,794	40,468	195,456
High School thru Associates	1,314 67.0%	10,453 66.2%	27,161 67.1%	121,895 62.4%
Bachelor's Degree	360 18.3%	3,306 20.9%	7,851 19.4%	45,285 23.2%
Graduate Degree	116 5.9%	1,159 7.3%	2,898 7.2%	17,952 9.2%
<b>PLACE OF WORK</b>				
Total Businesses	153	810	2,340	10,691
Daytime Employment (Total Employees)	2,157	9,136	28,617	126,545

### CBRE DEMOGRAPHIC BRIEF

#### RAMSEY CITY CENTER



# CITY-OWNED LAND NEAR HWY 10

4.14 ACRES OF OFFICE/INDUSTRIAL LAND - RAMSEY, MN 55303

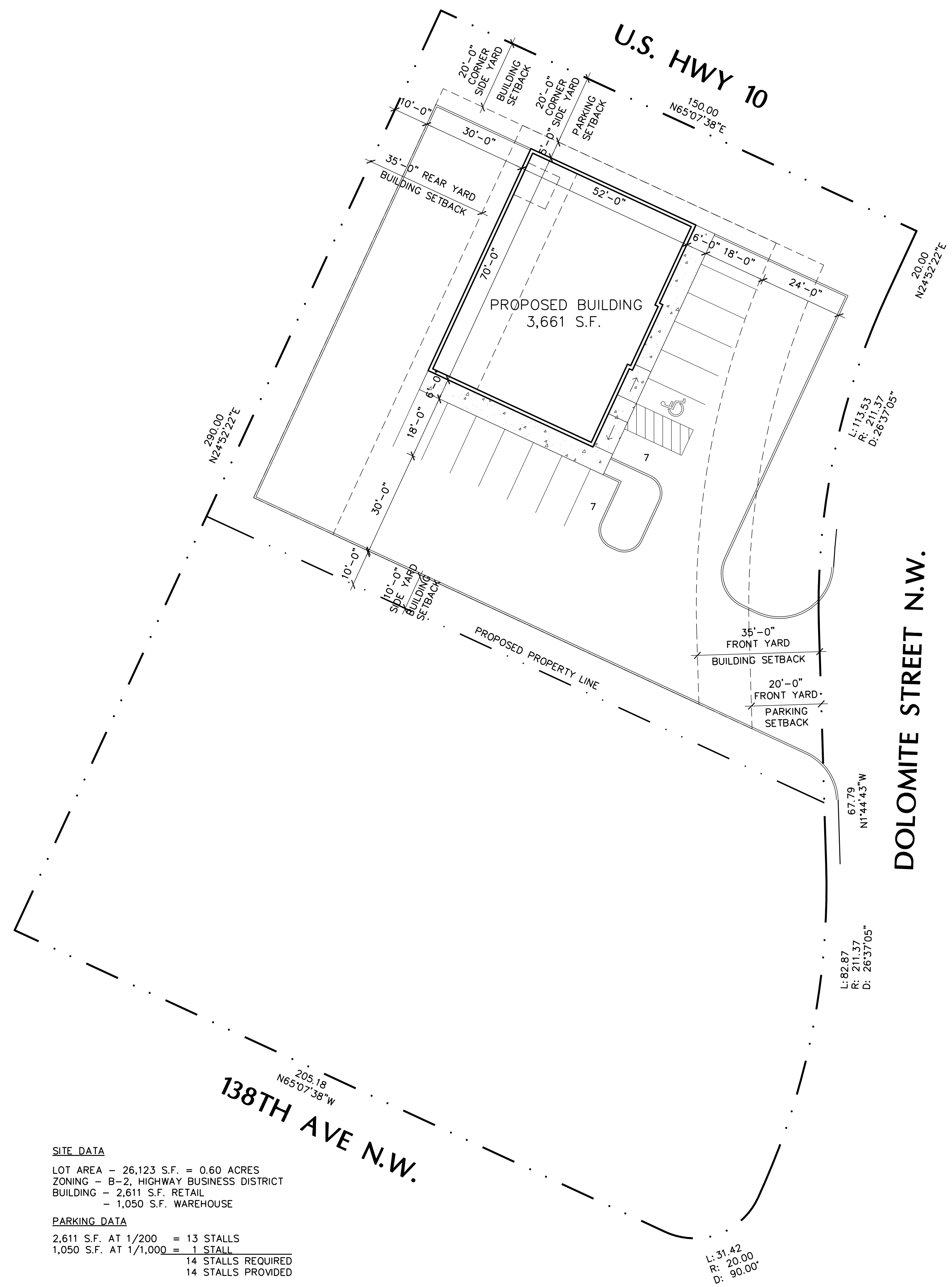
## B-2 Highway Business District.

- (a) Intent. The purpose of the B-2 Highway Business District is to provide for and limit the establishment of motor vehicle oriented or dependent and convenience type, high intensity commercial and service activities characteristically located along major traffic carriers.
- (b) Permitted uses.
- (1) Restaurants, cafes, on and off-sale liquor.
  - (2) Private clubs or lodges serving food and beverages.
  - (3) Commercial recreational uses.
  - (4) Governmental and public utility buildings and structures.
  - (5) Motels, motor hotels and hotels provided that the lot area contains not less than 500 square feet of lot area per unit.
  - (6) Animal clinics.
  - (7) Adult uses - principal and adult uses - accessory.
  - (8) Enclosed retail sales and rental activity.
  - (9) Offices, banks, personal and professional services.
  - (10) Drive-in and convenience, fast food establishments.
  - (11) Commercial carwashes (drive through and mechanical).
  - (12) Gas station, truck stop, and motor vehicle repair.
  - (13) Convenience grocery and/or food operations with convenience gas (no vehicle service or repair).
  - (14) Day care services.
- (c) Conditional uses. Requires a conditional use permit based upon procedures set forth in and regulated by section 117-51 (conditional use permits) of this chapter.
- (1) Outdoor commercial recreation.
  - (2) Motor vehicle, implement, and recreation equipment sales and service.
  - (3) Oversizing of signs.
  - (4) Expansion or enlargement of lawful nonconforming uses.
  - (5) Cell towers.
  - (6) Micro-scale WECS.
  - (7) Medium-scale WECS.
- (d) Accessory uses. The following are accessory uses, subject to standards established in subsection (e) of this section and performance standards established in article II, division 6 of this chapter:
- (1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 30 percent of the gross floor space.
  - (2) Open and outdoor areas for display of goods for sale and rental.
  - (3) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.
  - (4) Off-street loading as regulated and required by this chapter.
  - (5) Signing as regulated by this Code.
  - (6) Temporary seasonal sales.
  - (7) Motor vehicle implement and recreational indoor storage when accessory to sales and service.

© 2017 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

**CBRE**



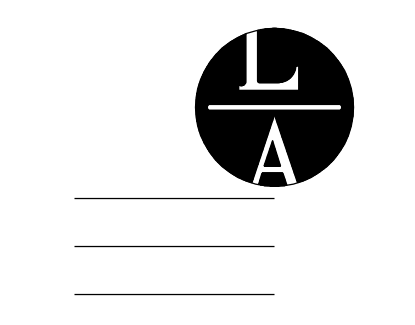
**SITE DATA**

LOT AREA - 26,123 S.F. = 0.60 ACRES  
 ZONING - B-2, HIGHWAY BUSINESS DISTRICT  
 BUILDING - 2,611 S.F. RETAIL  
 - 1,050 S.F. WAREHOUSE

**PARKING DATA**

2,611 S.F. AT 1/200 = 13 STALLS  
 1,050 S.F. AT 1/1,000 = 1 STALL  
 14 STALLS REQUIRED  
 14 STALLS PROVIDED

1 SITE PLAN  
 A1 SCALE: 1" = 20'-0"



**LAMPERT ARCHITECTS**  
 420 Summit Avenue  
 St. Paul, MN 55102  
 Phone: 763.755.1211 Fax: 763.757.2849  
 lampert@lampert-arch.com

ARCHITECT CERTIFICATION:  
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

**PRELIMINARY NOT FOR CONSTRUCTION**  
 SIGNATURE  
 LEONARD LAMPERT  
 PRINT NAME  
 13669  
 LICENSE NO.  
 STATE

(763) 784-1950  
 FAX 784-9707

**STONE CONSTRUCTION, INC.**  
 2181 - 107th LANE N.E.  
 BLAINE, MINNESOTA 55434

**STERLING TROPHY**  
 Ramsey, Minnesota

Copyright 2018  
 Leonard Lampert Architects Inc.  
 Project Designer: JAMES B  
 Drawn By: JRB  
 Checked By: LL  
 Revisions

06/04/18	PRELIMINARY

**SITE PLAN**

Sheet Number

**A1**

Project No. 180228-4

**Meeting Date:** 06/14/2018

**By:** Tim Gladhill, Community Development

**Title:**

Consider Extension to Purchase Agreement with Capstone Homes for Outlot C, Alpha Development

**Purpose/Background:**

The purpose of this case is to consider an extension to the Purchase Agreement for a portion of Outlot C, Alpha Development.

**Notification:**

Notification is not required.

**Observations/Alternatives:**

As part of the Riverstone development, the City entered into a Purchase Agreement with Capstone Homes for a portion of Outlot C. This would facilitate the eventual realignment of Puma Street consistent with the approved infrastructure plan for the area.

Phasing of the Riverstone development has not reached this area yet. The Purchase Agreement is set to expire in July.

**Options:**

1. Subdivide Outlot C, transfer parcel to Capstone, and vacate right of way for Puma Street. Since Puma Street is not actually being realigned until Riverstone's phasing reaches this area, the City would in turn need to secure a temporary road easement until Puma is realigned. This can create complications with this phase of Riverstone is platted.
2. Extend Purchase Agreement until the above is accomplished via standard approval process.

**Funding Source:**

This case is being handled as part of normal Staff duties. Details of the Purchase Agreement are included in the attached document.

**Recommendation:**

Staff recommends that the Purchase Agreement be extended by two (2) years to coincide with potential phasing of Riverstone. This portion of the parcel does not have value being sold to a third-party as a standalone parcel. The value is in including with the adjacent development.

**Action:**

Motion to recommend that the City Council extend the Purchase Agreement by two (2) years.

**Attachments**

Original PA Case

**Form Review**

**Inbox**

**Reviewed By**

**Date**

Tim Gladhill (Originator)  
Kurt Ulrich  
Form Started By: Tim Gladhill  
Final Approval Date: 06/08/2018

Tim Gladhill  
Kurt Ulrich

06/08/2018 11:13 AM  
06/08/2018 01:58 PM  
Started On: 06/08/2018 10:37 AM

Meeting Date: 07/25/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

---

**Information**

**Title:**

Riverstone Development Purchase Agreement [portions may be closed to the public]

**Purpose/Background:**

**PURPOSE**

The purpose of this case is to consider approving the attached purchase agreement with Capstone Homes (Riverstone Development).

**BACKGROUND**

This purchase agreement comes to the city as a result of the proposed 298-unit Riverstone Development which received preliminary plat approval by the City in June (final plat approval expected on July 25). Please see attached preliminary plat. A portion of this development requires the realignment of Puma street, and subsequently, the purchase of city-owned land by Riverstone.

**Notification:**

**Observations/Alternatives:**

**OBSERVATIONS**

Listed below are terms/ conditions/ observations related to the attached purchase agreement that staff considers important to highlight for potential discussion.

***(1) Policy Compliance***

Staff has no policy compliance concerns.

This project is not requesting a formal business subsidy, the City's Revolving Loan Fund, or State DEED Programs. The attached PA is simply an edited version of the City's adopted "template PA." Therefore, generally appears to be in compliance with City's Land Sale Policies.

***(2) Offer Price***

\$25,000 per acre 47 cents psf (\$47,500 estimated total).

The buyer is making an offer that is at the low end of the City's standard deal range for green field residential land. However, it is within the City's acceptable/ adopted deal range. If desired, this item should be discussed in closed session.

It should be noted, Capstone Homes (Riverstone Development) believes \$25,000 per acre is the market rate for residential land--this is their direct experience in the nearby marketplace (with other recent purchase agreements). Also, this property is not currently served by sewer/ water, and will be responsible for future arterial infrastructure assessments. This is the rationalization for the proposed purchase price.

***(3) Earnest Money***

\$5,000, to become hard after inspection period.

***(4) Inspection Period***

February 08, 2018 (July 15, 2018 closing). This is consistent with the PA in place with Pearson Properties for the north half of this project.

**(5) Extension Option**

If the buyer decides to extend the PA, they will be required to place \$5,000 of additional non-refundable dollars in earnest for each 60 day extension

**Funding Source:**

NA

**Recommendation:**

**STAFF**

Staff is comfortable with this proposed purchase agreement. It fits within City policies/ procedures. Land proceeds are to be dedicated to the City's Park Fund (per previous agreements). CBRE commission will be paid via land proceeds, and per our listing agreement. This transaction is a direct result of the city's desire to realign Puma Street (i.e. Capstone didn't seek the purchase of this property originally, the City made this request/ suggestion). The sale price matches the market rate (i.e. nearby/ recent purchase agreements for similar property).

Staff does not feel there is a need to go into closed session. If the Council does desire to further negotiate price, staff would suggest going into closed session. In closed session, staff would suggest deciding on an agreeable price. Then, in open session, pass a motion to approve the purchase agreement with the updated price.

**EDA**

The EDA discussed this case on 7/13, in open session only. The EDA is generally supportive of this purchase agreement and is excited for the Riverstone project. The EDA recommends the City should sell this land to Riverstone. The EDA did specifically suggest staff counter-offer Riverstone's original offer price. The original Riverstone offer price was \$25,000 per acre. Staff did provide Riverstone with a counter-offer (\$35,000 per acre). Riverstone has indicated they are not willing to accept the EDA's counter offer--as they believe the market price is \$25,000 (based upon recent land transaction in the immediate area)--and they feel \$35,000 is unreasonable. Attached are EDA minutes.

**Action:**

**Motion to:**

Adopt the attached purchase agreement between the City of Ramsey and Riverstone Development for roughly 1.9 acres of city-owned land.

---

**Attachments**

PA

Riverstone Project

EDA Minutes

---

**Form Review**

**Inbox**

Kurt Ulrich  
Patrick Brama (Originator)  
Kurt Ulrich  
Form Started By: Patrick Brama  
Final Approval Date: 07/17/2017

**Reviewed By**

Kathy Schmitz  
Patrick Brama  
Kurt Ulrich

**Date**

07/17/2017 02:48 PM  
07/17/2017 02:56 PM  
07/17/2017 03:45 PM  
Started On: 07/14/2017 06:32 PM

## PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Riverstone Development, LLC.**, a Minnesota 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 July 25, 2017 (the “Effective Date”).
2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, roughly 1.9 acres of the Property, described as follows:

*39,249 sf of existing right-of-way located on Puma Street, just South of Alpine Drive, and 43,592 sf of land located on OUTLOT C, ALPHA DEVELOPMENT PLAT (20-32-25-31-0003). Total estimated site of 1.90 acres or 82,841 square feet.*
3. **PURCHASE PRICE.** The purchase price for the Property is \$25,000 per acre (the “Purchase Price”). Buyer intends to purchase roughly 1.9 acres of land. Buyer is responsible for subdividing property, providing the City of Ramsey with a legal description of the new parcel, and an official parcel size 14 days before Closing. The final purchase price will be prorated based on a \$25,000 per acre index.
4. **EARNEST MONEY.** By August, 11 2017, Buyer must deposit the sum of \$5,000 (the “Earnest Money”) with Title One Inc., 7533 Sunwood Drive NW, Ramsey, MN 55303 (“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 8, \$5,000 of the Earnest Money (the “Initial Disbursement”) becomes non-refundable to Buyer (except in accordance with Section 22 as a result of a default by Seller) on February 1, 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 8(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).
- d. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 8(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer, other than Earnest Money Escrow Agent is obligated to disburse to Seller pursuant to Sections 4(b) and (c).
- 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. 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 ten business 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 13, 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 13, 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 (other than Earnest Money that Escrow Agent has disbursed to

Seller pursuant to Sections 4(b) and (c)) (“**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.

**6. RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the expiration of the Inspection Period (as defined in Section 8), 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. Upon the earlier of the date one week after Buyer’s completion of its activities on the Property or the date 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 9, 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. 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. The cost of any test or additional survey work will be borne solely by Buyer.

**7. PROPERTY SOLD AS IS.** Subject to Buyer’s right to terminate this Agreement pursuant to Section 8, 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.

## 8. 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 February 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 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 8(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, other than Earnest Money Escrow Agent is obligated to disburse to Seller pursuant to Sections 4(b) and (c).

**9. 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.

- 10. 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 unaccomplished, 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.

**11. 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.

**12. 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, fax or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if delivered in any other manner, when the party to whom the notice is directed actually receives the notice. 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

Buyer: Riverstone Development, LLC  
Steve Bona  
14015 Sunfish Lake Blvd, Suite 400  
Ramsey, MN 5530

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.

**13. CLOSING.** This transaction shall close on or before July 15, 2018. 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 quit claim 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 13(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.
- c. **Closing Costs.**
  - i. At Closing Seller must pay the following costs and expenses:
    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 providing Title Commitment as prescribed in Section 6
    5. The cost of real estate broker commission fees as prescribed in Section 14.
  - 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.

- 14. 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. ("Seller's Broker"), which represents Seller. Seller shall pay Seller's Broker as required by their agreement. 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.
- 15. ASSIGNMENT.** This Agreement may not be assigned without the written consent of the non-assigning Party.
- 16. THIRD PARTY BENEFICIARY.** There are no third party beneficiaries of this Agreement, intended or otherwise.
- 17. JOINT VENTURE.** Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.
- 18. 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.
- 19. ENTIRE AGREEMENT / MODIFICATION.** This written Agreement, and the related Development Agreement, if any, 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. In the event the terms of this Agreement conflict with the terms of the Development Agreement, the latter shall control.
- 20. BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.
- 21. CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.
- 22. 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 ~~57~~ or ~~12-10~~ 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. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.
- 23. 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.
- 24. 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.
- 25. 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.
- 26. 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.
- 27. 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.
- 28. OPTION TO EXTEND.** In the event Buyer requests a 60-day extension of the Inspection Period or Closing Date, and the extension is agreed to in writing by Seller, Buyer must deposit an additional \$5,000 Earnest Money with the Escrow Agent. The

additional Earnest Money is nonrefundable immediately, and will comply with terms outlined in Section 4 of this Agreement; specifically including Section 4(e), Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money, including additional Earnest Money. Buyer is granted a maximum two extensions.

Original PA Case

**SELLER: The City of Ramsey, Minnesota**

By: \_\_\_\_\_  
Sarah Strommen, Mayor

Dated: \_\_\_\_\_, 2017

By: \_\_\_\_\_  
Kurt Ulrich, City Administrator

Dated: \_\_\_\_\_, 2017

Original PA Case

**Riverstone Development, LLC.**

By: \_\_\_\_\_  
Stephen A. Bona, Vice President

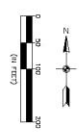
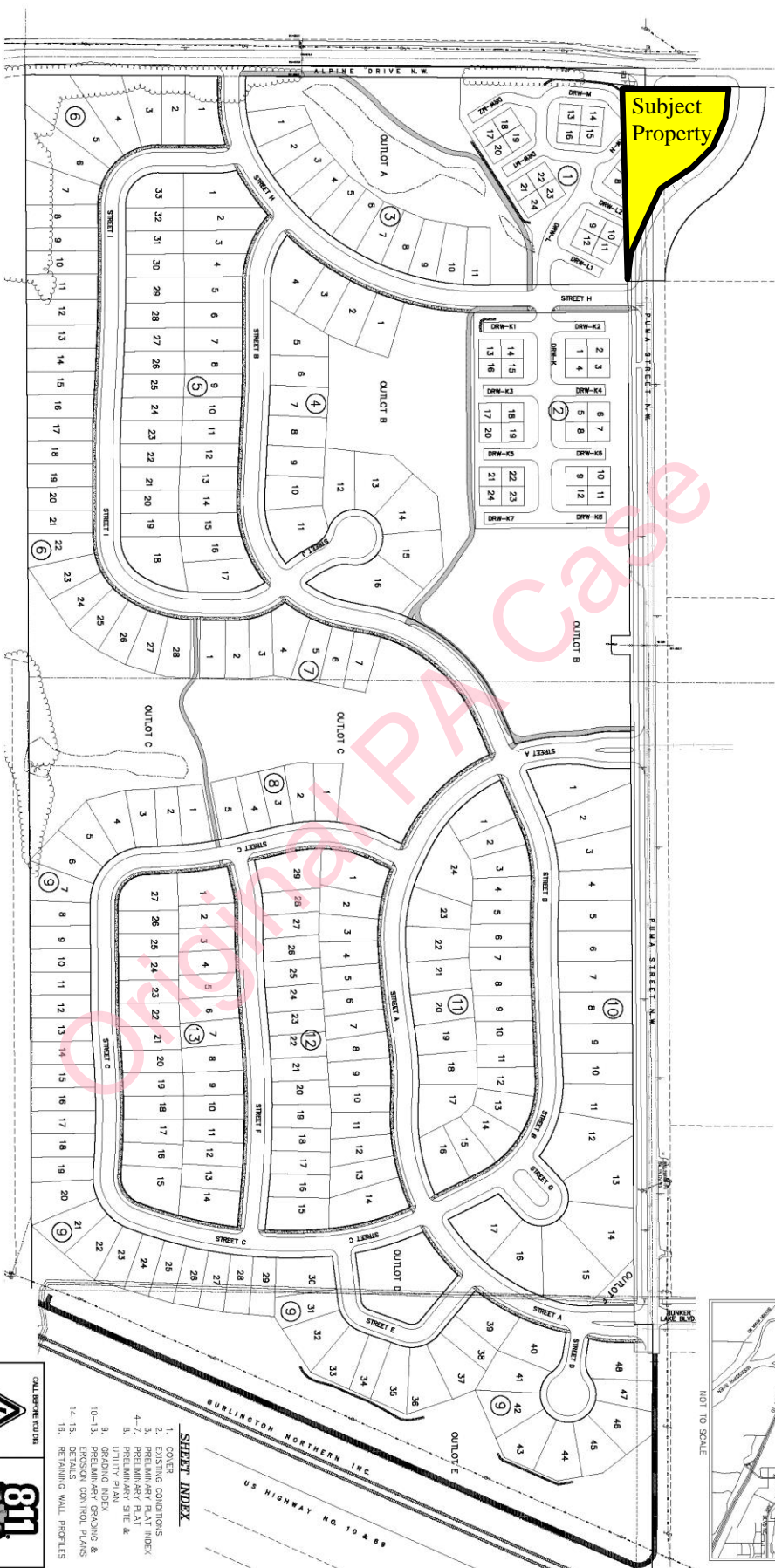
Dated: \_\_\_\_\_, 2017

Original PA Case

Original PA Case

# RIVERSTONE

## RAMSEY, MINNESOTA



**811**  
Know what's below.  
Call before you dig.

CALL BEFORE YOU DIG

This information (811) is for informational purposes only. It is not intended to be used as a substitute for a professional engineering or architectural drawing. The user of this information is responsible for obtaining the necessary permits and approvals from the appropriate authorities.

**Carlson McCain**

14015 Sunfish Lake B, Suite 400  
Ramsey, MN 55303

**RIVERSTONE DEVELOPMENT, LLC.**

14015 Sunfish Lake B, Suite 400  
Ramsey, MN 55303

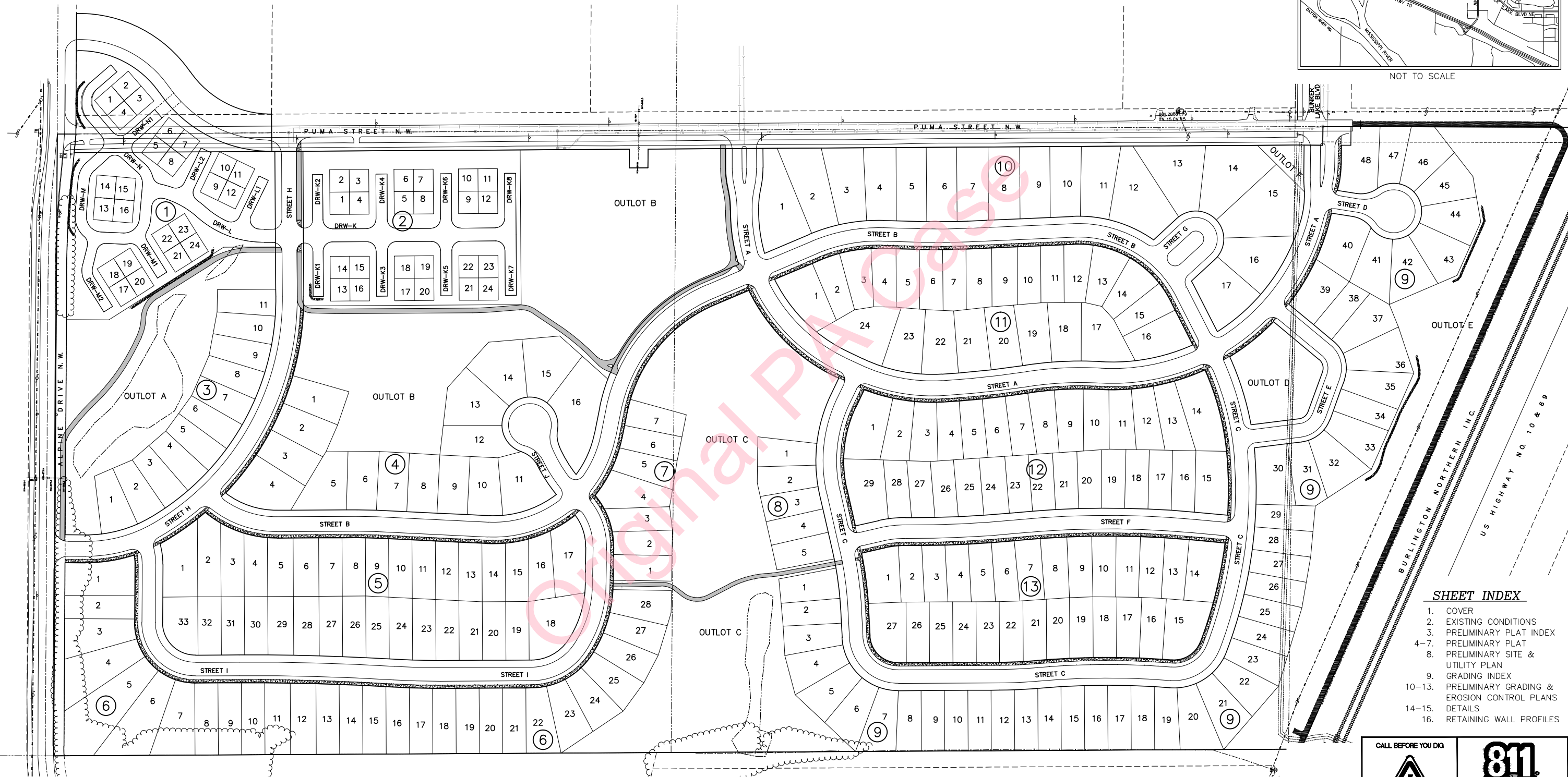
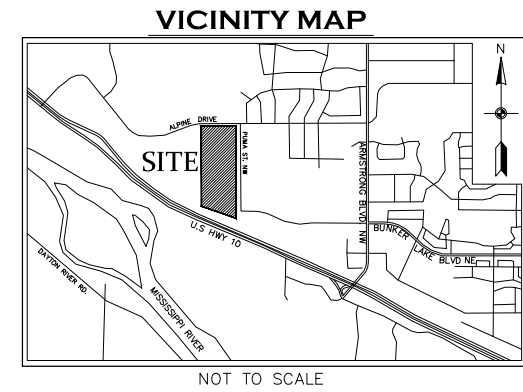
**RIVERSTONE**  
RAMSEY, MN

**COVER SHEET**

1 of 16

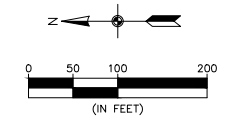
# RIVERSTONE

## RAMSEY, MINNESOTA



- SHEET INDEX**
1. COVER
  2. EXISTING CONDITIONS
  3. PRELIMINARY PLAT INDEX
  - 4-7. PRELIMINARY PLAT
  8. PRELIMINARY SITE & UTILITY PLAN
  9. GRADING INDEX
  - 10-13. PRELIMINARY GRADING & EROSION CONTROL PLANS
  - 14-15. DETAILS
  16. RETAINING WALL PROFILES

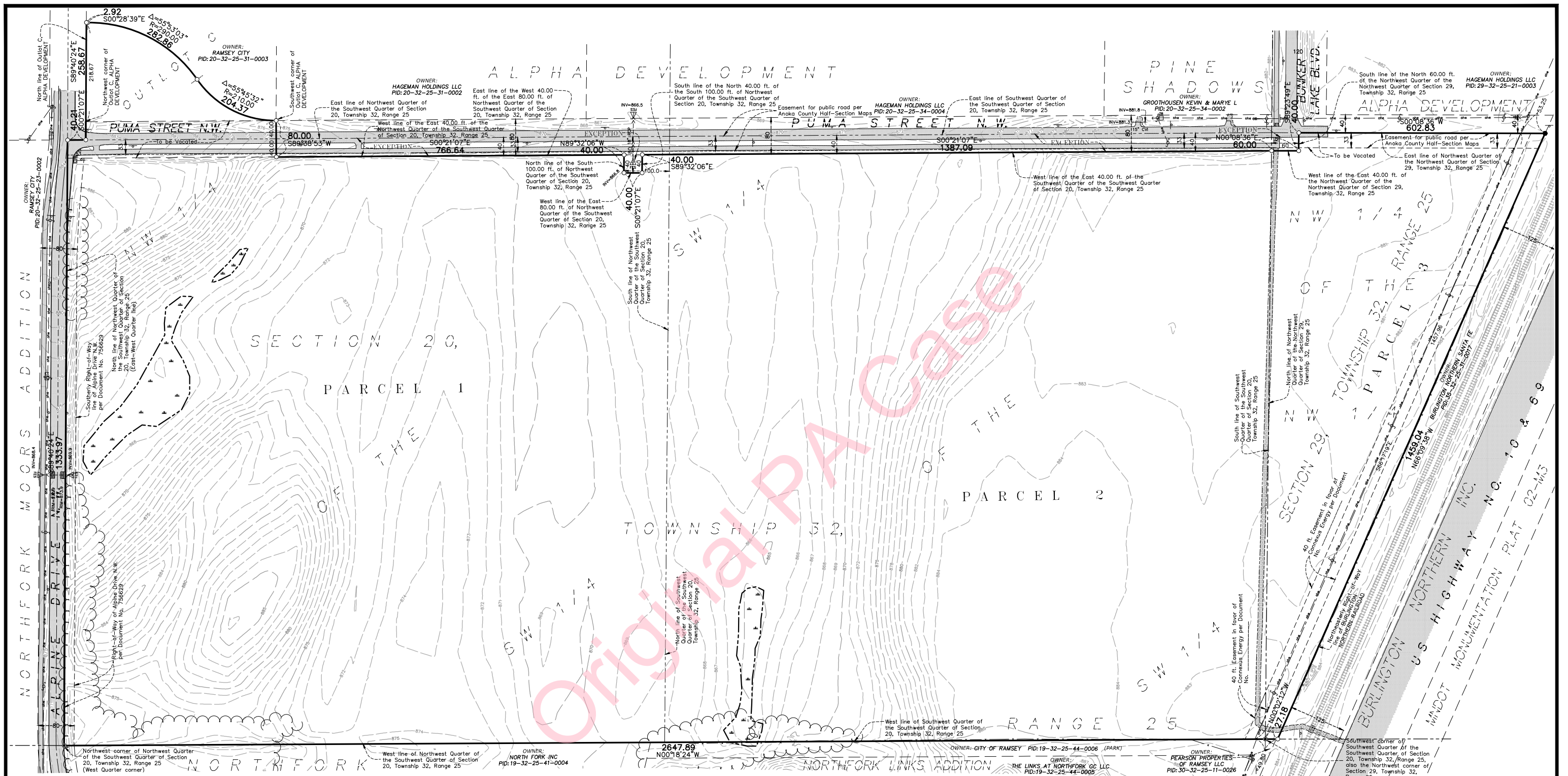
BENCHMARK	
1. Anoka County Benchmark No. 3076	Elev. = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078	Elev. = 899.499 (NAVD 88)



CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



**Parcel Description:**  
 (Per Schedule A of Title Commitment No. 1273, with a commitment date of October 12th, 2016 at 7:30 A.M., prepared by Old Republic National Title Insurance Company)

**Parcel 1:**  
 The Northwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet of said Northwest Quarter of Southwest Quarter lying southerly of the southerly right of way line of Alpine Drive as described in Document No. 756629.  
 AND ALSO EXCEPT the North 40.00 feet of the South 100.00 feet of the West 40.00 feet of the East 80.00 feet of said Northwest Quarter of Southwest Quarter.

**Parcel 2:**  
 The Southwest Quarter of Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the East 40.00 feet thereof.

**Parcel 3:**  
 The Northwest Quarter of Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying northeasterly of the northeasterly right of way line of Burlington Northern Railroad, EXCEPT the North 60.00 feet of the East 40.00 feet of said Northwest Quarter of Northwest Quarter.

**(Proposed Legal Description, subject to City approved parcel subdivision)**  
 That part of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota lying westerly and northwesterly of the following described line:  
 Commencing at the Northwest corner of said Outlot C; thence South 89 degrees 40 minutes 24 seconds East, assumed bearing, along the North line of said Outlot C, a distance of 218.67 feet to the point of beginning of the line to be described; thence South 00 degrees 28 minutes 39 seconds East, 2.92 feet; thence southwesterly 282.86 feet along a tangential curve concave to the northwest, having a radius of 290.00 feet and a central angle of 55 degrees 53 minutes 03 seconds to a point of reverse curvature; thence continuing southwesterly 204.37 feet along a reverse curve concave to the southeast, having a radius of 210.00 feet and a central angle of 55 degrees 45 minutes 32 seconds to the Southwest corner of said Outlot C and said line there terminating.

**(Proposed Legal Description, subject to City approved Right-of-Way Vacation)**  
 That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:  
 Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

And  
 That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:  
 Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

- GENERAL NOTES:**
- The field work for this survey was completed on November 28th, 2016.
  - Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.
  - BENCHMARK: Anoka County Benchmark No. 3076 Elevation= 890.186 (NAVD 88)
  - Surveyed property contains ±3,934,125 sq.ft. (±90.32 acres).
  - Wetlands shown hereon were delineated by Kjolhaug Environmental Services Company in 2016.
  - Above ground utilities have been field located as shown. Underground utilities shown hereon are those which were field marked by utility companies responding to Gopher State One Call, Ticket No. 162941258 and 162941314, dated 10/20/2016 or were taken from utility plans provided by the City of Ramsey. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).

**Carlson McCain**  
 environmental engineering surveying  
 3890 Pheasant Ridge Drive NE, Suite 100  
 Blaine, MN 55449  
 Phone: (763) 489-7900  
 Fax: (763) 489-7959  
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota  
 Print Name: Thomas R. BaLuff, L.S.  
 Signature: *DRAFT*  
 Date: 3/8/2017 License #: 40361

DRAWN BY: JAB  
 ISSUE DATE: 3/8/2017  
 Revisions:  
 FILE NO.: 1308

**RIVERSTONE DEVELOPMENT, LLC**  
 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN, 55303

**RIVERSTONE**  
 Ramsey, Minnesota

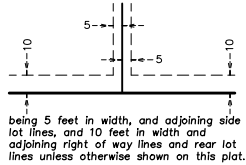
**EXISTING CONDITIONS**

**SITE DATA**

TOTAL SITE AREA	±190.32 AC.	TOTAL MULTI-FAMILY AREA	±17.38 AC.
TOTAL ROW AREA	±16.77 AC.	NUMBER OF LOTS	48
TOTAL OUTLOT AREA	±20.67 AC.	NUMBER OF COMMON AREA LOTS	2
OUTLOT A	±2.73 AC.	MULTI-FAMILY LOT SIZE	±2,016 S.F.
OUTLOT B	±6.20 AC.	TOTAL SINGLE FAMILY AREA	±45.50 AC.
OUTLOT C	±6.39 AC.	NUMBER OF LOTS	245
OUTLOT D	±0.86 AC.	SMALLEST LOT	±6,056 S.F.
OUTLOT E	±4.58 AC.	LARGEST LOT	±19,592 S.F.
OUTLOT F	±0.11 AC.	AVERAGE LOT	±8,090 S.F.
TOTAL LOT AREA	±52.88 AC.	EXISTING ZONING	R-1, R-2, R-3, B-2
TOTAL NUMBER OF LOTS	293	PROPOSED ZONING	PUD
(SINGLE FAMILY AND MULTI-FAMILY LOTS)		UTILITIES	AVAILABLE
		GROSS DENSITY	3.24
		(SINGLE FAMILY + MULTI-FAMILY LOTS/ TOTAL SITE AREA)	

# RIVERSTONE

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

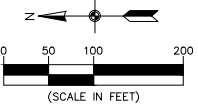


**BENCHMARK**

1. Anoka County Benchmark No. 3076	Elev. = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078	Elev. = 899.499 (NAVD 88)

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

- LEGEND**
- - Denotes Anoka County Monument
  - - Denotes Found Iron Monument
  - - Denotes 5/8 inch by 1/4 inch rebar, marked with RLS 40361

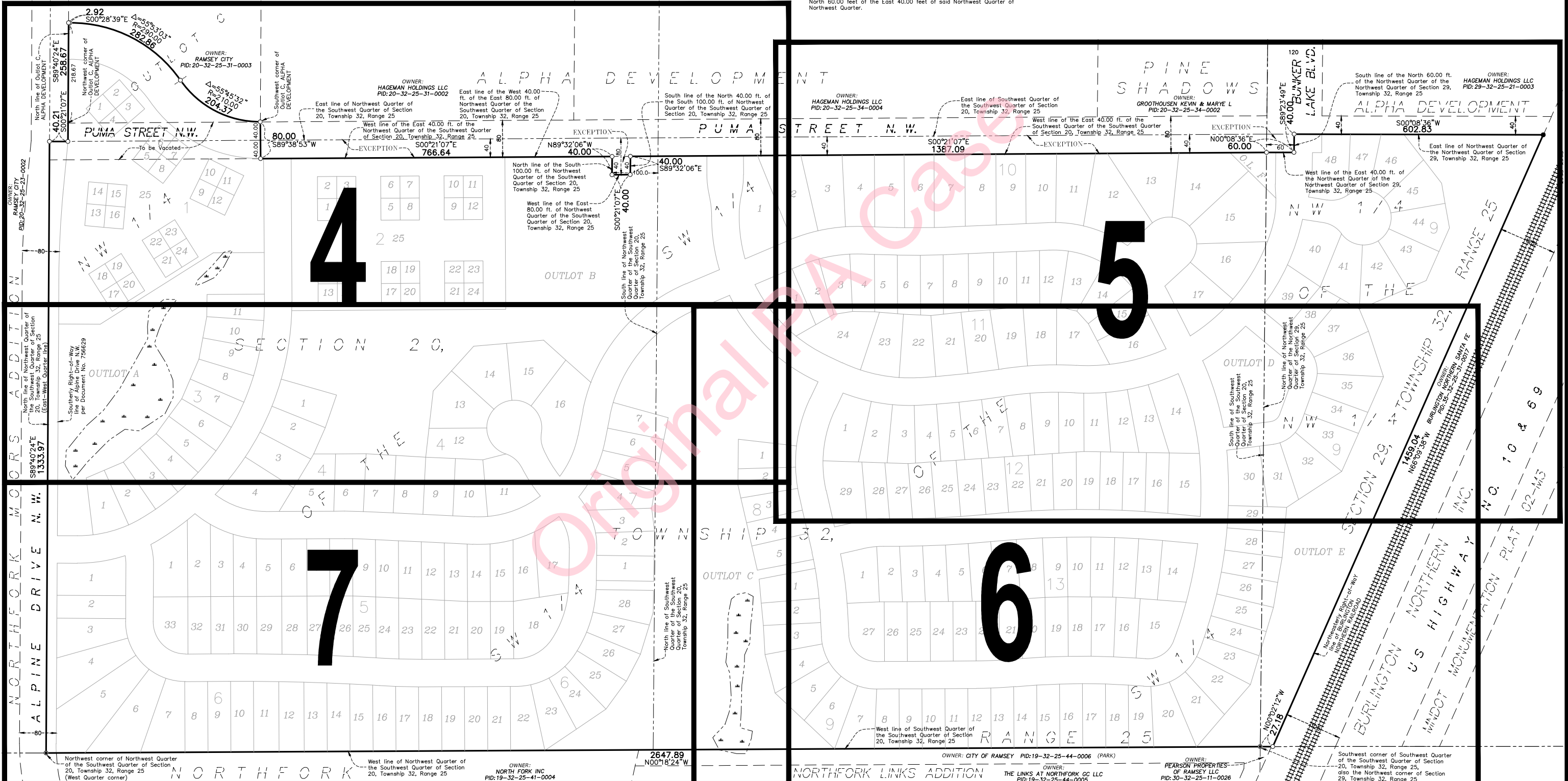


**LEGAL DESCRIPTION**

*(Proposed Legal Description, which may be subject to City approved parcel subdivision)*  
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:  
Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.  
AND  
That part of the East 40.00 feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, Anoka County, Minnesota, lying southerly of the southerly right of way line of Alpine Drive NW as described in Doc. No. 756629 and lying northerly of the following described line:  
Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

*(Proposed Legal Description, which may be subject to City approved parcel subdivision)*  
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:  
Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.

*(Proposed Legal Description, which may be subject to City approved parcel subdivision)*  
That part of Puma Street Northwest, as created and dedicated in the plat of ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, lying southerly of the westerly extension of the north line of Outlot C, said plat, and lying northerly of the following described line:  
Beginning at the southwest corner of said Outlot C; thence South 89 degrees 38 minutes 53 seconds West, 80.00 feet, assuming the North line of said Outlot C has a bearing of South 89 degrees 40 minutes 24 seconds East, and said line there terminating.



**Carlson McCain**

3890 Pheasant Ridge Drive NE, Suite 100, Blaine, MN 55449  
Phone: (763) 489-7900  
Fax: (763) 489-7959  
www.carlsonmccain.com

environmental, engineering, surveying

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.  
Signature: *DRAFT*  
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB  
ISSUE DATE: 03/08/2017  
FILE NO.: 1308

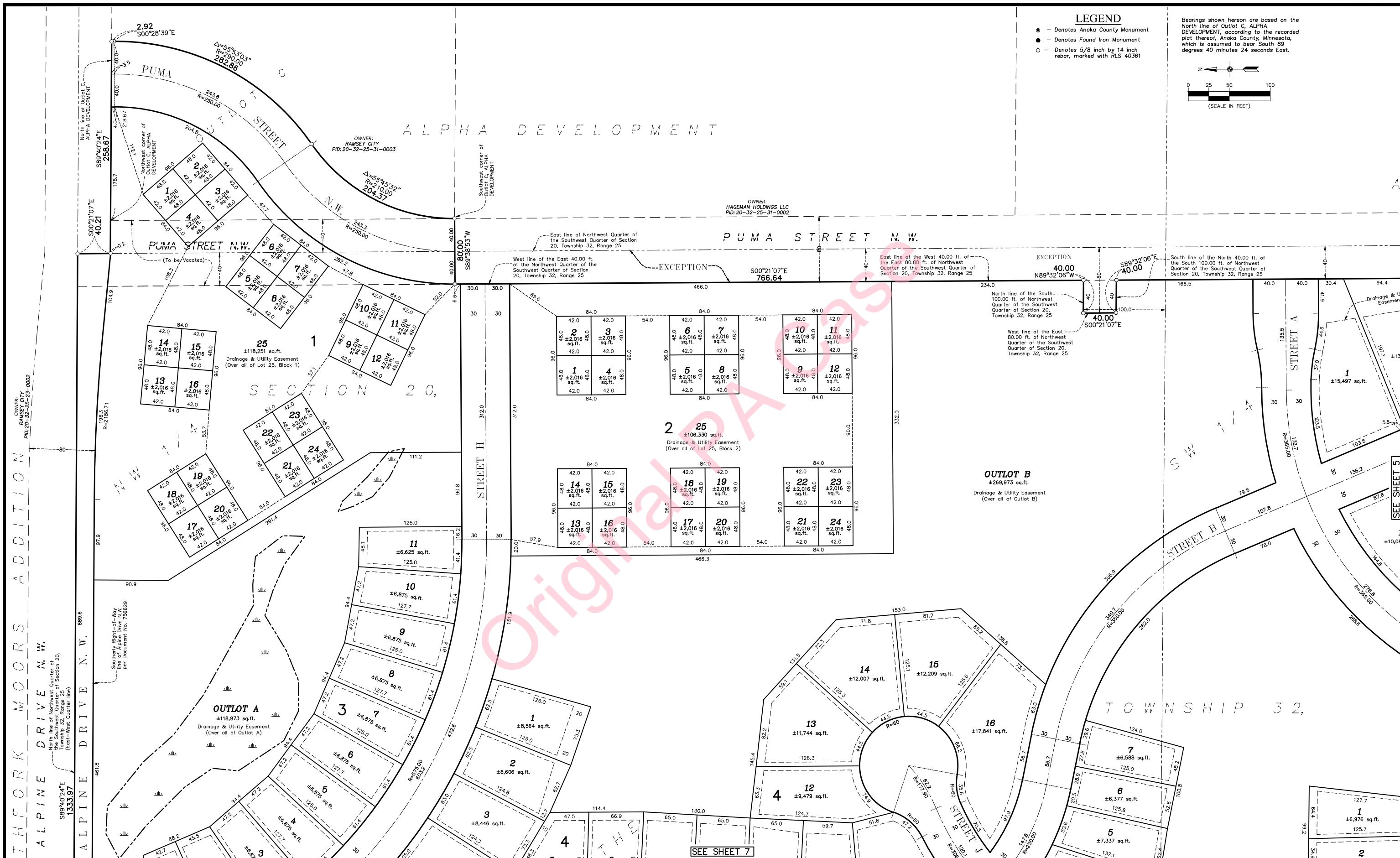
Revisions:

**RIVERSTONE DEVELOPMENT, LLC**  
14015 Sunfish Lake B, Suite 400  
Ramsey, MN, 55303

**RIVERSTONE**  
Ramsey, MN

**PRELIMINARY PLAT INDEX**

3 of 16



**LEGEND**

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

(SCALE IN FEET)

OWNER: RAMSEY CITY  
PID: 20-32-25-23-0002

ALPINE DRIVE N.W.  
S89°40'24"E  
1333.97

ALPINE DRIVE N.W.  
S89°40'24"E  
1333.97

OWNER: HAGEMAN HOLDINGS LLC  
PID: 20-32-25-31-0002

PUMA STREET N.W.

**OUTLOT B**  
±269,973 sq. ft.  
Drainage & Utility Easement  
(Over all of Outlot B)

**OUTLOT A**  
±118,973 sq. ft.  
Drainage & Utility Easement  
(Over all of Outlot A)

**2 25**  
±106,330 sq. ft.  
Drainage & Utility Easement  
(Over all of Lot 25, Block 2)

SEE SHEET 7

SEE SHEET 5

**Carlson McCain**  
3890 Phasant Ridge Drive NE, Suite 100  
Blaine, MN 55449  
Phone: (763) 489-7900  
Fax: (763) 489-7959  
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota  
Date: 03/08/2017 License #: 40361

Print Name: Thomas R. Balluff, L.S.  
Signature: *DRAFT*

DRAWN BY: JAB  
ISSUE DATE: 03/08/2017  
FILE NO.: 1308

Revisions:

**RIVERSTONE DEVELOPMENT, LLC**  
14015 Sunfish Lake B, Suite 400  
Ramsey, MN, 55303

**RIVERSTONE**  
Ramsey, MN

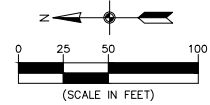
**PRELIMINARY PLAT**

4 of 16

ALPHA DEVELOPMENT

LEGEND

- Denotes Anoka County Monument
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

PINE SHADOWS

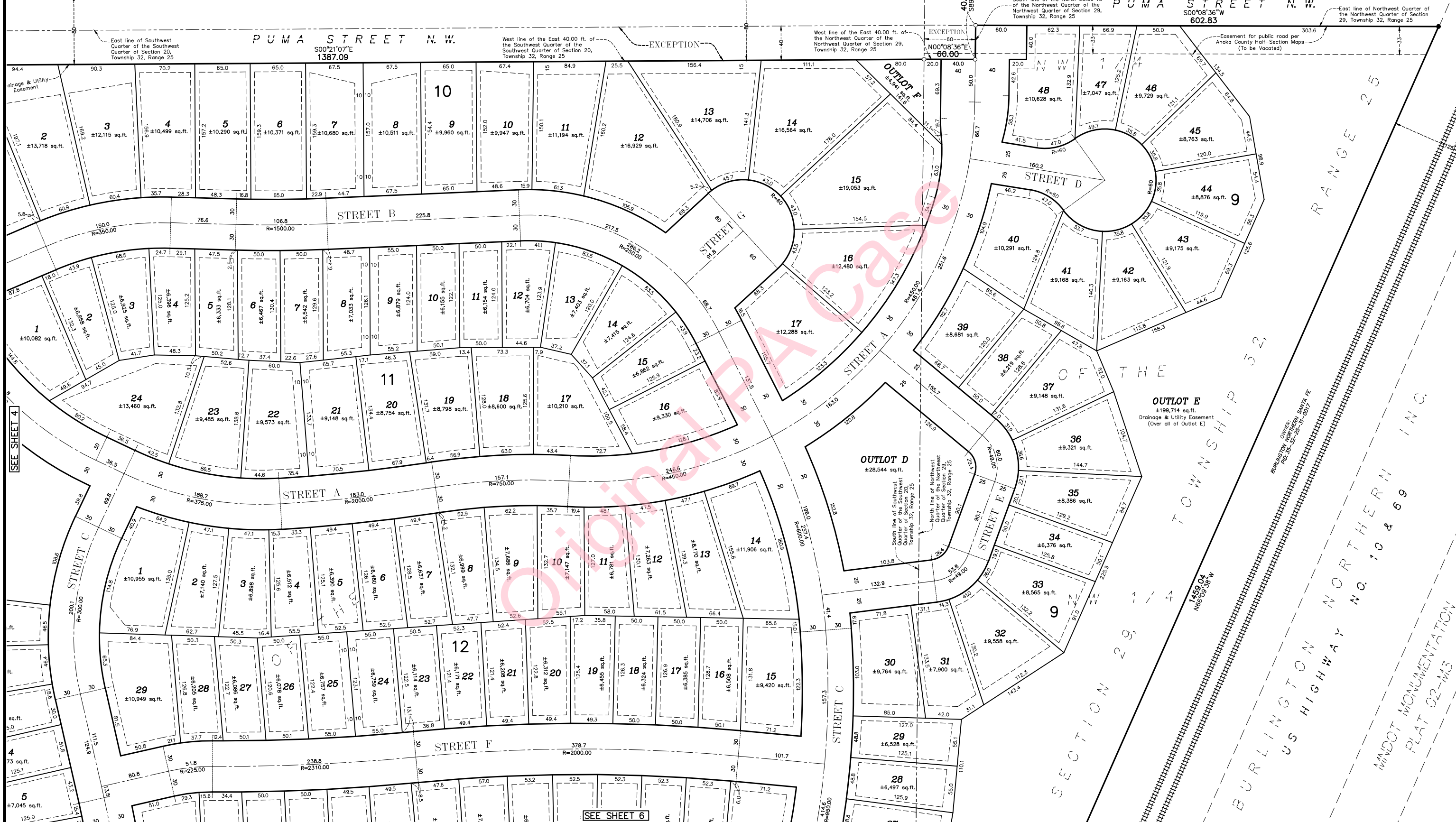
BUNKER LAKE BLVD.

ALPHA DEVELOPMENT

OWNER:  
HAGEMAN HOLDINGS LLC  
PID: 20-32-25-34-0004

OWNER:  
GROOHOUSE KEVIN & MARYE L  
PID: 20-32-25-34-0002

OWNER:  
HAGEMAN HOLDINGS LLC  
PID: 29-32-25-21-0003



SEE SHEET 4

SEE SHEET 6



3990 Phasant Ridge Drive NE,  
Suite 100  
Blaine, MN 55449  
Phone: (763) 489-7900  
Fax: (763) 489-7959  
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.  
Signature: DRAFT  
Date: 03/08/2017 License #: 40361

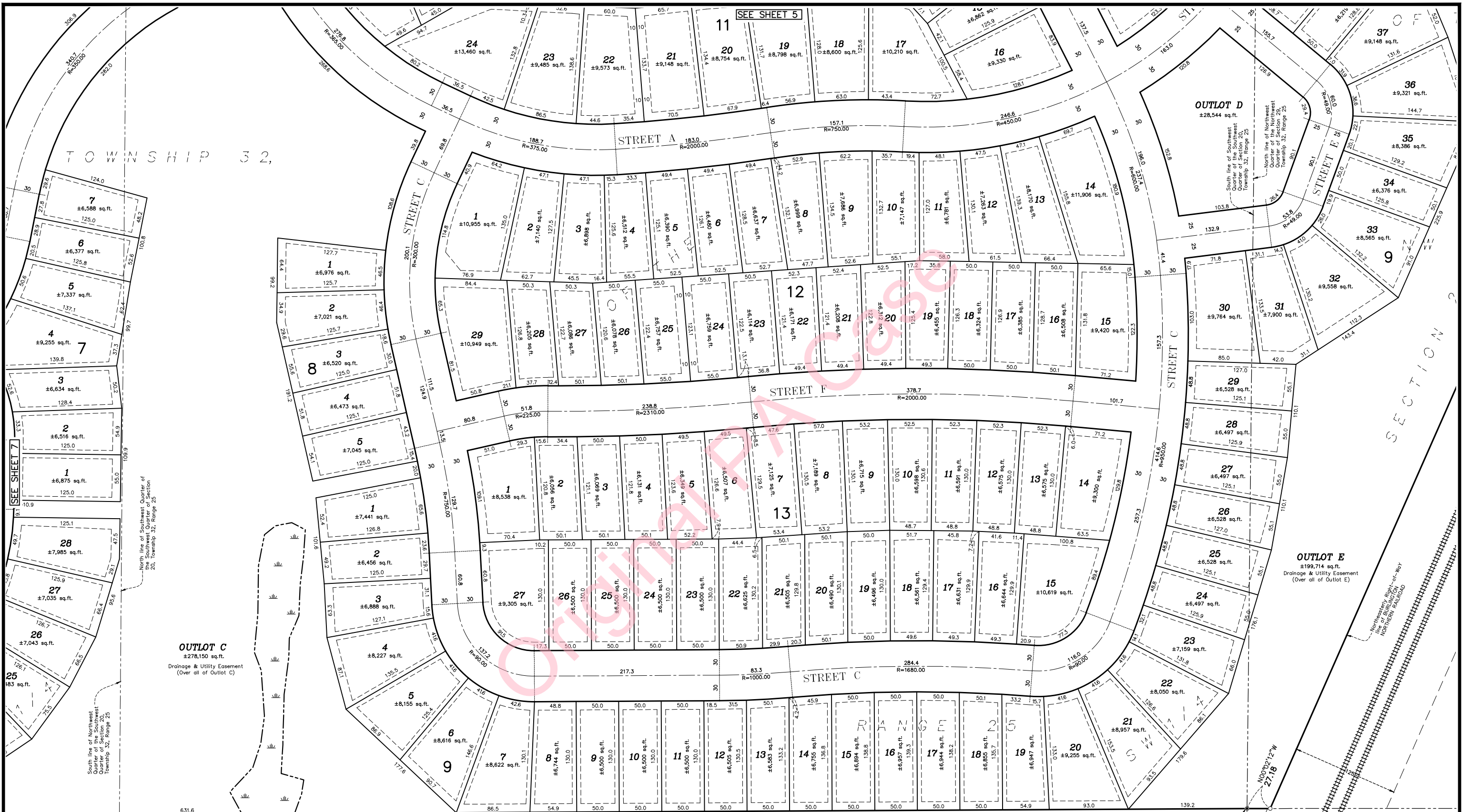
DRAWN BY: JAB  
ISSUE DATE: 03/08/2017  
FILE NO.: 1308

Revisions:

**RIVERSTONE DEVELOPMENT, LLC**  
14015 Sunfish Lake B, Suite 400  
Ramsey, MN, 55303

**RIVERSTONE**  
Ramsey, MN

**PRELIMINARY PLAT**



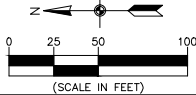
**OUTLOT C**  
±278,150 sq. ft.  
Drainage & Utility Easement  
(Over all of Outlot C)

**OUTLOT D**  
±28,544 sq. ft.  
North line of Northwest Quarter of the Southwest Quarter of Section 29, Township 32, Range 25

**OUTLOT E**  
±199,714 sq. ft.  
Drainage & Utility Easement  
(Over all of Outlot E)

**LEGEND**

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

OWNER:  
CITY OF RAMSEY (PARK)  
PID:19-32-25-44-0006

OWNER:  
THE LINKS AT NORTHFORK GC LLC  
PID:19-32-25-44-0005

Southwest corner of Southwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25, also the Northwest corner of Section 29, Township 32, Range 25

OWNER:  
PEARSON RAMSEY LLC  
PID:19-32-25-44-0026

**Carlson McCain**  
3890 Pheasant Ridge Drive NE, Suite 100  
Blaine, MN 55449  
Phone: (763) 489-7900  
Fax: (763) 489-7959  
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

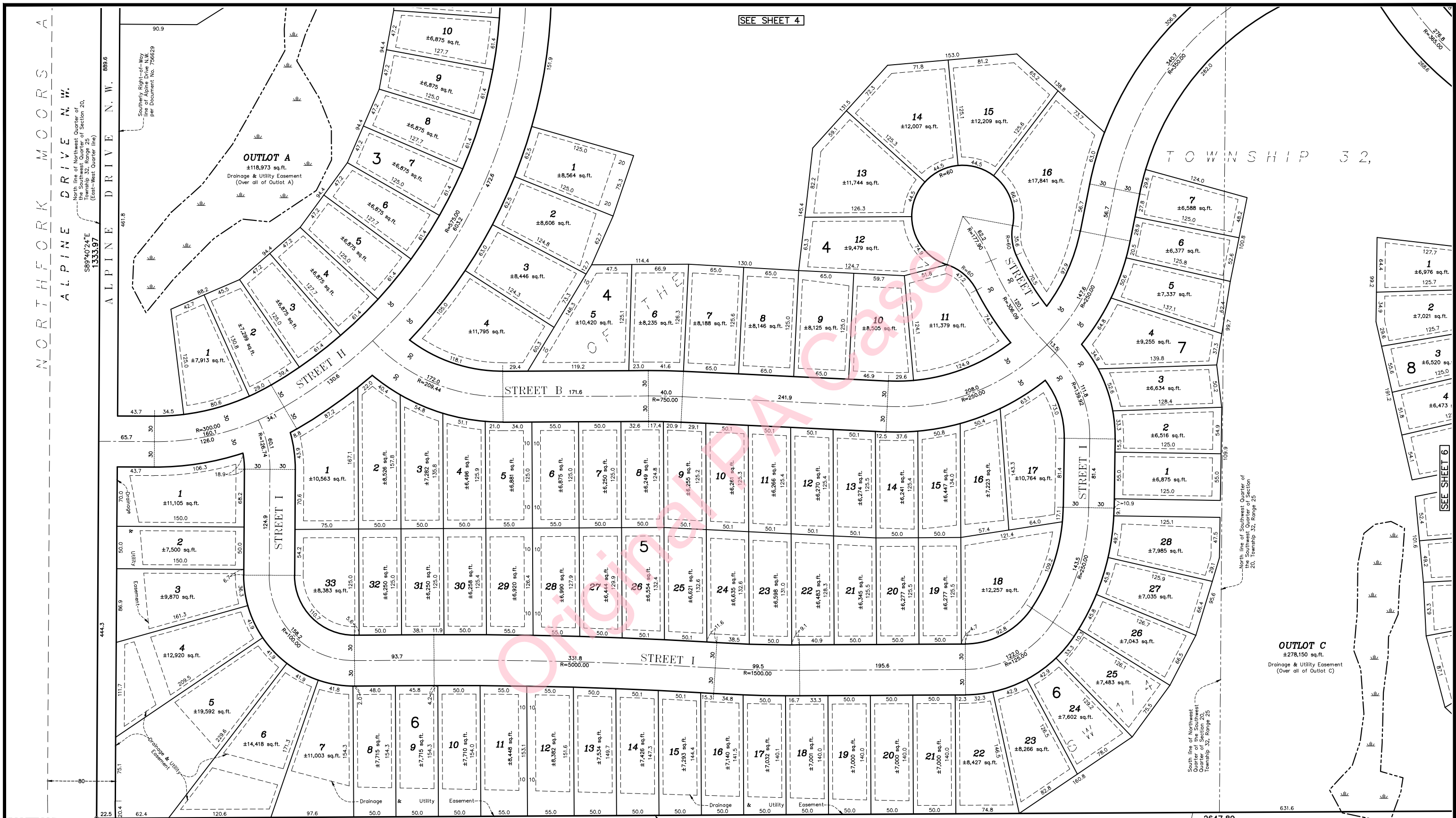
Print Name: Thomas R. Balluff, L.S.  
Signature: **DRAFT**  
Date: 03/08/2017 License #: 40361

DRAWN BY: JAB  
ISSUE DATE: 03/08/2017  
FILE NO.: 1308

**RIVERSTONE DEVELOPMENT, LLC**  
14015 Sunfish Lake B, Suite 400  
Ramsey, MN, 55303

**RIVERSTONE**  
Ramsey, MN

**PRELIMINARY PLAT**



SEE SHEET 4

TOWNSHIP 32,

SEE SHEET 6

NORTH FORK MOORS A  
ALPINE DRIVE N.W.  
888.6

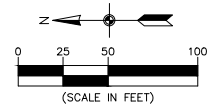
North line of Northwest Quarter of Section 20, Township 32, Range 25 (East-West Quarter line)  
S89°40'24"E  
1333.97

**OUTLOT A**  
±118,973 sq.ft.  
Drainage & Utility Easement (Over all of Outlot A)

**OUTLOT C**  
±278,150 sq.ft.  
Drainage & Utility Easement (Over all of Outlot C)

**LEGEND**

- - Denotes Anoka County Monument
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361



Bearings shown hereon are based on the North line of Outlot C, ALPHA DEVELOPMENT, according to the recorded plat thereof, Anoka County, Minnesota, which is assumed to bear South 89 degrees 40 minutes 24 seconds East.

Northwest corner of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25 (West Quarter corner)

West line of Northwest Quarter of the Southwest Quarter of Section 20, Township 32, Range 25

OWNER:  
NORTH FORK INC  
PID:19-32-25-41-0004

**Carlson McCain**  
 • environmental  
 • engineering  
 • surveying  
 3890 Pheasant Ridge Drive NE, Suite 100  
 Blaine, MN 55449  
 Phone: (763) 489-7900  
 Fax: (763) 489-7959  
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas R. Balluff, L.S.  
 Signature: *DRAFT*  
 Date: 03/08/2017 License #: 40361

DRAWN BY: JAB  
 ISSUE DATE: 03/08/2017  
 FILE NO.: 1308

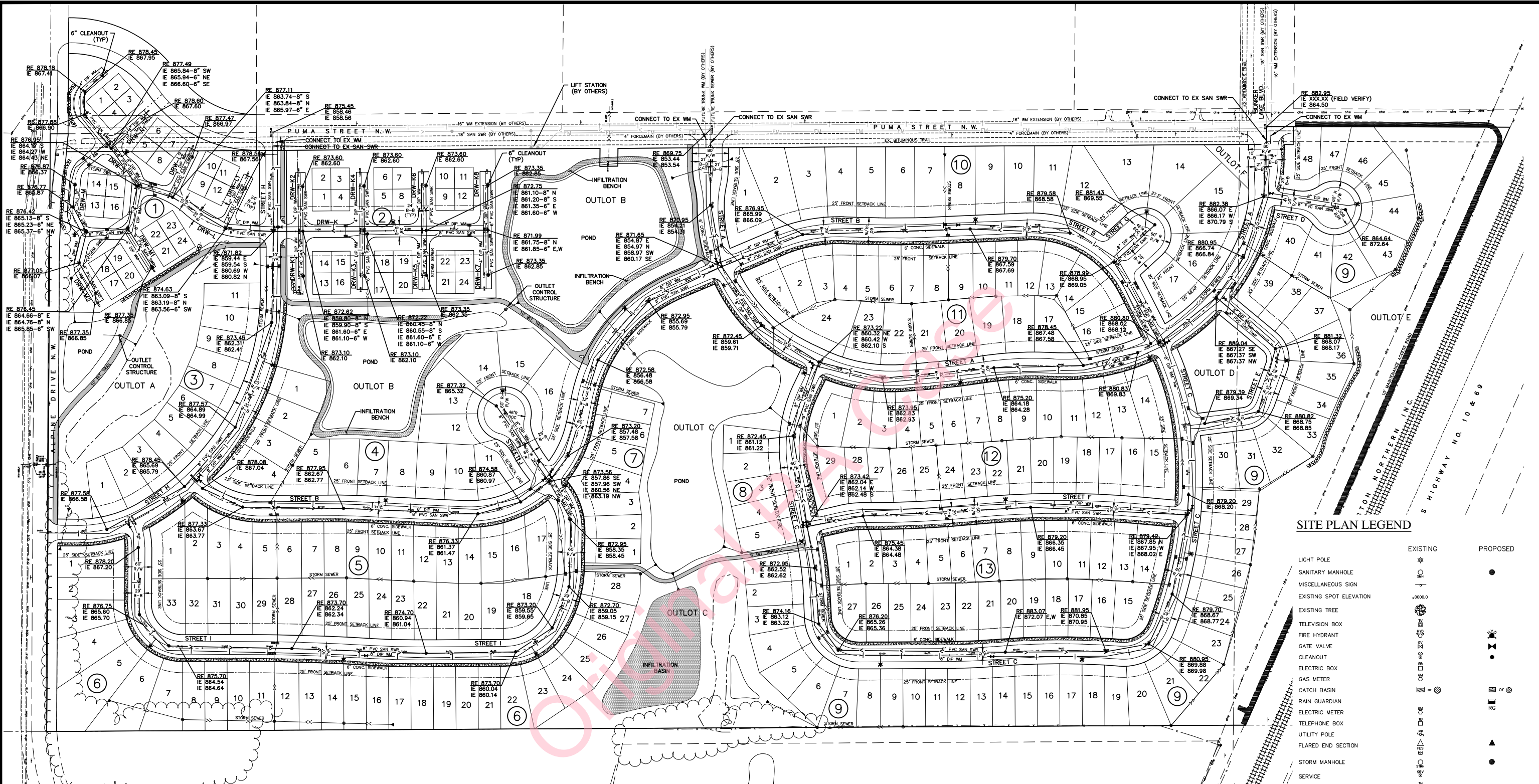
Revisions:

**RIVERSTONE DEVELOPMENT, LLC**  
 14015 Sunfish Lake B, Suite 400  
 Ramsey, MN, 55303

**RIVERSTONE**  
 Ramsey, MN

**PRELIMINARY PLAT**

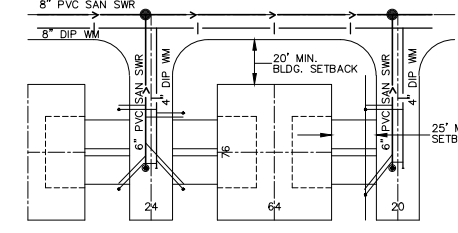
Issue Date: 03/10/17 F:\0016421 - 6440\6435 - ramsey site\cad\c30\survey\6435\_ppp.dwg



**SITE PLAN LEGEND**

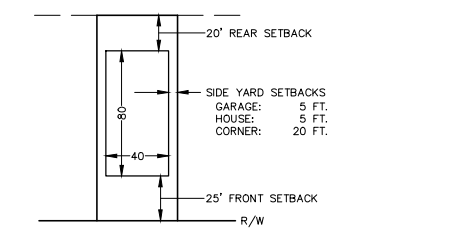
	EXISTING	PROPOSED
LIGHT POLE		
SANITARY MANHOLE		
MISCELLANEOUS SIGN		
EXISTING SPOT ELEVATION		
EXISTING TREE		
TELEVISION BOX		
FIRE HYDRANT		
GATE VALVE		
CLEANOUT		
ELECTRIC BOX		
GAS METER		
CATCH BASIN		
RAIN GUARDIAN		
ELECTRIC METER		
TELEPHONE BOX		
UTILITY POLE		
FLARED END SECTION		
STORM MANHOLE		
SERVICE		
SOIL BORING/TEST HOLE		
RETAINING WALL		
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE		
UNDERGROUND ELECTRIC		
WATERMAIN		
SANITARY SEWER		
UNDERGROUND GAS		
STORM SEWER		
FENCE		
OVERHEAD ELECTRIC		
EXISTING FENCE AS NOTED		
CONCRETE SURFACE		
BITUMINOUS SURFACE		

**TOWNHOME DETAIL**



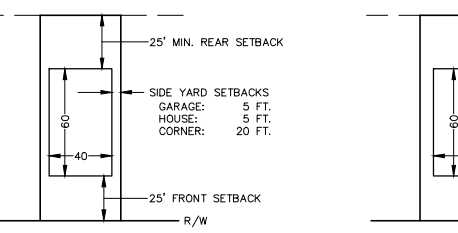
TYPICAL SERVICES SHALL BE:  
 WATER: 1" COPPER TYPE K  
 SEWER: 4" PVC SDR 26  
 CURB STOP TO BE PLACED 10' BEHIND THE CURB.

**50' VILLA LOT DETAIL**



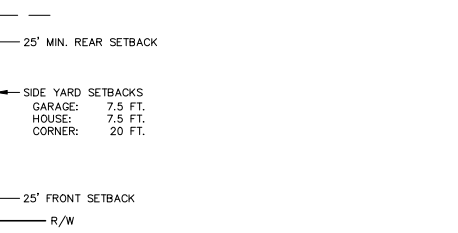
TYPICAL SERVICES SHALL BE:  
 WATER: 1" COPPER TYPE K  
 SEWER: 4" PVC SDR 26  
 CURB STOP TO BE PLACED AT THE R/W

**50' LOT DETAIL**

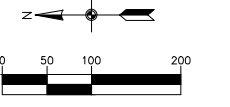


TYPICAL SERVICES SHALL BE:  
 WATER: 1" COPPER TYPE K  
 SEWER: 4" PVC SDR 26  
 CURB STOP TO BE PLACED AT THE R/W

**65' LOT DETAIL**



TYPICAL SERVICES SHALL BE:  
 WATER: 1" COPPER TYPE K  
 SEWER: 4" PVC SDR 26  
 CURB STOP TO BE PLACED AT THE R/W



**BENCHMARK**

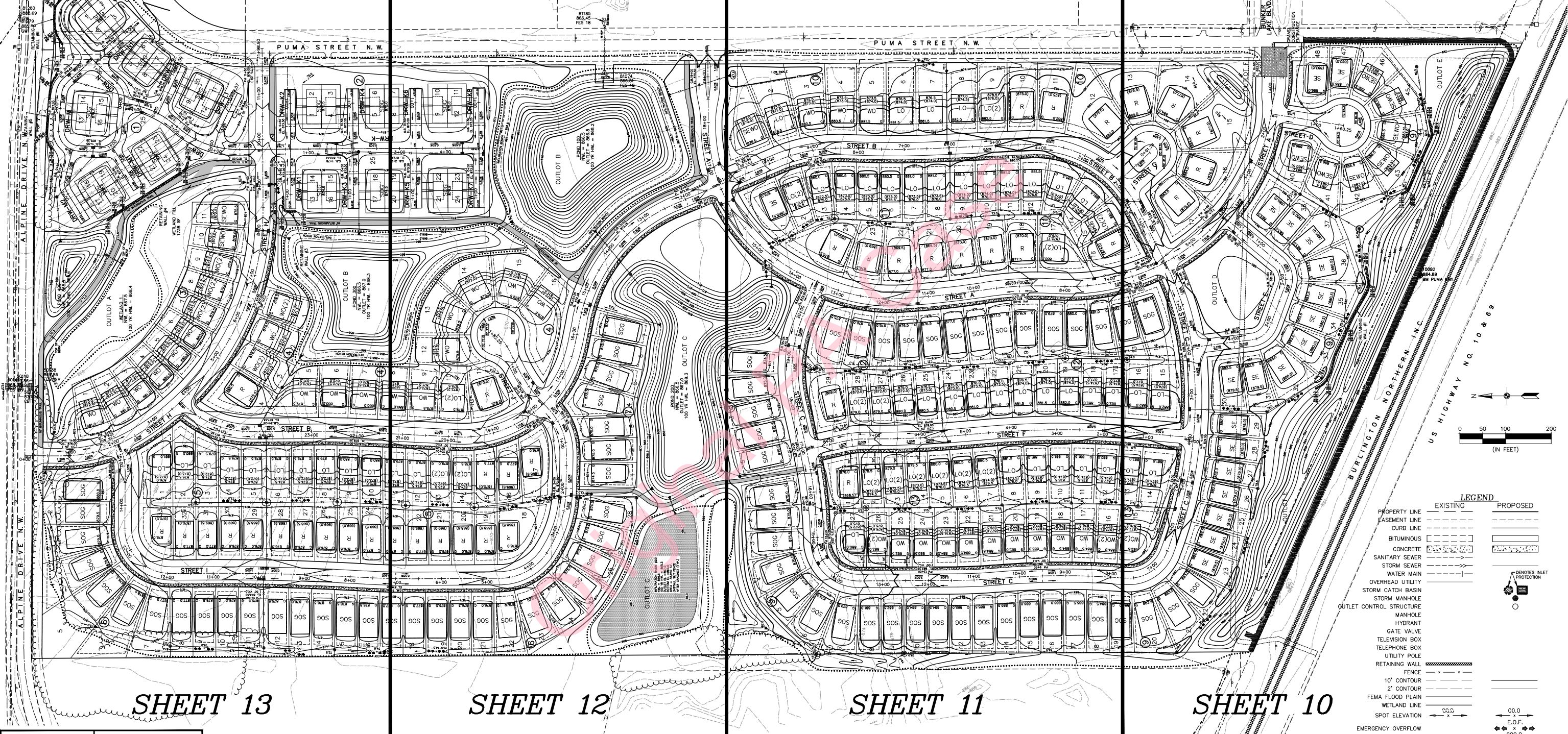
- Anoka County Benchmark No. 3076  
Elev. = 890.186 (NAVD 88)
- Anoka County Benchmark No. 2078  
Elev. = 899.499 (NAVD 88)

SHEET 13

SHEET 12

SHEET 11

SHEET 10

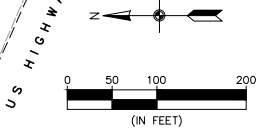


SHEET 13

SHEET 12

SHEET 11

SHEET 10



**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVEFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---
GRADING LIMITS	---	---
STORM CATCH BASIN	---	---
WETLAND BUFFER SIGN	---	---
NOTES: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUS AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED		

**WETLAND SUMMARY**

WETLAND FILL = 1738 SF

NOTE: WETLAND FILL TOTAL IS LESS THAN THE DEMINIMUS AMOUNT; NO WETLAND REPLACEMENT WILL BE REQUIRED

**CALL BEFORE YOU DIG**

Know what's below.  
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of G/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

**Carlson McCain**

- environmental
- engineering
- surveying

3890 Pheasant Ridge Drive NE, Suite 100  
Blaine, MN 55449  
Phone: (763) 489-7900  
Fax: (763) 489-7959  
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: **Brian J. Krystofak, P.E.**  
Signature: **DRAFT**  
Date: 3/08/17 License #: 25063

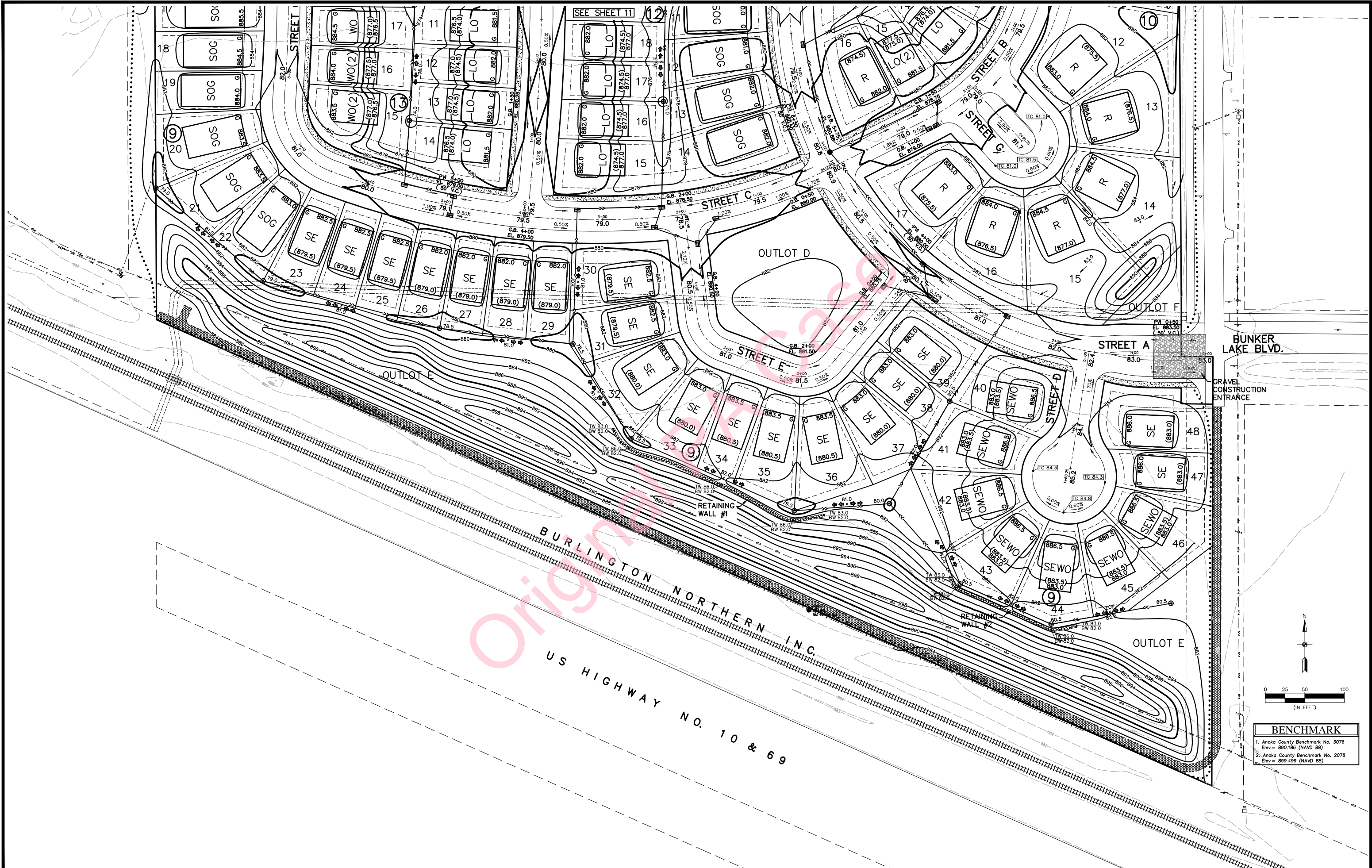
Drawn: **BJK**  
Designed: **BJK**  
Date: 3/08/17

Revisions:  
1.

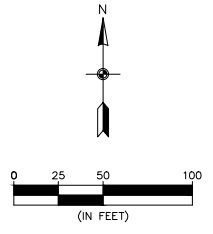
**RIVERSTONE DEVELOPMENT, LLC.**  
14015 Sunfish Lake B, Suite 400  
Ramsey, MN 55303

**RIVERSTONE**  
Ramsey, MN

**GRADING INDEX**



BUNKER LAKE BLVD.  
GRAVEL CONSTRUCTION ENTRANCE



BENCHMARK	
1.	Anoka County Benchmark No. 3078 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)

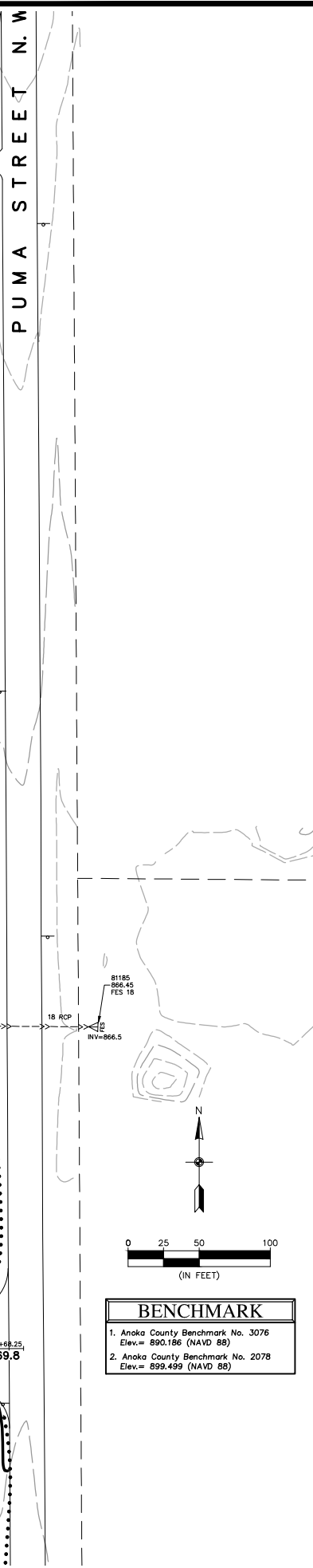
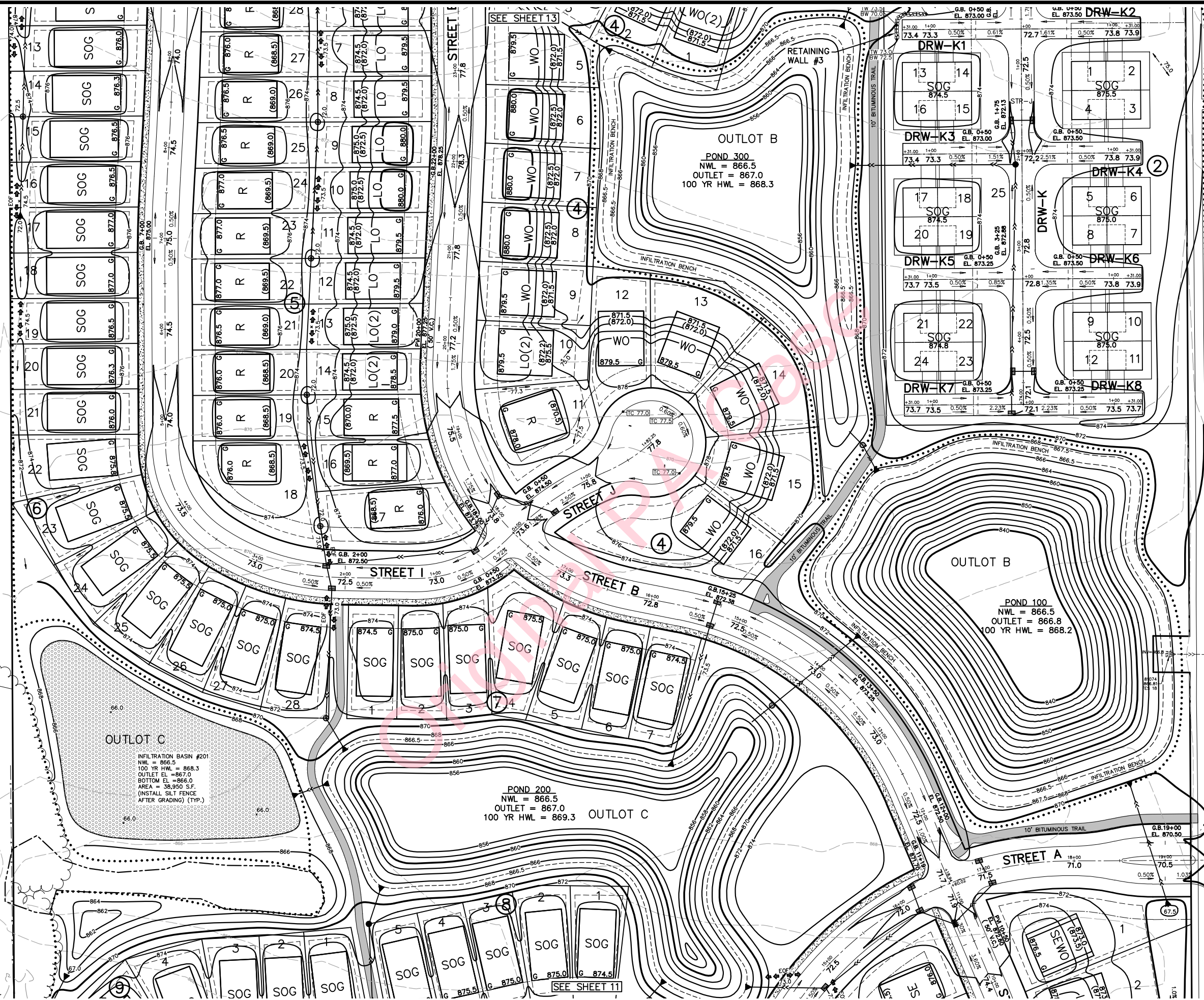
NWL = 866.5  
 OUTLET = 867.0  
 100 YR HWL = 869.3 OUTLOT C

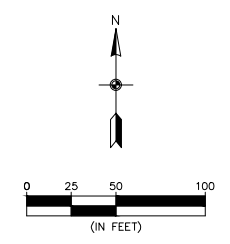
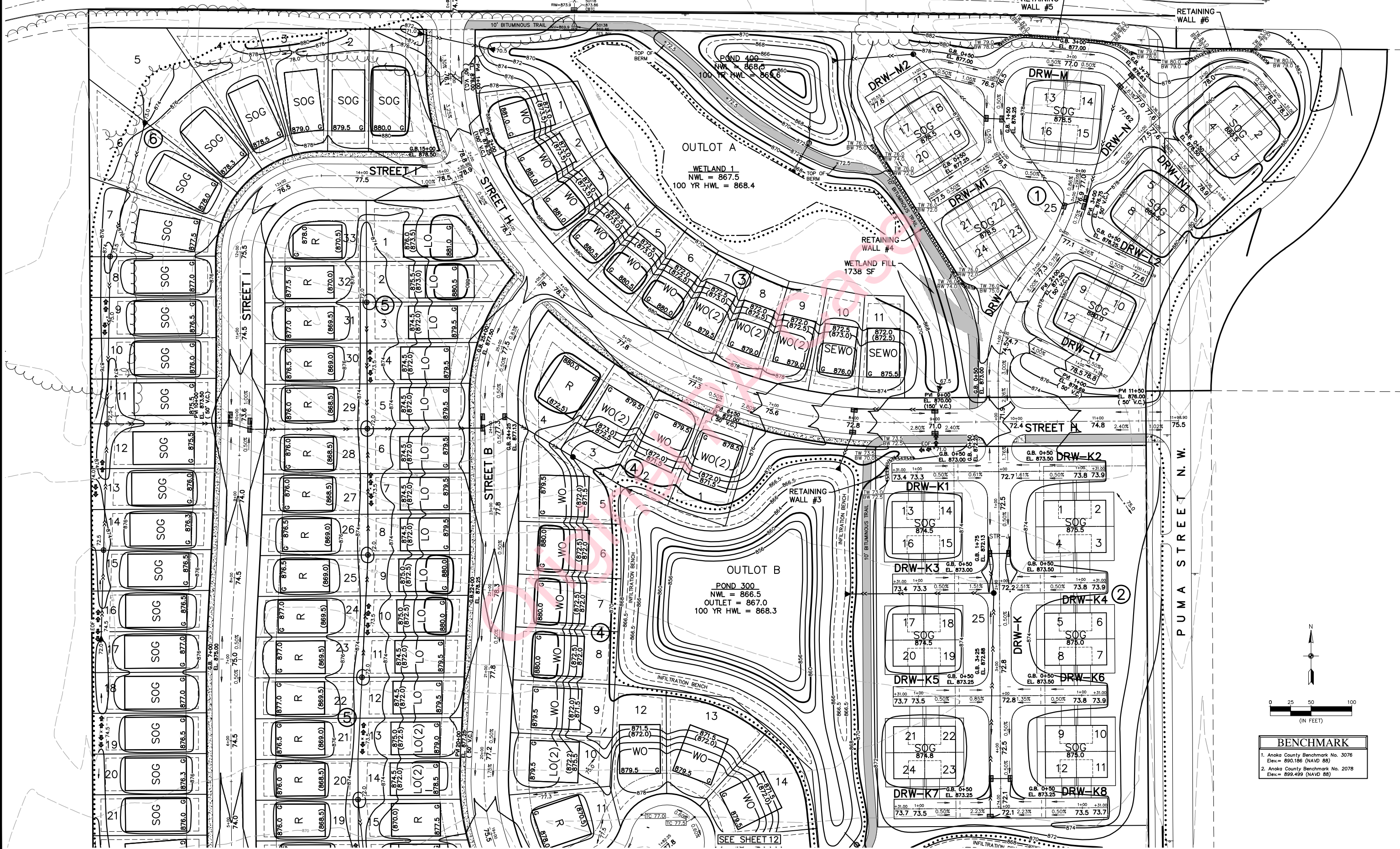
SEE SHEET 12

SEE SHEET 10



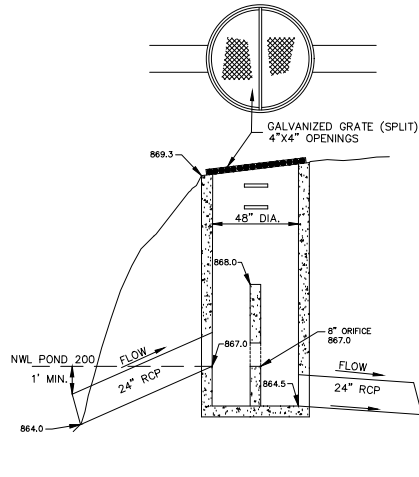
BENCHMARK	
1.	Anoka County Benchmark No. 3076 Elev. = 890.186 (NAVD 88)
2.	Anoka County Benchmark No. 2078 Elev. = 899.499 (NAVD 88)



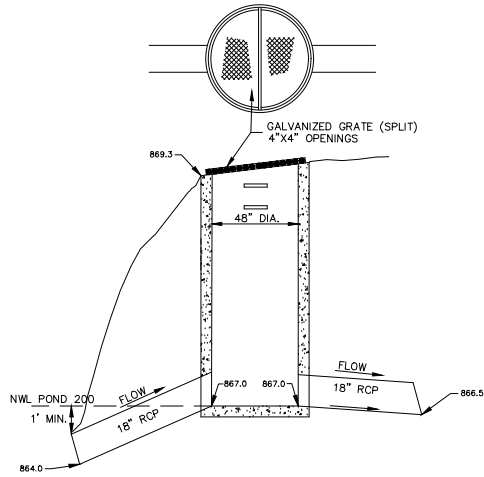


BENCHMARK	
1. Anoka County Benchmark No. 3076	Elev = 890.186 (NAVD 88)
2. Anoka County Benchmark No. 2078	Elev = 899.499 (NAVD 88)

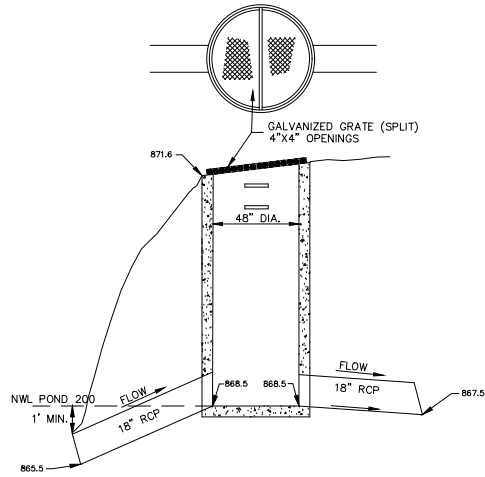
OUTLET CONTROL STRUCTURE POND 200



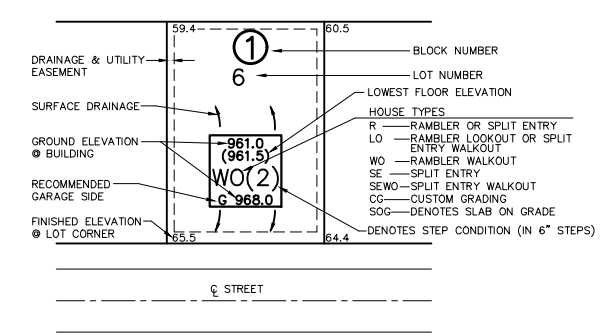
OUTLET CONTROL STRUCTURE POND 300



OUTLET CONTROL STRUCTURE POND 400



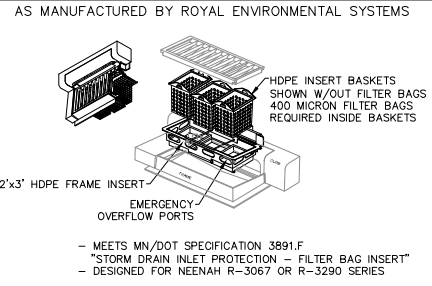
GRADING PLAN LOT KEY



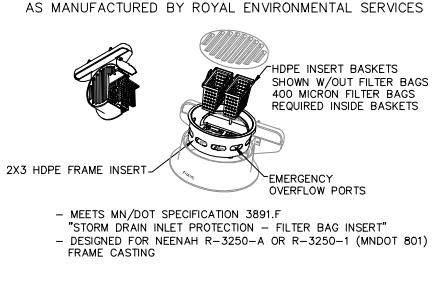
LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
STORM CATCH BASIN	---	---
STORM MANHOLE	---	---
OUTLET CONTROL STRUCTURE	---	---
MANHOLE	---	---
HYDRANT	---	---
GATE VALVE	---	---
TELEVISION BOX	---	---
TELEPHONE BOX	---	---
UTILITY POLE	---	---
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	---	---
EMERGENCY OVERFLOW	---	---
SILT FENCE	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	---	---

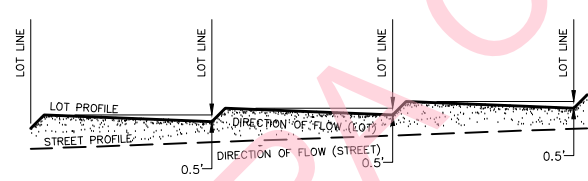
INFRA SAFE - 2'x3' DEBRIS COLLECTION DEVICE



INFRA SAFE - 27" DEBRIS COLLECTION DEVICE



LOT BENCHING DETAIL



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2005) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

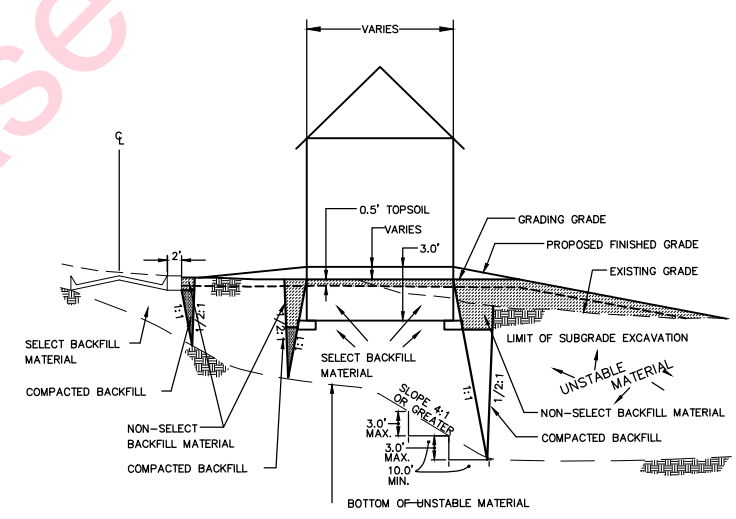
SEED: MNDOT MIXTURE 250 AT 70 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

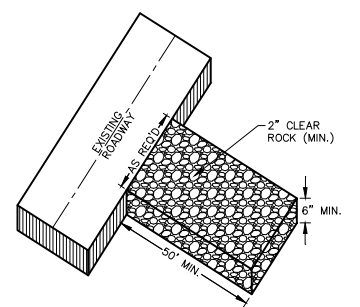
MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 24-12-24 AT 300 POUNDS PER ACRE.

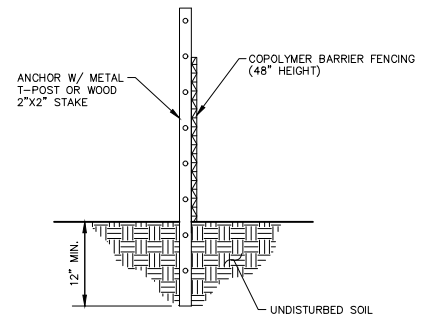
SUBGRADE CORRECTION



ROCK CONSTRUCTION ENTRANCE

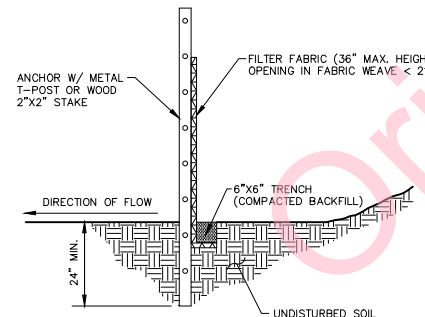


TREE FENCE



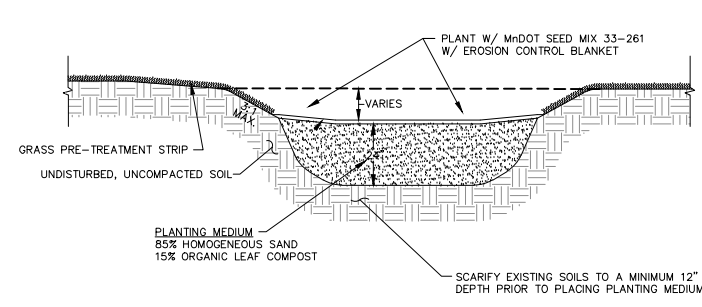
- NOTES:
- TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
  - ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
  - SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
  - SEE MNDOT SPECIFICATION 2572.

SILT FENCE

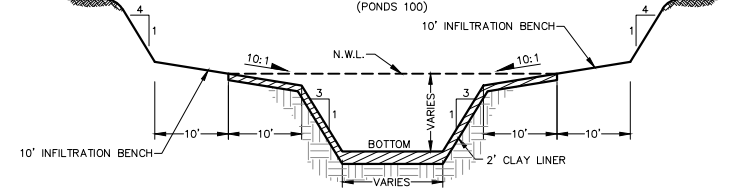


- NOTES:
- DIG A 6'x6' TRENCH ALONG THE INTENDED SILT FENCE LINE.
  - DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
  - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
  - LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6'x6' TRENCH.
  - SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
  - SEE MNDOT SPECIFICATIONS 2573 & 3886.

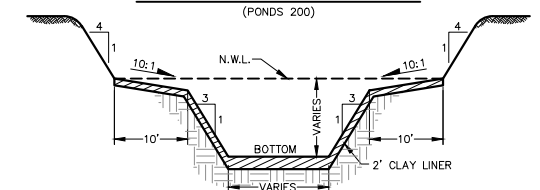
INFILTRATION BASIN



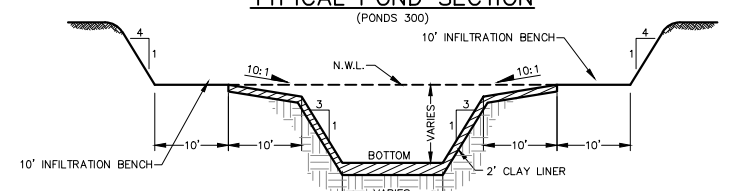
TYPICAL POND SECTION (PONDS 100)



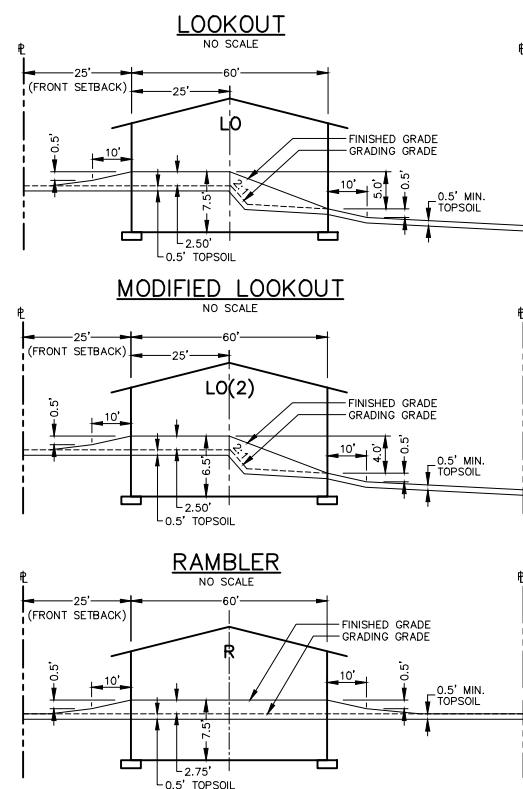
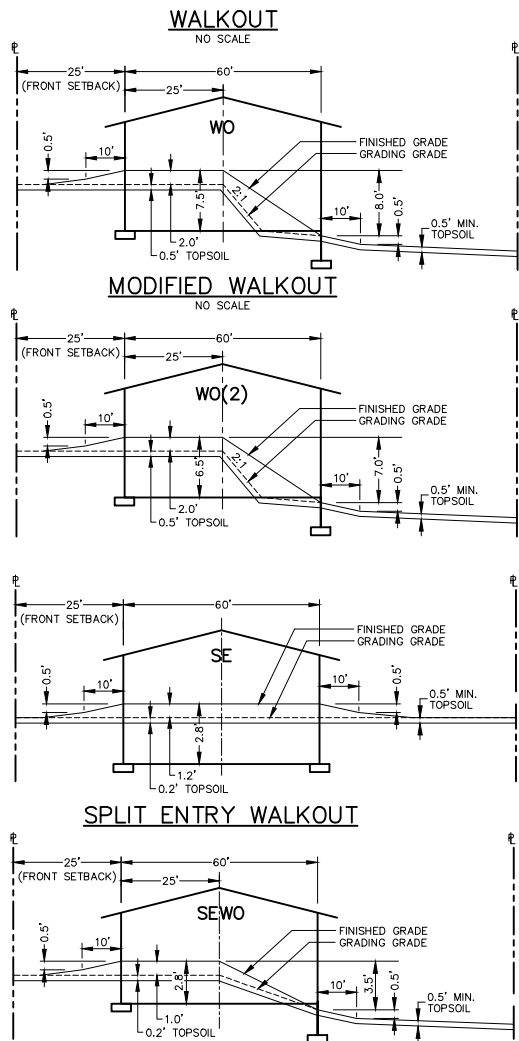
TYPICAL POND SECTION (PONDS 200)



TYPICAL POND SECTION (PONDS 300)

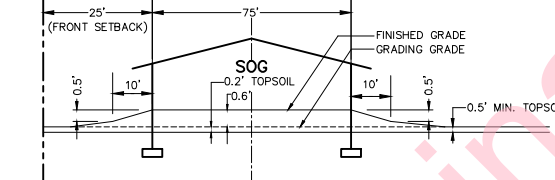


65' LOTS

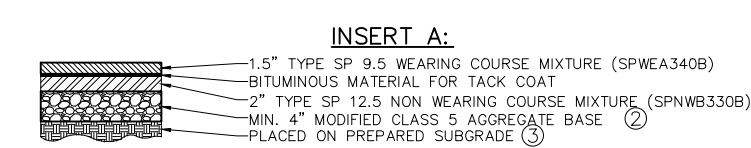
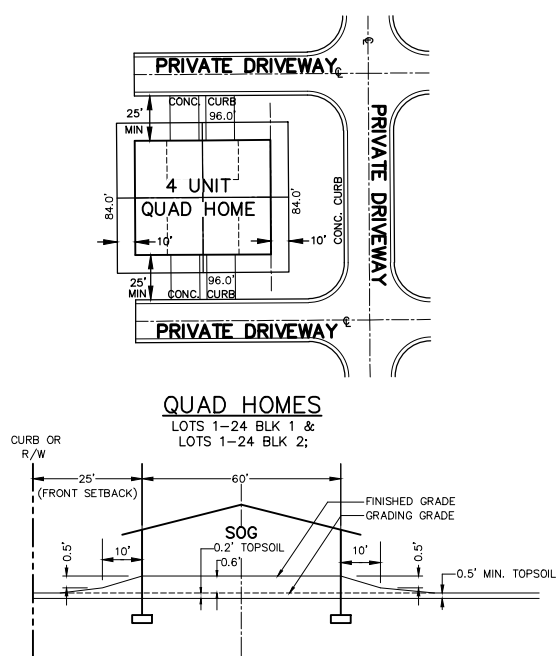
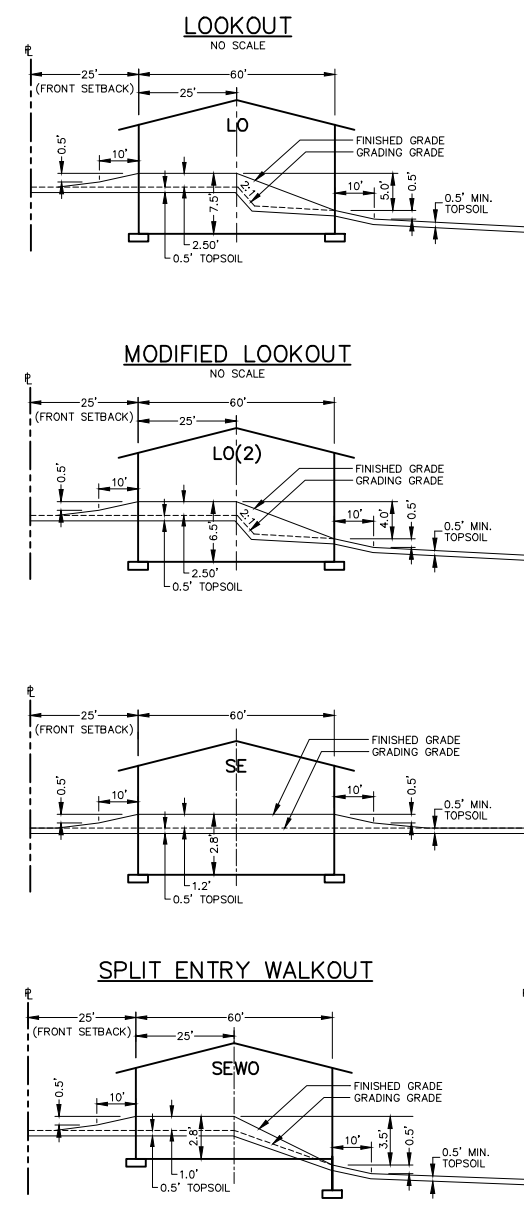
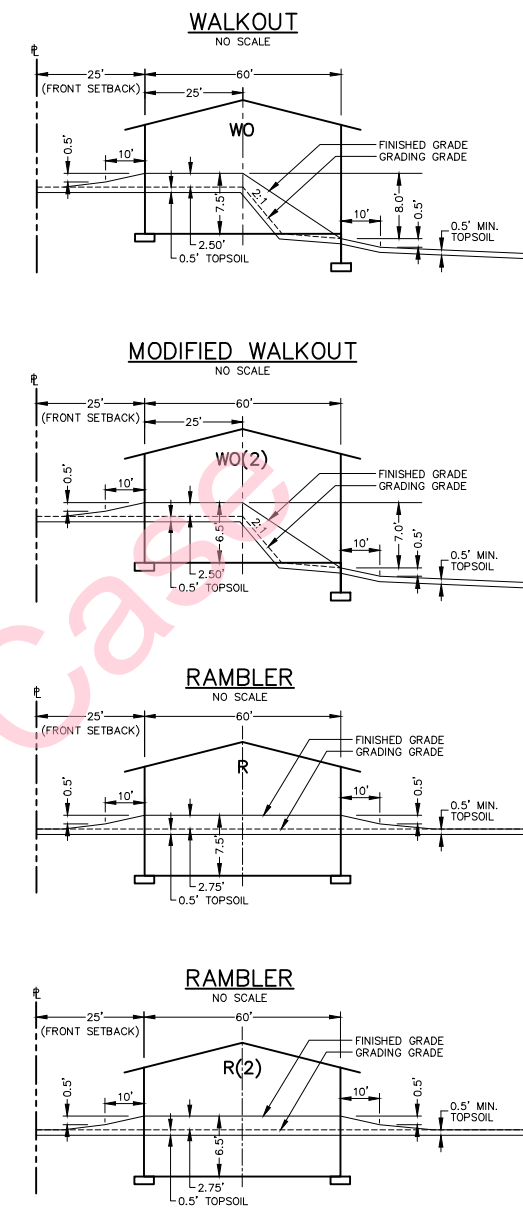


50' VILLAS  
SINGLE FAMILY HOLDOWNS

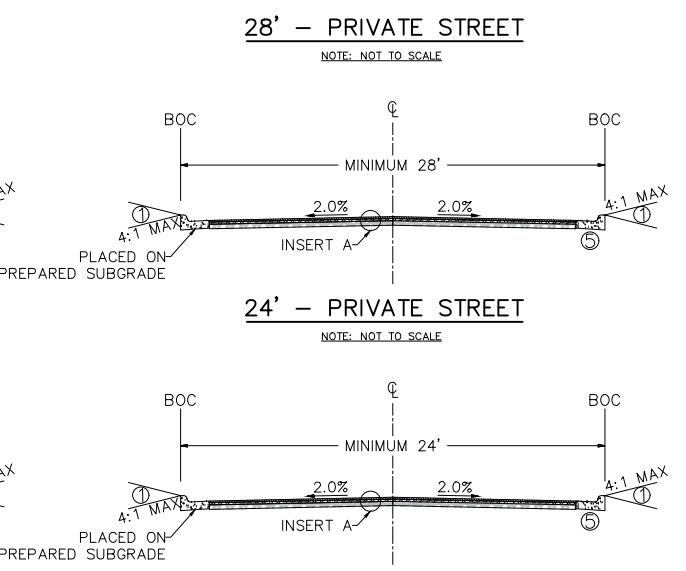
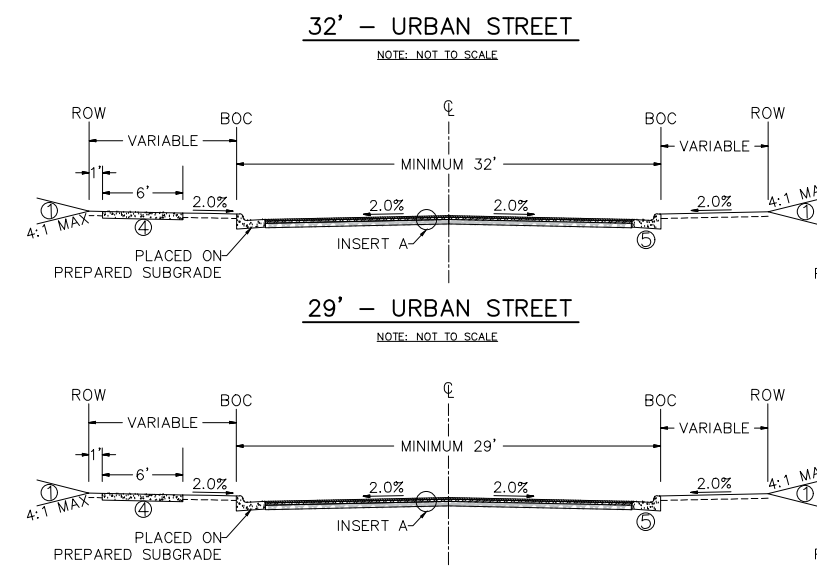
LOTS 1-28, BLK 6; LOTS 1-7, BLK 7;  
LOTS 1-5 BLK 8; & LOTS 1-22 BLK 9



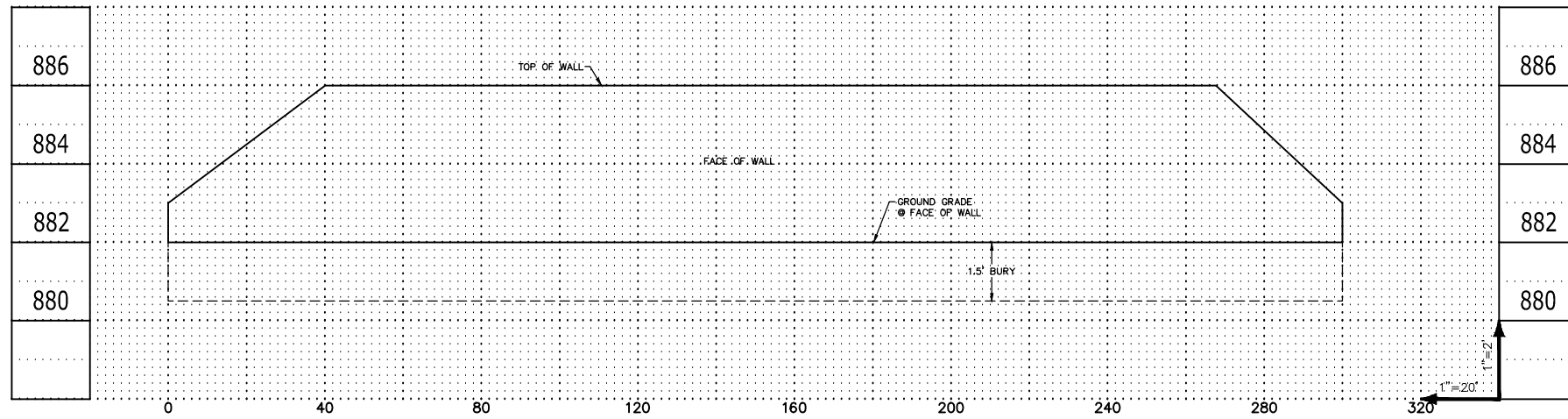
50' LOTS



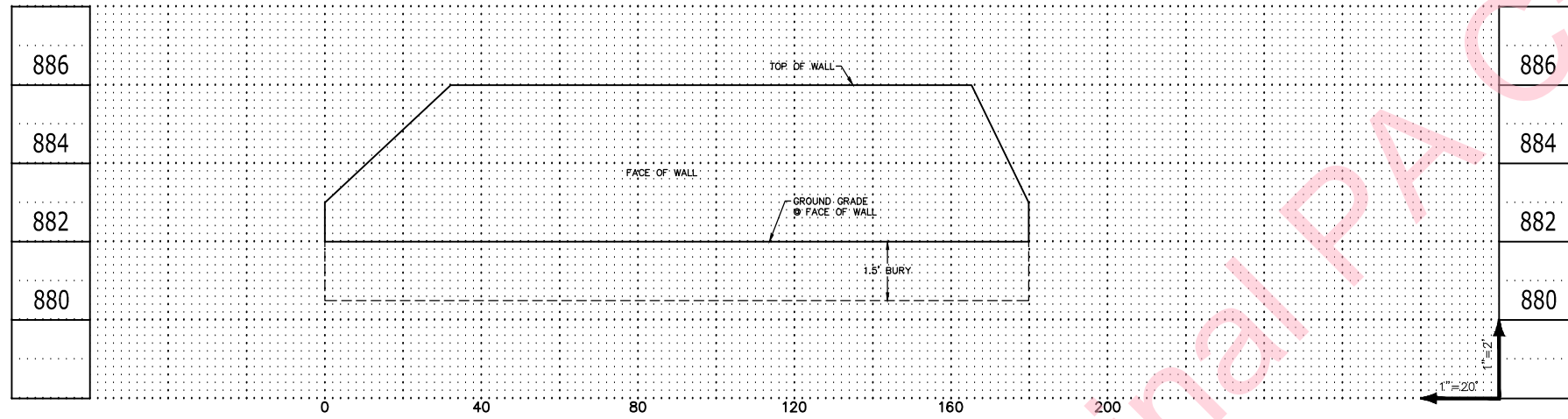
- REFERENCE NOTES:
- GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
  - CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
  - CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
  - ALL SIDEWALKS SHALL BE 6" THICK, 6" WIDE, PLACED ON PREPARED SUBGRADE.
  - CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.



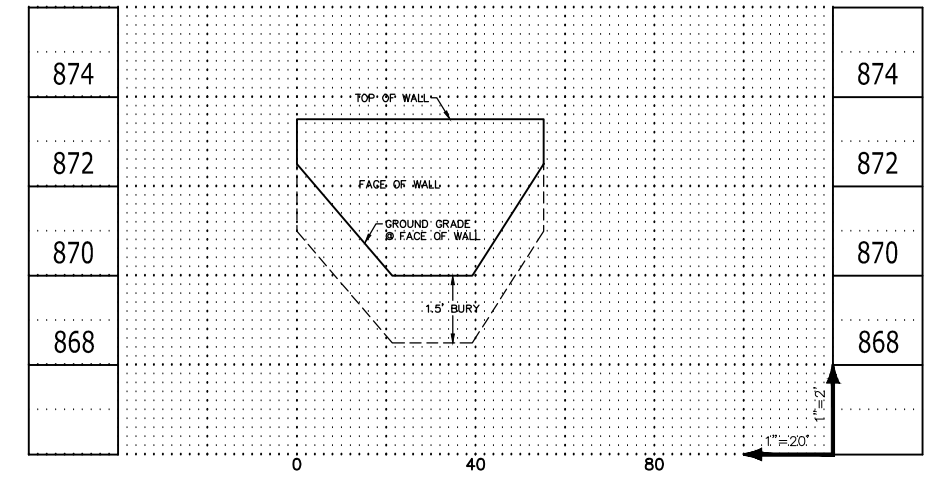
MODULAR RETAINING WALL #1  
(1542 SF)



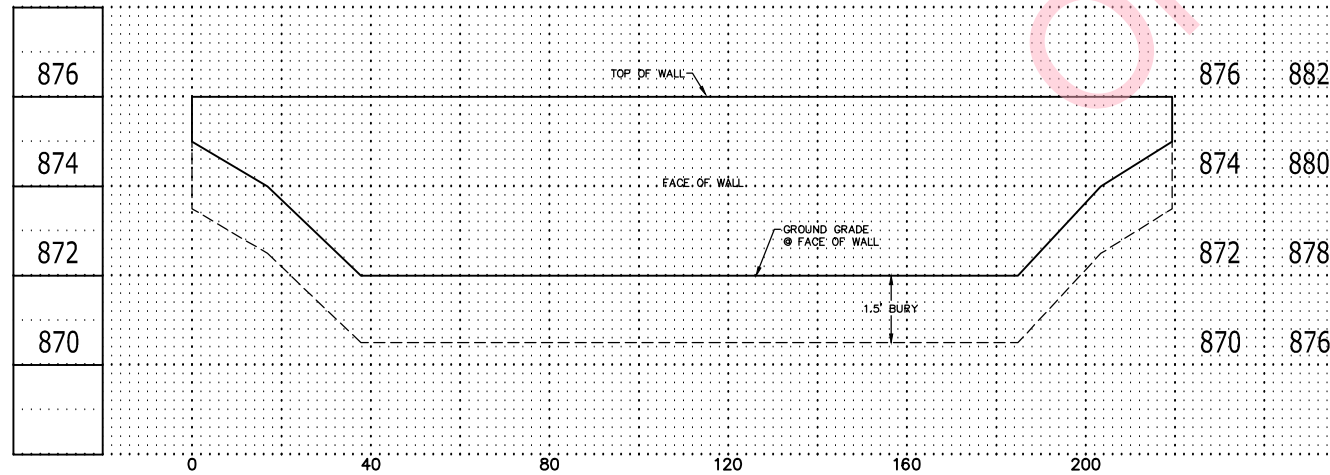
MODULAR RETAINING WALL #2  
(919 SF)



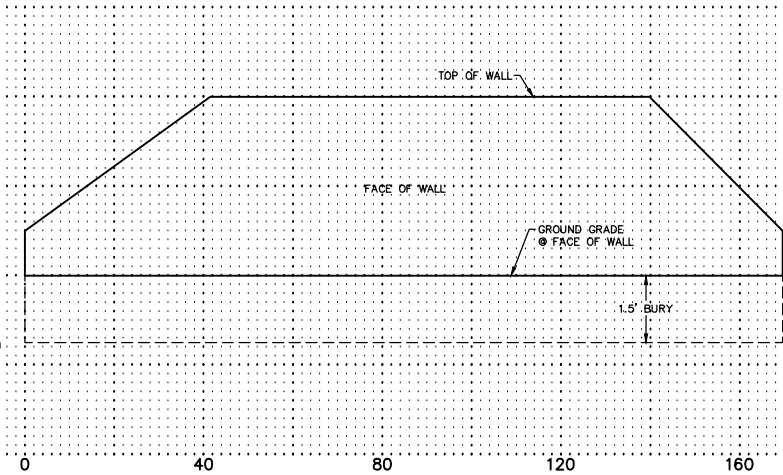
MODULAR RETAINING WALL #3  
(235 SF)



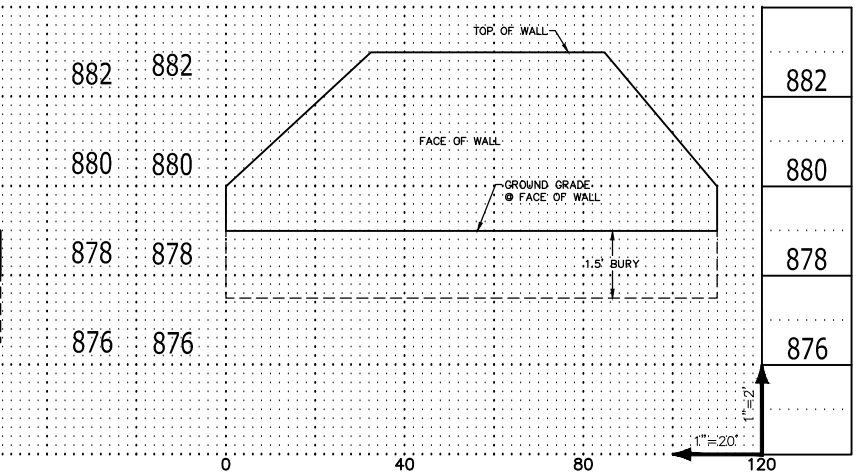
MODULAR RETAINING WALL #4  
(1085 SF)



MODULAR RETAINING WALL #5  
(830 SF)



MODULAR RETAINING WALL #6  
(525 SF)



Original P.A. Case

**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, July 13, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Jim Steffen  
                          Member Brian Burandt  
                          Member Glen Hardin  
                          Member Chris Riley  
                          Member Wayne Skaff  
                          Member Kristine Williams (arrived at 7:32 a.m.)

Members Absent:     Member Philip Brunt

Also Present:         Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator  
                          Kurt Ulrich, City Administrator  
                          Brian Pankratz, CBRE  
                          Jim Deal, PSD  
                          Matt Kuker, PSD  
                          Mike Mulrooney, CMDC

**1.     CALL TO ORDER**

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

**2.     APPROVE AGENDA**

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

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

**3.     APPROVE MINUTES**

**3.01:   Approve Meeting Minutes Dated June 8, 2017**

Motion by Member Hardin, seconded by Member Skaff, to approve the June 8, 2017, minutes as presented.

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

Member Williams arrived.

#### **4. EDA BUSINESS**

##### **4.01: Strategy for Marketing and Selling City Owned Land**

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

Chairperson Steffen asked Mr. Pankratz for his input on not working with a broker long-term.

Brian Pankratz stated that if the City were to sell the remaining land in a bulk sale, the developer would have the carry costs and maintenance on their hands, which will take the land price down. He noted that the developer would also want certainty on what can and cannot be developed in each location. He stated that the unknown road alignment for Ramsey Parkway has come into play in some discussions. He stated that another question would be if the amenities will be put into place, such as Lake Ramsey. He stated that another issue is the visibility or lack thereof, from Highway 10, and therefore signage should be considered. He noted that zoning would be another component to consider. He stated that there is a lot of activity and once that is in place and the press releases go out, that will continue to build interest. He stated that a full restaurant is very expensive to build and there are not second and third generation restaurant buildings for a restaurant to come into.

Chairperson Steffen asked if Mr. Deal had input.

Jim Deal stated that the activity has picked up substantially and the industrial side of things is starting to pick-up, which is why PSD thinks there is opportunity for a business park. He noted that the increased industrial business would bring in additional traffic to The COR, which can bring in additional interest for businesses. He stated that the more rooftops you gain, the more interest you will get from commercial and retail. He identified an area (the old Diamonds parcel) that would be perfect for a large anchor, such as a Menards or Fleet Farm, which will then attract additional retailers.

Matt Kuker stated that signage is a huge issue because businesses want to be visible from Highway 10. He stated that people do not want to buy land if they do not know what can be done on it. He stated that rather than master plan the development, they will almost have to piece it together as it comes. He noted that the interest turned down for the Diamonds parcel was another RV dealer and they felt the City did not need another RV dealer.

Chairperson Steffen agreed that the City should probably follow the wait and see approach because there are so many projects in the hopper.

Economic Dev. Mgr/Assistant City Administrator Brama stated staff and the City is not taking the position of not doing anything and waiting, because there are several initiatives currently underway, and there will be more moving forward. He noted that this would be more of an interim approach to allow the market to adjust.

Member Riley stated that doing nothing is not an approach he will support, but stated that he does understand that there is a lot going on right now that could attract additional interest. He stated that the City should be prepared to say what they want when the time is right.

Chairperson Steffen stated that the City is doing all of the things outlined in the case under the recommendation and confirmed the consensus of the EDA to follow the steps of the interim route.

City Administrator Ulrich stated that the recommendation was to stay the course identified and let the pieces get into place in order to reassess the situation and identify a long-term strategy. He stated the recommended approach was not to wait and do nothing.

Member Riley stated that Mr. Pankratz has knowledge of where the City has been in the past, to where they are now, and where they may end up in the future and asked for his opinion.

Mr. Pankratz stated that perhaps there is a happy medium in between that involves the City, a broker, and developer. He stated that the RFP process is unknown, noting that Shakopee is selling their old City Hall for \$2, plus incentives through TIF. He stated that from where the City was three years ago to where they are now has changed the perception of the City in a positive manner. He stated that the City is creating a positive momentum. He explained that the retail market has changed so dramatically in the past year that retailers are gun shy. He stated that the housing market continues to boom. He stated that the City could probably get a master developer but he was unsure how much skin those developers would be willing to put in the game. He stated that the unknown with an RFP is how much the developer is willing to put into the game and what they are going to do.

Mr. Kuker stated that ISD #11 is looking for a bond and identified Ramsey as one of their biggest areas. He noted that another school would bring additional interest. He agreed that the perception of Ramsey has changed in the past few years in a positive measure.

Member Riley stated that although there are projects to be excited about, these are not the projects that residents have been asking for.

Member Williams stated that the City does not know the cost to engage a developer, and what the deliverables would specifically be. She stated that this interim plan maintains the status quo but the EDA still needs to identify what they want and what they are willing to pay for.

Mr. Deal noted that restaurants are a tough market and will be a tough sell. He noted that hotels have also been a discussion but those developers are also shy because they are unsure that the traffic flow would support that development. He stated that those projects will come once the City has more activity.

Mr. Pankratz stated that if residents want restaurants they should email those businesses to tell them they would like to see their business in Ramsey.

Member Williams encouraged the group to continue to discuss the vision, because if the EDA does not provide input, they will become reactive to someone else's vision rather than being a part of that voice. She provided additional input on the vision statement and the groups that have been involved.

Economic Dev. Mgr/Assistant City Administrator Brama stated that he can add language that the EDA would like to continue to be a part of the visioning process.

Member Williams suggested that the EDA take the vision statement and make their recommended changes; considering what the statement is today and whether the robust statement is what they want to put forward to developers. She stated that she has thoughts on the plan from an EDA perspective, noting that the momentum of the document is going to represent the vision of The COR, although it reads more like a working document from one group (Planning Commission). She did not believe it is representative of what the EDA or the City as a whole would like to see.

Economic Dev. Mgr/Assistant City Administrator Brama stated that he can bring that document back to the EDA to review and provide input.

Chairperson Steffen agreed that the EDA should be involved rather than simply reviewing the work of the Planning Commission. He stated that it would be helpful for the EDA to jump on board before the train gets too far out of the station.

The consensus of the EDA is to stay the course and reassess in the future, while continuing to participate in the vision discussion.

#### **4.02: 2018 EDA Workplan**

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

Chairperson Steffen asked for clarification on business incubators.

Economic Dev. Mgr/Assistant City Administrator Brama provided additional details on flexible workspaces, noting that many microbusinesses start in that manner because they do not have the capacity to lease space.

Chairperson Steffen stated that he would support having business incubators within the Workplan. He stated that RALF moved from secondary to primary and asked if there were any other shifts.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed that was the only shift.

Member Riley stated that the City is only looking at strategic RALF properties. He noted that in the past the City was too aggressive and is now being more strategic in acquiring properties, rather than simply acquiring the properties and removing them from the tax roll.

City Administrator Ulrich stated that as the road alignment is known, the City will be able to resell some of the properties that will not be needed that were purchased through RALF.

Member Riley asked for additional clarification on the infrastructure.

Economic Dev. Mgr/Assistant City Administrator Brama stated that there is infrastructure in place, but there is no plan for future infrastructure that will be needed.

Member Riley stated that the City has a few plats that are pending and asked if that would be a good time to redo work and attempt to gain a separate zip code for Ramsey.

Economic Dev. Mgr/Assistant City Administrator Brama stated that the City is able to reapply once per year at minimum for its own zip code. He stated that there are items beyond number of mailing addresses or population that dictate where post offices are placed. He stated that the other items outside of population and addresses are what is keeping the City from that step.

Member Riley asked if the old municipal center should be removed.

Economic Dev. Mgr/Assistant City Administrator Brama stated that there is not much left on that project and the City will continue to progress whether the item is on the Workplan or not.

It was the consensus of the EDA to remove the old municipal center from the Workplan as the EDA's work on that item has been completed.

#### **4.03: CBRE Real Estate Listing Contract, Amendment #2, 1-Year Extension w/Month to Month Termination Option**

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

Chairperson Steffen asked if Mr. Pankratz is comfortable with this proposal.

Mr. Pankratz stated that he is comfortable with this agreement.

Motion by Member Skaff, seconded by Member Hardin, to recommend to City Council to approve the 1-year contract extension for broker services with CBRE, subject to final review and amendments by the City Attorney.

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

#### **4.04: Riverstone Development Purchase Agreement (Portions may be closed to the public)**

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

Member Riley asked why the road was incorrectly aligned to begin with.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the road was historically aligned incorrectly.

Member Riley asked, and received confirmation, that the purchase price includes the right-of-way.

Member Williams stated that she would like to consider discussing the purchase price, as the development has a higher density than the other parcels and is on a major road. She believed that the City should carefully consider the purchase price.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the EDA can go into closed session to discuss the purchase price. He noted that the discussion can also occur in open session if the EDA is comfortable with that. He stated that this deal is on the bottom of the range and therefore the EDA could negotiate for a higher price.

Chairperson Steffen stated that discussion could occur in open session.

Member Williams stated that the 1.5 acres has a higher density, has more visibility and is closer to the major road than the section in the middle of the development. She explained that higher density equals higher prices for the developer. She believed that parcel is worth more than 1.5 acres in other areas. She stated that perhaps negotiation should occur on that parcel. She stated that it is not lost on her that the difference is not worth the effort of renegotiating when this supports a development that supports a lot of the goals of the community. She asked for the input of the EDA on whether that is the right price for the right project.

Economic Dev. Mgr/Assistant City Administrator Brama replied that the property is listed at \$40,000 per acre and the offer was at \$25,000 per acre. He stated that the next step could be for staff to counter and ask for \$5,000 to \$10,000 more before this moves forward to the City Council.

Chairperson Steffen asked if the road has to be realigned.

Economic Dev. Mgr/Assistant City Administrator Brama confirmed that the Preliminary Plat has already been approved, and therefore the realignment of the road will occur. He confirmed that the realignment does allow approximately four additional lots to be built.

Chairperson Steffen agreed that it would be justified to bring the counteroffer to Capstone for \$5,000 to \$10,000 more per acre.

Motion by Member Skaff, seconded by Member Burandt, to recommend to City Council to adopt the purchase agreement between the City of Ramsey and Riverstone Development for roughly 1.9 acres of City owned land, and direct staff to counteroffer an additional \$5,000 to \$10,000 per acre for the sale price.

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

Member Hardin left the meeting at 8:46 a.m.

#### **4.05: Request from Ramsey Business for Use of EDA Revolving Loan Fund: Case of Stone Brook Children's Academy**

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

Mike Mulrooney, CMDC, stated that when they reviewed the request they believed that it would be helpful for the owners to reserve as much capital for working purposes. He stated that the borrowers are highly educated with excellent track records and have jobs outside of this endeavor, which lends additional support for the repayment ability for the loan long-term. He explained that this is a start-up business and therefore additional equity is required, moving the line from ten percent to 15 percent. He noted that the revolving loan fund could fill that equity gap. He explained the difference between the note rate and effective rate.

Chairperson Steffen asked if the construction costs have risen in the past few months.

Michael Johnson, representing the applicant, replied that the construction costs have risen with the comments and requirements of the Planning Commission. He noted that the increased brick and glass will have a positive impact on the aesthetics of the project, but do have a higher cost.

Member Riley asked if the landowner and business operated are separate entities or whether the two are one in the same.

Mr. Mulrooney replied that the landowner will be separate for the operator but noted that both parties will be signed onto the loan as co-borrowers.

Chairperson Steffen asked if it is necessary to go out 15 years on the term of the loan.

Mr. Mulrooney stated that he believes that it is necessary because the loan will be secured with the same assets and therefore the SBA policy is to match the same term as the SBA. He stated that the SBA term is 20 years but he feels that they will be able to gain approval from the SBA on the 15-year term to match the requirements of the City.

Chairperson Steffen asked for input on the process from the applicant.

Mr. Johnson stated that they are in the final stages of the approvals from the City and are awaiting the finishing touches on the loan processes. He stated that once approval is gained from the City, they would finalize the purchase of the property and would hope to break ground soon after. He stated that they are ready and are about three months behind their original schedule.

Motion by Chairperson Steffen, seconded by Member Burandt, to recommend to City Council to approve a Ramsey EDA Loan to MK Johnson LLC consistent with the terms and conditions outlined in this case and to direct staff to draft proper loan agreements and loan documents for approval by the City Council.

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

#### **4.06: PSD LLC Business Park, Building B, Adrenaline Sports Center, Public Financing Agreement**

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

Chairperson Steffen asked and received confirmation that the developer has closed on the land since the last meeting.

Mr. Kuker stated that once approval is gained on the 25<sup>th</sup> they will order the wall panels. He believed that on the 25<sup>th</sup> they will also be approved to move dirt on the site. He noted that the tree clearing and mass grading was approved subject to the approval of the LRRWMO permit.

Jason Arsvold, Ehlers, stated that the numbers are very similar to the TIF building, noting that this building is a bit larger than the TIF building and there is already a tenant for this building. He stated that with the assistance, after year five there would be a cash on cost return of eight percent; noting that year five would be the year the City assistance runs out. He stated that is within the acceptable range and is not being over subsidized by any means.

Chairperson Steffen asked when the first payment would begin.

Mr. Arsvold replied that the payments would begin one year after completion and would continue for three years, beginning in 2019 and then in 2020 and 2021.

Mr. Kuker stated that he appreciates the quick work of staff to change the parcels. He recognized that changing the plans made things a bit scrambled and wanted to express his appreciation to City staff and the Council.

Motion by Member Skaff, seconded by Member Burandt, to recommend to City Council to approve Resolution #17-07-177 awarding a business subsidy to PSD LLC.

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

#### **5. MEMBER / STAFF UPDATE**

The EDA reviewed the Staff Update.

Economic Dev. Mgr/Assistant City Administrator Brama provided an update.

City Administrator Ulrich reported that the City is in the process of attempting to obtain the land back from McDonald's. He noted that the City met with the Game Fair the previous day and provided a flyer for this year's event.

Member Riley stated that the Council reviewed the preliminary budget, noting that there was no change to the EDA portion. He stated that the EDA might be interested in reviewing the preliminary budget to provide input.

## 6. ADJOURNMENT

Motion by Chairperson Steffen, seconded by Member Skaff, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 9:13 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. 3.

**Meeting Date:** 06/14/2018

**By:** Katie Schmidt, Administrative Services

**Title:**

RCP Presentation: Restaurant Incubator Feasibility Study

**Purpose/Background:**

**Background**

The City has worked with the University of Minnesota for the 2017-2018 academic year on the Resilient Communities Project (RCP). This program presented an opportunity for the City to access a number of departments and courses through the U of MN to get assistance on projects that were important, but not moving forward due to a lack of staff resources/capacity.

One of the courses, Restaurant Incubator, was found to be a match for one of the projects proposed, "Restaurant Incubator Feasibility Study". The student group completed their project and have gratefully agreed to present their work to the EDA for comments and feedback. See attached. This is an opportunity for students to gain experience with presenting to a public board. Staff would encourage the EDA to ask questions and provide feedback to the students.

**Students:**

Saikat Banerjee, Elliot Charette, Matthew Lupini, and Ce Yuan

**Notification:**

NA

**Observations/Alternatives:**

NA

**Funding Source:**

NA

**Recommendation:**

NA

**Action:**

This is an opportunity for students to gain experience with presenting to a public board. Staff would encourage the EDA to ask questions and provide feedback to the students.

**Attachments**

Restaurant Incubator Feasibility Study

**Form Review**

Inbox	Reviewed By	Date
Kurt Ulrich	Katie Schmidt	06/04/2018 11:39 AM
Tim Gladhill	Tim Gladhill	06/07/2018 11:22 AM

Kurt Ulrich  
Kurt Ulrich  
Form Started By: Katie Schmidt  
Final Approval Date: 06/07/2018

Kurt Ulrich  
Kurt Ulrich

06/07/2018 12:01 PM  
06/07/2018 12:02 PM  
Started On: 06/04/2018 08:51 AM

# **Restaurant Incubator Feasibility Study**

## **Report for the City of Ramsey**

**May 2018**

### **Prepared by:**

Saikat Banerjee<sup>1</sup>, Elliot Charette<sup>2</sup>, Matthew Lupini<sup>3</sup>, and Ce Yuan<sup>4</sup>

**Affiliations:** 1. Department of Chemistry, 2. Department of Applied Economics, 3. Humphrey School of Public Affairs, 4. Bioinformatics and Computational Biology Program, University of Minnesota - Twin Cities

### **Prepared in Collaboration with:**

Patrick Brama  
Assistant City Administrator and Economic Development Manager  
City of Ramsey

Office of University Economic Development  
Economic Development Fellows Consulting Program

Center for Urban and Regional Affairs  
Resilient Communities Project

## Table of Contents

---

<b>Section I: Introduction</b>	2
Overview	2
Objectives	2
Main findings	2
<b>Section II: Market analysis</b>	3
Market overview	3
Restaurant Customer Draw Area (CDA)	3
Restaurant CDA demographics	3
Market size	5
U.S. Kitchen Incubators Industry Updates 2013 and 2016	5
Financial Viability of Incubators	6
Key competitors	7
Local restaurants	7
Local restaurant incubators	9
Economic Benefit Analysis of Food Incubators	10
<b>Section III: Market condition survey</b>	13
Introduction	13
Local restaurants	13
Locally Grown	14
Food trucks	14
National restaurant incubators	15
Local culinary schools	16
Co-packagers	16
Summary	17
<b>Section IV: Recommendations</b>	17
Short-term recommendations	17
Long-term recommendations	19
<b>Appendix</b>	21
Appendix I: Local Restaurant Survey Emails	21
Appendix II: Locally Grown Survey Emails	22
Appendix III: Food Truck Survey Emails	22
Appendix IV: Restaurant Incubator Survey Emails	23
Appendix V: Culinary School Survey Emails	24
<b>Bibliography</b>	<b>Error! Bookmark not defined.</b>

# Section I: Introduction

## Overview

The City of Ramsey (Ramsey) is located at the northwest outskirts of the Minneapolis-St. Paul metropolitan (MSP metro) area. The city is the second fastest growing city in the Anoka county with rising population and households faster than the MSP metro area<sup>1</sup>. Ramsey spent significant resources focusing on developing its new downtown - The Center of Ramsey (COR). This development, when fully realized, will include 400 acres of high-density housing, mixed-use office space, retail space and recreational venues<sup>2</sup>. To attract new businesses to the COR and stimulate the growth of current businesses in Ramsey, the city has conducted a preliminary study on establishing a business incubator in the city<sup>3</sup>. This study suggests that the Ramsey has an opportunity to develop more restaurant options and that the local residents are also interested in more dining options. Based on the previous study, the Ramsey looks to further explore the feasibility of establishing a restaurant incubator in the city.

## Objectives

This current study intends to comprehensively analyze the Ramsey restaurant customer draw area (CDA) and the challenges of operating food incubators to establish the feasibility of establishing a food incubator.

## Main findings

- Ramsey is located within 15 minutes drive of two established restaurant nodes
- The two restaurant nodes have high proportions of fast-food restaurants
- The area north of Ramsey has limited access to major restaurant nodes
- Ramsey restaurant CDA has significant retail leakage for full-service restaurants
- Ramsey restaurant CDA currently has a market size that can support between 110 to 152 restaurants
- Most food incubators struggle to make a profit
- The societal benefit, however, such as empowering small-businesses owned by women, minority or low-income groups as well as serving the needs of local residents should be considered

---

<sup>1</sup> Community Profile - Ramsey. <https://stats.metc.state.mn.us/profile/detail.aspx?c=02396311>

<sup>2</sup> City of Ramsey. The COR. <http://www.ci.ramsey.mn.us/463/The-COR>

<sup>3</sup> Talent & Tenacity: Sparking an Incubator in Ramsey. Burga 5211

## Section II: Market analysis

### Market overview

#### *Restaurant Customer Draw Area (CDA)*

To determine the Ramsey restaurant CDA, we considered the following factors.

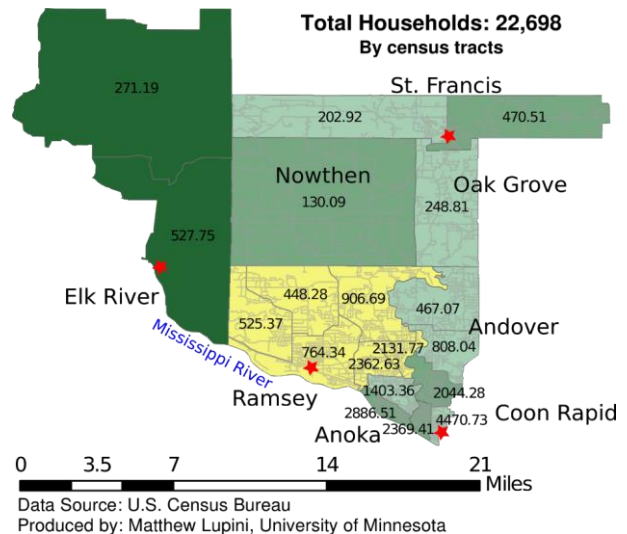
- A recent national dining trend survey conducted by Zagat suggests 54% of all respondents are willing to travel for up to 30 minutes for a good restaurant <sup>4</sup>.
- Ramsey is located about halfway in between two established restaurant nodes. One located in Elk River, along Highway 169 and the other one located in Anoka-Coon Rapids, along Highway 10. Both two nodes are approximately 15 minutes drive away from Ramsey.
- Ramsey is to the northwest of the confluence of the Mississippi River and the Rum River. This geography, however, blocks easy access to Ramsey from south of the Mississippi River or east of the Rum River. Access to Ramsey from the two directions will likely pass through the two existing restaurant nodes.

Based on these factors, we defined the CDA with the following criteria.

- Approximately 20 minutes drive time from Ramsey
- North of Mississippi River, due to lack of easy access from the south

With further refinement, we constructed the following map of the Ramsey restaurant CDA. (**Figure 1**) The CDA includes all of Ramsey, Nowthen, and Anoka, as well as parts of Oak Grove, Coon Rapids, St. Francis, and Elk River. The CDA is roughly surrounded by Highway 10 to the south, Highway 169 to the west, Round Lake Blvd NW to the East and the northern St. Francis city border to the north.

#### *Restaurant CDA demographics*



**Figure 1.** Customer draw area defined for the current study.

<sup>4</sup> Zagat. 2018 Dining Trends Survey.

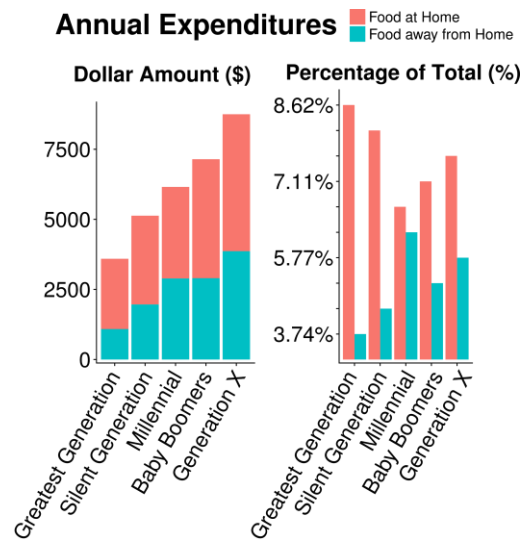
[https://www.zagat.com/b/2018-dining-trends-survey-highest-tippers-social-media-habits-and-more?zagatbuzzid=jan18week1&utm\\_source=newsletter&utm\\_medium=email&utm\\_campaign=national20180110&utm\\_type=article&utm\\_order=1](https://www.zagat.com/b/2018-dining-trends-survey-highest-tippers-social-media-habits-and-more?zagatbuzzid=jan18week1&utm_source=newsletter&utm_medium=email&utm_campaign=national20180110&utm_type=article&utm_order=1)

The demographics of an area is crucial to developing smart business strategies. Based on the CDA map, we used the 2010 U.S. Census data and identified that the CDA has a total household of 22,698. Based on the community profiles published by the Metropolitan Council<sup>5,6,7,8,9,10,11,12</sup>, the CDA area overall is forecasted to have a continuous increase of population and households through 2040. More specifically, population surrounding Ramsey will grow by 5.2% by 2021. At the time of this study, there are 3,697 people living within 1 mile from the COR (Tim Gladhill, 20% margin of error; **Table 1**). At the COR, there are also over 200 residential units under development and approximately 30% of planned residential district remain undeveloped. As the COR is continuously being developed, this number is expected to grow significantly in the future. The median age of Ramsey’s residents is 34.9 and the median household income level (\$86,794) is approximately 1.5x of the national level (\$59,039).

	Households	Population
Quarter Mile	277	803
Half Mile	664	1,925
Mile	1,275	3,697

**Table 1:** Households and the population living within 1 mile of the COR.

In 2015, the U.S. Bureau of Labor Statistics (BLS) conducted a consumer expenditure survey<sup>13</sup> and the results suggest that households led by Millennials (age 20~35) are more frugal when it comes to percent of total expenditures on food away from home.



**Figure 2.** Food based expenditures by consumer unit of different age groups (left) and percentage of the total annual expenditures that was spent on food (right).

<sup>5</sup> Community Profile - Nowthen. <https://stats.metc.state.mn.us/profile/detail.aspx?c=02437910>

<sup>6</sup> Community Profile - Ramsey. <https://stats.metc.state.mn.us/profile/detail.aspx?c=02396311>

<sup>7</sup> Community Profile - St. Francis. <https://stats.metc.state.mn.us/profile/detail.aspx?c=02396487>

<sup>8</sup> Community Profile - Oak Grove. <https://stats.metc.state.mn.us/profile/detail.aspx?c=02395282>

<sup>9</sup> Community Profile - Andover. <https://stats.metc.state.mn.us/profile/detail.aspx?c=02393954>

<sup>10</sup> Community Profile - Anoka. <https://stats.metc.state.mn.us/profile/detail.aspx?c=02393964>

<sup>11</sup> Community Profile - Coon Rapids. <https://stats.metc.state.mn.us/profile/detail.aspx?c=02393628>

<sup>12</sup> Community Profile - Anoka County. <https://stats.metc.state.mn.us/profile/detail.aspx?c=003>

<sup>13</sup> U.S. Bureau of Labor Statistics. Consumer Expenditures in 2015.

[https://www.bls.gov/opub/reports/consumer-expenditures/2015/home.htm#\\_edn1](https://www.bls.gov/opub/reports/consumer-expenditures/2015/home.htm#_edn1)

**(Figure 2)** However, households led by Generation X (age 35~55), on average spend more dollars on food away from home than the other age groups. Considering the median age of Ramsey is around 34.9, it is likely most households are led by people of the Generation X age group. This suggests that the city's demographics, in addition to the higher median household income level, are a positive characteristic of in terms of food expenditures at restaurants.

It is worth noting that Ramsey is the major population center of the CDA. Although Anoka and Coon Rapids also have large populations, there is also a large and established restaurant node in that region. It is likely that the Ramsey restaurant CDA will only capture a fraction of the population living in Anoka and Coon Rapids.

### ***Market size***

Based on the demographics of Ramsey and the expenditure data shown in **Figure 2**, we estimate Ramsey CDA to spend approximately 1.5 times more than the national average, or approximately:  $\$3,864.39 \times 1.5 = \mathbf{\$5,798}$  per household. The total annual expenditure for food outside of home for the Ramsey CDA is estimated to be:  $\$5,798 \times 22,698 = \mathbf{\$131,603,004}$ . The 2018 Zagat dining trend survey suggest average cost of a restaurant meal is **\\$36.4** per person and an average respondent dine out **5.9** times a week, of which **4.9** times are lunch and dinner. If we assume similar numbers for Ramsey, we estimate the Ramsey CDA spend approximately:  $\$131,603,004 \times 4.9/5.9 = \mathbf{\$109,297,410}$  on lunch and dinners. Based on the 2017 Restaurant Industry Pocket Factbook published by the National Restaurant Association<sup>14</sup>, the average unit sales of a full-service restaurant in 2014 was **\\$992,000** and a quick service restaurant was **\\$861,000**. This suggests the Ramsey CDA can support:

**Full service restaurants:**  $\$109,297,410/\$992,000 = \mathbf{110}$

**Quick service restaurants:**  $\$109,297,410/\$861,000 = \mathbf{127}$

Based on the Claritas data collected previously<sup>15</sup>, similar calculations yield that the trade area can support as many as **152** food services and drinking places. Considering the variety of restaurants, we conclude that the Ramsey CDA has a market size that can support between **110** to **152** restaurants.

### ***U.S. Kitchen Incubators Industry Overview***

There are two reports from 2013 and 2016 published by American Communities Trust, Econsult Solutions, and Urbane development that highlight the food incubator

---

<sup>14</sup> [http://www.mnrestaurant.org/uploads/2/8/9/5/28957157/nra\\_pocket\\_factbook\\_feb\\_2017-final.pdf](http://www.mnrestaurant.org/uploads/2/8/9/5/28957157/nra_pocket_factbook_feb_2017-final.pdf)

<sup>15</sup> Claritas. Claritas - Consumer Buying Power 2017. s.l. : Claritas with environics analytics, 2017.

industry<sup>16,17</sup>. These two studies provide an overview of the industry, its needs, and current challenges.

The reports highlighted several major challenges for food incubators to become successful. For example, while a shared kitchen space is helpful, entrepreneurs may be ill-equipped to successfully run a business within the incubator space. There are additional challenges, such as design and flow of the facility, how reservations are made, ease of payments, and attracting high-quality entrepreneurs. Local food regulations related to sanitation also pose challenges to food incubators. Another challenge that was noted is that little data have been collected to measure the performance and economic impact of incubators. Metrics that are usually collected are related to sales volume, gross revenue, and jobs created. It is also important to note that the majority of businesses that make use of incubators are run by women, ethnic/minority and/or low-income populations. It is thus important to consider the societal effect of a food incubator.

**Financial Viability of Incubators**

For the shared kitchen survey conducted in 2013, of the 135 incubators surveyed, 41 responded with details about nonprofit or for-profit status. **Table 2** shows the distribution of incubators that are making money, breaking even, or losing money. Note that all survey respondents regardless of nonprofit or for-profit status are included in the combined statistics.

	Both nonprofit and for-profit	Nonprofit	For-profit
Making money	31%	15%	39%
Breaking even	53%	54%	57%
Losing money	16%	31%	4%

**Table 2:** Profitability of Incubators in 2013.

The same survey conducted in 2015 is shown in **Table 3**. The updated survey did not differentiate between nonprofit or for-profit status. The authors did mention that more incubators are losing money and more are making a profit in 2015 than they were in 2013. This tells us the sample size increased in 2015 than in 2013. The updated table for the year 2015 is presented below.

	Both nonprofit and for-profit
Making money	39%

<sup>16</sup> Econsult Solutions “U.S. Kitchen Incubators: An Industry Snapshot.” August 2013. <http://www.econsultsolutions.com/experience/our-projects/food-incubator-study/>.

<sup>17</sup>Econsult Solutions “U.S. Kitchen Incubators: An Industry Update.” March 2016. <http://www.econsultsolutions.com/report/us-kitchen-incubators-industry-update/>.

Breaking even	37%
Losing money	25%

**Table 3:** Profitability of Incubators in 2015.

Overall, it seems fewer incubators are breaking even in 2015, however, more are either profitable or lose money. The trend, however, still suggest that food incubators are challenging to operate. A flaw the authors did not mention is the reporting bias and censoring. Companies may be less likely to report losing money and the companies that have already gone out of business are not included in the survey.

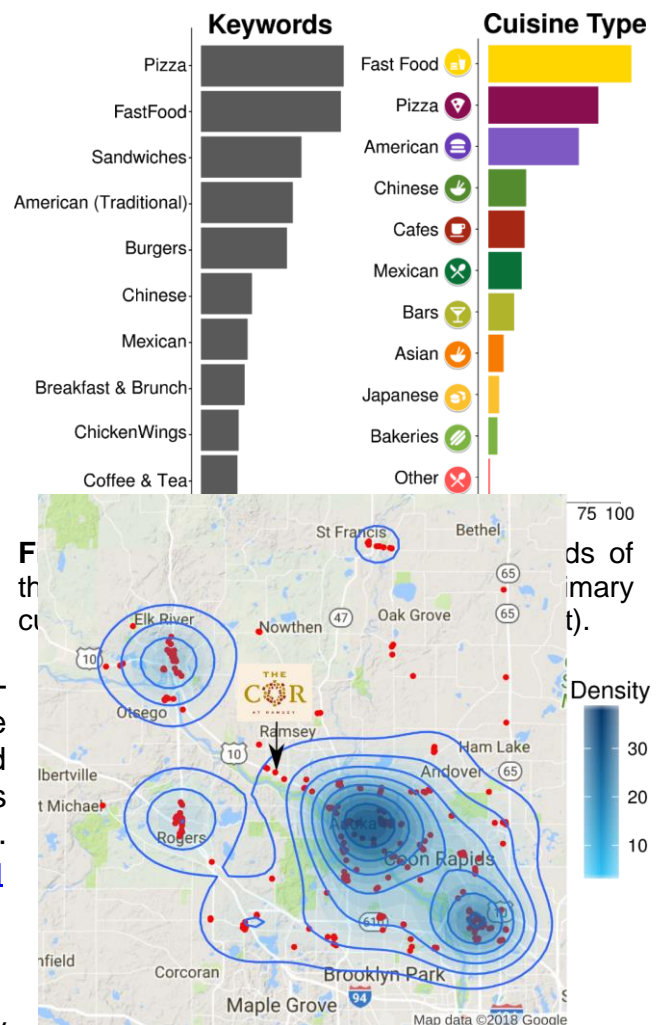
## Key competitors

### Local restaurants

The CDA for the current study has been shown in **Figure 1**. Here we used the CDA to identify the locations of current restaurants to analyze the regional competitions. **Figure 3** shows the locations and the density of the 342 restaurants currently in operation around the Ramsey CDA. The Anoka-Coon Rapids restaurant node has the highest density of restaurants around Ramsey. Elk River, Rogers and St. Francis regions all have a small node of restaurants. These observations follow similar developmental densities found through previous research for a retail development project<sup>18</sup>. It is also clear that Ramsey is at the edge of the Anoka-Coon Rapids restaurant node and the regions north of the COR has very limited restaurant presence. An interactive map is available through Google Map. <https://drive.google.com/open?id=1O0HEqOTU4ITGjscirNCZVkoIeuP1UgFy>

### Restaurant types

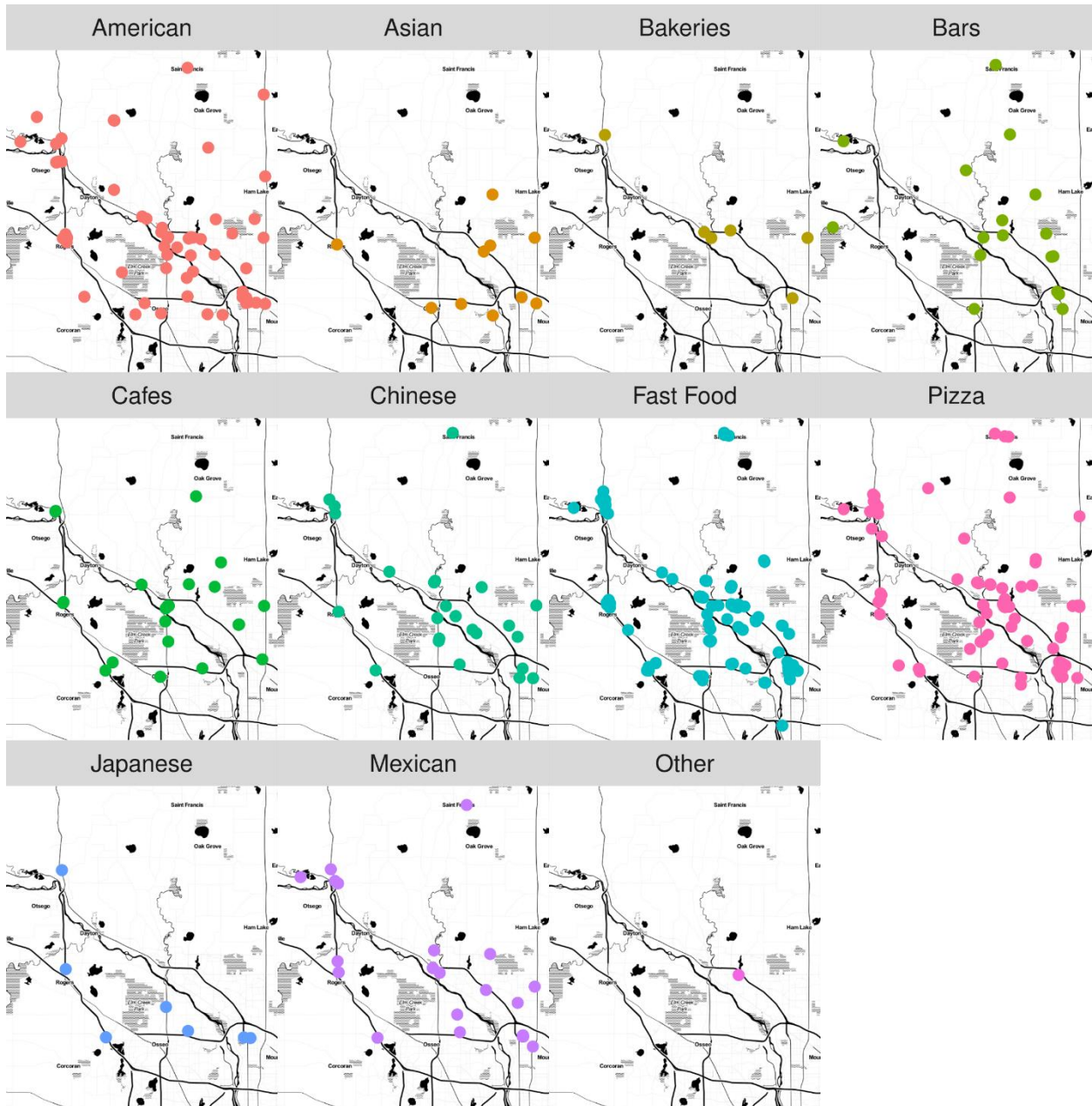
We further analyzed the primary cuisine types offered at the 342 restaurants identified. (**Figure 4**) The



**Figure 3.** Density map showing the distribution of the current restaurants in and around Ramsey. (Red dots show the specific location of these restaurants).

<sup>18</sup> Boerschinger, Olivia, Pansch, Joshua, Lupini, Matthew. PA5211: Land Use Planning. Public Affairs.

cuisine types served by each restaurant is visualized in **Figure 5**. The keywords from each restaurant's description were collected and plotted to show the frequencies of the food served as well as the primary cuisine type offered in these restaurants. This data provides another key information about the regional competition. We found most restaurants in the region are fast food places that serves pizza, sandwiches and burgers. They are followed by major cuisine types such as Traditional American, Chinese and Mexican. This piece of data suggests a lack of full-service options in and surround Ramsey. It also provides guidance for Ramsey when developing themes of the restaurant incubator. We recommend Ramsey to focus on encouraging novel cuisines that will stand out from the fast food dominated local competition and to avoid direct competition with majority of the current restaurants. It is conceivable that if Ramsey can successfully develop the restaurant incubator to avoid cuisines types overrepresented in the region, it can attract customers from these existing restaurant nodes to Ramsey.



**Figure 5.** Density map showing the distribution of different cuisine types served in restaurants around Ramsey. Each dot shows the specific location of a restaurant. The map is centered around Ramsey.

### ***Local restaurant incubators***

The restaurant incubators/shared commercial kitchens in the twin cities have been compiled from Minnesota's department of agriculture website. It may have

establishments that differ in terms of support that they offer tenants in their budding phases. Detailed information about these Minnesotan food incubators have been compiled in an excel file and have been shared with the team. This will act as a good reference for knowing what these food incubators offer in terms of services.

Many of the local food incubators offer the following amenities:

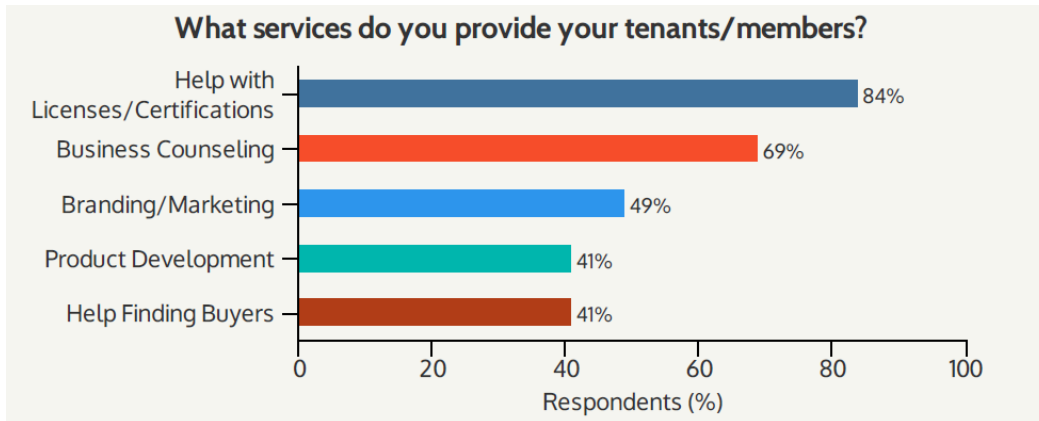
- Access to major highways
- Access to storage, walk-in freezers, and miscellaneous commercial equipment
- Free on-site parking
- Business training and business development opportunities
- Financing, licensing and legal support
- Shared-kitchen space with 24-hour card access with video surveillance
- Online scheduling
- The flexibility of paying through credit cards/PayPal
- Gluten-free cooking area
- Event space

These services offer valuable strengths to the operation. The flexibility will attract more tenants, who could have been left out because of their daytime jobs. Secure and limited-access shared kitchen space with online scheduling and flexible payment options mean reduced labor cost of the incubator's operation.

The pricing models vary among these incubators depending on the scale of operations. Incubators like Kindred kitchen use different rates depending on the time of the day. They also have different rates for storage space. However, the majority of the kitchen rentals are around \$15-\$20/hr. Many incubators offer event space for uses like weddings. Ramsey can go along similar lines to make the most of the rental space available. Social events like weddings can be another attractive option for tenants to cater.

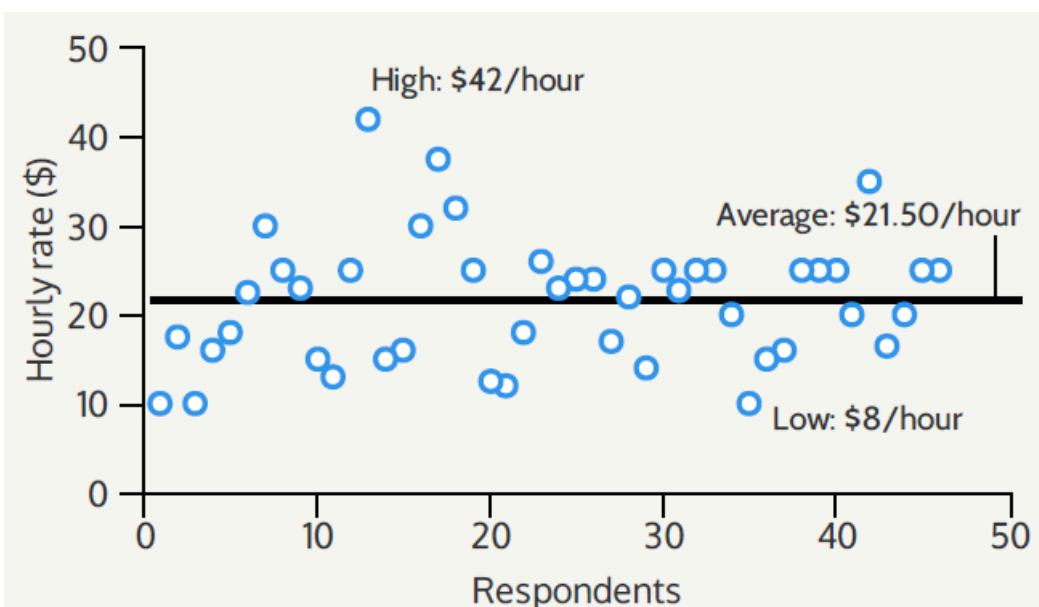
## **Economic Benefit Analysis of Food Incubators**

The economic benefits of incubators are difficult to measure. Food incubators serve as a pathway for successful food ventures. Many incubators provide help with licensure and certificates. This would help new restaurant ventures understand and comply with food safety and production requirements. As shown below in **Figure 6**, food incubators help food businesses with several other types of business counseling.



**Figure 6.** Common services provided by food incubators.

On average, food incubators charge about 21 dollars per hour for use (\$20.82 in 2013 and \$21.50 in 2015). This hourly rate sustains the incubator. A distribution of the hourly charge rates to use an incubator space is shown below.



**Figure 7.** Hourly rate charged by food incubators. The lowest amount is 8 dollars an hour.

Another economic benefit worthy of mention is job creation. Having a food incubator space helps to create jobs. A notable characteristic of the jobs that are created is most of the employed people by incubators are female, minority, and/or low-income.



## Section III: Market condition survey

### Introduction

The original aim of this study was to evaluate the potential for incubators within the City of Ramsey. The models proposed were a culinary incubator designed to grow and support food businesses, and a co-working space in which potential tenants may operate. In order to decide on potential final recommendations, it was determined that tenant and talent interviews were necessary for the purpose of narrowing the scope of recommendations. Interviews were conducted to identify potential partners, tenants, and talent supply. These interviews were conducted via email, and potential case studies for future examination were identified from initial email contact. Further, we wished to determine interest and theoretical activity levels for the culinary incubator. Obtaining interviews were relatively difficult, however, and more thorough case studies will be necessary for future research.

### Local restaurants

The overarching theme of interviews conducted with local restaurant-owners was the lack of commercial kitchen and storage space for their business. Home-based caterers often cannot produce enough of their goods to justify expansion; however, they require increased production space to grow their production capabilities. Through our research process, we identified a number of caterers within Ramsey, as well as a number of restaurants in the general area. Comments regarding the potential of partnering with or expanding to an incubator included the following:

- Potential incubator amenities:
  - “I would look for meat processing equipment, packaging equipment, and combi ovens along with office space and a loading dock”
  - “...the current building needs lots of updates (kitchen floor & walls, some equipment is very old, we need a turbo oven for efficiency, etc...”
  - Separate clean space to prepare foods for sale and not take up actual space in the front of house
- Regarding expansion:
  - I am comfortable running only one location. It would be too much stress running more, since I do all the handiwork myself.
  - My business has huge growth potential already but I can't do everything myself.
- Disadvantages in current location:
  - Too crowded, not enough space to work and keep enough product on hand to sell

## Locally Grown

According to a report from national restaurant association, 56% of the consumers say their primary reason for preferring locally sourced food is that it supports farms and producers in their communities. Hence, locally grown food and products made from them are a major attraction for the incubator to attract customers. In this context, free locally growing food vendors need to be contacted for their interest in participating in an incubator. However, we found locally grown organizations were especially difficult to initiate contact with, likely due to the seasonal nature of many of these businesses, coupled with the fact that the survey was conducted in early March 2018. However, these organizations indicated that storage and the high prices of equipment were barriers that would serve as a detriment to their expansion.

The other goal of the survey of locally grown organizations was to determine their potential interest in workforce development programs a kitchen incubator could offer. Responses to this question were mixed, but respondents were most interested in a supply of long-term employees.

## Food trucks

Food trucks are another collaborative part of food incubators. A list of food trucks in Minnesota have been compiled for survey analysis. They have been contacted to gauge how many of them are interested in branch out in Ramsey although responses from them have been very limited. More labor supply discussions will be carried out in the relevant section. We sought to interview food trucks, both within and outside of Minnesota, as potential tenants for the City's food incubator. We saw the potential of food trucks accessing the incubator as both an increased kitchen space, as well as a prospective location for establishing themselves in a brick-and-mortar space. The Wandering Mug, which is a food truck that operates in primarily Minneapolis and St. Paul, were asked why they chose to operate in the cities they do. They responded:

- [We] follow the large events around because that's where the big money is.
- St. Paul has the least restrictive licensing and is easy to work for street sales

The key point here is the idea of reducing the restriction in licensing. This preference to work in less restrictive environments is likely one shared by other food trucks in Greater Minnesota and should be noted by the City of Ramsey. Grill Works Truck, which also operates primarily within the Twin Cities, was asked about obstacles in expanding their service area. They answered:

- None of my identified locations (Minneapolis-St. Paul). I have run into problems in other cities as those cities don't want food trucks.

This point raised by Grill Works is a notable one – if people in the CDA do not want a food truck, then food trucks attempting to operate there will not succeed. Ramsey lacks the sheer population numbers of Minneapolis and St. Paul, but also lacks an established food truck culture. It may thus be difficult for food trucks to operate

primarily in Ramsey, but they may be able to utilize the kitchen incubator as an expansion opportunity.

## **National restaurant incubators**

### **Current Incubators:**

To carry out a nationwide survey and analysis, around 650 shared commercial kitchens/ food incubators were identified across the country and information like mailing address, email address, respective websites and most importantly their kitchen descriptions were assembled in a file. The kitchen descriptions include kitchen capacity, available amenities like ovens, burners and others, rental rates and hours among much useful information.

Responses to the surveys for this category have been positive and very useful. It was found that for incubators it is difficult to provide the high capital investment that is required for the initial development. It is found that it is very challenging to make a profit and many of the incubators were losing money in the initial years of the business. Regulatory policies were another common reason that proved challenging for some of the respondents.

Challenges identified by restaurant incubators currently in existence ranged from the difficulty of operating while generating enough revenue to meet ongoing expenses, to engaging and becoming engrained within the community the incubator serves. Square One Kitchens, which operates in Fargo, North Dakota, listed the following points as key obstacles in operation of a food incubator:

- Helping the community understand what a shared kitchen is and how it works (this concept is much different than a standard food business so it seemed to confuse people)
- Finding a space that would fit the needs of the business
- Investment – it cost quite a bit to get this [Square One Kitchens] up and running with the equipment, fit up, etc...
- Only had one built-in client prior to starting. The beginning phase was very stressful as [we] had to wait for clients to be ready to start their business and utilize Square One.

The Cauldron Kitchen, operating from Ottawa, Canada, per their [website](#) is a shared commercial kitchen service for catering, food businesses, bakeries, personal chefs, and culinary classes. Having been in business for 2+ years as of the time of the interview, the Cauldron had this to say regarding obstacles:

- The obstacles to start the business were finding a suitable commercial lease location with appropriate services (electrical, sewage gas)
- A shared commercial kitchen requires a little more than what a restaurant needs because it has multiple pieces of equipment

- Venture funding is weak in the food industry for creative business ideas

Another of the interview questions asked the contacts to support either a for-profit or non-profit incubator model. Overwhelmingly, the incubators spoke in favor of a for-profit model, citing the inability of a non-profit incubator to effectively grow and innovate. Finally, the incubators were asked about their total capacity, and responses cited an average of approximately 5-12 different tenants at one time.

## **Local culinary schools**

One of the key questions our group hoped to address was whether there was a pre-existing supply of individuals with the technical skills necessary to operate a start-up incubator or specific features the incubator would need to achieve short- and long-term success.

In attempting to garner responses from individuals affiliated with or who have graduated from local culinary schools, we asked the following questions, and received the attached answers:

- If you could run your own incubator kitchen space, what sort of features would you want in it?
  - Cooler space, table space, ovens, griddle, grill, and dishwashing area, both manual and automatic dishwasher
- What do you think is the most challenging part of running a start-up?
  - Arriving at a menu or list of products you plan to offer, then of course staffing.

Overall, we would need more information from culinary school affiliates to proceed with this part of the labor analysis process. However, it was helpful to receive feedback regarding necessary equipment for space, as our group by no means has a background in kitchen operations.

## **Co-packagers**

Co-packagers are defined as companies that handle the packaging of previously produced food, so the food producers may focus on actual production. While co-packagers were not contacted for the purpose of this study, a list of co-packagers in Greater Minnesota was compiled (with approximately 1/3 of the total in the Twin Cities metropolitan area).

The advantages of co-packagers lie in their specialized equipment for the purpose of packing food. Further, since they do not focus on producing the food, they are experts in their field and may be the cheapest option for a start-up kitchen incubator seeking to diminish costs as much as possible. Further, co-packagers are able to quickly respond to the needs of the food producer, especially if they are local to the

incubator. In keeping with the idea of diminishing costs, co-packagers may bulk products for shipping and can offer a flat rate to incubators for their services.

Co-packers, unfortunately, do have notable disadvantages, especially to start-up kitchen incubators. The flat rate associated with the packing of food may be expensive to cover for a start-up kitchen incubator. Furthermore, the use of a co-packager assumes that the shared kitchen has a large inventory of product, and a large amount of product to ship out to customers outside of the general service range. The drawbacks are thus largely financial and inventory-based in nature and may inhibit their use for a start-up. However, the use of a co-packager may be a resource to utilize once the City has an up-and-running, successful kitchen incubator.

## **Summary**

Research shows that restaurant incubators are usually driven by restaurant investors and/or real estate developers interested in identifying investment opportunities. With an aligned self-interest in the success of their tenants, they typically maintain an extensive tenant identification and development process, along with the provision of extensive operating and management support. Interviews conducted with the aforementioned distinct groups within the food/restaurant industry illustrate the necessity of a reliable space, a vested interest of the public in the space, and most importantly, an individual/organization willing to finance the space. Further research is needed, but these interview responses offer a first glance at the potential tenants and talent supply, as well as the challenges of starting and operating a restaurant incubator.

## **Section IV: Recommendations**

### **Short-term recommendations**

#### ***Factors need to be considered for the incubator***

- Goals of the facility
  - Job creation
  - Grow existing food businesses
  - Strengthen local food systems
  - Build community
  - Encourage entrepreneurship
  - Future revenue for the city
- Who will use it
  - Local entrepreneurs
  - Culinary graduates from surrounding areas
  - Chefs from the MSP metro area
- Incubator format

- Shared kitchen space with eating and event space
- Food trucks accessible
- Support services
  - Development-friendly
  - Business licensing support
  - Business development and strategy support
  - Training support - Collaborate with local culinary programs

***Current attraction points within 5-10 mins drive of the COR***

Ramsey should leverage the following attraction points near the COR to attract potential tenants.

- PACT school: 660 students, 35 teachers<sup>19</sup>
  - Fast-casual/delivery for teacher's lunch
  - Catering for school events
  - Farm to school program is another initiative aimed at local food movement; complementary venue
- VA outpatients clinic<sup>20</sup>
  - Open M-F closes at 4:30 pm
  - Fast-casual/delivery for lunch
  - Fast-casual or full-service for dinner
- Allina Health Ramsey Clinic<sup>21</sup>
  - Open M-F closes at 5 or 7 pm
  - Fast-casual/delivery for lunch
  - Fast-casual or full-service for dinner
- Northgate Church <sup>22</sup>
  - Occupies a large building
  - 200+ twitter followers
  - Fast-casual or full-service for Sunday lunch/brunch
  - Catering for church events
- Adrenaline Sports Center<sup>23</sup>
  - 602 facebook followers
  - Fast-casual/delivery for lunch and dinner
  - Catering, food truck for lunch and dinner
  - Fresh, locally grown product

---

<sup>19</sup><https://nces.ed.gov/globallocator/index.asp?search=1&State=MN&city=&zipcode=&miles=&itemname=pact&sortby=name&School=1&PrivSchool=1&College=1&CS=7902045A>

<sup>20</sup> <https://www.minneapolis.va.gov/locations/NorthwestMetro.asp>

<sup>21</sup> <https://wellness.allinahealth.org/locations/85>

<sup>22</sup> <http://ngatechurch.org/>

<sup>23</sup> <https://adrenalinesc.com/>

## **Recommendations**

Overall, our findings suggest that the Ramsey CDA is currently underserved in terms of full-service restaurants. However, we also found that it is difficult to make profit for a food incubator. We think it is very likely that a restaurant incubator in Ramsey will not make profit in operation. However, we also recommend the city to consider the societal impact of the restaurant incubator, for example, empowering small-businesses owned by women, minority or low-income groups as well as serving the needs of local residents.

Additionally, high median income is a huge asset for Ramsey that shows the economic stability of the current residents. It should also be viewed as a great attraction for potential tenants at the restaurant incubator and other related developments. Finally, a huge amount of available land is also an asset for Ramsey. The government should couple this with appropriate policies that smoothen the business development initiatives on these tracts of land. The city should also leverage the current attraction points around the COR to attract new tenants.

During our research, we found several caterers and home-based food businesses located in Ramsey. We think if the city can consolidate these businesses into one incubator space and provide training and supportive services listed in **Local restaurant incubators** section, it will likely to help this business to save on cost and expand beyond their current capacity.

Pricing of the incubator should be in-line with local competitions. This will ensure a steady revenue for the incubator, whether it is non-profit or for-profit. A detailed “price-benefit map” analysis can be very helpful for determining a sustainable price model for the incubator. It is also very important to factor in the services that are being offered in the incubator to cater the needs of the tenants.

Finally, decision-makers need also consider the funding source of the incubator. We think it is unlikely that a private for-profit company will be very interested in operating such incubator, due to low-profit margin. From our survey of nationwide incubators, it appears several incubators located in rural regions are supported by state or federal grants. Additional efforts are needed to identify additional funding sources.

## **Long-term recommendations**

The population and number of households in Ramsey are going to increase in short and long-term and so will the opportunity/gap in retail and food and dining services. Careful strategic planning is needed to meet the demand of the residents to retain food-related spending within the city. A way to that would be to complement the services offered at the other nearby retail nodes by providing a novel development in the city such as a food incubator. In the long-term, when the COR is fully built and when more retail spaces become available, the city should provide additional support, such as licensing process and business classes, to the incubator tenant to encourage

establishing new restaurants. In addition, the incubator should closely follow the food trend of the country and the region and frequently update the food offerings. Ramsey can leverage its unique development opportunity to become a culinary destination in the region.

# Appendix

## Appendix I: Local Restaurant Survey Emails

Dear xxx,

My name is xxx and I am a graduate student at the University of Minnesota. I am working with the Office of University Economic Development to study restaurant businesses, specifically to identify the obstacles impacting business growth and expansion.

We were wondering if you would be able to connect us to someone that can help answer a few questions regarding your business.

If you prefer answering our survey question via email, here are the questions we are interested in.

1) How long are you in business?

2) Business – type of foods provided

3) What sort of amenities would an incubator provide for your business specifically?  
What disadvantages are you currently facing in your available kitchen space?

4) Would you be interested in expanding your business in surrounding communities if there is a restaurant incubator available?

Other comments

Note: The information you provided will help us create an economic impact report. We may use your business by name as a case study in this report, which will be available to the public.

Please indicate if you allow us to use the information you provided as a case study in our report.

Yes \_\_\_\_\_

No \_\_\_\_\_

Would you be interested in helping us with a follow up questionnaire ?

Yes \_\_\_\_\_

No \_\_\_\_\_

## Appendix II: Locally Grown Survey Emails

Dear xxx,

My name is xxx and I am a graduate student at the University of Minnesota. I am working with the Office of University Economic Development to study locally-owned food businesses, specifically to identify gaps in workforce training.

We were wondering if you would be able to connect us to someone that can help answer a few questions regarding your business.

If you prefer answering our survey question via email, here are the questions we are interested in.

1) How long are you in business?

2) Business – type of foods provided

3) What sort of amenities would an incubator provide for your business specifically?  
What disadvantages are you currently facing in your available kitchen space?

4) Would you need new workforce job training and business expansion opportunities?

Other comments

Note: The information you provided will help us create an economic impact report. We may use your business by name as a case study in this report, which will be available to the public.

Please indicate if you allow us to use the information you provided as a case study in our report.

Yes \_\_\_\_\_

No \_\_\_\_\_

Would you be interested in helping us with a follow up questionnaire ?

Yes \_\_\_\_\_

No \_\_\_\_\_

## Appendix III: Food Truck Survey Emails

Dear xxx,

My name is xxx and I am a graduate student at the University of Minnesota. I am working with the Office of University Economic Development to study food truck businesses, specifically to identify the obstacles impacting business growth and expansion.

We were wondering if you would be able to connect us to someone that can help answer a few questions regarding your business.

If you prefer answering our survey question via email, here are the questions we are interested in.

1) How long are you in business?

2) Did your business grow in the past year?

3) Which city (cities) do you most often operate your food truck (urban/suburban)?

Why do you choose to operate in that city (cities)?

What obstacles do you face when grow and expand your business in the city (cities)?

4) The state of Minnesota requires food trucks to perform off-site preparation and storage be done at a licensed food establishment.

Where do you perform off-site preparation and store your food? Could you share the name of the business?

What is the benefit of this establishment.

Note: The information you provided will help us create an economic impact report. We may use your business by name as a case study in this report, which will be available to the public.

Please indicate if you allow us to use the information you provided as a case study in our report.

Yes \_\_\_\_\_

No \_\_\_\_\_

Would you be interested in helping us with a follow up questionnaire ?

Yes \_\_\_\_\_

No \_\_\_\_\_

## Appendix IV: Restaurant Incubator Survey Emails

Dear xxx,

My name is xxx and I am a graduate student at the University of Minnesota. I am working with the Office of University Economic Development to study food incubator businesses, specifically to identify the obstacles impacting business growth and expansion.

We were wondering if you would be able to connect us to someone that can help answer a few questions regarding your business.

If you prefer answering our survey question via email, here are the questions we are interested in.

- 1) How long are you in business?
- 2) What are the obstacles that you faced when starting and continuing your business?
- 3) Are you operating as non-profit or for-profit? If you are non-profit, what is your funding source?
- 4) Total tenant and capacity.
- 5) Do you have a event/dining area for customers?

Other comments

Note: The information you provided will help us create an economic impact report. We may use your business by name as a case study in this report, which will be available to the public.

Please indicate if you allow us to use the information you provided as a case study in our report.

Yes \_\_\_\_\_

No \_\_\_\_\_

Would you be interested in helping us with a follow up questionnaire ?

Yes \_\_\_\_\_

No \_\_\_\_\_

## **Appendix V: Culinary School Survey Emails**

Link to the Google survey for the culinary schools.

[https://docs.google.com/forms/d/e/1FAIpQLSesGQ78CG1YXV9QwHipsSee9W1Yy7RqXbfW8EW7ieSehFOQzA/viewform?usp=sf\\_link](https://docs.google.com/forms/d/e/1FAIpQLSesGQ78CG1YXV9QwHipsSee9W1Yy7RqXbfW8EW7ieSehFOQzA/viewform?usp=sf_link)

Meeting Date: 06/14/2018

By: Katie Schmidt, Administrative Services

---

**Title:**

Restaurant Subsidy Program

**Purpose/Background:**

**PURPOSE/ BACKGROUND**

The city has received feedback from residents, businesses, visitors, and elected/ appointed officials that attracting more restaurants is a priority for Ramsey. The purpose of this case is to review the proposed restaurant subsidy program documents that be the basis of this economic development program. This case was reviewed at the May EDA Meeting. Final policies are now offered for adoption.

**Notification:**

**Observations/Alternatives:**

**STRATEGIES**

*(1) Full Service Restaurant Subsidy: Water Availability Charge Program*

See attached draft policy. This policy is focused on forgiving 70% of the city's water access charges. The City has used this subsidy two times in the past (Acapulco and Falls Cafe). The Falls Cafe ended up not using the subsidy. WAC fees on a single new restaurant can run 10's of thousands of dollars. This program requires the city to fund the subsidy from designated EDA funds, and in turn, the restaurant user would receive a reduction in the fee that they pay.

*(2) Establish a Sign & Awning Grant Program*

Please see attached draft Sign and Awning Program policy and application. The program provides a one-time grant to help users with the cost to upgrade/ replace/ construct new signs and awnings. The City would use the EDA Fund as the funding source. many City's use this type of program as a relatively low cost way to enhance commercial exteriors for new businesses.

*(3) Expand City's Business Welcome Services*

Today, when a new business comes to the City of Ramsey, staff offers "business welcome" opportunities. This includes a free facebook post, twitter post, city newsletter article, website article, grand opening ceremony services from the chamber, and a newspaper article lead. For new restaurants, staff believes the city could expand these services to include free admission to various city events\*. Please see attached draft Marketing Opportunitis.

\*EDA Business Expo, EDA Golf Tournament hole sponsor, Happy Days Business Expo, Happy Days parade, Draw Event Series signage, etc.

**Funding Source:**

Funding for financial assistance would come from the City's EDA Account.

**Recommendation:**

Staff recommends approving the three draft documents as part of the Restaurant Subsidy Program.

**Action:**

Motion to recommend that the City Council approve the attached policies/programs related to recruiting new restaurants.

---

### **Attachments**

Water Availability Charge Program

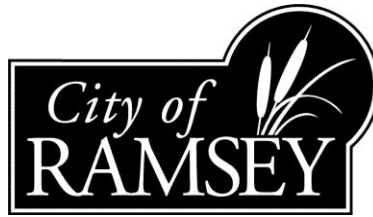
Restaurant Sign and Awning Program

Restaurant Subsidy Marketing Opportunity

---

### **Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Tim Gladhill	Tim Gladhill	06/07/2018 11:25 AM
Kurt Ulrich	Kurt Ulrich	06/07/2018 03:37 PM
Kurt Ulrich	Kurt Ulrich	06/08/2018 03:02 PM
Form Started By: Katie Schmidt		Started On: 06/06/2018 12:13 PM
Final Approval Date: 06/08/2018		



## **Full-Service Restaurant Subsidy: Water Availability Charge Program**

### **The Program**

This subsidy program is intended to serve as a catalyst for securing new restaurants in Ramsey by providing financial assistance to qualified restaurant businesses. The full-service restaurant must be located in The City of Ramsey.

To facilitate new full-service restaurants, the EDA would provide zero interest, forgivable loans to eligible full-service restaurants for the purpose of financing their water connection fees. The maximum loan amount would be 70% of the proposed restaurant's Water Availability Charge (WAC fee). The 70% cap would ensure that the businesses are covering some of the fixed capital costs for the City's water system. The loan would be recorded as a subordinated mortgage and the principal would be forgiven if the restaurant remained in operation and in good standing with the City for five years. The loan principal would be forgiven at a rate of 20% per year.

In establishing the loan amount and the percentage of WAC subsidy, the EDA would advise the Ramsey City Council regarding several factors. The factors are (1) the size of the restaurant's capital investment, (2) the financial need and potential for long-term viability, and (3) the quality of the restaurant's concept. A full-service restaurant is defined as one that has washable plates, cups and utensils, wait staff, food served at tables, and whose projected SAC/WAC fees are charged at a rate of X unit per seat.

### **Funding Source**

The funding for the Water Availability Charge Program will come from the EDA Fund.

### **Eligibility**

Eligible applicants are for-profit restaurant businesses considering new or additional restaurants in The City of Ramsey. The City is willing to consider exceptions for existing business who are relocating or expanding.

Eligible businesses must devote a majority of their floor space to the restaurant concept. All applicants must be a permitted use in compliance with all laws, zoning ordinances, rules and regulations applicable to the business. The Ramsey EDA will review each application on a case-by-case basis and reserves the right to exclude activities not consistent with the City's Comprehensive Plan, or if the concept does not benefit the health, safety and welfare of the community.

### **Application Process**

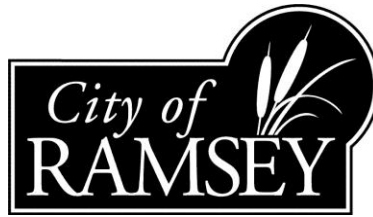
The applicant must submit a completed Business Assistance Application and all required attachments to the City's Economic Development Department. The Ramsey Economic Development Authority will make a recommendation on the full-service restaurant subsidy to the Ramsey City Council. Applicants will be notified of EDA and City Council meetings and may be asked to attend to present their request for assistance. Any financial assistance to full-service restaurants as part of this program is subject to City Council approval. Moreover, such financial assistance is limited by the availability of City Water Funds.

### **Implementation Procedures**

The program does require the applicant pay upfront permit fees and all applicable Sewer Access Charge (SAC fees) that the City of Ramsey is required to pay on behalf of the project to the Metropolitan Council. To be in good standing with the City, applicant and/or landlords must be current on all municipal taxes, special assessments, City utility bills, or EDA loans. Principal forgiveness will cease if the applicant and/or landlords fail to be current on these obligations. Principal forgiveness will cease if the applicant discontinues the business, moves the business, or fails to comply with any and all building, fire, health, or zoning codes or regulations.

### **Sunset Date**

The Full-Service Restaurant Subsidy Policy and Program Guidelines will expire three years (and at the end of the month) from the date this policy is approved. Financial assistance that has been approved for projects that have not yet begun by the sunset date would still be valid, unless otherwise determined by the City Council.



## **Restaurant Subsidy: Sign and Awning Program**

### **The Program**

The purpose of this program is to offer assistance to new Restaurants in The City of Ramsey to create or change their signs and awnings. The signs and awnings should be designed to enhance and compliment the community as well as attract customers. The Sign and Awning program uses a grant to fund the applicant's project. The grant amount is up to \$1,500. Only one Sign and Awning Program Grant shall be approved per new business. If the cost of the signs and awning exceeds \$1,500, the applicant is responsible for the difference.

### **Eligibility**

Eligible applicants are new for-profit restaurant businesses operating in The City of Ramsey and apply within 12 months of opening to receive this assistance. All signs and awnings must be in compliance with The City of Ramsey zoning ordinance; including any required sign permits. The applicant and/or company must be in good standing with the City, applicant and/or landlords must be current on all municipal taxes, special assessments, City utility bills, or EDA loans.

The Ramsey EDA will review each application on a case-by-case basis and reserves the right to exclude activities not consistent with the City's Comprehensive Plan, or if the concept does not benefit the health, safety and welfare of the community.

### **Application Process**

The applicant must submit all required information. The Ramsey Economic Development Authority will make a recommendation on the Restaurant Subsidy: Sign and Awning Program. Applicants will be notified of EDA and City Council meetings and may be asked to attend to present their request for assistance. Any financial assistance for Sign and Awning grants as part of this program is subject to City Council approval. Moreover, such financial assistance is limited by the availability of the Ramsey EDA Fund.

### **Contractor & Permits**

A minimum of two bids per project must be obtained from contractors, the lower of which will be reimbursed, unless the work is done by the applicant. All required permits are the responsibility of the applicant.

\*\*\*Important: Please work with sign professionals and be clear about the sign specifications (i.e. wood vs. metal) when soliciting bids.

### **Work Completion**

Weather permitting; all projects must be completed within 120 days of the funding approval date. If work is completed prior to obtaining funding approval, the applicant can submit an application requesting reimbursement under the guidelines of this program. If the applicant is seeking reimbursement, a final invoice must be included with the application. The final invoice must be dated within 60 days of the date the EDA receives the application.

**Disbursement Process**

After an inspection by the city to verify completion of the work, a check will be issued payable to the program applicant. Before funds can be released, the following must be received by the EDA:

- 1) Final invoice from contractor (or materials list from supplier).
- 2) Photograph(s) of completed project.
- 3) Confirmation of city sign permit and final inspection.
- 4) Final inspection by the city's Economic Development Manager.

# Restaurant Subsidy: Sign and Awning Program Application

Business Owner: \_\_\_\_\_

Property Owner/Management Contact Name: \_\_\_\_\_

Business Name: \_\_\_\_\_

Address to be improved: \_\_\_\_\_

Phone(s): \_\_\_\_\_

Email: \_\_\_\_\_

Short Project Description: \_\_\_\_\_

Total Improvement Cost: \_\_\_\_\_ Grant Request: \_\_\_\_\_

Contractor Name Bid Amount

1. \_\_\_\_\_
2. \_\_\_\_\_

**Your application is not complete if you do not include:**

1. Minimum two bids  
(If you are doing the work yourself, attach a copy of the material costs on letterhead from the material supplier)
  1. Sketch/Image of Project
  2. Sign Permit  
(You may apply without a permit, but EDA staff must receive it prior to disbursing funds)
  3. W-9 Form
  4. Photograph(s) of building prior to improvement

**I AGREE with and UNDERSTAND the following:**

I have read and am within the guidelines for the Sign & Awning Grant Program. I understand that if any information is incorrect or incomplete, my chances of receiving funding will be delayed and/or hindered.

Prop. Owner/Mgmt Name: \_\_\_\_\_

Signature: \_\_\_\_\_

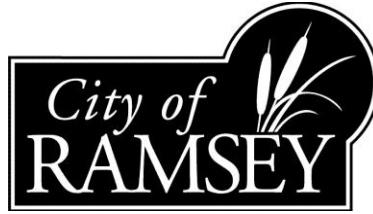
Date: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applications will be reviewed in the order they are received.



## **Restaurant Subsidy: Marketing Opportunities**

### **The Program**

The purpose of the program is to help welcome and offer opportunities for marketing to new Restaurants. There are several marketing outlets this subsidy programs has to offer through several organizations in order to maximize customer reach. These organizations include The COR, Anoka Area Chamber of Commerce, and ABC Newspapers. Marketing opportunities must be initiated by the new business. The Marketing opportunities offered by each organization are as follows.

### **The City of Ramsey**

- A letter of recognition letter from the Ramsey Mayor, Economic Development Authority (EDA) Chair and City Administrator.
- The Business Grand Opening promoted on The COR social media including The Facebook and Twitter pages. Please provide an event flyer in PDF or JPEG format.
- A "Business Spotlight Article" in its next Ramsey Resident newsletter, circulated to about 10,000 households. Please provide your logo in JPEG format and the content you ,would like featured, in 250 words or less. Depending on the next issue date, the article could take 30-120 days to publish.
- Free Entry to EDA Events and Happy Days.
- Happy Days Parade and Expo with 7,000-15,000 attendees.
- Spring Business Expo with 200-500 attendees.
- Summer Golf Tournament hole sponsor with 110-144 golfers.
- Fall Networking Event with 70-90 businesses in attendance.
- To arrange any or all of these opportunities please contact The Communication and Events Specialist:

### **Anoka Area Chamber of Commerce**

- A 'Ribbon Cutting' ceremony services for the Grand Opening. This includes giant scissors, a red ribbon, pictures, and potential media coverage to the Anoka Area of Commerce followers.
- To arrange, please contact Pete Turok, President of the Anoka Area Chamber of Commerce: 763-421-7130, [pete@anokaareachamber.com](mailto:pete@anokaareachamber.com)

### **ABC Newspapers**

- It is recommended that you inform the Anoka Union (ABC Newspapers) of your new business presence and/or grand opening event. They may be willing to publish an article.
- To arrange, please contact XXXXXXXXXX

**Eligibility**

Eligible applicants are for-profit restaurant businesses that are not currently operating in The City of Ramsey. The City is willing to consider exceptions for existing business who are relocating or expanding. The applicant and/or company must be in good standing with the City, applicant and/or landlords must be current on all municipal taxes, special assessments, City utility bills, or EDA loans.

**Economic Development Authority (EDA)**

**4. 5.**

**Meeting Date:** 06/14/2018

**By:** Katie Schmidt, Administrative Services

**Title:**

Restaurant Subsidy Application: Kitchen Table

**Purpose/Background:**

**PURPOSE**

Review Kitchen Table's Restaurant Subsidy: Sign and Awning Program Application.

**Notification:**

**Observations/Alternatives:**

Kitchen Table has signed a lease with PSD, LLC for the former restaurant space at 7533 Sunwood Dr NW (Ramsey Office Plaza).

The previous EDA Case on this agenda provides consideration to establishing this new program in which this Application is being submitted. Approval of this request would be contingent upon adoption of this policy.

Recruitment of restaurants is a recognized priority for the community. This appears to be a relatively low-cost option for the city to provide a benefit to assist a new restaurant venture.

**Funding Source:**

Funding would come from the EDA Account. The Applicant is requesting \$1,500 from the City. This is the maximum allowable amount proposed under the program guidelines. The total estimated cost of the project is approximately \$2,500. The restaurant owner would be responsible for the balance.

**Recommendation:**

Staff recommends approving the Sign and Awning Program Application for Kitchen Table restaurant.

**Action:**

Motion to recommend that the City Council approve the sign and awning assistance request from Kitchen Table.

**Attachments**

Kitchen Table Sign and Awning Program Application

**Form Review**

**Inbox**

Tim Gladhill

Kurt Ulrich

Form Started By: Katie Schmidt

Final Approval Date: 06/08/2018

**Reviewed By**

Tim Gladhill

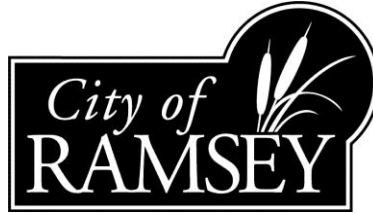
Kurt Ulrich

**Date**

06/08/2018 10:20 AM

06/08/2018 01:47 PM

Started On: 06/06/2018 12:46 PM



## **Restaurant Subsidy: Sign and Awning Program**

### **The Program**

The purpose of this program is to offer assistance to new Restaurants in The City of Ramsey to create or change their signs and awnings. The signs and awnings should be designed to enhance and compliment the community as well as attract customers. The Sign and Awning program uses a grant to fund the applicant's project. The grant amount is up to \$1,500. Only one Sign and Awning Program Grant shall be approved per new business. If the cost of the signs and awning exceeds \$1,500, the applicant is responsible for the difference.

### **Eligibility**

Eligible applicants are new for-profit restaurant businesses operating in The City of Ramsey and apply within 12 months of opening to receive this assistance. All signs and awnings must be in compliance with The City of Ramsey zoning ordinance; including any required sign permits. The applicant and/or company must be in good standing with the City, applicant and/or landlords must be current on all municipal taxes, special assessments, City utility bills, or EDA loans.

The Ramsey EDA will review each application on a case-by-case basis and reserves the right to exclude activities not consistent with the City's Comprehensive Plan, or if the concept does not benefit the health, safety and welfare of the community.

### **Application Process**

The applicant must submit all required information. The Ramsey Economic Development Authority will make a recommendation on the Restaurant Subsidy: Sign and Awning Program. Applicants will be notified of EDA and City Council meetings and may be asked to attend to present their request for assistance. Any financial assistance for Sign and Awning grants as part of this program is subject to City Council approval. Moreover, such financial assistance is limited by the availability of the Ramsey EDA Fund.

### **Contractor & Permits**

A minimum of two bids per project must be obtained from contractors, the lower of which will be reimbursed, unless the work is done by the applicant. All required permits are the responsibility of the applicant.

\*\*\*Important: Please work with sign professionals and be clear about the sign specifications (i.e. wood vs. metal) when soliciting bids.

### **Work Completion**

Weather permitting; all projects must be completed within 120 days of the funding approval date. If work is completed prior to obtaining funding approval, the applicant can submit an application requesting reimbursement under the guidelines of this program. If the applicant is seeking reimbursement, a final invoice must be included with the application. The final invoice must be dated within 60 days of the date the EDA receives the application.

**Disbursement Process**

After an inspection by the city to verify completion of the work, a check will be issued payable to the program applicant. Before funds can be released, the following must be received by the EDA:

- 1) Final invoice from contractor (or materials list from supplier).
- 2) Photograph(s) of completed project.
- 3) Confirmation of city sign permit and final inspection.
- 4) Final inspection by the city's Economic Development Manager.

# Restaurant Subsidy: Sign and Awning Program Application

Business Owner:

Linnea Batsche

Property Owner/Management Contact Name:

Ramsey Professional center

Business Name:

Kitchen Table

Address to be improved:

7533 Sunwood Dr

Phone(s): 763-233-9490

Email: Linnea.batsche@gmail.com

Short Project Description:

Total Improvement Cost: \_\_\_\_\_ Grant Request: 1,500.00

Contractor Name Bid Amount

1. DeMars Signs Tim 2,300.00

2. Acme Awnings Jill 2,500.00

## Your application is not complete if you do not include:

1. Minimum two bids

(If you are doing the work yourself, attach a copy of the material costs on letterhead from the material supplier)

1. Sketch/Image of Project

2. Sign Permit

(You may apply without a permit, but EDA staff must receive it prior to disbursing funds)

3. W-9 Form

4. Photograph(s) of building prior to improvement

## I AGREE with and UNDERSTAND the following:

I have read and am within the guidelines for the Sign & Awning Grant Program. I understand that if any information is incorrect or incomplete, my chances of receiving funding will be delayed and/or hindered.

Prop. Owner/Mgmt Name: Ramsey Professional Center

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant Name: Linnea Batsche

Signature: LB

Date: 6/5/2018

Applications will be reviewed in the order they are received.

Linnea Batsche will oversee 100% of the daily business at Kitchen Table and will be a consistent on-site presence. She has over 13 years of industry experience at nearly every level of service to draw from, having worked at bars and restaurants such as Panera Bread, Ruby Tuesdays, Bricks Kitchen and Pub, POUR Wine bar and Bistro and Smack Shack among others and will use that experience to act as a successful owner/operator. She will do so by keeping budgets and inventory under control, maintaining a clean and comfortable environment, and hiring a focused and well-trained staff. She is an extremely well organized, creative, disciplined chef and is the best person to be running our kitchen operation and assisting in designing our menu along with the front of house. In addition, her many years will ensue the overall visibility of the establishment via social media and old fashioned word-of-mouth.

I am so sorry I am not able to attend this meeting. As my sister gave birth to her first child, I will be spending some time with her family. I will be free at anytime to answer any questions you may have on the business.

Signage on the building will be HUGE to attract my customers and quests. I am asking for a grant today to be able to help with start up cost of a very risky business. The awnings will look very similar to what is in place right now. Only I will change the color to a dark grey and have my logo placed on it. It will look very simple and modern. Attached is a picture of the current awnings, also the logo that I will be attaching to the new awnings.

Thank you so much for your time and help!

Linnea Batsche

Kitchen Table



**LUNCHBOX**  
COFFEE & DELI



**LUNCHBOX**  
COFFEE & DELI



**LUNCHBOX**  
COFFEE & DELI

\* NOW \*  
OPEN  
7AM 8PM  
\* - \*  
HAPPY



KITCHEN  
TABLE



**Economic Development Authority (EDA)**

4. 6.

**Meeting Date:** 06/14/2018

**By:** Tim Gladhill, Community Development

**Title:**

Review Options for Expiring Contract with CBRE

**Purpose/Background:**

The purpose of this case is to consider recommending to the City Council to extend the existing contract with CBRE for real estate brokerage services for City-Owned Properties. The contract is a month-to-month contract with an expiration date of July 31, 2018. Since the City is currently recruiting for an Economic Development Manager that will be the point of contact for these services, Staff recommends extending at least six (6) months. This will allow the new Economic Development Manager to recommend a longer-term option for management of City real estate assets. Additionally, this would coincide with the 2019 EDA and General Fund Budget discussions.

**Notification:**

Notification is not required.

**Observations/Alternatives:**

For specifics of the contract itself, please see the attached contract.

**Funding Source:**

CBRE collects a commission fee at time of land sale deducted from the land sale price.

**Recommendation:**

Staff recommends extending the contract with CBRE on a month to month basis through December 31, 2018.

**Action:**

Motion to recommend that the City Council extend the contract with CBRE on a month to month basis through December 31, 2018.

**Attachments**

Existing Contract

Original Contract

**Form Review**

**Inbox**

Tim Gladhill (Originator)

Kurt Ulrich

Form Started By: Tim Gladhill

Final Approval Date: 06/07/2018

**Reviewed By**

Tim Gladhill

Kurt Ulrich

**Date**

06/07/2018 11:21 AM

06/07/2018 11:55 AM

Started On: 05/23/2018 05:53 PM



AMENDMENT #2 TO LISTING AGREEMENT

CBRE, INC.  
BROKERAGE AND MANAGEMENT  
LICENSED REAL ESTATE BROKER

July 25, 2017

This is an Amendment to the Exclusive Sales Listing Agreement ("Listing Agreement") dated January 28, 2014, between the CITY OF RAMSEY and the RAMSEY HOUSING & REDEVELOPMENT AUTHORITY ("Owner") and CBRE, INC. ("Broker") for the real property described as: please see attached Exhibit A.

Owner and Broker hereby agree to amend the Listing Agreement as follows:

1. That the Listing Agreement Term be extended for another period commencing July 31, 2017 and ending midnight July 30, 2018.
2. The early cancellation option, outlined in Paragraph 1 in the original Listing Agreement, shall be amended from 90 days to 30 days with written notice.
3. In accordance with Paragraph 5 of the original Listing Agreement, Broker must submit the "protective list" to the Owner before this second amendment is executed.
4. Except as expressly set forth in this Amendment, the Listing shall remain in full force and effect.

BROKER:

CBRE, Inc.  
Licensed Real Estate Broker

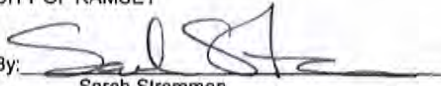
By:   
 Title: Blake R. Hastings  
Managing Director

Address: 1900 LaSalle Plaza  
800 LaSalle Avenue  
Minneapolis, MN 55402

Telephone: (952) 924-4600  
 Date: 8/4/17

OWNER:

CITY OF RAMSEY

By:   
 Title: Sarah Strommen  
Mayor

By:   
 Title: Kurt Ulrich  
City Administrator

Address: 7550 Sunwood Drive NW  
Ramsey, MN 55303

Telephone: (763) 427-1410  
 Date: 7/27/2017

## EXHIBIT A – LISTED PROPERTIES

1. **253225430043** (former amoco)
2. **113225430004** (water tower)
- ~~3. 273225440003~~ (small industrial, issues) [removed from Exhibit A]
- ~~4. 063225440009~~ (sold, remnant residential, windsorwood) [removed from Exhibit A]
- ~~5. 273225330006~~ (ramsey blvd industrial, issues) [removed from Exhibit A]
6. **343225130005** (former bookstore)
- ~~7. 283225220011, 283225220013~~ (both PIDs don't exist) [removed from Exhibit A]
- ~~8. 353225340018~~ (former condemned residential, sold) [removed from Exhibit A]
9. **283225220058** (NW corner of COR)
- ~~10. 2832255230010, 283225340019~~ (both PIDs don't exist) [removed from Exhibit A]
11. **283225240009, 283225240009, 283225240011, 283225240010, 283225240013, 28322540012, 283225240003 (partial), 283225240008 (partial)** (NW COR-1 and COR-2)
- ~~12. 283225420017, 283225420018~~ (psd COR-1 NE, sold) [removed from Exhibit A]
- ~~13. 283225410009~~ (both PID doesn't exist) [removed from Exhibit A]
14. **283225140094** (cor NE corner bunker)
15. **283225240005, 283225130034, 283225130033** (aeon and keyhole, N cor)
- ~~16. 283225240035, 283225240030~~ (u-shape and triangle, both sold) [removed from Exhibit A]
- ~~17. North Commons, Four 9,000-sq.-ft. Lots~~ (no PIDs, sold) [removed from Exhibit A]
18. **293225140009, 293225140010, 293225140013, 293225140014** (NW of armstrong interchange)
- ~~19. 203225440013, 293225440014~~ (double stated) [removed from Exhibit A]
- ~~20. 203225340003~~ (too small of parcel) [removed from Exhibit A]
21. 283225230013, 283225230011 (COR W, pad sites, retail)
22. 283225230010 (COR W of common bond)
23. 283225410020 (COR E office park)
24. 283225410081 (old muni center site)

**RED** – removed from Exhibit A, null/void.

**YELLOW** – confirmed.

**GREEN** – added Exhibit A.  
(due new PIDs, split PIDs, or missing PIDs)



**EXCLUSIVE SALES LISTING AGREEMENT**  
CBRE, INC.  
BROKERAGE AND MANAGEMENT

1. In consideration of the listing for sale the real property hereinafter described (the "Property") by CBRE, Inc. ("Broker") and Broker's agreement to use commercially reasonable efforts to effect a sale of same, the City of Ramsey and the Ramsey Housing & Redevelopment Authority ("Owner") hereby grants to Broker the exclusive right to list for sale the Property for a period commencing January 28, 2014, and ending midnight January 28, 2017. This agreement will be for three (3) years, with the option to cancel after Year One with a ninety (90) day written notice (with no penalty) by either party (the "Term"), at a price of the following terms, or such other terms, as owner may agree.

The Properties are situated in the City of Ramsey, County of Anoka, State of Minnesota, is located at and is further described as (see Exhibit "A").

References herein to the Property shall be understood to include portions of the Property.

2. **NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.**

Owner agrees to pay Broker a sales commission in accordance with Broker's Schedule of Sale and Lease Commissions (the "Schedule"), a copy of which is executed by Owner, attached hereto and hereby made a part hereof. This commission shall be earned for services rendered, if, during the Term: (a) the Property is sold to a purchaser procured by Broker, Owner, or anyone else; (b) any contract for the sale of the Property is entered into by Owner; (c) Property is transferred due to eminent domain or the threat thereof, foreclosure, or conveyance in lieu of foreclosure; (d) Owner contributes or conveys the Property to a partnership, joint venture, or other business entity; or (e) Owner is a corporation, partnership, or other business entity and an interest in such corporation, partnership or other business entity is transferred, whether by merger, outright purchase, or otherwise, in lieu of a sale of the Property. Broker is authorized to cooperate with and to share its commission with other licensed real estate brokers, regardless of whether said brokers represent prospective purchasers (hereinafter "Cooperating Brokers") or assist Broker.

3. As used in this Agreement the term "sale" shall include an exchange of the Property, and also the granting of an option to purchase the Property. Owner agrees that in the event such an option is granted, Owner shall pay Broker a sales commission in accordance with the Schedule on the price paid for the option and for any extensions thereof. This commission shall be paid upon receipt by Owner of any such payment(s). In the event such an option is exercised, either during the term or within one year thereafter, Owner shall also pay Broker a sales commission on the gross sales price of the Property, in accordance with the Schedule. Notwithstanding the foregoing, to the extent that all or part of the price paid for the option or any extension thereof is applied to the sales price of the Property, then any commission previously paid by Owner to Broker on account of such option payment(s) shall be credited against the commission payable to Broker on account of the exercise of the option.
4. Owner further agrees that Owner shall pay Broker a commission in accordance with the Schedule, if, within one hundred eighty (180) calendar days after the expiration or termination of the Term (the "Override Period"), the Property is sold to, or Owner enters into a contract of sale of the Property with any person or entity (including his/her/its successors, assigns or affiliates) with whom Broker has negotiated (either directly or through another broker or agent) or to whom the Property has been submitted prior to the expiration or termination of the Term. Broker is authorized to continue negotiations with such persons or entities. Broker agrees to submit a protective list of such persons or entities to Owner within seventy-two (72) hours following the expiration or termination of the Term as required by M.S.A. §82.21. The protective list may include only persons who have, during the Term, either made an affirmative showing of interest in the Property by responding to an advertisement or by contacting Broker or has been physically shown the Property by Broker, provided, however, that if a written offer has been submitted it shall not be necessary to include the offeror's name on the list. The parties on the protective list must acknowledge in writing that the Property has been presented to such party. The submitted list will include submitted offers, groups currently under contract, and groups identified on the CBRE monthly update list.
5. Broker agrees Owner shall not pay Broker commission fees in accordance with the Schedule, if, within one hundred eighty (180) calendar days after commencement of this Exclusive Sales Listing Agreement, Property is sold to, or Owner enters into a contract of sale of Property with any person or entity as indicated in Appendix B.
6. Owner further agrees that (a) if a lease of the Property is entered into during the Term by anyone, or (b) if, during the Override Period, the Property is leased to, or owner enters into a contract to lease the Property with, or negotiations continue, resume or commence and thereafter continue leading to the lease of the Property to any person or entity (including his/her/its successors, assigns or affiliates) with whom Broker has negotiated (either directly or through another broker or agent) or to whom the Property has been submitted prior to the expiration or termination of the Term, Owner shall pay Broker a leasing commission in accordance with the Schedule.

**IF YOU RELIST WITH ANOTHER BROKER WITHIN THE OVERRIDE PERIOD AND THEN SELL YOUR PROPERTY TO ANYONE WHOSE NAME APPEARS ON THIS LIST, YOU COULD BE LIABLE FOR FULL COMMISSIONS TO BOTH BROKERS. IF THIS NOTICE IS NOT FULLY UNDERSTOOD, SEEK COMPETENT ADVICE.**

7. Commissions shall be payable hereunder when earned or at the earlier of closing of escrow, recordation of the deed, lease execution, or taking of possession by the purchaser or tenant.

8. Check one of the following:

- Owner agrees to have Broker arrange for closing services.  
 Owner shall arrange for closing services to be provided by a third-party.

8. Unless otherwise provided herein, the terms of sale shall be, at the option of the purchaser, either cash or cash to any existing loan. Any offer may contain normal and customary contingencies such as those relating to the condition of the Property, title report, and timing of closing.
9. Owner shall reimburse Broker, monthly or upon request, for its direct out-of-pocket expenses reasonably incurred and approved by Owner in the preparation of the offering brochures required for print advertising, and for other activities involved in marketing the Property hereunder. The reimbursement for these expenses shall not exceed the sum of \$0 Dollars (\$ 0 \_\_\_\_\_). Except as expressly provided in this paragraph, all expenses incurred by Broker in the performance of its service shall be borne by Broker, not Owner.
10. Owner agrees to cooperate with Broker in bringing about a sale of the Property and to refer immediately to Broker all inquiries of anyone interested in the Property. All negotiations are to be through Broker. Broker is authorized to accept a deposit from any prospective purchaser and to handle it in accordance with the instructions of the parties unless contrary to applicable law. Broker is exclusively authorized to advertise the Property and, exclusively, to place a sign(s) on the Property if, in Broker's opinion, such would facilitate the sale of the Property. Owner and its counsel will be responsible for determining the legal sufficiency of any purchase and sale agreement and other documents relating to any transaction contemplated by this Agreement.
11. In the event the Property is removed from the market due to the opening of an escrow or acceptance of an offer to purchase the Property during the Term, or any extension thereof, and the sale is not consummated for any reason then, in that event, the Term shall be extended for a period of time equal to the number of days that the escrow had been opened and/or the Property had been removed from the market, whichever is longer, provided that, in no event shall such extension(s) exceed one hundred eighty (180) calendar days in the aggregate.
12. Owner agrees to disclose to Broker and to prospective tenants or purchasers any and all information which Owner has regarding present and future zoning and environmental matters affecting the Property and regarding the condition of the Property, including, but not limited to structural, mechanical and soils conditions, the presence and location of asbestos, PCB transformers, other toxic, hazardous or contaminated substances, and underground storage tanks in, on, or about the Property. Broker is authorized to disclose any such information to prospective purchasers or tenants.
13. Owner represents that it is the owner of the Property and that, except as may be set forth in an addendum attached hereto, no person or entity who has an ownership interest in the Property is a foreign person as defined in the Foreign Investment in Real Property Tax Act (commonly known as "FIRPTA").
14. If earnest money or similar deposits made by a prospective purchaser or tenant are forfeited, in addition to any other rights of Broker pursuant to this Agreement, Broker shall be entitled to one-half (1/2) thereof, but not to exceed the total amount of the anticipated commission.
15. To the extent permitted by applicable law, Broker is authorized to deduct its commissions from any deposits, payments or other funds, including proceeds of sale or rental payments, paid by a purchaser or tenant in connection with a transaction contemplated by this Agreement, and Owner hereby irrevocably assigns said funds and proceeds to Broker to the extent necessary to pay said commissions. Broker is authorized to provide a copy of this Agreement to any escrow or closing agent working on such transaction, and such escrow or closing agent, or tenant, is hereby instructed by Owner to pay Broker's commissions from any such funds or proceeds available. Owner shall remain liable for the entire amount of said commissions regardless of whether Broker exercises its rights under this paragraph.
16. Owner and Broker designate the individual(s) identified below as the legal agent(s) of Owner, to the exclusion of all other licensees of Broker (individually or collectively referred to as "Designated Agent(s)"). Owner acknowledges that Broker is a national brokerage firm and that in some cases it may represent prospective purchasers or tenants. Owner desires that the Property be presented to such persons or entities, and consents to any dual representation created in the event that such purchaser or tenant is also represented by Designated Agent(s). Designated Agent(s) shall not disclose the confidential information of one principal to the other.
- Designated Agent(s): Brian Pankratz, Richard Palmiter, Krista Flemming
17. In the event that the Property comes under the jurisdiction of a bankruptcy court, Owner shall immediately notify Broker of the same, and shall promptly take all steps necessary to obtain court approval of Broker's appointment, unless Broker shall elect to terminate this Agreement upon said notice.
18. In the event that the Property becomes the subject of foreclosure proceedings prior to the expiration of this Agreement, then Broker may, in its sole and absolute discretion (i) suspend this Agreement until such time as Broker may elect, in its sole and absolute discretion, to reinstate this Agreement, or (ii) terminate this Agreement and be free to enter into a listing agreement with any receiver, the party initiating the foreclosure, the party purchasing the Property at a foreclosure sale, or any other person having an interest in the Property.
19. In the event Owner fails to make payments within the time limits set forth herein, then from the date due until paid, the delinquent amount shall bear interest at the four percent (4%) per year.

20. Each signatory to this Agreement represents and warrants that (s)he has full authority to sign this Agreement on behalf of the party for whom (s)he signs and that this Agreement binds such party.
21. This Agreement constitutes the entire agreement between Owner and Broker and supersedes all prior discussions, negotiations and agreements, whether oral or written. Owner and Broker each represent and warrant to the other that in entering into this Agreement, they are not relying upon any discussions, representations, understandings or agreements, other than the matters specifically stated herein. No amendment, alteration, cancellation or withdrawal of this Agreement shall be valid or binding unless made in writing and signed by both Owner and Broker. This Agreement shall be binding upon, and shall benefit, the heirs, successors, and assignees of the parties. In the event any clause, provision, paragraph or term of this Agreement shall be deemed to be unenforceable or void based on any controlling state or federal law, the remaining provisions hereof, and each part, shall remain unaffected and shall continue in full force and effect.
22. The parties hereto agree to comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, Property or the subject matter of this Agreement, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment In Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act. Owner and Broker agree that the Property will be offered in compliance with all applicable anti-discrimination laws.

The undersigned Owner hereby acknowledges receipt of a copy of this Agreement.

**BROKER:**

**CBRE, Inc.**  
**Licensed Real Estate Broker**

By: Richard Palmiter  
 Richard Palmiter

Title: Vice President

By: Brian Pankratz  
 Brian Pankratz

Title: Vice President

Address: 4400 West 78<sup>th</sup> Street

Suite 200

Minneapolis, MN 55435

Telephone: (952) 924-4600

Date: 1-28-14

**OWNER:**

**City of Ramsey**

By: Sarah Strommen  
 Sarah Strommen

Title: Mayor

By: Kurt Ulrich  
 Kurt Ulrich

Title: City Administrator

Address: 7550 Sunwood Drive NW

Ramsey, MN 55303

Telephone: 763-427-1410

Date: January 28, 2014

**OWNER:**

**Ramsey Housing & Redevelopment Authority (HRA)**

By: Randy Backous  
 Randy Backous

Title: HRA Chair

By: Ted LaFrance  
 Ted LaFrance

Title: Executive Director

Address: 7550 Sunwood Drive NW

Ramsey, MN 55303

Telephone: 763-427-1410

Date: January 28, 2014

**CONSULT YOUR ADVISORS** – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. These are questions for your attorney and financial advisors.

## Owner Marketing Approval

Property Name:	City of Ramsey Land
Property Address:	(See Exhibit "A"), City of Ramsey, MN
Broker(s):	Brian Pankratz, Richard Palmiter, Krista Flemming

I hereby authorize CBRE to actively market the above-referenced property with signage, spec sheets, brochures, postcards, company web page, MNCAR, Co-Star & Loopnet:

**OWNER:**

City of Ramsey

By:   
Sarah Strommen

Title: Mayor

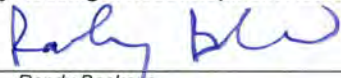
By:   
Kurt Ulrich

Title: City Administrator

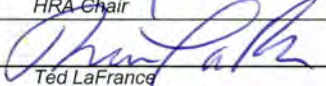
Date: January 28, 2014

**OWNER:**

Ramsey Housing & Redevelopment Authority (HRA)

By:   
Randy Backous

Title: HRA Chair

By:   
Ted LaFrance

Title: Executive Director

Date: January 28, 2014



SCHEDULE OF LAND SALE COMMISSIONS

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

FOR PROPERTY: (See Exhibit "A")

NOTICE: THE COMMISSION RATE FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND ITS CLIENT.

As to all sales of real property, the commission shall be calculated on the basis of five percent (5%) of the gross sales price of the property paid to owners at closing.

The minimum gross sale price for industrial and office land, for the purpose of calculating CBRE's commission only, shall be \$2.00 per square foot.

The provisions hereof are subject to the terms and provisions of any Authorization of Sale, Exclusive Leasing Agreement or other agreement to which this Schedule may be attached and which is executed by the parties hereto.

In the event Owner fails to make payments within the time limits called for herein, then from the date due until paid, the delinquent payment shall bear interest at four percent per year.

The undersigned Owner hereby acknowledges receipt of a copy of this Schedule and further agrees that it shall be binding upon the heirs, successors and assigns of the undersigned.

APPROVED this 28th day of January, 2014

CBRE, Inc.
Licensed Real Estate Broker

By: Richard Palmiter
Title: Vice President

By: Brian Pankratz
Title: Vice President

OWNER:
City of Ramsey

By: Sarah Strommen
Its: Mayor

By: Kurt Ulrich
Its: City Administrator

OWNER:
Ramsey Housing and Redevelopment Authority (HRA)

By: Randy Backous
Its: HRA Chair

By: Ted LaFrance
Its: Executive Director

**Exhibit A**

Exclusive Sale Listing Agreement:  
Property Listing Descriptions

Parcels to be listed for sale by CBRE

<u>Property Identification Number (PID)</u>	<u>Unique Ramsey Identification Number</u>
1. 253225430043	08
2. 113225430004	11
3. 273225440003	28
4. 063225140009	34
5. 273225330006	37
6. 343225130005	40
7. 283225220011, 283225220013	42
8. 353225310018	44
9. 283225220058	46
10. 2832255230010, 283225310019	47
11. 283225240009 (partial), 283225240009, 283225240011, 283225240010, 283225240013, 28322540012	48
12. 283225420017, 283225420018	49
13. 283225410009	50
14. 283225140094	51
15. 283225240005, 283225130034, 283225130033	52
16. 283225210035, 283225210030	53
17. North Commons, Four 9,000 sq. ft. Lots (no PIDs) (283225210033)	54

**Exhibit B**

Exclusive Sale Listing Agreement:  
Owner Prospect List

Parcels CBRE receives no regular commission fees in accordance with the Schedule, during the first six months of the executed Exclusive Listing Agreement, if said properties are sold to the following prospect buyers (July 28, 2014).

<b>Property Identification Number (PID)</b>	<b>Ramsey ID</b>	<b>Prospect Buyer</b>
15. North Commons, Four Lots (no PIDs)	54	Greg Bauer Trilogy Homes, Inc. 9340 Highway 10 NW Ramsey, MN 55303
4. 063225140009	34	Nathan Gunn Homes of Influence, LLC 14228 Vintage Street NW Andover, MN 55304  Nathan Gunn Foundational Realty, LLC 14228 Vintage Street NW Andover, MN 55304
6. 283225220011, 283225220013	42	Casey's General Store, Inc. One Convenience Boulevard Ankeny, IA 50021
8. 353225310018	44	Nathan Gunn Homes of Influence, LLC 14228 Vintage Street NW Andover, MN 55304  Nathan Gunn Foundational Realty, LLC 14228 Vintage Street NW Andover, MN 55304
12. 283225410009	50	Casey's General Store, Inc. One Convenience Boulevard Ankeny, IA 50021

See paragraph 5 of Exclusive Listing Agreement for details.

**Economic Development Authority (EDA)**

4. 7.

**Meeting Date:** 06/14/2018

**By:** Tim Gladhill, Community Development

**Title:**

Update and Discussion regarding NW COR Development Concepts

**Purpose/Background:**

On May 23, 2018, the City Council held a joint work session with the Economic Development Authority and the Planning Commission to discuss pending development proposals for the western portion of the COR and the alignment of the proposals with the current interim plan and vision for the area.

City staff is seeking guidance from Council on how to proceed with current ongoing negotiations with potential property purchasers, given that no clear consensus was reached at the May 23 work session in regard to the medium-sized grocer proposal. It was clear that alternative sites might be more acceptable to some work session participants, and therefore, options are currently being explored with the project developer to consider other sites (as was discussed), but no feedback from the developer has yet been received. Staff is seeking direction on the viability of the current proposed site, if there are no other viable alternatives for the developer.

Regardless of the site selected, the project is required to proceed through normal Council, EDA, and Planning Commission review and approval.

**Notification:**

Notification is not required.

**Observations/Alternatives:**

City staff will provide an update to the EDA in regard to the developer's current position on alternative locations, and any Council feedback from their June 12 work session in regard to the project.

**Funding Source:**

This case is being handled as part of normal Staff duties.

**Recommendation:**

For discussion only.

**Action:**

No action is being request. For discussion only.

**Attachments**

May 23 Work Session Case

DRAFT May 23 Work Session Minutes

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Tim Gladhill (Originator)	Tim Gladhill	06/08/2018 10:30 AM
Kurt Ulrich	Kurt Ulrich	06/08/2018 01:57 PM
Form Started By: Tim Gladhill		Started On: 06/08/2018 09:40 AM



**City of Ramsey**  
**Agenda**  
**Joint City Council, Planning Commission, and**  
**Economic Development Authority Work Session**  
**Wednesday, May 23, 2018**  
**5:30 pm**  
**Lake Itasca Room, 7550 Sunwood Drive NW**

1. **Call to Order**
2. **Topics for Discussion**
  1. Review Development Plan for The COR
  2. Concept Proposal: 22,000 Square Foot Grocer
  3. Concept Proposal: 250+ Unit Rental Townhome Development
  4. Concept Proposal: 6,100 Square Foot Automotive Repair Center
3. **Mayor/Council/Staff Input**
4. **Adjournment**

May 23 Joint Meeting Case

Meeting Date: 05/23/2018

**Information**

**Title:**

Review Development Plan for The COR

**Purpose/Background:**

The purpose of this case is to refresh policy makers on the current land use vision and plan for The COR, Ramsey's downtown development along Highway 10 between Ramsey Boulevard and Armstrong Boulevard.

In 2017, the City Council adopted an Interim Development Plan for The COR, at the request of the Planning Commission. This planning document attempts to clarify the vision for land use for this neighborhood and set into motion adjustments to the future/planned land use for the area. Most elements from the previous (current) plan remained intact. A new vision for the north west quadrant was established that included a mix of medium density residential (likely detached single-family), with multiple acceptable alternatives. This document was also reviewed by other advisory commissions of the City Council, including the EDA.

This plan remains an interim plan. It was intended to focus a more detailed infrastructure planning effort that is currently underway. This detailed infrastructure analysis is being completed by Bolton and Menk, and is anticipated to be completed by the end of this year. At that time, the City Council will be asked to approve the Interim Development Plan as the official land use plan for the development and approve the detailed infrastructure concurrently. There will be ample time to update and amend the Interim Development Plan before approving it as the official land use plan for the area.

**Timeframe:**

30 Minutes

**Funding Source:**

This case is being handled as part of normal Staff duties.

**Responsible Party(ies):**

Community Development Director

**Outcome:**

Receive refresher on land use plan for The COR and provide high-level policy direction to confirm/amend this policy direction.

**Attachments**

FINAL DRAFT - The COR Interim Development Plan

**Form Review**

**Inbox**

Patrick Brama

Kurt Ulrich

Form Started By: Tim Gladhill

Final Approval Date: 05/18/2018

**Reviewed By**

Kathy Schmitz

Kurt Ulrich

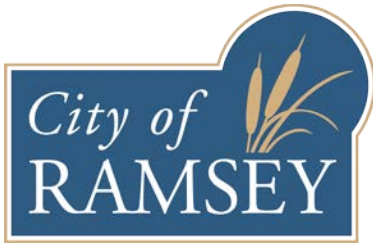
**Date**

05/18/2018 02:49 PM

05/18/2018 02:56 PM

Started On: 05/17/2018 08:36 AM





7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

---

# The COR Interim Development Plan

Anticipated Adoption: 2017

## City Council

Mayor Sarah Strommen  
Councilmember At-Large John LeTourneau  
Councilmember At-Large Kristine Williams  
Ward 1 Councilmember Jill Johns  
Ward 2 Councilmember Mark Kuzma  
Ward 3 Councilmember Melody Shryock  
Ward 4 Councilmember Chris Riley

## Planning Commission

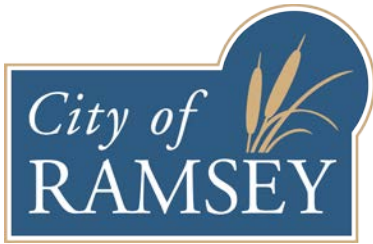
Chairperson Randy Bauer  
Vice-Chairperson Gary Van Scoy  
Bruce Anderson  
Ralph Brauer  
Cheri Gengler  
Cindy Nosan  
Patrick Surma  
Former Chairperson Gary Levine (in memory)

## Economic Development Authority

Chairperson Jim Steffen  
Vice-Chairperson Wayne Skaff  
Philip Brundt  
Brian Burandt  
Glen Hardin  
Chris Riley (Council Representative)  
Kristine Williams (Council Representative)

## Parks and Recreation Commission:

Shane Bennett, Chairperson  
Russell Bayer  
Andrew Fyten  
Jennifer Lestico  
Brandon Sis  
Charles Tchuinkwa  
Jon Trappen



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

---

Environmental Policy Board

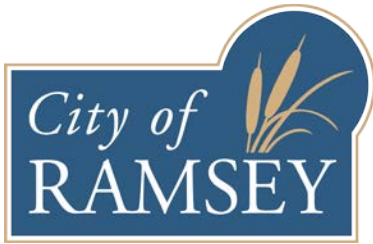
Thomas Stadola, Chairperson  
Michael Valentine, Vice-Chairperson  
Colleen Anderson  
Reid Bernard  
Jane Covart  
Michael Hiatt  
Lucas Trossen

Staff Team:

Tim Gladhill, Community Development Director  
Kurt Ulrich, City Administrator  
Patrick Brama, Asst. City Administrator/Economic Dev. Manager  
Chris Anderson, City Planner  
Bruce Westby, City Engineer  
Mark Riverblood, Parks and Asst. Public Works Superintendent

Version: I:\The Cor\2015 Vision Clarification\Vision Document 2017\Interim Development Plan\The COR Interim Development Plan.Docx 4/3/2017 2:07 PM

May 23 Joint Meeting Case



---

## Purpose of Interim Plan

The purpose of this document is to set into motion potential land use policy changes for The COR. In 2015, the City's Planning Commission described a need to evaluate and clarify the vision for The COR in response to several project approvals.

The Land Use Plan and Zoning Code are not the vision. They are the tool to achieve the vision. Focus on the elements that are important to us, regardless of the land use (examples include, but are not limited to greenway connections, sense of place, walkability). There are ways to achieve the vision, regardless of the use.

## Common Terms

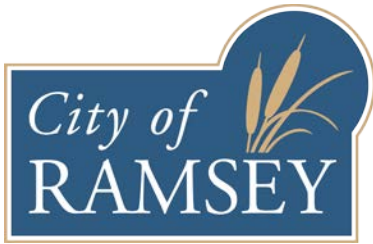
**The COR Development Plan.** This is the existing land use plan for The COR circa 2011. This is the official control and legal basis for land use decisions within The COR. Also referred to as the 'Development Plan'. This is the 'second generation plan' for the development, preceded by the Ramsey Town Center Master Plan.

**The COR Interim Development Plan.** This is the document you are reading now. While the City continues to refine land use recommendations and feasibility analysis for The COR, this document is intended to be a guiding policy document to review quality projects that do not meet the strict adherence to The COR Development Plan. Also referred to as the 'Interim Development Plan'.

**The COR Development Plan Amendment.** This is a future document. This will be the document that updates the Zoning Code, otherwise known as the official controls, for The COR. This will replace existing Comprehensive Plan, Zoning Code, and Design Framework. Also referred to as the 'Plan Amendment'. This will be considered the 'third generation plan' for The COR.

## Using this Document

This land use plan is an interim plan that will guide land use decisions prior to a formal amendment for The COR. Uses currently allowed in The COR Development Plan shall be allowed consistent with applicable law. Projects consistent with options contained within this Interim Development Plan, but conflict with the existing plan, may proceed forward, but shall require a formal Plan Amendment. The policy directives of this document are advisory in nature, and are not binding. If a proposed project meets the minimum requirements of the existing Development Plan, it shall be considered consistent with the Development Plan and Zoning Code and shall be approved.



---

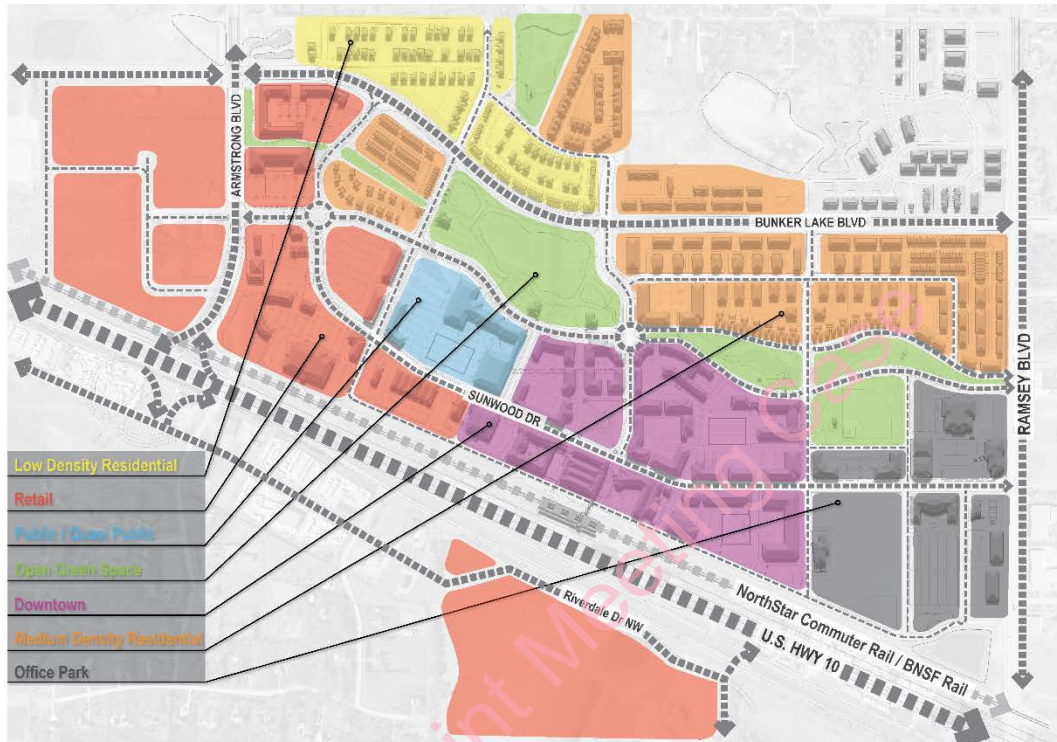
## Vision

The Vision Statement was created for the purpose of crafting update land use scenarios and is not intended to approve or disapprove individual projects. Projects must be reviewed using the City's Zoning Code as the official land use control. The Vision Statement is not a regulatory tool, yet a visionary tool.

*The COR will serve as a City Center primarily to bring people of Ramsey together that embraces natural market opportunities. The COR will also attract energy from the surrounding region. It will be a unique destination, technology-accessible, and serve as a gathering place. It will feature unique architecture stressing historical feel and function.*

## Development-Wide Assumptions

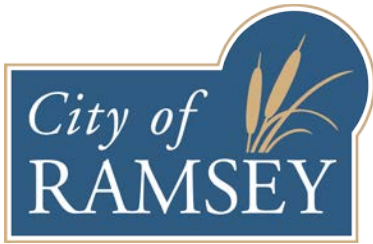
1. The development is part of a broader **GROWTH MANAGEMENT STRATEGY** that protects the City's primary land use goal to respect the **BALANCE OF RURAL AND URBAN CHARACTER**.
2. The development shall take a **MIX OF USES** within the development, which is also known as **HORIZONTALLY MIXED USE** approach versus a strict adherence to traditional mixed-use definitions to require vertically mixed-use buildings. The mix of land use districts and land use types within the development as a whole shall guide success of mixed use, not strictly mix of uses within a building, block, or individual district. These types of mixes although not required, are encouraged. The 'mix of uses' approach shall not preclude flexible first floor and vertically mixed use buildings.
3. Our vision includes significant areas guided for a variety of **RETAIL OFFERINGS**, **HOUSING DENSITY** is important to that vision. The emphasis of the master plan concepts is to **GUIDE LAND USE**, and is **NOT SPECIFIC SITE PLAN REVIEW**. Future developers shall have the creative freedom to propose other concepts that are generally in line with **OVERALL VISION**.



## Land Use District (Sub-District) Descriptions and Requirements

The COR is divided into five (5) distinct land use districts that ensure a mix of uses and guides quality private and public development. These districts are considered sub-districts and can be amended easier than traditional zoning districts. The overall land use mix shall be provided. Amending sub-districts shall be approved by resolution of the City Council after recommendation by the Planning Commission, but shall not require a Public Hearing. Amending sub-district boundaries shall not require a Comprehensive Plan Amendment so long as the over land use balance is preserved.

1. Downtown District (COR-1)
2. Retail District (COR-2)
3. Office District (COR-3)
4. Residential District (COR-4)
5. Parks and Open Space District (COR-5)



### The Downtown District (COR-1)

**Downtown District Description.** The Downtown District shall be a high-density district with a mix of uses. Vertically mixed use buildings are not required, but are encouraged. The Downtown District shall be predominantly high-density residential to support existing transit and City growth-management goals, but is not required. Shared parking districts are an integral part of the success of this district. Urban design shall also emphasize build-to lines and pedestrian interaction. The district shall have the most robust architectural design standards amongst all City land use districts.

This district is the focal point of the development. This quarter-mile radius is key to land use supportive of transit and other City land use goals. The City of Ramsey and its funding partners (Anoka County, CTIB-Counties Transit Improvement Board, and Metropolitan Council) invested nearly \$14 Million Dollars on the Northstar Commuter Rail – Ramsey Station, relying on The COR Development Plan. This district is described as predominantly high-density residential, with a number of commercial uses along Sunwood Drive. There should be a **MIX OF USES** within this district.

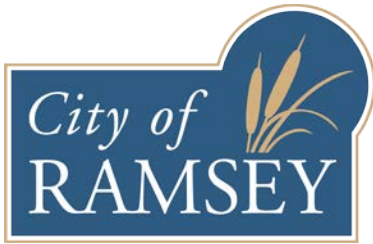
**Planning Commission Recommendation:** The City should focus on original visions to better manage parking and maximize land use of individual parcels. This includes reverting back to a **FLOOR AREA RATIO (FAR) OF 0.75** and retaining a strict adherence to **MAXIMUM PARKING** standards and shared **PARKING DISTRICT** requirements. Minimum density shall be fifteen (15) units per acre with no maximum density required.

**4/25/17 City Council Work Session Comment.** Concern was raised over reverting back to the 0.75 FAR, thus requiring vertical shared parking in the downtown district. Consensus was generally to study cost/benefit further, with acknowledgment of the need for flexibility.

**5/25/17 EDA Comment.** Open to discussion and reviewing further parking districts and parking ramps. However, the City should not force or require shared parking. Shared parking and parking ramps should be encouraged and strived for, but not required of private development. The City should not revert back to the 0.75 FAR.

### The Retail District (COR-2)

**Retail District Description.** The Retail District shall be focused on providing retail offerings to support the community and beyond. This district shall focus on smaller, unique shops, while allowing larger format retailers along Highway 10 where visibility and access is best.



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

---

Places to eat, shop, and be entertained were a key component of the original development. While other land uses have succeeded in continued growth, retail goals have struggled to keep pace. The City has continued to evaluate our retail marketing strategy, and amendments to this plan represent a broader effort to advance these goals.

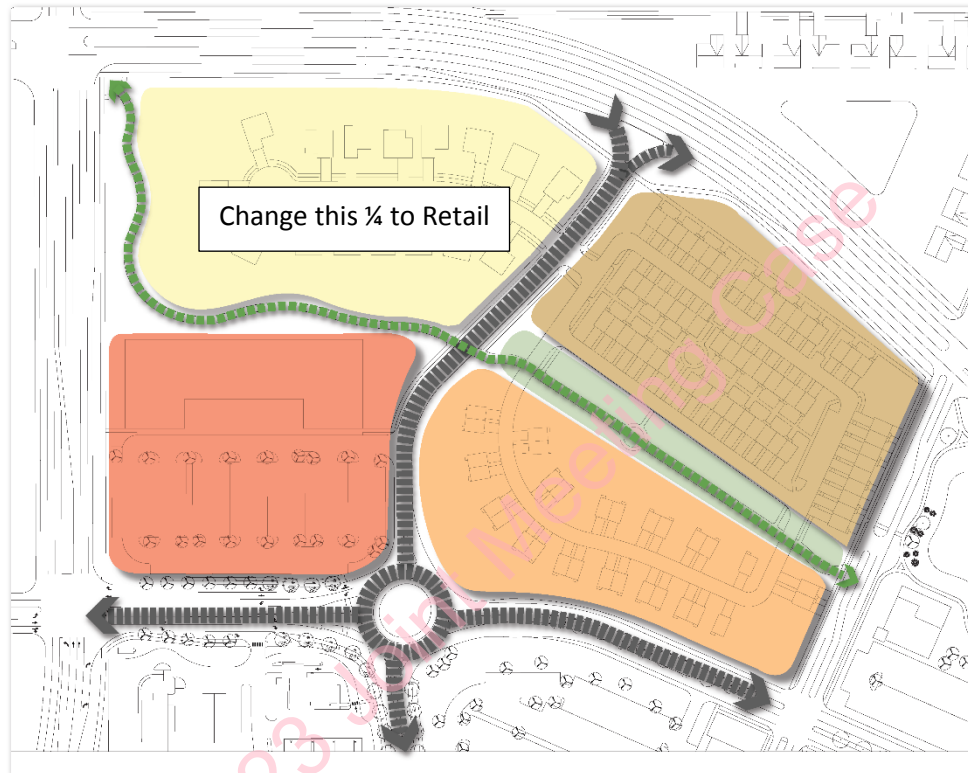
Citywide, the community has over 150 acres of undeveloped or redevelopment areas guided for future retail growth. In comparison, the Riverdale shopping center in Coon Rapids is approximately 200 acres. Coupled with proximity to Elk River and physical barriers such as the Mississippi River and Rum River, it is not likely that the City will be successful in developing this amount of retail within this 20 year planning period, if at all. Additionally, the market for larger retail users is quickly changing with adapting technologies. The City's market experts have encouraged the City to re-evaluate its retail strategies.

**EMPHASIS:** The City continues to plan for a significant amount of retail growth within The COR and throughout the community. The recommendations below are not intended to de-emphasize our retail goals, yet strengthen said retail goals and focus on more appropriate areas for future growth.

**Planning Commission Recommendation:** The northwest quadrant of the development (bordered by Armstrong Boulevard, Bunker Lake Boulevard, Zeolite Street, and Sunwood Drive) should be amended to strengthen the **LAKE ITASCA GREENWAY**, create **SMALLER DESTINATION RETAIL USERS**. Half of this quadrant should be re-guided for an **APPROPRIATE RESIDENTIAL USE**, with **DENSITY** appropriate for the type of overall land use plan for The COR.

This is the area of **MOST SIGNIFICANT CHANGE** recommended by the Planning Commission. The Planning Commission collaborated on developing multiple land use scenarios. The overall approach was to divide the northwest quadrant into four (4) smaller sub-quadrants divided by future public roadways and greenways and allocating half the quadrants to smaller, destination retailers and the other half to residential uses. Based on feedback and reconciling multiple angles of consensus, the land use map below represents the primary recommended land use map.

Primary NW Quadrant Land Use Map – Vertical Split (this will be the model of the actual land use map [focus on polygons per land use, less focus on detailed site planning])





#### Strengths

- Continuous greenway corridor
- Removes struggling 'big-box' retail
- Introduces smaller destination retail
- Moderate return on tax base
- Transition of mix of uses

#### Weaknesses

- Land use types desired by community

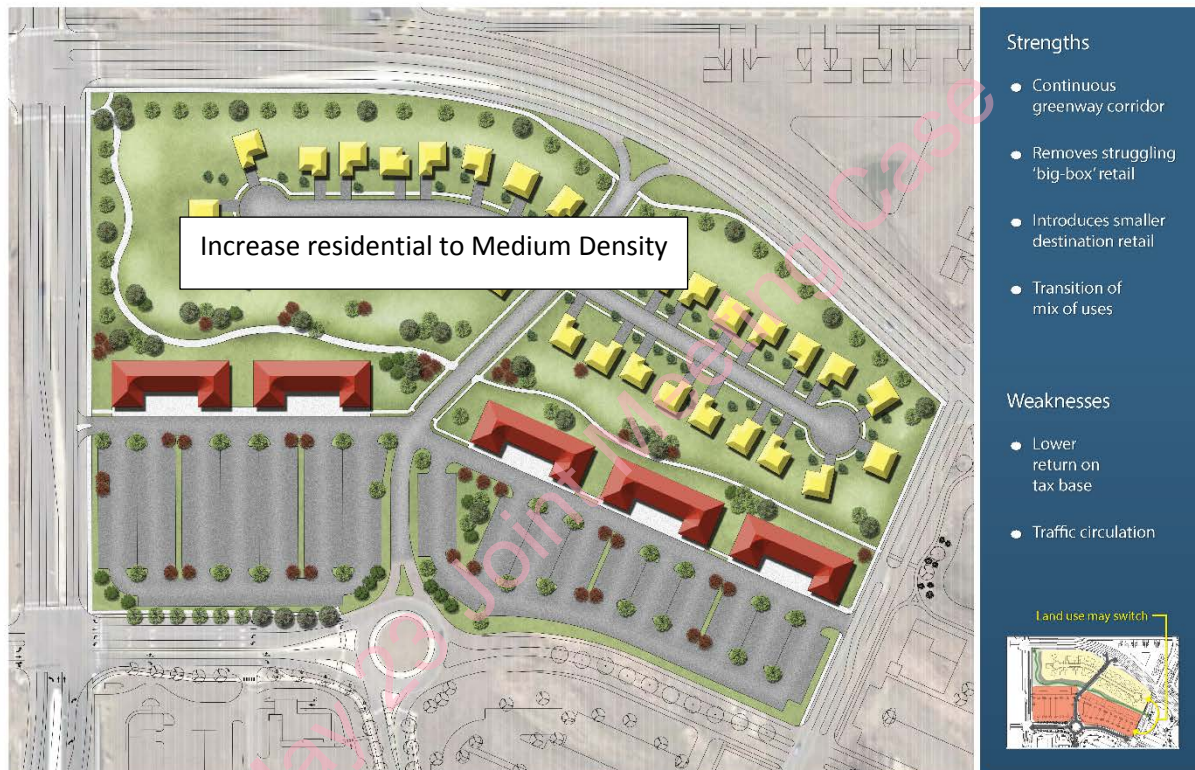


Continued on next page.

### NW Quadrant Acceptable Alternatives

The alternatives listed below would require a future plan amendment, but are afforded certain policy feedback in advance. These can be viewed as 'pre-screened' alternatives.

#### NW Quadrant Horizontal Split



#### Strengths

- Continuous greenway corridor
- Removes struggling 'big-box' retail
- Introduces smaller destination retail
- Transition of mix of uses

#### Weaknesses

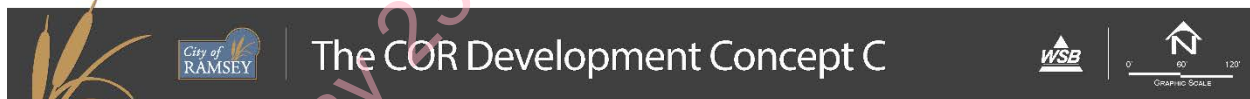
- Lower return on tax base
- Traffic circulation

Land use may switch



Continued on next page.

NW Quadrant All Retail

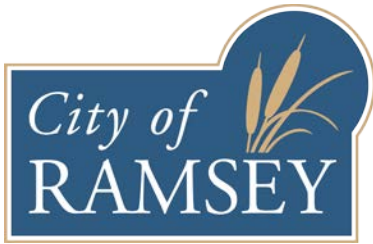


The Office District (COR-3)

This district represented the area of highest consensus amongst the Planning Commission.

**Planning Commission Recommendation:** **NO AMENDMENTS** to this district are recommended. However, the City should look at strategies to encourage parking districts within this land use district as well.

Note. During the January 24, 2017 Joint Work Session between the City Council and Planning Commission, it was noted that an office user may be possible in the northeast quadrant currently guided for retail use. Staff's recommendation, while a potentially positive amendment, would be to consider



---

this possibility under a separate amendment, as the overall plan currently has a good balance of office planned, and a more comprehensive look would be needed for such an amendment.

### The Residential District (COR-4)

The Residential District is further divided into three (3) categories. The descriptions below include recommended adjustments to density ranges.

- 'Low' Density (COR-4a). This is predominantly detached single-family located north of Bunker Lake Boulevard. The minimum density shall be four (4) units per acre and densities up to fifteen (15) units per acre shall be allowed.
- Medium Density (COR-4b). These predominantly include townhomes, both attached and detached. Minimum density shall be eight (8) units per acre with a maximum density of fifteen (15) units per acre. Additional density may be allowed via Conditional Use Permit.
- High Density (COR-4c). These areas are focused immediately north of The Draw Park and Amphitheater and provide a unique opportunity for interaction and transition. The emphasis on mix of uses is muted compared to the Downtown District. The minimum density of this district shall be fifteen (15) units per acre with no cap of maximum density.

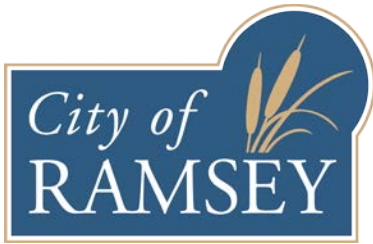
#### Planning Commission Recommendation:

The remaining undeveloped area immediately north of The Draw currently owned by K Hovnanian Homes shall be re-guided to High Density Residential. The Planning Commission recognizes the success of high density residential abutting The Draw on the south side (Parkview East) and sees this as an opportunity for consistent design when coupled with the future Aeon Apartment Development (north side).

### Parks and Public Spaces (COR-5)

This district is governed by The COR Parks + Public Spaces Plan, and is included by reference as an integral part of The COR Interim Development Plan. Neither document shall be interpreted as a wholly separate document, and neither document shall be adopted or otherwise amended unless coinciding with each other. An amendment to one plan shall be considered an amendment to the other. This document has been adopted as a 'working draft' by consensus of the City Council. The intent is to adopt as a formal plan as part of the overall COR Development Plan Amendment.

Continued on next page.



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

---

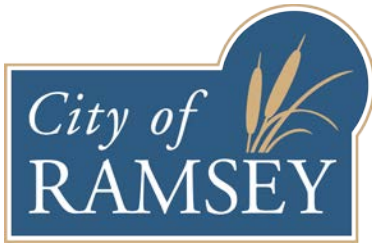
## Implementation Plan

The Interim Development Plan represents Phase I of a three (3) phase project.

1. Interim Development Plan (this step)
2. System Plans (roads, utilities, parking structures, infrastructure, etc.).
3. Development Pro-Forma (funding and financing options).

Continued on next page.

May 23 Joint Meeting Case



## Major Planning COR Planning Efforts

### EFFORT #1

#### **COR Re-Visioning**

##### **PURPOSE**

Update/ amend the vision for The COR.

1. Update COR Master Plan (map that shows vision, how the COR will look, how buildings will be oriented, where infrastructure should be located, etc.)
2. Update zoning district map (underlying land use regulations that will ensure the master plan will be implemented at the time individual projects come forward for review by the City)
3. Direction on outstanding major policy items:

- Is vertically mixed use development a requirement?
- appropriate size and location of retail uses?
- Is there flexibility in location of zoning district borders?
- Define basic vision and policy for community center.
- Define basic vision and policy for parking ramps.

##### **RESPONSIBLE BOARD**

Planning Commission will draft a recommendation for Council consideration.

##### **TIMING**

Anticipated to have draft completed by April 2017. Once a draft is completed, it should be checked against COR System Plans and COR Pro-Forma. May need to be adjusted.

### EFFORT #2

#### **COR System Plans**

##### **PURPOSE**

The City purchased The COR with two goals in mind (a) recover previous public investments, and (b) ensure the vision of The COR is implemented.

As a result, the City of Ramsey has taken the role of master developer for The COR. With the role, various assumed responsibilities are assigned to the City. Developers, businesses, and residents expect the city to have concept plans/ policies in place for the following items:

1. Storm water plan (regional)
2. Road plan (public roads)
3. Sign plan (development signs, way finding signs, etc.)
4. Park & Trails plans
5. Community Center plan/ policy
6. Parking Ramp(s) plan/ policy
7. Cut/fill basic plan

There are many benefits to having this preliminary information ready—please see system plan dashboard for details. These plans are intended to be preliminary/ concept level only—for the sake of planning and budgeting.

##### **RESPONSIBLE BOARD**

Likely, all boards will be involved with this process. However, for the sake of efficiencies, the EDA will lead this effort. Findings will be presented to the Planning Commission and City Council.

##### **TIMING**

Upon completion of 1<sup>st</sup> draft of COR re-vision, staff would like to order this work for completion (i.e. begin May 2017). This work will take 6-9 months. Once draft is completed, it should be checked against COR Master Plan and COR Pro-Forma. May need to be adjusted.

### EFFORT #3

#### **COR Pro-Forma**

##### **PURPOSE**

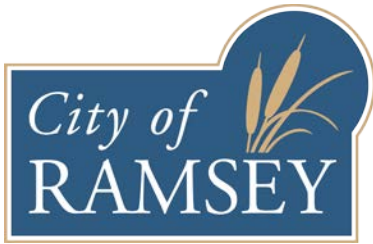
1. Update COR pro-forma based on updated vision and system plans. COR pro-forma will display the city's financial performance forecast/ project cash-flow over time (expenditures/ obligations versus revenues/ available funding).
2. Update COR TIF plan/ TIF analysis previously completed by Ehlers. This plan plays a major role in the "funding" side of the COR pro-forma. Because actual TIF revenues are based on actual completed projects, it would be helpful to update periodically. NOTE: TIF can only be used for projects completed before 2021.
3. Update COR land proceeds policy. Staff would like to (a) clearly identify what previous expenditures the City wishes to repay itself, (b) consider using land proceeds only for non TIF eligible costs, and (c) update the City's land sale proceeds forecasts.

##### **RESPONSIBLE BOARD**

EDA will draft a recommendation for Council consideration.

##### **TIMING**

Upon completion of COR re-vision and COR system plans, staff will complete this work (i.e. begin late 2017). This work will take 1-2 months. Once draft is completed, it should be checked against COR Master Plan and COR system plans. May need to be adjusted



The group then formulated a broad work plan to accomplish the many steps to complete an overall plan amendment and update.

The COR Development Plan Update Plan of Action												
	2017											
	January	Quarter 1		April	Quarter 2		July	Quarter 3		October	Quarter 4	
<b>Task 1: Land Use Plan Update (Planning Commission)</b>												
Draft Vision Statement												
Draft Land Use/District Map												
Draft District Descriptions												
Draft Development and Design Standards												
Draft Development Plan Update (Zoning Code)												
Adopt Final Version of Development Plan												
<b>Task 2: System Plan/Infrastructure Study (EDA)</b>												
Stormwater Plan												
Road Plan												
Sign Plan												
Parks and Recreation Plan												
Community Center Plan or Policy Statement												
Parking Ramp/District Plan or Policy Statement												
Cut/Fill Plan (Grading)												
<b>Task 3: Project Pro Forma (EDA)</b>												
Pro-Forma												
Tax Increment Financing (TIF) Plan												
COR Land Sale Proceeds Policy												

### Public Engagement

A key component of any policy decision is collaboration amongst its residents. These processes are part of natural and organic community conversations around key policy topics. The City will couple this policy discussion with ongoing workshops and community events as part of its overall Comprehensive Plan Update. For more information on this effort, please visit [www.cityoframsey.com/ramsey2040](http://www.cityoframsey.com/ramsey2040).

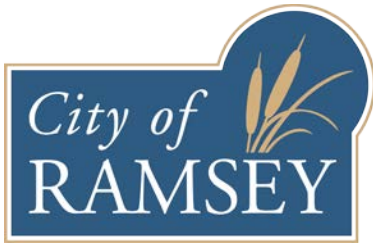
**4/25/17 City Council Work Session Note:** All Boards and Commissions should review this document before the City Council considers formal adoption. The City Council should review the final document and approve before distributing to the public and stakeholders/landowners.

### Mobile Comprehensive Plan Tour

The City is planning a Mobile Comprehensive Plan Tour for policy makers that will include local examples of plans and policies being discussed in the Comprehensive Plan Update. The tour is planned to include examples discussed in this Interim Development Plan as well.

### Market Analysis

The Planning Commission recommends completion of a market analysis to confirm the policy directives of this document as it relates to the planned retail area. The Planning Commission continues to stress the importance of attracting retail uses to the Development, but want to ensure that there is not too much areas guided for retail growth beyond what the community can sustain.



---

### Community Center

The Planning Commission desires to continue to plan for a Community Center in The COR. The Planning Commission feels that this type of use would benefit the community and be a draw for other users within the development. This analysis will be completed as a separate planning process.

### Architectural Standards

A key component of the policy discussion for The COR has been architectural design standards. The Planning Commission believes several recent projects fell short of community expectations. While originally intended to be part of Phase I of The COR Development Plan Update, the Planning Commission continues to refine these recommendations and will continue throughout Phase II and Phase III to bring a quality recommendation forward with a full Plan Amendment.

The standards below are not an exhaustive list of current design requirements, yet a focus on key topics that have been raised for future discussion. Upon final amendment, the City will prepare a side-by-side comparison of all existing and proposed design requirements. The final version of this Interim Development Plan will also include drawings/illustrations to illustrate the narrative being discussed.

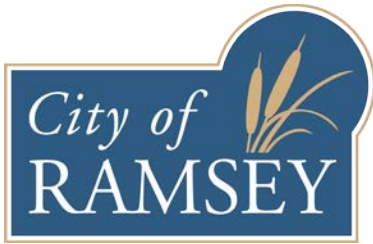
The COR should continue to focus on four-sided architecture visible from the public realm. Quality signage on all four sides of the building should be allowed. The community should be able to park on public streets and reasonably access the building.

#### **Planning Commission Recommendation:**

In the interim, the Planning Commission shall serve as an ad-hoc architectural review committee. Projects shall complete an architectural review prior to official Site Plan Review. The Planning Commission reserves the right to establish an ad-hoc sub-committee to serve as this Architectural Review Committee. The Planning Commission recommends that the City supplement the Development Review Team with the services of a licensed architect to help develop updated design standards and review development proposals. This will add value to the process, hopefully streamline review, and is in line with other professional services the City employs in development review. The cost of these services are the responsibility of the Developer.

#### **Additional Discussion Points:**

\* The intent of design requirements is to maintain a consistent development look and acknowledge the



---

pride and planning that went into the vision of this development. The tradeoff of a more densely developed areas was an acknowledgement of the need to 'step up' architectural design.

\* All single-family homes in The COR shall include/not include a porch that protrudes from the front of the home, even with the garage, and not a recessed entry in the middle of the home.

\* Over the next several months, the Planning Commission will better define front porches and if any additional design requirements or restrictions (i.e. split entry homes) are warranted. .

\* Buildings in the Downtown District shall include a minimum of 50% brick. Vinyl siding shall not be allowed. Fiber cement panels shall be allowed as a complimentary material.

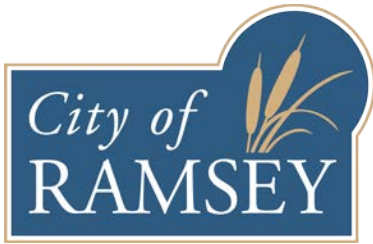
\* Buildings in the Residential District shall have a minimum of 35% brick or stone on the front façade. Vinyl siding is allowed.

### Private Open Space and Stormwater Design

The Planning Commission has expressed a concern over a perceived lack of private open space in medium density development as well as depth and steep slopes of stormwater ponds within the development due to the higher density nature. This concern has not yet been resolved, but will continue to be discussed during Phases II and III of the Plan Amendment. The City shall take into account sidewalks, greenways, and other private and innovative improvements (such as wonerfs).

### Site Selection Process

The City is in a unique situation as Property Owner and Regulatory Authority. This presents opportunity, but also requires special attention to remain accountable to the public. In order to balance this approach without creating burdensome processes, the following steps shall be followed when considering a Purchase Agreement with the City in The COR.



---

Any perspective buyer of City-Owned Property in The COR shall first meet with City Staff to discuss appropriate sites. This is known as the Site Selection Process. The City and Buyer shall review multiple sites before selecting a preferred location. Depending on the complexity of the project, the City reserves the right to take this Site Selection Process to the Planning Commission, EDA, and City Council before reviewing a specific site.

The Buyer shall provide a site concept to be reviewed by the Planning Commission, EDA, and City Council before approving a Purchase Agreement. When a single-user proposes to purchase a portion of an undeveloped block or area, a series of 'site concepts' shall be developed before reviewing with any City board or commission. These site concepts shall demonstrate at least one reasonable concept for the remaining portion of the site that fits the vision and requirements of that area/district.

The Buyer must still complete the official Site Plan Review (and Subdivision) process after the Purchase Agreement Phase.

## History of Policy Discussion

This Interim Development Plan is the result of a Planning Commission initiative dating back to 2015. The City has invested a significant amount of time, energy, and resources in order to ensure a **MARKET RELEVANT PLAN** that balances **COMMUNITY VISION**.

## Joint Work Sessions

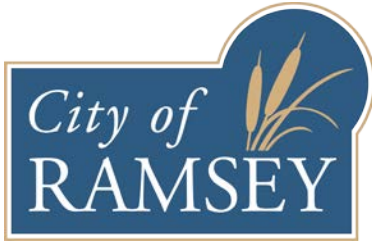
The City Council and Planning Commission have met on multiple occasions to frame the policy question, discuss strategies, and identify solutions.

- March 26, 2015 = Joint Work Session
- July 12, 2016 = Joint Work Session
- January 24, 2017 = Joint Work Session

## Surveys

In 2016, the City surveyed its Board and Commission Members on key topics related to The COR Development Plan.

The key directive coming out of review of these results on July 12, 2016 was to create a forum for policy makers to ask questions and receive direct feedback from developers and market experts, rather than completing another market study.



---

### Market Panel Event

On October 27, 2016, the City hosted several market experts to respond to a wide range of policy topics raised by community policy makers. The output from this event served as an important foundation for land use recommendations developed by the Planning Commission.

### Planning Commission Work Sessions

The information gleaned from the steps above were utilized to begin important policy discussions about the future of The COR. Following review of the Market Panel Event, the City Council authorized the Planning Commission to begin formulating land use recommendations for The COR. The Planning Commission met Work Sessions dedicated to The COR on multiple occasions.

- January 5, 2017 (to prepare for the January 24, 2017 Joint Work Session with the City Council)
  - Develop a Vision Statement
- February 2, 2017
  - Refine the Vision Statement
  - Collaborate on a Future Land Use Map
- March 2, 2017
  - Refine the Vision Statement
  - Refine the Future Land Use Map and Alternative Future Land Use Maps
- April 18, 2017
  - Refine the Vision Statement
  - Refine the Future Land Use Map and Alternative Future Land Use Maps
- April 25, 2017
  - Draft document reviewed by City Council and Planning Commission in Joint Session.
  - Authorization to review with internal advisory boards and commissions.
- May 25, 2017
  - Draft document reviewed by EDA. Feedback/comments added to document.
- June 1, 2017
  - EDA comments reviewed by Planning Commission.

The Interim Development Plan is anticipated to be adopted in 2017.

Meeting Date: 05/23/2018

---

### Information

**Title:**

Concept Proposal: 22,000 Square Foot Grocer

**Purpose/Background:**

**BACKGROUND**

- ALDI Grocery Store
- 22,000 sf store (note this is their new, larger, store concept and building design)
- SE corner of Armstrong/ Sunwood Drive
- About 2.59 acres
- Construction 2019
- Attached is proposed site concept layout and building renderings. ALDI has generally indicated a willingness to redo their building renderings to include four-sided architecture. Attached are examples provided by staff to ALDI.
- Staff is taking a position of negotiating a "market-rate" sale price.
- ALDI would develop two of the three city-owned pads. The third pad would remain available for sale, and under city ownership.
- To-date, ALDI has been very good to work with and responsive to staff requests.
- Staff, Mayor LeTourneau, EDA Member Hardin, and Planning Commission Chair Bauer discussed this potential project with Coborn's on 05/14. Coborn's is generally opposed to this proposed use, regardless of the location. See attached Coborn's letter for details.
- From a land use and zoning perspective, the grocery store proposal is an allowed use. However, additional work on building design will be necessary (especially the rear elevation that would be facing Sunwood Drive).

**PURPOSE**

- The intention of this case is a high-level and preliminary discussion centered around vision--and if this user fits the city's vision.
- Is the city generally comfortable with this user being located on this city-owned site? If yes, staff will continue to negotiate with this user; and will bring back a purchase agreement and site concepts in June for more formal and detailed discussion.
- The purpose of this case is NOT formal review, formal approval, or detailed analysis.

**Timeframe:**

10-30 minutes

**Funding Source:**

NA

**Responsible Party(ies):**

Economic Development Manager

**Outcome:**

Does this proposal fit the City's vision for The COR (from the perspective of Property Owner/Master Developer)?  
Should staff continue to negotiate with this user on this site?

---

## Attachments

Concept Layout

Stock Building Renderings

Example Four Sided

Ltr from Coborns

---

## Form Review

### Inbox

Tim Gladhill

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 05/18/2018

### Reviewed By

Tim Gladhill

Kurt Ulrich

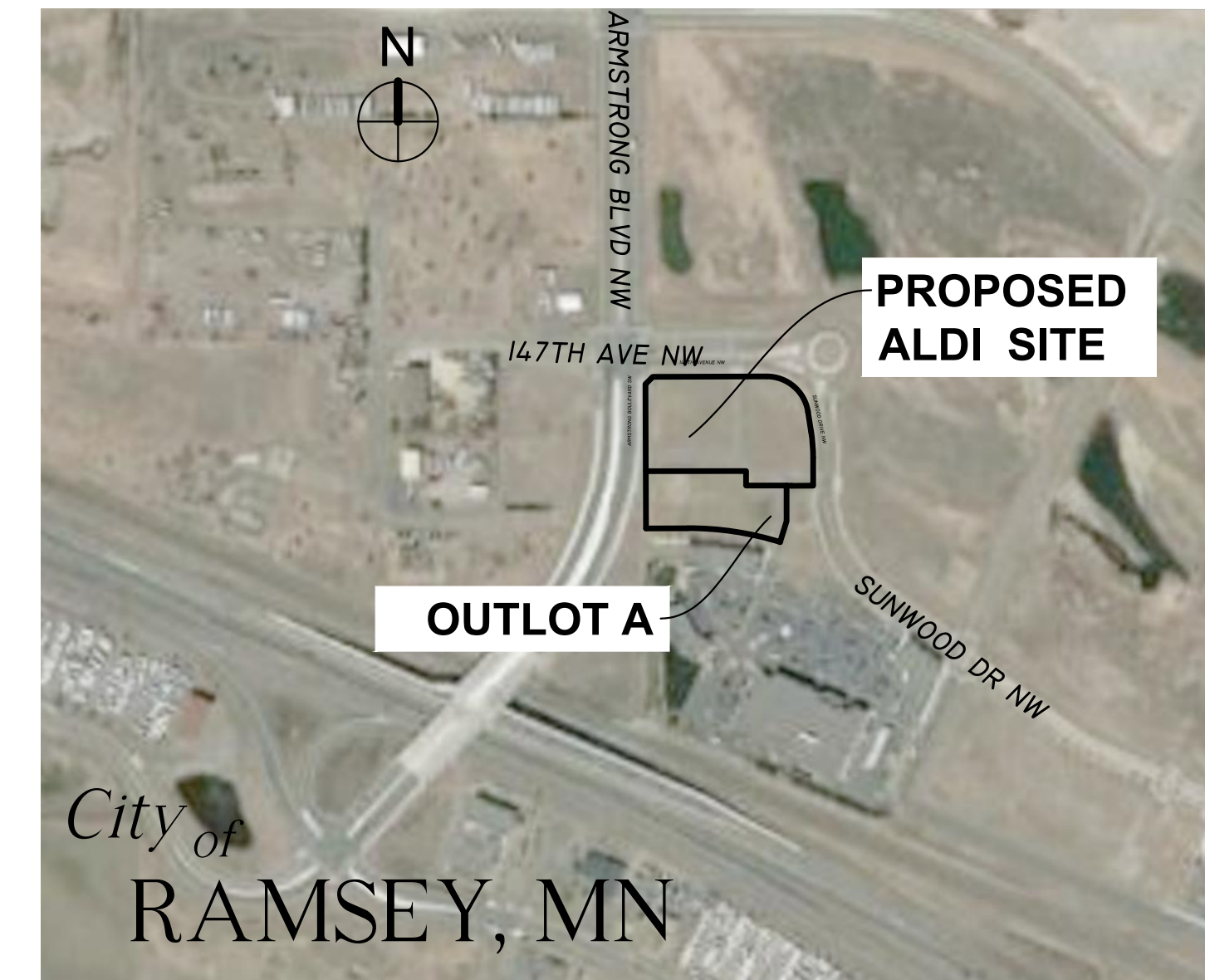
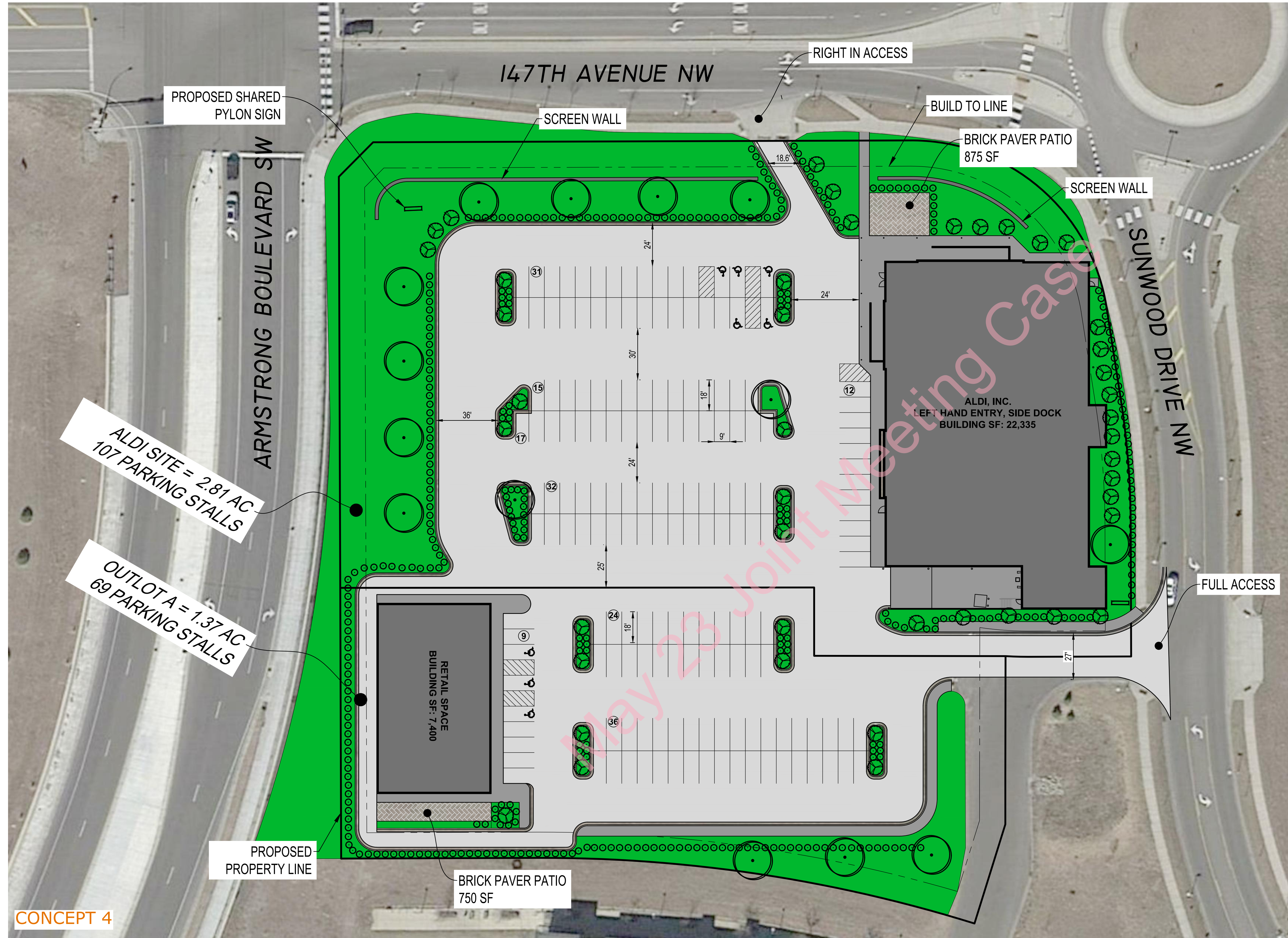
### Date

05/18/2018 10:14 AM

05/18/2018 02:36 PM

Started On: 04/26/2018 04:52 PM

May 23 Joint Meeting Case

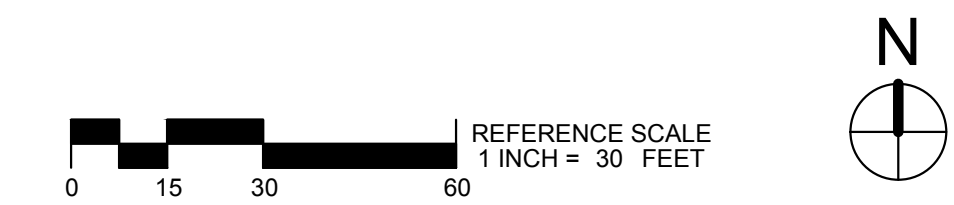


SITE DATA:	SETBACK DATA:
ADDRESS: COR AREA COMMERCIAL SITE DEVELOPMENT RAMSEY, MN 55044	ZONED: COR-2 (COMMERCIAL SUBDISTRICT)
ALDI SITE: 2.81 ACRES OUTLOT A: 1.37 ACRES TOTAL SITE: 4.18 ACRES	<u>BUILD TO LINE</u> FRONT 15' MIN. 40% OF SIDE WITHIN BUILD TO LINE

PARKING DATA:
ALDI BUILDING AREA = 22,335 SQ.FT MIN. PARKING STALLS REQUIRED = 45 (2 SPACES PER 500 SQ.FT.) MAX. PARKING STALLS REQUIRED = 90 (4 SPACES PER 500 SQ.FT.) PARKING STALLS PROVIDED = 107 H.C. STALL REQUIRED = 5 H.C. STALL PROVIDED = 5

PARKING DATA:
RETAIL BUILDING AREA = 7,400 SQ.FT MIN. PARKING STALLS REQUIRED = 15 (2 SPACES PER 500 SQ.FT.) MAX. PARKING STALLS REQUIRED = 30 (4 SPACES PER 500 SQ.FT.) PARKING STALLS PROVIDED = 69 H.C. STALL REQUIRED = 3 H.C. STALL PROVIDED = 3

SIGNAGE DATA:
<u>BUILDING SIGNAGE</u> PROTOTYPICAL SIGNAGE WILL BE ALLOWED.
<u>FREESTANDING SIGNAGE</u> TYPE: MONUMENT/ PYLON SIZE: MAX. 50' IN HEIGHT, SURFACE AREA SHALL NOT EXCEED 150 S.F.

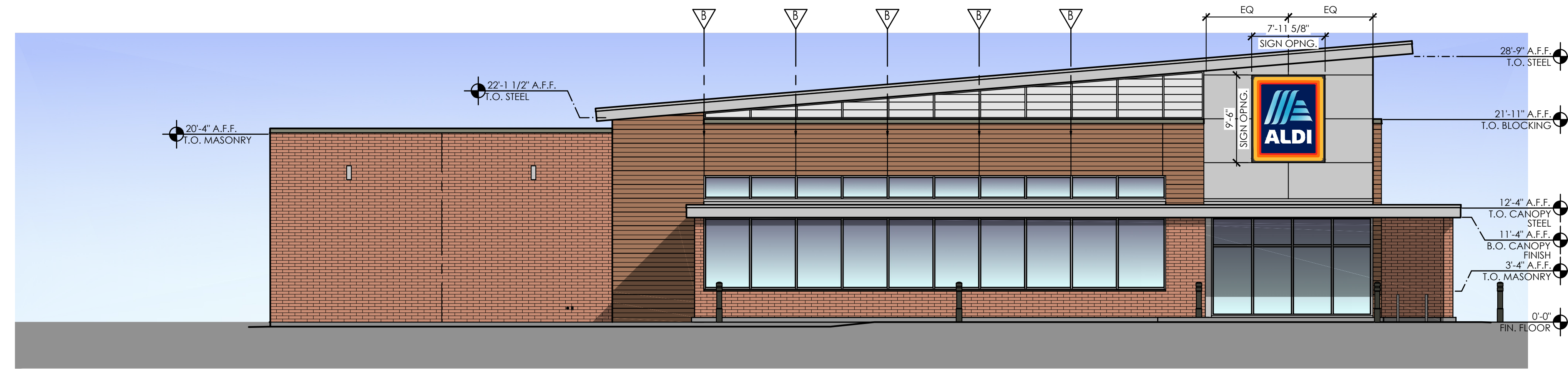


CONCEPT 4

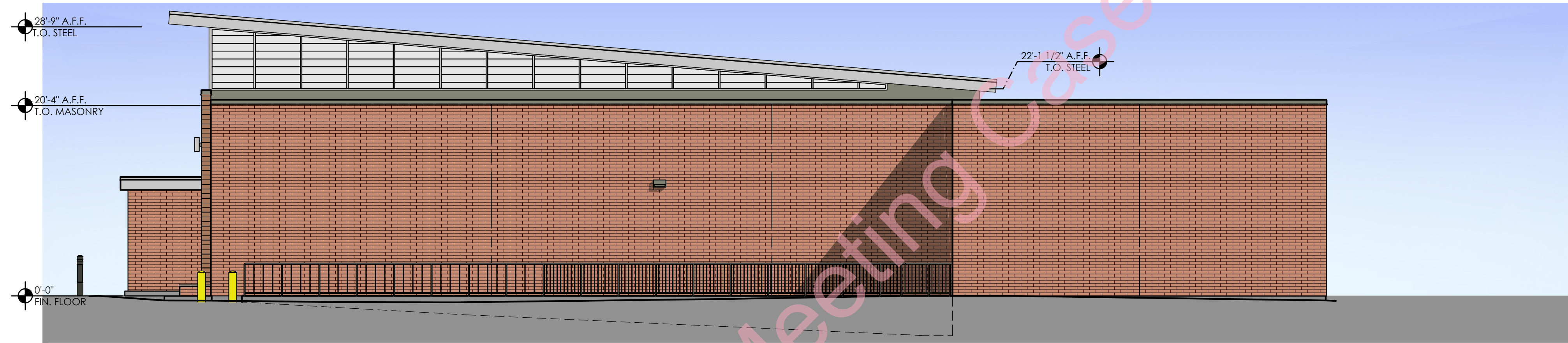
SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL.			

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

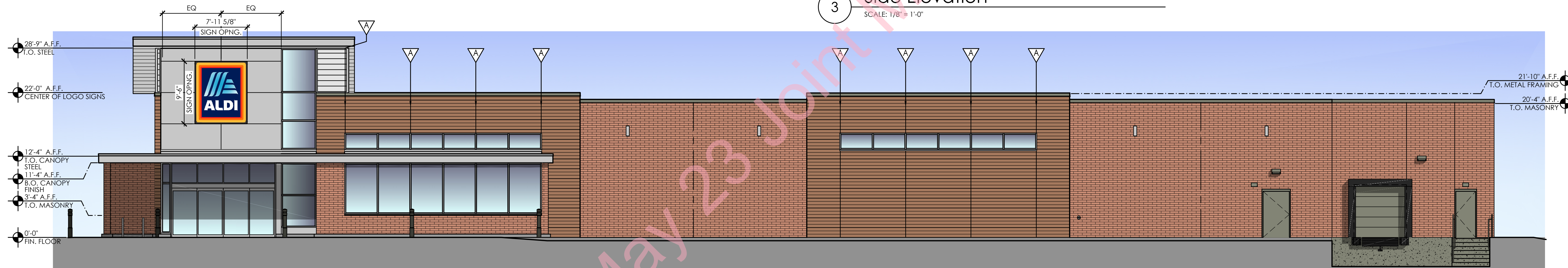
For review of actual colors, a material sample board should be created on a project specific basis.



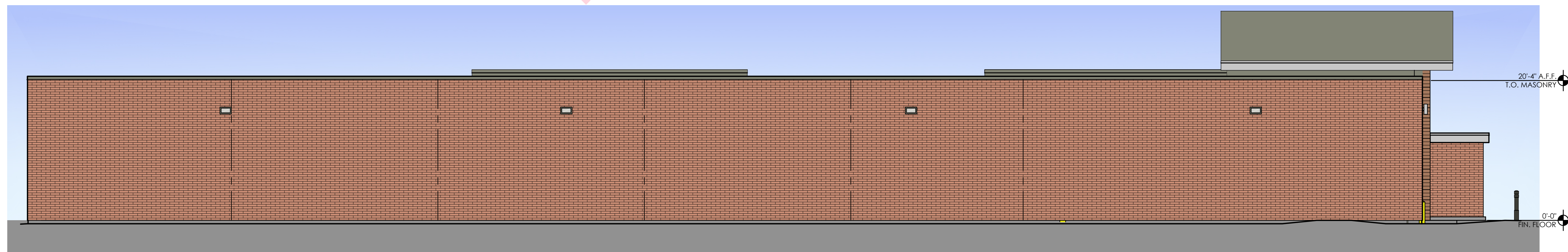
4 Side Elevation  
SCALE: 1/8" = 1'-0"



3 Side Elevation  
SCALE: 1/8" = 1'-0"



2 Front Elevation  
SCALE: 1/8" = 1'-0"



1 Rear Elevation  
SCALE: 1/8" = 1'-0"


Issued:	Date:
A Issued for Client Review	02/01/18
B	
C	
D	
E	
Revisions:	Date:
1	
2	
3	
4	
5	
6	
7	
8	
9	

Seal	Seal	DATE
PROJECT ARCHITECT/ENGINEER		
PROJECT LEAD		DATE
PROJECT DESIGNER		DATE

Copyright © 2017  
APD Engineering & Architecture, PLLC  
Drawing Alteration  
It is a violation of law for any person, unless acting under the direction of licensed Architect, Professional Engineer, Landscape Architect, or Land Surveyor to alter any item on this document in any way. Any licensee who offers this document is required by law to affix his or her seal and to add the notation "Altered By" followed by his or her signature and the specific description of the alteration or revision.  
**DO NOT SCALE PLANS**  
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact APD E&A with any need for additional dimensions or clarifications.



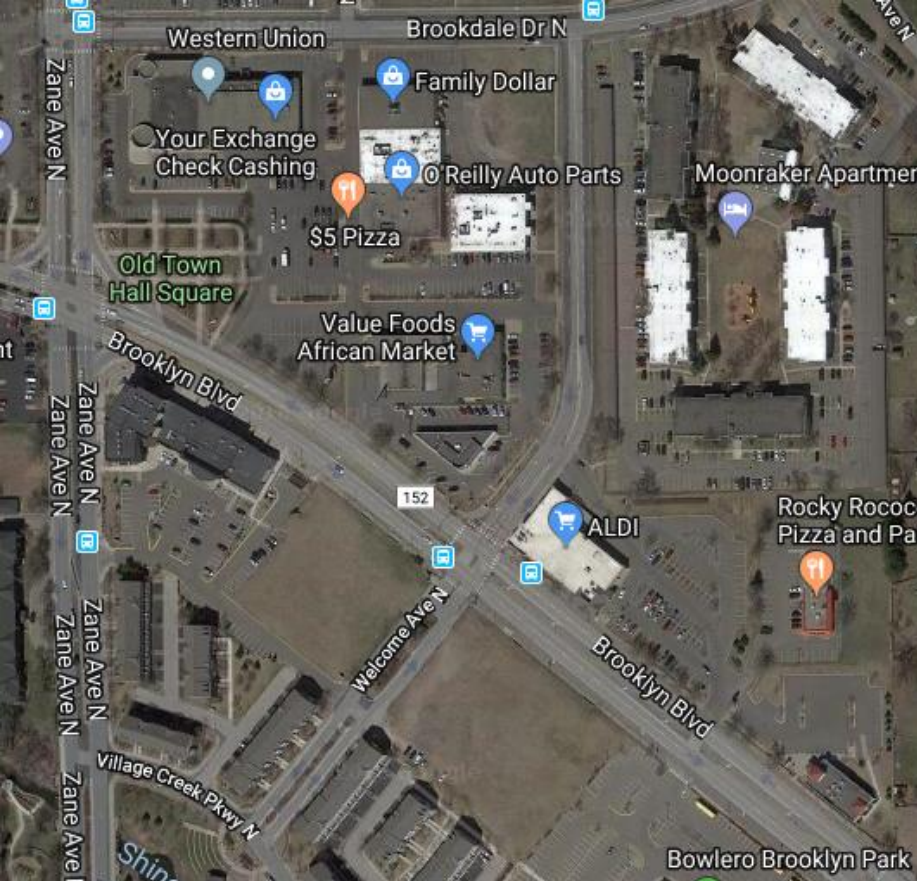
**APD ENGINEERING & ARCHITECTURE, PLLC**  
615 Fishers Run  
Victor, NY 14564  
585.742.2222  
585.924.4914 fax  
www.apd.com



**ALDI Inc.**  
4201 Bagley Avenue North  
FortBault, MN 55021  
(507) 333-9469  
(507) 333-9475 fax

ALDI Inc. Store #: XX  
Lakeville, MN  
Project Address  
Lakeville, MN  
Dakota County  
Project Name & Location:

Exterior Elevation Option #1	
Drawing Name:	
Date: 01/29/18	Project No. 18-0137A
Type: RHSDV8ER	
Drawn By: IPV	CEE-1A
Scale: As Noted	Drawing No.



May 23 Joint Meeting Case



Patrick,

Thanks to you and your entire group for taking the time to meet with our group on Monday. As we discussed Coborn's is proud to be a member of the Ramsey community. Since we opened in 2005 the town and guests have welcomed us as a partner. We are proud and honored to be able to serve the area.

As you know the first several years were a challenge. The COR project didn't take off as planned and we along with other tenants of the property struggled to draw the guests we needed to be as successful as we had hoped. In fact, those initial years were very lean and getting the sales where we needed them to make for a viable business was just not possible. After several tough years we began to see some growth in the area and our sales picked up. Then the Armstrong/HWY 10 project began. Not only was our access cut off for the year or so of that project, the outcome of the finished product really hampered us. Our sight line to the highway was completely gone and the road into our store was moved to the north.

Once again, times were difficult but again more growth occurred. People began to move into the area as homes and rental units were built and business has picked up. Although we are still not where we'd like to be we are in a much better spot. We are seeing business grow and there is optimism.

It seems with every recovery there is a setback. Now, just as things are on the upswing, we learn that city is looking to sell property to our immediate north that could include a food store. We are never afraid of competition and we know it's up to us to compete for our guest's business. That said the city has put us in a handicapped position. Not only have we lost visibility but the road into our store would go right through the potential competitor's lot. We couldn't have been dealt a worse hand. People can't see us and they must literally drive into another store's access road to get to us. Convenience is a big part of picking a food store. We will be even more inconvenient. Any development that would bring people to the area without compromising what business you already have should be a consideration.

One thing the city could do to lessen the pain is to move the access into our site and the new site to the south so access is between the two competing properties. I sent you a quick sketch of what that could look like. It wouldn't heal the road wounds completely but it could help.

We understand that competition is a part of any business and we know we can compete when the playing field is kept level. Having entered the market when we did we had to endure the bad times to get to the good times. Hind site being 20/20 we should have waited until things built up some like these other businesses have done. That said we do have a couple more years on our current lease term and we'll see what develops in that time. We hope the city will consider all of the efforts of those of us who came to the party early when making future decisions.

Once again, we appreciate your taking the time to meet and listen to us. Coborn's Inc and our staff at the store really are proud members of your fine community and we hope we are able to grow with the city of Ramsey into the future.

Dave Meyer  
Vice President Operations  
Coborn's Inc

c.c.  
Vicki Wredberg  
Chris Coborn

Meeting Date: 05/23/2018

---

### Information

**Title:**

Concept Proposal: 250+ Unit Rental Townhome Development

**Purpose/Background:**

**BACKGROUND**

- Continental Properties (The Springs). Link: <https://www.cproperties.com/>
- High-amenity, gated, rental townhome development. Includes recreation center. Example project in Savage: <https://www.springsapartments.com/apartments/mn/savage/springs-at-egan-drive/>
- 250-275 units.
- SE corner of Armstrong/ Bunker.
- About 16.3 acres.
- Construction 2019.
- Attached is Continental's first proposed site concept layout (first attachment). Staff submitted some basic comments to Continental (second attachment).
- Continental has indicated they are strongly considering another non city-owned site, not located in The COR.
- This project would trigger the need to construct new infrastructure; and would subsequently result in the need to negotiate financing and cost-sharing.
- To-date, Continental Properties has been very good to work with and responsive to staff requests.
- It is important to note, this area of The COR is zoned for commercial/ retail today. However, as part of the city's recent COR re-vision process, staff was provided direction from the City Council--that this area of The COR was flexible--and the City would be open to a medium density development proposal.

**PURPOSE**

- The intention of this case is a high-level and preliminary discussion centered around vision--and if this user fits the city's vision.
- Is the city generally comfortable with this user being located on this city-owned site? If yes, staff will continue to negotiate with this user.
- The purpose of this case is NOT formal review, formal approval, or detailed analysis.

**Timeframe:**

10-30 minutes.

**Funding Source:**

NA

**Responsible Party(ies):**

Economic Development Manager

**Outcome:**

Does this proposal fit the City's vision for The COR?  
Should staff continue to negotiate with this user on this site?

---

## Attachments

Continental Proposal

Staff Comments

---

### Form Review

**Inbox**

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 05/18/2018

**Reviewed By**

Kurt Ulrich

**Date**

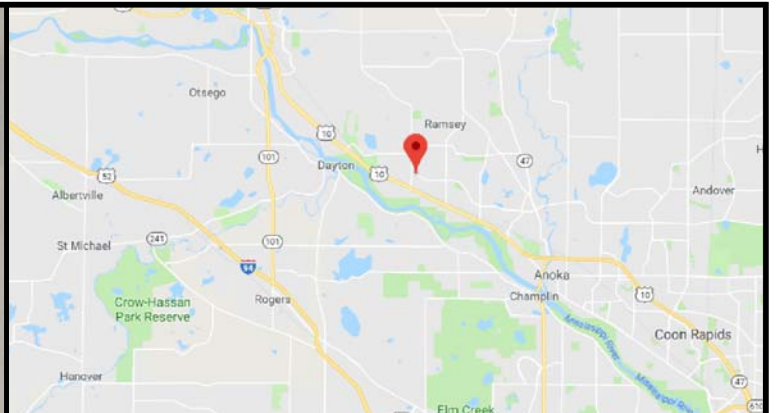
05/18/2018 02:38 PM

Started On: 04/26/2018 04:54 PM

May 23 Joint Meeting Case

Thursday, April 05, 2018 3:30:38 PM

\\Minneapolis\Ramsey\Armstrong Blvd\_147th Ave\_NEC.dwg CP\_d:\dwg\01\_DS\Armstrong Blvd\_147th Ave\_NEC.dwg



VICINITY MAP  
SCALE: NTS

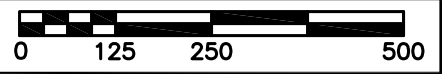
CONTINENTAL xxx FUND LLC  
An affiliate of  
**CONTINENTAL PROPERTIES**  
W134 N8875 Executive Parkway  
Menomonee Falls, WI 53052  
Phone: 262-502-5500 Fax: 262-502-5522  
Email: cad\_dwg@properties.com

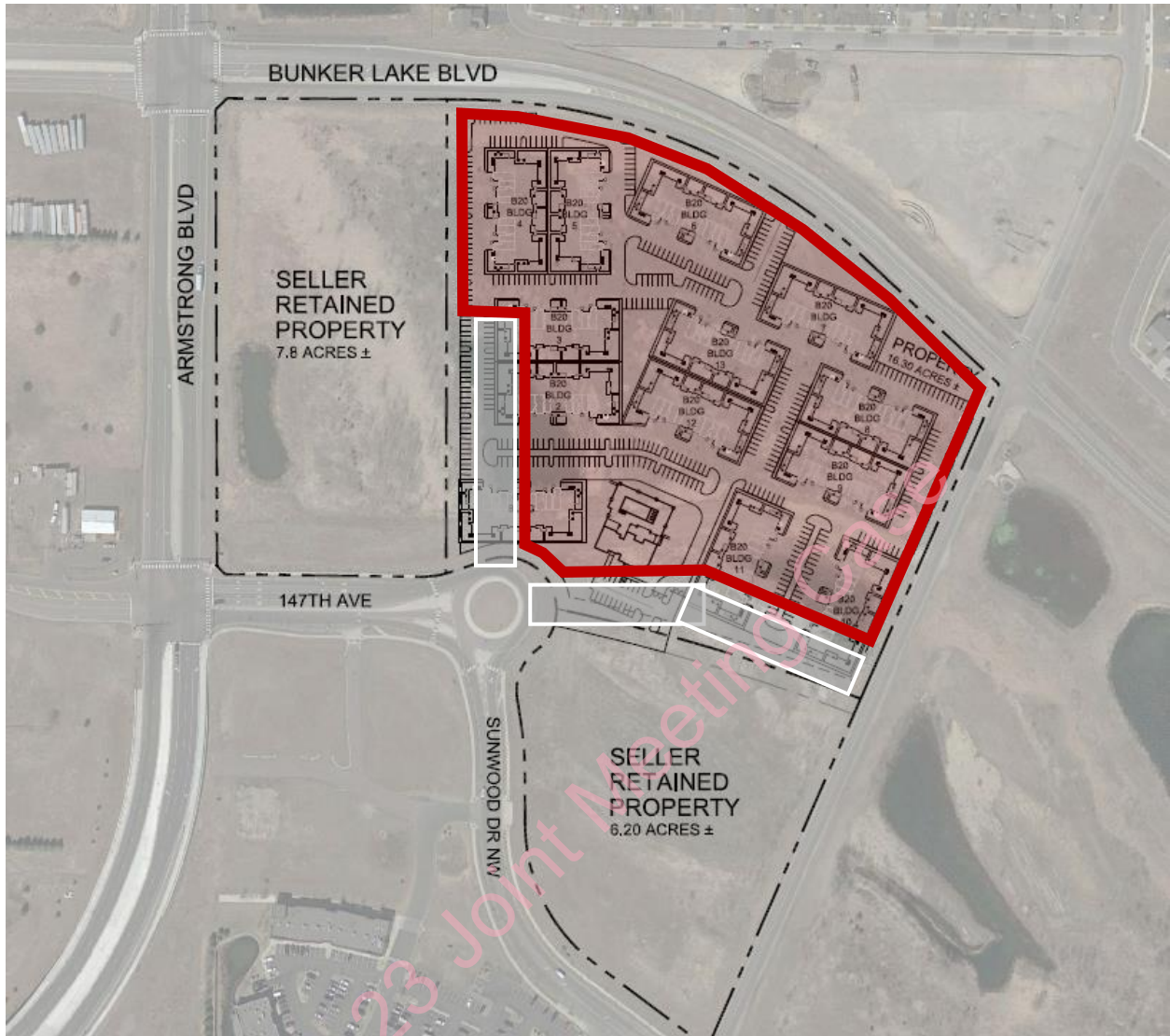
CITY: RAMSEY  
STATE: MN  
DRAWN BY: SD  
INITIAL DATE DRAWN: 4/5/2018

ARMSTRONG BLVD\_147TH AVE\_NEC

REVISIONS			
REV	DESCRIPTION	DATE	REV
1	XX	XX XX	4
2	XX	XX XX	5
3	XX	XX XX	6

NORTH  
SHEET: DS-1  
REV: 0





Meeting Date: 05/23/2018

---

### Information

**Title:**

Concept Proposal: 6,100 Square Foot Automotive Repair Center

**Purpose/Background:**

**BACKGROUND**

- Christian Brothers Automotive.
- 6,100 sf clean automotive repair center.
- SW corner of Armstrong/ Sunwood Drive
- About 1 acre.
- Construction 2019.
- Attached is the site selection packet from Christian Brothers.
- Attached is the site layout and renderings from a recently completed project in Lakeville.
- Staff has not spent a significant amount of time with this prospect.
- This prospect is generally interested in being located on the west end of The COR, west of Armstrong. Today, they are targeting the attached city-owned property, Listing #45. However, they are open to other locations in this area.
- It's important to note, that this project doesn't fit the current zoning regulations. The COR-2 Zoning doesn't allow for auto-oriented users. Therefore, a major portion of this discussion should be centered around the city's interest in amending zoning regulations within The COR-2 District, to allow for auto sales and repair users. If the city was interested in this change--staff would recommend limiting the change to only west of Armstrong. It is noted that there are several parcels along Highway 10 that are appropriated zoned for this type of use. Additionally, the City has received some feedback from the community during Comprehensive Plan and other land use workshops that the City should consider limiting the amount of automobile sales and repair.

**PURPOSE**

- The intention of this case is a high-level and preliminary discussion centered around vision--and if this user fits the city's vision.
- Is the city generally comfortable with this user being located on this city-owned site within The COR? If yes, staff will continue to negotiate with this user--which would include consideration of a zoning amendment.
- The purpose of this case is NOT formal review, formal approval, or detailed analysis.

**Timeframe:**

10-30 minutes

**Funding Source:**

NA

**Responsible Party(ies):**

Economic Development Manager

**Outcome:**

Does this proposal fit the City's vision for The COR?

Should staff continue to negotiate with this user on this site? NOTE: this will require a zoning amendment.

---

### Attachments

Background and Specs

Lakeville Example

Site 45

---

### Form Review

**Inbox**

Tim Gladhill

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 05/18/2018

**Reviewed By**

Tim Gladhill

Kurt Ulrich

**Date**

05/18/2018 10:17 AM

05/18/2018 02:40 PM

Started On: 05/09/2018 09:39 AM

May 23 Joint Meeting Case



**Christian Brothers**  
AUTOMOTIVE®

**U.S. EXPANSION  
NOW SEEKING  
LOCATIONS**





## A TRUSTED NAME IN CAR REPAIR

## OCCUPYING A UNIQUE SPACE IN THE AUTO SERVICE INDUSTRY

At Christian Brothers Automotive, our mission is simple: to create an uncommonly great experience for customers in need of auto service and repair. Since 1982, that's exactly what our team of auto repair professionals has been doing at facilities all over the country. In that time, Christian Brothers Automotive has served countless customers and proven time and again that you really can feel comfortable and confident about your car repair.

### SITE SELECTION CRITERIA

#### Target Market

- Dense residential areas

#### Purchase Requirements

- Land size: 30,000 SF
- Parking: 30+ spaces

#### Demographics

- Grocery store proximity as a retail driver
- 35,000+ pop. density within a 3-mile radius
- \$85,000 Avg. HHI within a 3-mile radius
- 10,000+ cpd on frontage



**“CONSISTENTLY VERY COURTEOUS,  
KNOWLEDGEABLE AND HONEST. THEY HAVE A  
LOYAL CUSTOMER FOR LIFE.”**

**-LUZ R.**



## **A DIFFERENT WAY OF DOING BUSINESS**

At Christian Brothers Automotive, we not only believe, but we have proven that there is another way to thrive in this industry: by treating our customers like family and ensuring that every transaction is predicated on respect, transparency, and integrity.

From our vibrant, hotel-inspired waiting areas to our commitment to thorough, informative

discussions with our customers about their vehicle, Christian Brothers Automotive is proud to have set a new standard for the auto service experience. Our faith has informed these principles from the very beginning and they continue to allow us to make positive connections with the individuals and families we serve—and, more importantly, keeps them coming back to us.



**"THEY HAD THE CAR READY AS PROMISED IN TIME TO PICK MY SON UP FROM SCHOOL. TOP NOTCH MECHANICS AND TOP NOTCH SERVICE."**

**-MATT W.**



## EXCEEDING OUR CLIENTS EXPECTATIONS

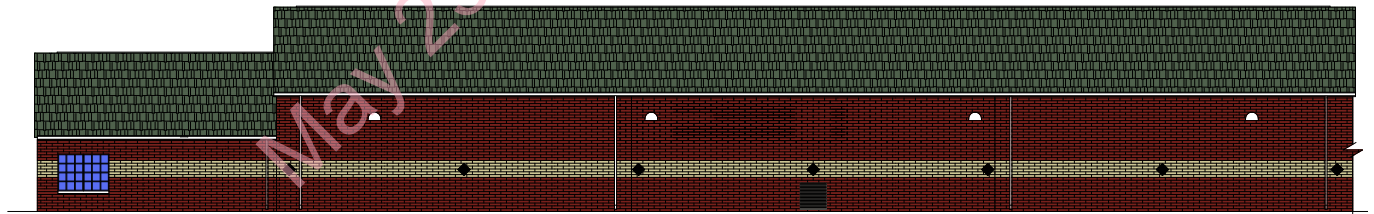
- We Educate Our Customers
- Owner/Operator On Site
- A Welcoming Atmosphere
- Industry Leading Warranty
- Excellent Customer Service
- Involved In Local Communities
- ASE Certified Technicians
- Manufacturer Quality Equipment
- Complimentary Shuttle Services



# Christian Brothers AUTOMOTIVE®



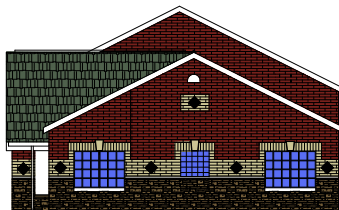
5 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



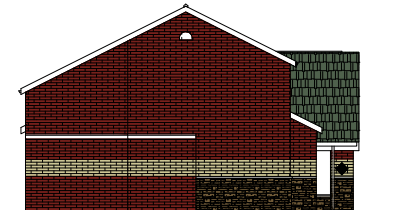
4 BACK ELEVATION  
SCALE: 3/16" = 1'-0"



1 DUMPSTER ENCLOSURE ELEVATION  
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION  
SCALE: 3/16" = 1'-0"

## STANDARD ELEVATION PROTOTYPE



**Christian Brothers**

AUTOMOTIVE®



**Master Broker Contact**

Adrian Ramirez CCIM, Vice President

713-575-3711 | [aramirez@watermansteele.com](mailto:aramirez@watermansteele.com)

Tami Pearson, Managing Partner

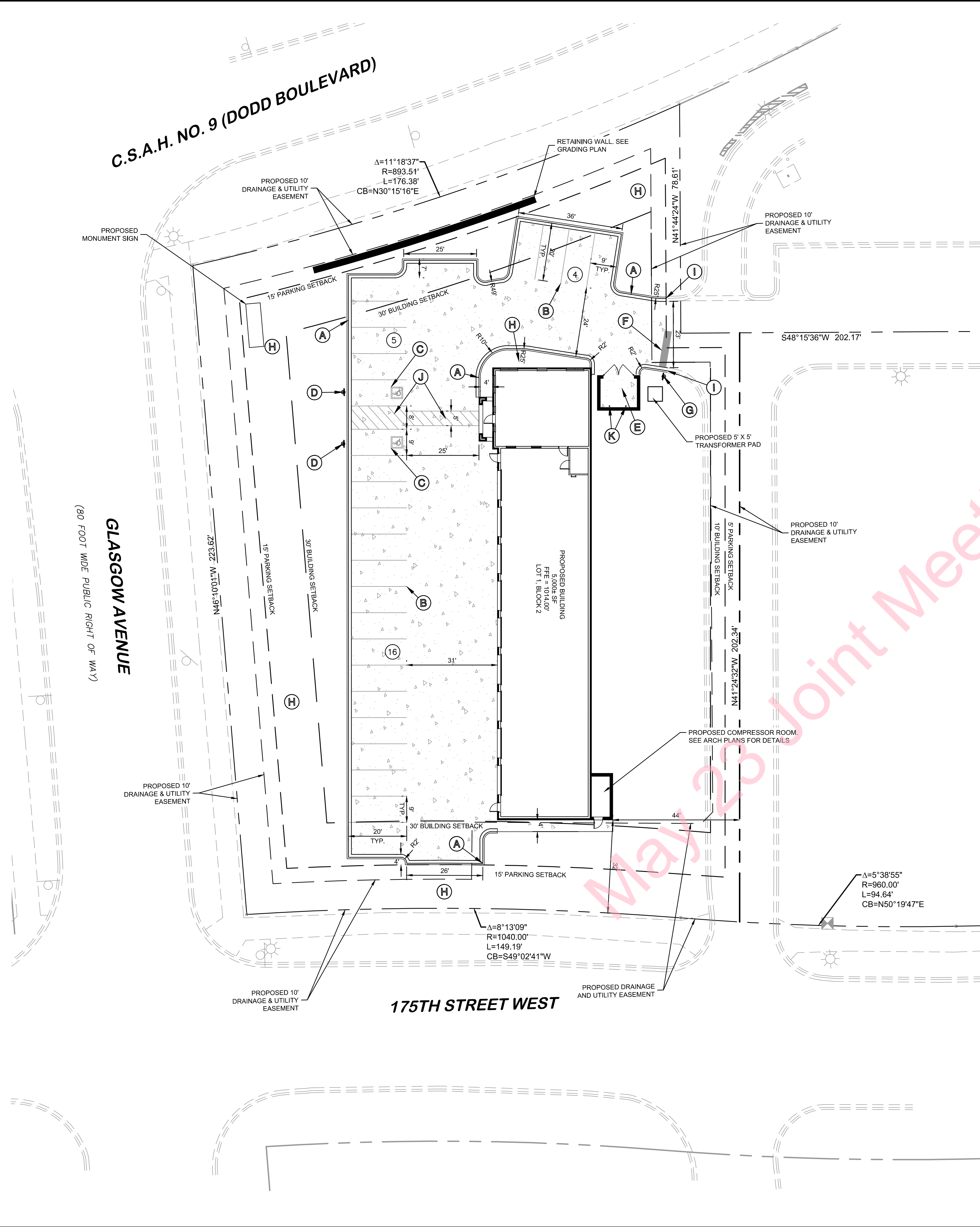
713-575-3707 | [tpearson@watermansteele.com](mailto:tpearson@watermansteele.com)

**Waterman Steele Real Estate Advisors**

1177 West Loop South Suite 940, Houston Texas 77027

713-575-3700 | [watermansteele.com](http://watermansteele.com)

May 23 Joint Meeting Case



**SITE LEGEND**

- (A) STANDARD B612 CURB & GUTTER
- (B) 9'X20' PARKING STALL WITH 4" SINGLE WHITE SOLID LINE STRIPING
- (C) ADA PARKING SPACE (TYP.)
- (D) ACCESSIBLE PARKING SIGN. SEE DETAIL SHEET.
- (E) TRASH ENCLOSURE. SEE ARCH PLANS FOR DETAILS
- (F) 24" WIDE PAINTED STOP BAR. SEE DETAIL SHEET.
- (G) STOP SIGN. SEE DETAIL SHEET.
- (H) LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS.
- (I) MATCH TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- (J) SW/SL 4" PAVEMENT STRIPING @ 45°
- (K) PIPE BOLLARD. SEE ARCH PLANS FOR DETAILS.

**LEGEND**

- PROPERTY LINE
- - - PROPOSED EASEMENT
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- ACCESSIBLE PAVEMENT MARKING
- PARKING COUNT
- SIGN
- RETAINING WALL
- PROPOSED CONCRETE PAVEMENT

**SITE PLAN NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL INNER CURBED RADI ARE TO BE 3' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 5'.
5. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. SURVEY BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FILED, AND NOWAK, INC.
9. TOTAL LAND AREA IS 0.994 ACRES.
10. MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE MONUMENT SIGN.
11. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

**SITE DATA SUMMARY**

CHRISTIAN BROTHERS AUTOMOTIVE	
ZONE	(PUD) PLANNED UNIT DEVELOPMENT
TOTAL SITE AREA	0.994 AC
TOTAL BUILDING AREA	5,000 ±SF (11.5%)
IMPERVIOUS (EXC. BLDG)	15,563 ±SF (36.0%)
PERVIOUS	22,757 ±SF (52.5%)
REQUIRED SETBACKS	
FRONT SETBACK	30 FT (BUILDING), 15 FT (PARKING)
INTERIOR SIDE SETBACK	30 FT (BUILDING), 15 FT (PARKING)
REAR SETBACK	10 FT (BUILDING), 5 FT (PARKING)

**PARKING SUMMARY**

CITY PARKING RATIO REQUIRED	1 STALL/200 SF FLOOR AREA
STANDARD STALLS PROVIDED	23 STALLS
ADA STALLS PROVIDED	2 STALLS
TOTAL STALLS REQUIRED	25 STALLS
TOTAL STALLS PROVIDED	25 STALLS

**PROPOSED LEGAL DESCRIPTION**

CROSSROADS EAST SECOND ADDITION	
ZONE	(PUD) PLANNED UNIT DEVELOPMENT
TOTAL AREAS	
LOT 1, BLOCK 2	0.994 AC
OUTLOT A, BLOCK 2	2.192 AC

NO.	REVISIONS	DATE
1	CITY REVISIONS	05/19/16 JDS

**Kimley»Horn**  
 © 2015 KIMLEY-HORN AND ASSOCIATES, INC.  
 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114  
 PHONE: 651-645-4197  
 WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
 BRANDON R. ELEGERT, P.E.  
 MN LIC. NO. 50387  
 DATE: \_\_\_\_\_

KHA PROJECT	160684001
DATE	04/18/2016
SCALE	AS SHOWN
DESIGNED BY	JDS
DRAWN BY	JDS
CHECKED BY	BRE

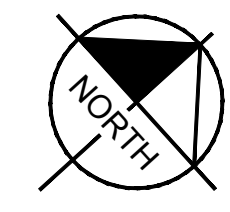
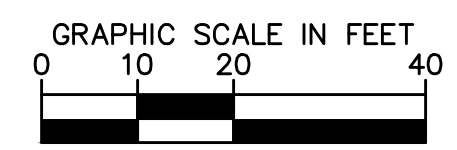
**PRELIMINARY - NOT FOR CONSTRUCTION**

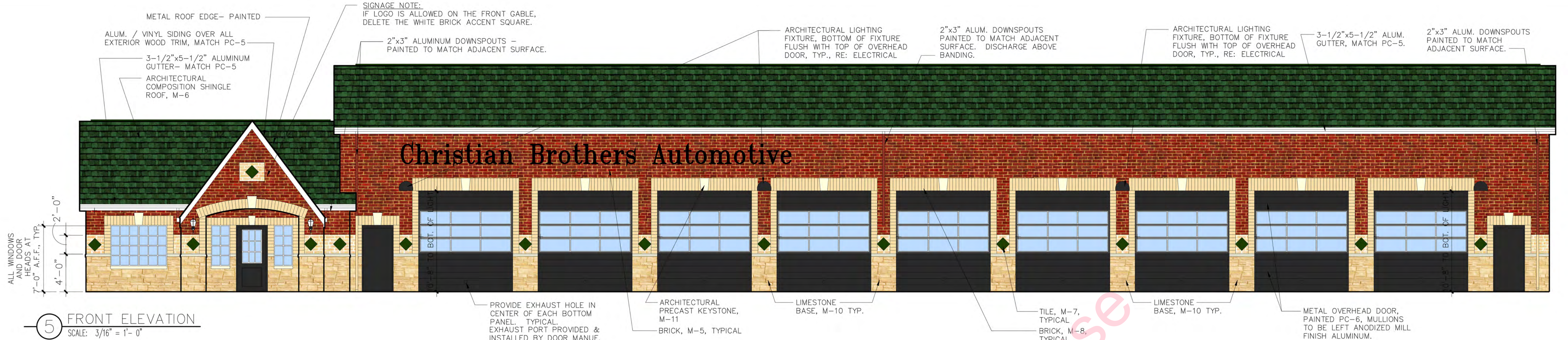
**CHRISTIAN BROTHERS AUTOMOTIVE**  
 LAKEVILLE, MN  
 GLASGOW AVENUE AND 175TH ST. W

**SITE & PAVING PLAN**

SHEET NUMBER  
 C-3.0

EXHIBIT G

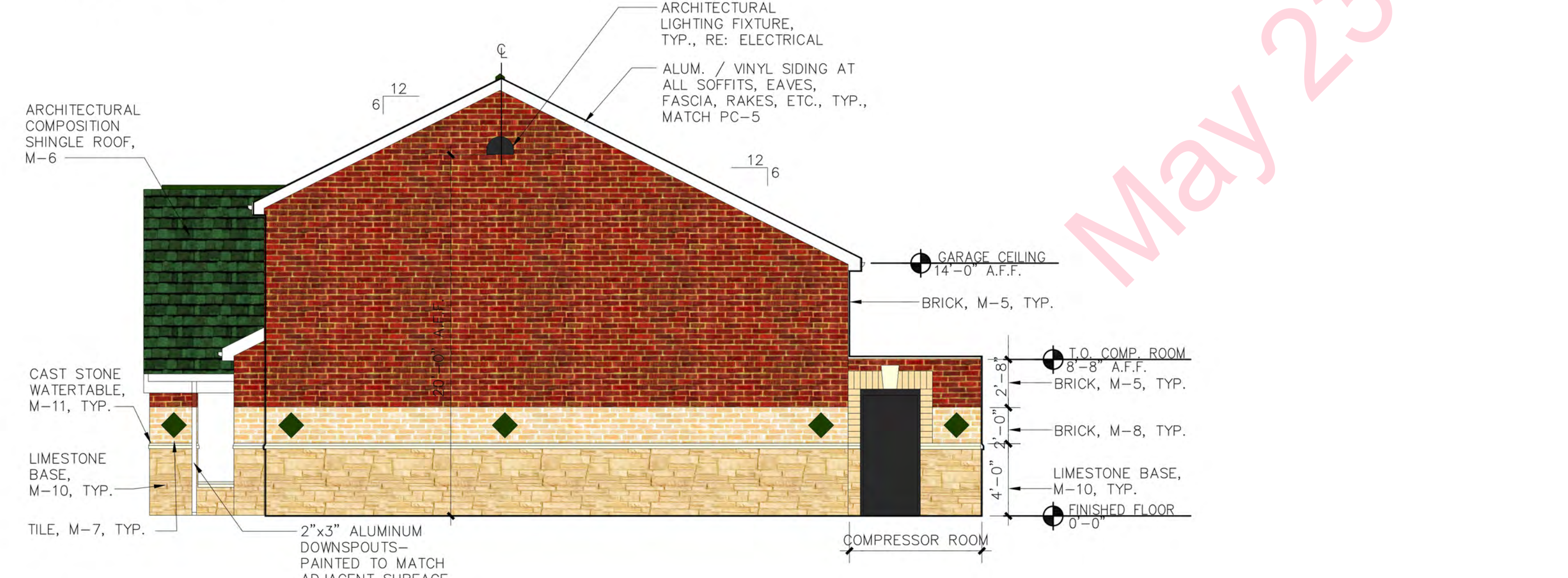




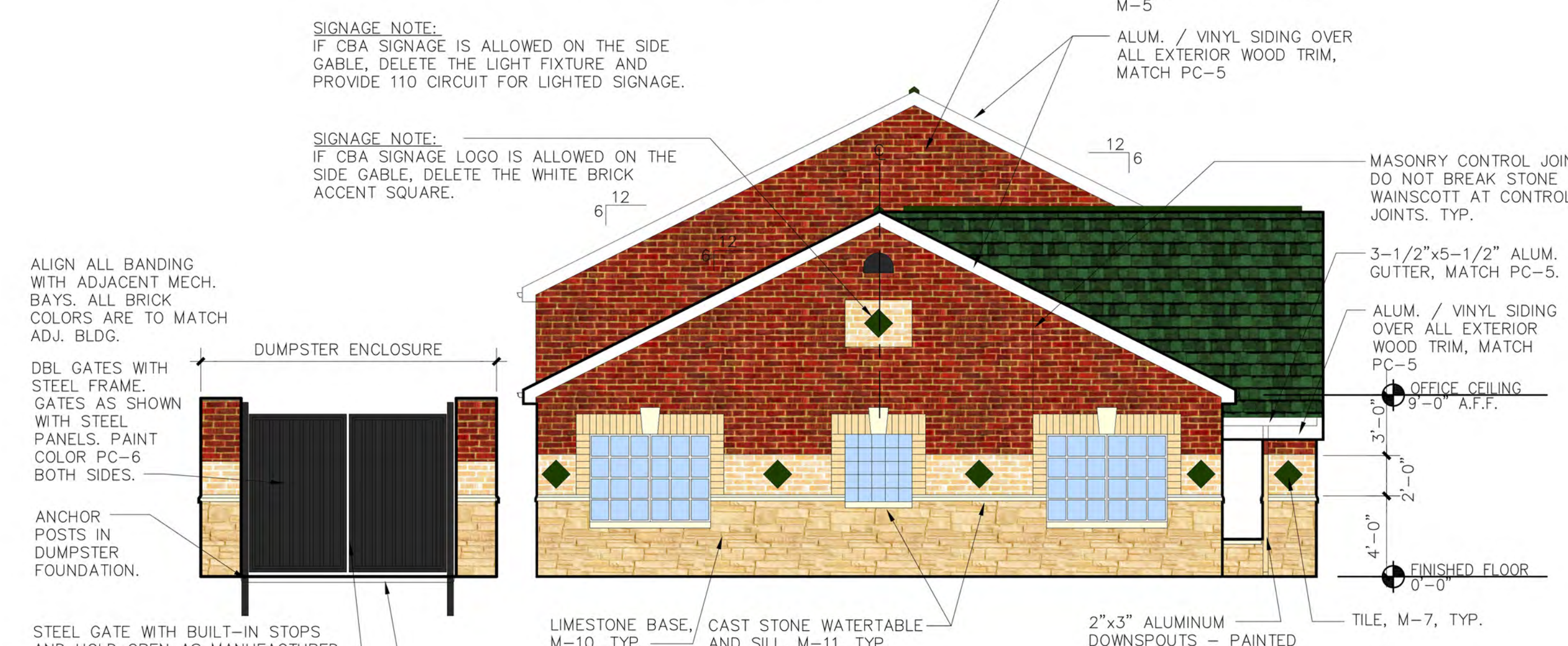
**5 FRONT ELEVATION**  
SCALE: 3/16" = 1'- 0"



**4 BACK ELEVATION**  
SCALE: 3/16" = 1'- 0"



**3 RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'- 0"



**1 DUMPSTER ENCLOSURE ELEVATION**  
SCALE: 1/4" = 1'- 0"

**2 LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'- 0"

M-5	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: BURGANDY, MORTAR COLOR 'WHITE'
M-6	COMPOSITION SHINGLE ROOF	CERTAINTED LANDMARK 30 AR, COLOR: "HUNTER GREEN"
M-7	MARBLE TILE MEDALLION	DAL-TILE M741-12 EMPRESS GREEN (POLISHED)
M-8	BRICK	ACME BRICK CO., 8" NOM. 2 1/4" MODULAR BRICK, COLOR: GLACIER WHITE, MORTAR COLOR 'WHITE'
M-10	LIMESTONE	4" NATURAL LIMESTONE BLOCK, SALADO QUARRY. MORTAR COLOR 'WHITE'
M-11	CAST STONE	PRE-CAST STONE WATERTABLE AND SILL, COLOR: WHITE, SEE A-5 FOR PROFILES

**TYPICAL NOTES FOR ALL ELEVATIONS**

- 2'-0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-8.
- ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSO CO. INC. BLOCK GUARD AND GRAFFITI CONTROL #40093 - PH: 800-255-4255
- ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
- ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
- ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.

May 23 3:00 Meeting Case

Date

**Revisions**

4/13/16 - Issued for Site Plan Submittal

Project No. 16-XX

Drawn By: CM

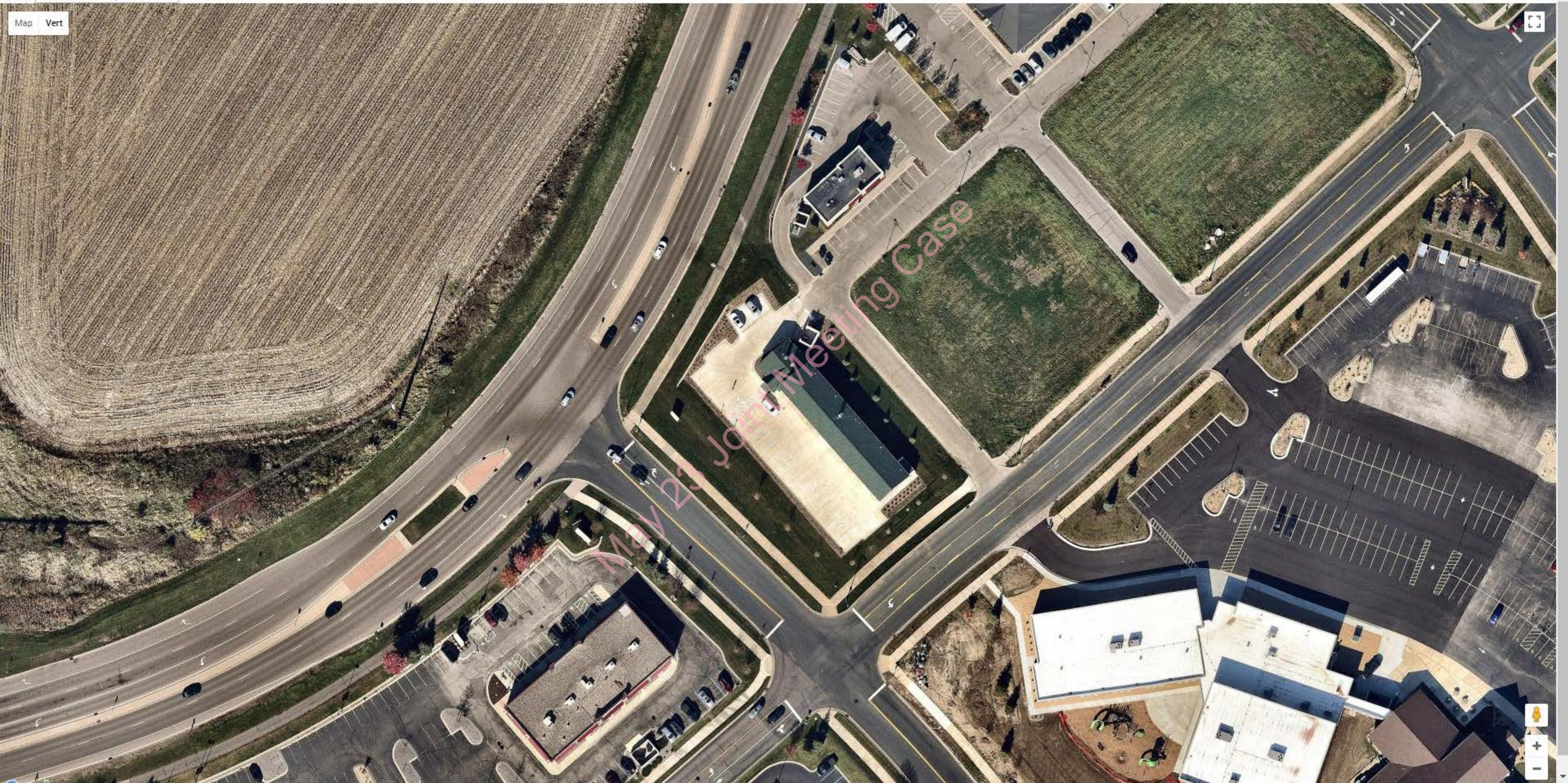
Date: 4/13/16

Sheet Title:

**COLOR EXTERIOR ELEVATIONS**

Drawing No.

**A-4.1**



May 23 Joint Meeting Case



FOR SALE - \$10.00/SF

# CITY-OWNED LAND ADJACENT to COR RETAIL CENTER

2.88 ACRES OF MIXED-USE LAND - RAMSEY, MN 55303



## CITY PARCEL #45

- + Address is 8019 and 8020 147th Ave NW
- + Immediate access to Armstrong Blvd
- + Easy access to Hwy 10
- + Close proximity to Mississippi West Regional Park
- + Close proximity to Northstar Commuter Rail Station
- + Only 30 minutes to downtown Minneapolis
- + Zoned COR-1 (Mixed-Use)
- + PID #293225140009; 293225140010
- + Anoka-Hennepin ISD #11



## CONTACT US

### RICHARD PALMITER

Vice President  
+1 952 924 4603  
richard.palmiter@cbre.com

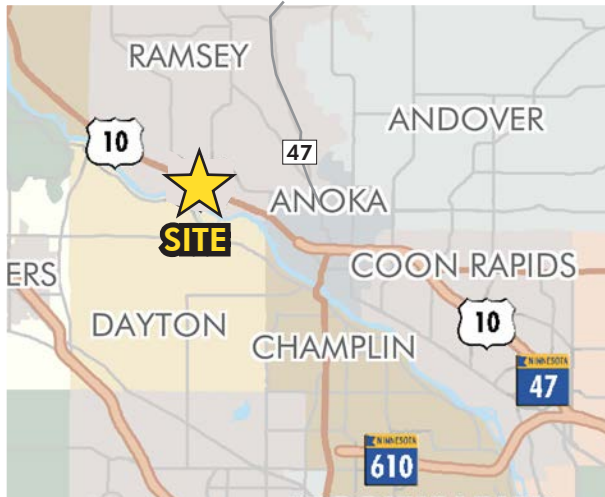
### BRIAN PANKRATZ

Vice President  
+1 952 924 4665  
brian.pankratz@cbre.com

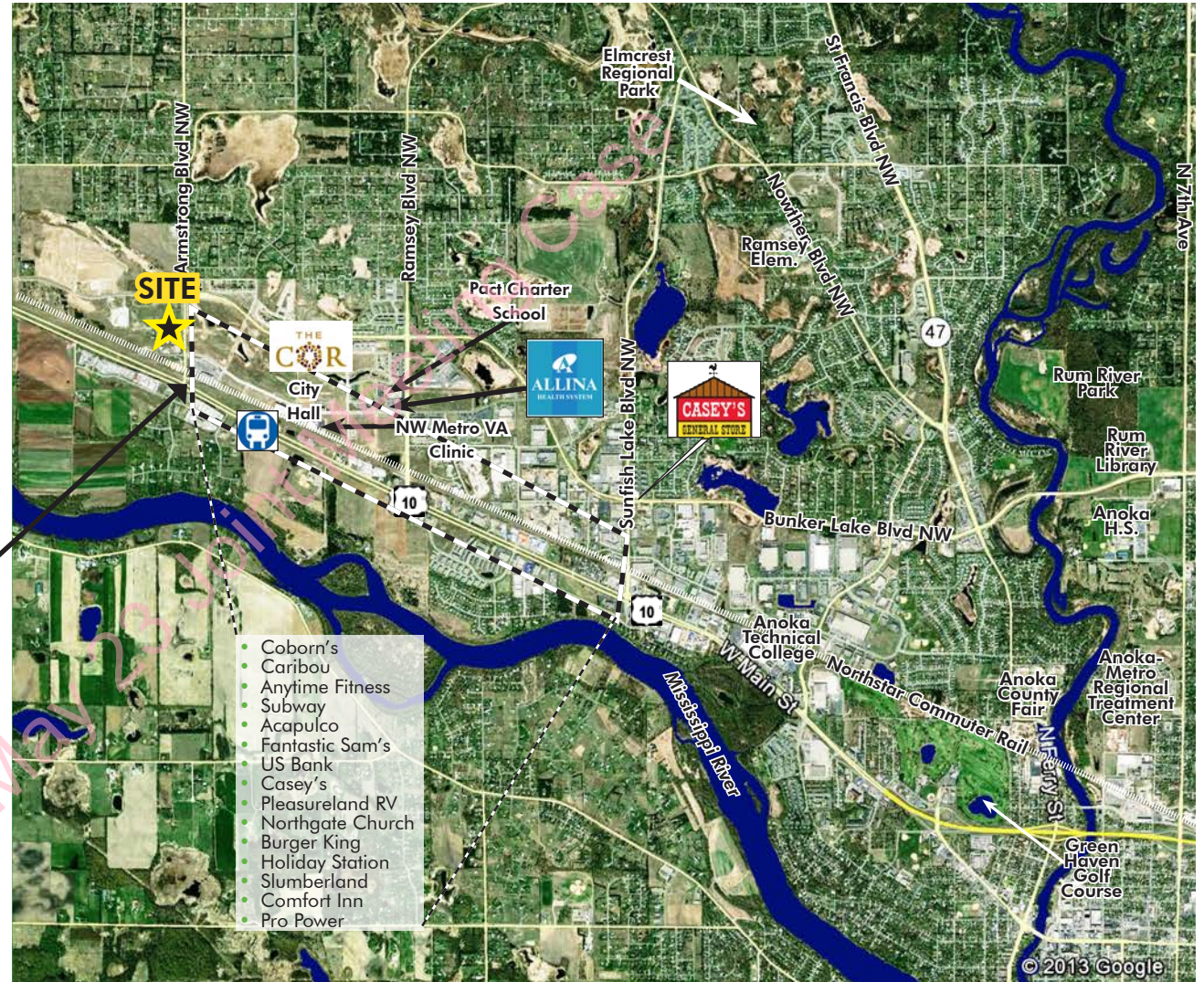
**CBRE**

# CITY-OWNED LAND ADJACENT to COR RETAIL CENTER

## 2.88 ACRES OF MIXED-USE LAND - RAMSEY, MN 55303

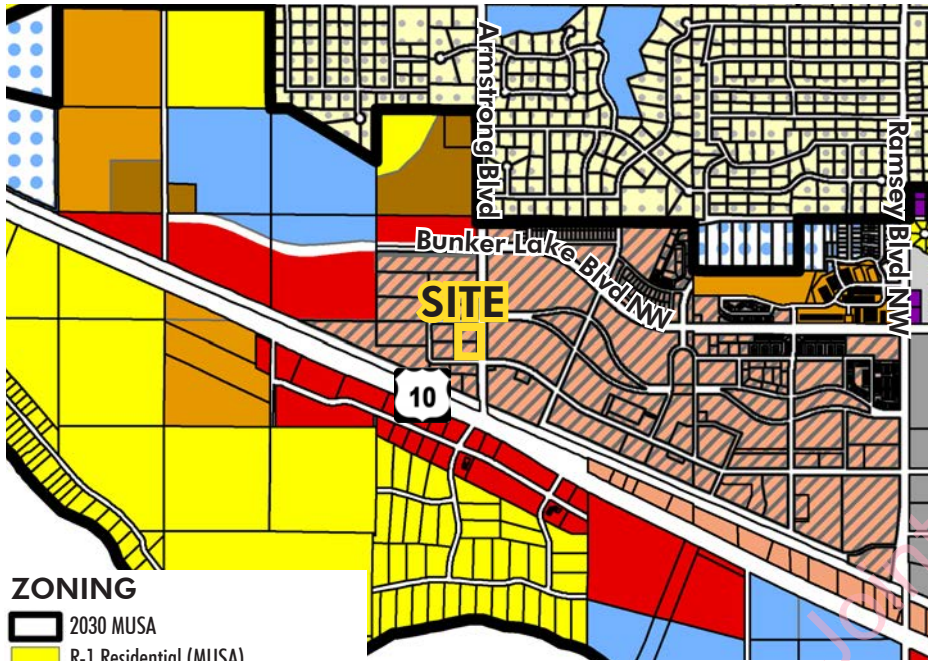


Full access interchange construction completed



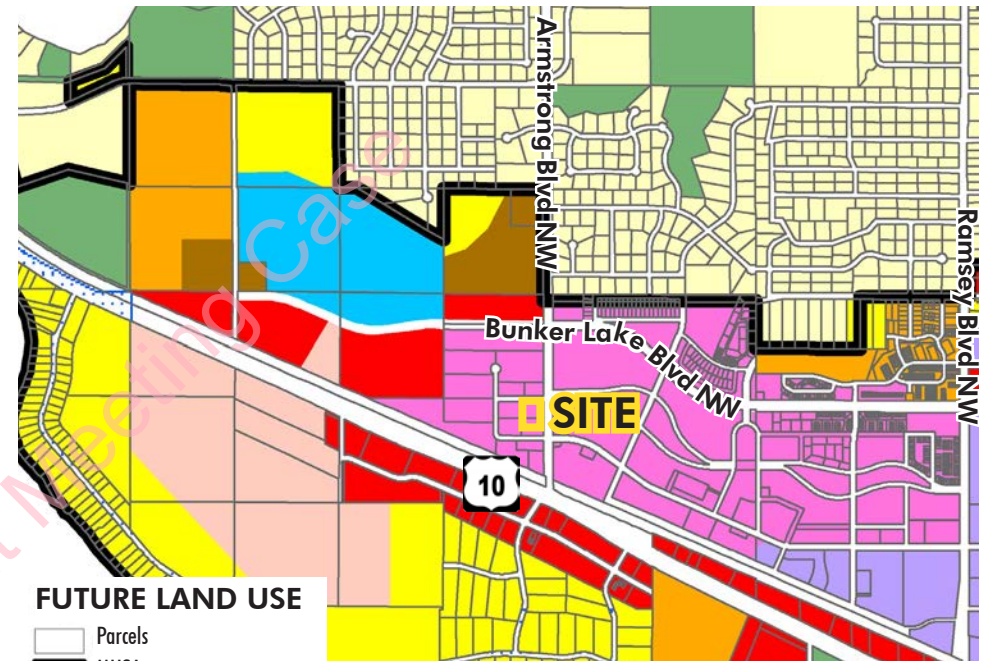
# CITY-OWNED LAND ADJACENT to COR RETAIL CENTER

## 2.88 ACRES OF MIXED-USE LAND - RAMSEY, MN 55303



### ZONING

- 2030 MUSA
- R-1 Residential (MUSA)
- R-1 Residential (Central Rural Reserve)
- R-1 Residential (Rural Developing)
- R-2
- R-3
- B-1
- B-2
- H-1
- E-1
- E-2
- MU-PUD
- Public/Quasi-Public
- PUD
- Town Center



### FUTURE LAND USE

- Parcels
- MUSA
- LDR
- MDR
- HDR
- Office Park
- Commercial
- MU
- Business Park
- Public
- Rural Developing
- Rural Preserve
- Park
- MRCCA Boundary

May 23 2014

# CITY-OWNED LAND ADJACENT to COR RETAIL CENTER

## 2.88 ACRES OF MIXED-USE LAND - RAMSEY, MN 55303

### CBRE DEMOGRAPHIC BRIEF

#### RAMSEY CITY CENTER

POPULATION	1 Mile	3 Miles	5 Miles	10 Miles
2016 Population	2,985	24,188	60,610	296,300
2021 Population	3,350	25,745	63,525	312,599
2010 Population	2,434	22,239	57,121	275,567
2000 Population	1,626	18,076	50,063	231,077
Percent Pop Change: 2010 to 2016	22.6%	8.8%	6.1%	7.5%
Percent Pop Change: 2016 to 2021	12.2%	6.4%	4.8%	5.5%

AGE	1 Mile	3 Miles	5 Miles	10 Miles
2016 Median Age	34.1	37.0	37.9	37.8
2016 Average Age	35.0	36.7	37.9	37.4

HOUSEHOLDS	1 Mile	3 Miles	5 Miles	10 Miles
2016 Households	1,115	8,489	22,353	106,035
2021 Households	1,273	9,075	23,505	111,990
2010 Households	874	7,768	20,958	98,567
2000 Households	523	5,987	17,514	79,402
Percent HH Change: 2010 to 2016	27.6%	9.3%	6.7%	7.6%
Percent HH Change: 2016 to 2021	14.2%	6.9%	5.2%	5.6%
Average Household Size	2.6	2.9	2.7	2.8

INCOME	1 Mile	3 Miles	5 Miles	10 Miles
2016 Median Household Income	\$75,230	\$82,664	\$73,619	\$79,055
2016 Average Household Income	\$88,308	\$95,095	\$86,942	\$94,053
2016 Per Capita Income	\$32,999	\$33,374	\$32,064	\$33,658

HOUSING UNITS	1 Mile	3 Miles	5 Miles	10 Miles
2016 Housing Units	1,163	8,784	23,301	110,242
2016 Occupied Housing Units	1,115	8,489	22,353	106,035
2016 Vacant Housing Units	48	295	949	4,207
2016 Owner-Occupied Housing Units	999	7,555	17,558	88,720
2016 Renter-Occupied Housing Units	116	934	4,795	17,314

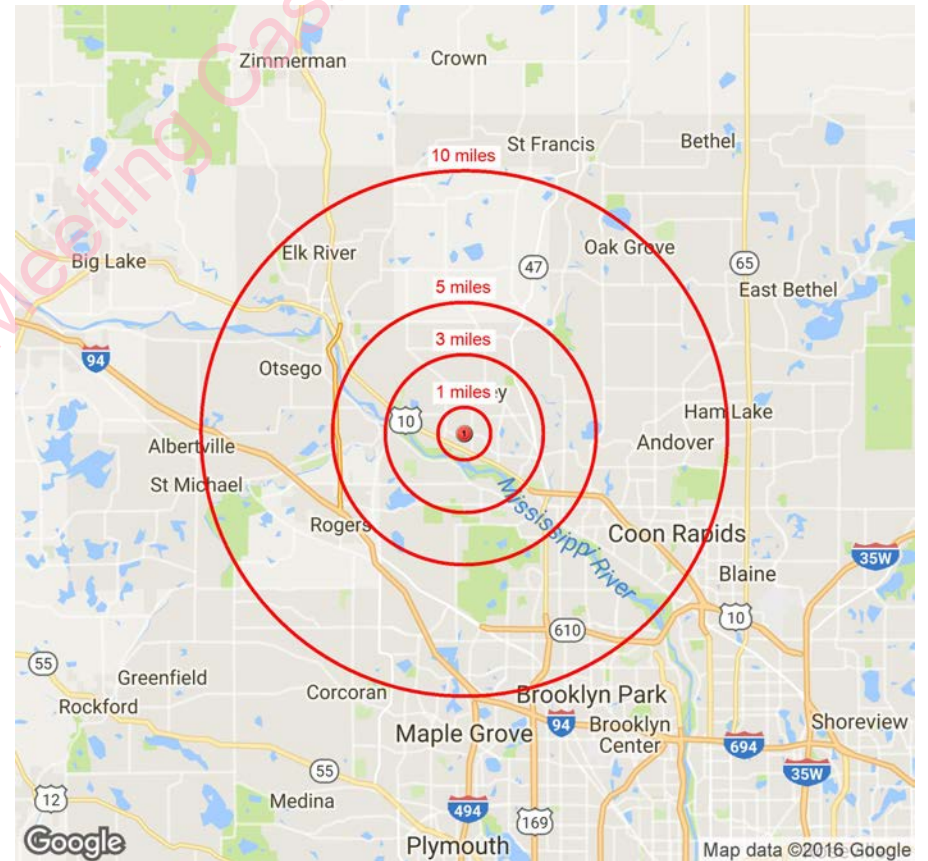
EDUCATION	1 Mile	3 Miles	5 Miles	10 Miles
2016 Population Age 25 and Over	1,962	15,794	40,468	195,456
High School thru Associates	1,314 67.0%	10,453 66.2%	27,161 67.1%	121,895 62.4%
Bachelor's Degree	360 18.3%	3,306 20.9%	7,851 19.4%	45,285 23.2%
Graduate Degree	116 5.9%	1,159 7.3%	2,898 7.2%	17,952 9.2%

PLACE OF WORK	1 Mile	3 Miles	5 Miles	10 Miles
Total Businesses	153	810	2,340	10,691
Daytime Employment (Total Employees)	2,157	9,136	28,617	126,545

### CBRE DEMOGRAPHIC BRIEF

#### RAMSEY CITY CENTER



# CITY-OWNED LAND ADJACENT to COR RETAIL CENTER

## 2.88 ACRES OF MIXED-USE LAND - RAMSEY, MN 55303

### The COR district.

- (a) Intent. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.
- (b) The COR subdistrict definition. The COR district consists of five subdistricts that define the type and intensity of land use.
- (1) COR-1 mixed-use core subdistrict. The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station.
  - (2) COR-2 (COR-2 and 2b) commercial subdistrict. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses.
  - (3) COR-3 and COR-3a workplace subdistrict. The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors.
  - (4) COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict. The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners).
  - (5) COR-5 park and open space subdistrict. The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.

© 2017 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

**CBRE**

**CITY COUNCIL JOINT WORK SESSION  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Ramsey City Council conducted a City Council Joint Work Session on Wednesday May 23, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Councilmember Jill Johns  
Councilmember Mark Kuzma  
Councilmember Chris Riley  
Councilmember Melody Shryock

Members Absent: Acting Mayor John LeTourneau

**Planning Commission**

Members Present: Chair Randy Bauer  
Commissioner Gary Van Scoy  
Commissioner Bruce Anderson  
Commissioner Cheri Gengler (arrived at 6:30 p.m.)  
Commissioner Daniel Onyambu  
Commissioner Patrick Surma  
Commissioner Matt Woestehoff

**EDA Members**

Present: Chairperson Jim Steffen  
Member Brian Burandt  
Member Glen Hardin  
Member Dominic Kanaventi

Also Present: City Administrator Kurtis Ulrich  
Community Development Director Timothy Gladhill  
Asst. City Administrator/Economic Development Manager Patrick Brama  
CBRE Vice President Brian Pankratz

**1. CALL TO ORDER**

Councilmember Riley called the City Council Work Session to order at 5:32 p.m.

**2. TOPICS FOR DISCUSSION**

**2.01: Review Development Plan for The COR**

Community Development Director Gladhill reviewed the staff report.

Councilmember Kuzma stated that he is troubled with the name COR and believed that should be addressed.

Community Development Director Gladhill noted that could be reviewed as the City has control over how that is marketed. He noted that perhaps tonight would not be the time for that discussion.

Councilmember Kuzma stated that COR can be confusing for people not from Ramsey.

Community Development Director Gladhill noted that there is work being done on streetscaping. He stated that he would recommend that be a future discussion and tonight focus on the other topics.

Planning Commissioner Van Scoy stated that within the framework is a plan for municipal parking that is not being followed. He asked if that vision and plan are still valid for high density areas.

Planning Commissioner Bauer agreed that he did not know what COR was when he first heard it.

Councilmember Shryock noted that other communities have areas with names within them. She stated that the City has been marketing The COR, which stands for Center of Ramsey. She stated that within Coon Rapids is Riverdale, and people know where that is. She stated that she would not necessarily agree with changing the name.

EDA Member Steffen stated that this is the first he has heard that COR is a problem.

Councilmember Kuzma stated that there have been some discussions, noting the recent work with the RCP.

EDA Member Steffen noted that there was a lot of work to change from Ramsey Town Center to The COR. He suggested revisiting those documents.

City Administrator Ulrich stated that it was a rebranding effort because it was determined that the Town Center name was tarnished. He stated that he has noticed a lot of people are starting to refer to The COR and it is becoming known. He stated that there will be an opportunity to review the work of the students from the RCP. He noted that a comment was made by the students that the City should be one rather than divided into The COR and the rural areas. He stated that The COR happens to be the commercial area of Ramsey and noted that perhaps those could be merged more together.

Councilmember Riley suggested staff gather background on the name change process and bring back to the Planning Commission, EDA and Council.

Planning Commissioner Surma stated that The COR came from the Council at that time. He noted that there would be time and funds spent to rebrand if the name is again changed. He noted that it could be simplified by simply adding the words "center of Ramsey" under The COR on signage.

Councilmember Riley referenced the issue of municipal parking and asked for opinions.

Planning Commissioner Van Scoy stated that he is concerned because the framework includes the idea of having the developer and City participate to build the ramps which would allow for the density desired at the center of The COR. He stated that if the City is going to focus on that, they should plan for it and if not, that should be removed from the framework.

Community Development Director Gladhill noted that the current stage of infrastructure analysis does include that element and noted that more meaningful discussion will occur in the future.

Councilmember Riley stated that he has heard that the City wants to utilize the ramps to get higher density, but at the same time the City is not selling the land and therefore empty land does not need ramps. He stated that the market will also not support that and therefore without heavy subsidy that would not be possible.

Councilmember Kuzma noted that at one time there was discussion of PSD building a ramp with another phase of apartments.

Asst. City Administrator/Economic Development Manager Brama replied that PSD is open to discussions but the cost for a ramp would be too high and therefore if the City wants a ramp there would need to be assistance. He noted that is the comment that all developers have given the City in regard to the high cost to build a ramp and the need for City assistance if that is to be a reality.

Community Development Director Gladhill noted that staff and the consultant continue work on the infrastructure analysis and staff is working on the draft Comprehensive Plan. He stated that staff is aware that retail is important and desired by all Boards and Commissions. He stated that retail is changing very much with increasing vacancy in surrounding markets, noting that impacts how the City is then able to absorb retail.

## **2.02: Concept Proposal: 22,000 Square Foot Grocer**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report.

Community Development Director Gladhill noted that the design, layout, and orientation of the building will need to be further reviewed by the Planning Commission if this moves forward as the back would face Sunwood Drive.

Councilmember Kuzma referenced the letter from Coborn's noting that the business is not afraid of competition. He stated that the business has asked that the access be changed so that customers would not drive through the competition's lot and he believed that would be an appropriate request.

Asst. City Administrator/Economic Development Manager Brama provided additional details. He stated that the City would need to purchase a property and create that new entrance. He stated that he would like to review the financial information on what that would cost. He stated

that would be a costly request. He stated that the existing access would need to be demolished as the City could not allow that many access points within that short distance.

Mr. Pankratz stated that Coborn's does not own that outlot, the developer of that shopping center owns that outlot and therefore three parties would be combined into that agreement.

Planning Commissioner Woestehoff asked if semis would access the building from the south side and asked if there would be concerns with having that type of traffic near the entrance to the store.

Community Development Director Gladhill noted that turning radius exhibits would need to be provided during future review. He stated that type of scenario is not uncommon.

Planning Commissioner Woestehoff asked if having two grocery type retailers would dilute the chances that a retailer like Target would come in the future.

Mr. Pankratz used the example of Elk River and Coon Rapids in which there are multiple grocers and mass retailers in one location.

Planning Commissioner Woestehoff stated that Elk River and Coon Rapids have a lot more retail space than Ramsey and perhaps a retailer like Target would not come if there are already two grocers.

Mr. Pankratz replied that the retailers all feed off each other because they provide different specialties. He stated that a Target, Walmart or Petco often look for retailers that draw attention to a corridor as a benefit to generate more customers. He stated that if those businesses are successful, that often draws in the bigger retailers.

EDA Member Kanaventi stressed the importance of allowing competition. He stated that if they are hoping to develop Ramsey into a force, competition will attract business rather than divert.

Councilmember Shryock stated that she is concerned with Coborn's staying in the community as they have been great partners. She stated that she also believes that Aldi is a different store and serves a different customer and therefore that could be filling a need that the community is currently not addressing.

Planning Commissioner Bauer stated that when they met with Coborn's, he explained that the bulk of his shopping is done at Coborn's, but they sometimes go to Aldi for something that is on special. He stated that Aldi does not have everything and therefore customers have to go to another store in fill in the rest of their shopping needs. He stated that currently Ramsey residents are going to Coon Rapids to shop at Aldi. He stated that the more things that will draw traffic to The COR, the easier it will be to facilitate conversations with other retailers.

Councilmember Kuzma stated that the City has been told by its experts that Ramsey is most likely not going to get a big box retailer. He stated that Aldi is a destination store and therefore would seem to be a good fit.

Planning Commissioner Anderson stated that Aldi would have an advantage as they would have better signage. He stated that he does not like the right-in option as that would give a preference to Aldi. He stated that he would prefer to eliminate that right-in and rotate the entire store 180 degrees. He stated that logistically he could see how Coborn's would have an issue and he would like to make it more of an even playing field.

EDA Member Steffen stated that he also supports competition but never understood the idea of putting two similar services right next to each other, whether it be gas stations, liquor stores, or grocers. He stated that Coborn's estimated their revenue to decrease by 20 percent if this were to be approved. He noted that the Coborn's lease is up in two years and noted that if a decrease of 20 percent is enough for Coborn's to give up, they could move in two years. He stated that is not a risk he would be willing to take. He estimated that 95 percent of residents would say Coborn's is their favorite business within The COR.

Planning Commissioner Van Scoy asked if other locations would be available for Aldi.

Asst. City Administrator/Economic Development Manager Brama stated that staff reviewed several sites with Aldi and this was the preferred site. He stated that they did talk about alternate sites, but this is the preference that Aldi wanted to go forward with.

Mr. Pankratz identified alternative sites and challenges that those sites would have for development.

Councilmember Riley asked if that alternate site would be a good fit if rental townhomes were constructed in that area.

Mr. Pankratz stated that there would be a shared infrastructure expense but noted that there would still be challenges. He stated that from a signage/visibility standpoint, each retailer will want building and pylon signage.

Asst. City Administrator/Economic Development Manager Brama stated that staff did suggest multiple other sites with Aldi for those exact reasons, but Aldi kept coming back stating that this is the number one desired site. He stated that the zoning fits and therefore Aldi wants the City to consider this site.

EDA Member Burandt stated that the issue of the fill and pond is a non-issue because it will need to be done eventually to support development. He agreed that it would not make sense to have two grocers with a shared driveway and could not think of another example in which two grocers have the same access. He stated that he would not want to risk Coborn's closing as a result of this.

Councilmember Shryock stated that she would want to ensure that there is a level playing field.

Councilmember Riley stated that it is not the job of the City to level the playing field or play favorites. He stated that the land is for sale and this is an acceptable use that fits the zoning. He believed that competition is good, and more retailers bring more retail.

Councilmember Shryock stated that she understands that point of view, but the City has put themselves in the position of master developer and therefore must make the decision of what this should look like. She stated that the City has the position to make the decision of whether to put two grocers that close together.

Planning Commissioner Surma stated that he shares the concerns of some of the others that this could put Coborn's at risk. He stated that if you put another building in that area, you will put additional demand on parking that is already stressed to the maximum. He noted that the parking lot is often full on the weekend and is dangerous for pedestrians. He believed that the parking would need to be expanded as it is and there would not be space for another building in that location. He believed that Aldi should go in another location. He stated that if this goes forward, he believes that when the Coborn's lease expires that business would leave and the City would lose that amenity.

Planning Commissioner Woestehoff stated that it is easier to retain a client than it is to find a new client. He stated that he would prefer to retain an existing business over attempting to recruit a new business. He did not think parking would be a problem and believed that the parking proposed would exceed the required amount of parking. He stated that his concern would be that forcing this competition could force out an existing business and he would prefer not to do that.

Community Development Director Gladhill stated that the parking requirements have been changed over the years as development has evolved. He stated that Aldi is proposing over the minimum amount of parking. He noted that there are times when the existing parking is taxed but overall there are enough spaces to meet the zoning requirements. He acknowledged that at peak times there is high demand for parking and pedestrian crossings could be improved.

Planning Commissioner Surma noted that if another building is added in that location there will be a parking and safety problem.

Councilmember Kuzma stated that competition is healthy and Coborn's will need to make sure their shelves are stocked properly and compete. He stated that there are often car dealerships next to each other. He stated that Aldi caters to a different shopping need and customers would probably go to both businesses. He did not think the City would lose Coborn's by allowing Aldi.

City Administrator Ulrich stated that in the meeting with Coborn's, he was surprised that the business was sorry to see McDonald's leave because McDonald's would pull traffic off the highway. He stated that perhaps that site would be a good fit for a restaurant or fast food operator. He stated that if an Aldi goes in this location, that would forgo other fast food/restaurant options that could pull traffic from the highway. He stated that the City is in the role of master developer and therefore this is not truly free market, although the market is going to dictate what will desire that site. He stated that Aldi has identified that this would be a

positive site and therefore that could be a positive site for other retailers as well. He stated that the City needs to take the role of master developer seriously and think about what is wanted for the future.

Councilmember Riley stated that while he agrees that these would be good restaurant sites, restaurants are not knocking the door down to have that space. He stated that the market is bringing another grocery store and not everyone is in agreement with that.

Community Development Director Gladhill stated that staff will bring the feedback to the developer that there is not full consensus and the developer will need to make the choice whether or not to move forward.

Planning Commissioner Van Scoy stated that while he agrees that competition is healthy, he also agrees that this pad would be better used by other uses. He stated that he would prefer to have Aldi located in another area of The COR.

Councilmember Riley asked if there is consensus that Aldi would be desired if there was another location chosen.

EDA Member Kanaventi stated that most likely Aldi has a reason that they want that space and perhaps the City wants to find out if Aldi would accept another location.

Planning Commissioner Bauer stated that the City should be careful not to protect a monopoly. He stated that there are grocers that could come in and would almost be guaranteed to put Coborn's out of business. He stated that Aldi would not impact Coborn's in the same way other grocers would. He asked if Aldi would be receptive to selecting another location within The COR.

Asst. City Administrator/Economic Development Manager Brama replied that he is unsure of the response of Aldi as they have said that this is the site they want.

Planning Commissioner Anderson agreed that Aldi is a different type of grocer and he would like to see it come in. He stated that he does not like this location as he would prefer a different business in that location. He stated that perhaps the City offer the site across the street, which he feels would be a better location, noting that there is already an entry to that site off Sunwood across from the Coborn's entry.

Planning Commissioner Woestehoff noted that from a selling point that alternate location would be closer to residential which could be helpful for the business. He asked the amount of acreage that is dedicated to retail currently. He stated that there appears to be a large portion available and having two distinct large footprint buildings in the same parcel would be a skewed use of acreage.

Mr. Pankratz identified the available retail acreage available.

Asst. City Administrator/Economic Development Manager Brama estimated 115 to 130 acres of retail available in The COR, noting that the City owns 30-40 acres of that.

Councilmember Shryock stated that it appears that the majority of the people present would support Aldi coming in, if there was another location chosen. She stated that the parcel that is in discussion tonight would be better suited by another use and therefore the City will sell that, whether it is now or later.

EDA Member Steffen noted that staff showed Aldi the other sites available and it appears that Aldi did not have a close second for preference.

Asst. City Administrator/Economic Development Manager Brama replied that if staff tells Aldi that they cannot be near that intersection he feels that Aldi will not look seriously at The COR.

Mr. Pankratz agreed. He explained that Aldi uses analytics to make decisions on where to open new stores. He stated that Ramsey is on their list, but it could easily come back off the list.

Councilmember Kuzma stated that there is a willing buyer and he would support selling.

Planning Commissioner Surma stated that he smells a desperation to sell that spot and noted that often good things come to those that wait.

Mr. Pankratz asked if there would be consensus for the parcel on the north side of Sunwood.

Councilmember Johns stated that she is more in line with the comments from EDA Member Steffen. She stated that she would prefer the site on the north side of Sunwood. She believed that there would be a better purpose for the site on the south side of Sunwood.

Planning Commissioner Surma identified the red line parcel which he felt could be a good fit. He noted that there are residential properties planned for that area and if there are too many buildings with surface parking, that will not allow for that mixed-use development.

Planning Commissioner Anderson agreed that the red line property would be a better solution.

Mr. Pankratz replied that retailers will want access to Armstrong.

EDA Member Kanaventi stated that he used to work for home furnishings and every single home furnishing store is right off the freeway. He stated that they want that visibility from the highway. He stated that the City has to be very careful when offering Aldi other sites.

Councilmember Riley confirmed that there is not a consensus.

Asst. City Administrator/Economic Development Manager Brama stated that staff will take the input back to Aldi that there could be support for a site that would not directly threaten Coborn's but noted that might be a no go for Aldi.

### **2.03: Concept Proposal: 250+ Unit Rental Townhome Development**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report.

Planning Commissioner Van Scoy referenced the “fenced in” comment noting that would create a fortress feeling. He stated that one of The COR values is to have a pedestrian friendly open area. He stated that he likes the idea of residential but believed that fencing would go against the vision. He stated that the site across from The COR would be preferred.

Planning Commissioner Anderson stated that single-level living residential was discussed for this property with a trail that went through the site in some method. He stated that if the property is gated that breaks up the parks/trails system, which is already in pieces. He stated that if the primary site is across the street, that would be a better fit as there is already a bike path in that area. He stated that as much as he would like to see residential in that area, the idea of gating bothers him.

Planning Commissioner Surma asked if the townhomes would be one level.

Community Development Director Gladhill noted that this would be multi-level, with separate housing units stacked on top.

Planning Commissioner Surma stated that this is not the place for that and believed that this should go across the street.

Councilmember Riley asked the purpose of reserving that space for one level living.

Planning Commissioner Surma stated that there is a surplus of multi-level housing in the community. He stated that the baby boomer generation desires single-level living and there should be room for that in Ramsey to allow residents to age in the community and provide a variety of housing stock.

Councilmember Riley stated that if there is a need for that, the market should dictate that.

Mr. Pankratz asked if the entire site would need to be reserved for single level living or whether it could be a combination.

Planning Commissioner Surma stated that there could be a combination but stated that rather than building “mini cities” of apartments, that site should be connected to The COR to allow pedestrian movement with a nice trail system.

Planning Commissioner Bauer commented that he just purchased a Capstone home and they had a hard time finding a one level property. He stated that those properties sell quickly and there is definitely a need in Ramsey. He stated that he likes the idea of residential with some of those lots being single level. He stated that with this applicant desiring gated property, he would prefer the site across the street.

Councilmember Riley confirmed the consensus of the group to support the developer choosing the site across the street, as that is the first choice for that developer at this time.

EDA Member asked if people would support this type of development in the location if it were not gated. He asked if people would want to bike through a townhome/apartment complex area.

Planning Commissioner Van Scoy stated that he would support the idea if the property were not gated. He stated that this proposal would potentially include single-level living for the unit on the bottom, there would just be someone younger living on top of that unit. He stated that he would want to ensure agreement with the Parks Commission.

Councilmember Riley asked if there are plans for a trail in this location.

Community Development Director Gladhill noted that the current Comprehensive Plan does have a general alignment through that site but is flexible as to where in that quadrant the trail would go. He stated that if the site does not want to be divided, that trail would go along Bunker.

Councilmember Riley stated that if the decision has been made to include a greenway corridor through the site, that may impact the flexibility and marketing of the site and therefore would support flexibility in that alignment.

Community Development Director Gladhill noted that there would be some developments which would work with a greenway corridor through the middle of the site.

EDA Member Steffen stated that he agrees that the preference should be made for the northwest parcel. He stated that he would be hesitant to decline an offer for an additional 250 rooftops in favor of a bike trail. He stated that he would be cautious to play hopscotch between high and low value developments throughout The COR.

Asst. City Administrator/Economic Development Manager Brama stated that it appears that there will be an issue if a greenway cannot be accommodated. He stated that it appears that the gate may or may not become an issue. He stated that the user could possibly flex to accommodate a greenway connection in another area of the site to provide flexibility.

Planning Commissioner Anderson stated that in the initial discussions, the Commission was not firm on the location of the trail through the site, there was simply a desire to have a trail. He stated that the location of the trail is flexible, but it is important to have the trail in there somewhere.

Planning Commissioner Surma noted that the developer prefers the site across the street and the City should support that.

Councilmember Shryock stated that she is not thrilled with the walls but noted that the walls could be broken up with landscaping.

Mr. Pankratz stated that it is a wrought iron fence with landscaping.

Planning Commissioner Van Scoy stated that the walls are a direct conflict with the idea of being open to pedestrians and therefore he would not support that component.

Planning Commissioner Anderson referenced the parkway concept, which is flexible. He stated that while he does not favor gated communities within The COR, he could support that if the bike system is connected.

Planning Commissioner Surma referenced a concept that gained consensus in the past. He noted that if this is followed, a restaurant will come into the site that Aldi wants.

City Administrator Ulrich asked if there are comments to expanding the residential area as opposed to keeping that retail, specifically the northern 20 acres north of Ramsey Parkway.

Councilmember Riley stated that residents were sold the idea that they were getting places to eat, and shop and the City has been slow to keep that promise.

Planning Commissioner Surma noted that this is one of the two concepts that was agreed upon and that space that Aldi wants is reserved and could be promoted as an ideal space for a restaurant.

Planning Commissioner Anderson stated that this is a concept but believed that the previous concept is more of what was agreed upon with retail in the northwest corner that would have road access. He stated that would open up residential as well in the area that is not high visibility from the road.

Councilmember Riley stressed flexibility with what the market is asking for. He stated that the concept referenced by Planning Commissioner Anderson would be half and half between retail and residential.

Community Development Director Gladhill noted that staff has enough to continue discussions. He confirmed the consensus that the group would be open to allowing additional residential in that area.

EDA Member Steffen stated that although the concept is great, there is not a developer proposing that use. He stated that he is surprised that people would want to push a developer to purchase land from another land owner.

Mr. Pankratz stated that this land is not zoned residential and there are a lot of developer groups that do not want to go through rezoning and Comprehensive Plan amendment processes. He stated that knowing that the City would be open to residential would open up additional interest.

#### **2.04: Concept Proposal: 6,100 Square Foot Automotive Repair Center**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report.

Councilmember Riley asked the current zoning of the property.

Community Development Director Gladhill noted that the property is zoned for retail. He stated that auto type uses were originally not permitted for that property.

Councilmember Riley asked for input on the proposed sites.

Asst. City Administrator/Economic Development Manager Brama provided background information on the previous uses of the properties.

Community Development Director Gladhill noted that existing uses in that area are heavy industrial and there had been an effort to redevelop that area as more retail.

Mr. Pankratz stated that this user was adjacent to a Cub Foods in another area. He noted that heavy mechanical work is not being done, it is more light work like tires and oil changes.

Councilmember Shryock stated that when she first read the case she did not oppose this use. She stated that some of the language makes her nervous, specifically allowing auto sales. She stated that perhaps the retail service auto use be allowed but not auto sales.

Planning Commissioner Woestehoff agreed and asked if the code distinguished between auto sales and auto retail.

Community Development Director Gladhill confirmed that specification could be made.

Planning Commissioner Bauer agreed that auto repair is needed in Ramsey. He stated that often when he drops a vehicle off, he frequents other businesses in the area. He stated that type of business will draw people in and encourage them to visit other businesses in the area.

Councilmember Kuzma agreed that he could also support this type of use.

Planning Commissioner Van Scoy stated that he likes the concept as this would bring people into the community. He suggested that staff consider rezoning the section west of Armstrong, modifying that to provide additional flexibility and separation.

Planning Commissioner Surma concurred with the comments of Commissioners Van Scoy and Bauer. He stated that the old Wisner Choice property would be a good fit.

EDA Member Steffen asked if the user is looking at one parcel specifically.

Mr. Pankratz stated that it is more of whether the use would be allowed before selecting a site preference.

Councilmember Riley confirmed consensus that the group would be supportive of that use in this area.

### **3. TOPICS FOR FUTURE DISCUSSION**

#### **3.01: Review Future Topics/ Calendar**

Noted.

### **4. MAYOR / COUNCIL / STAFF INPUT**

Planning Commissioner Surma referenced his recent travels through other communities and referenced Hugo as a good example of development.

EDA Member Steffen stated that it is exciting that there are three good projects that were considered tonight which is good news. He looked forward to more in the future. He stated that this is the last meeting for Asst. City Administrator/Economic Development Manager Brama and noted that a lot of this action is due to his hard work. He thanked him for his contributions over the years.

Planning Commissioner Bauer echoed the comments of the great work that Asst. City Administrator/Economic Development Manager Brama has done to lay groundwork for the City. He stated that he has done a great job for the City.

City Administrator Ulrich stated that Asst. City Administrator/Economic Development Manager Brama has literally changed the face of the community and that will continue to be his legacy in the community. He thanked him for all of his efforts.

### **5. ADJOURNMENT**

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to adjourn the Work Session meeting.

The Work Session of the City Council was adjourned at 7:21 p.m.

Respectfully submitted,

---

Kurtis G. Ulrich  
City Administrator

ATTEST:

---

Jo Ann M. Thieling

City Clerk

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*

DRAFT

**Economic Development Authority (EDA)**

**5. 1.**

**Meeting Date:** 06/14/2018

**By:** Katie Schmidt, Administrative Services

---

**Title:**

Business Retention and Expansion Update

**Purpose/Background:**

The purpose of this case is to provide a rolling update on the City's BR&E program. The goal for 2018 is to complete 24 formal business visits.

- Goal Per Year: 24
- Original Target list, 44
- Completed visits, 15
- Pending/ scheduled visits, 1
- Contact made, no response, 28
- Contact yet to be made, 0

Below is the current schedule. If you are interested in attending a business visit, please email Katie Schmidt --an Outlook Meeting Invite will be sent.

- Adrenaline Sports Center, Wednesday, June 13 at 10:00am

NOTE: The schedule could change, changes will only be communicated through Outlook if you have indicated you will be attending the business visit.

**Notification:**

NA

**Observations/Alternatives:**

NA

**Funding Source:**

NA

**Recommendation:**

NA

**Action:**

NA

---

**Attachments**

*No file(s) attached.*

---

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Tim Gladhill	Tim Gladhill	06/07/2018 11:23 AM
Kurt Ulrich	Kurt Ulrich	06/07/2018 11:34 AM
Form Started By: Katie Schmidt		Started On: 06/04/2018 11:41 AM

Final Approval Date: 06/07/2018

**Economic Development Authority (EDA)**

**5. 2.**

**Meeting Date:** 06/14/2018

**By:** Tim Gladhill, Community Development

**Title:**

Receive Update on Ramsey Brewery; Case of Tim and Corrin O'Shaughnessy

**Purpose/Background:**

The purpose of this case is to review an update on a concept for adaptive reuse of the former Wirz's Nursery at 17201 Saint Francis Blvd NW. The Owner desires to repurpose this vacant building as a microbrewery. This is not an official application.

**Notification:**

Notification is not required, but a neighborhood meeting was held on June 7, 2018.

**Observations/Alternatives:**

The City has not yet taken a position on this proposal. The City is solely taking initial input from the public at this time. The primary concern at this point appears to be traffic safety with a direct access onto Saint Francis Boulevard. Further updates will be provided if this project proceeds through the normal review process,.

**Funding Source:**

This case is being handled as part of normal Staff duties. No assistance from the City is being requested as part of this project.

**Recommendation:**

This case is for discussion only.

**Action:**

No action is requested.

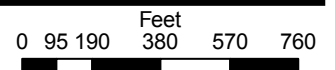
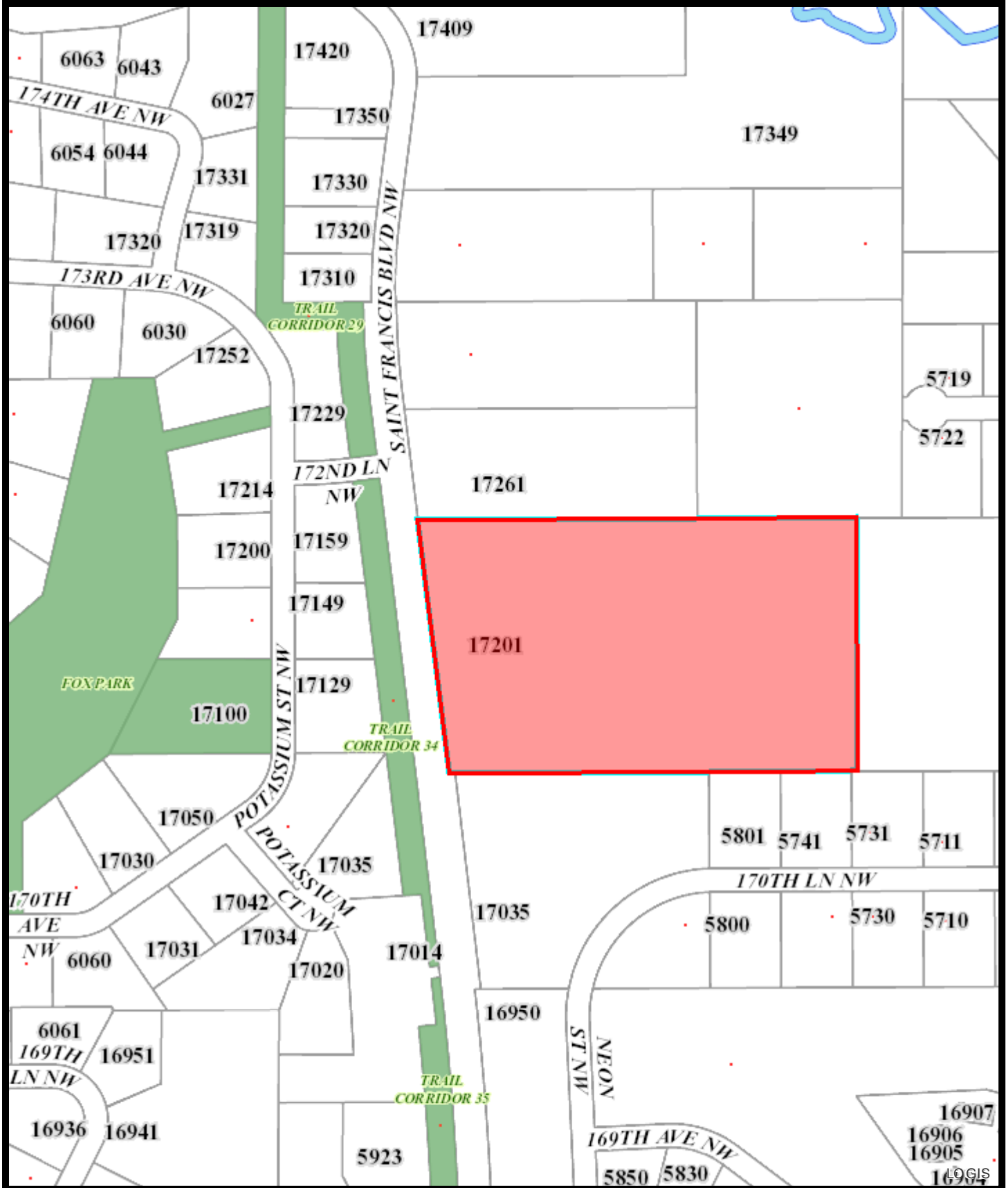
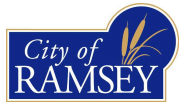
**Attachments**

Site Location Map  
Proposal

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Tim Gladhill (Originator)	Tim Gladhill	06/08/2018 11:13 AM
Kurt Ulrich	Kurt Ulrich	06/08/2018 01:50 PM
Form Started By: Tim Gladhill		Started On: 06/08/2018 09:36 AM
Final Approval Date: 06/08/2018		

# Site Location Map





**THE  
FOUNDATION  
ARCHITECTS**

901 N 3rd St  
Suite 135  
Minneapolis, MN 55401  
www.foundationarch.com  
p. 612.340.5430

03/27/18  
PLANNING COMM. SUBMITTAL

I certify that this plan, specification, or report was prepared by me, or under my direct supervision and control, and I am a duly registered architect in the State of Minnesota.

Robert A. Shaffer  
Date: 03/27/2018 License No. 20803

**NOT FOR CONSTRUCTION**

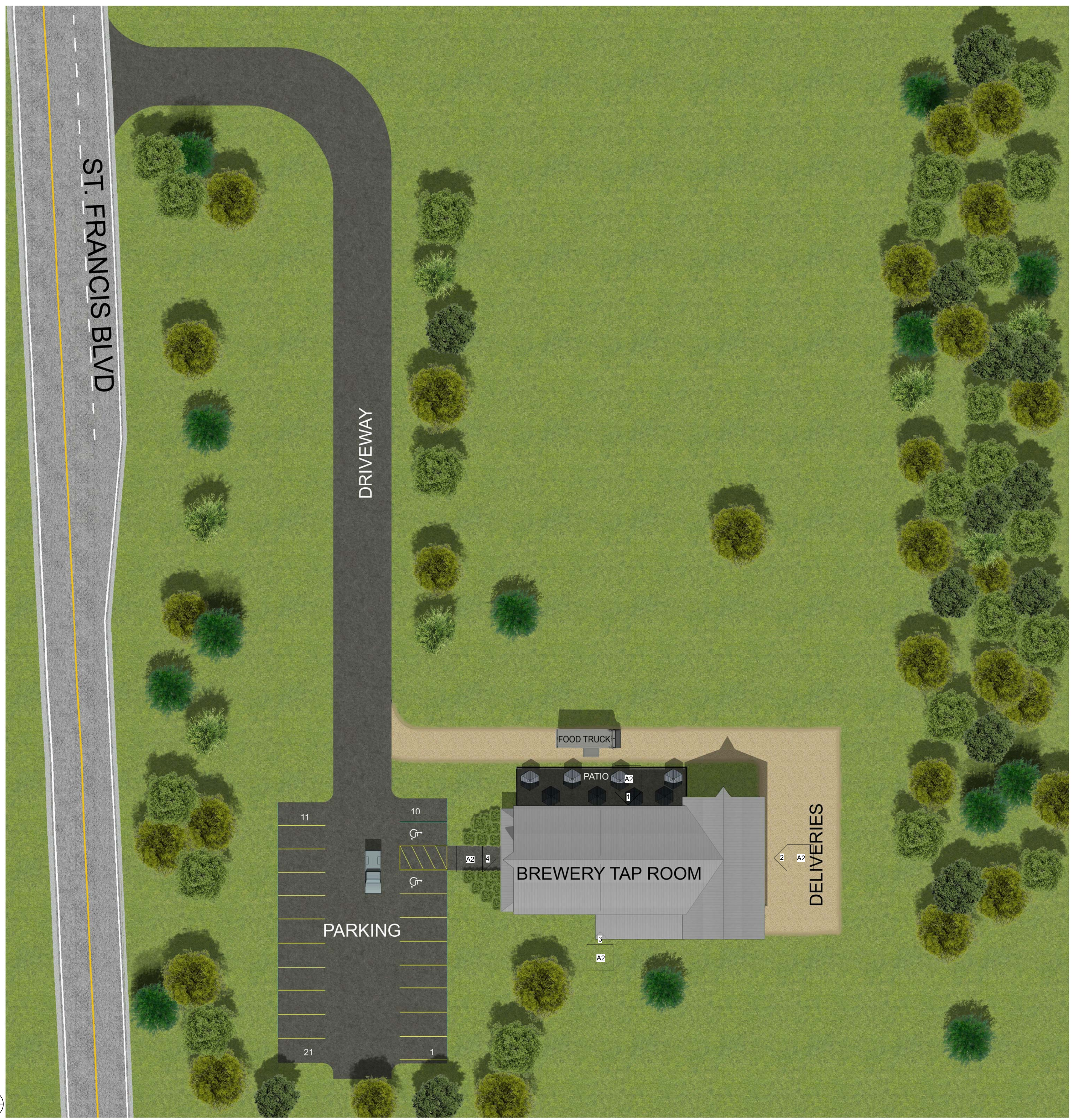
**RAMSEY BREWERY**  
17201 ST FRANCIS BLVD NW RAMSEY, MN 55303

Cori & Tim O'Shaughnessy

copyright 2018  
**SITE PLAN**

Date: 03.27.2018  
Project Number: 17-04

**A0**



1 RENDERED SITE PLAN  
A0 1" = 20'-0"



A2 4

**BUILDING CODE ANALYSIS**

PROJECT: RAMSEY BREWERY  
 NUMBER: 17-04  
 ADDRESS: 17201 St Francis Blvd NW Ramsey, MN 55303

PROJECT DESCRIPTION:  
 REMODEL OF EXISTING POLE BARN FOR CHANGE OF USE AS BREWERY & TAPROOM.

CODES:  
 2015 MN STATE BUILDING CODE W/ ADAPTED AMENDMENTS (2012 IBC)  
 2012 INTERNATIONAL FIRE CODE  
 2012 INTERNATIONAL MECHANICAL CODE  
 2012 INTERNATIONAL FUEL GAS CODE  
 2012 ENERGY CONSERVATION CODE  
 2014 NATIONAL ELECTRICAL CODE  
 2015 MN ACCESSIBILITY CODE

BUILDING INFORMATION  
 BUILDING FLOOR AREA: 3,990 GSF APPROX.  
 BUILDING HEIGHT: 1 STORY - APPROX. 28'-0"  
 SPRINKLERED: NO  
 BUILDING TYPE: V-B

302 CLASSIFICATION:  
 A-2: TAPROOM/BAR: 15 NET SF/OCC. (1,144 / 15) = 76.2  
 A-2 ACC: KITCHEN: 200 GSF/OCC. (278 / 200) = 1.39  
 A-2 ACC: BATHROOMS: 300 GSF/OCC. (268 / 300) = 1  
 B: OFFICE: 100 GSF/OCC. (100 / 92) = 1  
 S-2: STORAGE/COOLERS/MECH - 300 GSF/OCC. (766 / 300) = 2.5  
 F-2: BREWERY - 200 GSF/OCC. (1,220 / 200) = 6.1  
**BUILDING OCCUPANT = 89**

A-2: OUTDOOR SEASONAL SEATING: 15 NET/OCC. (1,050 / 15) = 70  
**TOTAL OCC. INCLUDING OUTDOOR = 159**

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)  
 MEANS OF EGRESS  
 (1015.2.1) TWO EXITS - SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF (ONE-THIRD IN SPRINKLERED FACILITY) OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS.  
 Exit Access Travel Distance Table 1016.1  
 ACTUAL DISTANCE TRAVELED IS SHOWN ON SHEET

TABLE 2902.1  
 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES  
 159 OCCUPANTS - 80 MEN, 80 WOMEN  
 WATER CLOSETS: 1/40 EA. SEX  
 MEN - 2 REQUIRED, 1 PROVIDED + 2 URINAL  
 WOMEN - 2 REQUIRED, 2 PROVIDED  
 LAVS: 1/75 EA. SEX  
 MEN - 2 REQUIRED, 2 PROVIDED  
 WOMEN - 2 REQUIRED, 2 PROVIDED  
 DRINKING FOUNTAIN  
 NOT REQUIRED - WATER SERVED  
 TABLE 2902.1(i). Where water is served in restaurants, drinking fountains shall not be required.)  
 SERVICE SINK  
 1 REQUIRED, 1 PROVIDED

1 PRELIMINARY FLOOR PLAN DIAGRAM  
 A1 1/4" = 1'-0"

**OCCUPANCY KEY**

<span style="color: blue;">■</span> A-2	1 OCC / 15 NSF
<span style="color: lightblue;">■</span> ACC A-2	1 OCC / 300/200 GSF
<span style="color: lightgrey;">■</span> ACC F-2	1 OCC / 300 GSF
<span style="color: purple;">■</span> B	1 OCC / 100 GSF
<span style="color: grey;">■</span> F-2	1 OCC / 200 GSF
<span style="color: green;">■</span> S-2	1 OCC / 300 GSF

Anoka County  
 FBL Licensing/Inspections  
 Anoka County Community Health & Environmental Services  
 Government Center, Room 360  
 2100 Third Avenue  
 Anoka, MN 55303-2264  
 Phone: 763-422-7063  
 Fax: 763-323-6150

1. CHANGE ZONING OF SITE FROM R-1 TO B-1
2. 1 HR SEPARATION BETWEEN A-2 & F-2
3. MAX OCCUPANCY IN TAPROOM = 100.
4. COMMERCIAL PARKING REQ "Restaurants & drinking:  
One space for each three seats"

**[F] 903.2.1.2 Group A-2.**  
 An automatic sprinkler system shall be provided for fire areas containing Group A-2 occupancies and intervening floors of the building where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464.5 m<sup>2</sup>).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

901 N 3rd St  
 Suite 135  
 Minneapolis, MN 55401  
 www.foundationarch.com  
 p. 612.340.5430

03/27/18  
 PLANNING COMM. SUBMITTAL

I certify that this plan, specification, or report was prepared by me, or under my direct supervision and I am a duly registered architect in the state of Minnesota.

Robert A. Shaffer  
 Date: xx/xx/2018 Reg. No. 20803

**NOT FOR CONSTRUCTION**

**RAMSEY BREWERY**  
 17201 ST FRANCIS BLVD NW RAMSEY, MN 55303

Cori & Tim O'Shaughnessy

copyright 2018

**PRELIMINARY FLOOR PLAN DIAGRAM**

Date: 03.27.2018  
 Project Number: 17-04

NOT FOR CONSTRUCTION

**A1**



4 WEST  
A2 1/8" = 1'-0"



3 SOUTH  
A2 1/8" = 1'-0"



2 EAST  
A2 1/8" = 1'-0"



1 NORTH  
A2 1/8" = 1'-0"

I certify that this plan, specification, or report was prepared by me, or under my direct supervision and I am a duly registered architect in the state of Minnesota.

Robert A. Shaffer  
Date: 03/27/2018 Reg. No. 20803

NOT FOR CONSTRUCTION

**RAMSEY BREWERY**  
17201 ST FRANCIS BLVD NW RAMSEY, MN 55303

Cori & Tim O'Shaughnessy

copyright 2018

**EXTERIOR ELEVATIONS**

Date: 03.27.2018  
Project Number: 17-04



1 INTERIOR 3D VIEWS  
P1 1/8" = 1'-0"



2 EXTERIOR 3D VIEW  
P1

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the state of Minnesota

Robert A. Shaffer

Date xx/xx/2018 Reg. No. 20803

**RAMSEY BREWERY**  
17201 ST FRANCIS BLVD NW RAMSEY, MN 55303

Cori & Tim O'Shaughnessy

copyright 2018

**3D REPRESENTATIONS**

Date 03.27.2018  
Project Number 17-04