

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, February 26, 2018
6:30 pm
The Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve Meeting Minutes Dated December 18, 2017
- 5. Policy Board Business**
 1. Review Sketch Plan for Centra Homes
 2. Consider Arbor Day Project(s)
- 6. Board/Staff Input**
 1. Select Winning 2017 Photo - Nature of Ramsey Category
 2. Staff Updates
- 7. Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 02/26/2018

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated December 18, 2017

Action:

Attachments

Meeting Minutes Dated December 18, 2017

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 02/23/2018

Reviewed By

Tim Gladhill

Date

02/23/2018 09:46 AM

Started On: 02/23/2018 09:20 AM

**ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

On Monday, December 18, 2017, the Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Thomas Stodola
 Board Member Jane Covart
 Board Member Michael Hiatt
 Board Member Lucas Trossen
 Board Member Michael Valentine

Members Absent: Board Member Colleen Anderson
 Board Member Reid Bernard

Also Present: City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Stodola called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Hiatt and seconded by Chairperson Stodola to approve the agenda as submitted.

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated November 13, 2017

Motion by Board Member Covart and seconded by Chairperson Stodola to approve the regular meeting minutes dated November 13, 2017.

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

5. POLICY BOARD BUSINESS

5.01: Consider Landscape Plan for Affinity at Ramsey (Project No. 17-142); Case of Inland Group

City Planner Anderson presented the staff report. He stated that the City has a purchase agreement in place to sell about four acres of land adjacent to Municipal Plaza for a proposed residential apartment building. He stated that the City has received an application for Sketch Plan review of a new, 175-unit apartment building at the southwest corner of Ramsey Parkway and Center Street and would serve the 55+ demographic. He reviewed details of the proposed Landscape Plan associated with the project.

Board Member Hiatt asked if there would be surface parking as well.

City Planner Anderson highlighted the areas of surface parking, noting that the remainder of the parking would be included as the first, partially underground, floor of the building. He stated that staff recommends approval of the Landscape Plan contingent upon the compliance with the Staff Review Letter. He provided additional details on the transition to the electronic permit submittal and review system the City is using. He noted that the new system will allow all departments to review and provide comments at the same time, rather than waiting for one department to make comments before passing the plans on to another department.

Board Member Hiatt asked if the City has developed its plan for the greenway area nearby this area.

City Planner Anderson stated that staff recently received authorization from the City Council to proceed with the schematic design for the park area within The COR.

Board Member Hiatt asked for timing details, specifically whether this project would be constructed near the same time as the park improvements.

City Planner Anderson stated that he was unsure of the timeframe for the construction and completion of the park improvements and at this time is only aware of the authorization to prepare the schematic designs for the park improvements.

Motion by Board Member Valentine and seconded by Board Member Hiatt to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

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

5.02: Review Landscape Plan for New Elementary School

City Planner Anderson presented the staff report. He stated that the new elementary school is proposed to be constructed on Nowthen Boulevard, directly east of 170th Avenue. He noted that this will be in addition to the existing Ramsey Elementary School. He stated that the project includes a 90,000-square foot building footprint, plus outdoor play spaces, parking and a bus corral. He noted that the intention is for the new school to be open for the 2019-2020 school year. He reviewed the details of the proposed plans. He stated that staff recommends approval of the Landscape Plan contingent upon compliance with the Staff Review Letter. He noted that the

School District would like to bid the project as early as March, should they gain all necessary approvals.

Motion by Board Member Valentine and seconded by Board Member Covart to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

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

5.03: Review Draft Natural Resources Chapter of Comprehensive Plan

City Planner Anderson presented the staff report. He explained that the purpose of the case is to review the draft Natural Resources Chapter of the Comprehensive Plan and provide initial feedback to staff. He noted that the draft chapter was reviewed by the Steering Committee on December 11th. He provided a summary of the draft Chapter and noted that this will not be the last time the Board reviews this chapter. He asked for input from the Board, should they feel that something is lacking from the draft chapter.

Chairperson Stodola stated that the initial topics seemed to align with the topics from the Board's Workplan.

City Planner Anderson acknowledged that the Comprehensive Plan is a ten-year planning document but noted that staff and the Steering Committee also attempted to incorporate the broad topics from the Board's Workplan into the draft chapter.

Board Member Hiatt stated that he was pleased to see a mention of GreenStep, as he believed that there had been opposition to the program in the past. He asked if there has been any thought to wind energy. He acknowledged that solar energy is more common but asked if there should be a mention of wind energy, should that technology become more available in the next ten years.

City Planner Anderson noted that wind energy has been addressed in the zoning code, but acknowledged that there have been some advancements in technology since the ordinance has been written. He noted that another statement could be added to address future technologies that may emerge during the next ten years.

Board Member Valentine mentioned a newspaper article that he read today regarding solar energy and the remarkable growth that technology has encountered.

Board Member Hiatt stated that there are some really good ideas included in the draft chapter, noting that he was pleased to see the use of incentives for water reuse.

Board Member Covart asked if there are other programs similar to GreenStep that could be explored.

City Planner Anderson stated that there could be similar initiative programs out there.

Board Member Covart stated that she was not familiar with GreenStep but thought that it could be interesting for the Board to look for similar programs.

City Planner Anderson provided background information on the GreenStep program, noting that it is a voluntary program without commitment. He stated that the more items you accomplish voluntarily, the more recognition you would receive. He stated that the intention of the Board was for the City to look at its own initiatives and see what the City could be doing as a leader. He noted that there was some opposition and provided reasoning that was given.

Chairperson Stodola agreed that the City did not need to join GreenStep in order to explore initiatives and review policies.

Board Member Hiatt stated that he viewed the program as a resource that staff could use to gather additional Best Management Practices and other shared data.

City Planner Anderson confirmed the consensus of the Board that they are comfortable with the direction of the draft chapter.

6. BOARD / STAFF INPUT

- **Meeting Dates for January and February (due to Martin Luther King Jr. Day and Presidents Day, these meetings need to be rescheduled)**

City Planner Anderson stated that the January and February meeting dates will need to be re-scheduled as they fall on dates that City Hall will be closed. He noted that he will send out a poll to determine the best date for those meetings.

Board Member Valentine asked if there will be a future meeting when presentations will be received from the Resilient Communities Program.

City Planner Anderson stated that Community Development is working to develop an open house style meeting with all of the student groups on an evening prior to the City Council meeting where the Mayor provides the State of the City speech. He noted that will give the students an opportunity to present their information to all Board/Commission/Council members that would be interested, rather than attempt to schedule multiple meetings. He noted that once the dates are confirmed, he will pass that information to the Board. He confirmed that he will send out an email to confirm dates for the January and February meetings.

- **Possible Metropolitan Council Water Study**

City Planner Anderson stated that there is an opportunity, through the Metropolitan Council, to participate in a study that would look at ground water supply and aggressive conservation strategies. He noted that he passed the information on to the Board through email earlier today. He asked if there would be any objection from the Board in the City offering to participate in the study. He noted that the City may not be selected but he wanted to discuss the opportunity with the Board. He noted that additional information could be brought to the Board at their January meeting.

Board Member Hiatt asked and received confirmation that this study would only look at City wells and would not monitor private wells. He stated that data can never hurt and can only help to inform and therefore would support this opportunity.

Chairperson Stodola stated that he would be excited to be a part of a scientific study that could help the City to collect data as well.

Board Member Valentine agreed that it would be helpful to broaden the base of information that is available to policy makers. He stated that his only concern is what will be done with the information as he would want to ensure that the information would lead to equitable treatment of communities within the Metropolitan Council area. He used the example of Ramsey being stringent with their water use while perhaps a neighboring community does not follow that path and still obtains a cost savings in their water costs because of Ramsey's efforts. He stated that he would want to ensure that whatever is done following this study is applied to all communities in the Metropolitan Council's reach and not only to the cities that participate in the study.

Board Member Trossen asked if any neighboring communities are also on the list.

Board Member Covart noted that Andover was listed as the first community on the list and advised that Maple Grove and Brooklyn Park are also included on the list. She referenced a table that was included that listed communities that buy water from other communities. She asked the purpose of that table and specifically if that would mean that Ramsey could sell water to other communities, should the City manage their water well.

City Planner Anderson stated that he was unsure of the reason for including that table. He provided additional details on an upcoming meeting between the Ramsey City Engineer and a representative from the Metropolitan Council regarding possible surface water treatment options.

City Planner Anderson confirmed the consensus that the Board is open to participating in the study with the Metropolitan Council, should Ramsey be chosen, with the noted concern about equitable application of the results across the region.

7. ADJOURNMENT

Motion by Board Member Valentine and seconded by Chairperson Stodola to adjourn the meeting.

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 02/26/2018

By: Chris Anderson, Community
Development

Information

Title:

Review Sketch Plan for Centra Homes

Purpose/Background:

The City has received an application for Sketch Plan review of a detached townhome project proposed by Centra Homes (the "Applicant"). The residential project is located at the southwest corner of Ramsey Blvd and Bunker Lake Blvd (the "Subject Property") and proposes forty (40) detached townhome units. The Subject Property is within The COR.

The Sketch Plan is the first of three (3) steps required in a Major Plat. It is intended to allow the Planning Commission to give feedback to an Applicant before investing significant dollars in the more detailed plans such as grading, utilities, landscaping, streets, etc. Oftentimes, Sketch Plans contain very little detail related to the core function(s) of the EPB (Landscape Plan, Tree Preservation Plan, etc.), but, this does give the Board an opportunity to provide any comments relevant to those topics. Note that the Board will see this project again when it proceeds to the Preliminary Plat stage, which will have more detailed plans.

Observations/Alternatives:

In past reviews of Sketch Plans, the Board had identified certain goals/principals to look for in a project. Those included the inclusion of boulevard trees, encouraging rain gardens and native landscapes where appropriate, and exploring the potential of utilizing stormwater pond(s) for irrigation purposes. Since this project is located within The COR, boulevard trees will be applicable per The COR Design Framework (with the exception of both county roads as Anoka County Highway Department will not allow plantings within their right-of-way). Also, within The COR, there is a Master Stormwater Plan and thus, on-site ponding is not required (much of the stormwater ultimately goes into The Draw water feature).

Due to the compact nature of the Subject Property, the use of native plantings may not necessarily be supported. However, there are two (2) short trail segments being proposed with associated greenspace on each side. There may be an opportunity to suggest a greater emphasis on landscaping within these areas that could have a 'formal' outer edge with more pollinator friendly species in the interior.

Funding Source:

All costs associated with this reviewing this project are the Applicant's responsibility. The parcel is currently owned by the City of Ramsey.

Action:

Provide general comments/feedback on the project.

Attachments

Site Location Map

Sketch Plan

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 02/23/2018

Reviewed By

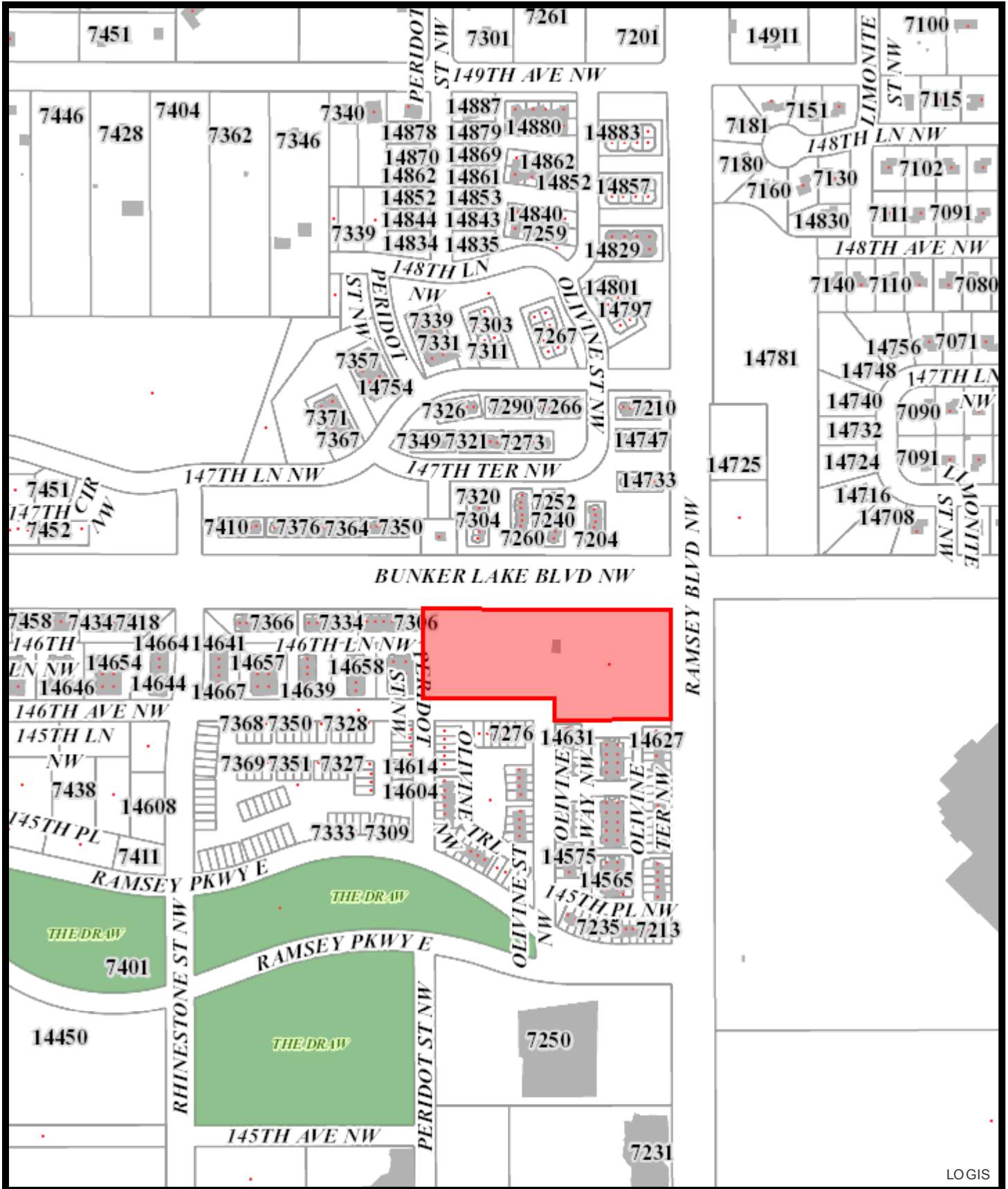
Tim Gladhill

Date

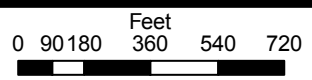
02/23/2018 09:45 AM

Started On: 02/23/2018 08:38 AM

Site Location Map



LOGIS



Meeting Date: 02/26/2018

By: Chris Anderson, Community Development

Information

Title:

Consider Arbor Day Project(s)

Purpose/Background:

While the City has yet to receive confirmation, the necessary documentation was submitted to be recognized once again as a Tree City USA. This will be Ramsey's 26th consecutive year being recognized. One of the aspects of being a Tree City USA involves an observance of Arbor Day. When the City stopped hosting the Environmental Expo event, the Board expressed a desire to see a broader effort put toward observing and celebrating Arbor Day. There are a couple opportunities available to recognize and observe Arbor Day. The purpose of this case is to summarize the opportunities to the Board and gauge the interest of the Board in participating.

Observations/Alternatives:

The Minnesota Department of Natural Resources (DNR) is offering a variety of seedlings that can be used for a planting project by a community. Some of the tree species would certainly be appropriate for use in Ramsey (Jack Pine, Swamp White Oak, and Bur Oak). They are also offering a Pollinator Packet of shrubs, which would include a mixture of Chokecherry, Highbush Cranberry, Juneberry, Red-Osier Dogwood, and Wild Plum. Staff is in the process of exploring a couple potential options for a group-style planting event that either would 'convert' an underutilized part of a park from turf to more of a woody/wooded setting (long-term, this landscape would require less maintenance) or provide more of a buffer or transition between residential lots and a public trail. If the Pollinator Packet were ordered, there's the added benefit of creating additional habitat for a variety of pollinators, which is consistent with the EPB's Work Plan.

Another potential planting opportunity would be to replace the oak tree that had been planted within the native landscape adjacent to a trail connection in the Brookfield neighborhood. This site had actually been used for an Arbor Day planting in 2016, but unfortunately the tree did not survive. This is an ideal location though based on the amount of foot traffic through the neighborhood and along Trott Brook Trail.

These are just a couple of possibilities for Arbor Day related activities. If the Board has additional suggestions, this would be a good opportunity to discuss those as well. Moreover, this might be a good opportunity for the Board to strategize about future Arbor Day activities it feels would be beneficial to the community.

Action:

No specific action is required. This case is intended to be a broad overview of current planning efforts to observe Arbor Day.

Attachments

Potential Project Sites

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	02/23/2018 09:44 AM
Form Started By: Chris Anderson		Started On: 02/22/2018 11:20 AM

9110

ANDRIE CT NW

9081

9080

9050

Pollinator Packet?

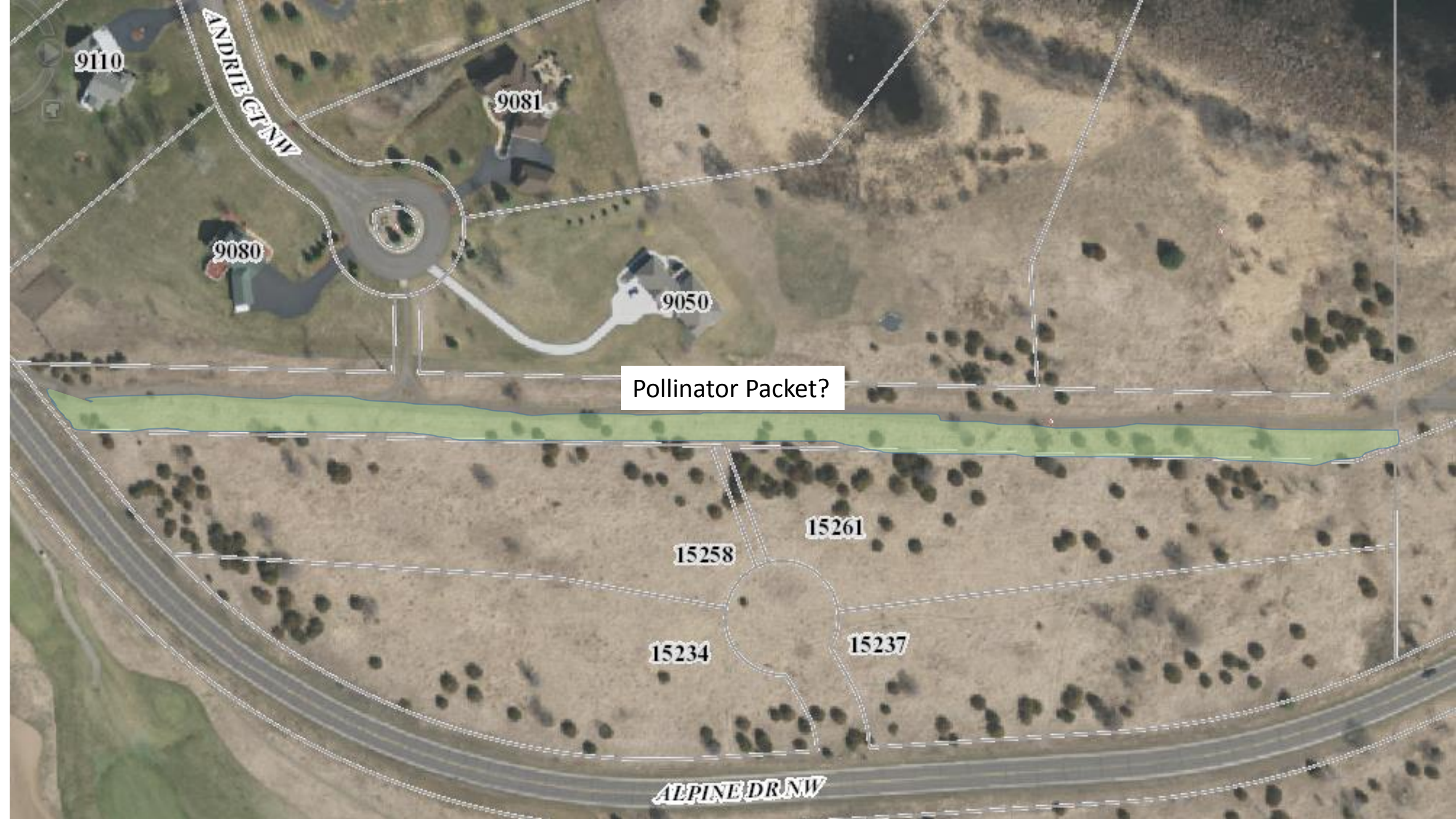
15261

15258

15237

15234

ALPINE DR NW





Oak Planting?

Environmental Policy Board (EPB)

6. 1.

Meeting Date: 02/26/2018

By: Kathy Schmitz, Administrative Services

Information

Title:

Select Winning 2017 Photo - Nature of Ramsey Category

Purpose/Background:

As a member of a City of Ramsey board/commission, you are invited to participate in the voting process for the 2017 photo contest. The photo contest was implemented to gather photos to supplement the City's Comprehensive Plan and the Parks System Plan, as well as City publications.

All entries were submitted in four categories to be judged by the relevant board/commission:

- Industry and Commerce – **Economic Development Authority**
 - Votes are due by *Wednesday, February 7, 2018, 4:30 pm*
- Life in Ramsey – **Planning Commission**
 - Votes are due by *Wednesday, January 31, 2018, 4:30 pm*
- Nature of Ramsey – **Environmental Policy Board**
 - **Votes are due by *Friday, February 23, 2018, 4:30 pm***
- Parks and Trails – **Park and Recreation Commission**
 - Votes are due by *Wednesday, February 7, 2018, 4:30 pm*
- *Grand Prize* – **City Council**
 - Votes are due by *Monday, February 26, 2018, 4:30 pm*

Notification:

The 2017 Ramsey Photo Contest was advertised via several venues over the past year.

Observations/Alternatives:

Photos will be evaluated based on creativity, quality, composition, and expression of category theme.

Category themes are outlined as:

- **Nature of Ramsey:** Viewing landscapes, plants, animals, weather, etc.
- **Parks and Trails:** Enjoying parks and trails in Ramsey, highlighting your favorite outdoor spaces
- **Industry and Commerce of Ramsey:** Displaying diversity of industrial and commercial operations in Ramsey
- **Life in Ramsey:** Celebrating the community through events, recreation, arts, culture, sports, and gathering places, etc.

Ranked choice voting will be used. Each commission is given a PDF that includes the top photos from their respective category. The provided title, date, and location are included. Names will not be provided until final awards are given.

Voting process:

1. Review PDF of top photos selected for your category.

2. Select your top three photos, ranked 1-3, based on creativity, quality, composition, and expression of category theme.
 - a. Photos ranked “1” receive 3 points, “2” receive 2 points, and “3” receive 1 point.
 - b. The photo with the most points in each category will receive the award of first prize in the category.
3. Submit your votes to Tillery Bailey, tbailey@cityoframsey.com, 763-576-4309. If desired, paper copies of votes can be returned to City Hall. *Votes must be submitted at least one business day before your February meeting, by 4:30 pm.*
 - a. You must specify which photo is ranked as 1-3 by *TITLE* so staff can tally an accurate vote.
4. The three photos earning the highest amount of points from each category will move to City Council to determine the overall grand-prize winner. The same ranked choice voting system will apply.
5. All winners may be announced at the City Council meeting on February 27, 2018.

(Ideas, suggestions or questions on a potential future photo contest may be directed to Mark Riverblood.)

Funding Source:

Prize money is from the Park and Recreation operations line item within the General Fund Budget.

Recommendation:

Voting will be done by individual Commissioners—Staff will 'announce' and show the winning photo(s) at the meeting.

Action:

No action required at the meeting/based upon discussion.

Attachments

Contest flyer

Nature of Ramsey

Form Review

Inbox	Reviewed By	Date
Mark Riverblood	Mark Riverblood	01/23/2018 09:53 AM
Grant Riemer	Grant Riemer	01/23/2018 11:50 AM
Chris Anderson	Chris Anderson	02/21/2018 12:14 PM
Form Started By: Kathy Schmitz		Started On: 01/22/2018 03:00 PM
Final Approval Date: 02/21/2018		



Ramsey
Parks &
Recreation
presents:

2017 Ramsey Photo Contest

Showcase what you love about Ramsey!

The City of Ramsey is holding a Photo Contest in search for beautiful photos from the community to supplement the City's Comprehensive Plan and the Parks Master Plan. Submit your photos that highlight what you love about life in Ramsey! Winners will be announced in February 2018.

Categories include: Nature of Ramsey, Parks and Trails, Industry and Commerce, and Life in Ramsey.

Prepare

- Read and review all contest rules at cityoframsey.com/PhotoContest
- Submit photos by 4:30 pm on Tuesday, January 2, 2018.
- Complete an entry form for each photo submitted.
- Complete photograph release form for photos that show recognizable faces.
- Email digital entries and accompanying forms to PhotoContest@cityoframsey.com

Awards

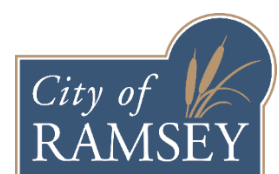
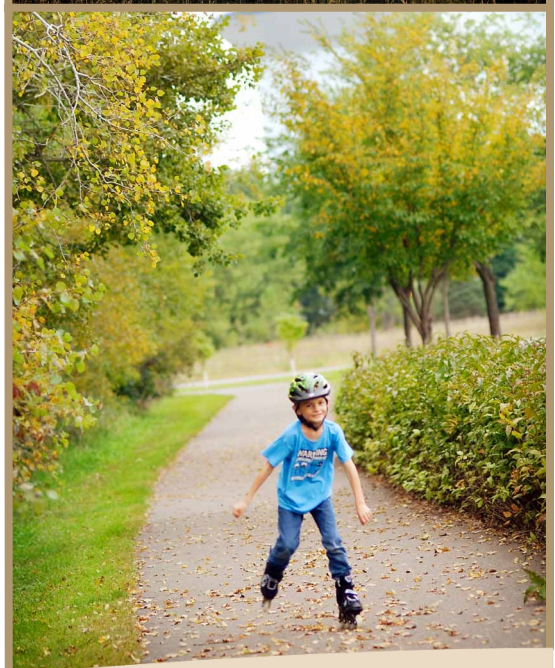
- Photos will be evaluated based on creativity, quality, composition, and expression of category theme.
- Overall grand-prize of \$100. First runner-up in each of the four categories with a prize of \$50 each.
- Winning photos will be featured in City publications

To learn more: cityoframsey.com/PhotoContest

For more information:

tbailey@cityoframsey.com

763-576-4309



Environmental Policy Board

Nature of Ramsey: Viewing landscapes, plants, animals, weather, etc.

- Review PDF of top photos selected for your category.
- Select your top three photos, ranked 1-3, based on creativity, quality, composition, and expression of category theme.
 - Photos ranked “1” receive 3 points, “2” receive 2 points, and “3” receive 1 point.
 - The photo with the most points in each category will receive the award of first prize in the category.
- Submit your votes to Tillery Bailey, tbailey@cityoframsey.com, 763-576-4309. If desired, paper copies of votes can be returned to City Hall. Votes must be submitted by *Friday, February 23, 4:30 pm*.
 - *You must specify which photo is ranked as 1-3 by TITLE so staff have an accurate vote.*
- The three photos earning the highest amount of points from each category will be forwarded to City Council to determine the overall grand-prize winner.
 - The top three photos for your category will be presented at your February meeting.
- All winners will be announced at the February 27 City Council meeting.



Evergreen Line, December 2016, Alpaca Street



Fenceline, December 2016, Alpaca Street



Spring Ferns, April 2017, Juniper Ridge Drive



Bleeding Hearts, May 2016, Juniper Ridge Drive



A Sign of Summer, July 2015, Juniper Ridge Drive



The Anoka/Ramsey Closed Landfill at Sunset, October 23, 2017



Lost Bunny, Spring 2016, Rum River nature area



On the Hunt, Summer 2015, Sunfish Lake Park



The Majestic Pileated, Spring 2016, Rum River Central Park



The Wise Great Horned Owl, Fall 2015, Neon Street



Family Meal, Summer 2017, Neon Street



Welcome to the World, Baby Cicada, Summer 2017, Neon Street



Bright Eyed and Black Eye Susan, Fall 2016, Rum River Central Park



Baby Woodpeckers, Spring 2017, Neon Street



Feasting on the Purple Coneflower, Summer 2017, Mississippi West Regional Park



Before the Bloom, June 2017, Xenon Street



Changes, September 2017, Alpine Park



Katydid, August 2017, Xenon Street



Geese, The Draw



Great Blue Heron, June 7, 2017, Pond on County Roads 63 and 5



Cedar Waxwing, June 12, 2017, 145th Lane NW

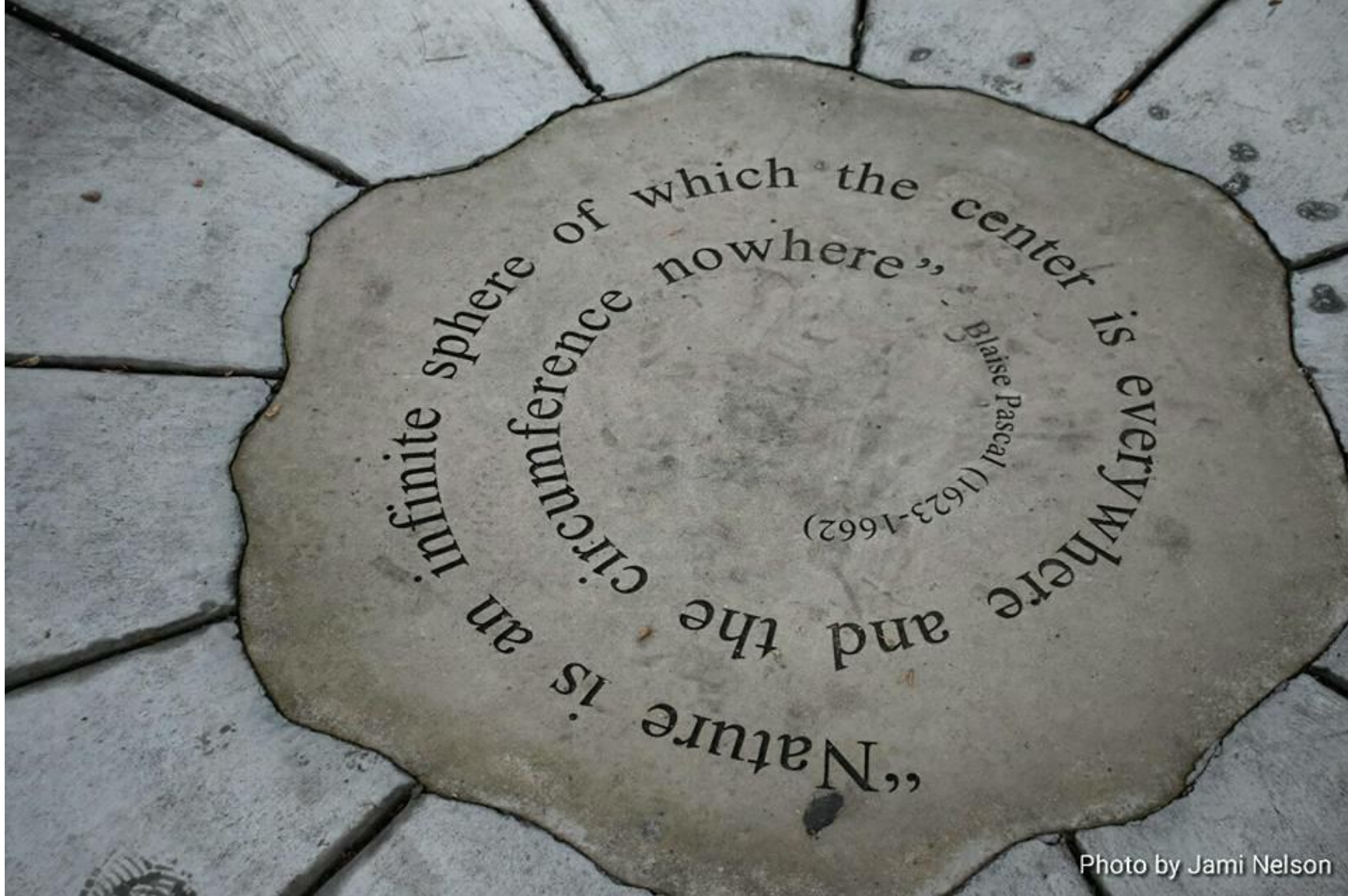
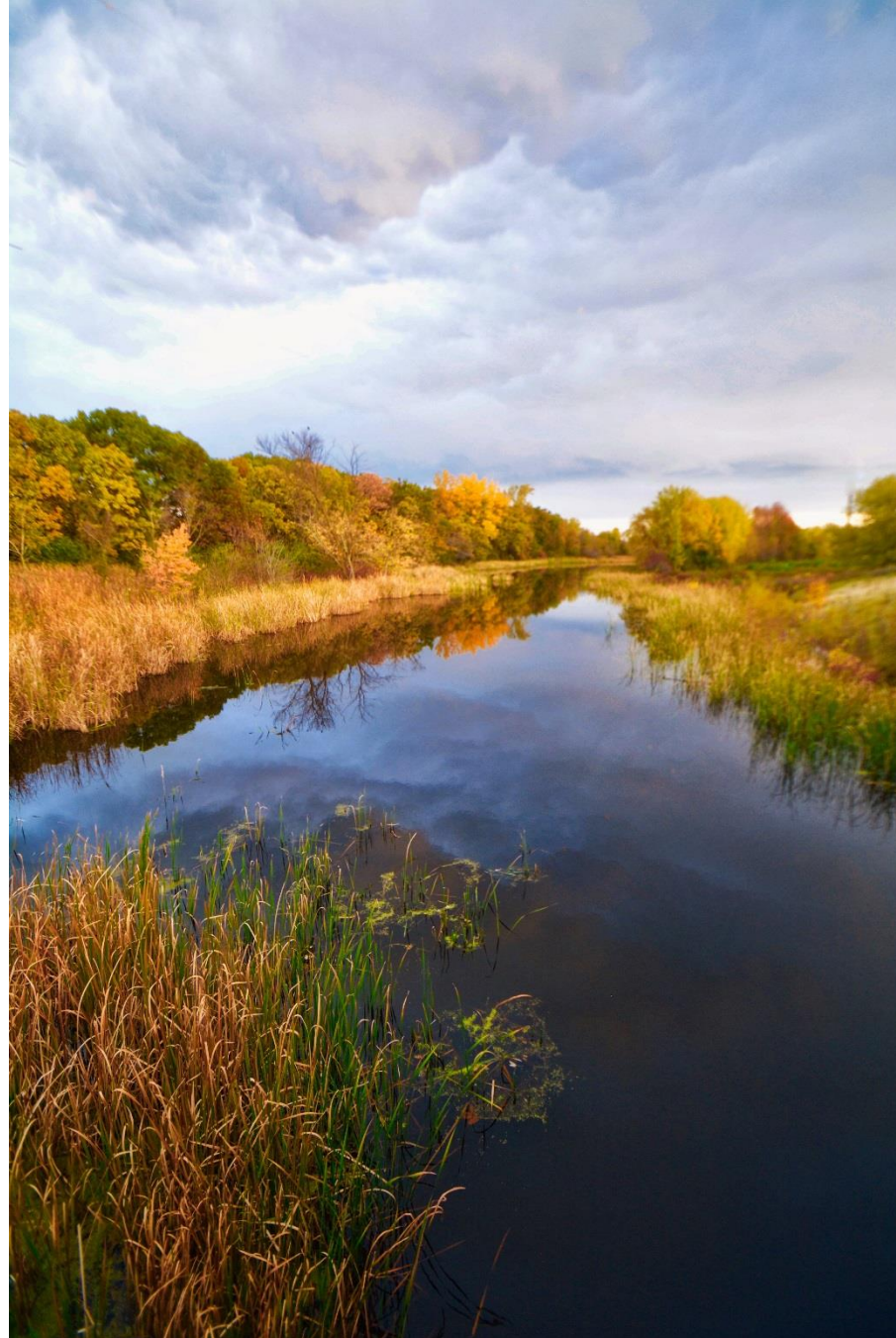


Photo by Jami Nelson

Circumference, January 12, 2017, Sunfish Lake Park



Cloudy, July 1, 2017, 145th Lane NW



Rising over the Rum, October 12, 2017, corner of Bunker Blvd and Highway 47 on the “Ramsey” side



The Aurora Over Bunker Lake Boulevard, May 28, 2017



Fall Sky, October 22, 2017, Mississippi River at Rivlyn Avenue



Winter Fog, December 4, 2017, Mississippi River at Rivlyn Avenue



Fire in the Sky, Mississippi River at Rivlyn Avenue



Blowin' Away, October 8, 2017, Rum River Central Park



Drops of Rain, October 26, 2017, Junkite Street



Barred Owl

Environmental Policy Board (EPB)

6. 2.

Meeting Date: 02/26/2018

By: Chris Anderson, Community
Development

Information

Title:

Staff Updates

Purpose/Background:

- Tallgrass Land Conservation. The Mayor recently received information from an organization known as Tallgrass Land Conservation (attached). One of the primary focuses of this company is wetland banking, a process in which wetland is either created and/or restored and then 'credits' are available for purchase by developers when mitigation isn't possible. No specific action is required; this is just information that may be of interest to the Board.
- Recycling Events Set. The City will host three (3) recycling events in 2018. They will be on May 5, July 28, and Sept. 29 at our Public Works Campus and each will run from 8am to 12pm.
- Change of Meeting Location. Reminder, beginning with the March meeting, EPB will now meet in the Council Chambers and meetings will be cablecast. Meetings will still be on the 3rd Monday of the month and will still begin at 6:30pm.

Action:

Attachments

Tallgrass Land Conservation Information

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 02/23/2018

Reviewed By

Tim Gladhill

Date

02/23/2018 09:50 AM

Started On: 02/22/2018 03:58 PM



January 4, 2018

The Honorable Sarah Strommen
Mayor of Ramsey, MN
7550 Sunwood Drive, NW
Ramsey, MN 55303

Dear Mayor Strommen:

I am the president of Tallgrass Land Conservation, LLC ("TLC"), a wetland mitigation banking company located in Illinois and Wisconsin. After reading the article "*Mississippi River mayors eye wetlands and parks to reduce flooding and environmental damage*" by Leila Navidi of the Star Tribune, I began thinking of ways that we could possibly work together.

Enclosed are two brochures that will help you become familiar with TLC, our wetland restoration process, wetland mitigation banking, and the importance and beauty of wetlands.

If you have any questions or desire more information, please contact me. I hope that we have an opportunity to meet with you and explore a mutually beneficial relationship. You can reach me at 847-342-8020 or via email at mkasper@tallgrasslandconservation.com. I look forward to hearing more about your projects and to see how we can contribute to reduce flooding and environmental damage along the Mississippi.

Regards,

A handwritten signature in black ink that reads "Mitch Kasper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mitch Kasper
President
Enclosures



WETLAND BANKING WITH TALLGRASS LAND CONSERVATION INVITATION TO LANDOWNERS

Tallgrass is introducing you to an extraordinary opportunity that improves the environment AND benefits you financially. We are creating wetland banks, restored wetlands that sell credits to land developers. We can ‘turn-key’ a mitigation project, assuming the financial and management costs to develop a revenue stream for our partners.

What is a wetland?

Wetlands are shallow-water habitats, including marshes, swamps, bogs, fens with their own complex mix of plants and animals. They are beautiful in all seasons and provide healthy habitats for wildlife, including endangered birds, mammals, and shellfish. Wetlands also protect our lives and homes by holding and controlling floodwaters, filtering pollutants that flow into our water systems and by storing carbon, delaying the release of gases that cause climate change

More than half of the almost 120 million acres of American wetlands have been lost to agriculture and development. Urgently needed wetlands protection came with the national “No Net Loss” policy. This policy was first adopted by President George H.W. Bush’s administration in 1989. It was strengthened in 2008 with the Clean Water Act and expanded further by President Obama in 2015.

What is a wetland bank?

A wetland bank is a piece of property restored as a functioning wetland in order to maintain wetlands and their valuable benefits while still allowing development. Developers can buy mitigation credits from a wetland bank, a necessary step in order to receive regulatory approval for their projects. Establishing a wetland bank is a complex, multi-year, multi-faceted process that not just anyone can undertake. Tallgrass has the experience and expertise to make this balance of conservation and development work.

How are parcels critiqued for suitability?

Site evaluation for wetland bank suitability consists of a comprehensive layering of characteristics including:

- Parcel size of approximately 40-120 acres
- Geographic and watershed location
- Current and historical site conditions
- Current and historical surrounding land use
- Market supply and demand for wetland credits
- Market construction costs and credit sales prices

What is the timeline?

The development and implementation of a wetland bank is dependent on a number of factors including regulatory agency processes and approvals.

- Wetland banking runs on a 7-10 year timeline
- Regulators assign from 0.25 to 1 credit per acre, based on the scope of the restoration
- Tallgrass sets the price per credit, based on project needs, regional costs, and market influences
- A restoration design plan will take approximately 1-2 years to develop and become approved
- Restoration and maintenance is then conducted on-site over multiple years

Where do the responsibilities lie?

Tallgrass

- Works with regulators (ACOE, DNR, USF&W and EPA) to get wetland bank designations
- Constructs complex wetland habitats
- Sells credits to generate revenue for Tallgrass and Landowners

Landowners

- Provide unencumbered land for the wetland bank and a current survey
- Receive revenue from credit sales

PROPOSAL TO LANDOWNERS

Deal Terms

- Landowner agrees to put their land under conservation easement and allow wetland bank development
- Tallgrass capital will be used to fund project management, construction, and long-term monitoring and maintenance
- Tallgrass will return up to 20 percent of gross revenue from credit sales to landowner

Beyond cash for credits

- Wetland banking is a truly “green” investment
- The land has potential for credit stacking—receiving credits for water quality improvement, stream restoration, carbon sequestration, etc.
- The landowner retains ownership of a professionally restored natural habitat

ABOUT TALLGRASS

Tallgrass has the experience

- Our first wetland bank was established in 2012 in Rock County, Wisconsin
- Our current bank projects span Illinois, Wisconsin, Iowa, Indiana, Tennessee, and North Carolina
- For nearly 2 decades, we have provided ecological restoration services to hundreds of public and private clients in the Midwest, bringing thousands of acres of wetlands, woodlands, and prairies back to life

We are recognized in our field

- More than a dozen of our properties have earned Conservation and Native Landscaping Awards from the US EPA and Chicago Wilderness
- We also received accolades from the US Army Corps of Engineers, with exceptional ratings in quality, schedule, and safety, for our work on the Burnham Prairie Nature Preserve Restoration, a multi-million dollar project of the Great Lakes Fishery and Ecosystem Restoration program

We have the know-how

- Our affiliate Tallgrass companies cover all the bases, from project management to marketing to land acquisition, restoration, and maintenance
- Our staff includes skilled ecologists, biologists, wetland delineators, GIS technicians, equipment operators, and investment specialists
- We make the best use of multiple technologies to explore and understand the land

We know the people

- We work with government agencies, preservation organizations, and scientists to identify prime bank sites
- We have experience working with regulators to efficiently move toward full approval

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WETLAND BANKING WITH TALLGRASS LAND CONSERVATION

Milestones & Expectations for Bank Development

The final determination to develop a wetland bank is dependent upon a number of factors including site suitability, market conditions, and regulatory agency approval. The bank approval process will take approximately two (2) years. Construction, credit sales, maintenance, and bank closure will require an additional six (6) to eight (8) years.

YEAR 1: Due Diligence and Plan Conceptualization

Tallgrass Responsibilities:

- Investigate current and historic site conditions, land use, surface water and vegetation
- Determine soil types
- Analyze water availability and drainage
- Determine floodplain regulations
- Conduct a wetland delineation
- Analyze options for hydrologic alterations
- Consider regulatory issues
- Obtain estimates for construction costs
- Verify expected income and expenses from project
- Provide capital to fund project management and construction activities
- Conduct due diligence and manage the project in its entirety
- Draft the Prospectus and submit to regulators for review

Landowner Responsibilities:

- Place unencumbered land under conservation easement*
- Allow Tallgrass and regulators access to the property for purposes of site assessment, data collection and plan development
- Provide copies of:
 - parcel deed
 - title insurance
 - property boundary survey

*The addition of a conservation easement to a land parcel may, in some areas, require approval by the local zoning board. It is the responsibility and requirement of the landowner to pursue all necessary steps in order to apply the conservation easement to the parcel; including meetings with zoning boards and submission of required documents, forms and fees. Any existing liens, including a mortgage, must be removed before a conservation easement can be executed.

YEAR 2: Wetland Bank Plan Approval

Tallgrass Responsibilities:

- Prepare restoration and adaptive management plans
- Conduct baseline on site vegetation and hydrologic monitoring
- Negotiate a final plan with regulators
- Continue to fund and manage all project activities
- Develop and submit Compensation Site Plan (CSP) including:
 - baseline conditions of the site
 - proposed construction, restoration, monitoring, and short term management plans
 - quantifiable performance standards related to vegetation, hydrology, and other factors
 - long-term management plan
 - proof of financial assurances
 - completed conservation easement

Landowner Responsibilities:

- Be available, as necessary, for meetings and discussions regarding the plan
- Provide a recorded conservation easement document
- Allow access to the property for purposes of wetland plan development

YEARS 2-3: Wetland Bank Construction

Tallgrass Responsibilities:

- Begin restoration of the property to build a fully functioning wetland
- Make regulator approved hydro alterations to the site
- Remove invasive and unwanted vegetation
- Plant native vegetation
- Continue to fund and manage all project activities
- Sell credits to generate revenue for Tallgrass and Landowner
- Submit required annual credit ledgers to regulators

Landowner Responsibilities:

- Be available, as necessary, for meetings and discussions regarding the wetland development
- Allow access to the property for purposes of wetland development

YEARS 3-10: Wetland Bank Annual Maintenance and Monitoring

Tallgrass Responsibilities:

- Monitor and maintain the wetland to meet interim performance standards
- Employ adaptive management plans as necessary to meet final performance standards
- Sell remaining credits to generate revenue for Tallgrass and Landowner
- Submit required annual monitoring reports and credit ledgers to regulators

Landowner Responsibilities:

- Be available, as necessary, for meetings and discussions regarding the wetland management
- Allow access to the property for purposes of wetland development