



November 24th, 2020

Mr. Sean Sullivan
EDA Director
City of Ramsey
7550 Sunwood Dr
Ramsey, MN 55303

Sean,

Recently, Armstrong West Retail, LLC (PID# 29-32-25-14-0021) constructed a building on a lot that was involved in a land swap with the City of Ramsey in 2019. One of the requirements of the land swap is that we had to enter into a Right of Re-Entry Agreement (document no. 2230713.002) which required a building to be built and have a Certificate of Occupancy on or before January 26, 2021.

Given the site visibility and proximity to Hwy 10 and Armstrong Blvd, it would be best utilized by constructing retail space, which is exactly what we did. Our plan was to build a complete shell (with parking lot, landscaping and infrastructure already installed) and market said building to various retail type uses.

As everyone is very aware, Covid-19 hit MN hard this spring. Many of the users that would consider locating into this building were handcuffed and severely negatively impacted by the Pandemic.

When we first started construction, we (nor anyone else) never envisioned our country would be going through this tough time. A Certificate of Occupancy cannot be issued until the buildout for the end user is 100% complete and inspected. I truly believe the intent of the City was to get the building "significantly complete" status, meaning the shell would be ready for a user to start finishing a space for their use.

To date, we have invested over \$2M dollars on this project (beside the land cost), with the County Assessor valuing said building at over \$1.4M of improvements. I believe our intention was aligned with the City and we built on the property, we did not just hold it and wait for land prices to rise.

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I am requesting the Right of Re-entry Agreement be removed, as we (in good faith) developed the property with the intention of having retail business occupy this great and aesthetically building. Going forward, once the Covid-19 virus is under control, we will continue to market the property. Having an empty building is not beneficial to us nor the City, but we must weather this storm and get back to business as usual this spring.

Please let me know if you have any questions on this request.

Sincerely,



Matt Kuker

COO