

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday, April 8, 2021
7:30 am
Council Chambers, 7550 Sunwood Drive NW

This meeting is being held in accordance with Minnesota Statutes 13D.021. Due to the COVID-19 Pandemic, it is not practical and prudent for all members of this board to attend in person. Current Minnesota law requires certain social distancing standards that impacts the capacity of the Council Chambers. For these reasons, it is not practical and prudent to have this meeting exclusively in person. Members of the public are welcome to attend in person or remotely.

Remote Attendance available at www.cityoframsey.com/meetings. To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Consent Agenda**
 1. Approve Meeting Minutes for March 11, 2021
- 4. EDA Business**
 1. Appoint Chairperson and Vice Chairperson
 2. Review Request for Interest/Proposals for a Dynamic Display Billboard for Retail Advertising on Highway 10 Near the COR
 3. Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to consider purchase of real property)
- 5. Member/Staff Input**
- 6. Adjournment**

Economic Development Authority (EDA)

3. 1.

Meeting Date: 04/08/2021

Submitted For: Sean Sullivan, Community Development

By: Wendy Schlueter, Community Development

Title:

Approve Meeting Minutes for March 11, 2021

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:

Approval of March 11, 2021 meeting minutes

Action:

Motion to approve March 11, 2021 EDA meeting minutes.

Attachments

[March EDA Minutes](#)

Form Review

Inbox

Sean Sullivan

Tim Gladhill

Form Started By: Wendy Schlueter

Final Approval Date: 04/01/2021

Reviewed By

Sean Sullivan

Tim Gladhill

Date

03/24/2021 04:22 PM

04/01/2021 08:46 AM

Started On: 03/23/2021 02:52 PM

**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, March 11, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Brian Burandt
 Member Scott Cords
 Member Chelsee Howell
 Member Chris Riley

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager
 Tim Gladhill, Deputy City Administrator
 Brian Pankratz, CBRE

1. CALL TO ORDER

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

2. APPROVE AGENDA

Chairperson Steffen suggested reversing the order of cases 4.01 and 4.02.

Motion by Member Cords, seconded by Member Burandt, to approve the agenda as amended.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Burandt, Howell, and Riley.
Voting No: None. Absent: None.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated February 11, 2021

3.02: Receive Update on Bunker Lake Boulevard Improvement Project

Motion by Member Burandt, seconded by Member Cords, to approve the consent agenda as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Cords, Howell, and Riley.
Voting No: None. Absent: None.

4. EDA BUSINESS

4.01: Select 2021 Business of the Year

Economic Development Manager Sullivan presented the staff report.

Member Cords commented that when he reviewed the list, he preferred Do All Printing as his first choice and B & F Fastener as his second choice based on community interaction and plans for the future.

Chairperson Steffen commented that his first consideration was tenure and length of time in the City noting that Armstrong Kennels has been in Ramsey since 1926 and has brought so many to Ramsey through the Game Fair and therefore he will vote for that business.

Member Burandt stated that he always values the length of time in the City and recognized that Armstrong Kennels has been a flagship business for the community and brings so many to the community through the Game Fair, therefore he also selects that business.

Member Riley commented that all of the businesses on the list are great and he could support either Do All Printing or Armstrong Kennels. He commented that the City has recently renamed Central Park to recognize the Armstrong/Delaney family and selecting Armstrong Kennels would go along with that.

Member Howell agreed with the comments of Member Riley.

Motion by Chairperson Steffen, seconded by Member Burandt, to select Armstrong Kennels as the 2021 Ramsey Business of the Year.

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Cords, Howell, and Riley.
Voting No: None. Absent: None.

4.02: Consider Updates to City Pricing Strategy for City Owned Land (Portions of meeting may be closed to the public)

Economic Development Manager Sullivan stated that the purpose of this case is to discuss the pricing strategy for City owned land and recommended that the group go into closed session for that discussion.

Motion by Member Cords, seconded by Member Burandt, to recess the meeting to Closed Session at 7:38 a.m.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Burandt, Howell, and Riley.
Voting No: None. Absent: None.

The meeting reconvened to Open Session at 8:10 a.m.

Economic Development Manager Sullivan reported that during the closed session the EDA discussed the price strategy for City owned land and came to a consensus on that topic.

Motion by Member Cords, seconded by Member Burandt, to recommend to City Council to change the pricing strategy for City owned property as proposed in the handout materials provided by staff.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Burandt, Howell, and Riley. Voting No: None. Absent: None.

4.03: Discussion About 2021 EDA Events

Economic Development Manager Sullivan presented the staff report beginning with the recommendation for the Business Expo.

Chairperson Steffen asked for input on what the decisions would be based upon, whether that would be a decision of the City or based on State guidance.

Economic Development Manager Sullivan stated that in terms of event planning staff needs time to setup for those events, therefore it is not possible to host the event in April. He explained that as it stands, those types of gatherings are not allowed under Executive Order and therefore those events of that nature are being delayed or moved. He recognized that additional changes may be coming from the Governor, which is encouraging.

Chairperson Steffen confirmed that the event could not be held in April and therefore the group could host the event in the fall or delay until April 2022.

Member Riley asked if the Business Expo could be combined into the craft fair and Happy Days events.

Economic Development Manager Sullivan commented that while that is possible, the EDA has structured its events to be standalone EDA events. He stated that hosting the event at Adrenaline provided the most successful outcome and helped a Ramsey business.

Chairperson Steffen asked if the Happy Days Committee is also on a wait and see pattern.

Deputy City Administrator Gladhill commented that group is proceeding with the framework that the event could be held in the fall, of course dependent upon guidance at that time.

Economic Development Manager Sullivan commented that he will begin planning for a fall Business Expo event. He then moved on to the Business Appreciation Day event, highlighting the modified event that took place in 2020 and the hope to hold it in a more traditional format in 2021.

Chairperson Steffen confirmed the consensus of the EDA to support the staff recommendation to plan for a traditional Business Appreciation Day event format for both golf and banquet.

Economic Development Manager Sullivan provided background information on the Business Networking Breakfast event and the staff recommendation to hold the event in person. He asked for input on the discussion topics, noting that Highway 10 continues to be an item of interest.

Chairperson Steffen asked and received confirmation that the group should think about ideas for the keynote speaker. He recognized that Highway 10 continues to be something of interest but noted that it seems every event involves Highway 10.

Deputy City Administrator Gladhill confirmed that Highway 10 continues to be a topic but noted that the City has already secured \$91,000,000 in funding and by the time of the event the final design layout will be known therefore that update will be important. He stated that will lead into the “Anoka Solution” project and related schedule and planned closures.

Member Riley agreed that while Highway 10 continues to be discussed, a lot has changed, and it is an important topic for the businesses. He stated that they are beyond the plan they would like to have and are making great progress.

Chairperson Steffen stated that perhaps three or four new businesses could be chosen to speak to highlight their business and why they came to Ramsey.

Economic Development Manager Sullivan agreed that having Ramsey Businesses Speak would be a good idea.

Economic Development Manager Sullivan stated that he would like to set the date for the Business Appreciation date as August 17, 2021 at Northfork to begin planning efforts. He noted that staff can work on securing dates, speakers and venues for the other events. The EDA confirmed consensus with selecting that date and Venue for the 2021 Business Appreciation Day.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan indicated that he has received more inquiries from businesses related to industrial development. He stated that this topic may come back to discuss potential options for additional industrial areas. He stated that there are also a few existing businesses that are looking to expand, and staff continues to work with those businesses. He noted that both GiGi’s and Java Properties have received recommendations of approval from the Planning Commission and are moving forward to the City Council with the hopes to break ground in April or May. He stated that Storyteller Café is earlier in the site plan process running about a month behind Gigi’s and Java and may go to the Planning Commission at its April meeting.

Chairperson Steffen asked if staff is still in communication with Cobblestone Hotel.

Economic Development Manager Sullivan replied that staff remains in communication with the group, but banks are not actively financing hotels at this time. He noted that there is not an active PA with that business.

Chairperson Steffen asked for an update on electronic billboards.

Economic Development Manager Sullivan replied that per the direction of the EDA staff developed an RFI to request information on dynamic display billboards. He noted that three groups submitted RFI's. He stated that there is interest in the area and staff is working to summarize each of the proposals to present to the EDA.

Deputy City Administrator Gladhill stated that Congress passed another COVID relief package that would include an allocation to the City that could be used for City reimbursable expenses or business grants. He noted that the topic will come to the EDA to determine whether another round of business grants would be appropriate.

Chairperson Steffen recognized Member Burandt as this is his last meeting, recognizing his contributions over the past six years and thanking him for his service. He also welcomed Councilmember Howell as the newest Member of the EDA. He confirmed that there are two vacant positions.

Economic Development Manager Sullivan noted that interviews for the EDA vacancies are forthcoming and believed the positions should be filled for the April meeting.

6. ADJOURNMENT

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

Motion carried. Voting Yes: Chairperson Steffen, Members Burandt, Cords, Howell, and Riley.
Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 8:33 a.m.

Respectfully submitted,

Sean Sullivan
Economic Development Manager

ATTEST:

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Economic Development Authority (EDA)

4. 1.

Meeting Date: 04/08/2021

Submitted For: Sean Sullivan, Community Development

By: Wendy Schlueter, Community Development

Title:

Appoint Chairperson and Vice Chairperson

Purpose/Background:

Each year the EDA appoints officers. Mr. Jim Steffen served as Chairperson and Mr. Brian Burandt served as the Vice Chairperson this past year. The term of appointment is April 1, 2021 - March 31, 2022. The EDA should nominate member(s) for each position and select officers for the upcoming year.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Motion to appoint _____ as Chairperson of the Economic Development Authority through March 31, 2022.

-and-

Motion to appoint _____ as Vice Chairperson of the Economic Development Authority through March 31, 2022.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	02/26/2021 03:51 PM
Tim Gladhill	Tim Gladhill	03/03/2021 09:55 AM
Tim Gladhill	Kathy Schmitz	03/30/2021 03:00 PM
Sean Sullivan	Sean Sullivan	03/30/2021 03:09 PM
Sean Sullivan	Sean Sullivan	03/30/2021 03:10 PM
Tim Gladhill	Tim Gladhill	03/30/2021 08:11 PM
Form Started By: Wendy Schlueter		Started On: 02/26/2021 11:31 AM
Final Approval Date: 03/30/2021		

Economic Development Authority (EDA)

4. 2.

Meeting Date: 04/08/2021

By: Sean Sullivan, Community
Development

Title:

Review Request for Interest/Proposals for a Dynamic Display Billboard for Retail Advertising on Highway 10 Near the COR

Purpose/Background:

The purpose of this case is review the proposals submitted by three Dynamic Display Billboard (DDB) companies and to recommend next steps to move the process of action / selection forward.

The City has received proposals from Clear Channel, iDigital Media and Lamar. Staff has consulted with each company and has agreement on a preferred sign location at 7443 Highway 10 NW (former M & G Trailer storage site). Each proposal brings a slightly different approach but all consist of a two-sided DDB with rotating advertising opportunities. All proposals have the private company designing, constructing and maintaining the DDB and to lease the property from the City. Under these scenarios the city does not fund any of this project and received lease revenue. Copies of the submitted proposals and a Staff generated summary and ranking sheets are attached for reference.

It should be noted that the land proposed for this project was purchased with RALF (Right of Way Allocation and Loan Fund) funds by the Metropolitan Council as part of the previous Highway 10 vision established in the early 2000s. This parcel is no longer needed as a full acquisition and will be eligible for this improvement and potential redevelopment in the future. As such, revenue received from the land lease would need to first pay back RALF obligations. Once those obligations are satisfied, the lease revenue can be received by the City of Ramsey.

Notification:

N/A

Observations/Alternatives:

In an effort to further evaluate the proposals, Staff put together a simple scoring/ranking system based on some key components of the proposals. The scoring system as a simple 1, 2, 3 rating with 1 being the best and 3 being the worst. The results of the scoring matrix below are not binding and only serve as a comparative tool to further the discussion. The ranking results are as follows:

1st - iDigital
2nd - Clear Channel Outdoors
3rd - Lamar

Alternatives:

1. Recommend that the City Council select a single/final vendor to negotiate a Lease Agreement on the preferred City Owned Parcel
2. Direct Staff to invite vendors to present to the EDA to assist with the selection of a preferred vendor and/or direct Staff to prepare a future EDA Case to provide the EDA an opportunity to do a more detailed analysis on the proposals
3. Something else

Funding Source:

This project would be handled under normal staff duties.

There would be no cost to the City at this time. If a parcel owned by the City were selected, the City would negotiate lease revenue for a ground lease. The City would not be handling the ad sales. The billboard company would own and operate the sign itself.

Recommendation:

Based on discussion. Staff is comfortable with making a recommendation on a preferred vendor if desired by the EDA, but would also support a more robust review by the EDA before selecting a preferred vendor.

Action:

Based on discussion.

Attachments

[RFI Brief Summary](#)

[RFI Ranking](#)

[Clear Channel Proposal](#)

[iDigital Proposal](#)

[Lamar Proposal](#)

Form Review

Inbox

Sean Sullivan (Originator)

Tim Gladhill

Form Started By: Sean Sullivan

Final Approval Date: 04/01/2021

Reviewed By

Sean Sullivan

Tim Gladhill

Date

03/31/2021 02:46 PM

04/01/2021 08:47 AM

Started On: 03/24/2021 04:33 PM

RFI Summary 3.31.21

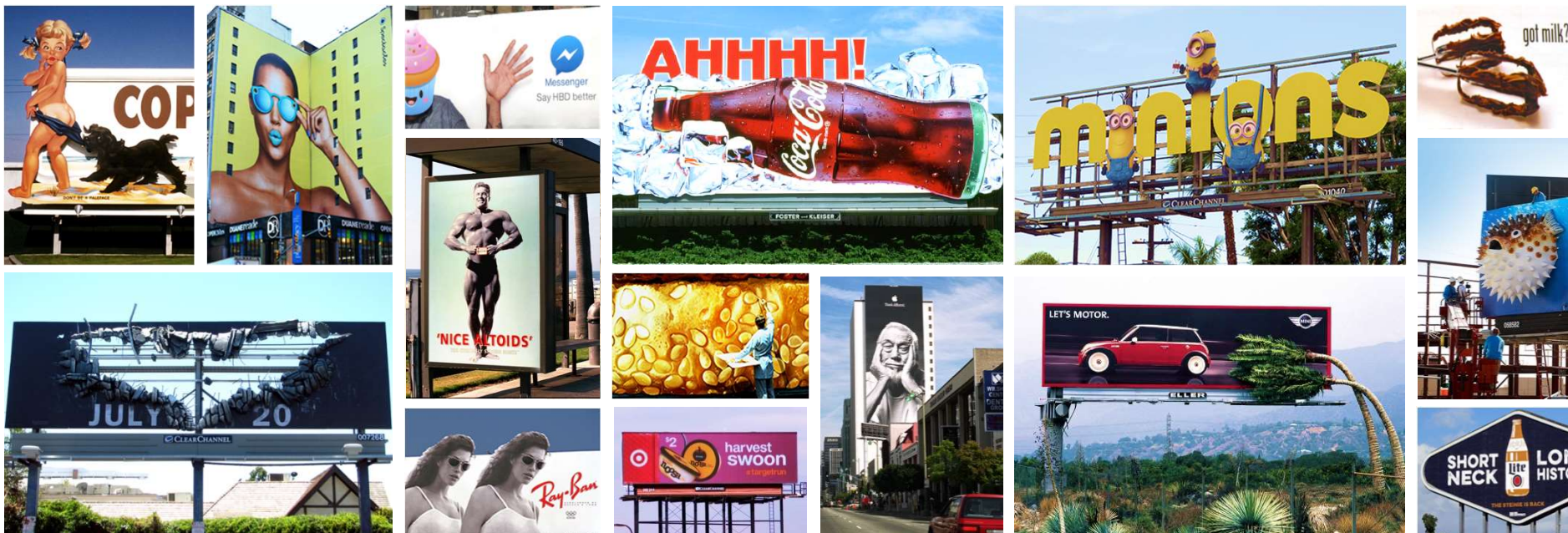
Company Name	Billboard Location	Type	Size	Height	Lease/Own	Lease Term
Clear Channel	7443 Hwy 10	16-20 mm Double sided horizontal digital	Horiz. 14'H X 48'W (672 SF)	45'	Land Lease	20 years
iDigital Media	Option 1 (NE Corner of Ramsey and 10) (City) (Willing to move) (7443 Hwy 10 NW OK)	10mm Double sided vertical/horizontal digital	Horiz. 14'H X 48'W (672 SF)	35'	Land Lease	min. 10, 35 preferred w 2 - 10 year options
iDigital Media	Option 2 - 2 locations (NW Corner of Sunfish and 10, and Hwy 10 /Armstrong Eastbound /County/Bridge)(Willing to move) (7443 Hwy 10 NW OK)	10mm Double sided vertical/horizontal digital	Verti. 41'H X 16'W (656 SF)	48'	Land Lease	min. 10, 35 preferred w 2 - 10 year options
Lamar	28-32-25-42-0002 Majestic Holdings on RFI but likely should be 28-32-25-43-0002 (7443 Hwy 10 NW)	19-23 mm Double sided horizontal digital	Horiz. 10.6' X 36' (381.6 SF)	35'	Land Lease	20 years

	Lease Rate	Ad time	Advertising for City	Advertising for Local Biz	AD rates	Ordinance Suggestions
Clear Channel	Flat monthly lease payment \$ TBD Hoping to have by EDA meeting	8 slots / 8 sec. dwell	Free / up to 20 hrs / face / month, 9000 8s. PSA, PSA's, City, Community Events, Ad Production	Preferred Rates (25% discount) (subject to changing market conditions) \$1,425/slot	Standard Rate - 4 week slot (subject to changing market conditions) \$1900/slot	Yes
iDigital Media	25% Gross Ad Revenue (\$2,500 per face/month) (up to 60K/year)	8 slots / 7 sec. dwell	Free / 50% advertising inventory to City /Local Biz, Also City advertising for events in St Cloud / Northern MN Networks	Reduced rates: (4 week slot) \$995/flight/spot \$795/flight/ 1/2 spot \$495/flight/ 1/3rd spot	Standard Rate: (4 week slot) \$1495/flight/spot \$1195/flight/ 1/2 spot \$795/flight/ 1/3rd spot	No, have experience
iDigital Media	25% Gross Ad Revenue (\$2,500 per face/month) (up to 60K/year)	8 slots / 7 sec. dwell	Free / 50% advertising inventory to City /Local Biz, Also City advertising for events in St Cloud / Northern MN Networks	Reduced rates: (4 week slot) \$995/flight/spot \$795/flight/ 1/2 spot \$495/flight/ 1/3rd spot	Standard Rate: (4 week slot) \$1495/flight/spot \$1195/flight/ 1/2 spot \$795/flight/ 1/3rd spot	No, have experience
Lamar	\$12,000 / year	6 slots / 8 sec. dwell	City advertising is Free. One of the 12 slots available (6 each side). Non-profits could also use this space. For Profits cannot use this slot. Can Flip E W Slots if desired	Standard Rates, no reduction. \$2,000 for per 4 week or \$500 per week for one slot.	Standard Rates \$2,000 for per 4 week or \$500 per week for one slot.	Sample given

Scoring of Proposals

	Clear Channel	Idigital Media	Lamar
DDB Quality	2	1	3
DDB Versatility (Layout / slots)	2	1	3
Lease Rate (Revenue)	2	1	3
Lease Term	2	1	2
Availability of Local Advertising	2	1	3
Cost of Local Advertising	2	1	3
Availability of City Advertising	2	1	2
Cost of City Advertising	1	1	1
Sign Location	2	1	2
Ordinance Experience	2	3	1
	19	12	23
	2nd	1st	3rd

GET SEEN. BE LOVED.



 Clear Channel Outdoor



CITY OF RAMSEY, MN
REQUEST FOR INTEREST

City of Ramsey, MN RFI

CLEAR CHANNEL OUTDOOR, LLC (“CCO”) is pleased to submit to you this Request For Interest (RFI) to build and operate digital billboards in the City of Ramsey, MN. The following items are addressed on the following pages.

- Company Information
- Project Team
- Market Experience
- Digital Operations
- Zoning Ordinance Changes
- Project Specifications

City of Ramsey, MN RFI

Company Information

Clear Channel Outdoor, LLC, (NYSE: CCO) is one of the world's largest outdoor advertising companies:

- More than 510,000 displays in over 31 countries
- Operates in 43 of the top 45 markets in the United States
- 1,400 digital billboards, in the U.S.

While Clear Channel Outdoor is a global brand, the Clear Channel Outdoor Minneapolis/St Paul (CCO MSP) team works here:

- Operating in the Twin Cities area since 1934 (Naegele Advertising) with 37 employees in market
- Active in 79 municipalities/13 counties in Minnesota
 - Owns and operates 7 billboard faces at 4 locations in Ramsey, MN
- Currently displaying community messaging on digital displays in 16 Twin City markets and counting

Local Office Information:

Clear Channel Outdoor, LLC
3225 Spring St, NE
Minneapolis, MN 55413

<https://clearchanneloutdoor.com>

Clear Channel Outdoor MSP – Ramsey MN Billboard locations



**City of Ramsey, MN
RFI**

Project Team

Daniel Ballard
Branch President- Minneapolis/St. Paul
danielballard@clearchannel.com
612-605-5125

Matthew Weiland
Vice President Real Estate and Public Affairs - Minneapolis/St. Paul
Matthewweiland@clearchanneloutdoor.com
612-605-5142

Roy Schroeder
Vice President Sales – Minneapolis/St Paul
royschroeder@clearchannel.com
612-605-5113

Scott O'Konek
Operations Manager- Minneapolis/St. Paul
ScottOKonek@clearchannel.com
612-746-8824

City of Ramsey, MN RFI

Digital/Dynamic Market Experience

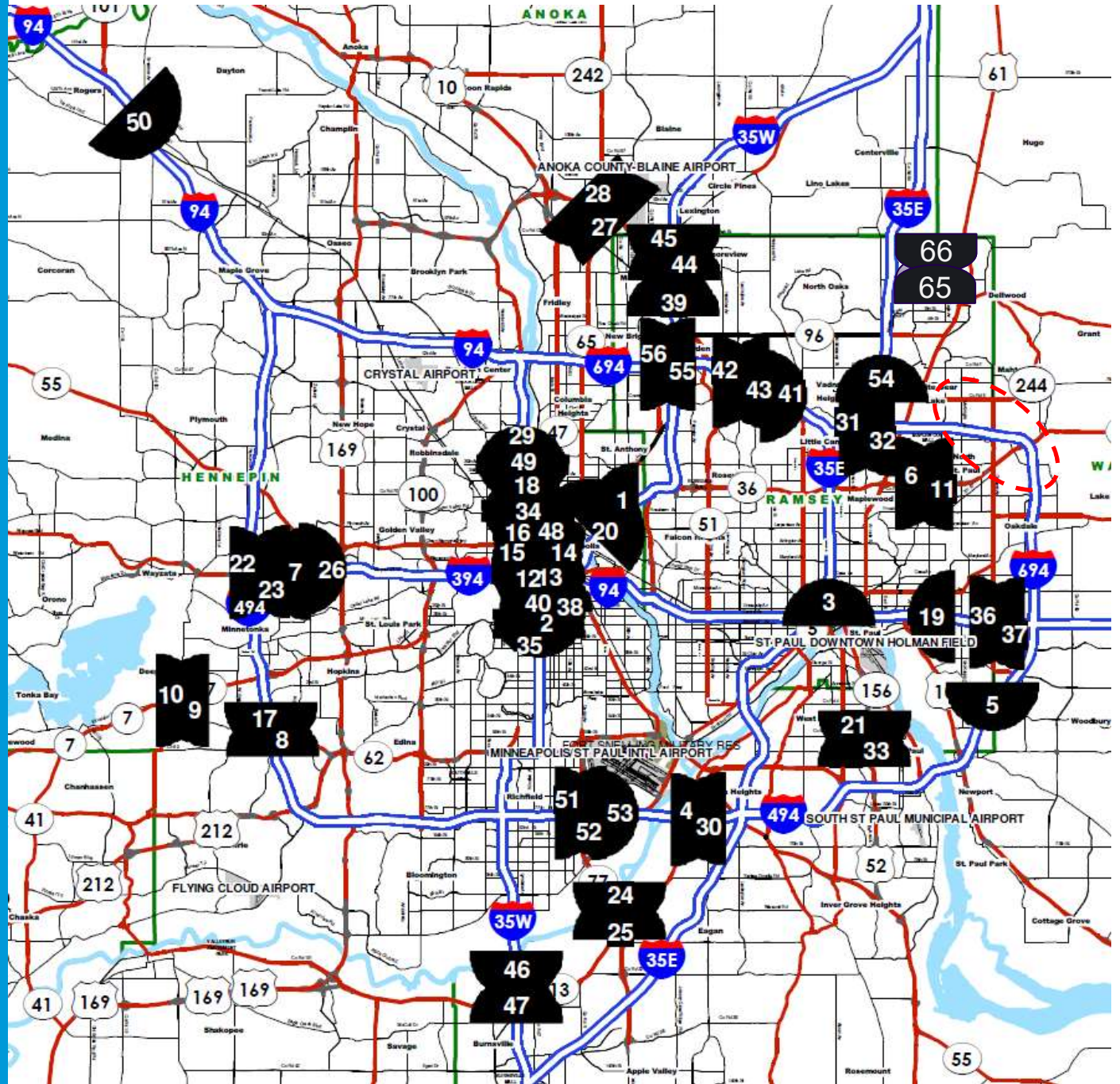
Clear Channel Outdoor, LLC Minneapolis/St. Paul (CCO MSP) Digital/Dynamic Billboard Experience

- CCO MSP currently operates 66 digital billboards in 16 Twin City communities. CCO MSP has a proven history of creating beneficial public/private partnerships. CCO MSP currently has lease agreements with the public entities listed below to operate digital signs.
 - City of Blaine
 - City of Mounds View
 - City of New Brighton
 - City of Rogers
 - City of Shoreview
 - City of West St Paul
 - White Bear Township
 - Metropolitan Airports Commission (MAC)
- All of the construction costs for these projects were 100% funded by CCO MSP. CCO MSP manages the sales and operation of the billboards, including all costs associated with the operation of the billboards.

**2021 CCO MSP
Digital Billboards
16 Cities
66 Digital Faces**

City	# Faces
1 Blaine	2
2 Burnsville	2
3 Eagan	4
4 Landfall	2
5 Maplewood	3
6 Minneapolis	21
7 Minnetonka*	8
8 Mounds View	3
MSP Airport 9 (Bloomington)	5
10 New Brighton	2
11 Rogers	2
12 Shoreview	3
13 St Paul	3
14 Vadnais Heights	3
15 West St Paul	2
16 White Bear Township	2

*1st digital signs installed in 2006
in City of Minnetonka



Ramsey, MN RFI

Digital/Dynamic Market Experience

14 x 48 Digital – I-694 New Brighton, MN



 Clear Channel Outdoor

14 x 48 Digital – I-35W Burnsville, MN



14 x 48 Digital – Hwy 10 Blaine, MN



14 x 48 Digital – Hwy 52 West St Paul, MN



14 x 48 Digital – I-694 Shoreview, MN



Digital Operations

- **Standard Billboard Face Size**
 - 14 ft x 48 ft (672 sq ft)
 - 10.5 ft x 36 ft (378 sq ft)
- **Digital Billboards rotate 8 slots (static images)**
 - 8 second dwell times
- **Instantaneous transitions between images**
- **Appear like static billboards**
- **Ambient light sensor**
 - Constantly monitor ambient light conditions around sign and adjust brightness of the sign based on surrounding conditions
 - Higher during day and lower at night
- **Remote monitoring**
 - Web cams
 - Cellular communication network
 - Remote cut off switches
- **Digital billboards are permitted by the Federal Highway Administration (FHWA) and State of MN, subject to local approvals**

Summary Zoning Ordinance Changes

- **The Clear Channel Outdoor MSP team has worked with many local communities to recommend amendments to their City ordinances to permit the operation of digital/dynamic signs. The local CCO MSP team is supported by a dedicated corporate legal team that specializes in sign ordinance amendments.**
- **Summary of required city ordinance amendments**
 - Permit Off- Premise//billboard Signs
 - 14x48 ft face (672 sq ft)
 - Permit Digital/Dynamic Faces
 - 8 second dwell times on digital displays
 - Instantaneous transitions
 - Spacing requirement between digital/dynamic billboards read from same direction
 - 2,500 ft recommended
 - Spacing requirements from residential
 - Height Requirements
 - PSA messaging requirement
 - Brightness requirements
 - 1) Digital billboards shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter at a pre-set distance.

(2) Pre-set distances to measure the foot candles impact vary with the expected viewing distances of each size sign. Measurement distance criteria :

Nominal Face Size	Distance to be measured from:
10'6" x 36'	200'
14' x 48'	250'
 - (3) Each display must have a light sensing device that will adjust the brightness as ambient light conditions change.

City of Ramsey, MN RFI

Project Specifications

Location: 7443 HWY 10 NW
Owner: City of Ramsey, MN
PARID: 28-32-25-43-0002

Sign Specifications
Double Face 14' x 48' Digital
Billboard

45 ft Tall

 Clear Channel Outdoor

14 x 48 Digital Flag (45 ft tall)



14 x 48 Digital Flag (45 ft tall)

City of Ramsey, MN RFI

Project Specifications

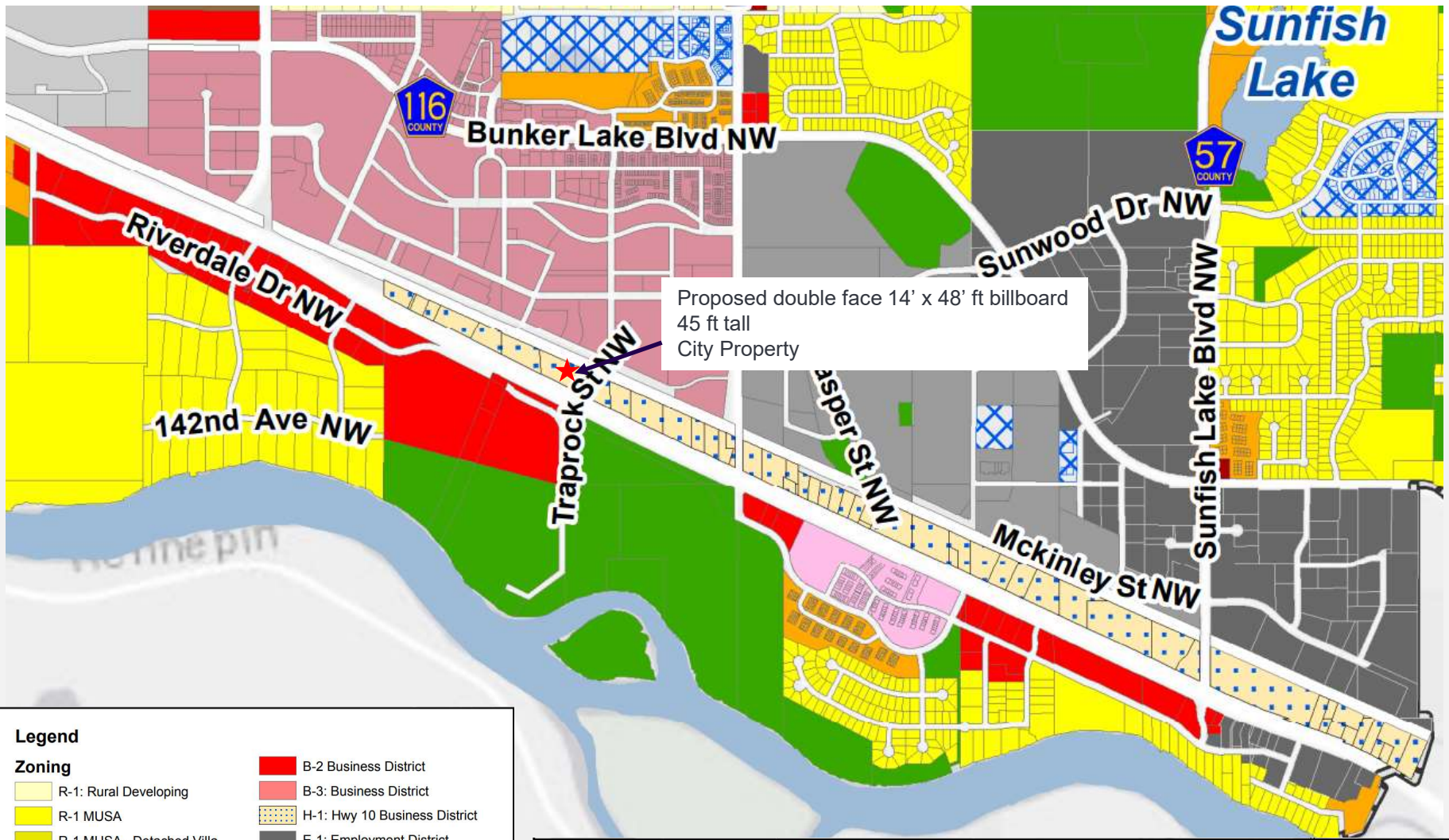
Location: 7443 HWY 10 NW
Owner: City of Ramsey, MN
PARID: 28-32-25-43-0002

Sign Specifications
Double Face 14' x 48' Digital
Billboard

45 ft Tall




















Ramsey Blvd. Web Map

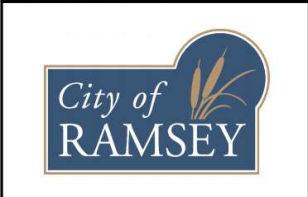


Proposed double face 14' x 48' ft billboard
 45 ft tall
 City Property

Legend

Zoning

 R-1: Rural Developing	 B-2: Business District
 R-1 MUSA	 B-3: Business District
 R-1 MUSA - Detached Villa	 H-1: Hwy 10 Business District
 R-2: Medium-Density Residential	 E-1: Employment District
 R-3: High-Density Residential	 E-2: Employment District
 COR: The COR	 E-3: Employment District
 MU-PUD: Mixed Use PUD	 PUD: Planned Unit Development
 B-1: Business District	 P: Public/Quasi-Public District
	 Right-Of-Way



Official Zoning Map
 January 2020
 Ramsey, MN

Hwy 10 - 14 x 48 Digital Flag (45 ft tall)

Project Specifications

Location: 7443 HWY 10 NW
Owner: City of Ramsey, MN
PARID: 28-32-25-43-0002

Sign Specifications
Double Face 14' x 48' Digital
Billboard

45 ft Tall



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© 2021 Europa Technologies

Google

City of Ramsey, MN RFI

Public Service Announcements (PSA)

- **Clear Channel Outdoor offers Cities**
 - Up to 20 hours PSA/digital face/month
 - 9,000 Eight (8) second public service messages
 - City and Community Events
 - We can provide no cost access to our creative team to help produce City messages
- **In addition to City PSA, Clear Channel Outdoor provides the following PSA**
 - **Amber alerts**
 - **FBI Alerts**
 - **Severe Weather Warnings**
 - Hennepin and Ramsey County
 - **Regional Emergencies**
 - 35W Bridge Collapse
 - **County Sheriff messaging**
 - **Emergency Management Requests**
 - **Non-Profits**
- **Local Business Advertising**
 - CCO would offer preferred rates for local business advertising.

Clear Channel Outdoor – City PSA Examples



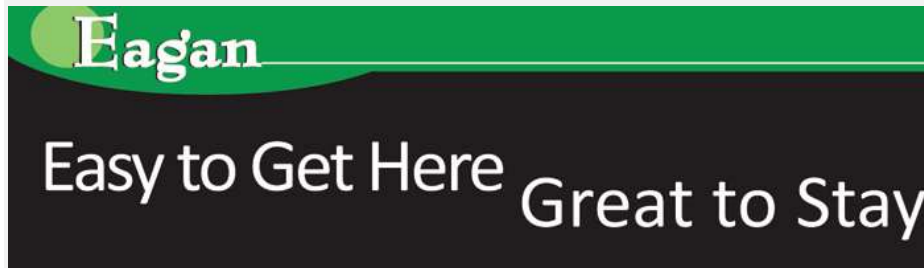
Blaine's 2nd Annual Pet Walk - April 28
 Sat. 10 AM Lakeside Commons Park

www.ci.blaine.mn.us for more info



CLICK IT OR TICKET
 EXTRA SEATBELT ENFORCEMENT
 MAY 23 - JUNE 5

TOWARD ZERO DEATHS SAFE & SOBER



Eagan
 Easy to Get Here Great to Stay



New Brighton Fire Division Open House
 Monday, Oct. 29th
 6-8pm



Buckthorn is INVASIVE
 Remove trees with black fruit **FIRST**



Burnsville Meetings. Burnsville Events. Burnsville News.
 We've got Burnsville covered...
 Burnsville Civic Channel 16 **bctv 16** burnsville.tv



SHOREVIEW FARMERS' MARKET
 EST. 1998
 Tuesday afternoons through October 23
 Shoreview Community Center Parking Lot

Digital messaging benefits – public safety



Photo from Lake Minnetonka Patch.

**NO ICE Is Ever Completely Safe.
USE SAFETY PRECAUTIONS**

Hennepin County Sheriff's Office



**School is in session.
DRIVE SAFELY**

Hennepin County Sheriff's Office

**2002 Red Kia
Lic. # 242 GAU
Carlos Orozco**

Male | Age 8 months-old | Black hair
Any info call: 911

AMBER ALERT



MISSING



**Life jackets
save lives!**

HennepinSheriff.org

WANTED: PHILLIP MIMS
aka James Mayfield

26 yrs old • 5'8" • 192lbs
(612) 376-3200 **FBI**
*REWARD



SPECIAL ALERT

TORNADO WARNING
has been issued for Hennepin County



- Amber Alerts
- Local Police/Sheriff
- Safety Reminders

- FBI
- FEMA Disaster Assistance
- Weather Alerts

COVID-19 PSA
example

We Love Local  Support Neighborhood Businesses



www.TooLocalToFail.com



Ramsey, MN RFI

Conclusion

- **Clear Channel Outdoor is interested in expanding its Digital Network into the City of Ramsey, MN**
- **Great Location in growing Commercial Corridor**
- **Gateway Architectural Sign**
 - Community Messaging
 - Emergency Messaging
- **Expanded advertising opportunities for local businesses**
- **Long Term Private/Public Partnership**
 - 20 plus year contract
 - dedicated income source
 - Lease terms discussed as part of formal request from City of Ramsey, MN.
- **Great source of stable non-property tax related income for city**

Clear Channel Outdoor Contact Information

- **Questions**
 - **Matthew Weiland, VP Real Estate and Public Affairs**
 - **Clear Channel Outdoor, Inc.**
 - **Office- 612-605-5142**
 - **Cell – 651-592-4431**
 - **Email – matthewweiland@clearchannel.com**



DIGITAL CAPABILITY STATEMENT

CORPORATE PROPOSAL

COMPANY INFO:

iDigital Outdoor, LLC

Legal Structure/Ownership: Limited Liability Company

3235 Oak Ridge Loop, E. West Fargo, ND 58078

Phone Number: 701-552-6611

Fax Number: 701-212-4714

Website: idigitaloutdoor.com

Employee Size: 10

Primary Contact:

Josh Gilleland

CEO

josh@idigitaloutdoor.com



ABOUT US:

DUNS: 083196668 - TIN:82-1123316

City of Ramsey,MN:

At iDIGITAL Outdoor we are community focused. Our goal is to work with the City of Ramsey, local tourism bureau, EDA and the Chamber of Commerce to help grow the local economy. We do this by offering lower advertising rates on our billboard to local businesses on a first come basis before we try to sell any advertising space to national companies not from the area. We also work hand in hand with local emergency services agencies to help them advertise when they have special events or services needed. A few examples would be the Elmcrest Art Fair, Happy Days, Game Fair, or the Night to Unite. We want to make sure our structures are pleasing not only to the eye but to the environment. We utilize 100% recyclable vinyl on our static advertisements of our displays. We only use LED lights which are 70%+ more efficient than their standard halogen counterparts. We strive to make sure our structures are the most aesthetically pleasing to the eye as possible. We customize the structure to blend in with its surroundings. We will stone the base of the sign in accordance to the city's sign plan and to match the color scheme City of Ramsey's current digital signage on Hwy 10.

Since 2017, iDigital Outdoor has been providing powerful dynamic advertising campaigns to the States of North Dakota, South Dakota and Minnesota. We have offices in St Cloud, MN and Fargo, ND specializing in outdoor (digital and vinyl) advertising along with digital mobile advertising, with billboard locations in prominent markets throughout North Dakota, South Dakota and Minnesota. We have been involved with helping the cities of Warroad, MN and Tea, SD change and/or rewrite some of their city code ordinances/policies regarding off-premise digital signage. This helped create a balance and reduce fear some community members felt about digital billboards and make sure those members voices were heard loudly (by putting measures in place allowing only so many digital billboards inside the city limits and by creating boundaries or spacing requirements). We have become members of both Chambers of Commerce and very much a part of those communities. We have high school students learning to create and schedule ads on our boards for their community and school functions etc.

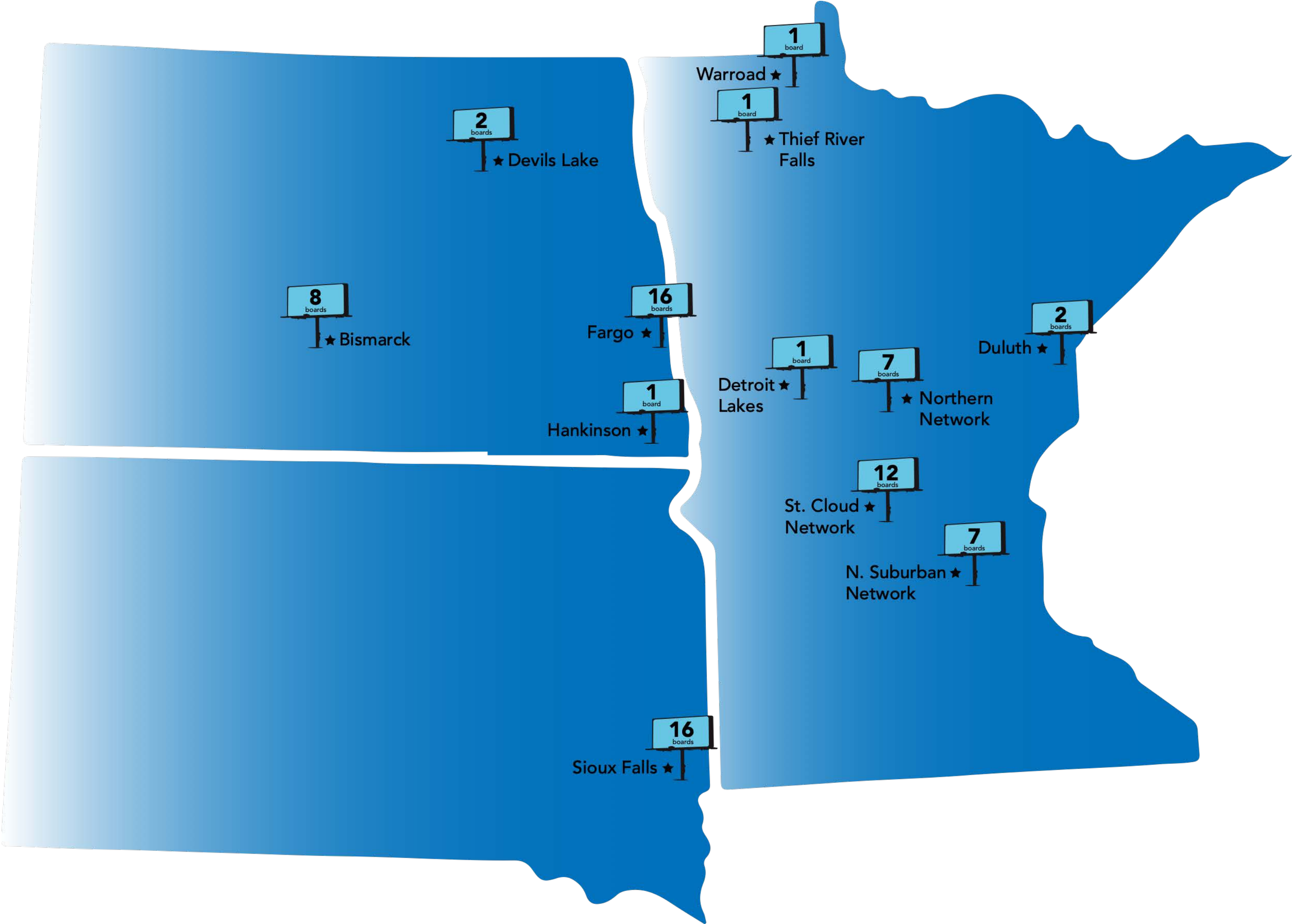
iDigital Outdoor is highly capable of installing digital billboards and meeting the requirements with thorough execution from beginning to end.

iDigital Outdoor delivers the type of advertising that is being sought out by the local business owners.

iDigital Outdoor is offering the City of Ramsey to advertise their local events and functions on our St. Cloud and Northern MN networks at no cost based on open inventory.



MARKETS & NUMBER OF DIGITAL BILLBOARDS



CORE COMPETENCIES

Full service outdoor advertising company.

Digital billboards located in smaller communities in North Dakota, South Dakota and Minnesota.

Have been successful in the installation of both vertical and horizontal digital billboards. iDigital is the first and only in the State of North Dakota to offer vertical billboards.

Rotational network advantages to ensure maximum coverage in any of our locations that are desired by the City of Ramsey businesses.

We will create Powerful creatives that will resonate with the client's audiences at no additional cost to local businesses.

Digital formatting allows you to bypass production cost and change your message frequently.

Detailed reporting services throughout advertising campaigns.

DIFFERENTIATORS

- We sell fractional ad spaces to local businesses to make advertising more affordable for them on our vertical billboards. As far as we are aware, we are the only company in the US currently offering this. You can see on our slide #7 rendering what I am referring to as well as on slide #13 where we reference 1/3 and 1/2 slot rates. Also please note on slide #7 the green verbiage on the top of the ads. We add this to help guide traffic to your local businesses by pointing the way.
- iDigital Outdoor will offer the City of Ramsey local businesses the opportunity to purchase digital on-premise signs at a discounted price through our partner RHL, Inc in St. Cloud, MN.
- iDigital Outdoor will display Amber Alerts and any PSA's needing to be broadcasted to the community.
- iDigital Outdoor will work with the local high schools and their Computer Science, Digital Media, Graphic Design and Marketing classes where there are opportunities to have students learn to create and schedule ads for school and community functions. This also opens the door to possibly have those classes earn college credits
- iDigital Outdoor is offering the City of Ramsey to advertise their local events and functions on our St. Cloud and Northern MN networks at no cost based on open inventory.



PROJECT TEAM & EXPERTISE

iDigital Outdoor has a core group of leading talent in strategic advertising, campaign planning, and implementation. iDigital Outdoor is proud to house a dynamic creative team skilled in graphic design and creative concepts.

Josh Gilleland – CEO,
josh@idigitaloutdoor.com
(701) 262-3366

Andy Solheim – CFO,
andy@idigitaloutdoor.com
(952) 666-9695

Paul Hilt – President of Business Development,
paul@idigitaloutdoor.com
(701) 630-4466

Julie Halverson – Sales Manager,
julie@idigitaloutdoor.com
(701) 799-9397

Taylor Danielson – Community Relations Manager,
taylor@idigitaloutdoor.com
(651) 399-4245

Jeremy Martin – Creative Director,
jeremy@idigitaloutdoor.com
(701) 400-1999



RAMSEY BLVD EXIT & HWY 10

VERTICAL OPTION

Double Faced 10mm Digital

Size: 16' x 41'



Northwest Facing



Southeast Facing

RAMSEY BLVD EXIT & HWY 10

HORIZONTAL OPTION

Double Faced 10mm Digital

Size: 14' x 48'



Northwest Facing



Southeast Facing

SUNFISH LAKE BLVD EXIT & HWY 10

VERTICAL OPTION

Single Face 10mm Digital

Size: 16' x 41'



Southeast Facing

ARMSTRONG BLVD EXIT & HWY 10

VERTICAL OPTION

Single Face 10mm Digital

Size: 16' x 41'



Northwest Facing

7443 HWY 10 NW

HORIZONTAL OPTION

Double Faced 10mm Digital

Size: 14' x 48'



Northwest & Southeast Facing

7443 HWY 10 NW

VERTICAL OPTION

Double Faced 10mm Digital

Size: 16' x 41'



Northwest & Southeast Facing

EXPERIENCE

Dakota Magic Casino (20'h X 60'w horizontal), Hankinson, ND – See exhibit A.

Lake Country Chevrolet (10'h X 30'w horizontal), Warroad, MN – See exhibit B.

Viaduct downtown Sioux Falls (14'h X 48'w horizontal), Sioux Falls, SD – See exhibit C.

Ruby Tuesday's (11'w X 27'h vertical), Fargo ND – See exhibit D.

O'Kelley's (10'h X 30'w horizontal), Fargo, ND – See exhibit E.

Warroad, MN

Thief River Falls, MN

Tea, SD

EXPERIENCE



Exhibit A



Exhibit B



Exhibit C



Exhibit D

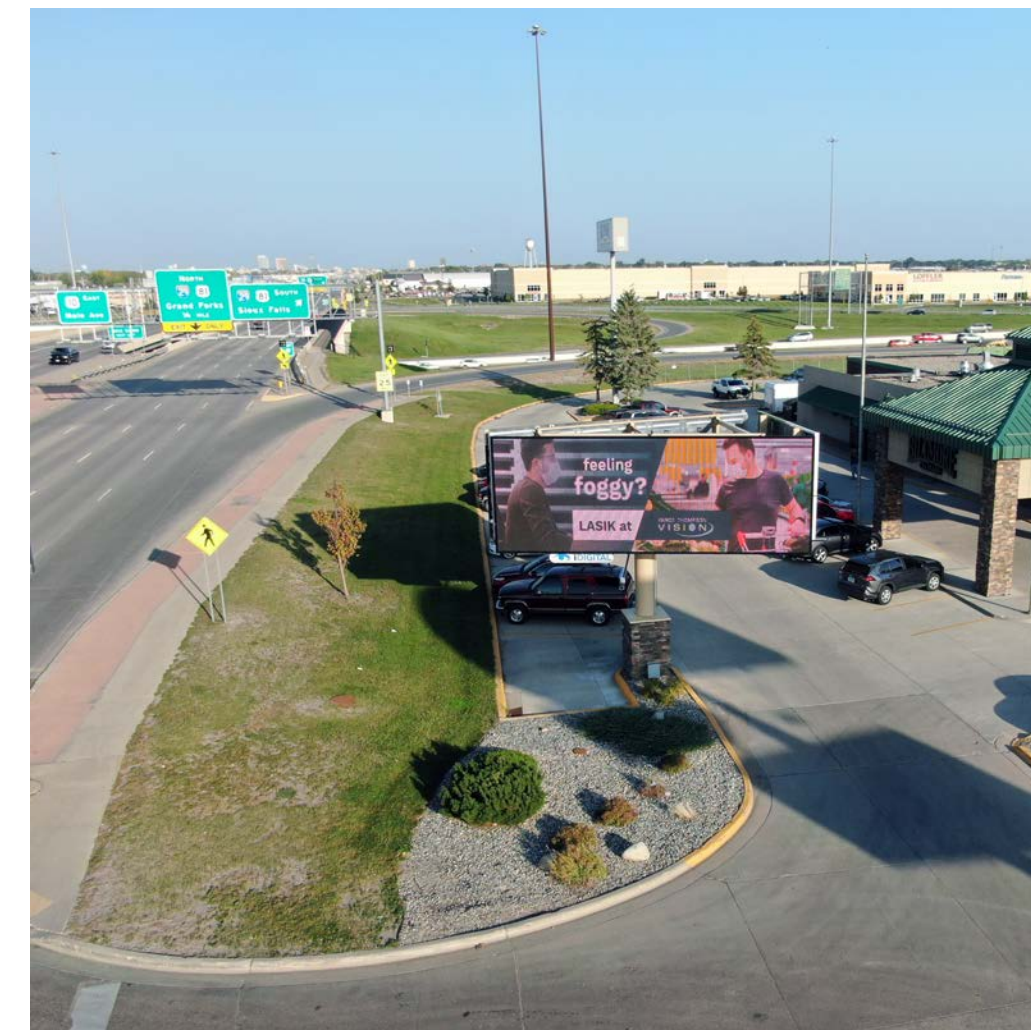


Exhibit E

- Dakota Magic Casino (20'h X 60'w horizontal), Hankinson, ND – See exhibit A.
- Lake Country Chevrolet (10'h X 30'w horizontal), Warroad, MN – See exhibit B.
- Viaduct downtown Sioux Falls (14'h X 48'w horizontal), Sioux Falls, SD – See exhibit C.
- Ruby Tuesday's (11'w X 27'h vertical), Fargo ND – See exhibit D.
- O'Kelley's (10'h X 30'w horizontal), Fargo, ND – See exhibit E.

Markets we have been successful in adding digital billboards where they were not allowed prior.

Warroad, MN
Thief River Falls, MN
Tea, SD



REFERENCES

Kelner Communications - Karen Kelner(owner) - Ad Agency
(701) 478-5800

Midwest Communications - Dan Cash (General Manager) - Client
(701) 715-0119.

Todd DeBates – Landowner
(701) 371-1986

PROJECT SPECIFICATIONS

Size: Dynamic display sign must not exceed 40 X 40 feet. (excluding the base).

14'h X 48'w horizontal OAH 35' with base

16'w X 41'h Vertical OAH 48' with base

Construction, operation and maintenance: Company must construct, operate and maintain sign. **Yes, iDIGITAL can do this as it is what we do in all markets.**

Ramsey Business Advertising and Community Messaging: Ad space must be reserved for both City and local business advertising. Please describe how much space will be reserved for each entity type and if there will be reduced cost to advertise.

We will offer advertising to the City of Ramsey on our St Cloud Network and Northern MN network at no cost based on open inventory for local events etc.

We will reserve 50% of the inventory for both City and local businesses.

Advertising rates.

8 slots per face with 7 second dwell/hold times

Local rates:

\$995/flight/spot

\$795/flight/ 1/2 spot

\$495/flight/ 1/3rd spot

Retail rates:

\$1495/flight/spot

\$1195/flight/ 1/2 spot

\$795/flight/ 1/3rd spot

Duration: Commitment to a minimum of a 10-year agreement. **We would like to see a 35-year lease with two 10 year options ideally.**

PROJECT SPECIFICATIONS

Ordinance Compliance/Changes: Construction and operation of the proposed dynamic display billboard will likely result in the need for City Ordinance amendments. Please include experience in working with Ordinance amendments.

We have had members of our team work on changing city ordinances and help rewrite city sign codes in the following cities:

Detroit lakes, MN – This led allowing digital billboards being allowed, new spacing requirements, minimum/maximum sizing and heights specifications and setting minimum/maximum dwell times.

Dickinson, ND – This led allowing digital billboards being allowed, new spacing requirements, minimum/maximum sizing and heights specifications and setting minimum/maximum dwell times.

Warroad, MN – This led to having one of the first digital billboards installed on a scenic byway in MN since the early 1990's. In the State of MN sign ordinances there is window of opportunity that allows local businesses alongside scenic byways the ability to install a digital billboard for the local businesses to utilize for advertising.

Tea, SD – This led allowing digital billboards being allowed, new spacing requirements, minimum/maximum sizing and heights specifications and setting minimum/maximum dwell times.

City Owned Parcels: The City is open to a location currently owned (or planned to be owned after pending Highway 10 Improvements) to locate a billboard. In that case, please provide detail on the financial structure of lease rates and/or revenue cost-share. ***iDigital Outdoor will pay the landowner 25% of gross revenue for all ads sold. Based on our rates listed above at 100% occupancy the landowner would receive, defendant upon the blended rate of local and national advertisers, roughly \$ 2,500 per digital sign face installed per month.***

**City of Ramsey
Requests for Interest
Dynamic Display Billboard**

Introduction

The City of Ramsey is requesting proposals from qualified businesses to construct and operate a Dynamic Display Billboard in the City of Ramsey. Please provide the business contact information below:

Company information

Business Name: Lamar Outdoor Advertising
Street Address: 1025 Rook Rd. NE, Sauk Rapids, MN 56379
Website: www.lamar.com
References:

Project Team (enter multiple members if applicable)

Name: William Devine
Role: Operations Manager
Email: wdevine@lamar.com
Phone: 320-253-3000 ext 113

Experience

Please provide example(s) of dynamic display billboard projects completed by your business. For each example, please describe how the project was funded for construction and how billboard was operated.

Project Specifications/Required Submittals Funded In house ; Operated remotely

Please include specifications/narrative to demonstrate how you will comply with the following.

- ✓ **Location:** Adjacent to US Highway 10/169 in the City of Ramsey city limits (proximity to COR preferred). Please provide Site Location Map (including legal description and PID) and Site Ownership of proposed site(s).
- ✓ **Size:** Dynamic display sign must not exceed 40 X 40 feet. (excluding the base). 10.6 X 36
- ✓ **Sign Base:** Sign base must be consistent/complimentary with City sign plan and branding. (please consult with Ramsey Zoning Staff at 763-433-9821).
- ✓ **Sign Graphics:** Virtual renderings of dynamic display sign for east bound and west bound traffic are required for location(s)
- ✓ **Construction, operation and maintenance:** Company must construct, operate and maintain sign

Ramsey Business Advertising and Community Messaging: Ad space must be reserved for both City and local business advertising. Please describe how much space will be reserved for each entity type and if there will be reduced cost to advertise

Duration: Commitment to a minimum of a 10-year agreement

Ordinance Compliance/Changes: Construction and operation of the proposed dynamic display billboard will likely result in the need for City Ordinance amendments. Please include experience in working with Ordinance amendments.

City Owned Parcels: The City is open to a location currently owned (or planned to be owned after pending Highway 10 Improvements) to locate a billboard. In that case, please provide detail on the financial structure of lease rates and/or revenue cost-share.

Lamar Co # 157

This Instrument Prepared by:
James R. McIlwain
5321 Corporate Boulevard
Baton Rouge, Louisiana 70808

____XXX New
____Renewal
____Lease #



James R. McIlwain

SIGN LOCATION LEASE

THIS LEASE AGREEMENT, made this **1st** day of **March, 2021**, by and between:

CITY OF RAMSEY

(hereinafter referred to as “Lessor”) and **THE LAMAR COMPANIES** (hereinafter referred to as “Lessee”), provides
WITNESSETH

“LESSOR hereby leases to LESSEE, its successors or assigns, as much of the hereinafter described lease premises as may be necessary for the construction, repair and relocation of an outdoor advertising structure (“sign”), including necessary structures, advertising devices, utility service, power poles, communications devices and connections, with the right of access to and egress from the sign by LESSEE’S employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful in LESSEE’S use of the sign. Any discrepancies or errors in the location and orientation of the sign are deemed waived by LESSOR upon LESSOR’S acceptance of the first rental payment due after the construction of the sign.

The premises are a portion of the property located in the County/Parish of **ANOKA**, State of **MINNESOTA**, more particularly described as:

7575 Hwy 10 NW, Ramsey, MN 55303; P.I.D 28-32-25-42-0002

1. This Lease shall be for a term of twenty (20) years commencing on the first day of the calendar month following the date of completion of construction of the sign, or, if this is a renewal Lease, the term and payments begin TBD (“commencement date”).

LESSEE may renew this Lease, for an additional term, of equal length, on the same terms and conditions. Said renewal term shall automatically go into effect unless LESSEE shall give to LESSOR written notice of non-renewal at least sixty (60) days prior to the expiration of the original term.

2. LESSEE shall pay to LESSOR an annual rental of **TWELVE THOUSAND AND NO/100(\$12,000.00) Dollars**, payable in advance in equal installments of with the first installment due on the first day of the month following commencement. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE thirty (30) days thereafter to cure any default.

3. LESSOR agrees not to erect or allow any other off-premise advertising structure(s), other than LESSEE’S, on property owned or controlled by LESSOR within two thousand (2000) feet of LESSEE’S sign. LESSOR further agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of LESSEE’S sign. LESSEE is hereby authorized to remove any such other advertising structure, obstruction or vegetation at LESSEE’S option.

4. LESSEE may terminate this lease upon giving thirty (30) days written notice in the event that the sign becomes entirely or partially obstructed in any way or in LESSEE’S opinion the location becomes economically or otherwise undesirable. If LESSEE is prevented from constructing or maintaining a sign at the premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, LESSEE may elect to terminate this lease. In the event of termination of this Lease prior to expiration, LESSOR will return to LESSEE any unearned rentals on a pro rata basis.

5. All structures, equipment and materials placed upon the premises by the LESSEE or its predecessor shall remain the property of LESSEE and may be removed by LESSEE at any time prior to or within a reasonable time after expiration of the term hereof or any renewal. At the termination of this lease, LESSEE agrees to restore the surface of the premises to its original condition. The LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE’S sign, at the sole discretion of LESSEE. All such permits and any nonconforming rights pertaining to the premises shall be the property of LESSEE.

6. LESSOR represents that he is the owner or lessee under written lease of the premises and has the right to make this agreement and to grant LESSEE free access to the premises to perform all acts necessary to exercise its rights pursuant to this lease. LESSOR is not aware of any recorded or unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign. LESSOR acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of LESSEE.

7. In the event of any change of ownership of the property herein leased, LESSOR agrees to notify LESSEE promptly of the name, address, and phone number of the new owner, and LESSOR further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that LESSEE assigns this lease, assignee will be fully obligated under this Lease and LESSEE will no longer be bound by the lease. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both LESSEE and LESSOR.

8. In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the LESSOR grants to the LESSEE the right to relocate its sign on LESSOR'S remaining property adjoining the condemned property or the relocated highway. Any condemnation award for LESSEE'S property shall accrue to LESSEE.

9. LESSEE agrees to indemnify LESSOR from all claims of injury and damages to LESSOR or third parties caused by the installation, operation, maintenance, or dismantling of LESSEE'S sign during the term of this lease. LESSEE further agrees to repair any damage to the premises or property at the premises resulting from the installation, operation, maintenance, or dismantling of the sign, less ordinary wear and tear.

10. LESSOR agrees to indemnify LESSEE from any and all damages, liability, costs and expenses, including attorney's fees, resulting from any inaccuracy in or nonfulfillment of any representation, warranty or obligation of LESSOR herein.

11. If LESSOR desires to sell or otherwise transfer any interest in the property upon which the sign is situated, LESSOR grants LESSEE an option to purchase a perpetual easement (servitude) encompassing the sign and the access, utility service and visibility rights set forth herein. LESSEE must elect to exercise this option within thirty (30) days after written notification of LESSOR's desire to sell. LESSEE'S failure to exercise this option within said period shall be a waiver of this option. The price for such easement (servitude) shall be six (6) times the previous Lease year's annual rental paid by LESSEE pursuant to the terms hereof. Closing shall be within thirty (30) days of LESSEE'S exercise of this option.

12. Prior to LESSEE removing its sign, and for five (5) years after such removal, LESSOR grants LESSEE a first right of refusal to match any bona fide agreement of LESSOR with a third party for the purpose of permitting off-premise outdoor advertising on any portion of the leased premises. LESSEE has seven (7) days after LESSOR provides to LESSEE a copy of such agreement executed by such third party to match the terms of such agreement.

13. If required by LESSEE, LESSOR will execute and acknowledge a memorandum of lease suitable for recordation. In addition to the foregoing, LESSOR authorizes and appoints LESSEE as LESSOR'S agent, representative, and attorney in fact for the limited purpose of executing on behalf of LESSOR such memorandum of lease and any amended memoranda of lease that are necessary or desirable to correct, amend, or supplement any matter set forth in such memorandum. LESSOR further authorizes LESSEE to perform all acts that are incidental to or necessary for the execution and recordation of such memorandum or memoranda.

14. This Lease is NOT BINDING UNTIL ACCEPTED by the General Manager of a Lamar Advertising Company.

*** TWO DIGITAL SIGNS E/F & W/F W/6 SLOTS PER SIDE (12 TOTAL). LESSOR WOULD RECEIVE ONE SPOT TO UTILIZE FOR CITY & LOCAL BUSINESS ADVERTISING.

LESSEE: THE LAMAR COMPANIES

LESSOR: CITY OF RAMSEY

BY: _____

BY: _____

MARK D. DEVORE
VICE-PRESIDENT/GENERAL MANAGER

BY: _____

DATE: / /

DATE: / /

763-433-9868
LESSOR'S TELEPHONE NUMBER

LESSOR'S SOCIAL SECURITY NUMBER /
EMPLOYER IDENTIFICATION NUMBER

W-9 Name (as shown on your Income Tax Return)

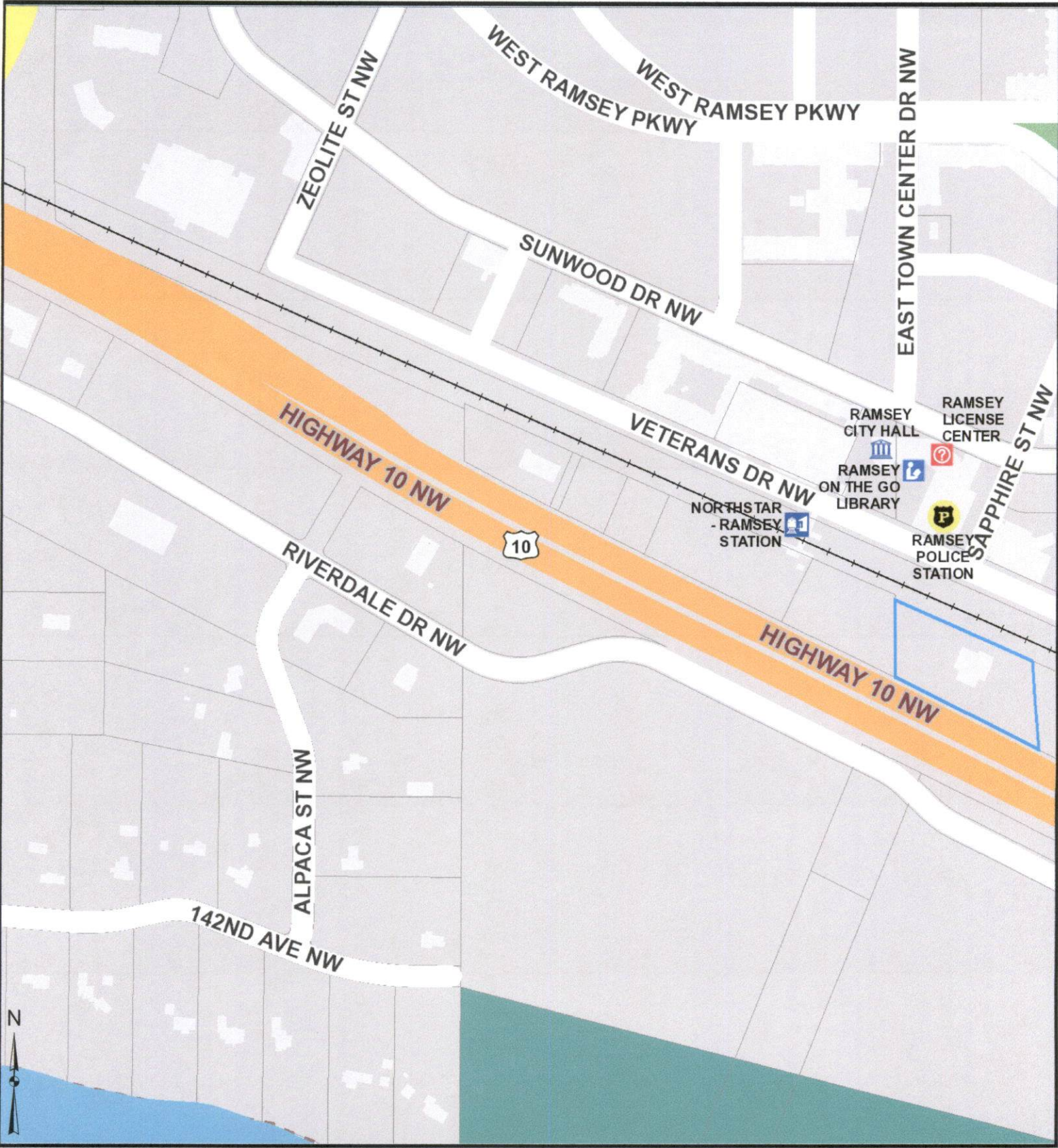
Tax ID Parcel # (for land on which sign is located)

Address of LESSEE:
PO Box 865
St. Cloud, MN 56302

Address of LESSOR:
7550 Sunwood Dr. NW
Ramsey, MN 55303

Witnesses (LESSEE)

Witnesses (LESSOR)

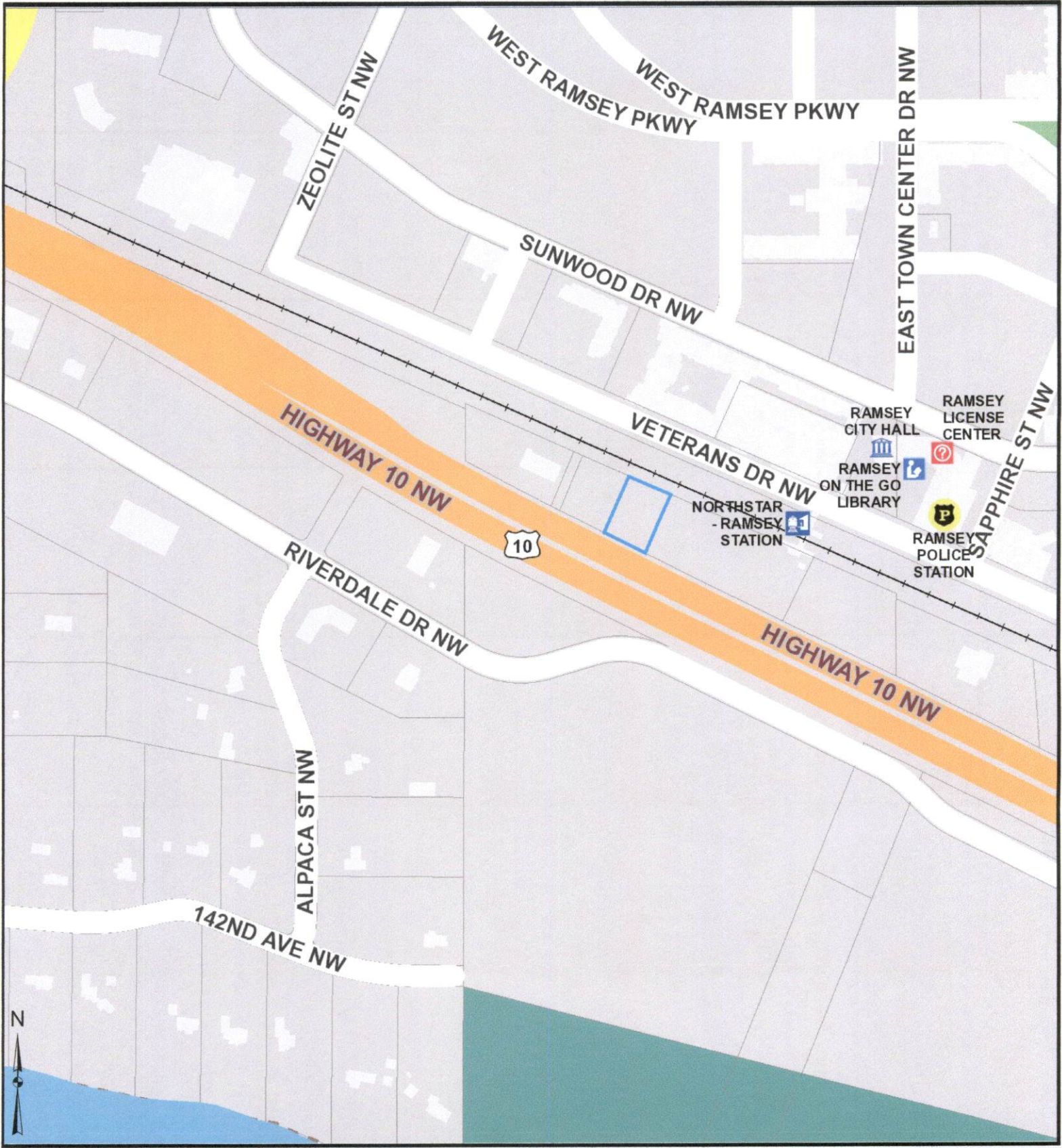


Parcel Information:
 28-32-25-42-0002
 7575 HIGHWAY 10 NW
 RAMSEY
 MN 55303
 Plat: AUD SUB NO 34

Approx. Acres: 2.49
 Commissioner: MATT LOOK

Owner Information:
 MAJESTIC HOLDINGS LLC
 7575 HWY 10 NW
 RAMSEY
 MN
 55303

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



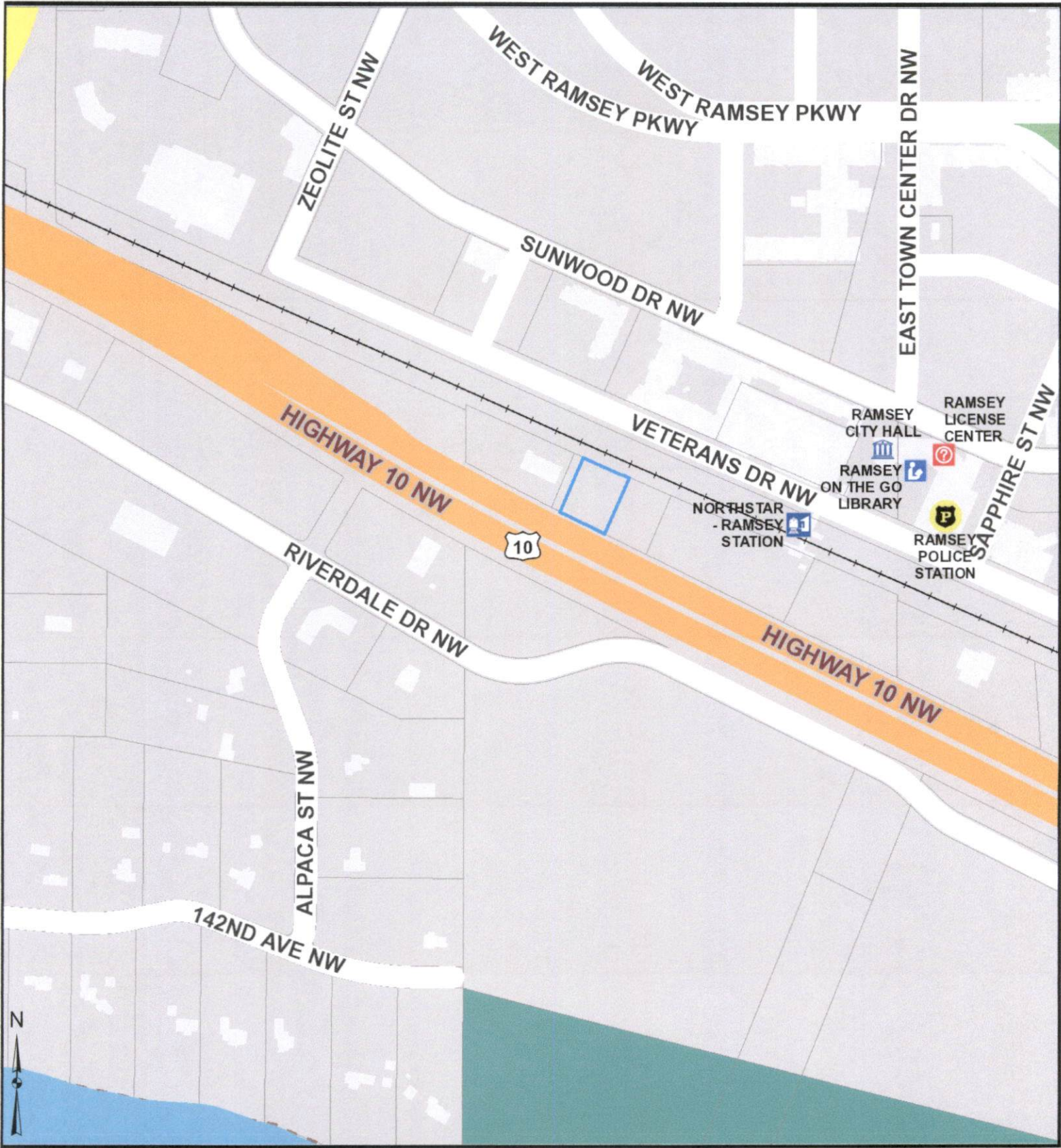
Parcel Information: Approx. Acres: 0.61
 28-32-25-31-0007 Commissioner: MATT LOOK

RAMSEY
 MN 55303
 Plat:

Owner Information:

RAMSEY CITY OF
 7550 SUNWOOD DRIVE
 RAMSEY
 MN
 55303



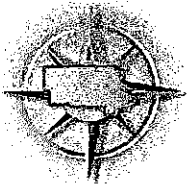


Parcel Information: Approx. Acres: 0.66
 28-32-25-31-0020 Commissioner: MATT LOOK

RAMSEY
 MN 55303
 Plat:

Owner Information:

RAMSEY CITY OF
 7550 SUNWOOD DRIVE
 RAMSEY
 MN
 55303



APPLICATION FOR REZONING

Environmental Services Department

<http://co.stearns.mn.us/Environment/LandUseandSubdivision>

Administration Center Rm. 343 - 705 Courthouse Square - St. Cloud, MN 56303

320-656-3613 or 1-800-450-0852 - Fax 320-656-6484

Application Fee: \$ _____ File No. P-009281 Receipt No. _____

Property Owner	<u>Lamar OCI North, LLC.</u>	Phone	<u>320-253-3000</u>
Property Owner Email	<u>d.lavbach@lamar.com</u>		
Address of Property	<u>1-94 E of Melrose Hill</u>		
Mailing Address	<u>P.O. Box 865, St. Cloud, MN 56302</u>		
Applicant (if different from above)	_____	Phone	_____
Applicant Email	_____		
Applicant Mailing Address	_____		
Parcel I.D. Number(s)	<u>12.06906.000</u>	Township	<u>125</u> Section <u>01</u>
Legal Description	<u>2.15A 570' of that part of SW4NW4 Lying N 2W of Hwy 1-94</u>		

Staff to Complete

Overlay Districts

- Floodplain Airport Conservation Overlay
 Shoreland: Water Body Name/Number _____ Classification _____

County's Present Zoning District: Ag 40 Proposed Zoning District: Comm non-conf

Proposed acreage to be rezoned: 2.15

County's Future Land Use Map District: Agriculture District

1. Proposed use of the land to be rezoned: To rebuild existing storm damaged billboard structure to its previous condition i.e. 12x48; same location. Two other existing billboard structures which are the principle use of the property.

2. Describe how the proposed rezoning will be compatible with the Comprehensive Plan (see attached Goals and Objectives). Lamar does not anticipate any conflict between adjacent land uses. In addition, Lamar does not anticipate adjacent parcels of land to be ecologically compromised.

3. Township Review : (Twp Name) Grove Date 12/11/2017

(A completed Township recommendation form from the Township stating their comments is required prior to the submittal of this rezoning request.)

Property Owner's Signature [Signature] Date 12/12/17
Applicant's Signature [Signature] Date 12/12/17

Signature of this application authorizes Environmental Services Staff to enter upon the property to perform needed inspections. Entry may be without prior notice.

WHAT HAPPENS NEXT? Staff will review your application and determine if the application is complete. If the application is complete, the application will be scheduled for a Public Hearing with the County Planning Commission who will recommend action to the County Board of Commissioners. It typically takes 2 months from the time a complete application is submitted until the County Board issues final approval or denial of the Rezoning.

REZONING RECOMMENDATION FROM

Grove City TOWNSHIP

The Grove Town Board and/or Planning Commission
(Township Name)

met on 12/11/2017 to discuss the rezoning application submitted
(Date)

by Lamar Advertising of Sauk Rapids, mn
(Applicant) (City, State)

Applicants are requesting to rezone 2.15 acres from the
Ag 40 zoning district to the Commercial zoning district.

Comprehensive Plan Future Land Use Plan designation (Fig. 3.4): Agriculture
Comprehensive Plan Policy Area designation (Fig. 3.3): 194 Corridor

The Town Board and/or Planning Commission recommends

Approval Denial (choose one)

of the proposed rezoning based on the following reasons:

Land was zoned commercial when it was controlled by the township
and was changed to Ag 40 when the county took over zoning in early
2000's. It makes sense to change it back to commercial as it
is the primary use of property.

Does the Town Board see any alternatives to the rezoning request?

NO

Additional Comments:

Township Signature or Seal:

Note: Please attach minutes from the meeting.

Clark Reddick

Don Schaefer
Bruce Foub
BS 12/11/17

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS)
 Kaplan, Straits and Kaplan, P.A.
 5500 Northwest Center
 90 South Seventh Street
 Minneapolis, Minnesota 55402

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANG)
 JEAN G. SCHULTZ
 NOTARY PUBLIC - MINNESOTA
 RAMSEY COUNTY
 My Commission Expires on 01/01/2002

OCC(N) Corp.
 3639 Cass Road
 Traverse City, MI 49685

The documents for the real property described in this instrument should be sent to (include name and address of Grantee)

ADJUTANT GENERAL OF PERSON TAKING ACKNOWLEDGMENT
[Signature]

The foregoing instrument was acknowledged before me this 30 day of October, 1996, by Murray J. Ryan, the President of Skoglund Communications of St. Cloud, Inc., a corporation under the laws of Minnesota, on behalf of the corporation.

STATE OF MINNESOTA
 COUNTY OF HENNEPIN

28
 1996
 9602219 11/04/1996
 DEED TX 1414313
 PAID
 \$506.55

By *[Signature]*
 Murray J. Ryan
 Its President
 SKOGLUND COMMUNICATIONS OF ST. CLOUD, INC.

- together with all hereinafter and appurtenances belonging thereto, subject to the following exceptions:
1. Matters of record.
 2. Real estate taxes and installments of special assessments not yet due and payable.
- The seller certifies that the seller does not know of any wells on the described property.

See Exhibit A attached hereto

FOR VALUABLE CONSIDERATION, Skoglund Communications of St. Cloud, Inc., a corporation under the laws of Minnesota, Grantor, hereby conveys and warrants to OCC(N) Corp., a Delaware corporation, Grantee, real property in Stearns County, Minnesota, described as follows:

Date: October 31, 1996
 STATE DEED TAX DUE HEREON: \$ 506.55

NOV 04 1996
 Certificate of Real Estate Value () not required
 Certificate of Real Estate Value No. _____ 19____
 No delinquent taxes and transfer entered;
 by *[Signature]*
 COUNTY ABSTRACT

833299
 96 NOV -4 PM 3:08
 COURT RECORDER
 STEARNS CO., MN
 PATRICIA M. OVERMAN
[Signature]
 (reserved for recording date)

North radius 3309.38 feet, central angle 6° 18' 23" a distance of 606.42 feet to a point on the West line of said Southwest Quarter Northwest Quarter (SW 1/4 NW 1/4); said point being 239.73 feet Northernly of the Southwest corner of said Southwest Quarter Northwest Quarter (SW 1/4 NW 1/4) and there terminating, Stearns County, Minnesota.

Together with easement for ingress and egress created by Document No. 685453 and 691207.

(Tract "C")
(Tax Parcel No. 12-0905-06)
(Address: 1-94 E/O Melrose Exit, Grove Twp, MN)
(Abstract Property)
(S176017)

All that part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Seventeen (17), Township One Hundred Twenty-five (125) North, Range Thirty-one (31) West, described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 17; thence South 89° 40' 00" West (assumed bearing) along the South line of said Northwest Quarter Southeast Quarter (NW 1/4 SE 1/4) a distance of 350.00 feet; thence South 68° 32' 12" East, parallel with the Southerly right of way line of the Burlington Northern Railroad a distance of 900.00 feet to the point of beginning of the land to be described; thence South 21° 27' 48" West a distance of 334.98 feet, more or less, to its intersection with the Northernly right of way line of the Soo Line Railroad; thence Northeasterly along said Northernly right of way line a distance of 712.30 feet, more or less, to its intersection with the Southerly right of way line of Interstate Highway No. 94, as now built and constructed; thence Northwesterly along said Southerly right of way line a distance of 333.50 feet, more or less, to its intersection with a line which bears North 21° 27' 48" East from the point of beginning; thence South 21° 27' 48" West a distance of 73.59 feet, more or less to the point of beginning.

ALSO: All that part of the Southeast Quarter Southeast Quarter (SE 1/4 SE 1/4) of Section Seventeen (17), Township One Hundred Twenty-five (125), Range Thirty-one (31) lying Northernly of the North right of way line of the Soo Line Railroad and Southerly of Line A described below: Commencing at the Southeast corner of the Northwest Quarter Southeast Quarter (NW 1/4 SE 1/4) of said Section 17; thence South 89° 40' 00" West (assumed bearing) along the South line of said Northwest Quarter Southeast Quarter (NW 1/4 SE 1/4) a distance of 350.00 feet; thence South 68° 32' 12" East, parallel with the Southerly right of way of the Burlington Northern Railroad a distance of 500.00 feet; thence South 21° 27' 48" West a distance of 400.00 feet to the point of beginning of Line A; thence South 68° 32' 12" East a distance of 336.97 feet, more or less, to its intersection with the Northernly right of way line of the Soo Line Railroad and there terminating, Stearns County, Minnesota.

ALSO: That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Seventeen (17), Township One Hundred Twenty-five (125), Range Thirty-one (31), Stearns County, Minnesota, described as follows: Commencing at the Southeast Corner of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Seventeen (17); thence South 89 degrees 40 minutes 00 seconds West (assumed bearing) along the South line of said Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) for a distance of 350.00 feet, thence South 68 degrees 32 minutes 12 seconds East, parallel with the Southerly line of the right of way of the Burlington Northern Railroad as the same is now constructed; for a distance of 378.12 feet to the west line of said Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Seventeen (17); thence South 00 degrees 46 minutes 33 seconds East along said west line for a distance of 432.15 feet, thence South 68 degrees 32 minutes 12 seconds East, parallel with the said south right of way line of the Burlington Northern Railroad for a distance of 295.29 feet to the north right of way line of the Soo Line Railroad and to the point of beginning of the land to be described said point being on a 3719.72 foot radius curve, concaved to the north; thence easterly along said right of way line, along said curve, the chord of said curve bears North 75 degrees 55 minutes 43 seconds East and the chord length is 77.45 feet; thence leaving said curve, North 21 degrees 27 minutes 48 seconds East for a distance of 24.58 feet; thence South 75 degrees 55 minutes 43 seconds West for a distance of 119.75 feet to its intersection with a line which bears North 68 degrees 32 minutes 12 seconds West from the point of beginning; thence South 68 degrees 32 minutes 12 seconds East along said line a distance of 34.42 feet to the point of beginning. Containing 1,983 square feet (0.0455 acres).

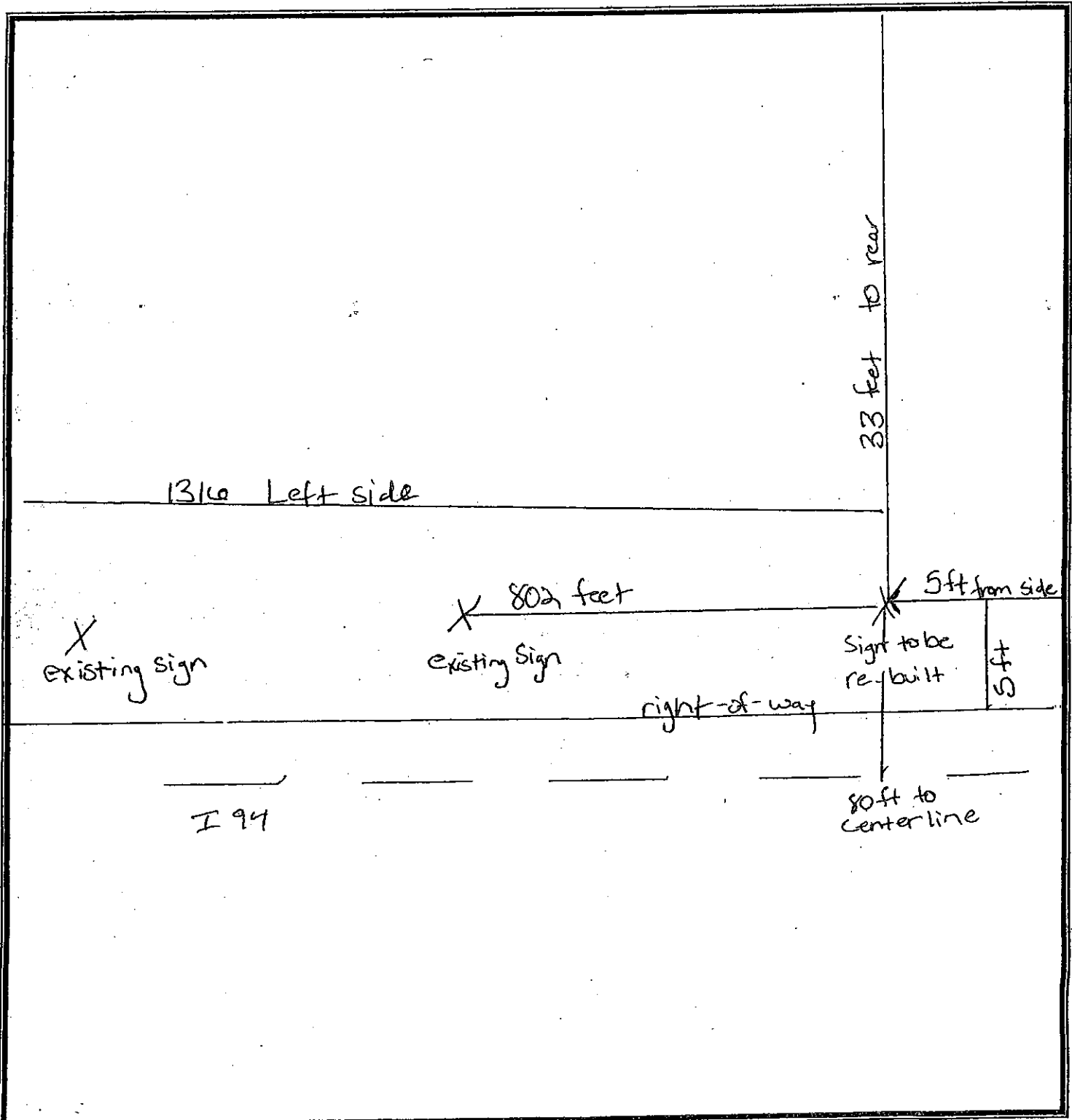
(Tract "B")
(Tax Parcel No. 01-00151-00)
(Address: 1-94 MP 145.9 @ Overpass, Albany Twp, MN)
(Abstract)
(S176018)

MICROFILMED
Page 3 of 3

Site Plan

Include the following on the site plan:

- Setbacks- Side Yard, Rear Yard, Road, Ordinary
- High Water Level, Wetlands
- Existing Structures
- Proposed Structures / Additions / Modifications
- Roads & Existing or Proposed Approaches
- Parking Areas & Driving Surfaces
- Existing & Proposed Fences or Screening
- Existing & Proposed Lighting
- Existing & Proposed Signage (on & off the building)
- Outdoor Sales, Display, or Storage Areas



Conditional Use Permit Request Off-Premise Sign

File No: P-009281

Parcel No.: 12.06906.0006

Property Owner/Applicant: Lamar OCI North, LLC
Attn: Don Laubach
PO Box 865
St. Cloud, MN 56302

DESCRIPTION OF PROPOSAL

The applicants are requesting to replace a storm damaged off-premise sign in the Agricultural 40 zoning district. This request is in accordance with *Sections 4.8, 5.1.2A(8) and 7.24 of Stearns County Land Use and Zoning Ordinance #439*. The billboard will be replaced to same size (12' x 48') and in the same location as the previous billboard. Non-conforming billboards that existed prior to April 21, 2000 are allowed to be replaced through a conditional use permit.

SITE INFORMATION

Location of Property: The property under consideration is located at in part of the SW1/4 NW1/4, lying northerly of I-94 in Section 1, Grove Township (125/33).

Zoning: A-40 District

Areas of Concern/Overlay District: The property is located within the City of Melrose Drinking Water Supply Management Area. Notice has been sent to the City.

Wetlands: There is wetland on the property however they can replace the existing sign in the same location.

Access: Access to the property is from County Road 65.

Setbacks: The billboard is approximately 802' from the closest billboard, 5' from the east property line, 33' from the north property line and 5' from the right-of-way of I-94.

ADJACENT LAND USES

North – Agricultural land, wetland

East – Rural residential, agricultural land, wetland

South – I-94, rural residential, agricultural land, mining operation

West – Agricultural land, wetland, City of Melrose

ADJACENT ZONING - The surrounding zoning is as follows:

The land to the east, north and south is zoned A-40. The land to the west is zoned Commercial. Municipality is also to the west and south.

CONSISTENCY WITH COMPREHENSIVE PLAN

➤ **Future Land Use Map: Agriculture district**

The Agriculture category is described as:

“Primary land use: agriculture, including animal agriculture, crop production and any

specialized agricultural enterprise, in combination with limited ag-related businesses, recreational, institutional, open space uses. Agricultural uses will take precedence over competing uses.”

➤ **Policy Area: I-94 Corridor**

Extends west from St. Joseph to the County’s western boundary, including a series of cities with diverse and growing economies – St. Joseph, Avon, Albany, Freeport, Melrose and Sauk Centre. The limited access nature of the interstate means that development is concentrated at city interchanges. The interstate runs south of the cities, and in many cases development is now extending southward around the interchanges. Collectively, the cities provide a broad range of housing, employment, commercial and recreational facilities for the corridor’s population. There is increasing interest in transit improvements to link the cities and connect them to the St. Cloud metro area.

Policies:

1. Focus development in and around the corridor cities, including reasonable urban expansion areas that take advantage of existing highway interchanges but do not overburden them.
2. Discourage non-agricultural development between cities to preserve the area’s rural character.
3. Emphasize and support the shared role of corridor cities in meeting commercial, employment, recreational and housing needs.
4. Emphasize I-94 as a transit corridor and work to provide enhanced transit service.

➤ **Goals and objectives from the Comprehensive Plan**

The Board shall consider the Goals and Objectives of the Comprehensive Plan to determine if the request is consistent (***Appendix B***). (Please state specifically which goals or objectives are met or not met for the record.)

Consistent Goals:

Land Use Plan

Goal 1. Sustain agriculture as a desirable land use for the long term.

Objective 2. Preserve highly valued farmland for agricultural pursuits.

Not Consistent Goals:

Land Use Plan

Goal 3. Manage the impacts of growth and development on the County’s rural character.

Staff Analysis:

1. **Is the proposal consistent with existing County ordinances (performance standards)? Specify the applicable section of the ordinance and discuss why or why not.**
Land Use and Zoning Ordinance #439 Sections 4.8, 5.1.2A(8) and 7.24.
2. **Are there any other standards, rules or requirements that the proposal must meet?**
1 condition
3. **Is the proposed use compatible with the present and future land uses in the area or can it be separated by distance or screening from adjacent land uses? Why or why not? How will any scenic views be impacted by the proposed use?**
To be determined by the Planning Commission

4. **How are the potential environmental impacts (groundwater, surface water, air quality, wellhead protection areas) of the proposal being addressed?**
To be determined by the Planning Commission
5. **Has information been provided regarding the impact to property values in the area as a result of the proposal?**
To be determined by the Planning Commission
6. **What potential public health, safety or traffic generation impacts will the proposal have in relation to the area and the capability of the roads serving the area, and how are they being addressed by the proposal?**
To be determined by the Planning Commission
7. **How does the proposal affect the general health, safety and welfare of the residents?**
To be determined by the Planning Commission
8. **Does the proposal conform to the goals and objectives of the County's Comprehensive Plan? Specify which goals and objectives apply.**
The Planning Commission shall consider the Goals and Objectives of the Comprehensive Plan to determine if the request is consistent (*Appendix B*). (Please state specifically which goals or objectives are met or not met for the record.)
9. **How does the proposal effect existing public services and facilities including schools, parks, streets and utilities?**
To be determined by the Planning Commission
10. **Has the applicant provided financial assurance to guarantee reclamation of cleanup?**
To be determined by the Planning Commission
11. **Other issues pertinent to this matter.**
To be determined by the Planning Commission

RECOMMENDED ACTION

If the Planning Commission recommends approval of this conditional use permit to the County Board of Commissioners according to *Sections 4.8, 5.1.2A(8) and 7.24 of Stearns County Land Use and Zoning Ordinance #439*, the Planning Commission should consider the following conditions:

1. Obtain approval from the Minnesota Department of Transportation prior to issuance of a construction site permit.

If the conditional use permit is approved, a construction site permit is required.

This request will go the County Board on November 28, 2017.

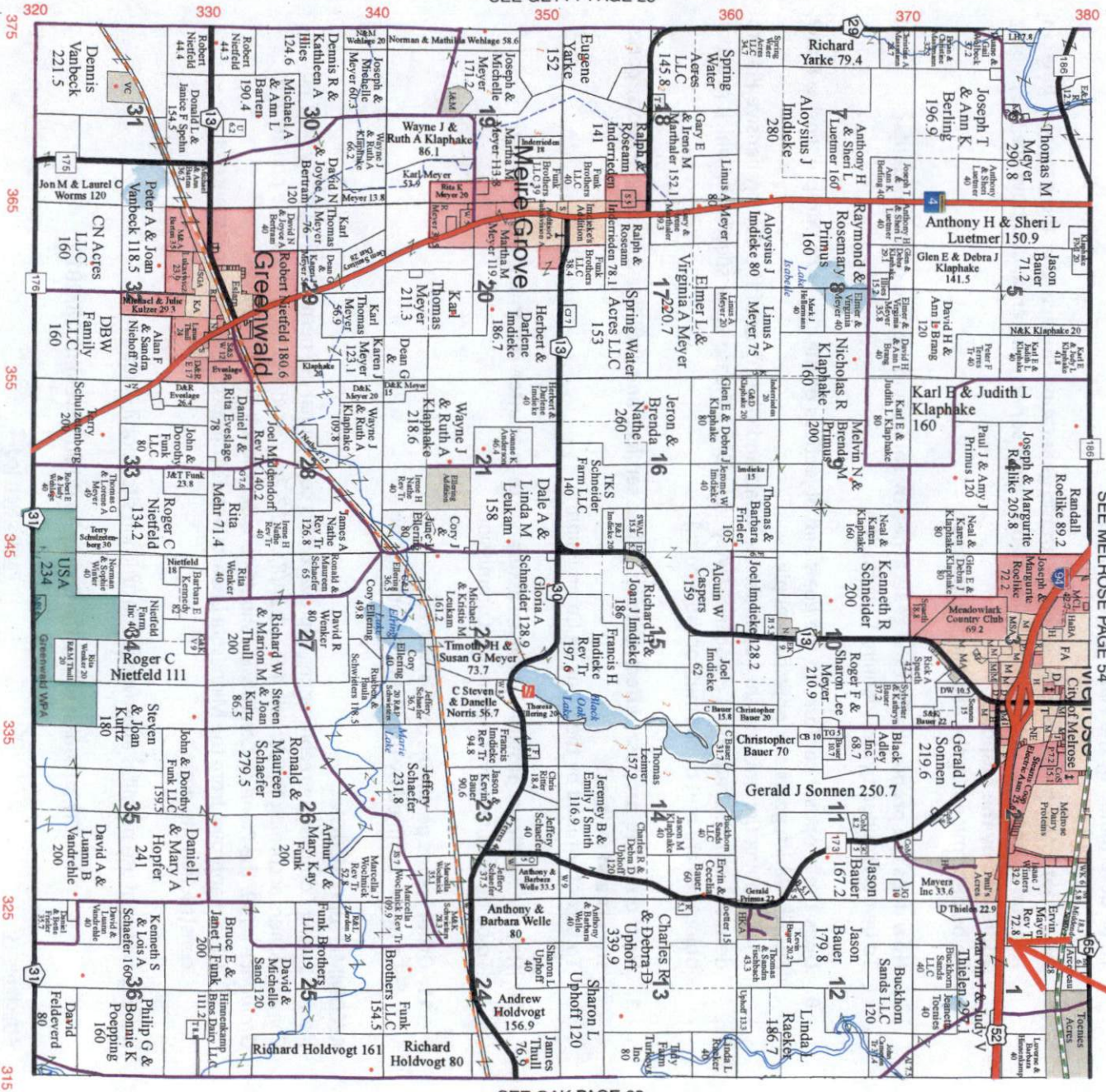
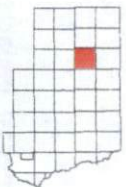
Attachments:

Location map
Application
Site plan
Aerial photos

Parties Notified

Property owners within ¼ mile
Clerk, Chair & Supervisors, Grove Township
Clerk, City of Melrose
Sauk River Watershed District
Minnesota Department of Transportation

Lamar Cup



SEE GETTY PAGE 28

SEE MELROSE PAGE 54

SEE OAK PAGE 62

SEE SPRING HILL PAGE 72



Heidi



APPLICATION FOR CONDITIONAL USE PERMIT Off-Premise Sign (Billboard)

Environmental Services Department
http://co.stearns.mn.us/Environment/LandUseandSubdivision
Administration Center Rm 343 - 705 Courthouse Square - St. Cloud, MN 56303
320-656-3613 or 1-800-450-0852 - Fax 320-656-6484

OCT 02 2017
ENVIRONMENTAL SERVICES

Application Fee: \$ 500 File No. P-009281 Receipt No. 17-20739

Property Owner	<u>Lamar OCI North, LLC.</u>	Phone	<u>(320) 253-3000</u>
Property Owner Email	<u>dlaubach@lamar.com</u>		
Address of Property	<u>I-94 E of Melrose N/L</u>		
Mailing Address	<u>PO Box 865, St. Cloud, MN 56302</u>		
Applicant (if different from above)	_____	Phone	_____
Applicant Email	_____		
Applicant Mailing Address	_____		
Parcel I.D. Number(s)	<u>12.06906.006</u>	Township	<u>125</u> Section <u>01</u>
Legal Description	<u>2.15A S70' OF THAT PART OF SW4NW4 LYING N OF N RW OF HWY 1-94</u>		

Primary Zoning District Agricultural 40 Section of Ordinance 7.24.5
Proposed Use Commercial / Non-Conforming Section of Ordinance 4.8

Staff to Complete	
Overlay Districts	
<input type="checkbox"/> Floodplain	<input type="checkbox"/> Airport <input type="checkbox"/> Conservation Overlay
<input type="checkbox"/> Shoreland: Water Body Name/Number _____	Classification _____

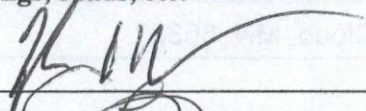
1. Description of Request: To rebuild storm damaged billboard structure to it's previous condition i.e. 12 X 48, same location etc.

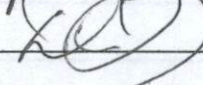
2. Describe any lighting that will be used to illuminate the sign: 4-400 watt halophane fixtures

Structure and Setbacks (As shown on site plan)

3. Total Square Footage (include both sides)	576 (1152)
4. Setback from right-of-way	5 feet
5. Setback from adjacent property lines	5 feet
6. Setback from nearest intersection	N/A
7. Distance from any park, historical site, public picnic or rest area, church, or school property	N/A
8. Distance from nearest advertising sign	802 feet
9. Height (above average ground level at base of the sign)	20 feet

Note: In order to fully evaluate the proposed use, please supply a site plan map that shows all applicable distances, setbacks, signs, buildings, roads, etc.

Property Owner's Signature  Date 9/27/17

Applicant's Signature  Date 9/27/17

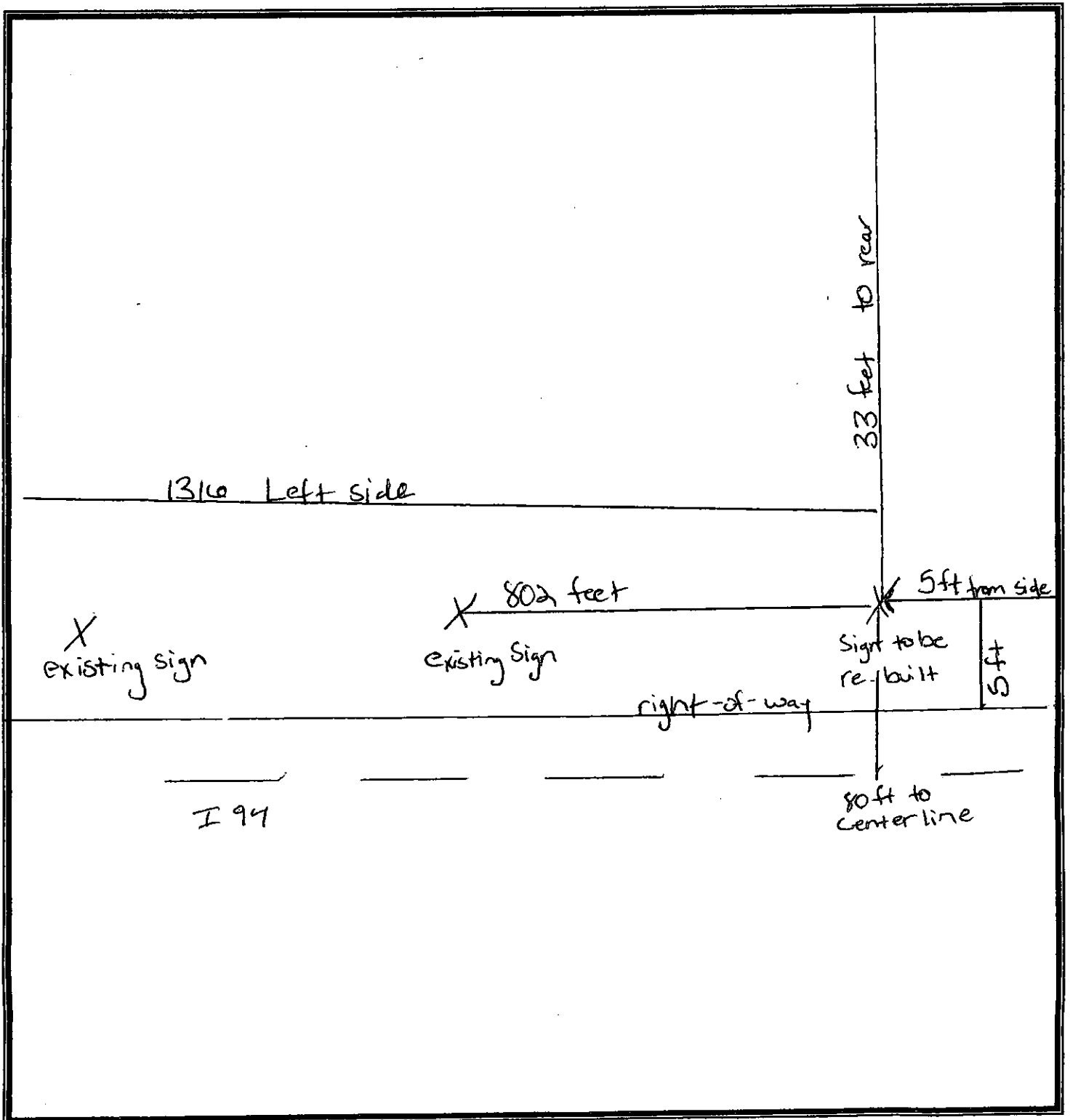
Signature of this application authorizes Environmental Services Staff to enter upon the property to perform needed inspections. Entry may be without prior notice

WHAT HAPPENS NEXT? Staff will review your application and determine if the application is complete. If the application is complete, the application will be scheduled for a Public Hearing with the County Planning Commission who will recommend action to the County Board of Commissioners. It typically takes 2 months from the time a complete application is submitted until the County Board issues final approval or denial of the CUP.

Site Plan

Include the following on the site plan:

- Setbacks- Side Yard, Rear Yard, Road, Ordinary
- High Water Level, Wetlands
- Existing Structures
- Proposed Structures / Additions / Modifications
- Roads & Existing or Proposed Approaches
- Parking Areas & Driving Surfaces
- Existing & Proposed Fences or Screening
- Existing & Proposed Lighting
- Existing & Proposed Signage (on & off the building)
- Outdoor Sales, Display, or Storage Areas

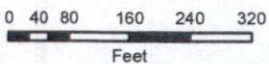




Lamar Conditional Use Permit



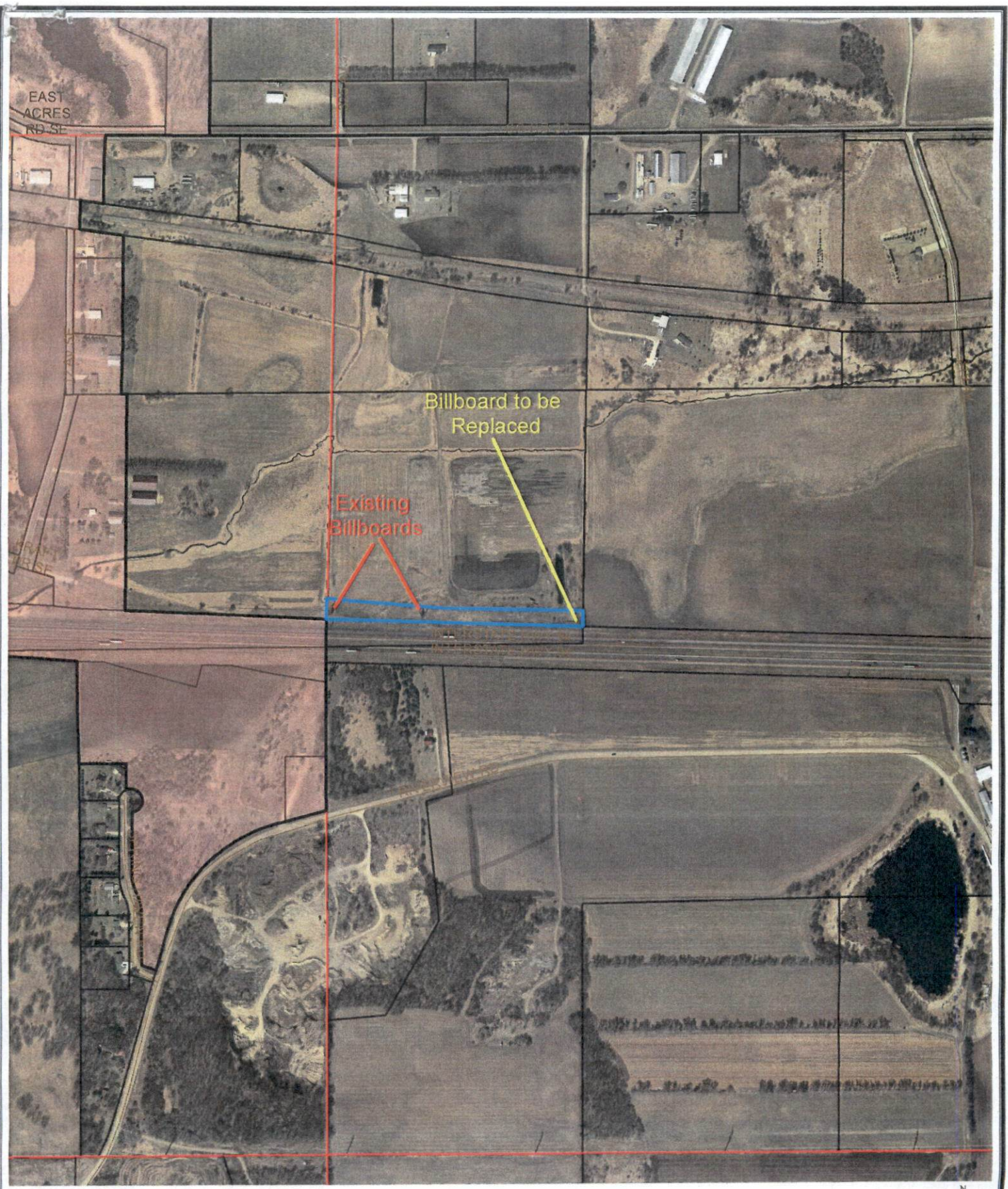
1 inch = 253 feet



This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability, or warranties relating to the accuracy or completeness of the database.

Date: 11/2/2017





EAST ACRES RD SE

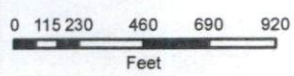
Billboard to be Replaced

Existing Billboards

Lamar Conditional Use Permit



1 inch = 667 feet



Date: 11/2/2017

This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability, or warranties relating to the accuracy or completeness of the database.

SUMMARY OF PLANNING COMMISSION PROCEDURES

STEP 1. Request application and discuss circumstances with staff (see the following page for more specific information).

Application Deadline:

12/18/17

Public Hearing Date:

1/18/18

STEP 2. File application by the above noted deadline. An application includes the following:

- a. A completed application form with the required filing fee
- b. A full, recordable property description (deed or abstract)
- c. A complete site sketch listing all applicable distances, setbacks or other necessary measurements
- d. For shoreland requests, septic system certification is required. (Note: Noncompliant septic systems are required to be upgraded regardless of the outcome of the planning commission proceedings).

STEP 3. Processing (completed by the Environmental Services staff, with the exception of plats):

- a. Public hearing notice sent to the local paper and the St. Cloud Times
- b. Notification of affected property owners:
 - Plats - property owners within ½ mile
 - Rezoning - property owners within ½ mile
 - Conditional Use/Interim Use Permits - property owners within ¼ mile
- c. Staff reviews application and generates a staff report
- d. Mailing of information packets to the members of the Commission, and
- e. Mailing of agenda and staff report to applicants

STEP 4. Planning Commission conducts hearings on plats, rezonings and conditional and interim use permits on the third Thursday of the month unless otherwise stated.

It is recommended that the applicant(s) or their representative attend the hearing to answer any questions the Commission may have. The Commission will base its decision on the information presented and public testimony. Failure to have representation may result in the continuation of the item to the next meeting.

Actions of the Planning Commission depend upon the submitted request. **Plats** are recommendations to the County Board, and will follow final plat requirements. **Rezoning**s are also recommendations and will be submitted to the County Board of Commissioners generally one month after the Planning Commission meeting. **Conditional and interim use permits** may be approved, approved with conditions or denied by the Planning Commission. Any item may be continued or tabled by the Planning Commission. If the item is continued, the Planning Commission will state when the item is continued to (either the next meeting or a specified date). There will be no additional notification on continued items.

STEP 5. All conditional and interim use permits are recorded with the property deed in the County Recorder's Office. If the conditional use permit is denied, notice will be sent to the applicant(s) via certified mail.

STEP 6. Once the proceedings for conditional and interim use permits are recorded, a copy will be sent to the applicant(s) via mail.

Land Use Plan

Goals and Objectives

The following goals and objectives are general statements of intent that focus on the land use issues identified through the planning process. Goals are broadly worded, while objectives define major themes under each goal. The policies and action items listed later in this chapter are related to the goals and objectives, but are more specific and detailed. Many of the goals and objectives are the same or similar to those of the 1998 plan, but have been updated to address progress toward the goals and improved understanding of the relationship of land use and natural resources.

Agriculture

Goal 1. Sustain agriculture as a desirable land use for the long term.

- Objective 1. Nurture and preserve a sound agricultural economy.
- Objective 2. Preserve highly valued farmland for agricultural pursuits.
- Objective 3. Develop management methods for accommodating different types of agricultural activity.

Goal 2. Minimize land use conflict between agriculture and other land uses.

- Objective 1. Maintain suitable boundaries for urban, rural residential and agricultural areas.
- Objective 2. Provide standards to protect new and existing land uses from incompatible land uses.

Growth and Development

Goal 3. Manage the impacts of growth and development on the County's rural character

- Objective 1. Discourage incompatible land uses through effective land use controls.
- Objective 2. Identify appropriate areas for commercial, industrial, and non-farm rural residential developments.
- Objective 3. Deter premature development in rural areas and in urban expansion areas around cities.

Goal 4. Sustain the current livability and diversity of Stearns County.

- Objective 1. Recognize and respond to the differences in community needs and character, development patterns, and natural resources in different regions of the County.
- Objective 2. Preserve and protect significant, unique or sensitive natural and scenic resources.
- Objective 3. Respect and preserve architectural, archeological, and cultural history.
- Objective 4. Encourage a diversity of housing opportunities meeting the needs of both the cities and the townships.

Goal 5. Use existing infrastructure and resources efficiently.

- Objective 1. Coordinate infrastructure expansion with development; and encourage development where the infrastructure is adequate to serve that growth.
- Objective 2. Provide public services and infrastructure that can be sustained over time.
- Objective 3. Support the provision of joint services among jurisdictions.

Objective 4. Continue to educate people about the real cost of development.

Goal 6. Provide a variety of residential opportunities.

Objective 1. Provide a diversity of housing prices and styles, meeting the needs of residents of different ages, incomes and lifestyles.

Objective 2. Work with the cities to provide a variety of higher-density housing types.

Objective 3. Identify appropriate locations for seasonal homes in settings that afford a variety of natural amenities.

Objective 4. Create sufficient housing opportunities near job centers.

Natural Resources Protection

Goal 7. Identify and preserve important natural systems and sensitive natural resources.

Objective 1. Evaluate land use changes based on how they respond to existing natural systems and their potential impacts on natural resources.

Objective 2. Develop and employ land use regulations and other techniques for natural resource protection, including transfer of development rights or density, best management practices, and public acquisition.

Objective 3. Recognize the relationship between land use and water quality, and continue to support water quality improvements through land use plans and regulations.

Goal 8. Explore the development of a comprehensive land value assessment policy and tax assessment guidelines that would encourage preservation of open space parcels, including both agricultural and forested areas.

Objective 1. Evaluate the current tax assessment policies of Stearns County in conjunction with statewide requirements, in order to evaluate the effects of assessment policies on protected open space, whether protected by easement or by zoning and land use policies.

Natural Resources and Environmental Management Plan

Goals and Objectives

The following goals and objectives are general statements of intent that focus on the natural resource issues identified through the planning process and in other required planning efforts such as the Water Plan and the Solid Waste Plan. Goals are broadly worded, while objectives define major themes under each goal. Stearns County set a number of natural resource goals in its 1998 Comprehensive Plan. Many of the 1998 Plan goals are still valid and have been reaffirmed by the Citizens Advisory Committee (CAC). Some goals from 1998 have been modified or simplified, and the CAC has identified some new priorities for natural resources. Additional new goals reflect goal statements in the Water Plan and Solid Waste Plan. Finally, natural resource goals are also included in the Land Use chapter of this Plan, reflecting the significant overlap of land use choices and the functioning of natural systems.

Goal 1. Preserve important natural systems.

- Objective 1. Identify the suitability of natural systems and resources for development or use.
- Objective 2. Develop strong performance standards to preserve sensitive natural features and systems.
- Objective 3. Preserve watershed functions for high-quality surface waters and recreation areas, and provide for restoration of watershed function for impaired waters.
- Objective 4. Recognize natural systems as critical infrastructure, equivalent to other kinds of infrastructure in assuring the health, safety, welfare, and quality of life for County residents, visitors, and businesses.
- Objective 5. Minimize the alteration of wetlands.

Goal 2. Assure the reasonable and responsible use of the County's natural resources, including land, surface and ground water, minerals, open space, wetlands, wildlife, and woodlands.

- Objective 1. Provide for the managed, sustainable use of mineral, soil, water, and timber resources
- Objective 2. Protect large wooded tracts and special habitats through preservation, conservation development standards, and promoting strong stewardship efforts by individuals and private organizations..
- Objective 3. Recognize the carrying capacity of groundwater and surface water in development and use decisions.
- Objective 4. Encourage use of renewable energy systems, including wind energy and solar energy, which reduce the footprint of development on local and global natural systems.

Goal 3. Protect the County's agricultural natural resources.

- Objective 1. Protect agricultural soils and other agricultural resources by regulating non-agricultural land uses in areas with agricultural soils.
- Objective 2. Encourage sustainable agricultural practices that protect agricultural soils and waters for future generations.

Goal 4. Protect the County's aggregate resources and provide for reasonable economic use of aggregate.

- Objective 1. Locate the high quality aggregate resources in the County to guide protection and utilization activities
- Objective 2. Manage aggregate resources to provide for the extraction of high quality aggregate prior to non-agricultural development on the site.
- Objective 3. Adopt regulations to minimize nuisances from aggregate extraction that affect developed areas and that ensure restoration of extraction sites to protect other natural resources and natural functions.

Goal 5. Support the goals of the County Water Plan.

- Objective 1. Protect drinking water sources through encouraging sustainable water use and preserving the function of wellhead areas and groundwater recharge areas in land use decisions.
- Objective 2. Minimize impacts to water quality from development through use of low impact development techniques, improved management of buffers and natural resources in shoreland areas, and improve stormwater management in existing developed areas.
- Objective 3. Continue to identify impaired waters in the County and work to implement best management practices for restoring surface waters to non-impaired status.

Goal 6. Support the goals of the Stearns County Solid Waste Management Plan.

- Objective 1. Provide a program for handling solid wastes that will anticipate residential, agricultural, commercial and industrial expansion.
- Objective 2. Encourage and educate citizens and businesses on the importance of waste reduction and reuse.
- Objective 3. Encourage energy recovery from solid waste.
- Objective 4. Acknowledge that landfills will be part of the solid waste disposal approach of Stearns County's non-hazardous industrial and demolition debris.
- Objective 5. Promote and encourage private sector participation in the collection, transportation and processing of solid waste and recyclable material.
- Objective 6. Continue compliance with the solid waste management goals and policies set forth by the State Pollution Control Agency.

Economic Development Plan

Goals and Objectives

The following goals and objectives are general statements of intent that focus on the economic development issues identified through the planning process. Goals are broadly worded, while objectives define major themes under each goal. Stearns County set a number of economic development goals in its 1998 Comprehensive Plan. Many of these goals are still valid and have been reaffirmed by the Citizens Advisory Committee (CAC). Some goals have been modified or simplified, and the CAC has identified some new priorities for economic development.

Goal 1. Maintain and strengthen economic diversity.

- Objective 1. Promote and retain agriculture in areas with highly valued agricultural land or economically viable animal agriculture operations.
- Objective 2. Encourage industrial development within existing communities, including redevelopment of existing sites and filling of industrial and business parks.
- Objective 3. Acknowledge tourism's economic value and the prospective contribution of this industry to both the diversity of the County economic base and the potential for growth.
- Objective 4. Protect tourism and related resources from detrimental development activity and conflicting land uses.
- Objective 5. Enhance the regional role of the St. Cloud metropolitan area by strengthening economic connections between the metropolitan area and other Stearns County cities and towns.
- Objective 6. Provide for the continued viability of the rural small town as an agricultural service center and to provide opportunities for jobs and housing where consistent with infrastructure and natural resources carrying capacity.
- Objective 7. Enhance the ability of local retail and commercial businesses to sustain small city and town center commercial areas.

Goal 2. Update, diversify and expand the manufacturing sector of the economy.

- Objective 1. Assist businesses with job retention and expansion opportunities.
- Objective 2. Secure new manufacturing enterprises, including opportunities to create value-added operations to the County's agricultural and natural resource base, and to take advantage of Stearns County's access to other regional and national markets.
- Objective 3. Integrate eco-industrial and sustainable design concepts into commercial/industrial areas.

Goal 3. Strengthen and diversify the agricultural economy.

- Objective 1. Strive for and support higher farm profitability and family farm stability, including encouraging creative agricultural diversification of crops and products, vertically integrated operations with direct access to local markets, and certified production that has a higher market value.

- Objective 2. Capture an increasing share of the opportunities for value-added agriculture in food manufacturing, bio-fuels, and the burgeoning industries utilizing agricultural products as a feedstock.
- Objective 3. Create opportunities for new investment in agricultural operations and support industries.

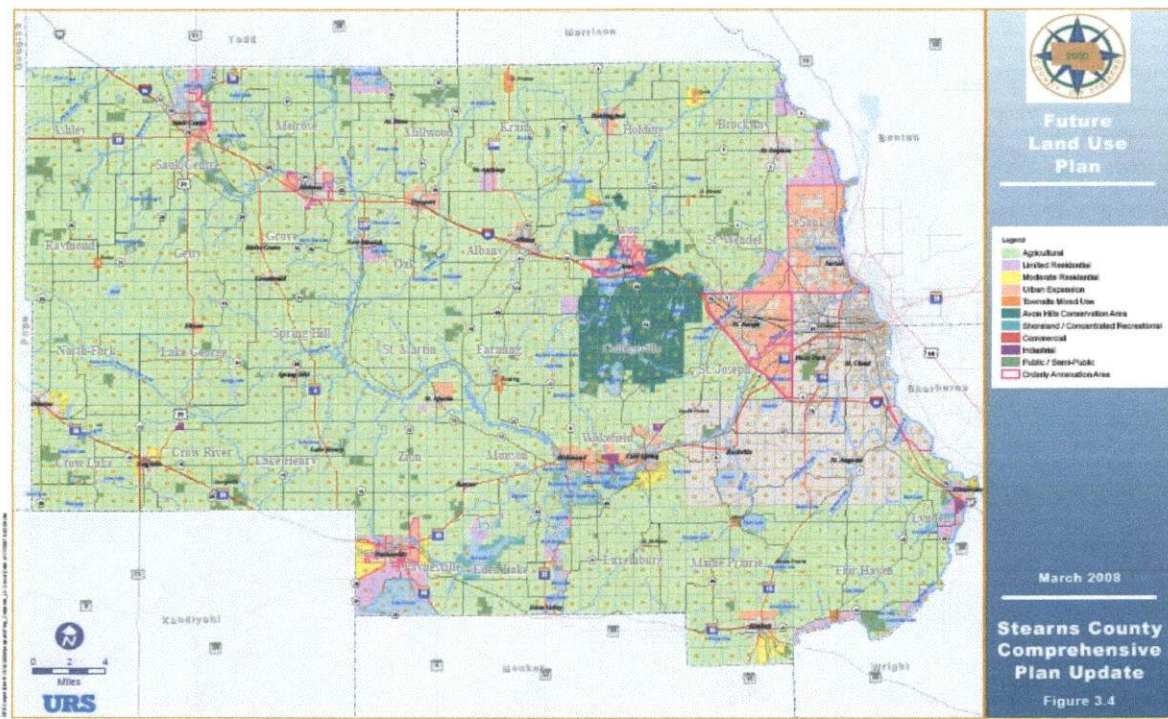
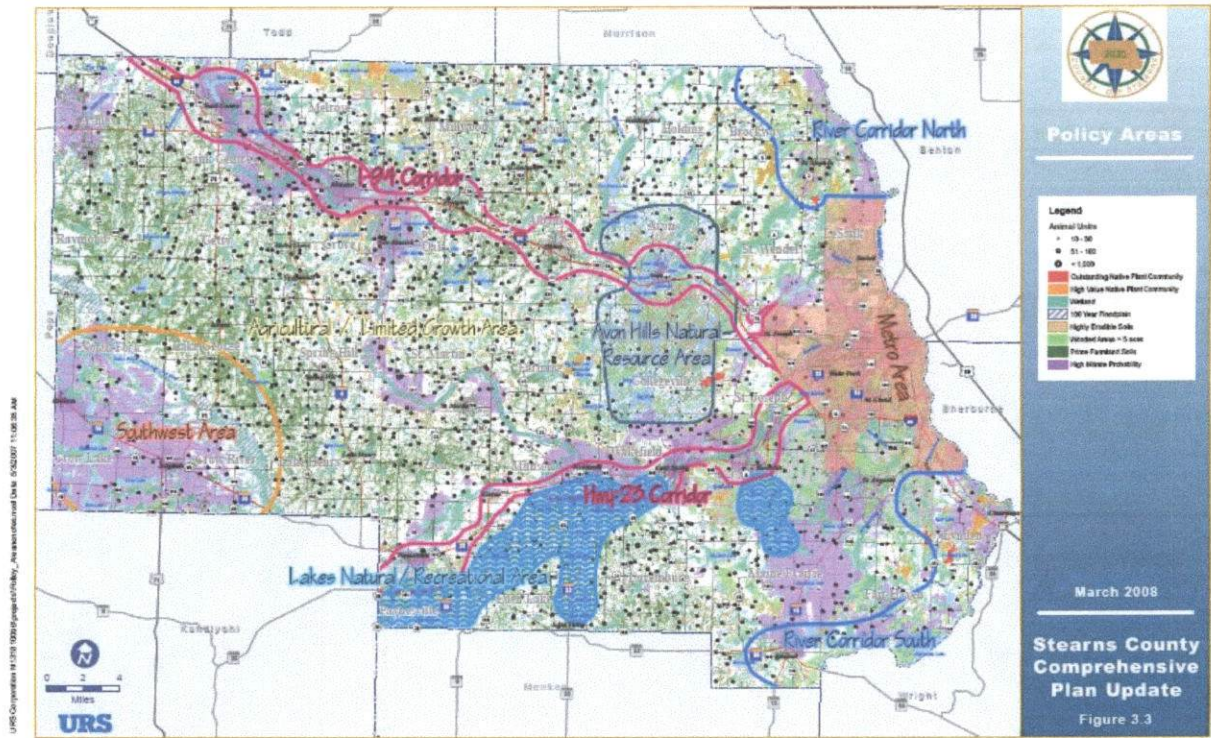
Goal 4. Promote sustainable development initiatives.

- Objective 1. Encourage the establishment and use of eco-industrial parks to maximize the environmental, economic and cultural connections between development and community health.
- Objective 2. Increase the value of Stearns County economic production by ensuring that operations sustain natural resources, increase the use of efficient modes of transport such as rail, and access local markets.
- Objective 3. Encourage and promote the use of “green” architecture design principles that minimize impacts to the natural and cultural environments and reduce long-run risk to businesses.
- Objective 4. Encourage revitalization of the traditional downtown areas throughout the County to create walkable, sustainable, appealing communities that reflect the unique character of Stearns County cities.
- Objective 5. Encourage the appropriate development and use of electricity from wind energy as a means of substituting underutilized local renewable resources for non-renewable, non-local, energy sources.

Goal 5. Create a range of economic development programs and tools that move the County toward its goals.

- Objective 1. Encourage efficient expansion of public infrastructure by municipal governments to keep debt payments, maintenance costs and tax burdens low.
- Objective 2. Use creative and selective tax abatement agreements to encourage expansion in appropriate locations and to encourage linking of economic investment to the county labor force.
- Objective 3. Continue to create cooperative efforts for economic development among Stearns County municipalities and multi-city promotions to maximize the synergy of each community’s economic assets.

Large copies of these maps and a description of the Policy Areas and Land Use Categories are available from Environmental Services or in the Comprehensive Plan on the County's website at <http://www.co.stearns.mn.us/Government/6436.htm>.



Planning Commission Public Hearing Procedures

- 1) Prior to the first public hearing, the Planning Commission Chair will briefly explain the public hearing process and the steps the Commission will take in making their decisions on applications. Commission members, any member of the public, the applicant and staff should endeavor at all times to be respectful and understanding of one another during this entire public hearing.
- 2) For each application, the Chair will first declare the public hearing to be open and then request the applicant to come forward and state their name.
- 3) Next, the Chair will call on the Environmental Services Department staff to give a summary of the application and provide pertinent information regarding the property and the applicant's request. Following the summary, the Chair will allow the applicant an opportunity to add any additional information in regards to the request.
- 4) The next step will be for the Chair to allow members of the public to state their position in regard to the application. Speakers should first state their name for the record. Comments should be limited to issues directly related to the request and be presented in a manner that is respectful to the Commission, the applicant, staff and others present at the hearing. If an item is particularly controversial and entails considerable discussion, the Chair may ask that positions not be repeated and that only new information be presented. If the public has questions of the applicant or staff, those questions must be directed through the Chair in order to maintain order and provide proper protocol for the meeting. At anytime the Commission may ask questions of the applicant, staff, or the public.
- 5) Following the conclusion of all public testimony, the Chair will call for a motion to close the public hearing. Once the public hearing is closed, only the Commission members may ask clarifying questions of the applicant or staff. During this time, the applicant and/or the public may not make any further comments or testimony unless directed to do so by the Chair. This is an opportunity for the Commission to discuss the request and testimony among themselves and begin to frame their individual positions on the merits of the application.
- 6) Once it appears that all issues have been discussed and questions have been asked by the Commission members, the Chair will direct the Commission members to proceed with making their Findings of Fact. This is a formal process in which the Chair will read through a series of questions aimed at determining whether or not the request and testimony presented meet the intent of the comprehensive plan and all applicable ordinance requirements. Following the completion of the Findings of Fact, the Chair will call for a motion in support of or in denial of the request. The motion passed must be supported by the evidence in the Commission's Findings of Fact. For conditional use permits and interim use permits, the motion made by the Commission will be to grant or deny the request. For plats and rezoning applications, the motion made by the Commission will be a recommendation of approval or denial to the County Board of Commissioners. At a later date, the County Board of Commissioners will make the final decision on these requests.
- 7) Applicants for a conditional use permit, interim use permit, rezoning, or plat will receive written notice of the Commission's decision within one week of the public hearing

Economic Development Authority (EDA)

4.3.

Meeting Date: 04/08/2021

By: Sean Sullivan, Community
Development

Title:

Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to consider purchase of real property)

Purpose/Background:

Purpose:

To discuss a potential project west of Armstrong Blvd and to consider purchase of:

1. 8100 146th Avenue NW. Anoka County PID is 29-32-25-14-0012. Legal Description is Lot 1, Block 1, Hauser Addition
2. 8049 146th Avenue NW. Anoka County PID is 29-32-25-14-0011. Legal Description is Lot 4, Block 2, Hy-10 Ramsey
3. 8050 147th Avenue NW. Anoka County PID is 29-32-25-14-0008. Legal Description is Lot 1, Block 2, Hy-10 Ramsey
4. 14700 Armstrong Blvd NW. Anoka County PID is 29-32-25-11-0008. Legal Description is Lot 3, Block 1, Hy-10 Ramsey 3rd Add.
5. XXXX Ferret St NW, Anoka County PID is 29-32-25-11-0009. Legal Description is Lot 1, Block 1, Hy-10 Ramsey

(Number Identified on attached Map)

*Portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to consider purchase of real property.

Background:

The Industrial market remains strong in the City of Ramsey. Industrial land over 1 acre, that is ready for development is becoming harder to find in Ramsey. Staff has received inquiries from existing Ramsey business looking to expand or build new buildings (15-50,000 SF Range) in the near future. Currently, the 43 acres east of Delta Mod Tech and the 14 acres south of Connexus are under contract. That leaves approximately 20 acres west of Armstrong Blvd off Bunker Lake Boulevard as the only larger piece of land shovel ready for industrial development.

Purpose

The purpose of this case is to seek high-level policy direction as a recommendation to the City Council to discuss how aggressive the City should be to preserve the vision for cleanup and redevelopment of the industrial park generally west of Armstrong Boulevard and north of Highway 10.

There are 3 major components of planning in this area.

1. Future Land Use Planning/Zoning/Non-Conforming Uses
2. Economic Development Tools to Facilitate Cleanup/Blight Removal and Redevelopment
3. Infrastructure and Roads/Pavement Management Program

Background

Future Land Use Planning/Zoning/Non-Conforming Uses

From approximately 2015 through 2018, the City convened a series of public engagement meetings that led to the visioning and small area plan for this area. The planning area also included areas now known as the Bunker Lake Industrial Park and Riverstone Neighborhood. This redevelopment area is the final piece of this small area plan.

This area pre-dates current zoning regulations and zoning district, providing protections under lawful, non-conforming statutes. This area is generally characterized by aging, underutilized buildings and significant outside storage. As the surrounding areas of The COR, Bunker Lake Industrial Park and Riverstone Neighborhoods continue to develop, this aging industrial park appears to be in conflict with these surrounding areas. Public Nuisance Complaints continue to increase. A former gas station and former liquor store were previously purchased and removed to make way for the Armstrong Interchange.

The future land use vision contemplates this entire area redeveloping. Most of the Property Owners share this redevelopment vision, but timing, financing and market conditions appear to be a barrier. The areas east of Ferret Street are visioned as redeveloping as a primary retail corridor for the community. This area includes the new West Armstrong Retail Center. The areas west of Ferret Street are visioned as redeveloping as another business park similar to the Bunker Lake Industrial Park.

The City continues to respond to numerous zoning inquiries for uses that are not allowed by code and not protected by lawful, non-conforming statutes. The City has shown some flexibility through the issuance of Interim Use Permits that allow a temporary use until such time redevelopment occurs. Staff seeks policy direction as to whether this continued allowance for interim uses is appropriate, or a more aggressive approach is desired.

Economic Development Tools

Redevelopment projects are naturally more complicated and more expensive than 'greenfield' development of raw land. It is unlikely that the City will achieve the broader blight removal and redevelopment vision without financial assistance of some degree, including but not limited to potential acquisition of key parcels to preserve said vision. The site is located within TIF District #14 that also includes The COR.

Infrastructure and Roads/Pavement Management Program

In 2017-2018, the City began planning for the reconstruction of 146th Avenue, 147th Avenue and Ferret Street. In January of 2019, the City cancelled/delayed the project until future land use planning and visioning were complete. With the completion of the 2040 Comprehensive Plan Update, that visioning and land use planning is now complete and the City should be able to move forward with this needed pavement management plan without interfering with the redevelopment vision. In fact, investment in basic infrastructure in this area may leverage interest in private redevelopment. Based on current economic conditions and demand for industrial land, Staff thought this would be a good time to revisit this position. This project expands sewer and water in the area and also connect Ferret Street to Bunker Lake Boulevard (new infrastructure in addition to reconstruction of existing infrastructure).

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

The current uses (outside storage/industrial) by many of the businesses in the area (generally east of Ferret Street) are not consistent with current zoning (COR Retail). The industrial uses are considered lawful, non-conforming and can continue to operate as long as the use does not change and they are in compliance with city code. A few of these properties have required code enforcement actions to bring them into compliance due to excess outside storage and site use issues and the frequency of this has increased. Staff has been contacted by some landowners in the area west of Armstrong Blvd asking if the City would be interested in acquiring their properties. If the City is committed to a redevelopment City infrastructure project in the area, a strategy should be developed around the prioritization

of land acquisition.

Alternatives:

At this time, this is simply a discussion item to determine the EDA level of interest in the proposed redevelopment project and to potentially identify parcels for acquisition. Nothing in this case should be interpreted as the City is actually considering additional land acquisition. Staff has not formulated a formal recommendation, and is seeking broad EDA recommendation. Here are some questions to contemplate:

- Is the EDA OK with using TIF/EDA/HRA dollars to prepare plans and specs for roads and utilities?
- Is the EDA OK with using TIF/EDA/HRA dollars to extend utilities, rebuild roads and extend Ferret St?
- Is the EDA interested in purchasing properties with blight and zoning issues (tied to recent zoning requests)?
- Is the EDA interested in purchasing strategically located properties to help facilitate this redevelopment project?

Funding Source:

If as a matter of policy and priority, the City felt this was an appropriate acquisition(s), there likely would be adequate economic development funds. Possible funding sources include:

1. EDA Fund
2. Anoka County HRA (Housing and Redevelopment Authority) Fund
3. TIF (Tax Increment Financing)

Recommendation:

Based on discussion.

Action:

Based on discussion.

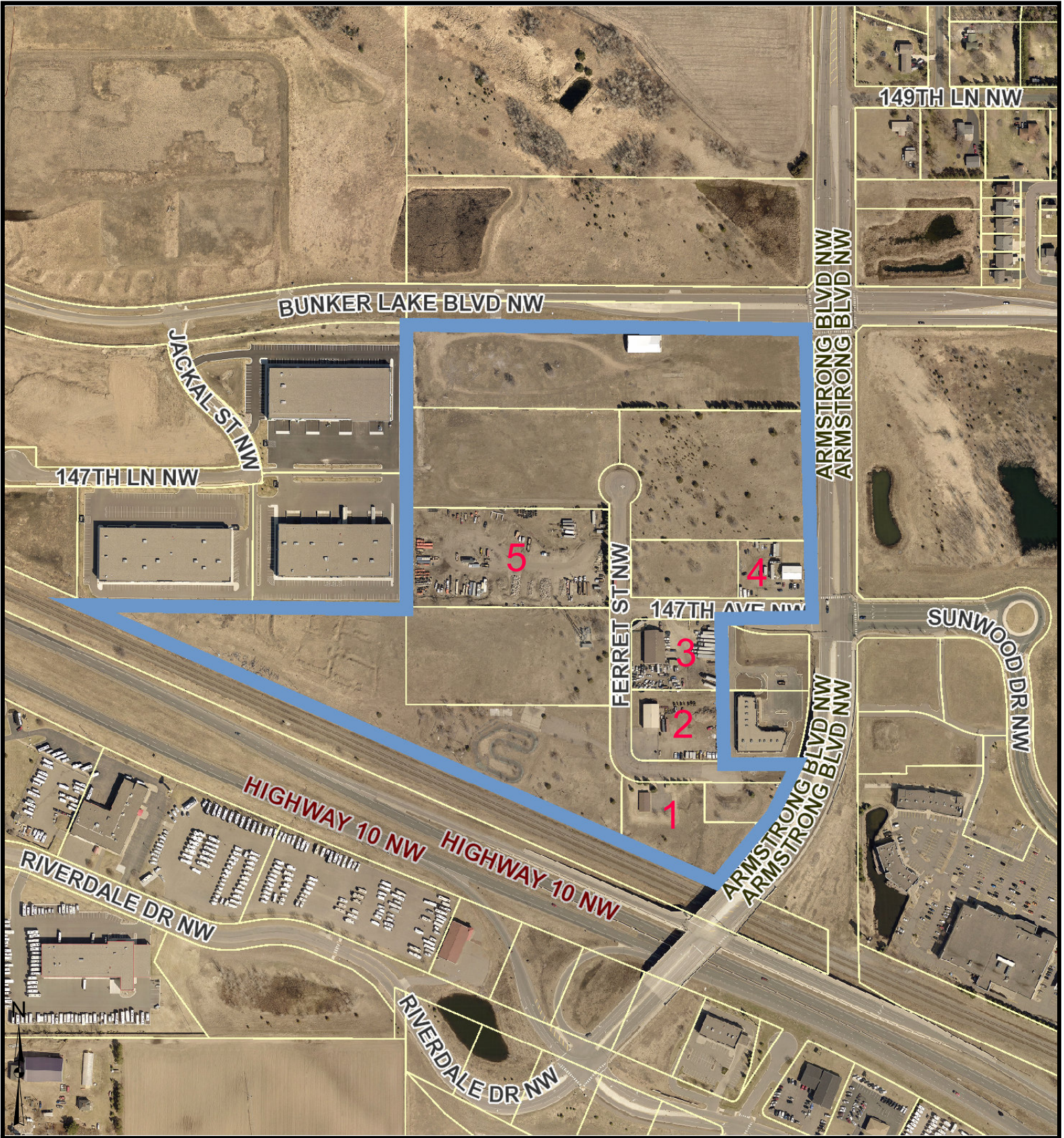
Attachments

- Site and Parcel Location Map
- January 2019 Project Termination Letter

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	03/29/2021 04:54 PM
Tim Gladhill	Tim Gladhill	03/30/2021 08:11 PM
Tim Gladhill	Tim Gladhill	04/01/2021 08:50 AM
Sean Sullivan (Originator)	Sean Sullivan	04/01/2021 11:03 AM
Tim Gladhill	Tim Gladhill	04/01/2021 11:54 AM
Form Started By: Sean Sullivan		Started On: 03/24/2021 04:23 PM
Final Approval Date: 04/01/2021		

West Armstrong Redevelopment Area



Parcel Information: Approx. Acres: 45
Commissioner: MATT LOOK

Owner Information:



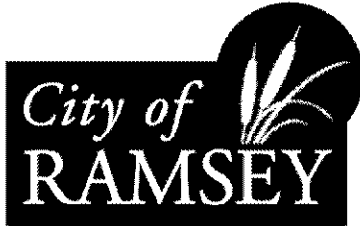
Plat:

Sean Sullivan

1:4,800

Date: 3/29/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

January 22, 2019

Re: Termination of City Improvement Project #18-02, HY-10 Street Reconstructions

On Tuesday, October 23, 2018, the Ramsey City Council adopted Resolution #18-218 accepting the Feasibility Report for Improvement Project #18-02, HY-10 Ramsey Street Reconstructions, including Staff's recommendation to shelve the project until it is no longer needed, or until abutting property owners request that the streets be repaired, such as in the form of a petition.

The City strives to allocate resources as cost-effectively as possible by completing the proper improvements at the proper time. Considering the significant potential for re-development of the HY-10 Ramsey development, the City felt it would make the most sense to shelve Improvement Project #18-02 at this time. This effectively means the City will not propose to improve the streets in this development while waiting to determine if re-development will occur.

Even though Improvement Project #18-02 was shelved, the City's Public Works Department plans to repair and/or replace the bituminous pavement in and around the intersection of 147th Avenue and Ferret Street this summer.

This will be the last communication you will receive regarding this terminated improvement project. If you have any questions, please contact me at 763-433-9825 or bwestby@cityoframsey.com.

Sincerely,

Bruce Westby
City Engineer