

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday, June 10, 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. Approve Minutes**
 1. Approve Meeting Minutes for May 13, 2021
- 4. EDA Business**
 1. Consider Renovation and Lease of Old Town Hall
 2. Consider Approval of Fourth Amendment to Purchase Agreement for Lots 1, 2 and 3, Block 1, COR TWO; Case of RGH RAMSEY LLC (Portions may be closed to the public)
 3. ~~Consider Offers for Outlot B Ramsey Town Center 7th Addition (portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to develop or consider offers or counteroffers for the purchase or sale of real or personal property)~~
- 5. Member/Staff Input**
- 6. Adjournment**

Economic Development Authority (EDA)

3. 1.

Meeting Date: 06/10/2021

By: Wendy Schlueter, Community
Development

Title:

Approve Meeting Minutes for May 13, 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 May 13, 2021 meeting minutes

Action:

Motion to approve May 13, 2021 EDA meeting minutes.

Attachments

Business License Applications

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	06/01/2021 10:07 AM
Tim Gladhill	Tim Gladhill	06/03/2021 08:22 AM
Form Started By: Wendy Schlueter		Started On: 05/19/2021 03:09 PM
Final Approval Date: 06/03/2021		

**ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 13, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Scott Cords
 Chelsee Howell
 Rachal Johnson (arrived at 7:33 a.m.)
 William MacLennan
 Michael Olson
 Chris Riley

Members Absent: None

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

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member Cords, seconded by Member Olson, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Olson, Howell, MacLennan, and Riley. Voting No: None. Absent: Member Johnson.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 8, 2021

Motion by Member Cords, seconded by Member Steffen, to approve the April 8, 2021, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Howell, MacLennan, Olson, and Riley. Voting No: None. Absent: Member Johnson.

4. EDA BUSINESS

**4.01: Consider First Amendment to Purchase Agreement with Java Properties, LLC
(Portions of meeting may be in closed session)**

Member Johnson joined the meeting.

Economic Development Manager Sullivan presented the staff report.

Member Cords asked if the buyer has any feelings on the suggested approach from the City.

Economic Development Manager Sullivan commented that the developer approached the City with concern related to these additional costs and this is the solution reached between the parties.

Chairperson Steffen asked if it were out of the ordinary that these additional expenses would come along so late in the process.

Economic Development Manager Sullivan stated that intuitively the connection would come directly from the street for sewer and water rather than running along a future roadway. He stated that this process would avoid disruption to Sunwood Drive, which has become a busy roadway.

Chairperson Steffen asked how the anticipated infrastructure/utility costs are being covered through the process.

Economic Development Manager Sullivan replied that typically those costs come into play when a street is constructed. He stated that this method will provide easier connection for the adjacent development lot, which is why the City is asking to cover some of that cost, as this would not be the typical route for utility connection.

Deputy City Administrator Gladhill stated that some of these details had been discussed during the development process. He stated that typically the cost would be born of the developer, but the City agreed to cost share in order to provide utility connection to the adjacent City owned parcel and avoid disruption to Sunwood Drive. He stated that some of these details had been discussed early in the development process, but what had not been known was the exact path they would take to avoid disruption to Sunwood.

Chairperson Steffen asked why the choice was made to reduce the property cost in order to provide the cost-share.

Economic Development Manager Sullivan replied that the developer agreed to this method and it will allow the project to stay on schedule.

Deputy City Administrator Gladhill noted that another benefit would be that the developer would install the utilities, which avoids the City having to go through its own plan prep, bidding, and construction process.

Member Cords stated that he understands the shared access safety concerns. He asked if an additional access would be added or whether people would be blocked from accessing from Casey's.

Economic Development Manager Sullivan replied that the second access is more of a reliever and access still can be gained through Casey's entrance.

Motion by Member Cords, seconded by Member Johnson, to recommend to City Council to approve the First Amendment to Purchase Agreement as presented, subject to City Attorney review.

A roll call vote was performed:

Member MacLennan	aye
Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

4.02: Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (Portions of meeting may be closed to the public to consider purchase of real property)

Economic Development Manager Sullivan presented the staff report.

Deputy City Administrator Gladhill provided additional details on the land uses contemplated in the redevelopment vision for the area within the Comprehensive Plan. He stated that if they do want to see industrial growth, the next step would be to construct the roads and put in utilities.

Chairperson Steffen asked what has changed.

Economic Development Manager Sullivan explained in 2019 there was not a willingness from the property owners to support redevelopment, whereas now there are willing sellers and developers interested in the installation of sewer, water and roads. He stated that some landowners want to see utilities brought to the area, which is different than what the City heard back in 2019. He stated that PSD and Delta ModTech have been active in area and noted that the site to the east of Delta ModTech is under contract. He stated that the amount of industrial land in the community is dwindling and therefore it would help to create more industrial development opportunities.

Chairperson Steffen asked if the properties marked one through five were the willing sellers.

Economic Development Manager Sullivan noted that those are the properties with existing buildings. He noted that some of those properties are willing sellers, but not all of them.

Matt Kuker, PSD, stated that they have been working to develop the Bunker Lake Industrial Park for the past three to four years and are 100 percent full, working on their fourth building. He stated that some people want to stand alone, with 20,000 or 30,000 square feet. He explained that their concept is to have larger buildings with shared infrastructure, but some people simply prefer to have their own building. He stated that he has an interested party, but that party chose to go elsewhere because of the condition of the road that provides access from Ferret Street and with the time it would add for the trucks to be weighed at the nearby scale site. He stated that the road has come up multiple times when he is showing his site to potential users. He supported Ferret St to be extended north to Bunker.

Chairperson Steffen asked if there is additional space on the PSD site for additional buildings after building four.

Mr. Kuker replied that he would have 18 to 20 acres to the west of the fourth building in Bunker Lake Industrial Park. He noted that the number of buildings that could fit on the remainder of the site would vary depending on the shape and/or size but noted that if they stay consistent with the size they have been building, he would estimate about three more buildings. He stated that they would support Ferret Street running across their property. He stated that he believes that the western portion of that parcel would be more suited for industrial rather than retail. He believed a 20,000/15,000 square foot building or small industrial user would fit on that area that would be created by splitting the parcel with the road. He provided additional details on the other PSD property in the area, anticipating a quick service food restaurant or gas station. He commented that the City has recently been doing a good job of cleaning up the blight on properties in that area. He commented on the cost to construct an industrial building and noted that those property owners do not want to see blight adjacent to their expensive newly constructed building.

Chairperson Steffen asked whether this could be done through development or whether the City would need to step in.

Economic Development Manager Sullivan commented that the first decision would be whether the EDA supports additional industrial use and then the question can be asked as to the involvement the City should have.

Member Cords commented that it sounds like the first step would be fixing 147th and Ferret Street.

Mr. Kuker agreed that the road is the first step as that is the first thing people notice when coming to look at the property. He stated that an owner-occupied building would also generate additional tax dollars.

Member Cords asked fixing the roads would mean that sewer and water would need to be added while the road is being reconstructed.

Economic Development Manager Sullivan commented that it is his understanding that the overlay was not done in the past as there was a desire to make the best use of City funds. He stated that sewer and water will ultimately be in this area and therefore the City wants to make sure the project is done right.

Mr. Kuker agreed that industrial uses would need access to sewer and water.

Deputy City Administrator Gladhill commented that if the City puts that infrastructure in the ground, that cost can be recouped through development. He stated that if the City were going through the expense of redoing the roadway, it would make sense to put in the utilities at the same time.

Chairperson Steffen asked and received confirmation that there is sewer and water at the PSD site and then stops.

Deputy City Administrator Gladhill commented that it seemed there was consensus in the past for industrial on the west and retail on the east and staff just wanted to confirm that remains true today.

Chairperson Steffen commented that seems to make sense. He asked and received confirmation from Mr. Kuker that he would support having his parcel on the southwest corner of Bunker and Armstrong cut in half with half industrial and half retail. He confirmed the consensus of the EDA with that direction.

Economic Development Manager Sullivan asked if the EDA feels that moving forward with a project to put in sewer and water and complete the road is a good idea. He noted that the first step would be to put together plans and specifications and the second step would be to determine how that process would be funded. He noted that once the plans and specifications are completed, the estimated project cost would be known. He asked if the EDA would support the use of TIF, HRA funds, or EDA dollars to prepare the plans and specifications for the roads and utilities in this area.

Member Cords commented that seems reasonable.

Chairperson Steffen agreed that it would seem that the City would lead the project.

Economic Development Manager Sullivan provided additional details on the timeline related to the use of TIF district funds. He confirmed that TIF dollars would be the preferred choice of funding as it would provide the greatest flexibility. He acknowledged the tough timeline but believed it could be met.

Chairperson Steffen confirmed the consensus of the EDA with the recommendation of staff to prepare plans and specifications, with a preference for using TIF funds for that cost.

Economic Development Manager Sullivan asked if there would be support from the EDA for the City to be a partner in the extension of utilities.

Member MacLennan asked if those properties would be more attractive to developers if there was sewer and water already available. He asked the possibility of a developer going in on that investment with the City.

Mr. Kuker replied that if lot five had sewer and water it would be much more attractive and open to many more uses. He stated that typically roads are funding through assessment or franchise fees.

Member Johnson commented that it seems that investing these funds today would provide benefit in the future as additional tax dollars would be generated through development.

Mr. Kuker commented that PSD is on the third year of the blue building. He stated that the taxes for just the lot were \$6,000 per year, whereas with the blue building his taxes are now \$141,000 a year.

Member Johnson stated that it seems economically beneficial to have these properties developed and that the City could recoup the road and utility costs through those development benefits.

Deputy City Administrator Gladhill commented that the EDA is not here to solve the whole project proforma. He asked if TIF, HRA and/or EDA dollars could be a part of this process and the negotiations.

Member MacLennan commented that he does agree that this would be the job of the City to lead the project and the funds should be used.

Chairperson Steffen confirmed the consensus of the EDA in support of that.

Economic Development Manager Sullivan moved to the next question within the staff report as to whether the EDA would like to be proactive in acquiring some of the parcels that have caused a lot of time from code enforcement issues or whether the EDA would prefer to let the market drive the change of ownership.

Deputy City Administrator Gladhill commented that he did not have an exact dollar amount, but staff has spent more staff time on code enforcement and abatement on those two properties than any other commercial/industrial properties in the community. He stated that at some point the amount of staff time invested in code enforcement for these properties will exceed the value of the properties.

Member Cords commented that he does not like the idea of buying more property but if the sites are that problematic and given the discussion to clean up that area to make it more attractive to developers, it could make sense to look into it.

Member MacLennan agreed that it might make sense to look into that option, but once the road is reconstructed and utilities are available, a developer might be interested in one of those properties.

Mr. Kuker commented that on parcel three the owners were parting out vehicles on the road and causing disruption to vehicles attempting to reach his site. He noted that with the condition of that building and site, other desired uses are not going to be attracted to the adjacent parcels for development.

Economic Development Manager Sullivan asked how active the City should be and where the efforts should be focused. He stated that acquisition of parcels two and three could be pursued if/when there is a willing seller in order to help promote redevelopment in that area. He stated that the decision today is whether the City should approach the property owners to determine if they are willing sellers. He asked if there is support from the EDA to proactively acquire properties in instances of blight and/or strategic planning.

Chairperson Steffen stated that he would be hesitant to add more retail property to the City's land inventory.

Member MacLennan stated that he would prefer to move forward with the roads and infrastructure and then review the situation again.

Chairperson Steffen agreed that there is no rush to engage those properties owners, and this could come back after the roads and infrastructure is in place as developers may be interested in the properties after that time. He confirmed the consensus of the EDA that there is not support to acquire additional properties.

Economic Development Manager Sullivan asked if there were interest from a private party to purchase one of the properties, would the EDA support a City partnership related to demolition and site prep.

Chairperson Steffen commented that he could be open to that if a private buyer were interested.

Economic Development Manager Sullivan commented that the question related to strategic acquisition could wait but asked if there is appetite to acquire strategic parcels.

Chairperson Steffen stated that he would be more interested in acquisitions needed to facilitate related to industrial development.

Deputy City Administrator Gladhill confirmed the statement that the EDA does support strategic acquisition of industrial property.

4.03: 2021 Business Appreciation Day Event

Economic Development Manager Sullivan presented the staff report.

Member Johnson stated that she would prefer to use a Ramsey business rather than an outside business.

Member MacLennan commented that he would love to keep it local.

Chairperson Steffen agreed. He asked if proposals could be requested from both Lisa's and Kitchen Table.

Economic Development Manager Sullivan confirmed that could be done. He asked that staff be provided the ability to make the decision based on a per meal budget of \$40 per meal. He stated that he could meet that with Wells Catering but is unsure that could be done with the other two vendors as of yet. He stated that in looking at the website for Lisa's Catering he did see a steak meal under \$40. He asked that flexibility be provided to ensure that staff can verify that the vendor could meet the demands of the event.

Chairperson Steffen commented that the consensus is to provide the opportunity to those Ramsey businesses, but provide staff with the flexibility to make the decision.

Motion by Member Steffen, seconded by Member Cords, to authorize EDA budget allocation of \$5,000, direct staff to select a preferred caterer (preferably from Ramsey) and select Tuesday, August 17th at The Links at Northfork for the 2021 Business Appreciation Day Event.

A roll call vote was performed:

Member MacLennan	aye
Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

4.04: Consider Implementation of Metropolitan Council Sewer Availability Charge (SAC) Deferral and Financing Program

Economic Development Manager Sullivan presented the staff report.

Member Cords asked if any opportunities have been lost recently.

Economic Development Manager Sullivan commented that no projects have been lost. He stated that there is a project that has asked for assistance in reaching the finish line for their project and this tool could potentially be utilized.

Member MacLennan commented that this could be a good tool for businesses to use and exploring this option would not hurt.

Chairperson Steffen asked and received confirmation that the restaurant policy remains in place.

Member Cords noted that the mentioned project is a non-profit and therefore not eligible for the program.

Economic Development Manager Sullivan provided additional details on how the program would work.

Deputy City Administrator Gladhill provided additional details on the SAC program with the Metropolitan Council. He noted that the City has been close to losing prospects because of those charges. He noted that there are businesses that have struggled with SAC and this program would provide another option.

Member Riley asked if this would apply to every building that would be built in the City with sewer and water and asked if other cities have this same type of program.

Economic Development Manager Sullivan replied that there are a number of communities that have programs of this nature which are more attractive to businesses. He did not believe this program would be used all of the time, as most businesses do not want to pay interest when they do not have to.

Chairperson Steffen commented that he does not see a reason not to further explore this option.

Motion by Member Steffen, seconded by Member MacLennan, to direct/nor direct staff to conduct further research and to bring back a draft SAC Deferral Policy for future EDA review.

A roll call vote was performed:

Member MacLennan	aye
Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan indicated that there is one vacancy for the Chamber Gala event and welcomed interested members of the EDA. He advised of an upcoming Ramsey Employee Appreciation Day at Sunwood Nutrition. He stated that the Council directed staff to move forward on the billboard process with iDigital. He provided an update on the Storyteller Café project. He asked if the EDA would be willing to consider utilizing the revolving loan fund or SAC/WAC fund for a non-profit business.

Member Johnson commented that it sounds like a good organization and would be interested in pursuing that option.

Member Riley commented that he would also support allowing the current policy to be used for this non-profit restaurant business.

Member MacLennan agreed that the program should be allowed to be used.

Chairperson Steffen asked if that program would be enough to help the business reach the finish line.

Economic Development Manager Sullivan commented that he is unsure of the exact details. He noted that the question was simply whether there would be support from the EDA and it appears there is consensus as such.

Member Johnson introduced herself to the other members of the EDA.

6. ADJOURNMENT

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

A roll call vote was performed:

Member MacLennan	aye
Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:56 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: 06/10/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Title:

Consider Renovation and Lease of Old Town Hall

Purpose/Background:

The purpose of this case is two fold.

1. Structural Renovation of structure.
2. Leasing of space to private business.

The City has been approached by a private business, Small Town Boutique, interested in leasing this building. In order to lease the space, several repairs to the building need to be completed. The building is listed on the National Historic Registry, so any repairs need to be consistent with this protection. The estimated cost of repairs is between \$40,000 and \$50,000 (planning-level estimates only, not based on actual contractor quotes).

Notification:

N/A

Observations/Alternatives:

Renovation

The City worked with the U of M and Resilient Communities Project (RCP) to put together a 1) Historical Report of the Old Town Hall (17A) and 2) the Future of Ramsey Town Hall (17B). The Historical Report has been provided for reference but the focus of the discussion centers around the renovation and future use of this historical building in Report 17B. The report evaluated the pros and cons of keeping the building at its current location or moving it to the COR. The report concluded that leaving it at its current location would allow it to remain on the National Register and not risk damaging the building by moving it. The report then looked at what would be needed to renovate the building so it could be restored appropriately and be able to be occupied and used. Any renovation would need to comply with the Secretary of the Interior's Standards for Rehabilitation as outlined in the RCP report

In order to maintain its place on the National Register, special care must be taken to restore the building as close to the original conditions as possible. The report outlines the 2 major steps necessary to get to this point: 1) Climatization and 2) Pre-Occupancy Upgrade. In 2018, the cost to bring this building into operation was estimated to be \$44,940. In 2019, the City re-roofed the building and repaired the eaves. There is still some minor work to do in this area but the cost should be minimal (under \$1,000). Staff has put together a document outlining the estimated costs to renovate and lease the Old Town Hall. Staff is supportive of completing the renovation of this historic building.

Future Use

The 17b RCP report discussed potential future use of the Old Town Hall. Uses contemplated ranged from a public space, museum, school, arts, business and incubator. Staff has received multiple requests about the availability of the building for lease for various types of businesses. Schools and retail uses have approached the City but due to the condition and renovation needed to the building the users go elsewhere. These users are excited at the possibility of using this unique building and think its allure will benefit their businesses. The current interested party has been very patient with the city and the use of a boutique with limited hours seems like a great fit for this building. Parking is also difficult to solve for and any agreement with a future tenant would likely need some sort of cross parking easement with the adjacent properties.

Staff believes there is an opportunity to preserve a historic building and to add a unique building to the lease market. The City has been presented a fair offer to lease the Old Town Hall from the Small Town Boutique. In order to move to the next step the EDA and City Council must consider taking the initiative to renovate Old Town Hall and to put the building back into service. If the EDA is comfortable recommending moving forward with the renovation staff would ask the EDA to make a formal recommendation to obtain quotes to complete the Climatization and Pre-Occupancy Upgrade outlined in the RCP 17B report.

The Old Town Hall has an estimated 778 SF of leasable space. It includes a bathroom, main hall and cloak room. Staff has consulted with a local real estate agent and market rate rent for this building would be in the 12-18 / SF range with the tenant responsible for the utilities / snowplowing and the City responsible for the property taxes. The offer by Small Town Boutique is market rate as outlined below:

Year 1 - \$10,200 (13.11 / SF)
Year 2 - \$15,000 (\$19.28 / SF)
Year 3 - \$15,000 (\$19.28 / SF)

This business has an online presence and moving to a brick and mortar store certainly has risk. Staff has put together a projected lease summary (see attached) and identified the break-even point if renovation expenses are accurate. This preliminary analysis shows a breakeven point, from a new City investment perspective, of five years. Getting quotes from contractors can confirm the renovation numbers and verify the analysis.

Next Steps

The EDA will need to review the information presented and ultimately come to a recommendation on how to proceed in relation to the Renovation and / or lease of the Old Town Hall.

Alternatives:

Renovation

1. EDA recommend to City Council to obtain quotes to complete the full renovation and to utilize EDA / HRA funds to complete the renovation.
2. EDA recommend to the City Council to complete the Climatization work to preserve the Old Town Hall and improve its appearance.
3. Something Else

Lease

1. EDA recommend to the City Council the Staff enter into exclusive negotiations with Small Town Boutique.
2. EDA recommend to the City Council that the City complete the renovation and to put on market after renovation is complete
3. Something else.

Funding Source:

Funding for the renovation could be provided by the City EDA Fund Balance or potentially the Anoka County HRA Fund.

Recommendation:

Renovation

Staff recommends that the EDA recommend to City Council to obtain quotes to complete the full renovation and to utilize EDA / HRA funds to complete the renovation.

Lease

Staff recommends EDA recommend to the City Council the Staff enter into exclusive negotiations with Small Town Boutique.

Action:

Motion to recommend to City Council to obtain quotes to complete the full renovation and to utilize EDA / HRA funds to complete the renovation.

and

Motion to recommend to the City Council the Staff enter into negotiations with Small Town Boutique.

Attachments

Site Location Map

Estimated Renovation Costs and Breakeven Point

STB Proposal and Questions

RCP Historical Town Hall Report 17A

RCP Town Hall Future Use Report 17B

Form Review

Inbox

Sean Sullivan (Originator)
Tim Gladhill
Sean Sullivan (Originator)
Tim Gladhill
Form Started By: Sean Sullivan
Final Approval Date: 06/04/2021

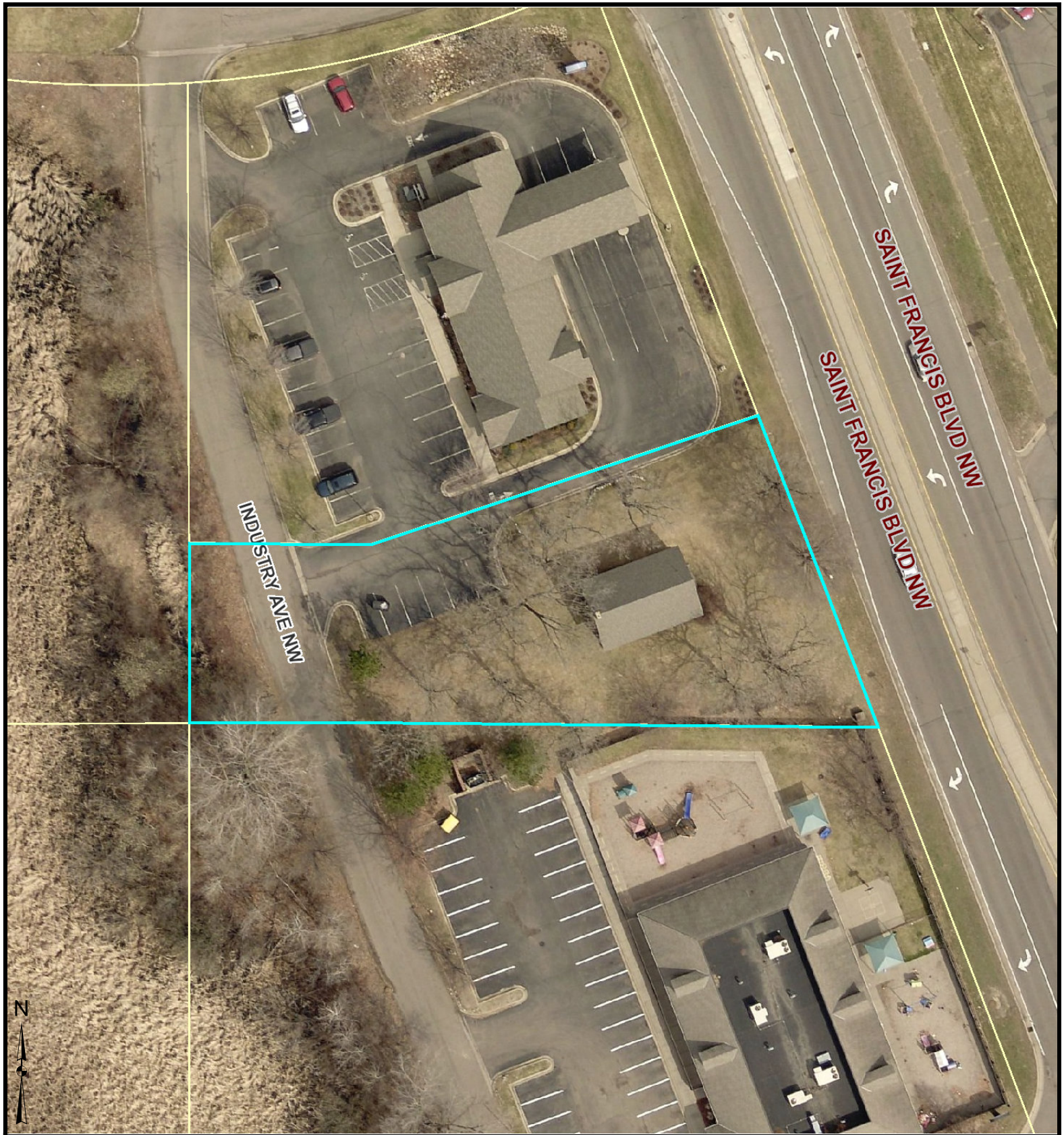
Reviewed By

Sean Sullivan
Tim Gladhill
Sean Sullivan
Tim Gladhill

Date

06/03/2021 08:45 AM
06/03/2021 08:59 AM
06/03/2021 10:14 AM
06/04/2021 07:52 AM
Started On: 06/02/2021 03:04 PM

OLD TOWN HALL



Parcel Information: Approx. Acres: 0.49
25-32-25-43-0063 Commissioner: MATT LOOK
14120 SAINT FRANCIS BLVD NW
RAMSEY
MN 55303
Plat: OLD SCHOOL HOUSE NO. 28 ADDITION

Owner Information:
RAMSEY CITY OF
7550 SUNWOOD DRIVE
RAMSEY
MN
55303



Old Town Hall - Renovation and Breakeven Point 6.2.21

Restoration Costs (Details in 2018 RCP Report)

Markup / Inflation factor **20%**

PHASE 1 Climatation	2018 Cost	2021 Cost	
Seal Envelope	\$ 600	\$ 720	
Replace Roof & Repair Eaves (Original)	\$ 20,000	\$ -	Work done in 2018
Repair Eaves / Soffits	\$ -	\$ 1,000	
Replace Entry Door and Stairs	\$ 6,100	\$ 7,320	
Total Phase 1	\$ 26,700	\$ 9,040	

Phase 2 Pre-Occupancy Upgrade

	Cost	Cost
Repair and Restore Windows	\$ 1,350	\$ 1,620
Repoint Chimney	\$ 1,000	\$ 1,200
Install ADA Ramp, Sidewalk	\$ 4,850	\$ 5,820
Install Doors, Plumbing, Hvac	\$ 2,600	\$ 3,120
Restore Wood Floor, Install Tile	\$ 4,500	\$ 5,400
Finish Interior	\$ 3,940	\$ 4,728
Total Phase 2	\$ 18,240	\$ 21,888
Total Phase 1 and Phase 2	\$ 44,940	\$ 30,928

Miscellaneous Costs	\$ 15,000
Total Project Cost Estimate	\$ 45,928

Lease Revenue (Proposal)	Month	Annual	Less Taxes	Maintenance	Net
Year 1	\$ 850	\$ 10,200	\$ -	\$ 1,020	\$ 9,180
Year 2	\$ 1,250	\$ 15,000	\$ 3,200	\$ 1,500	\$ 10,300
Year 3	\$ 1,250	\$ 15,000	\$ 3,296	\$ 1,500	\$ 10,204
Year 4 (hypothetical)	\$ 1,288	\$ 15,450	\$ 3,395	\$ 1,545	\$ 10,510
Year 5 (hypothetical)	\$ 1,326	\$ 15,914	\$ 3,497	\$ 1,591	\$ 10,825
		\$ 71,564	\$ 13,388	\$ 7,156	\$ 51,020

*Breakeven point sometime in Year 5

Property Taxes (Commercial / 3A)

Land Value	95,400
Building Value (778 SF * \$70/sf)	54,460
Taxable Market Value	149,860
Estimated Taxes / Annual	\$ 3,200
*City Portion	\$ 1,120

Good Afternoon Sean-

Thanks so much for your patience with my crazy schedule. I don't think I told you but I am also a realtor part-time too- jack of all trades ;)

Here is my proposal :)

Being that it is my first year in the business, I would LOVE the opportunity to put my boutique in the Old Ramsey Town Hall. The amount of space is perfect for what I am looking for and I absolutely love the history behind the building. This is what I am hoping would work for you and whomever needs to make the decision to move forward. I would feel comfortable renting the space with a one year contract to begin with to get a feel for business. Here is my thoughts on pricing to start since I will be paying for electricity, heat, A/C, WiFi, and business insurance, etc on top of rent;

\$850 per month for the first year

\$1250 for the second year

\$1250 for the third year

I am pretty confident I will be signing for a longer contract after the first year but I want to be certain that business will take off, the only way I will know is finding an opportunity like this where I can find affordable rent space and be in a great location. I would love to keep this business in Ramsey to grow with the local businesses and be more involved in the community!!

I plan to be open as of right now Thursdays and Fridays 5:00-7:30 and Saturdays 10-3. I do work a full time job as well, so this is a side business for me so employees will be down the road option for me if all goes well. The schedule may change as well but will only be nights or weekends for the first year, unless the demand changes. I will still offer my online store, so there will be another avenue to generate sales as well.

My questions are as follows:

1. Who will be responsible for repairs if something breaks such as the furnace, a window, or plumbing issues? **Landlord Responsibility**
2. I will need to find out about an easement for parking as I really think I am going to be busy so the extra space will be needed. Can I get assistance with the next steps on this? **City would assist you with this.** I am more than happy to have a conversation with the building owners on each side if needed.
3. Can I decorate, paint, and make it my own by doing what I want on the inside as long as I put it back to normal if I were to leave the space? **If the City decided to Lease the building it will be restoring this to historical colors and such. Will likely hang chalkboards back up as well. Can I choose the colors before it gets painted? We might have a pallet of colors to choose from and if we can come to an agreement on a lease we could involve you in this process.**
4. Lawn maintenance- I have a teenage boy who can handle this if needed ;) but I am assuming since the city owns it that the city will continue to take care of it? **We can negotiate this item.**
5. Can I put up cameras on the property inside? **I don't think this would be an issue as long as they can be removed without damage to the restored space**

Once people hear about my business going in- I am certain you will start to have a line of businesses wanting to get in there too if I were to leave. So as far as the monthly rent goes and recouping your costs of repairs to get it operable will definitely be recuperated most from my first year and whatever else after. But they will have to get through me first to get it :) I really love the space and hope that we can come to an agreement!

Thanks so much :)

-Jen Lindberg
Small Town Girl Boutique

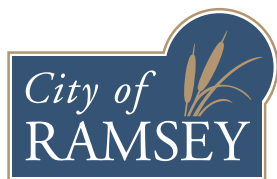
Historic Ramsey Town Hall: Ramsey, MN



Prepared by

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Building community-university partnerships for sustainability

The project on which this report is based was completed in collaboration with the City of Ramsey as part of the 2017–2018 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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HISTORIC RAMSEY TOWN HALL

RAMSEY, MINNESOTA

Corinne Deger, Morgan Kuehn, Kate Stanger, and Vanessa Walton
COLLEGE OF DESIGN | UNIVERSITY OF MINNESOTA

RAMSEY TOWN HALL, Ramsey, Minnesota

1. Introduction

The Ramsey Old Town Hall is located in Ramsey, Minnesota. The primary façade faces roughly East.

It is a small wood framed building with a rectangular footprint. The building is clad in Chaska brick, and the roof has asphalt shingles. The building has a first floor composed of a handful of rooms supported by wood floor joists. There is a basement that has a small landing and crawl space under the remainder of the first floor.

There have already been some preservation efforts on the building. There is gypsum board on the wood studs throughout the first level. Many of the probable future occupants of the Ramsey Town hall are small businesses. While the city of Ramsey may add a small homage inside the building to its historic significance, it will not be a focus of the reuse.

Considering these factors, we have decided to make recommendations based upon the Secretary of the Interior's Standards for Rehabilitation.



Figure 1 – Ramsey Town Hall Primary Façade

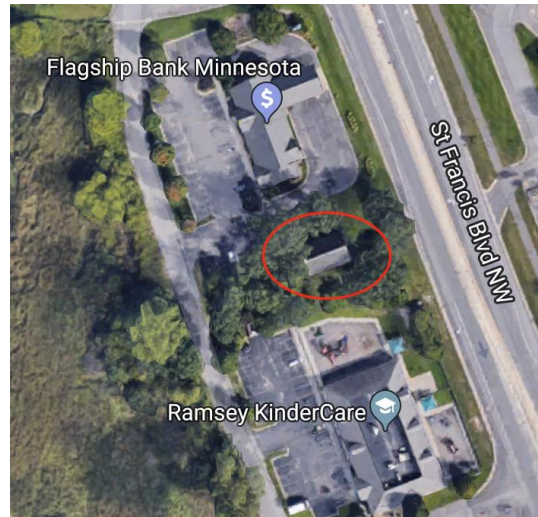


Figure 2 – North Oriented Map

2. History

The Ramsey Town Hall was built in 1892 as a one room school house referred to as the District No. 28 School. The brick school was built to replace a smaller wood frame school house. It is currently located at 14100 St. Francis Boulevard NW in Ramsey, Minnesota.

From 1892 until 1946, the building served as a modest rural schoolhouse for students from first to eighth grade. The building was constructed of buff colored bricks that were manufactured at the nearby Kelsey Brickyard. It had decorative segmental arches over the doors and windows, and a wood shingled roof. It had a pair of front doors that opened vertically at the center and were topped by a bell for calling students. Upon entering, there was a coat closet for the girls on the right, a water station and entrance to the basement in the center, and a coat closet for the boys and the archway into the classroom on the left. In the classroom, the teacher's desk was to the right, along the east wall. There was a small closet behind the teacher's desk. Rows of student desks faced the center of the room, chalkboards were on the back, west wall, and a wood burning stove sat in the back northwest corner. The building had plaster walls with wainscoting, a pressed tin ceiling, arched windows, and no electricity or running water.

RAMSEY TOWN HALL, Ramsey, Minnesota

Today, the building sits between a bank on its north side, a day care center on its south side, and paved roads on the east and west sides. Originally, the schoolhouse sat on a large lot with a swamp and open land in the back, and an ample front yard with two large oak trees. The students used to play with the toads at the swamp, swing from a swing on the oak trees, and get water from the water pump in front of the building.

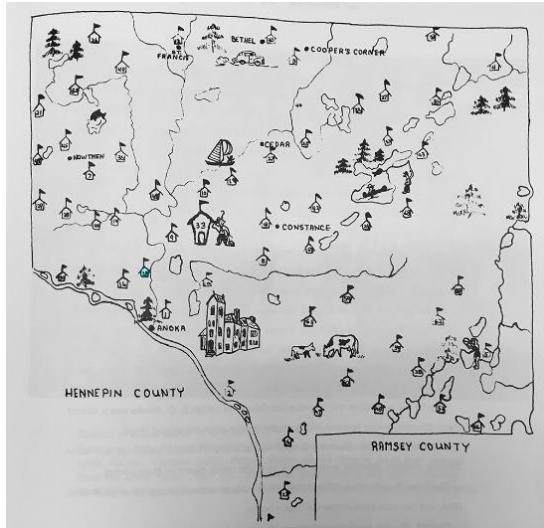


Figure 3 – Anoka Co Schools, No. 28 in Blue

Between 1943 and 1944, a local school father, Mr. Pearson, oversaw what is believed to be the first renovations. At this time, the original plaster above the wainscoting was removed from the walls and replaced with a form of paper board that had vertical strips of wood over the seams.

In 1946, the school closed and was converted into a town hall. Until this time, it was common that schools were used as meeting places for the town board. Additionally, as enrollment decreased, many one room school houses in the area were closing and larger schools were being built. In fact, when District No. 28 School closed, it had an enrollment of roughly nine students.¹

The conversion to a town hall brought many changes to the building. On the exterior, the front door was replaced, the east, north, and south wall windows were replaced with rectangular windows, the west wall windows were bricked in with asphalt brick, asphalt shingles replaced the wood shingles on the roof, and a concrete belt course was added around the building. On the interior, the girl's

coat room was turned into a small kitchen, the small teacher's closet was removed, the chalk boards were painted yellow, the wood floor was covered with a vinyl flooring, and the paper board was replaced with fiber board. The building served as the Ramsey Town Hall until around 1974 when a new town hall was built.²

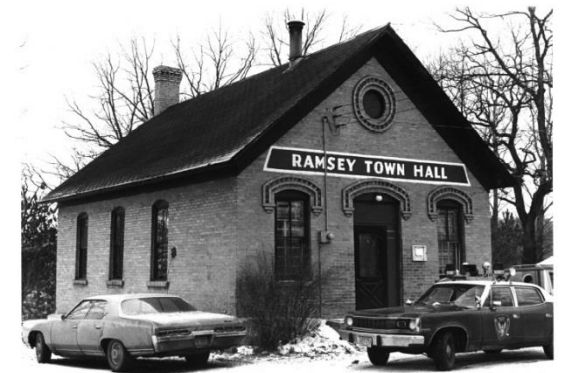


Figure 4 – Ramsey Town Hall 1978

After being listed in the National Register of Historic Places, rehabilitation of the building began. Currently, the building sits vacant and unfinished with several modern updates throughout.

¹ Alan Pearson and Betty Pearson, "Ramsey Town Hall / District No. 28 School," interview by Kate Stanger, November 29, 2017.

² Lynne VanBroeklin Spaeth, "School District No. 28," National Register of Historic Places Inventory/Nomination Form, St. Paul, November 6, 1979.

RAMSEY TOWN HALL, Ramsey, Minnesota

3. Exterior

The rectangular building is clad in brick. There is a main entrance with windows on the eastern facade, and windows of various sizes scattered on all other sides.

Front Entrance

The entrance of the building is fitted with particleboard, which has allowed the use of a standard size door in place of what was likely a door and curved transom window.



Figure 5 – Front Entrance with Particleboard

By the looks of the paint that is left on the brick near top and sides of the particleboard insert, the original wood door and framing was red. The door that is currently present, while functioning, is in poor condition.



Figure 6 – Red Paint on Overhead Framing



Figure 7 – Red Paint on Side Framing

Organic matter from bats is piled on the left side of the front door.

There is damage to the threshold of the front door and beyond the entrance exposing what looks to be part of the wood subfloor of the building.



Figure 8 – Organic Matter near Front Door



Figure 9 – Front Door Threshold

RAMSEY TOWN HALL, Ramsey, Minnesota

The concrete stoop and steps that lead up to the building have several cracks and are uneven. It appears as if there has been some patching between the steps and the building. There are no hand railings. The building entrance is not currently ADA accessible and the steps are at the wrong rise and run for an entrance.

Recommendations

Primarily, the pile of organic matter at the entrance of the door should be removed. It poses a health hazard.

The building should be outfitted with the proper door and frame. In our research, we learned that the original door was a French door likely topped with a transom window. We'd suggest that a similar door be installed and painted in the same red that is used in other areas on the exterior of the building.

The current concrete steps should be removed and replaced with a system that is ADA compliant. All steps should have uniform riser heights and uniform tread depths. Risers should be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Open risers are not allowed. Treads shall be 11 inches (280 mm) deep minimum. The radius of curvature at the leading edge of the tread shall be ½ inch (13 mm) maximum. Handrails shall be provided on both sides of stairs and ramps.

Additionally, slopes on the wheelchair ramp should be at a 1:12 ratio which equals 4.8 degrees slope (one foot of wheelchair ramp for each inch of rise). A minimum of 5' x 5' flat areas unobstructed should be at the top and bottom of the wheelchair ramp with a minimum width of 36 inches of clear space across the ramp.

Brick

The façade is covered in a yellow Chaska brick veneer. While there have been some repairs to several sections of the facade; there are still a few problem areas. On the front facade, the use of plywood around the door caused gaps in between the plywood and the brick. These gaps gave us an opportunity to get a better look at the wood structure without taking out any bricks.

The North and South brick facades are warping leading us to speculate that the metal ties or other material attaching the veneer to the wood has deteriorated, most likely due to rusting from water exposure. Additionally, because of the accessible gaps, there were leaves and debris in between the wood frame and brick façade.

There is some deterioration of the brick caused by humans. Many of the bricks have carvings and etchings.



Figure 10 – Accessible Gap Behind Brick



Figure 11 – Carvings and Etchings in Brick

RAMSEY TOWN HALL, Ramsey, Minnesota

Additionally, there are a series of chips in the brick on the South facade that appear to be in a gunshot pattern.



Figure 12 – Gunshot Pattern in Brick

There are multiple areas where there is broken brick. This is most evident on the window sills on the North and South elevations, around the front entrance, and on the chimney on the West elevation. This damage could have been caused by humans, objects hitting the brick, or water damage.



Figure 13 – Broken Brick at Corner

There is also deterioration of the brick that was caused by the environment. There are bricks on all four facades that are experiencing spalling, especially near the entrance of the building. Spalling is caused by water being absorbed into the brick and cracking the front face of the brick when the water freezes, therefore, it is evidence that water is not able to drain properly behind the veneer. The freezing and thawing of water can also crack large parts of the brick off in the locations noted previously.



Figure 14 – Environmental Degradation

Figure 15 shows several small holes where a sign may have been hung in the past.



Figure 15 – Holes in Brick from Sign

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There are also some metal brackets in the façade; these were where electric lines and some services were connected.



Figure 16 – Metal Brackets in Brick



Figure 17 – Metal Brackets in Brick

There are several sections of the primary façade where it looks like some repointing has taken place, specifically under the window on the right-hand side, where the mortar is a different color, and to the top of the circular window at the top of the structure. Figures 18, 19 and 20 show other areas where repointing was done, including the chimney. The mortar joints where the repointing was done are much more prominent due to the following characteristics: over-grinding during repointing process damaged the brick around the repointed areas, a different color of mortar was used, possibly a different strength of mortar was used, and the size of the mortar joints are larger. The mortar is supposed to be weaker than the brick so that it cracks before the brick can.



Figure 18 – Attempted Repointing

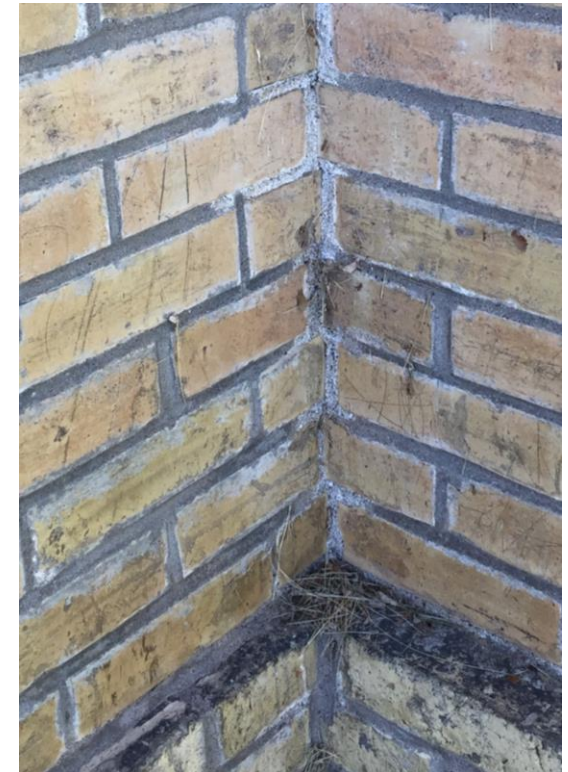


Figure 19 – Attempted Repointing



Figure 20 – Attempted Repointing

RAMSEY TOWN HALL, Ramsey, Minnesota

There have been some attempts to repair some of the damaged brick in several places. Several of the repairs are closer to the concrete foundation on the Southern elevation. However, rather than replacing the brick that was broken off, concrete or mortar was used to fill in the broken pieces.



Figure 21 – Mortar Replacement to Fill Voids

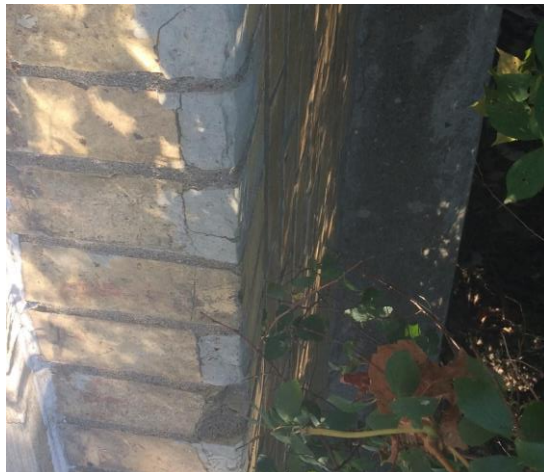


Figure 22 – Mortar Replacement to Fill Voids

In one location, area of brick that was smeared with mortar on the rear elevation. The concrete curb that is located around the base of the North, South, and West elevations is most likely covering up deteriorated brick.



Figure 23 – Deteriorated Brick with Mortar

There are a couple of bricks that look like they were replaced with a different type of brick. The new bricks don't have the same coloring as the Chaska brick; they have more hints of red than yellow. These replacement bricks look like they have been damaged, which implies that they aren't as strong as the original Chaska brick.

There is a pipe that runs from the basement to the exterior on the North elevation. The area around the pipe was not filled in, so there is currently a hole in the wall that exposes the wood structure.



Figure 23 – Replacement Bricks



Figure 23 – Exterior Pipe Penetration

In addition to cracked brick and mismatched mortar, the chimney is missing a cap.

RAMSEY TOWN HALL, Ramsey, Minnesota

Recommendations

Any repointing done going forward must be done in a manner so as not to not grind into the bricks while removing the mortar. The mortar and brick used for any replacements must be of quality strength and grades as the original.³

If possible, use Chaska brick when replacing damaged bricks. Bricks could potentially be found at a salvage site, new Chaska bricks could be special ordered and produced, or bricks from the basement that are no longer visible could be used. If Chaska bricks are not available, find a brick of a similar strength, size, porosity, and color. A chimney cap matching the brick should be added.

Carvings in the brick are not currently a problem. Some would argue that leaving them provides a specific aesthetic that is worth keeping. However, spalling and holes should be repaired. The large penetration in the brick around the pipe should be repaired, and sealant should be applied.

The ties holding the brick veneer against the wood structure underneath should be reinforced. This project is priority.

The mortar that is covering the brick should be removed if possible. This process must be done by hand without damaging the brick. Replace the bricks as needed.

Exterior Windows

There are eleven windows on this building. There are three double hung wood windows on the side elevations with a two-over-two dividing lite orientation, four wood windows on the rear elevation with a single vertical division, and one circular window on the front elevation. The windows have a wood frame and a vinyl side jamb.

The painting around the frame is patchy, and there is caulk missing around the window frames.



Figure 24 – Rear Window



Figure 25 – Side Elevation Window

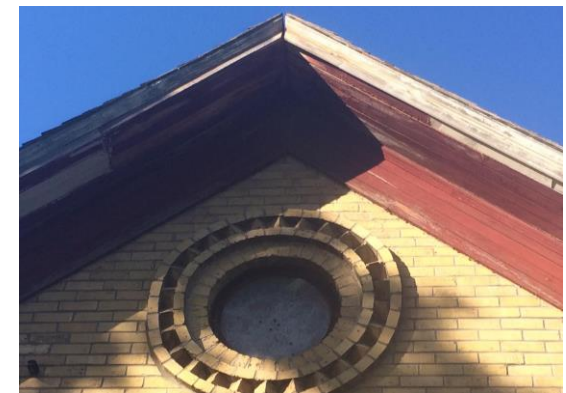


Figure 26 – Circular Front Window



Figure 27 – Paint Chipping on Window Frame

³ Robert C. Mack, and John P. Spewiek. "Preservation Briefs 2: Repointing Mortar Joints in Historic Masonry Buildings," (Technical Preservation Services, NPS, 1998), <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>.

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A pane is broken on one of the windows on the rear elevation. It is our understanding that the windows were replaced in 1946, but we do not have any confirmation about other replacements. We have been assuming that the windows were replaced again around 1990 because the existing windows appear to be newer since they are in decent condition. The paint has worn around the frame, which exposes the wood. If the windows were older than 1990, then there would be significant deterioration from the lack of maintenance. We found a tag in that states Marvin Windows is the manufacturer.

The brick around the top of the windows is arched which means that the tops of the windows were potentially curved as well. We could not find a photograph that would confirm this, so further research would be needed. We also could not confirm what kind of glass was in the front circular window. In general, there does not seem to be any major deterioration from mold or insects.

Recommendations

If replacement of the windows is possible, replacements should have a curved upper sash, and the window divisions should be preserved. The following recommendations should be considered if replacement of the entire window is not possible.

The sashes and other portions of window showing mold should be replaced. The window frames should be painted to match the fascia/soffit. Broken and missing glass, like on the rear elevation, should be replaced with clear glass. The window frames should be secured to the wooden structure, and caulking should be installed around the interior and exterior frame to create a seal.⁴

For the front circular window, the plywood should be removed, and glass should be installed. If another style/pattern of glass is found when doing more research, then replace with what is historically appropriate.

The interior and exterior portions of the window should be cleaned. Harsh chemical cleaners should be avoided. Consult Marvin Windows for a proper cleaning method.

Roof

The existing roof has asphalt shingles, and the soffit and fascia are solid wood. The original roof has wood shingles. We could not access the roof to determine the condition, but the shingles appear to be in poor condition. Many of the shingles are not flat, meaning water is being shedding improperly.



Figure 28 – Asphalt Shingles

The apex of the roof appears to be split. This could be due to the walls not providing enough support to the roof, so the roof is slowly failing. It could be due to the wood shrinking over time as well. There are pieces of the soffit and fascia that have fallen off, and there are holes in the soffit on the West elevation.

⁴ John H. Myers. "Preservation Briefs 9: The Repair of Historic Wooden Windows," (Technical Preservation Services, NPS, 1981), <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>.

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Figure 29 – Wooden Soffit and Fascia

Moss and other vegetation is growing on the roof, especially on the west side near the chimney. This observation supports our assumption that the roof is not shedding water properly. There are not any gutters on the building.

Recommendations

The roof ridge should be sealed, and a professional should be consulted to determine the cause of the split roof. We believe this could be from a lack of support from the walls since the brick veneer and wood frame are not properly secured to one another, but a professional would confirm.

The soffit and fascia should be repaired with wood similar to the existing. They should then be painted.⁵

Additionally, the roof should be re-shingled, and any holes should be repaired. The new roof material can be asphalt shingles, but wooden shingles would be more appropriate. The roof and chimney must be properly flashed.

Concrete

There is a concrete curb that runs from the side elevations to the rear elevation. It is not original or historic. It was most likely installed to cover up deteriorated brick in addition to providing structural support to the wall. The settling of the concrete could be cracking the brick behind. There is no sealant between the concrete and the brick. The concrete has major cracks that is allowing water to penetrate the structure.

The concrete is covering up two garden level windows on the North and South elevations. These windows can be seen while standing in the basement.

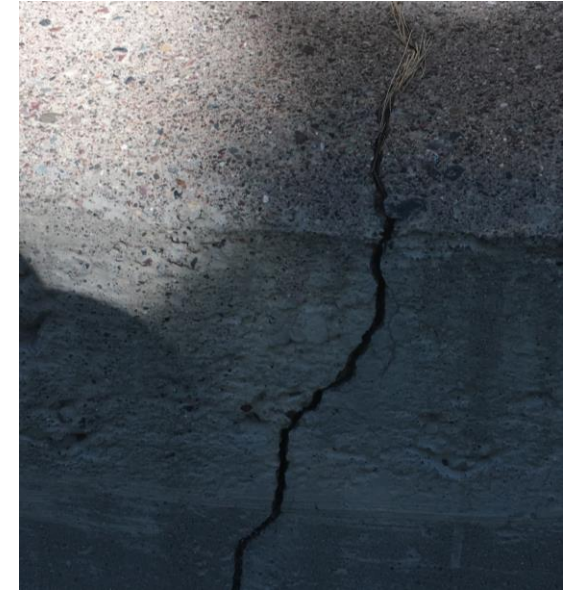


Figure 30 – Concrete Curb Crack



Figure 31 – North Elevation Window

⁵ Sarah M. Sweetser. "Roofing for Historic Buildings," (Technical Preservation Services, NPS, 1978), <https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

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Figure 30 – South Elevation Window

Recommendations

The cracks in the concrete should be sealed. Additionally, the joint where the bricks meet the concrete should be sealed.

If there are future plans to remove the concrete, the following is recommended. The concrete should be removed carefully as to not damage the garden level window lintels. The brick veneer should be reattached to the wood stud wall, and damaged bricks should be replaced.

We recognize that the use of the concrete was a solution to an issue. However, we strongly recommend that no new concrete is installed, and other solutions are pursued in the future.

3. Entry Hall & Main Room

The entry hall is the first room inside the Ramsey Town Hall. It is a small room that contains the stairwell to the basement and leads to the main room. The main room is a large open space just off the entry hall that was formerly the classroom of the original school house. In both room, the conditions of the walls and floors are similar and, therefore, will be addressed together.

Walls

The original walls were removed and replaced with fiber boards during a previous renovation. The fiber boards have since been replaced with modern gypsum board on the top two thirds of the wall and particle board on the bottom third, presumably to recreate the original wainscoting. There is also a large rectangular hole cut in the gypsum board above the front door. On the interior, the walls appear structurally sound and have no apparent water damage. The gypsum board has been tapped and mudded, but not been treated with a primer.

As evidenced by rodents and loose insulation, the exposed gas line on the west wall of the main room is not sealed or insulated correctly.

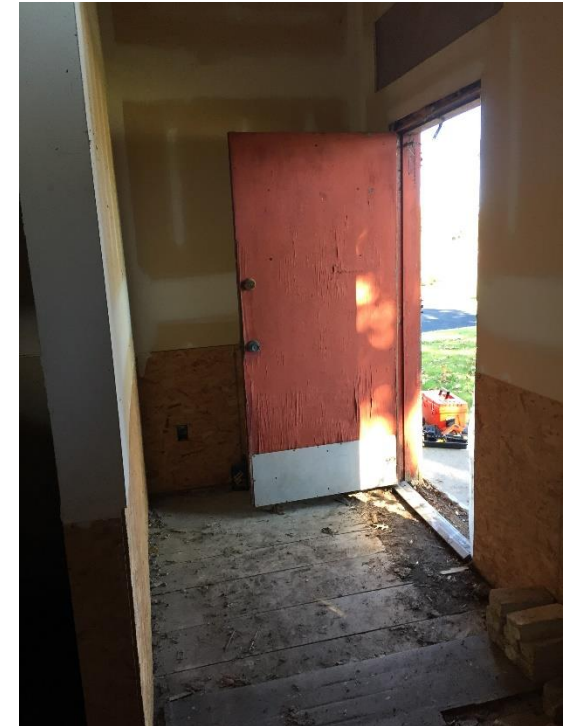


Figure 31 – Entry Hall



Figure 32 – Opening Above Entry

RAMSEY TOWN HALL, Ramsey, Minnesota



Figure 33 – Main Room, East Wall



Figure 34 – Main Room, Northwest Corner

Recommendations

Much of the interior integrity has been compromised, since none of the current wall material is original. Therefore, further alterations are not strictly discouraged.

However, effort should be taken to match the original wall design including matching the bottom paneling and applying a paint color that matches the original.

All walls and window interiors should be cleaned of debris and primed before applying paint to ensure a more even application. Preservation Brief 28: Painting Historic Interiors should be consulted when choosing a paint color. Following the brief, it will be best to match the new paint color to the historic wall color, if possible. If the original paint color cannot be determined, a color that is historically appropriate for both the time period and function of the building is recommended.⁶

In the entry hall, the hole above the front door may be exposed as a transom window once a new door has been added. If not, the hole must be patched to match the rest of the wall.

In the main room, the original chalk boards, which are still present on site, should be

incorporated in the adaptive reuse and restored to their original location on the west wall. An expert should be consulted to inspect the gas line.

Floors

Approximately half of the original wood floor is intact in the entry hall. A section of the original flooring has been removed immediately upon entry. The subfloor that remains has significant damage from exposure to the weather.



Figure 34 – Entry Hall Flooring at Threshold

Throughout the main room, the original wood flooring is intact. Unfortunately, redesign of the interior walls has left holes in the floor. There are holes along the north and south walls for venting to the basement. There is a small amount of water damage on the boards in the doorway to the bathroom.

⁶ Sara B. Chase, "Preservation Briefs 28: Painting Historic Interiors," (Technical Preservation Services, NPS, 1992), <https://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm>.

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Overall, the original flooring in both rooms is very dirty, there are some holes along the wood grain caused by wear and previous renovations, and there is remnant of adhesive from the vinyl flooring.



Figure 35 – Main Room, Holes in Floor



Figure 35 – Bathroom Water Damage



Figure 36 – Holes Along Wood Grain

Recommendations

Restoration of the existing floor should be based on the Secretary of the Interior's Standards for Rehabilitation. Overall, the floors need to be cleaned and sanded to remove debris and adhesive. According to SOIS, both chemical and physical treatments may be undertaken in the gentlest means possible. If necessary, complementary wood flooring which matches in design, color, texture, and possibly material, should be used to fill in any spaces of missing flooring.⁷ Finally, a protective coating should be applied.

In the entry hall, replacement of the front door should help protect the floor from further deterioration due to weather exposure. If not, a more durable flooring choice may appropriate around the threshold, since the original flooring is no longer intact.

In the main room, the minimal water damage should be examined to determine its full extent, otherwise, it is not enough to make the flooring structurally unsound.

Stairwell

The stairwell is located in the entry hall. The walls and ceiling of the stairwell have been covered in modern gypsum board, however the joints have not been taped or mudded and are starting to pull from the frame. In current condition, the stairs appear sturdy but have no railing.

Recommendations

The gypsum board should be removed to determine the cause of it pulling from the wall. If no distinguishable cause can be determined, the boards may just need to be taped, mudded, and primed for painting.

The treads of the steps need further examination to determine wear. A railing should be added that meets the building code height of 36 inches above the tread.

⁷ W. Brown Morton, Anne E. Grimmer, and Kay D. Weeks, *The Secretary of the Interior's standards for rehabilitation & illustrated guidelines for rehabilitating historic buildings*, Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992.

RAMSEY TOWN HALL, Ramsey, Minnesota



Figure 37 – Stairway Ceiling

4. Bathroom

The bathroom is situated off the main room and was originally a coat closet, and then was used as a small kitchen.

Walls

The original walls were removed and replaced with fiber boards during a previous renovation. The fiber boards have since been replaced with modern gypsum board on the east and south walls. Behind the plumbing fixtures on the north wall are moisture resistant gypsum boards. Moisture resistant boards are also located on the bottom section of the west wall.

On the interior, the walls appear structurally sound and have no apparent water damage. The gypsum board has been tapped and mudded, but not been treated with a primer.

Recommendations

Much of the interior integrity has been compromised, since none of the current wall material is original. Therefore, further alterations are not strictly discouraged. However, effort should be taken to match the original wall design when applying paint.

As with the wall in the entry hall and main room, the walls should be cleaned of debris and primed before applying paint to ensure a more even application. Preservation Brief 28: Painting Historic Interiors should be consulted when choosing a paint color. Following the brief, it will be best to match the new paint color to the historic wall color, if possible. If the original paint color cannot be determined, a color that is historically appropriate for both the time period and function of the building is recommended.⁸

Additionally, since a water-resistant material such as tile is suggested for spaces with water such as bathrooms, tile that is historically appropriate for both the time period and the function of the building is recommended.

Floors

There are no original floors in the bathroom, there is only a subfloor.

Recommendations

As with the walls, a water-resistant material is suggested for the floors of bathrooms. Tile that historically appropriate for both the time period and the function of the building is recommended.

Plumbing

The bathroom is currently fitted with a toilet stack, and hot and cold taps and a drain pipe for a sink.

Recommendations

The exposed plumbing does not appear to be connected to a running water supply and is therefore not likely to cause water damage. If the plumbing is to be used, an expert should inspect them to ensure they are in working order and that none have burst or are leaking.



Figure 38 – Bathroom Plumbing

⁸ Sara B. Chase, "Preservation Briefs 28: Painting Historic Interiors," (Technical Preservation Services, NPS, 1992), <https://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm>.

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5. General Interior

There are three elements present in each of the three rooms. They are ceiling, electrical outlets, and baseboards and trim.

Ceiling

As of late 1970s, the original pressed tin ceiling was still present throughout the building. Currently, however, the ceiling is a drop ceiling covered with modern gypsum board with four open electrical boxes.

Recommendations

In order to determine whether or not the original tin ceiling still remains, it is necessary to remove a portion of the current drop ceiling to examine what is above.

If the original ceilings are still intact, they should be cleaned and restored with the gentlest methods as per the Secretary of the Interior's Standards for Rehabilitation.

If any of the original ceiling has been damaged throughout renovation, or if the original ceiling is missing and a replica is desired, the replacement should match in design, color, texture, and material as per the Secretary of the Interior's standards for Rehabilitation.

Electric Boxes

There are approximately 16 open electrical boxes throughout the first floor of the building. These include electrical outlets, light switches, wall lights, and ceiling lights.

Recommendations

A licensed electrician should be consulted to inspect the existing electrical boxes. Before work can begin, it is necessary to ensure that the electrical has been installed correctly and to code. After inspection, all boxes should be fitted with plates or light fixtures.

Baseboards and Trim

Currently, there are no baseboards or trim throughout the building.

Recommendations

Unfortunately, historical research did not identify the existence or type of the original baseboards and trim. However, historically, such decorative elements would likely have been present, especially in connection with the wainscoting. Because the original design is not known, one that is historically appropriate for both the time period and function of the building is recommended.

Additionally, following the Secretary of the Interior's Standards for Rehabilitation, any new materials should be documented and distinguished from historical elements.⁹



Figure 39 – Main Room, West Wall

⁹ Sara B. Chase, "Preservation Briefs 28: Painting Historic Interiors," (Technical Preservation Services, NPS, 1992), <https://www.nps.gov/tps/how-to-preserve/briefs/28-painting-interiors.htm>.

RAMSEY TOWN HALL, Ramsey, Minnesota

6. Basement

The basement is one level below ground. However, the first-floor joists are a few feet above grade. The stairs to the basement are positioned near the middle of the structure, between the entry hall and main room. The stairs lead down to a small landing. A shallow crawl space is under the remaining rectangular footprint of the building.

Stairs

The staircase down to the basement is made of sawn timber, which is painted yellow. There are two stringers underneath the walking treads. These members are attached with nails. The stair does not appear to be from the original construction.

Recommendations

The stairs should be investigated by an engineer. When on the stairs, they feel less than stable. If recommended, follow replacement or stabilization guidelines made by the engineer.

The stairs are not historically significant. However, the wood construction retains the character of the building as recommended in Standard 2. If replacement is necessary, a dissimilar assembly should be avoided if possible.

Masonry Wall

At the base of the stairs, a masonry wall surrounds the landing. A portion of the wall is rounded and is composed of clay masonry. The other portion is composed of concrete masonry. They are connected with a thick grouted joint.

The clay masonry appears to be part of original construction; however, it may have served a different purpose. The wall appears to be stable, and a majority of the masonry units are in excellent condition.

The concrete masonry, which is painted cream, was installed after initial construction. There are a number of vertical cracks in the wall, but the units appear fairly intact.

Recommendations

The clay masonry portion of the wall is in good condition. The units should be examined with better lighting conditions; however, no major issues were initially discovered that require remediation.

The concrete masonry wall should be examined. Cracks in below-grade structures can cause complications with soil pressures and ground water flow. Sealing and stabilizing the cracks may be the best option.



Figure 40 – Clay Masonry Wall

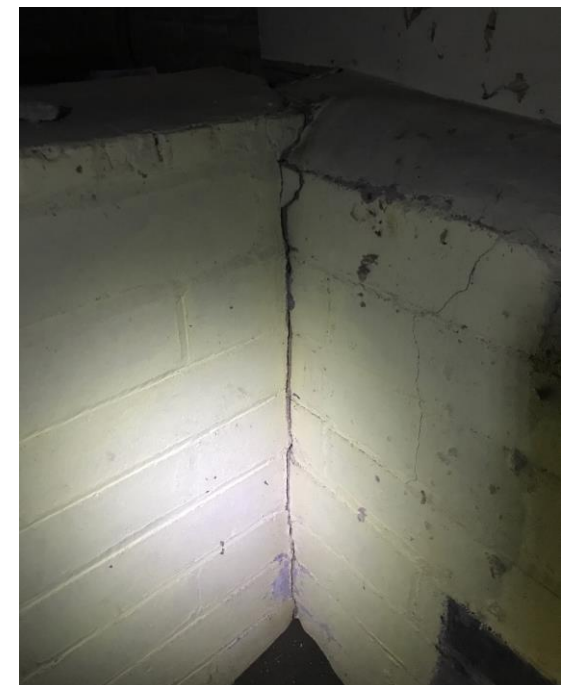


Figure 41 – Concrete Masonry Wall

RAMSEY TOWN HALL, Ramsey, Minnesota

Exterior Wall

There are clay masonry walls defining the exterior bounds of the basement. It is the same Chaska brick that covers the exterior façade of the building.

Directly under the upper floor, there appears to be a wooden lath covered with a type of cementitious material. It extends down for about one foot. The extent the cementitious material covers the lath varies throughout.

A window in the wall is visible across the crawl space on the West façade. It appears to be original and is covered from the outside. The original construction may have included a similar window mirrored on the North façade.

Recommendations

The brick and lath system, which appears to be original, is performing well. There does not appear to be holes or cracks to the exterior elements.

Standard 5 states property characterizing elements should be preserved, making the original window is of interest. Even if reinstallation is not desired, the window should be inspected and removed intact if possible. The hole after window removal can be filled with brick to match the historic.



Figure 42 – Exterior Basement Window



Figure 43 – Wall with Cementitious Material

Floor Joists

The structure of the upper floor is wooden floor joists supported on the side exterior faces of the building. A large beam that runs down the center of the structure also supports them. The joists appear to be largely original; however, there are some places where replacement sawn lumber has been installed

There is wooden cross bracing between each of the joists. They are attached with nails; however, the cross bracing appears to be disconnected.

Recommendations

The joists appear to be structurally stable; however, an engineer should conduct an analysis on their capacity in order to provide more insight. Reinforcements may need to be added.

The current lumber floor joist reinforcements and replacements are acceptable. If possible, any future replacements should resemble the historic joists as per Standard 6.

The necessity for the cross bracing should be determined by an engineer. If they are unnecessary, it may be appropriate to remove the bracing from the system as it does not add historic significance.

RAMSEY TOWN HALL, Ramsey, Minnesota

A few of the floor joists appear to not rest on the intermediate beam. Their natural lower elevation is about one centimeter above the beam. The joists may need to be realigned to provide the intended load path.



Figure 44 – Replacement Floor Joist



Figure 45 – Joist Cross Bracing

Beams and Supports

The transfer beam supporting the floor joists in the middle of the structure is not original as it is engineered lumber. It is unclear if the initial construction had any beam.

The beam has multiple supports along its length to the soil and masonry below. The supports range in stability from a large post to multiple staked 2x4s. The supports are not securely attached to the transfer beam or soil below.

Recommendations

The beam appears to be in good condition. While it is not original, it appears to serve an important structural related function. An engineer should verify the capacity of the transfer beam is sufficient for its demand.

The structural supports of the beam are extremely unsafe. They are not code compliant, and they offer very little stability. Large posts should be used for all of the supports. Additionally, the beam should be securely connected to the support, and the support should be securely connected to the soil or masonry base.

Shoring will be needed to provide temporary support during reinforcement or installation. An engineer should be consulted to create a safe plan.



Figure 46 – Intermediate Beam



Figure 47 – Beam Support

RAMSEY TOWN HALL, Ramsey, Minnesota

Utilities

There are a variety of utility lines and conduits scattered across the small landing in the basement. It is not clear if they are dormant or active. Some PVC pipes and conduits are draping from the ceiling.

There is also a hole in the exterior wall of the structure that appears to be for plumbing. However, nothing is attached on the inside or outside of the building.

Recommendations

All of the wires and conduits must be organized and secured. It poses a safety risk to have them in their current configuration.

The hole is not original to the structure. It should either be used to provide modern amenities or taken out. The discontinuity can be easily patched with cementitious material.



Figure 48 – Utilities Hole in Exterior Wall



Figure 49 – Utilities Hole in Exterior Wall

Crawl Space

More than seventy percent of the basement is composed of crawl space. There is about three to four feet of space between the bottom of the floor joists and the soil. It is filled with what appears to be construction and renovation debris.

Recommendations

This entire area must be cleared out. The debris, in conjunction with improper utility grounding, poses a fire risk.

Additionally, the building's stability cannot be determined until all structural elements are examined individually. The debris makes this analysis impossible. Once it is cleared, an engineer should evaluate the floor joists and exterior walls in the crawl space.



Figure 50 – Crawl Space with Debris



Figure 51 – Crawl Space with Debris

RAMSEY TOWN HALL, Ramsey, Minnesota

7. High Priority List

Exterior

1. Reinforce the ties that hold the brick veneer to the wood frame structure underneath. A professional should be brought in to confirm.
2. Remove the organic matter and plywood door. Replace with red French door and transom window.
3. Repour steps to code and make the entrance ADA accessible.
4. Re-shingle the roof.
5. Paint all wood surfaces (i.e. window frames/trim, soffit, fascia)
6. Replace broken glass with clear glass.

First Floor

1. Replace the door to stop further destruction to the subfloor at the threshold
2. Add baseboards and trim
3. Finish walls: patch holes, prime, paint
4. Add railing to the basement steps

Basement

1. Clean crawl space and landing area
2. Hire an engineer to investigate all areas discussed above. Follow their structural suggestions
3. Replace and stabilize beam supports
4. Add stair railing for code compliance.
5. Professionals should be consulted to fix the plumbing, gas, electrical, etc.

8. Moving the Building

We recommend that the building is not moved to another location. Moving the building will remove both the historic context and the current context. If the building was moved, then the bank located next to the Town Hall would lose its architectural context. The bank's roof, siding, and overall design are very similar to the Town Hall. Also, the building may not survive the move. The building's walls and structure would need to be repaired before it is moved, and the bricks would need to be handled very carefully so they aren't damaged.

The process of moving a building can be very expensive, so we recommend that the money budgeted towards such an endeavor be used to repair/restore other historic buildings in Ramsey, MN.

9. Authors

The authors of this report are Corinne Deger, Morgan Kuehn, Kate Stanger, and Vanessa Walton. Guidance was provided from the Historic Building Conservation course instructor, Todd Grover.

The report was prepared in conjunction with the Resilient Communities Project and City of Ramsey on December 15th, 2017.

Sustaining Our Legacy: The Future of Ramsey Town Hall



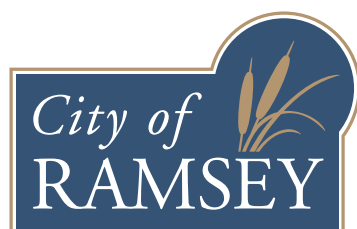
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Hubert H. Humphrey School of Public Affairs

Prepared in Collaboration with

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City Administrator
City of Ramsey



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The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



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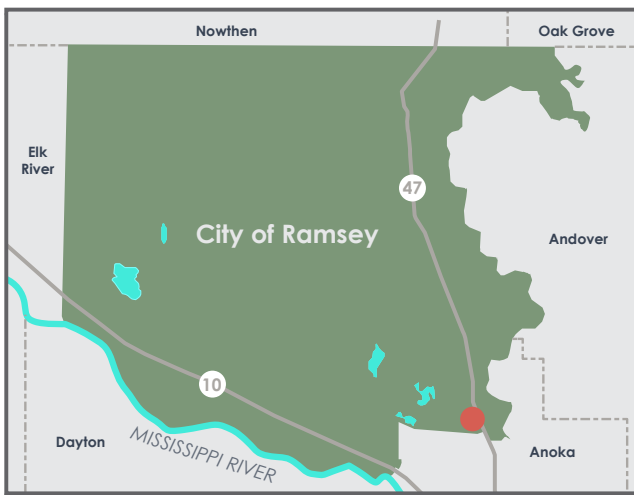
Sustaining Our Legacy



The Future of Ramsey Town Hall

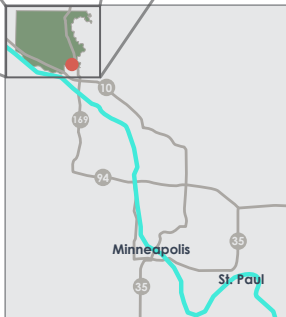


The **Old Ramsey Town Hall/District No. 28 Schoolhouse (OTH)** is the most historically significant structure of the few surviving 19th-century structures in Ramsey. The schoolhouse is located in the far southeastern corner of the city. It currently sits empty, surrounded by modern development and with no plan for its future use. **This project explores the historical and current context of both the building and the site, and presents two alternatives for the future: redevelopment *in situ*, or relocation to The COR (Center of Ramsey).**



● SITE OF OLD TOWN HALL

The Town Hall is located at 14150 St. Francis Boulevard NW in Ramsey, Minnesota. Ramsey is in the southwest corner of Anoka County, about half an hour from downtown Minneapolis.



The Old Town Hall, looking northwest, Ramsey, Minnesota (circa 2017)

In the following posters we will explore the **Old Town Hall's place in Ramsey**, evaluate its **context within the city**, and project **future plans for the building**. Our goal is to provide a vision for the Old Town Hall that **promotes a sense of place** in Ramsey while also developing a plan for it to once again **benefit the community**. We will carry out this project in three parts:

	Part I: EXPLORATION	Part II: EVALUATION	Part III: PROJECTION	
STATUS QUO	<p>1 POSTER NUMBER</p> <p>2 History of the Area We explore the historical significance of the OTH in the Anoka County area and specifically, in the development of the City of Ramsey.</p> <p>2 History of the Building We investigate the timeline of the building and its past uses.</p> <p>3 Historic Preservation Context We recognize prior preservation efforts of the community and their current engagement with and use of the area's existing historical resources.</p>	<p>3 Historical Significance We assess and determine the building's historical significance.</p> <p>4 Future Preservation Outreach We recommend city policies that can encourage good stewardship of Ramsey's historic resources.</p> <p>5 Context and Constraints We evaluate the site and surrounding land use over time. We evaluate issues & opportunities that exist with neighbors.</p> <p>6 & 7 Building Condition We evaluate the current condition of the OTH and recommend changes.</p>	<p>8 & 9 Retrofit: Redevelopment In Situ We provide possible uses consistent with the building's location, some of which may involve collaborations with surrounding businesses.</p> <p>10 & 11 Relocation: Move to New Site We propose sites for relocation. We recommend possible uses that may benefit The COR and acknowledge consequences of relocation.</p> <p>11 Conclusion We provide recommendations based on our evaluation of the building, the site, and potential future uses.</p>	ALTERNATIVE



The Old Town Hall building is **one of the few remaining links to Ramsey's rural past**. The following posters present an **overview** of its significance, an **investigation** into its current state, and **proposals** for its future use. Our story begins near the banks of the Rum River in 1892.

Sustaining Our Legacy



The Future of Ramsey Town Hall

THE HISTORY OF RAMSEY



Ramsey traces its roots to the middle of the nineteenth century. As a **trading post**, the city enjoyed river- and rail-driven importance for a few decades, after which it settled into a quiet century as a **farming community**. Since suburban development began in the 1970s, the town has emerged as an **outer-ring commuter suburb**.

Ramsey Old Town Hall



Plot of undeveloped Oak Savanna, the dominant landscape for the area



1874 Map of Anoka County



1914 Map showing local schoolhouse and church locations



Typical one-room schoolhouse scene New York State, early 1900s



Building in 1977

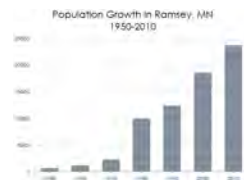


Building in 2017

- 1892** Schoolhouse building built on land owned by Ara E. Pitman.
- 1912** A furnace is installed for heating.
- 1914** The school applies for \$150 in state aid for its 26 students.
- 1937** The school is deeded to the township by Edith Patch, a member of the Pitman family.
- 1945** Last year of classes at the school.
- 1947**
- 1979** The building is listed on the National Register of Historic Places.
- 1996** The Minnesota Historical Society (MHS) awards Ramsey a grant for restoration of the building.
- 2004** The MHS grant is closed out.
- 2012** The city explores relocation options for the building in the context of the COR development and the Northstar Commuter Rail project.

City of Ramsey

- pre-1840** The confluence of the Mississippi and Rum Rivers is a well-established neutral zone for the Sioux and Chippewa.
- 1846** Peter and Francis Patoille establish a trading post at this location.
- 1851** First permanent European settlement.
- 1852** The town of Itasca is laid out on sections 19 and 30 in Ramsey, near the trading post.
- 1857** Watertown Township established. Renamed Ramsey after Territorial Governor Alexander Ramsey a year later.
- 1864** The St. Paul & Pacific (StP&P) Railroad reaches Ramsey. In 1890, the StP&P becomes part of James J. Hill's Great Northern Railway.
- 1970** The Census shows 2,360 people live in Ramsey Township.
- 1974** The City of Ramsey is incorporated.
- 1980** The Census shows 10,093 people live in the City of Ramsey, a 327% increase from 1970.
- 2012** Northstar Commuter Rail opens a station in Ramsey, connecting the city to downtown Minneapolis.



Typical Chippewa lodge and Sioux tipis, White Earth Reservation



1851 Township Map



The William Crooks, Minnesota's first locomotive, on the StP&P mainline in 1864



Commercial development along US 10, the main thoroughfare in Ramsey



Northstar Commuter Rail in Ramsey



More than a century and a half has passed since Europeans first settled in what is now Ramsey, MN. The Old Town Hall is a **unique asset that brings that long history into the present**. The following posters will closely examine how Ramsey has tried to preserve the Old Town Hall for the future.

Sustaining Our Legacy

The Future of Ramsey Town Hall



PREVIOUS PRESERVATION IN RAMSEY



In 1977, the newly incorporated City of Ramsey moved its municipal offices to a new building on Nowthen Boulevard. At that time, there was some interest in **restoring the Old Town Hall to its schoolhouse glory**. Based on our archival research, however, it appears that this preservation effort has produced very little success.

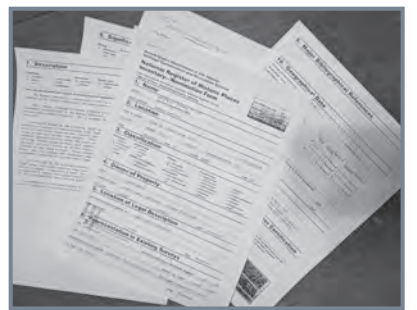
TIMELINE OF PRESERVATION WORK: What went wrong?



INACTION

The Old Town Hall was placed on the National Register of Historic Places in 1980. Fifteen years later, **the city secured a grant** from the Minnesota Historical Society (MHS) for restoration, which it matched with local funds. Work got underway in 1996, but was halted soon after. The matching funds were reallocated and some of the grant money was returned to MHS.

- *The City was not interested in spending grant money.*



Application for National Register, 1979

INERTIA

During the 1980s and 1990s, **historically minded residents regularly had their say** in City Council meetings and letters to city hall. Despite this, there does not seem to have been much political interest in doing anything significant with the old building.

- *The City was not interested in working with its citizens.*

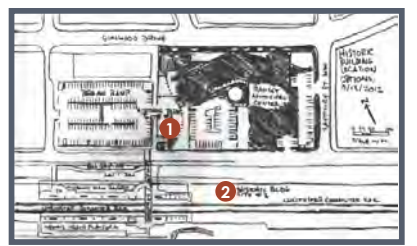


Work sign for most recent restoration, 1996

INDIFFERENCE

The arrival of the Northstar Commuter Rail and the COR initiative in 2012 saw plans to **move the building to this exciting transit-oriented development**. This was more problematic than it appeared, as posters 10 and 11 will show.

- *The City was not interested in including the building in its flagship development.*



Proposed siting in the COR, 2012

All of which leads us to the obvious, unasked question: **WHY NOT JUST KNOCK IT DOWN?**

Over the years, as tepid preservation efforts have come and gone, the obvious question keeps coming back: **Why not demolish the building and be done with it?** Well...

- The building is an irreplaceable **historical asset** in a community that has precious few of them.
- This is perhaps the most **iconic symbol** of Ramsey's **rural heritage**, a heritage of which the city is very proud and protective.
- Although no preservation project is cheap, **demolition costs money**, too, and in the process destroys an asset that could be turned into a **revenue generator** as well as a **source of local pride**.



Enthusiasm for restoring the Old Town Hall has been **intermittent at best over the past forty years**. How could things have gone differently? In the next poster, we look at one way to ensure that historic buildings are respected and preserved.

Sustaining Our Legacy

The Future of Ramsey Town Hall

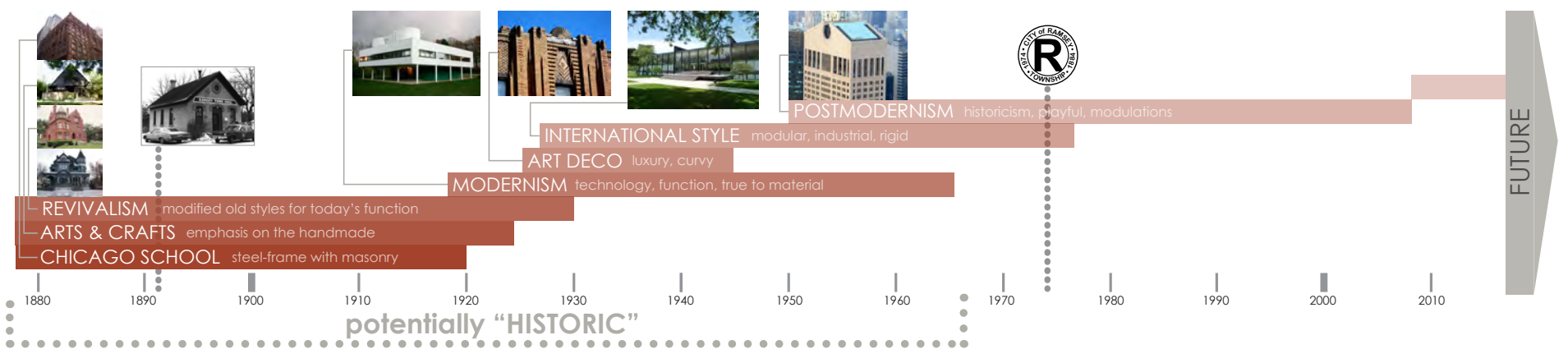


FUTURE CITY PRESERVATION POLICIES: Local Outreach



Development in Ramsey has primarily taken place since the 1960s. Therefore, many buildings, structures, and landscapes in the city will soon reach **potential "historic" status** as defined by the National Park Service (NPS). We present **steps and recommendations** for the City to make **informed and responsible decisions** about their historic resources. We begin by identifying the ever-changing definition of "historic."

WHAT IS HISTORIC?



Many people associate "historic" buildings and places with long-ago times, perhaps the nineteenth century or earlier. In reality, though, **the threshold is only fifty years**. Although the Ramsey Schoolhouse is clearly an historic building, within ten years, structures from Ramsey's first wave of development will be historic as well. As Ramsey ages, more and more of the structures from the city's early suburban development will potentially become historic, and it will become important to think about **preserving structures from the more recent past**. Using Ramsey's oldest buildings as a guide, we propose the following first steps.

THE NATIONAL REGISTER



What is the NRHP?
The National Register is a database of over **80,000 properties of national, regional, and local historical significance**. Nomination is usually done through a state's

Historic Preservation Office. The Ramsey Town Hall's application was submitted by the Minnesota Historical Society.

What does this designation mean?

Listing on the Register makes buildings eligible for **federal rehabilitation grants and tax credits**, as well as easements and fire and health safety code alternatives. In addition, the State of Minnesota offers a 20% tax credit that parallels the federal one.

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and four more elaborate criteria found in the NRHP guidelines.
<https://www.nps.gov/nr/>

HISTORIC PRESERVATION 101:

Establishing a City Historic Preservation Commission (HPC)

STEP 1 Survey of Existing Resources

Identify buildings, landscapes, districts, etc. that may **qualify for NRHP** according to the NPS. Those that are deemed worthy can apply for placement on the NRHP.

Local historic designation may be useful for those that do not qualify for significance nationally.

STEP 2 Establish Guidelines

Prepare **design guidelines** for nationally and locally designated historic structures. These will help the city of Ramsey **monitor and provide a standard for any building improvements or alterations, including demolition**.

STEP 3 Engage with Community

Creating resources that connect residents to the area's **history** is vital in creating a **sense of place**. The City HPC could advocate for participation in a **Historical Society**, which may be better equipped to host **community events**.

Examples of Local HPCs

	Anoka Heritage Preservation Commission	Mankato Historic Preservation Commission
Number of people on HPC	7 people on commission	7 people on commission, including a Blue Earth County Historical Society officer, and a staff liaison from the Mankato Planning Department (not an official member)
Number of meetings	Once a month	Once a month
Guidelines/design manual	Set of design guidelines for their historic district that serves as reference materials. The guidelines also establish general standards for preservation and rehabilitation projects.	Neighborhood design guidelines created the Urban Planning department at a local college. Design manuals are created for different designated historic districts in the city.
How much control do they have?	Any change to City register items comes to the committee for recommendation. The committee makes its recommendation to the City Council, which has the final say.	Proposals for changes to City-designated structures or structures within the historic districts come to the commission for review, even if the building is not historic. The committee makes its recommendation to the City Council, which has the final say.



A citywide framework for preservation is an investment in preventing deterioration of the community's architecture. This approach also preserves Ramsey's aesthetic and cultural heritage, while enhancing the community's vitality and encouraging economic growth for the future. As a case in point, the lack of such a framework has contributed to the **deterioration of the schoolhouse and the degradation of its site**. How bad is it? Let's take a look.

Sustaining Our Legacy



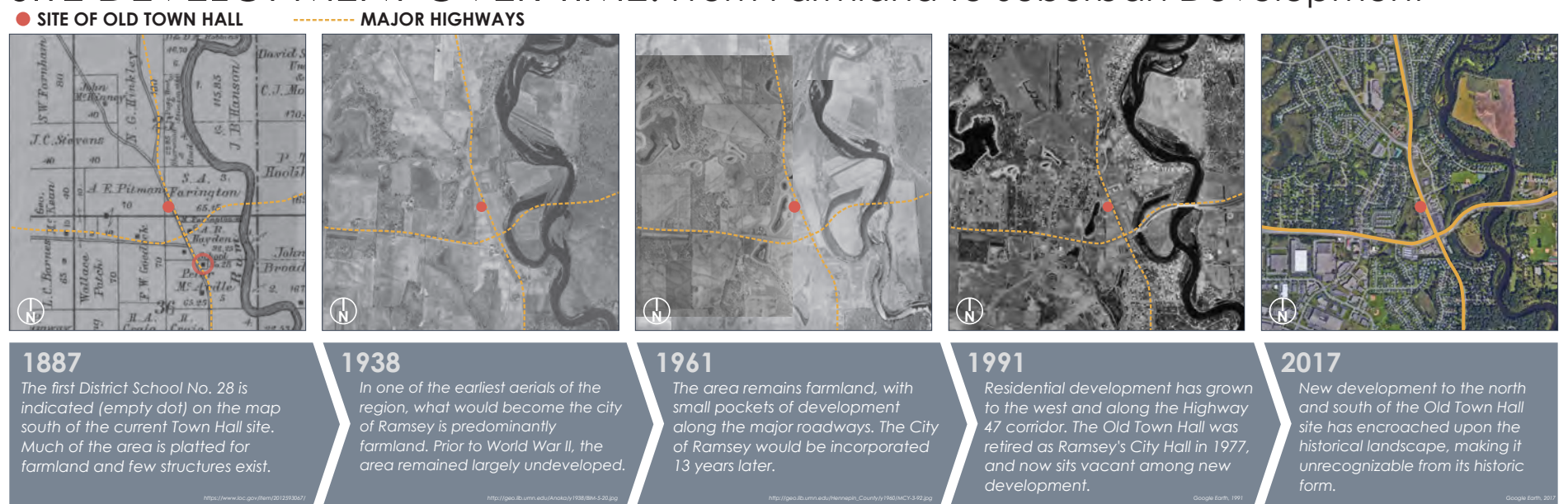
The Future of Ramsey Town Hall

SITE HISTORY & EXISTING ISSUES



The Old Town Hall building has served Ramsey in multiple ways during its lifetime. As the city has grown, commercial development has sprouted up around the building, **severely limiting redevelopment options**. As one of the last remnants of a predominantly rural beginning, the City looks to **take advantage of its oldest asset**.

SITE DEVELOPMENT OVER TIME: From Farmland to Suburban Development



ISSUES & CONCERNS

Site Specifics

Building Height Context—Surrounding buildings are one story with gable and hip roofs.

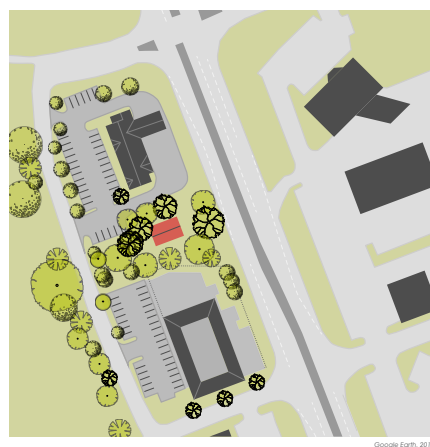
Zoning—The site and neighboring buildings are zoned B-1 Business District, with Planned Unit Development across the highway.

Future Land Use—The area is planned for commercial use.



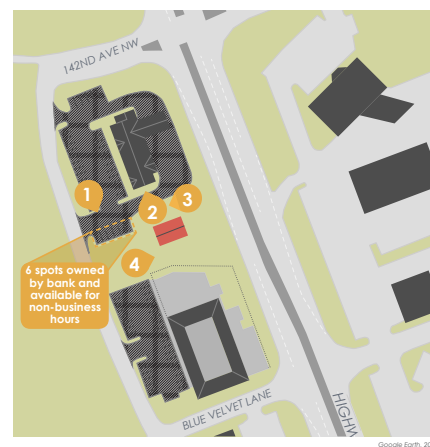
Tree Canopy

In the immediate vicinity of the Old Town Hall are multiple **mature hardwood trees**. The 1970s NRHP nomination notes what are now 100-year-old trees on the site. Not only do they provide valuable shading for the Old Town Hall and surrounding buildings, but the trees also contribute greatly to the historic setting.



Parking

The lot the building is located on is surrounded on all sides, with businesses to the north and south, a high-traffic roadway to the east, and an expansive wetland to the west. **There is no room for expansion.** The building sits on an incline from the surrounding properties and there is no parking associated with the building.



While the Old Town Hall site has few remnants of its rural past, reusing the building will still be a challenge for any business needing moderate amounts of parking. The **structural and architectural integrity of the building** should be addressed first.

Sustaining Our Legacy

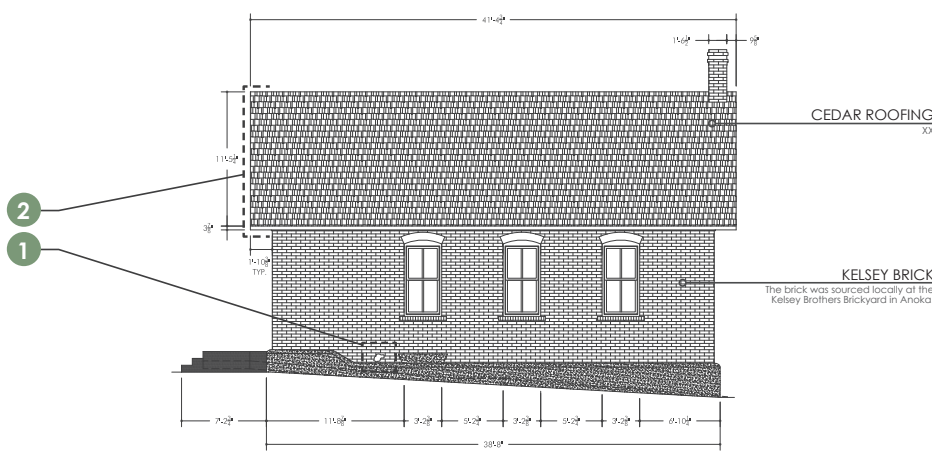
The Future of Ramsey Town Hall



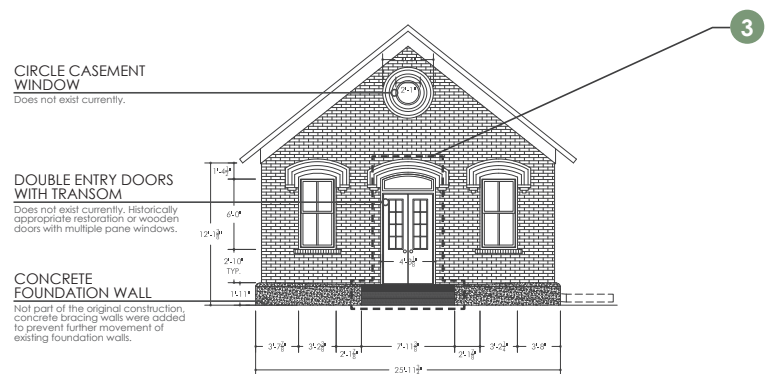
BUILDING DRAWINGS



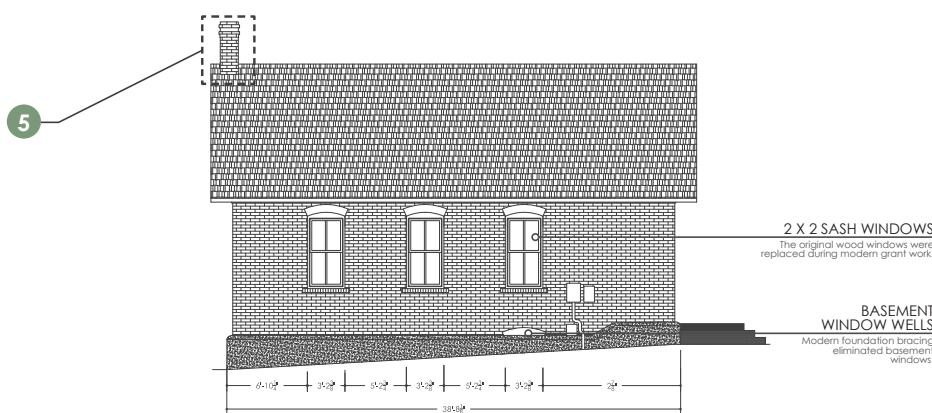
Architectural drawings—such as the ones shown below, which are based on previous renderings—are not only necessary in the construction process, but are also invaluable for **historical documentation of early construction methods** in Minnesota. The Old Ramsey Town Hall is a unique resource in Ramsey, as well as in the larger architectural landscape of Minnesota.



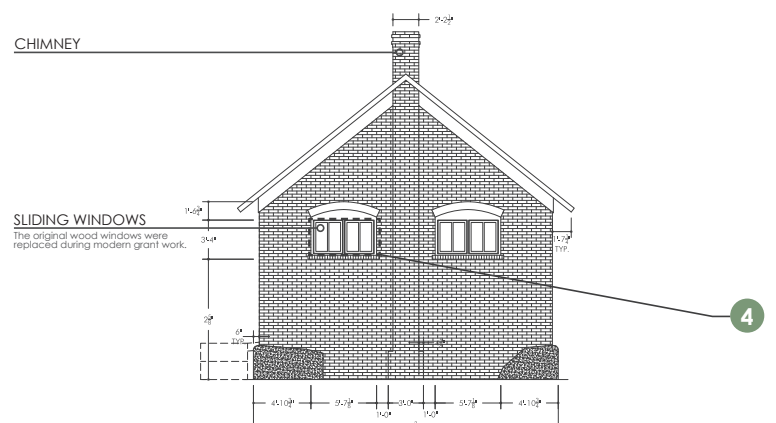
A NORTH ELEVATION



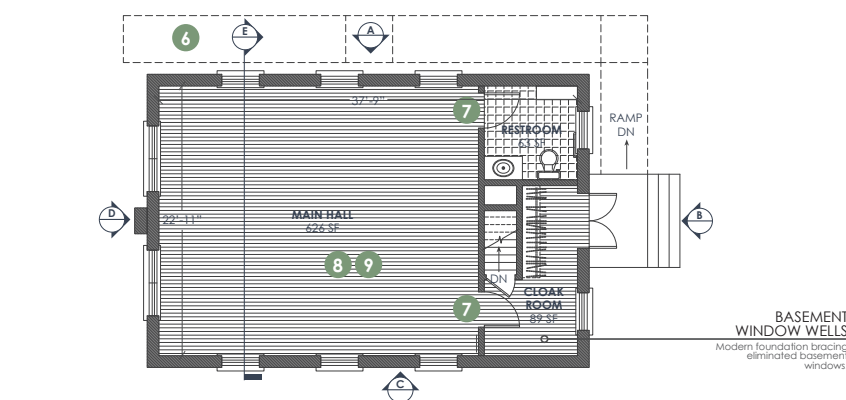
B EAST ELEVATION



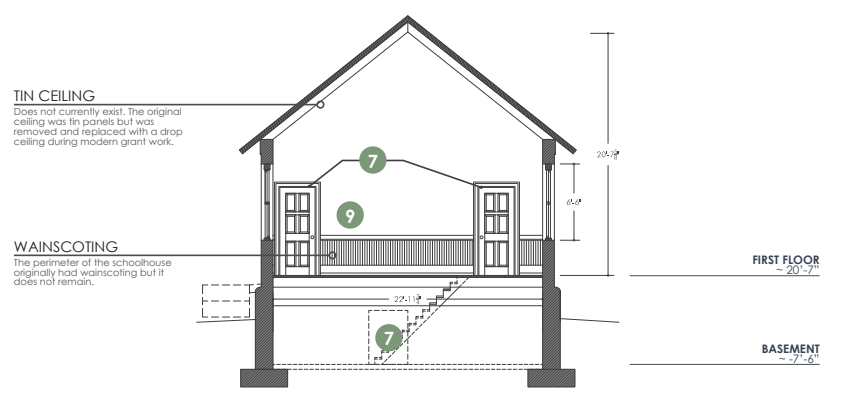
C SOUTH ELEVATION



D WEST ELEVATION



FLOOR PLAN



E SECTION

NOTE: NOT FOR CONSTRUCTION, VERIFY ALL DIMENSIONS.



The Old Ramsey Town Hall retains much of its historic character. The brick and timbers used to construct it would have been obtained from the surrounding area, making the building a representation of late 19th century local industry. In the next poster, we propose improvements and restoration work that can strengthen not only the integrity of the structure, but also its future potential.

Sustaining Our Legacy

The Future of Ramsey Town Hall



BUILDING ASSESSMENT & RECOMMENDATIONS



A variety of both **structural and cosmetic work** must be completed to render the Old Ramsey Town Hall building **stable and suitable for occupation**. Here we outline the necessary steps for improving the century-old structure to meet modern **building code requirements** and **Americans with Disabilities Act (ADA) standards**. All work must align with the guidelines set by the **Secretary of the Interior's Standards for Rehabilitation**.

PHASE I: Climatization

First and foremost, the Old Town Hall needs to be stabilized to **prevent further damage** to the structure. The repairs outlined here are in need of **immediate attention** to prevent further water infiltration, insect or rodent infestation, and deterioration of historic material.

1 Seal Envelope

Repair brick around basement ventilation stack and **replace brick in-kind**. Install proper ventilation stack in preparation for installation of heating and cooling equipment.

ESTIMATED COST: \$600
<https://www.homeadvisor.com/cost/walls-and-ceiling/repair-brick-work/>



2 Replace Roof & Repair Eaves

Replacing the roof will **prevent any future water infiltration**. The roof should be replaced with wood shingles or shakes. More research could determine the historical profile typical of the time of construction. More insulation could be added to **improve energy efficiency** at the same time.

ESTIMATED COST: \$20,000
<https://www.homeadvisor.com/cost/roofing/replace-roof.html>



3 Replace Entry Door & Stairs

The existing entry door is water-damaged, and the door surround does not properly join the brick veneer, leaving room for vermin infestation and water infiltration. The door should be replaced with **double swinging doors with a glass transom above**, which is the appropriate historical replacement.

ESTIMATED COST: \$3,700 (doors & transom), \$2,400 (stairs)
<https://www.homeadvisor.com/cost/doors-to-replace-door.html>
<https://www.thumbtack.com/building-and-construction/repair-for-historic-outdoor-2132014>



TOTAL COST: \$26,700

All work on the OTH will follow **The Secretary of the Interior's Standards for Rehabilitation**, which pertain to all historic properties listed on or eligible for listing on the NRHP. The Standards are to be "applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

PHASE II: Pre-Occupancy Upgrade

We recommend that the interior remain as **one large space**, adhering to the historical spatial experience of the building. If partitions within the space must be installed, any alterations or additions should be **reversible** and installed in-kind.

4 Repair & Restore Windows

The windows were replaced during an earlier grant project but could benefit from **new paint and caulk** where brick meets wood. A rear window needs to be replaced.

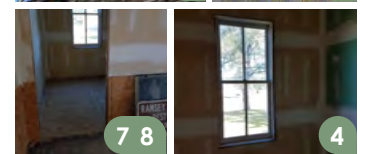
ESTIMATED COST: \$450 (recaulking), \$900 (window)
<https://www.homeadvisor.com/cost/door-and-window-repair/repair-window.html>



5 Repoint Chimney

The mortar on the chimney is deteriorated and needs to be **repointed**. This will prevent any brick movement and possible spalling.

ESTIMATED COST: \$1,000
<https://www.dymat.com/repair-paper-hose-hold-down/>



6 Install ADA Ramp, Sidewalk

Increasing access to the building for future tenants is a top priority. The ramp addition will be removable.

ESTIMATED COST: \$4,400 (ramp), \$450 (45' sidewalk)
<https://www.homeadvisor.com/cost/interior-accessibility/build-a-disability-ramp/>



7 Install doors, plumbing, HVAC

Previous grants were used to purchase **doors and a furnace**. Neither was installed completely. New **plumbing fixtures** need to be purchased and installed.

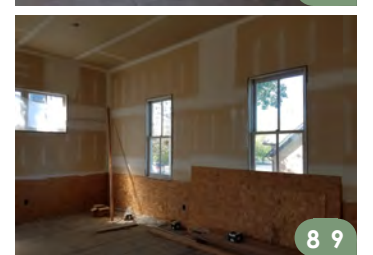
ESTIMATED COST: \$300 (doors), \$600 (plumbing), \$1,700 (HVAC)
<https://www.homeadvisor.com/cost/interior/replace-door.html>



8 Restore Wood Floor, Install Tile

The original hardwood floor needs an **extensive restoration**. Historically compatible tile should be installed in the restroom.

ESTIMATED COST: \$3,300 (hardwood), \$1,200 (tile)
<https://www.homeadvisor.com/cost/roofing/replace-roof.html>
<https://www.homeadvisor.com/cost/interior/replace-door.html>



9 Finish Interior

New **wainscoting** (historically appropriate) needs to be installed and the new **sheetrock** needs to be painted.

ESTIMATED COST: \$3,940
<https://www.homeadvisor.com/cost/interior/replace-door.html>

TOTAL COST: \$18,240

TOTAL PROJECT COST: \$44,940



The renovation and restoration tasks are formidable, but **not insurmountable**. The result of these rehabilitation efforts would be a **valuable community asset**, one that reinforces a **connection** to Ramsey's rural roots as embodied in one of the earliest brick buildings in the area. Does Ramsey have the will to do right by the Old Town Hall?

Sustaining Our Legacy

The Future of Ramsey Town Hall



RETROFIT

RETROFIT: OTH REMAINS AT CURRENT LOCATION



Keeping the Old Ramsey Town Hall in its current location has benefits and drawbacks. By remaining where it is, the OTH can **remain on the National Register**, connect Ramsey to its **rural past**, and potentially contribute to a **thriving business community**. However, the location is developed on all sides, leaving no room for expansion or parking.



“Old ideas can sometimes use new buildings. New ideas must use old buildings.”
—Jane Jacobs,
author of *The Death and Life of Great American Cities*



“I drive by the Old Town Hall every day, and I think that building is so awesome and I want to see life.”
—Shannon Potter



“The historical significance of the property is something that we would like to display. History is always something that should be remembered.”
—Tara Gattner

PRECEDENTS

Weaver Schoolhouse
Weaver, MN – Residential



Formerly a one-room schoolhouse serving Weaver and the surrounding area, the building was renovated in 2008 and turned into a private residence.

The adaptive reuse of the building won a Stewardship Award at the Minnesota Preservation Awards for its efforts.

Emy Frenz Arts Guild
Mankato, MN – Community



A historic local church was renovated and turned into the Emy Frenz Arts Guild. The building serves as the home of a local arts nonprofit,

Twin Rivers Council for the Arts, and provides gallery and rental space for community events.

Anoka State Hospital
Anoka, MN – Public Housing



Formerly a state mental health campus, the old buildings have been abandoned for years. A plan to begin renovation of the property for adaptive reuse as

housing for homeless veterans began this fall and will continue over a ten-year period.

BENEFITS



Stays on the National Register of Historic Places (NRHP)

By remaining where it is, the building stays on the National Register. This means that the building is eligible for **state and federal grant funding** and **tax benefits** that it would lose access to if moved.

The following resources are available for buildings on the NRHP. Most stipulated work has to follow the Secretary of the Interior's Standards.

- MN Historic Structure Rehabilitation Tax Credit
- Preservation Alliance of MN Heritage Partnership Program
- MN Historical and Cultural Heritage Grants
- Certified Local Government Grants through the Historic Preservation Fund



Location

St. Francis Boulevard is a busy arterial road. The building will have **prime access to clients** when the building is re-purposed. The area is zoned for small business developments, keeping the surrounding businesses on a similar scale.



Connection to Ramsey's rural roots

The current location is near Ramsey's border with Anoka; the school served families from both communities. Keeping the building here helps explain how early-twentieth-century **rural communities depended on each other**.



Save money

With **no relocation costs** to consider, the city will only need to cover the costs of renovation and maintenance.



Foster a thriving local business community

Old spaces are key to fostering new creative endeavors in communities. **Nonprofits, startup businesses, and arts communities** all create spaces where creative ideas can grow and flourish. Ramsey has the ability to capitalize on that.

DRAWBACKS



Lack of parking

The site has **no space for added parking**. It is surrounded by businesses on either side and a busy highway to which it has only indirect access. A private driveway and a large wetland further constrain parking options. The lack of parking makes finding a business that would be able to thrive more difficult.



Funding constraints

Being on the National Register means there are **constraints on what may be done to the building**. For example, changing the outward appearance of the building would not be permitted. Signage added to the building for business purposes would have to be freestanding and not affect the façade of the building.



No room for expansion

The site constraints mean there is **no possibility of expansion or growth**. Any future occupant would be locked into using the building as is.

VS



Taking into account these considerations, there are still **many opportunities for the property to be put to good use**. With a few business proposals **already received by the City**, we will explore possibilities for the property in its current location.

Sustaining Our Legacy



RETROFIT

The Future of Ramsey Town Hall

RETROFIT: OTH REMAINS AT CURRENT LOCATION (continued)



Over the years, there has been interest in **putting the Old Town Hall to use**. Since it was left mid-remodel, it has been sitting there, **lifeless**. We will explore two **business proposals** for **adaptive reuse** of the Old Town Hall, as well as potential use of the space as a **business incubator**. By looking at the proposed **floor plans** for the building, we will evaluate the reuse options and their **effects on the space**.

School of the Arts



“It’s not really about me. I just want to see that space used again and I want to bring more artists to Ramsey.”

Shannon Potter’s proposal for reusing the Old Town Hall focuses on bringing a community use back to the building. The location is a main draw for potential **arts instruction programming** and Shannon’s experience as a property manager gives her an ability to manage the building while utilizing the space. Proposed program components include:

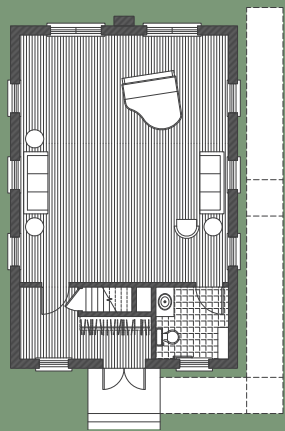
- **Teaching:**
 - Classes for youth
 - Classes for adults
 - Voice lessons
 - Other art classes as possible
- **Flexible teaching artist model**
- **Expanding classes offered as new teachers join**
- **Building reservations for community events**

Community Growth

A new business with a focus on bringing artists to the community will help Ramsey’s community and business grow.

Property Management

Having the historic property used by a business owner who is also a property manager adds extra understanding to the nature of running a historic property.



+ VS -

Unestablished

As a new business, it may be difficult for the School of the Arts to establish itself. The building could end up being empty again if the programming is unable to take off.

Unpredictable

The flexibility of the business plan leaves the space utilized during unpredictable hours and by an unpredictable amount of people creating possible complications related to negotiating parking easements.

Braven Music Anoka



“We love history and a good story; we think that it is great that the building started out as a school and could again be one!”

Tara Gattner’s proposal for the building is based on expanding the **established music school**. Having reached maximum capacity operating out of their home and limited rental space, the stand-alone Old Town Hall building seemed like the perfect location. Program components include:

- **Teaching:**
 - Music
 - Fine motor skill optimization
 - Personal discipline
 - People skills
 - Team building
- **Currently over 50 students**
- **Music lessons for youth**
- **Experience working with children with disabilities**
- **Giving back to the community**

Established Business

Braven has already established a client base and is not a new business just trying to get on its feet.

Community Involvement

Braven is an active participant in the community of Anoka, regularly attending community events in order to give back. Bringing that into Ramsey would be a boon to the community.

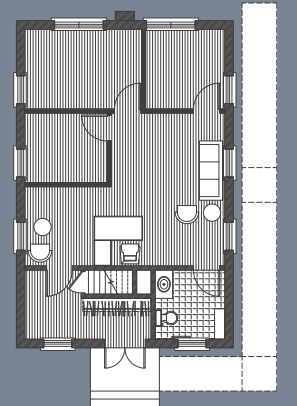
+ VS -

Dividing Space

The school needs the building to be divided up into at least 3 private practice rooms. This will involve a great deal of construction. If Braven outgrows this space, these divided rooms may make finding a new use for the property difficult.

Sound Proofing

The separate rooms in the music school will need to be soundproof and set for acoustics. This will also add an extra layer of complication to the construction process.



Business Incubator



“An incubator would catalyze entrepreneurship in the city of Ramsey and be the cornerstone for creating local goods and services.”

—Matthew Goodwin, Talent and Tenacity

The city’s economic development team and the Resilient Communities Project have been working to create places and services provided by the city of Ramsey aimed to help startup businesses get off the ground. The Old Town Hall building would diversify this by creating a smaller scale space that appeals to new businesses. Components include:

- **Business possibilities:**
 - Small scale start-ups
 - Nonprofits
 - Arts organizations
- **Flexible business model**
- **Discretion of Ramsey**
- **Building can be used for community events**

(To further explore the business incubator option, see the “Talent & Tenacity” posters)

Diversification

Brings a new scale option, encouraging development of different types of businesses not already served by the Ramsey Business Incubator.

Existing program

Ramsey already has an established business incubator program. This addition simply expands the program.



+ VS -

Control

Ramsey will retain control of the building, requiring management and oversight on the part of the City.

Turnover

There can be a high turnover rate in any business incubator, leaving the possibility of the space being left empty and underutilized.



There is local interest in putting the Old Town Hall building to use on its **current site** and bringing new life to the area through **adaptive reuse of the building**. However, the City of Ramsey has also considered **moving the building to the Center of Ramsey (The COR)**, the city’s new mixed-use downtown area. In the next set of posters we will explore the relocation of the Old Town Hall.

Sustaining Our Legacy

The Future of Ramsey Town Hall



RELOCATION

RELOCATION: OTH MOVES TO THE CENTER OF RAMSEY



Moving the Old Town Hall to the new Center of Ramsey (COR) also has benefits and drawbacks. The move would showcase Ramsey's **history**, create a **new context** for the building, and provide **flexibility** in placement. However, it would **lose its status on the Historic Register**, risk **reduced structural integrity**, and be **out of scale with its surroundings**.



“Its value lies not in the land it sits on but, rather, in the remembrance of the people of the land it served.”
—Mike Auspos



“[The house] would have been left to decay in its current plot, but it moved to a gorgeous piece of land where it truly served as the anchor for the site. The move brought new life to the house.”
—Terry Plyant on How Historic Homes Are Moved

PRECEDENTS

Hubbard House Carriage House

Mankato, MN – Museum



Built in 1880, the carriage house was originally located across the Glenwood Creek from the main house. In 1977, the building was moved to the garden area next to the house to

keep its historical context to the building. **The carriage house serves as a supporting structure for the Hubbard House, which is now used as a museum.** Programming is run by the Blue Earth County Historical Society.

Pierre Bottineau House

Maple Grove, MN – Interactive Learning



Built in 1854, the home has been moved at least four times. In 2009, it was moved to its current location in the Elm Creek Park Reserve to

replicate its natural historical setting. **The house is used as an interpretive space run by the Three Rivers Park District.** The park resources benefit the historic home by extending the learning landscape and highlighting the possibilities for adventure.

Longfellow House

Minneapolis, MN – Museum



Built in 1907, the house was originally connected to Minnehaha Park. In 1994, during the expansion of the roadway, the building was moved across the highway and reconnected with the park it had been separated from. **The house is currently used as an interpretive center run by the Minneapolis Park Board.**

BENEFITS



New Context

By moving the building into the COR district, Ramsey will be able to create a “then and now” relationship between the Old Town Hall and the new town hall. It will **bring Ramsey’s history into context with its present**.



History in the Forefront

As the COR develops, it will become the destination in the city for people to eat, shop, and play. By bringing the building into this exciting new development, Ramsey has the opportunity to put its **history on full display**.



Flexibility

The COR location offers **several potential sites** for the OTH to be relocated, allowing the City to **choose the ideal context** for the building in the new development.

VS

DRAWBACKS



Removal from the National Register

If the building is moved, it will lose its status on the National Register and Ramsey will **lose access to funding opportunities** that come with it.



Structural Integrity

The Old Town Hall structure is comprised of a **timber frame structure with a brick veneer**. The brick was only secured to the structure with nails in the mortar. These nails have now rusted and **no longer support the one-brick wythe veneer**. Therefore, moving the Old Town Hall is a risky endeavor.



Scale

The scale of the COR is much larger than that of the Old Town Hall building. The one-room schoolhouse building could **easily lose prominence**, either standing alone in a large expanse or being surrounded by large developments.



Cost

Moving the building will **add extra cost to the process of renovation** and to general maintenance. The building improvements needed in preparation for the move and the distance the building is being moved will both affect the cost. A reliable and reputable firm will be able to do the work in the range of \$50K.

www.wolfhousemovers.com



Historic buildings are generally moved to keep them in a setting that **maintains historical context**, either because the new location closely **resembles the original surroundings** or **reunites the buildings with some other historic element**. Considering this and the structural integrity issues involved with relocation, Ramsey has several other options to consider.

Sustaining Our Legacy

The Future of Ramsey Town Hall



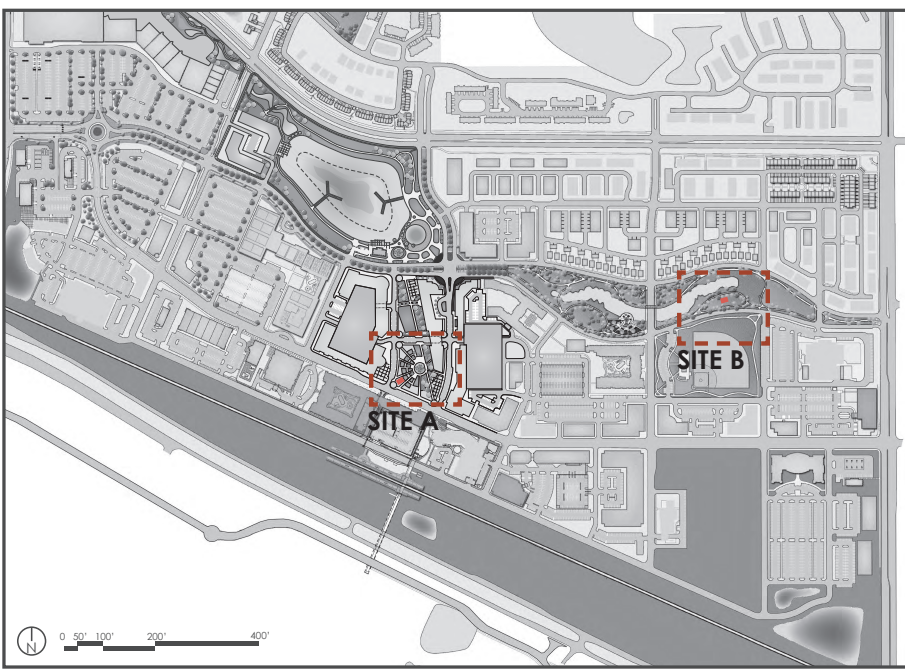
RELOCATION & CONCLUSION

RELOCATION: OTH MOVES TO CENTER OF RAMSEY (cont'd)



Moving the Old Town Hall to The COR would give the City options for several potential relocations sites. It can be placed in a **“then and now” context in proximity to the current City Hall** or be moved to a **pastoral context to closely mimic its historic surroundings**. There are various options for programming in both contexts: an **entrepreneurial space** like a cafe or retail establishment, or a **museum or interpretive learning center**.

PROPOSED SITE LOCATIONS



SITE A: “Then and Now”

The schoolhouse will be placed in a “then and now” context with the City Hall, driving home the notion of historical progress.

- + The COR is slated for increased large-scale development in the coming years.
- This scale mismatch will diminish the visibility of the schoolhouse.



SITE B: Pastoral

The schoolhouse will be sited on its own, which is important to give the building a proper historical context.

- + Existing in a setting more like its original one, the building will become more of a destination.
- This may make it harder for the public to engage with the building.

PROPOSED PROGRAMMATIC USES

Cafe

+ Adapts well to space restrictions. Provides a destination for social gathering. Serves the COR and surrounding businesses.

VS

- Produces high traffic in a historic building. Hard on interior of the building. Loses connection to original use of the space. Limits growth.



Retail

+ Adapts well to space restrictions. Brings new generation and use to old building. Provides economic draw in the COR.

VS

- High turn-over in new, unestablished retail. Loses connection to original use of building. Limited space limits store options and growth.



Interpretive Learning/Museum

+ Fits within the building's original context. Capitalizes on local history. Ties into Ramsey's rural roots. Historical Society involvement.

VS

- Ramsey's historic tourism market may be lacking. The extent of their historic tourism resources is limited.



CONCLUSION

The Old Town Hall building serves as a **window into Ramsey's history**. It keeps the city connected to its **rural roots** and creates a **sense of place** anchored in the building's historical context and connection to its surroundings. **Keeping the building in its current location** is important to keeping that **context** and **program history**, and **remaining on the National Register**. Beyond that, the structural integrity of the building is such that the possible damage to the building during a move is not worth the **risk**. In its current location the Old Town Hall building can serve as a starting point for Ramsey to create a **local Historic Preservation Commission or Historical Society**. Remaining in place and on the National Register, the Old Town Hall can serve as a **true showpiece** for Ramsey.



Economic Development Authority (EDA)

4. 2.

Meeting Date: 06/10/2021

Submitted For: Sean Sullivan, Community Development

By: Sean Sullivan, Community Development

Title:

Consider Approval of Fourth Amendment to Purchase Agreement for Lots 1, 2 and 3, Block 1, COR TWO; Case of RGH RAMSEY LLC (Portions may be closed to the public)

Purpose/Background:

Purpose:

The purpose of this case is to consider a request by the Buyer to extend the Closing Date and Certificate(s) of Occupancy dates one year due to the Covid-19 Pandemic and its impact of the commercial/retail sector.

Background:

RGH RAMSEY, LLC and the City of Ramsey have entered into a Purchase Agreement, First Amendment to Purchase Agreement, Second Amendment to Purchase Agreement and Third Amendment to Purchase Agreement to acquire and Develop Lots 1, 2 and 3, Block 1, COR TWO. The proposed purchase price is within the City's approved deal range for this parcel; however, it would require site plan approval compliant with COR zoning and vision.

The Buyer has come back multiple times to ask for extension to the Purchase Agreement to give more time to bring a project to the market. The Buyer has been marketing the property to many end users and continues to look a new site concept plans. Due to the Covid-19 Pandemic, lack of visibility from Highway 10, and the slow recovery for the restaurant and retail market sectors, it has been difficult to recruit projects to Ramsey. To date, the City has received \$40,000 in Non-refundable Earnest Money from the Buyer and has approved a Conditional Use permit for a 75 foot sign on the Development site. In addition, the City is beginning work to bring a dynamic display billboard to Highway 10 to assist in marketing for existing and future Ramsey business. These items should help with business development. The Developer is asking for more time and is willing to pay \$10,000 in additional non-refundable Earnest Money.

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

Key terms to the Fourth Amendment to Purchase Agreement are below:

Proposed Changes to Purchase Agreement Terms:

- \$10,000 in non refundable additional Earnest Money upon execution this the Fourth Amendment to Purchase Agreement
- The Closing Date is extended from July 15, 2021 to July 15, 2022.
- The certificate(s) of occupancy dates are extended for construction of Building 1 to January 15, 2023 and for construction of Building 2 to August 15, 2023. The penalty provision of \$150,000 remains in place if Building 2 is not constructed according to the terms and conditions set forth in the original Purchase Agreement.
- The following term is removed from the Purchase Agreement: “The required certificate of occupancy date for the construction of Building 2 can be extended in one month increments with provision of \$5,000 in Non-refundable Earnest Money for each additional month beyond August 15, 2022, up to 6 months, or

\$30,000. The required construction of Building 2 certificate of occupancy date will not be extended past February 15, 2023.”

Site Plan:

This site plan has not yet gone through formal site plan review and shall not be considered as any indication of compliance with Zoning Code. Official site plan review might result in required amendments to the attached site plan.

Funding Source:

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

Recommendation:

Staff recommends approval of Fourth Amendment to Purchase Agreement for Lots 1, 2, and 3 Block 1, COR TWO, subject to City Attorney review. This agreement provides flexibility in the final determination of the site layout.

Action:

Motion to recommend approval of Fourth Amendment to Purchase Agreement for Lots 1, 2, and 3 Block 1, COR TWO; subject to City Attorney review as to legal form.

Attachments

Site Location Map

ACTION-DRAFT 4th Amendment to PA

Site Concept

Original PA RGH Ramsey LLC

Form Review

Inbox

Sean Sullivan (Originator)

Tim Gladhill

Sean Sullivan (Originator)

Tim Gladhill

Tim Gladhill

Sean Sullivan (Originator)

Tim Gladhill

Kurt Ulrich

Form Started By: Sean Sullivan

Final Approval Date: 06/03/2021

Reviewed By

Sean Sullivan

Sean Sullivan

Sean Sullivan

Tim Gladhill

Tim Gladhill

Sean Sullivan

Tim Gladhill

Kurt Ulrich

Date

06/02/2021 02:42 PM

06/02/2021 02:50 PM

06/02/2021 02:53 PM

06/03/2021 08:47 AM

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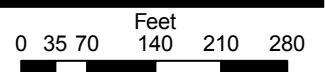
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Site Location Map (RGH Ramsey)



LOGIS, Anoka County



**FOURTH AMENDMENT
TO
PURCHASE AGREEMENT**

This is the Fourth Amendment to the Purchase Agreement by and between RGH RAMSEY LLC, a Minnesota Limited Liability Company (“Buyer”), and the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), with an effective date of February 12, 2019.

Recitals

1. Pursuant to the terms of the original Purchase Agreement and First Amendment to Purchase Agreement, Second Amendment to Purchase Agreement and Third Amendment to Purchase Agreement, the Closing Date is to be no later than July 15, 2021.
2. Buyer seeks to move the Closing Date to be no later than July 15, 2022.
3. Pursuant to the terms of the Original Purchase Agreement, First Amendment to Purchase Agreement, Second Amendment to Purchase Agreement and Third Amendment to Purchase Agreement the Buyer shall obtain a certificate(s) of occupancy for construction of Building 1 by January 15, 2022 and for construction of Building 2 by August 15, 2022. The required certificate of occupancy date for the construction of Building 2 can be extended in one month increments with provision of \$5,000 in Non-refundable Earnest Money for each additional month beyond August 15, 2022, up to 6 months, or \$30,000. The required construction of Building 2 certificate of occupancy date will not be extended past February 15, 2023. The penalty provision of \$150,000 remains in place if Building 2 is not constructed according to the terms and conditions set forth in the original Purchase Agreement.
4. Buyer seeks to move certificate(s) of occupancy dates for construction of Building 1 to January 15, 2023 and for the construction of Building 2 to August 15, 2023. The penalty provision of \$150,000 remains in place if Building 2 is not constructed according to the terms and conditions set forth in the original Purchase Agreement.
5. Buyer seeks to remove the following: The required certificate of occupancy date for the construction of Building 2 can be extended in one month increments with provision of \$5,000 in Non-refundable Earnest Money for each additional month beyond August 15, 2022, up to 6 months, or \$30,000. The required construction of Building 2 certificate of occupancy date will not be extended past February 15, 2023.
6. Buyer completed its inspection during the Inspection Period, which is expired, and Buyer also completed its examination of title and has formally given a Notice to

Proceed to Seller.

7. Buyer has cited the impact of Covid-19 on the commercial/retail sector as reason to ask for additional time to complete project.
8. Buyer is offering to provide \$10,000 in non-refundable Earnest Money to extend the Closing date to July 15, 2022, and certificates of occupancy date for Building 1 to January 15, 2023 and Building 2 to August 15, 2023.
9. The Seller has received \$40,000 in non-refundable Earnest Money from the Buyer.
10. Seller is willing to extend the Closing Date and Certificate(s) of Occupancy Dates due to the impacts of COVID-19 on the commercial/retail sector in accordance with the terms set forth below.
11. The legal description of the subject property in the Purchase Agreement and First Amendment to Purchase Agreement is Lots 1, 2 and 3, Block 1 COR TWO subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property") and is not being modified.

Agreement

In consideration for the mutual promises set forth below, the parties agree as follows:

1. The above recitals are incorporated into the Agreement.
2. The Buyer will provide \$10,000 in non refundable additional Earnest Money upon execution this the Fourth Amendment to Purchase Agreement
3. The Closing Date is hereby extended from July 15, 2021 to July 15, 2022.
4. The certificate(s) of occupancy dates are extended for construction of Building 1 to January 15, 2023 and for construction of Building 2 to August 15, 2023. The penalty provision of \$150,000 remains in place if Building 2 is not constructed according to the terms and conditions set forth in the original Purchase Agreement.
5. The following term is removed from the Purchase Agreement: "The required certificate of occupancy date for the construction of Building 2 can be extended in one month increments with provision of \$5,000 in Non-refundable Earnest Money for each additional month beyond August 15, 2022, up to 6 months, or \$30,000. The required construction of Building 2 certificate of occupancy date will not be extended past February 15, 2023."
6. Buyer acknowledges that the Inspection Period expired on July 15, 2019 and that a Notice to Proceed was provided to the Seller.
7. All other terms of the Original Purchase Agreement and First Amendment to

Purchase Agreement, Second Amendment to Purchase Agreement and Third Amendment to Purchase Agreement remain unchanged except to the extent inconsistent with this Fourth Amendment to Purchase Agreement.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____
Mark E. Kuzma, Mayor

Dated: _____, 2021

By: _____
Kurt Ulrich, City Administrator

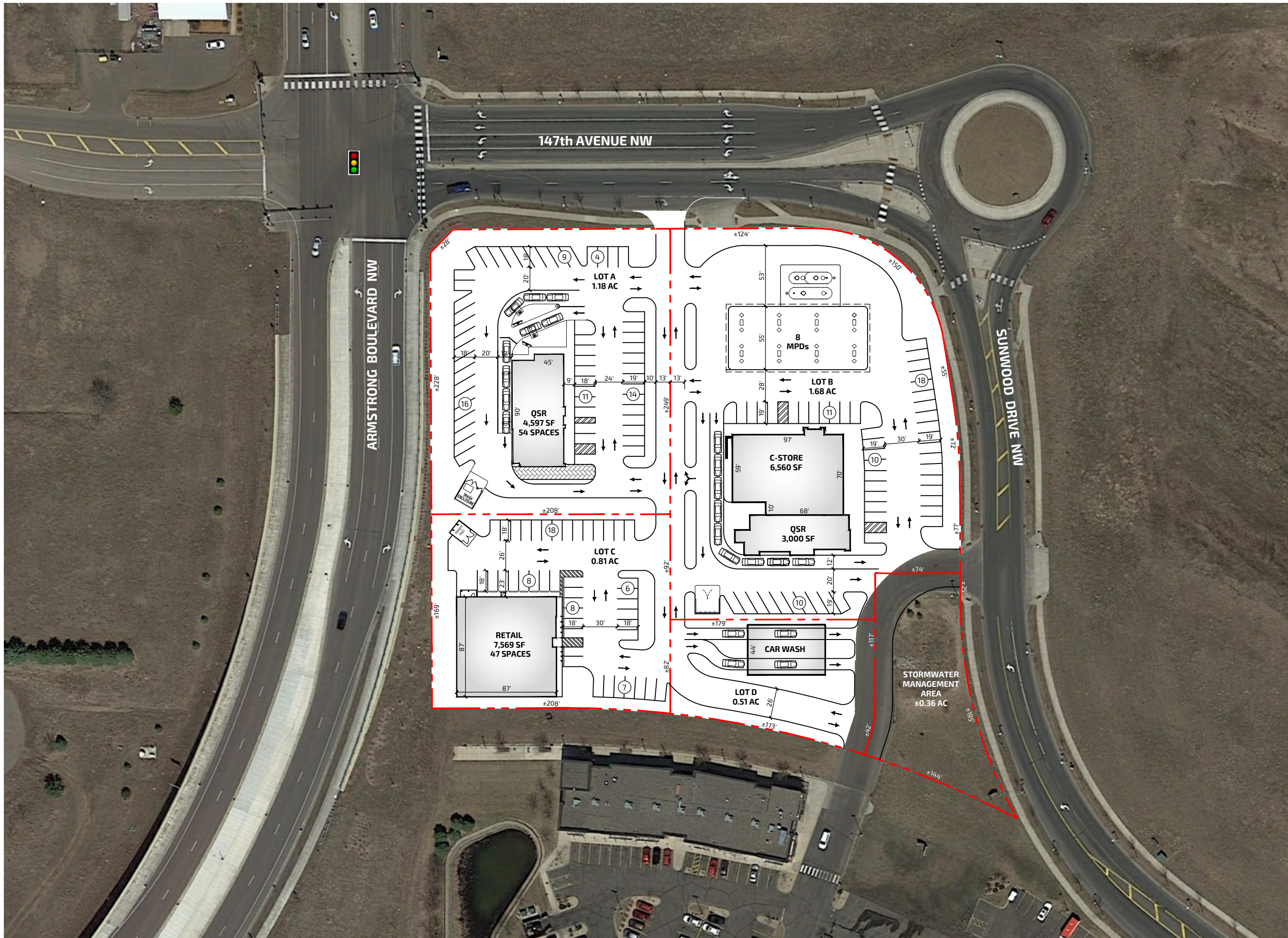
Dated: _____, 2021

BUYER: RGH RAMSEY, LLC, a Minnesota Limited Liability Company

By: _____

Dated: _____, 2021

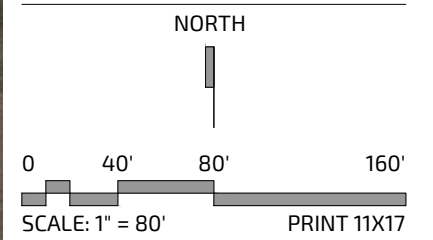
Robert C. Hardy, Chief Manager



SITE DATA

- LOT A
 LOT AREA ±1.18 AC
 BUILDING 4,597 SF - QSR
 PARKING 54 SPACES
- LOT B
 LOT AREA ±1.80 AC
 BUILDING 6,560 SF - C STORE
 PARKING 3,000 SF - QSR
 49 SPACES
- LOT C
 LOT AREA ±0.81 AC
 BUILDING 7,569 SF - RETAIL
 PARKING 46 SPACES
- LOT D
 LOT AREA ±0.40 AC
 BUILDING CAR WASH
- POND
 LOT AREA ±0.36 AC

DEVELOPER
 ROB HARDY
 REAL ESTATE ADVISORY GROUP
 ACQUISITION/DEVELOPMENT
 SPECIALISTS



PROJECT NAME:
COR COMMONS

project
**RAMSEY,
 MINNESOTA**
 ARMSTRONG BOULEVARD NW AND
 147TH AVENUE NW

drawing title

**PROPOSED
 SITE PLAN**

date	drawing no.
09.15.2020	1.9

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **RGH RAMSEY LLC**, a Minnesota Limited Liability Company ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is **February 12, 2019** (the "Effective Date").
2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller 3.97 acres of vacant land, legally described as follows:

Lots 1, 2 and 3, Block 1 COR TWO subject to easements as shown on Plat), Anoka County, Minnesota. (the "Property")

Addresses: 7990, 7994 and 7992 Sunwood Drive Northwest, Ramsey, MN 55303

Anoka County Property Identification: 28-32-25-23-0011, 28-32-25-23-0012, 28-32-25-23-0012;

3. **PURCHASE PRICE.** The purchase price for the Property is \$1,383,464.00 (the "Purchase Price").
4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within (5) business days after the Effective Date, Buyer must deposit the sum of \$10,000 (the "Earnest Money") and \$30,000.00 (the "Additional Earnest Money") with Commercial Partners Title Company, 200 South 6th Street, #1300, Minneapolis, MN 55402 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.
 - a. If Buyer does not deposit the Earnest Money and Additional Earnest Money with Escrow Agent as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

- b. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 22 as a result of a default by Seller).
 - c. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer.
 - d. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.
5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA/NSPS 2016 survey (Table A, items 1-4 and 6, 8, and 11) (the "Survey") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

- a. Seller makes no representations or warranties with respect to the status of title to the Property. Within thirty (30) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.
- b. Buyer shall have until the date thirty (30) days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception.**" Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10,

Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money to Buyer ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the Closing, Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:
- a. Within one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.
 - b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.
 - c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.
 - d. Other than a standard Phase 1 environmental assessment, Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.
 - e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical

and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.

8. PROPERTY SOLD AS IS. Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

- a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);
- b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;
- c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and
- d. The condition of the Property is fit for Buyer's intended use.
- e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. INSPECTION PERIOD.

- a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to **July 15, 2019** (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals (including, but not limited to, approvals necessary to subdivide and re-plat the Property) and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties

regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

- b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.
- c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

10. DEFINITIONS. As used in this Agreement:

"Claim" or **"Claims"** means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"Environmental Law" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"Hazardous Substance" or **"Hazardous Substances"** means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

- 11. RELEASE.** By accepting the deed to the Property, Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or

under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

- 12. NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if sent by email, upon email transmission (provided that any email transmission that occurs after 5:00 pm Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: kulrich@cityoframsey.com

Buyer: RGH RAMSEY, LLC
Rob Hardy
3024 Hermosa Road
Santa Barbara, CA 93105
Email: rhardy@ipg-us.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

- 13. CLOSING.** This transaction shall close within 30 days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement; provided, however, Buyer may extend the Closing a total of six (6) times, each time for a period of thirty (30) days at a cost of Five Thousand and 00/100's Dollars (\$5,000.00), by providing written permission to the Seller to draw \$5,000.00 for each extension from the Additional Earnest Money with Escrow Agent. Each \$5,000.00 extension payment to the City shall be non-refundable, but applicable to the Purchase Price. The Buyer will be refunded balance of The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price

and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

- a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:
 - i. A limited warranty deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;
 - ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and
 - iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

- b. **Buyer's Obligations at Closing.** At Closing, Buyer must:
 - i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and
 - ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value, if required and necessary.

- c. **Closing Costs.**
 - i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:
 1. Seller's portion of the prorated property taxes.
 2. Seller's own attorney's fees.
 3. One-half the cost of any closing fees.
 4. The cost of real estate broker commission fees as prescribed in Section 15.

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.
6. State deed tax.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Buyer's Broker"), which represents the Seller and the Buyer. Seller shall pay Broker as required by their agreement (5% of final sale price). Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

- 20. BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.
- 21. CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.
- 22. REMEDIES.**
- a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.
 - b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced and recover any incidental damages. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.
- 23. WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.
- 24. SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.
- 25. SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.
- 26. CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

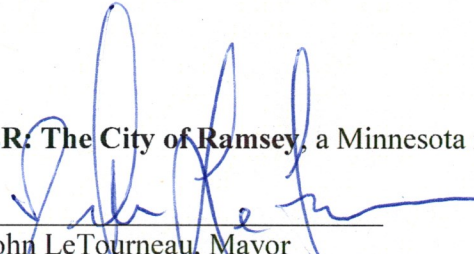
27. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. CONSTRUCTION DEADLINE. Buyer shall obtain a certificate(s) of occupancy from the City of Ramsey for the construction of Building 1(to be further defined) by July 15, 2020 and Building 2 by July 15, 2021. At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event the above deadline is not met, Seller has the right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller a \$150,000 penalty. In the event the penalty is not paid within 30 days of receipt of notice, Seller may certify the penalty to Anoka County as an assessment against the Property.

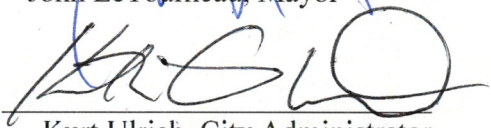
29. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Pacific Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must obtain an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

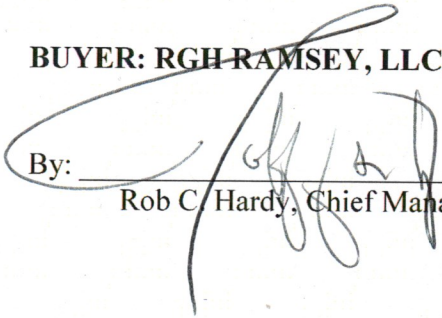
By: 
John LeTourneau, Mayor

Dated: 2/20/19, 2019

By: 
Kurt Ulrich, City Administrator

Dated: 2/13/19, 2019

BUYER: RGH RAMSEY, LLC, a Minnesota Limited Liability Company.

By:  _____
Rob C. Hardy, Chief Manager

Dated: 12 Feb, 2019