



6530 Green Valley Rd. Ramsey, MN 55303 (763) 753-1621

July 29, 2022

To The City of Ramsey:

We are interested in purchasing approximately 22 acres of land directly west of our property that is currently owned by Judith Hunt. Our purpose for the purchase is to use the property for greenhouse buildings growing crops like recent buildings we erected on the east side of our property.

We do not anticipate any increase in traffic on Green Valley Road for these reasons:

1. We are not adding retail space and retail traffic will remain unchanged.
2. Our employee count will not increase due to increased efficiencies from robotics and automation.
3. We currently have crops grown at off-site facilities that are transported to our facility and then shipped to our customers. We will eliminate the need to transport that product to our facility which will reduce traffic on Green Valley Road.

We have done several things in recent years to reduce/eliminate noise. The buildings on this property will be the new style of open roof natural ventilation resulting in no ventilation fans.

We are actively exploring the idea of reclaiming rainwater and all irrigation water used on the new site. Our desire is to not dig a new well for the new site and use reclaimed water for all our irrigation needs.

Currently there is a 6.3-acre area zoned R-2 on the site. The Hunt family has agreed to move that to their property and the desire is to have at least the same amount of buildable area as before in the new R-2 zoned area.

To accomplish this plan, we are requesting a zoning amendment, comprehensive plan amendment, master site plan review, new plat, and an updated conditional use permit allowing greenhouse use on the new property.

As part of the master site plan, we are adding a proposed greenhouse on the south side of our far east greenhouses in the area that is currently outdoor mum field. We anticipate building on that site within the next three years.

We anticipate building greenhouses on the new 22-acre site in about five years and expect it will take 7-10 years for the buildout to be complete.

Thank you for considering these requests.

Brad Wolf, CEO
Aaron Davis, President
Phil Johnson, CFO