

June 29, 2022

Dear City Council,

We purchased the building at 14700 Armstrong Blvd, Ramsey MN, in November of 2021. It was our intent to operate our business out of this space, as well as lease the office space out. The types of businesses we were considering leasing the office space to were an accountant, realtor, small contractor (electrician, hvac), counseling office, or financial investor.

The existing site was owned by an electrical contractor since 1987. The property is ideally set up for a small contractor or like company. The building has about 1200 square feet of office space and a 2 car garage. The lot is approximately 1 acre, half of which has a security fence and rolling gate.

Since our purchase of the property, we have learned that the city has changed the zoning for that area and we would need to apply for an interim use permit. We have also learned that there are several improvements the city would like to see, with regards to overall appearance, of this piece of property, ie pave the fenced parking area, refresh the landscaping, plant some trees, move the fence that is on the south end of the property back a few feet to increase road right of way.

It is our intent to meet the request of the city, to work in compliance, and help improve the community. The expense of the building and the length of time it is taking to get a tenant to generate some revenue has set us back some at this point. We wish to work with the city to get our interim use permit and permission to occupy and run our businesses here, to generate some revenue, to meet the needs of the city and your request of the improvements, as well as a time schedule of expectations.

We are seeking this interim use permit under the understanding that a contractor owned and operated his business out of here from 1987 until we purchased the property in November of 2021. And because it has been less than 12 months since he operated out of this property, we hope to continue the same.

We own two companies, Professional Maintenance Services, and Hockerts Commercial Floor Removal. Both companies are small contractor businesses. Professional Maintenance Services is a lawn care and snow plowing company. It has been in business for 25 years. Hockerts Commercial Floor Removal specializes in flooring removal, no installation. Both companies have enclosed trailers with professional, clean, new graphics and all equipment will be kept inside. The trailers will be stored in an orderly fashion. There will not be outdoor storage of materials or any unsightly items. We also wish to, and need to, rent out the office space to a tenant to make payments on the building as well as improvements to the property.

We look forward to working with the city to improve our community at this location. We are eager to start a landscaping remodel, but need to know that we can operate out of the location first. We understand that the city may have some requests that we want to consider and budget for as well. Let's work together to improve this location.

Thank you for your time and consideration.

Sincerely,

Ken & Lisa Hockert

Encls. 2 ariel views of the property

1 – as is

2 – where vehicles will be parked

where fence was asked to be moved to

trees we want to plant

if required in the future storm water drainage pond