

**City of Ramsey**  
**Agenda**  
**Economic Development Authority (EDA)**  
**Thursday, August 8, 2024**  
**7:30 am**  
**Council Chambers, 7550 Sunwood Drive NW**

Remote Attendance available at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings).  
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 EDA Meeting Minutes for June 13, 2024
  
4. **EDA Business**
  1. Consider Execution of Right of Re-Entry Agreement and Refund of Purchase Price (Stories Foundation)
  2. Consider Recommendation to Implement Lodging Tax and Membership with Twin Cities Gateway Visitors Bureau
  3. Consider Recommendation for Approval of 2025 EDA Budget
  4. Old Town Hall Discussion - 50th Anniversary - Renovation Quotes - Next Steps
  5. Review Proposed Change to Auto Body Project by Blanery LLC
  
5. **Member/Staff Input**
  
6. **Adjournment**

**Economic Development Authority (EDA)**

**Meeting Date:** 08/08/2024

**Primary Strategic Plan Initiative:** Enhance City’s communication through transparency and accountability.

**Title:**

Approve EDA Meeting Minutes for June 13, 2024

**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.

**Recommendation:**

Approval of June 13, 2024 EDA meeting minutes.

**Outcome/Action:**

Motion to approve June 13, 2024 EDA meeting minutes.

**Attachments**

EDA Minutes

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Sean Sullivan	Wendy Schlueter	07/01/2024 10:58 AM
Brian Hagen	Wendy Schlueter	08/01/2024 12:44 PM
Form Started By: Wendy Schlueter		Started On: 06/20/2024 04:04 PM
Final Approval Date: 08/01/2024		

**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, June 13, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Scott Wyinginger  
                          Member Chelsee Howell  
                          Member Rachal Johnson  
                          Member William MacLennan  
                          Member Chris Riley  
                          Member Shanna Stewart

Members Absent:     Member Brittany Lindahl (excused, maternity leave)

Also Present:         Sean Sullivan, Economic Development Manager

**1.     CALL TO ORDER**

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

**2.     APPROVE AGENDA**

Motion by Member Johnson, seconded by Member Stewart, to approve the agenda.

Motion carried. Voting Yes: Chairperson Wyinginger, Members Johnson, Stewart, Howell, MacLennan, and Riley. Voting No: None. Absent: Member Lindahl.

**3.     CONSENT AGENDA**

**3.01:   Approve Meeting Minutes Dated April 11, 2024**

Motion by Member Johnson, seconded by Member Stewart, to approve the April 11, 2024, minutes as presented.

Motion carried. Voting Yes: Chairperson Wyinginger, Members Johnson, Stewart, Howell, MacLennan, and Riley. Voting No: None. Absent: Member Lindahl.

**4.     EDA BUSINESS**

**4.01:   2024 Business Appreciation Day Revised Budget Approval**

Economic Development Manager Sullivan presented the staff report.

Member Stewart commented that she supports the nominal increase per person for attendance versus the EDA providing the additional funding.

Member MacLennan agreed that he did not think people would object to the increase in pricing. He asked for details in the promo budget.

Economic Development Manager Sullivan stated that was another way to help solve for the budget involving an increased EDA allocation, recognizing that item bounces from year to year.

Chairperson Wyingner referenced the high increase in pricing for the meals, at \$13 per person and asked for more information.

Economic Development Manager Sullivan replied that the food cost increased about \$3 per person, but the service charge and tax on food was rolled into that budget line item this year and it had not been in previous years.

Motion by Member MacLennan, seconded by Member Johnson, to approve revised budget as presented (increase registration to \$110 and “dinner only” to \$50) and to open up online registration.

Motion carried. Voting Yes: Chairperson Wyingner, Members MacLennan, Johnson, Howell, Riley, and Stewart. Voting No: None. Absent: Member Lindahl.

#### **4.02: Receive 2024 Business Expo Summary and Select 2025 Venue and Date**

Economic Development Manager Sullivan presented the staff report.

Chairperson Wyingner commended staff for their efforts with the event. He recognized that they are going to discuss ways to improve the event but it should be noted that it was still a great event.

Member Johnson agreed with the thought of having vendors acknowledge that they should not pack up until the allowed time. She suggested that perhaps there is someone out front directing people to assist in wayfinding. She stated that the food truck was a great addition and bingo seemed to be a great addition as well.

Member MacLennan stated that he did not attend this year but commented that in years past people have also packed up early. He agreed that acknowledging, in the registration, that they should not pack up until the end. He stated that perhaps 9 a.m. to 1 p.m. would be a better timeframe to accommodate for the lunch hour. He also agreed with the \$500 increase to the budget.

Member Stewart commented that she would agree with a four hour event rather than five hour event, also having it in writing that vendors must stay until the end time. She stated that she would not want staff to approach vendors packing up early at the event. She commented that the booth

is paid for by the vendor and it is their choice of whether they want to pack up, but perhaps that is noted, and they are then placed at the bottom of the list or in a less desired spot for the next year.

Member Riley also agreed with the hour change. He noted that if the traffic really slowed down, that would lead to people packing up and leaving. He stated that he would also agree with a person directing or even signage could assist in wayfinding. He commented that it was a great event and they continue to build upon that. He also agreed with the increase in the budget.

Economic Development Manager Sullivan commented that if they do not pair with the bags tournament, it would be unlikely that they would have a food truck. He noted that food trucks also take up parking stalls. He displayed an aerial view of the site and noted an area that had plenty of parking available in front of the other building, but perhaps some people were not aware there was parking in that area. He noted that perhaps vendors are told to park in that area next year which would free up many other spots in the other areas. He stated that it would be problematic to have someone directing traffic during the event, but staff could assist in directing vendor parking prior to the event. He stated that currently the event is open to the public from 10 a.m. to 2 p.m. but agreed that they could move the time to 9 a.m. to 1 p.m.

Chairperson Winyinger commented on his tradeshow experience and noted that three hours would be a tight window for people to want to invest their time and therefore preferred a four hour window. He also supported the 9 a.m. to 1 p.m. window. He noted that if the day is nice in terms of weather, people will not tend to go to an indoor event. He stated that he has signed agreements at other events that state the vendor will leave their booth up until the end time and if they do not, they may jeopardize their ability to participate in the future.

Member Johnson commented that she does believe that an overlap of events does draw additional traffic and asked if holding the event on its own would draw less traffic.

Economic Development Manager Sullivan commented that last year there were people with uniforms going into the event, while this year there was not. He noted that avoiding an overlap would free up additional parking space. He noted that there would most likely still be something else going on at the space, just not another big event.

Member Howell stated that she also supported the change in time and agreement for vendors. She stated that moving the vendor parking would create more parking availability and therefore it would be nice to have an overlapping event that would have a food truck.

Economic Development Manager Sullivan asked for clarity on whether the event should be held on its own on April 12<sup>th</sup> or whether there should be an overlap with another event. He confirmed the consensus of the changed time of 9 a.m. to 1 p.m., having vendors check a box that they must keep their booth up until the end time and if they leave early they will be at risk of not participating in the future.

It was the consensus of the group to move the vendor parking and continue to pair with another event. Member Johnson volunteered to come early and assist in directing traffic.

Motion by Member Johnson, seconded by Member MacLennan, to select Adrenaline Sports Center as the home of the 2025 Business Expo with a date to be determined (estimated to be in April of 2025), and to approve the 2025 event budget.

Motion carried. Voting Yes: Chairperson Wyingner, Members Johnson, MacLennan, Howell, Riley, and Stewart. Voting No: None. Absent: Member Lindahl.

**5. MEMBER / STAFF UPDATE**

Economic Development Manager Sullivan provided an update on recent City Council actions of EDA interest as well as other development updates (Waterfront Village, Complete Auto, Chanticlear Pizza Bar & Grill, Hotel, Aldi, Take 5 Oil Change, potential sale of the lot north of Aldi, Norhart, Skyline by PSD).

Member Johnson commented that the new City of Ramsey sign at Bunker and 47 looks great.

**6. ADJOURNMENT**

Motion by Member Johnson, seconded by Member Stewart, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Wyingner, Members Johnson, Stewart, Howell, MacLennan, and Riley. Voting No: None. Absent: Member Lindahl.

The regular meeting of the Economic Development Authority adjourned at 8:11 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)**

**Meeting Date:** 08/08/2024

**Primary Strategic Plan Initiative:** Promote economic growth and development.

**Title:**

Consider Execution of Right of Re-Entry Agreement and Refund of Purchase Price (Stories Foundation)

**Purpose/Background:**

The purpose of this case is consider execution of the Right of Re-Entry Agreement on Outlot B, COR Stone Brook Academy with Stories Foundation and to refund the purchase price to Stories Foundation.

The EDA may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the EDA chooses to enter into closed session the statute and reason above needs to be referenced along with legal description (Outlot B, COR Stone Brook Academy) and the Anoka County Tax ID number 28-32-25-31-0023.

On December 29, 2021, The City of Ramsey sold Outlot B, COR Stone Brook Academy, to Stories Foundation for \$67,953.60 to construct a 12,000 SF Cafe'/Store with apartments above. The proposed project also included a rooftop patio. The original Right of Re-Entry Agreement called for the project to be completed with issuance of a Certificate of Occupancy on or before December 31, 2023. Stories Foundation, a non-profit asked the City to extend the Certificate of Occupancy date to December 31, 2024 so it could have more time to resubmit for an updated site plan and to raise more funds for the project. On June 27, 2023 the City Council Agreed to the extension of the Certificate of Occupancy date be extended if Stories Foundation met site plan submittal / Development Agreement / Final Plat conditions noted in Resolution #23-145. Stories Foundation did obtain the necessary site plan/Development Agreement/Final Plat approvals, as agreed to in Resolution #23-145, but unfortunately has not been able to meet fundraising goals and solve for project cost inflation and financing cost. The project costs have increased from 1.8M in 2022-3 to 2.2M in 2024.

The Stories Foundation Board of Directors met in July 2024 and made a tough decision to terminate the project in Ramsey based on the above challenges. As part of this hard decision, Stories Foundation has reached out to the City to see if it would be willing to refund the full purchase price. Stories Foundation, as a non-profit hopes that the refunds could be used for their mission to end human trafficking. Per the Right of Re-Entry Agreement, the City has the option to take back the land at no cost to the city or to impose a \$50,000 penalty against the property if the Buyer does not obtain the Certificate of Occupancy by December 31, 2024.

**Notification:**

None required

**Time Frame/Observations/Alternatives:**

The proposed Storyteller Cafe' is a perfect project for a challenging site in the COR in Ramsey. Unfortunately, economics related to building costs, inflation and financing have led to the decision of Stories Foundation to terminate the project in Ramsey. Per the terms of the approved Right of Re-Entry Agreement, the City has the right to re-enter the property at no cost to the City and have Stories Foundation deliver a deed of conveyance back to the City if a Certificate of Occupancy is not obtained by December 31, 2024. Stories Foundation is looking to bring resolution to this matter sooner than December 31, 2024.

Staff understands the challenges of a non-profit and the value of cash to move forward the mission of the organization. Based on this, Staff is supportive of a partial refund based on the non-profit nature of this business and Stories Foundation acting in "good faith" with the recent actions related to Site plan

approvals. Staff does not recommend a full refund of the purchase price as Stories Foundation has had site control since October 29, 2020 as documented in the original Purchase Agreement and the City has incurred costs and foregone potential tax revenue. Site control does come with a cost and the duration of approximately 3.5 years that Stories Foundation has had site control (property off the market, no property tax generation) should involve some compensation to the City if a partial refund is to be considered. Staff has consulted with a local relator and a reasonable Option cost for a \$67,953.60 land purchase for a 3.5 year duration would be \$10,000 to \$15,000. The City also paid CBRE \$2,038.60 in commission and \$1,619.25 in closing costs (total of \$3,657.85) for the land transaction. These costs (Settlement Statement attached) incurred by the City should also be considered.

Another option would be to allow Stories Foundation to keep the land for a future project, the City to impose a \$50,000 assessment to the property, or to sell it or develop it at a later date. However, Staff is not supportive of this option as the City would run the risk of the property never being developed or being sold to a project/owner/use that the City does not support. In the past, the City has taken the position that it will not sell land for speculative purposes.

Staff has worked with Stories Foundation for nearly four years and believe that they have done everything humanly possible to bring the project to market in Ramsey. Unfortunately, the project has not materialized in Ramsey and Stories Foundation has decided to search for another more cost-effective solution elsewhere. Below are some alternatives the EDA could consider for a recommendation for action:

- 1) Exercise Right of Re-Entry Agreement and request deed of conveyance from Stories Foundation to the City of Ramsey at no cost to the City (No refund per Right of Re-Entry Agreement)
- 2) Exercise Right of Re-Entry Agreement and request deed of convenience from Stories Foundation to the City of Ramsey and to refund entire purchase price of **\$67,953.60** (Stories Foundation Request)
- 3) Exercise Right of Re-Entry Agreement and request deed of conveyance from Stories Foundation to the City of Ramsey and to refund **\$49,295.75 - \$54,295.75, or another amount (Select)** to Stories Foundation (Hypothetical Option / closing costs / CBRE commission / Opportunity Cost)
- 4) Execute Right of Re-Entry Agreement and choose the option to impose a \$50,000 Special Assessment on the property and allow Stories Foundation to keep the property
- 5) Something Else

#### **Funding Source:**

The City has netted \$65,005.75 in revenue from the land transaction. If a refund were to be issued to Stories Foundation, it would come from 9295.1420 - Land held for resale account.

#### **Recommendation:**

Based on Discussion

Exercise Right of Re-Entry Agreement and request deed of conveyance from Stories Foundation to the City of Ramsey and to refund **\$49,295.75 - \$54,295.75, or another amount (Select)** to Stories Foundation (Hypothetical Option / closing costs / CBRE commission / Opportunity Cost)

#### **Outcome/Action:**

- 1) Exercise Right of Re-Entry Agreement and request deed of conveyance from Stories Foundation to the City of Ramsey at no cost to the City (No refund per Right of Re-Entry Agreement)  
OR
- 2) Exercise Right of Re-Entry Agreement and request deed of convenience from Stories Foundation to the City of Ramsey and to refund entire purchase price of **\$67,953.60** (Stories Foundation Request)  
OR
- 3) Exercise Right of Re-Entry Agreement and request deed of conveyance from Stories Foundation to the City of Ramsey and to refund **\$49,295.75 - \$54,295.75, or another amount (Select)** to Stories

Foundation (Hypothetical Option / closing costs / CBRE commission / Opportunity Cost)(Staff Recommendation)

OR

4) Execute Right of Re-Entry Agreement and choose the option to impose a \$50,000 Special Assessment on the property and allow Stories Foundation to keep the property

OR

5) Something Else

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### Attachments

Site Location Map

Refund Request by Stories

REFERENCE - Original PA

REFERENCE - 1st Amendment to PA

REFERENCE- 2nd Amendment to PA

REFERENCE- Recorded RORE Agreement

REFERENCE - Resolution #23-145 Approving Extension of CO Date

REFERENCE - Closing Statement

### Form Review

**Inbox**

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 08/01/2024

**Reviewed By**

Brian Hagen

**Date**

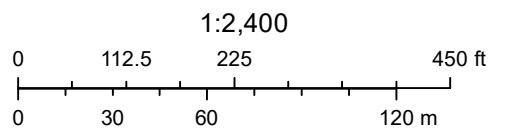
08/01/2024 12:36 PM

Started On: 07/29/2024 09:50 AM

# Site Location Map - Outlot B COR Stone Brook Academy



September 28, 2020





July 30, 2024

Sean Sullivan - Economic Development Manager

Dear Sean,

I first would like to thank you, your staff and the City of Ramsey for your willingness to work for and with Stories Foundation as we pursued the construction of The StoryTeller Café in Ramsey. It was a project that we both envisioned a different ending for. It appears that it is concluding in a manner that we knew could happen – and worked hard to prevent it from happening. Thank you for all you did.

The next step for Stories Foundation is to exercise the Right of Re-Entry process. As we were pursuing any and all options to raise funds, the cost of construction increased and this caused us to take a realistic approach to this project. Our hearts say that we should continue moving forward with fundraising until the end of the year, but logic says otherwise and that now is the time to take this step.

As a part of this process, Stories Foundation is requesting that the full purchase price of \$67,953.60 as stated in the purchase agreement between the City of Ramsey and Stories Foundation be refunded to Stories Foundation.

Stories Foundation is a 501C3 non-profit organization that is in constant fundraising mode. The fundraising efforts for The StoryTeller Café have involved many people and countless hours that began before we secured the land in Ramsey. It certainly is not because of lack of effort that the funds have not been raised to begin construction. The following is not an exhaustive list, but does provide a picture into the fundraising efforts that have been made: Numerous events; Galas, golf tournaments, silent auctions, Stories Foundation Markets, 5K runs. Stories Foundation/The StoryTeller Café has been on multiple TV stations including WCCO channel 4, KSTP channel 9 and local station CCX TV. Social media – Facebook and Instagram. Hundreds of phone conversations and emails. Awareness events and gatherings for anyone, anywhere. In addition to the above information, we believe it is important to note that Stories Foundation has invested close to \$85,000 (lot price is not included in this number) in General Contractor fees, property taxes, and prep money for events listed above. These monies were spent in good faith for the project that no longer is a reality, and monies that will not be recouped.

We humbly ask that the EDA and the City of Ramsey would honor our request of a full refund of the purchase price.

With Gratitude,

 *Stephanie Page*

Stephanie Page

Executive Director - Stories Foundation

 *Mark L Thurston*

Mark Thurston

Vice Chairman - Board of Directors

www.storiesfoundation.org  
500 W Main Street Suite 23 Anoka, MN 55303  
612.268.1937

## PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Stories Foundation**, a Minnesota Nonprofit Corporation (“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 **October 29, 2020** (the “Effective Date”).
2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately .52 acres (22,651 square feet) of vacant land, legally described as follows:  
Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota, to be platted as:  
T.B.D. Anoka County, Minnesota  
PID Number: 28-32-25-31-0023 (“Property”)
3. **PURCHASE PRICE.** The purchase price for the Property is \$67,953.60 (the “Purchase Price”).
4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of \$1,000.00 (the “Earnest Money”) with Commercial Partners Title Company (“Escrow Agent”), via wire transfer or delivery of a certified check payable to Escrow Agent.
  - a. If Buyer does not deposit the Earnest Money 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 has provided the Buyer an ALTA/NSPS 2016 survey (Table A, items 1, 2, 3, 4, 6, 8, and 11) for Outlot B, COR One (the "Survey") from a duly licensed surveyor dated April 18, 2017. 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.

The payment and indemnification provisions of this Section 7 shall survive any termination or cancellation of this Agreement and are referred to herein as the "Surviving Obligations."

**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 **April 30, 2021** Date to (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 Central 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](mailto:kulrich@cityoframsey.com)

Buyer: Stories Foundation  
Stephanie Page  
3917 Douglas Drive N  
Crystal MN, 55422  
Email: [page.stephaniem@gmail.com](mailto:page.stephaniem@gmail.com) and [thurston0612@gmail.com](mailto:thurston0612@gmail.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 two (2) times, each time for a period of Sixty (60) days, by depositing an additional Five Thousand and 00/100 Dollars (\$2,000.00) earnest money with Escrow Agent for each extension. Each \$2,000 extension payment shall be non-refundable, but applicable to the Purchase Price. 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;
- iii. The Right of Re-Entry Agreement provided for in Section 28 below; and
- iv. 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;
- ii. Execute and deliver the Right of Re-Entry Agreement provided for in Section 28 below; and
- iii. 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 shall pay all outstanding property taxes due at the time of Closing for the Property.

2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
  3. Seller's own attorney's fees.
  4. One-half the cost of any closing fees.
  5. The cost of real estate broker commission fees as prescribed in Section 14.
  6. State Deed Tax
- 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.

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. ("Sellers Broker"). Seller shall pay Seller's Broker as required by their agreement 3% of final gross 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 for 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.

**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 ventures 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 11 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.

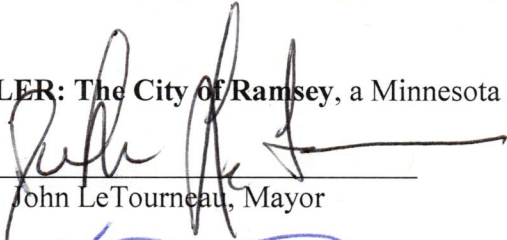
**25. SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the 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.** Within one year from the Closing Date, Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a minimum 12,000 SF building compliant with COR Zoning requirements to be further defined by an approved Site Plan.. At Closing, a “Right of Re-Entry Agreement” shall be executed and recorded against 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.
- 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. Central 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 be in the process of obtaining 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: 10/30/2020, 2020

By:   
Kurt Ulrich, City Administrator

Dated: 10/29/2020, 2020

**BUYER: STORIES FOUNDATION**

By:   
Stephanie Page, President

Dated: 10/29/2020, 2020

**Exhibit A**

**Legal Description**

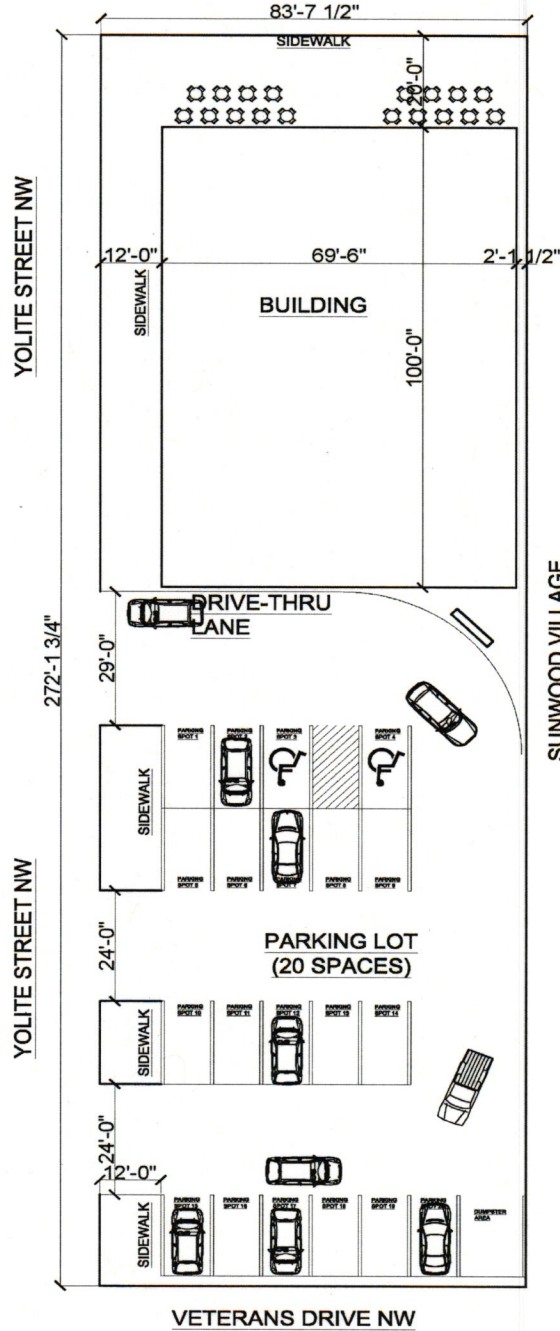
Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota,

To be platted as: T.B.D. Anoka County, Minnesota

PID Number: 28-32-25-31-0023 ("Property")

**Exhibit B**

**Concept Plan  
SUNWOOD DRIVE NW**





**PURCHASE AGREEMENT  
FIRST AMENDMENT**

This is the First Amendment is to the Purchase Agreement by and between **Stories Foundation**, a Minnesota Nonprofit Corporation (“Buyer”), and the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), with an effective date of September 28, 2021.

Recitals

1. Pursuant to the terms of the original Purchase Agreement, the Closing Date is to be no later than September 30, 2021.
2. Buyer seeks to move the Closing Date to be no later than December 31, 2021.
3. Buyer agrees to pay \$1,000 in non-refundable Earnest Money per month for each month extended, on the first day of each month starting on October 1<sup>st</sup>, 2021 and concluding on December 1, 2021 to extend the Closing Date.
4. 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.
5. Buyer has cited difficulties in obtaining financing as reason to ask for additional time to complete project.
6. The legal description of the subject property in the Purchase Agreement is Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota. (the “Property”) and is being modified to add: to be platted as Lot 1, Block 1, STORYTELLER CAFÉ ADDITION.

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 Closing Date is hereby extended from September 30, 2021 to December 31, 2021.
3. Buyer will pay \$1,000 in non-refundable Earnest Money per month for each month extended, on the first day of each month starting on October 1<sup>st</sup>, 2021 and concluding on December 1, 2021 to extend the Closing Date.
4. Buyer acknowledges that the Inspection Period expired on April 30, 2021 and that a Notice to Proceed was provided to the Seller.
5. The legal description of the Property is modified to:

Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota.

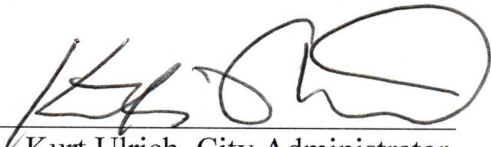
To be platted as:

Lot 1, Block 1, STORYTELLER CAFÉ ADDITION, Anoka County, MN. (the "Property")

6. All other terms of the Purchase Agreement remain unchanged except to the extent inconsistent with this First Amendment to Purchase Agreement.

**SELLER: The City of Ramsey**, a Minnesota municipal corporation

By:  Dated: 10-7, 2021  
Mark E. Kuzma, Mayor

By:  Dated: 10-6, 2021  
Kurt Ulrich, City Administrator

**BUYER: STORIES FOUNDATION**, a Minnesota Nonprofit Corporation.

By:  Dated: 10-7-, 2021  
Stephanie Page, President

## **PURCHASE AGREEMENT SECOND AMENDMENT**

This is the Second Amendment is to the Purchase Agreement by and between **Stories Foundation**, a Minnesota Nonprofit Corporation (“Buyer”), and the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), with an effective date of December 14, 2021.

### Recitals

1. Pursuant to the terms of the Purchase Agreement First Amendment, the Closing Date is to be no later than December 31, 2021.
2. Buyer seeks to extend the required Certificate of Occupancy Date from 1 year after the Closing to 2 years after the Closing.
3. The Buyer seeks to enter into a Right of Re-Entry Agreement that requires a Certificate of Occupancy to be issued 2 years after the Closing.
4. The Buyer acknowledges that if a Certificate of Occupancy is not issued 2 years after Closing that the City can exercise it rights in the Right of Re-Entry Agreement to impose a penalty of \$50,000 against the Property or re-enter and take physical possession of the Property
5. 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.
6. Buyer has cited difficulties in obtaining financing as reason to ask for additional time to complete project.
7. The legal description of the subject property in the Purchase Agreement is Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota. (the “Property”) and is being to be platted as Lot 1, Block 1, STORYTELLER CAFÉ ADDITION.

### 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 required Certificate of Occupancy date is hereby extended from 1 year after Closing to 2 years after Closing
3. The Buyer and Seller will enter into a Right of Re-Entry Agreement at the Closing that requires a Certificate of Occupancy to be issued 2 years after the Closing.
4. The Buyer acknowledges that if a Certificate of Occupancy is not issued 2 years

after Closing that the City can exercise its rights in the Right of Re-Entry Agreement to impose a penalty of \$50,000 against the Property or re-enter and take physical possession of the Property

5. Buyer acknowledges that the Inspection Period expired on April 30, 2021 and that a Notice to Proceed was provided to the Seller.
6. The legal description of the Property is:

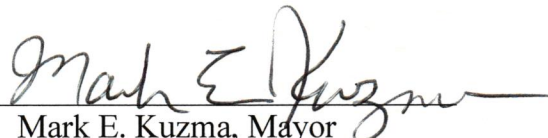
Outlot B, COR STONE BROOK ACADEMY subject to easements as shown on Plat), Anoka County, Minnesota.


To be platted as:

Lot 1, Block 1, STORYTELLER CAFÉ ADDITION, Anoka County, MN.  
(the "Property")

7. All other terms of the Purchase Agreement remain unchanged except to the extent inconsistent with this Second Amendment to Purchase Agreement and the First Amendment to Purchase Agreement.

**SELLER: The City of Ramsey**, a Minnesota municipal corporation

By:  Dated: 12/14, 2021  
Mark E. Kuzma, Mayor

By:  Dated: 12/15, 2021  
Kurt Ulrich, City Administrator

**BUYER: STORIES FOUNDATION**, a Minnesota Nonprofit Corporation.

By:  Dated: 12/15/2021, 2021  
Stephanie Page, President

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[Reserved for Recording Data]

## **RIGHT OF RE-ENTRY AGREEMENT**

This Right of Re-entry Agreement is entered into on December 29, 2021, by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Stories Foundation**, a Minnesota Nonprofit Corporation (“Buyer”).

### Recitals

- A. On December 29, 2021, Seller conveyed title of the following Property to Buyer:  
Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota
- B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.
- C. As indicated in the Purchase Agreement between the City of Ramsey and **Stories Foundation**, a Minnesota Nonprofit Corporation, with an Effective Date of **October 29, 2020**, Section 28, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

### Agreement

1. The recitals are incorporated herein as if fully set forth.
2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

RETURN TO:  
Commercial Partners Title  
200 S. Sixth Street #1300  
Minneapolis, MN 55402

57866

MP

①  
3/3

- a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by December 31, 2023.

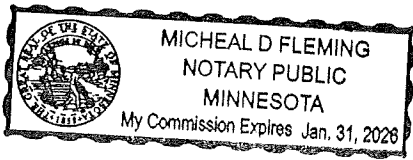
Project Description:

- i. **Stories Foundation** Site Plan with contingencies, approved by the City of Ramsey on April 27, 2021 by Resolution #21-090; subject to revisions approved by the City of Ramsey.
  - ii. Development Agreement to be entered into by the Buyer after Final Site Plan approval.
3. Seller may impose a penalty of \$50,000.00 against the Property if the certificate of occupancy is not obtained, for the construction of a minimum 12,000 square foot retail building compliant with COR Zoning and design standards, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.
4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.
5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

**Stories Foundation**, a Minnesota Nonprofit Corporation

By: *Stephanie Page*  
Stephanie Page, President

This instrument was acknowledged before me on December 29, 2021, by Stephanie Page, President of Stories Foundation, a Minnesota Nonprofit Corporation under the laws of the State of Minnesota on behalf of the Minnesota nonprofit corporation.



*[Signature]*

Notary Public

This instrument drafted by:  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
(763-433-9868)

**CITY OF RAMSEY**

By: Mark E. Kuzma  
Mark E. Kuzma, Mayor

By: Kurtis G. Ulrich  
Kurtis G. Ulrich, City Administrator

This instrument was acknowledged before me on December 22, 2021,  
by Mark E. Kuzma and Kurtis G. Ulrich as Mayor and City Administrator, respectively,  
of the City of Ramsey, a municipal corporation under the laws of the State of Minnesota  
on behalf of the Minnesota municipal corporation.

Sean M. Sullivan  
Notary Public



Councilmember Howell introduced the following resolution and moved for its adoption:

**RESOLUTION #23-145**

**RESOLUTION APPROVING AMENDED AND RE-STATED RIGHT OF RE-ENTRY AGREEMENT: STORIES FOUNDATION**

**WHEREAS**, the City of Ramsey, herein referred to as the “City,” owns various parcels throughout the City of Ramsey; and

**WHEREAS**, the City sold Outlot B, COR STONE BROOK ACADEMY (the “Property”), to Stories Foundation, a Minnesota Nonprofit Corporation (the “Developer”) on December 29, 2021; and

**WHEREAS**, the City and Developer entered into a Right of Re-Entry Agreement on the Property filed December 29, 2021 as Document Number 596876.003 and the Office of the Registrar of Titles in Anoka County; and

**WHEREAS**, the Developer has cited need for more time to fundraise and obtain financing to construct and occupy the 12,000 square foot mixed used project outlined in the Purchase Agreement, First Amendment to Purchase Agreement and Second Amendment to Purchase Agreement and has requested that the required Certificate of Occupancy Date identified in the Right of Re-Entry Agreement be extended from December 31, 2023 to December 31, 2024; and

**WHEREAS**, The EDA has reviewed Amended and Restated Right of Re-Entry Agreement subject to new Site Plan Approval, Development Agreement Approval and Final Plat Approval; subject to City Attorney review; and

**WHEREAS**, Stories Foundation is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of June 21, 2023; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

- 1) That the City authorizes approval of Amended and Restated Right-of-Re-Entry Agreement subject to the following contingencies:
  - a. New Site Plan Approval, Development Agreement Approval and Final Plat Approval.
  - b. City Attorney review.
- 2) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to execute the Amended and Restated Right of Re-Entry Agreement, consistent with Charter and State law requirements.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Olson and upon vote being taken thereon, the following voted in favor thereof:

Mayor Kuzma  
Councilmember Howell  
Councilmember Olson  
Councilmember Musgrove  
Councilmember Riley  
Councilmember Specht  
Councilmember Woestehoff

and the following voted against the same:

None

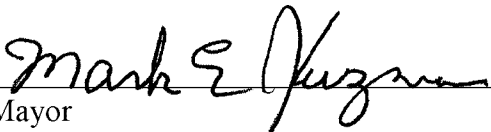
and the following abstained:

None


and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 27<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Clerk

**EXHIBIT A  
DEVELOPMENT PROPERTY**

Outlot B, COR STONE BROOK ACADEMY, Anoka County Minnesota (28-32-25-31-0023)

To be platted as:

**Lot 1, Block 1, STORYTELLER CAFÉ ADDITION, Anoka County, Minnesota**



# COMMERCIAL PARTNERS

200 South Sixth Street, Suite 1300  
Minneapolis, MN 55402  
PHONE (612) 337-2470  
FAX (612) 337-2471

## SELLER'S CLOSING STATEMENT

Closing Date:	December 29, 2021
Disbursement Date:	December 29, 2021
BUYER:	Stories Foundation, a Minnesota nonprofit corporation
SELLER:	City of Ramsey, a Minnesota municipal corporation
LENDER:	CASH
Closing Agent:	Commercial Partners Title, 200 South Sixth St., Suite 1300, Minneapolis, MN 55402
Closing Agent File No.:	57866
PROPERTY ADDRESS:	(unassigned), Ramsey, MN 55303 (Anoka County)

		DEBIT	CREDIT
Purchase Price			67,953.60
Earnest Money	<i>Already with the City</i>	8,000.00	
UTILITY BILLS HAVE NOT BEEN SEARCHED			
Pro-rated 2021 Taxes	<i>(Taxes EXEMPT)</i>		
<i>NOTE: No Levied or Pending Assessments</i>			
Commission	to: CBRE	2,038.60	
Closing Fee (one half)	to: Commercial Partners Title	600.00	
Commitment Fee	to: Commercial Partners Title	POC 710.00	
State Deed Tax	to: Anoka County (based on \$67,953.60)	224.25	
Recording Fees	to: Anoka County	85.00	
	<i>Certified City Resolution</i>		
SUBTOTAL		10,947.85	67,953.60
CASH FROM SELLER			
CASH TO SELLER		57,005.75	
TOTAL		67,953.60	67,953.60

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THE FOLLOWING PAGE IS THE SIGNATURE PAGE.



**COMMERCIAL PARTNERS**

200 South Sixth Street, Suite 1300  
Minneapolis, MN 55402  
PHONE (612) 337-2470  
FAX (612) 337-2471

**SELLER'S CLOSING STATEMENT**

The attached closing statement is hereby approved, and the closing agent is hereby authorized and directed to disburse the money as indicated herein and deliver instruments, documents and other property, if any, to the designated parties and otherwise close this transaction in accordance with the closing instructions.

City of Ramsey,  
a Minnesota municipal corporation

By: Mark E Kuzma  
Name: Mark E Kuzma  
Its: Mayor

By: Kurtis G Ulrich  
Name: Kurtis G Ulrich  
Its: City Administrator

COMMERCIAL PARTNERS TITLE,  
a division of Chicago Title Insurance Company

By: Mike Fleming  
Mike Fleming, Commercial Closer

**Economic Development Authority (EDA)****Meeting Date:** 08/08/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Consider Recommendation to Implement Lodging Tax and Membership with Twin Cities Gateway Visitors Bureau

**Purpose/Background:**

The purpose of this case is to consider implementing a lodging tax and becoming a member of the Twin Cities Gateway Visitors Bureau. Staff was approached by the Twin Cities Gateway Visitor Bureau in November of 2023. Al Stauffacher, the Director of the Visitor Bureau, outlined the benefits of the bureau to the community and hotels. Benefits include bringing lodging to participating hotels for area events / Venues (National Sports Center, athletic tournaments, conventions), marketing attractions within the community and financial support for marketing of community events (Happy Days, Draw Concert Series). After the meeting with Mr. Stauffacher, Staff engaged Comfort Suites and Hilton Home 2 Suites and asked them if they would have any interest in this program. Both hotels and their management teams met with Twin Cities Gateway and after internal discussions, notified the City in July that they were both supportive of implementing a 3% lodging tax and to be a part of the Twin Cities Gateway Visitors Bureau. Once there was "buy in" from our local hotels, staff decided to bring this forward for discussion to the EDA and ultimately the City Council. Currently, Anoka, Arden Hills, Coon Rapids, Fridley, Ham Lake, Lino Lakes, Mounds View, New Brighton and Shoreview are part of the Twin Cities Gateway Visitors Bureau. Staff reached out to the City Administrator of Lino Lakes and she was very complementary of the program and Al Stauffacher.

There is no cost to this program aside from the administration of the collection of 3% lodging fees from the hotels and forwarding them to the Twin Cities Gateway. The City keeps 5% (estimated to be \$6,900) and sends 95% of the fees collected back to the bureau to fund their operations. The 5% can be used for administration costs or wherever the City chooses. For example, Fridley dedicates the administrative fee to tourism-related activities. Implementation of this program involves the City adopting a resolution to approve a 3% lodging tax and simply forwarding this to the State of Minnesota to be processed. Typically, a January 1 start date is used. The Twin Cities Gateway Visitor Bureau will help the City through this process of getting everything set up. The City will ultimately enter into a contract with the Twin City Gateway Visitor Bureau and this contract will include a 1 year's notice to opt out if the City no longer wishes to participate. Once the City becomes a member they will receive an additional \$5,000 grant from the Visitor Bureau to be spent on marketing and administration for local events like Happy Days, or potentially, the Draw Concert Series. In year two, this amount is estimated to rise to approximately \$18,000 annually.

**Notification:**

None required

**Time Frame/Observations/Alternatives:**

Staff wants to make it clear that this was not originally a Staff-initiated idea. This opportunity was presented to the City in November of 2023 and the City simply asked its hotels if they would have interest. Both hotels are very interested and believe that it will help them with increased occupancy rates and are supportive of the 3% lodging tax being implemented for each room booked. Upon reviewing all the information, meeting with Al Stauffacher, discussing this with the City Administrator of Lino Lakes, and seeing support for this program by our two hotels, if the City joins TC Gateway it will receive a seat on the board. Staff sees the potential benefits of this program. Al Stauffacher, Director of the Twin Cities Gateway Visitors Bureau, will be in attendance to

provide an overview of the Visitors Bureau and to answer questions. Additional information can be found at [Home - Twin Cities Gateway \(tcgateway.com\)](https://twww.tcgateway.com) (https://twww.tcgateway.com).

**Alternatives:**

- 1) Recommendation to the City Council to implement a 3% Lodging Tax and to Join the Twin Cities Gateway Visitors Bureau
- 2) Recommendation for Staff to Conduct Additional Research and Provide Information to to EDA
- 3) Recommendation to City Council to NOT Implement a Lodging Tax and to NOT Join the Twin Cities Gateway Visitors Bureau
- 4) Something Else

**Funding Source:**

All funds are generated through a 3% lodging tax collected from Comfort Suites and Hilton Home2 Suites.

**Recommendation:**

Recommendation to the City Council to implement a 3% Lodging Tax and to Join the Twin Cities Gateway Visitors Bureau

**Outcome/Action:**

Motion to recommend to the City Council to implement a 3% Lodging Tax and to Join the Twin Cities Gateway Visitors Bureau

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**Attachments**

TC Gateway Visitor Bureau Guide

**Form Review**

**Inbox**

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 08/01/2024

**Reviewed By**

Brian Hagen

**Date**

08/01/2024 12:23 PM

Started On: 07/30/2024 12:18 PM

# Fun Guide

EVERYTHING FUN UNDER THE SUN



TWIN CITIES  
GATEWAY

[tcgateway.com](http://tcgateway.com)

Anoka • Arden Hills • Blaine • Coon Rapids • Fridley • Ham Lake • Lino Lakes • Mounds View • New Brighton • Shoreview



LOADED WITH ATTRACTIONS

# Play Time!



Regardless of the season or the weather, there's always tons of fun to be had in the Twin Cities Gateway just minutes away from downtown Minneapolis and Saint Paul. Grab the whole family for a day of fun at any of these great indoor attractions. Whatever the ages of your family members, we've got you covered. From toddlers to teens, moms and dads and grandparents, there's some indoor Twin Cities fun for everyone!

## Year-Round Indoor Fun

The water's always warm and welcoming at **Tropics Indoor Water Park** at the Shoreview Community Center. Bamboo Bay is a new zero-depth shallow water splash pool with an interactive play structure. The Shipwreck Beach play area incorporates a boat slide, a challenging water walk, interactive splashing palm tree, water volleyball and more. Head to the main pool to play water volleyball, slam-dunk basketball, or climb aboard a giant floating sea creature and the three-story Shark Attack water slide.

Take a spin on the Sky Rider indoor coaster to fly over **Urban Air Adventure Park**, named "Best Place to Take Energetic Kids," and "Best Gym in America for Kids" by Shape Magazine. For more airborne fun, the 30,000-square-foot space also offers a ropes course with ten obstacles, a

challenging climbing wall, a slam dunk track, and wall-to-floor trampoline arenas that provide several zones to jump, flip and fall into foam.

Leap as high as you dare at **Zero Gravity Trampoline Park** in Mounds View, where you'll find 11,000-square feet of leaping, jumping, bouncing and flipping fun. In addition to an open jump arena packed with trampoline surfaces, the park offers a basketball slam-dunk, a traverse-style climbing wall, an aerial challenge court with net, rope and other challenges, a dodgeball zone, laser tag, plus an arcade. A tot spot ensures that little ones tackle challenges that are safe and sized right for their age. Your whole family can somersault in the air, flip into a foam pit, bounce off the walls here!

## Get Out and Play!

With nine golf courses to choose from, the Twin Cities Gateway offers a golfing experience for all abilities in the Minneapolis and Saint Paul area. Minnesotans are crazy for golf! And even the most die-hard golfers are sure to find a course to their liking in the Gateway.

So when in the area— whether it be to watch some of the biggest names in golf compete at the annual **3M Open** PGA Tournament at TPC Twin Cities in Blaine or just visiting for business or

pleasure – make sure you take the time to tee it up on one or more of the area's golf courses.

Splash around at Minnesota's largest outdoor water park, **Bunker Beach!** This expansive oasis of summer fun now features six towering waterslides, a good lazy river tubing experience, leisure pool with climbing wall, a zero-entry pool with a water play structure, a creative sand play area, and as always, Minnesota's largest outdoor wave pool! Large open areas for sunning and relaxing are scattered throughout the water park. Concession options, changing rooms, and a metro-area location, make Bunker Beach a perfect family destination.

The Twin Cities of Minneapolis and Saint Paul are well known as one of the best metropolitan areas for **biking** in the USA. In Twin Cities Gateway, biking enthusiasts will find a vast paved trail network with connections to iconic bike trails like the Mississippi River Trail. Other must-ride trails include Rum River Trail in Anoka, Coon Creek Regional Trail in Coon Rapids, and Rice Creek Trail, shared by Fridley, New Brighton, Shoreview, Mounds View, and Lino Lakes.

Got a horse lover in your family? Bring them to **Bunker Park Stable**, the area's only riding stable. Staff will educate your family about horses and guide you on a trail ride through beautiful Bunker Hills Regional Park in Coon Rapids. Kids younger than 8 can enjoy a 20-minute long pony ride led by a parent or you can experience a horse-drawn hayride anytime of year with your whole family.

# BREWERIES, WINERY, SPEAKEASIES

# What's on Tap?

The craft beer and local wine businesses are booming in Minnesota, and beer and wine enthusiasts are in for a real treat in the Twin Cities Gateway. The region boasts five craft breweries and a local winery that offer tours, taprooms and/or tastings right next door to Minneapolis and Saint Paul.



## 10K Brewing

First up, you'll want to visit 10k Brewing, Anoka's first and only taproom. Sample a flight of some of their wide variety brews and take home a growler or two of your favorites. 10K's taproom features a friendly atmosphere and entertainment. Nice beer. Nice people.

## Alloy Brewing

Next up is Alloy Brewing in Coon Rapids. Alloy Brewing Company is a brewery and taproom based on supporting and giving back to the community. Alloy offers tours, special events, games, and special group events. Check out their website to see what's on tap!

## Invictus Brewing Co.

Invictus is Latin for "unconquerable", and that is exactly the spirit behind Invictus Brewing Co. Invictus is located adjacent to the National Sports Center in Blaine and features tours and a beautiful taproom with a capacity of about 200. The brewery also partners with the Topsy Steer, a locally owned and managed kitchen that serves up local sassy brew food to their customers.

## Nucky's Speakeasy

Nucky's Speakeasy, named after the famous Atlantic City, NJ political boss and racketeer Enoch "Nucky" Johnson, is located in the heart of downtown Anoka

beneath Club 300 Jamasian Cuisine Restaurant, in the Old Post Office. This beautiful structure was built in 1916 and is on the MN Historical Registry. Craft cocktails, beer, prohibition drinks, appetizers, and desserts await you.

## Forgotten Star Brew Co.

And lest we forget, Forgotten Star Brew Co. in Fridley is a new brewery and taproom fashioned from a 1940s pump company that was converted to manufacturing canon for the navy during WWII. The plant was recognized seven times throughout the war for efficiency and excellence – and is one of just eight plants to achieve this lofty recognition. Forgotten Star Brewing is committed to this same level of excellence in brewing craft beer.

## Willow Tree Winery

Wine enthusiasts have a special treat in store at Willow Tree Winery in Ham Lake. Willow Tree is a new vineyard and tasting room featuring several varietals and seasonal wines. Willow Tree wines are only available on site, so find your favorites and bring a bottle or two home. The tasting room is open Thursday – Sunday. Groups and group tours are welcome.

## Anoka Hardware Store

Don't let the name fool you. The Anoka Hardware Store is a speakeasy, craft cocktail, whiskey, & jazz lounge offering a unique experience as well as live music. Reservations are highly suggested as seating is very limited. Find the red light. When it's on, they're open! Be sure to tell the "hardware specialist" you're there to buy a hammer.

## Restaurants

The next time you visit the Twin Cities Gateway, be sure to take time to enjoy a quick bite or an elegant meal at one of our many fine Twin Cities restaurants, bars and grills. The Twin Cities Gateway communities offer dining to suit every taste. Enjoy a burger and fries at a local diner. Gather at your favorite sports bar for a beer and some delicious hot wings and appetizers with friends. If you're feeling a bit more exotic, dive into delicious sushi or other special asian treats.

No matter what you're hungry for – American, Asian, Mexican, Italian, sports bar or neighborhood diner – you're in for a treat! Please note that the restaurants included on our site are only a taste of what's available.



FUN EVENTS FOR THE FAMILY

Celebrate!



### **Slice of Shoreview**

**Late July**

This annual festival celebrates life in Shoreview. With a wide variety of activities including a carnival, parade, art and craft fair, food vendors, various displays and demonstrations, talent show, lots of entertainment and of course fireworks!

[Sliceofshoreview.com](http://Sliceofshoreview.com)

### **Lino Lakes Blue Heron Days**

**Mid August**

A highlight of the festival is the parade at 11:00 a.m. on Saturday on Lake Drive. After the parade come to Lino Park for a day of family fun, including the Magic Bounce giant water slide Quad Area Chamber Business Expo, Lions petting zoo, bingo, entertainment and more.

[tcgateway.com/blue-heron-days](http://tcgateway.com/blue-heron-days)

### **Mounds View Festival in the Park**

**Mid August**

Another great family event happening during mid-August is the Mounds View Festival in the Park at Silver View Park. Take in the fun parade, hunt for hand-crafted treasures, visit local business' booths, and enjoy the fireworks.

[Mvfestivalinthepark.com](http://Mvfestivalinthepark.com)

### **Anoka Halloween**

**Throughout October**

You're in for a spooktacular time during Anoka's annual Halloween celebration. Anoka is the Halloween Capital of the World by congressional proclamation. October is loaded with fun events including races, parades, pumpkin carving contests, costumes and much more!

[anokahalloween.com](http://anokahalloween.com)

### **Fridley 49er Days Festival**

**Mid June**

A community tradition, the Fridley 49er Days Festival has something for everyone from the young to the "young at heart." Some of the fun events include a parade and two free street dances. On Saturday, we have our popular Kids Day activities including a climbing wall, pony rides, games, crafts, face painting and more!

[bit.ly/1gfE529](http://bit.ly/1gfE529)

### **Blaine Festival**

**Late June**

Formerly known as Blaine's Blazin' 4th, the newly named Blaine Festival kicks off with a full schedule of events that includes a carnival, car show, softball tournament, petting zoo, live street dancers, magic and entertainment shows, helicopter rides, kid games, craft and business vendors and festival food.

[Blainefestival.org](http://Blainefestival.org)

### **Ham Lake Freedom Festival**

**Late June/Early July**

Kick off your Independence Day celebrations the Saturday prior to the 4th of July with bingo, live music, business and craft vendors, kids activities, food trucks, music and fireworks. All events held at Ham Lake Lions Park.

[hamlakecc.org/freedom-festival](http://hamlakecc.org/freedom-festival)

### **Coon Rapids 4th of July**

**July 2-5**

Join the Independence Day celebration in Coon Rapids and enjoy our parade, carnival, car show and more! Live bands every day and fireworks on the 4th at 10:00 p.m. Event festivities take place at Boulevard Plaza.

[bit.ly/2OLMrTs](http://bit.ly/2OLMrTs)

### **Anoka Riverfest**

**Mid July**

Don't miss one of the Twin Cities' largest outdoor craft fairs! In addition to more than 140 jury-selected arts and crafts exhibitors and their unique wares, you'll find live music, great food, boat rides and so much more. Admission, parking and most of the events are free!

[Anokariverfest.org](http://Anokariverfest.org)

### **New Brighton Stockyard Days**

**Days**

**Early August**

Enjoy a full week of good food, good music and good times at the New Brighton Stockyard Days. You'll enjoy a street dance, petting zoo, idol karaoke contest, crafters and food vendors, antique car run, teen tent, car show, 5/10K run and fireworks.

[Stockyarddays.org](http://Stockyarddays.org)

WE'RE ALL GOOD SPORTS

# Game On!

The Twin Cities Gateway, located just minutes from downtown Minneapolis or Saint Paul and the MSP International Airport, is the premier destination in the U.S. for youth and amateur sports with a variety of venues capable of hosting virtually any event, tournament, or competition.



You'll always find fun amateur Twin Cities sporting events happening in the Gateway. Check out our online sports calendar to find everything from golf to ice hockey, soccer to curling. Plus the Gateway is just minutes away from exciting Twin Cities sporting events. Cheer on the Twins, Vikings, Wild or Timberwolves, and then enjoy a fun and relaxing stay in the Gateway.

## Vital Sports Venue Stats

- 112 Soccer Fields with 24 lighted and 4 indoor and 24 turfed
- 151 Ball Fields with 38 lighted and 7 different wheel complexes, 2 turfed
- 16 indoor ice rinks & 30 outdoor ice rinks
- 98 tennis courts with 37 lighted courts
- 19 sand volleyball courts
- 52 pickleball courts with 12 indoor courts
- 9 golf courses
- 6 bowling complexes with 174 lanes
- Four Seasons Curling Club: Past training site for international Olympic athletes
- 25 lodging properties within minutes of all venues

## The National Sports Center

The National Sports Center (NSC) – the world's largest amateur sports facility – is a \$40 million, 660-acre sports, event and meeting campus, located in Blaine,

MN. The NSC generates over 4 million visitors annually, making it the most visited sports facility in the State of Minnesota.

The National Sports Center is also the most diverse amateur sports facility in the world. Because of the diversity of their campus, they offer a large variety of sports events, leagues and development programs. The NSC has established programs in the following sports: soccer, hockey, golf, lacrosse, ultimate, rugby, broomball and volleyball.

Included on the NSC campus, the Super Rink is the world's largest ice arena with 8 sheets of ice under one roof. It plays host to numerous adult and youth tournaments throughout the year including Stick it to Cancer, The All American Girls Hockey Tournament and the Herb Brooks Holiday Classic.

The NSC boasts a whopping 60 soccer fields and has been recognized by the Guinness Book of Records as the largest soccer complex in the world. As such, the NSC offers soccer tournaments throughout the year including the NSC Spring Cup, the NSC Fall Cup, the NSC All American Cup, and the USA Cup. No other soccer complex in the country can match the tournament atmosphere generated at this facility.

## 3M Open

The 3M Open is an annual PGA Tour event that takes place at the TPC Twin Cities in Blaine, MN. The event brings 156 of the best professional golfers in the world and 150,000 spectators to Blaine each year. The Twin Cities Gateway is a proud sponsor of the event.

TPC Twin Cities, in Blaine has been the proud host of the 3M Championship since 2001. The 3M Championship was succeeded by the 3M Open, a new professional golf tournament on the PGA TOUR, in 2019. The 3M Open is the PGA Tour's first regular stop in Minnesota in five decades.

Honored multiple times by Golf Digest magazine among the top 20 golf courses in Minnesota, TPC Twin Cities' par-72, 7,468-yard championship golf course was designed by legendary golfer and golf course architect Arnold Palmer to blend seamlessly with the natural rolling terrain on the site of a former sod farm 15 miles north of Minneapolis/St. Paul. The course features bentgrass tees, fairways and greens, native prairie grasses, picturesque wetlands and 27 bodies of water, all framed by stately stands of mature oak, spruce and pine trees. The course plays as a par 71 for the PGA TOUR players.

COZY, AFFORDABLE ACCOMMODATIONS

Stay with us!



Visit Twin Cities Gateway for more information.

Looking for Minneapolis hotels, or hotels in Saint Paul? Stay in the Twin Cities Gateway, located just minutes away with convenient access to all Minneapolis and Saint Paul area attractions, museums, festivals, theaters, shopping, and sporting events. With 25 lodging properties to choose from, all with free parking, the Twin Cities Gateway provides travelers with high quality, high value, and trusted hotel brands like AmericInn, Best Western, Country Inn & Suites, Wyndham, Hilton, Holiday Inn, Hampton Inn, Marriott and more.

**Stay in the Twin Cities Gateway. More convenience. More value. More fun!**



### Blaine

#### **Best Western Plus at the National Sports Center – Blaine**

10580 Baltimore St NE  
Blaine, MN 55449  
763-792-0750

#### **Blaine Town Inn & Suites**

9410 Baltimore St NE  
Blaine, MN 55449  
763-951-3949

#### **Fairfield Inn & Suites By Marriott – Blaine**

10643 Baltimore Street  
Blaine MN 55449  
763-285-4766

### Coon Rapids

#### **AmericInn by Wyndham – Coon Rapids**

3430 Northdale Blvd NW  
Coon Rapids, MN 55448  
763-323-0010

#### **Baymont by Wyndham – Coon Rapids**

8965 Springbrook Dr  
Coon Rapids, MN 55433  
763-515-1977

#### **Country Inn & Suites by Radisson – Coon Rapids**

155 Coon Rapids Blvd NW  
Coon Rapids, MN 55433  
763-780-3797

### Anoka

#### **Regency Inn and Suites – Anoka**

1129 HWY 10 W  
Anoka, MN 55303  
763-422-8000

#### **Ticknor Hill Bed & Breakfast – Anoka**

1625 3rd Avenue South  
Anoka MN 55303  
763-421-9687

### Arden Hills

#### **Quality Inn & Suites Arden Hills**

1125 Red Fox Rd  
Arden Hills, MN 55112  
(651) 484-6557

#### **Springhill Suites Arden Hills**

3920 Northwoods Drive  
Arden Hills, Minnesota 55112  
651-209-7066

WITH ALL THE AMENITIES...

Relax!

**Holiday Inn Express & Suites – Coon Rapids**

9333 Springbrook Drive Northwest  
Coon Rapids, MN 55433  
763-792-9292

**InTown Suites – Coon Rapids**

420 Coon Rapids Blvd NW  
Coon Rapids, MN 55433  
763-792-2113

**Quality Inn – Coon Rapids**

9052 University Ave NW  
Coon Rapids, MN 55448  
763-785-4746

**Wingate by Wyndham – Coon Rapids**

3420 Northdale Blvd NW  
Coon Rapids, MN 55448  
763-260-1671

**Fridley**

**Budget Host Inn – Fridley**

6881 Hwy 65 NE  
Fridley, MN 55432  
763-571-0420

**Extended Stay America – Fridley**

230 57th Ave NE  
Fridley, MN 55432  
612-504-6512

**LivINN Hotel – Fridley**

5201 Central Ave NE  
Fridley, MN 55421  
763-571-9440

**Ham Lake**

**AmericInn by Wyndham – Ham Lake**

13440 MN-65  
Ham Lake, MN 55304  
612-470-5116

**Lino Lakes**

**Hampton Inn & Suites – Lino Lakes**

579 Apollo Dr  
Lino Lakes, MN 55014  
763-746-7999

**Mounds View**

**AmericInn by Wyndham – Mounds View**

2200 Mounds View Blvd  
Mounds View, MN 55112  
763-515-9230

**Days Inn by Wyndham – Mounds View**

2149 Program Ave  
Mounds View, MN 55112  
763-786-9151

**New Brighton**

**Homewood Suites by Hilton – New Brighton**

1815 Old Hwy 8 NW  
New Brighton, MN 55112  
651-631-8002

**Shoreview**

**Best Western Plus – Shoreview**

1000 Gramsie Rd  
Shoreview, MN 55126  
651-482-0402

**Country Inn & Suites by Radisson – Shoreview**

5995 Rice Creek Pkwy  
Shoreview, MN 55126  
612-255-0562

**Hilton Garden Inn – Shoreview**

1050 Gramsie Rd  
Shoreview, MN 55126  
651-415-1956

# MEETINGS & CONFERENCES

# Get Together!

Bunker Hills Event Center

When looking for an event space, it is essential that the event planner secures the right venue to maximize attendance. It must represent the brand correctly, and provide the right facilities necessary. There are many things to consider before settling on the final choice, including such factors as size, budget, on-site facilities, service levels – and that's just to start! For an event planner, this can be a daunting task, especially if one has limited time and resources.



## Hotel Meeting Venues

Hotels are a great option to start with. Many hotels are specifically designed for meetings and conferences, providing flexible spaces that can be adapted to suit each event's specific requirements. They also often come with on-site technical assistance, which makes ordering equipment simple. However, the greatest advantage of a hotel is that you can have everything happening under one roof – from accommodation to dinners, which makes it much easier for event organizers. Hotels in the Twin Cities Gateway catering to business meetings include the Best Western Plus Blaine at the National Sports Center, Country Inn & Suites Coon Rapids, Hampton Inn & Suites Lino Lakes, Hilton Garden Inn in Shoreview, Homewood Suites by Hilton in New Brighton, and the larger North Metro Event Center in Shoreview.

## Golf Club Meeting Venues

Golf clubs are often ideal settings for business meetings and events from small board meetings to large seminars and retreats. They have the facilities and expertise to accommodate everything including meals and beverages, meeting and banquet facilities and AV equipment. Of course an excellent golf outing adds a dimension of fun and relaxation to your event if you so choose. The Twin Cities Gateway features four outstanding golf clubs that cater to elegant business meetings and events: Bunker Hills Golf Club, Green Haven Golf and Banquet Center, Majestic Oaks Golf Club and TPC Twin Cities.



## Community Centers

Community centers provide excellent meeting venues with flexible meeting spaces to accommodate small break out groups to very large meetings or banquets. Most have large kitchen facilities, but allow you the freedom to choose your own caterers and/or bar

staff where allowed. Community centers in the Twin Cities Gateway include the Coon Rapids Civic Center, New Brighton Community Center, Shoreview Community Center, Mounds View Community Center, and the National Sports Center in Blaine.

## Banquet Facilities

Banquet halls are spaces dedicated to hosting special events—so you know that the staff knows what they're doing! Banquet halls are often all-inclusive and offer a lot of amenities, like catering and rentals, on site, which can make things easier when it comes to coordinating your event. The Twin Cities Gateway has several banquet facilities including Purple Rose, Brookhall Event Center, Banquets of MN, Thai Twist Restaurant & Banquet Hall.

## Weddings

Arguably one of the most challenging tasks of wedding planning is finding the perfect wedding venue. Researching, visiting, and finally booking just the right wedding venue that fits your needs, budget, and vision for your big day is no easy feat. To complicate matters even further, often you have no idea which type of wedding venue would be right for you and your celebration.

**Economic Development Authority (EDA)****Meeting Date:** 08/08/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Consider Recommendation for Approval of 2025 EDA Budget

**Purpose/Background:**

The purpose of this case is to formulate a recommendation to the City Council on the proposed 2025 EDA Budget.

The EDA Budget and Levy are utilized for a variety of business retention and expansion efforts that promote the growth of employment and tax base in the City of Ramsey. Key investments in the EDA Budget include, but are not necessarily limited to:

1. Community and Economic Development Marketing / Networking Efforts (EDAM, Chambers of Commerce / ACRED, LOIS, Brochures, ICSC (If needed))
2. EDA Sponsored Events (Biz Network, Biz Expo, Biz Appreciation)
3. Business Retention, Expansion and Recruitment
4. Professional Services to supplement Staff on development projects (TIF Analysis, Legal, Environmental, Land Acquisition, Hwy 10 RALF Sales, Demolition, SAC /WAC Loans, Property Mgmt, Plats, Development Agreements, etc.)
5. Training (Initial EDFP Certification for CD Director Hanson and continuing education for Sullivan EDFP re-certification)

**Notification:**

The EDA Meeting has been properly noticed.

**Time Frame/Observations/Alternatives:**

The 2025 EDA Budget has been reduced (1.1%) from \$92,390 to \$91,367. The decrease is primarily due to a reduced training budget for the NDC Economic Development Finance Professional (EDFP) training for Community Development Director Stephanie Hanson. This is a one-time expense over two years. Economic Development Manager Sullivan has completed the training and has his EDFP Certification but does utilize EDAM for continuing education to keep his EDFP certification current. Once Community Development Director Hanson's EDFP Training is complete, the training budget can likely be further reduced. The EDA will also be receiving 2024 revenue from the sale of the former Amoco Station site to Complete Auto. The EDA has an unencumbered Fund Balance of 1.392M that can be used for larger projects, potential investment into the EDA Revolving Loan Fund, larger acquisitions and and other special projects,

**Review by City Council**

The City Council reviewed the overall 2025 Budget and Levy at Work Sessions and will continue to refine the budget. It is possible that these, and future discussions, could impact the final EDA Budget. The City Council is scheduled to adopt the preliminary budget in September 2025.

**Funding Source:**

The EDA Budget is supported by the EDA Levy. The EDA Levy is collected as part of the City's property tax and counts towards the City's overall Tax Levy.

**Recommendation:**

Staff recommends the budget as currently proposed.

**Outcome/Action:**

Motion to adopt the proposed 2025 EDA Budget and Levy as presented / as modified.

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**Attachments**

- 2025 Proposed Budget
- 2024 Itemized Expenses
- 2023 Itemized Expenses

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Brian Hagen	Brian Hagen	08/01/2024 12:36 PM
Form Started By: Sean Sullivan		Started On: 07/26/2024 08:32 AM
Final Approval Date: 08/01/2024		

BUDGET SUMMARY:								
Business Unit	Object Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Adopted Budget	2025 Requested Budget
9230	4011	CURRENT-AD VALOREM TAXES	76,787	63,927	66,843	72,192	87,390	86,367
9230	4012	DELINQUENT-AD VALOREM TAXES	410	1,060	348	(989)		
9230	4014	FISCAL DISPARITIES	13,753	11,146	9,838	9,407		
9230	4273	OTHER STATE GRANTS & AIDS						
9230	4609	OTHER MISCELLANEOUS REVENUES		10	198,638	275		
9230	4701	INTEREST ON INVESTMENTS	40,633	(3,673)	(11,202)	64,554	5,000	5,000
9230	4901	TRANSFER IN FROM OTHER FUNDS						
<b>Total Revenue</b>			<b>131,583</b>	<b>72,470</b>	<b>264,465</b>	<b>145,440</b>	<b>92,390</b>	<b>91,367</b>

Business Unit	Object Account	Description	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Adopted Budget	2025 Requested Budget
9230	6102	F.T. REGULAR-WAGES & SALARIES						
9230	6105	TEMPORARY-WAGES & SALARIES	755	560	660	435	1,000	1,000
9230	6121	PERA CONTRIBUTIONS		-				
9230	6122	FICA/MEDICARE CONTRIBUTIONS	58	43	50	33	80	80
9230	6131	GROUP INSURANCE						
9230	6133	WORKERS COMP INSURANCE PREMIUM	4	2	4	2	10	
9230	6246	MARKETING	2,430	7,190	24,154	6,626	25,000	25,000
9230	6249	MISCELLANEOUS OPERATING SUPPLY	9,562	2,364	8,769	12,007	18,000	19,000
9230	6304	LEGAL FEES						
9230	6315	MISCELLANEOUS PROFESSIONAL SER	70,426	46,082	43,193	1,010	36,200	36,200
9230	6322	POSTAGE						
9230	6323	CELLULAR PHONES						
9230	6331	TRAVEL & LODGING	-	312	449	483	2,300	2,500
9230	6335	TRAINING	483	575	660	1,125	6,600	5,100
9230	6361	GENERAL LIABILITY/PROPERTY INS	877	3,242	624	313	1,000	287
9230	6371	ELECTRIC UTILITIES						
9230	6433	REFUNDS/REIMBURSEMENTS	-	250,000				
9230	6530	IMPROVEMENTS OTHER THAN BUILDINGS		15,151				
9230	6451	MEMBERSHIP DUES	940	1,121	1,798	1,593	2,200	2,200
9230	6452	SUBSCRIPTIONS	-	5	17	-		
9230	6530	IMPROVEMENTS OTHER THAN BUILDINGS	-	-	20,143	-		
<b>Total Expenditure</b>			<b>85,534</b>	<b>326,645</b>	<b>100,521</b>	<b>23,627</b>	<b>92,390</b>	<b>91,367</b>

**DESCRIPTION OF SERVICES:**  
 The primary objective of the Economic Development Authority is to aid, assist and promote the growth and expansion of commercial, retail and industrial development in the City of Ramsey.

**GOALS OF CURRENT YEAR BUDGET:**  
 Enhance Business Retention and Expansion Program  
 Increase number of jobs  
 Increase retail base  
 Reduce the amount of land owned by City for development

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
<b>09230 ECONOMIC DEVELOPMENT AUTH</b>										
	RC 64087	1/25/2024	55868	9230.4609	OTHER MISCELLANEOUS REVENUES		10,000.00	EARNEST MON RIVERSBEND PLAZA 2		EARNEST MON RIVERSBEND PLAZA
					9230.4609 Total		10,000.00	10,000.00- Net		
	T2 3186	6/14/2024		9230.6104	PART TIME-WAGES & SALARIES	25.00		Payroll Labor Distribution		
	JE 43579	6/30/2024		9230.6104	PART TIME-WAGES & SALARIES		25.00	CORR COMM PR CODING		
					9230.6104 Total	25.00	25.00	Net		
	T2 3121	1/12/2024		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
	T2 3135	2/9/2024		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
	T2 3162	4/19/2024		9230.6105	TEMPORARY-WAGES & SALARIES	75.00		Payroll Labor Distribution		
	JE 43579	6/30/2024		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		CORR COMM PR CODING		
					9230.6105 Total	200.00		200.00 Net		
	T3 3122	1/12/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	3.82		Actual Burden Journal Entries		
	T3 3136	2/9/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	3.84		Actual Burden Journal Entries		
	T3 3163	4/19/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	5.73		Actual Burden Journal Entries		
	T3 3187	6/14/2024		9230.6122	FICA/MEDICARE CONTRIBUTIONS	1.91		Actual Burden Journal Entries		
					9230.6122 Total	15.30		15.30 Net		
	PV 123593	2/28/2024	118478	9230.6133	WORKERS COMP INSURANCE PREMIUM	4.75		2024 WORKERS COMP ALLOCATION	100259	LEAGUE OF MN CITIES INS TRUST
					9230.6133 Total	4.75		4.75 Net		
	PV 123796	2/28/2024	1006182	9230.6208	MISCELLANEOUS OFFICE SUPPLIES	5.23		02/12/24 GOLD NAME TAG	100529	WENDELL'S INC
	JE 43464	3/31/2024		9230.6208	MISCELLANEOUS OFFICE SUPPLIES		5.23	Correct posting error		
	PV 124850	5/15/2024	1006446	9230.6208	MISCELLANEOUS OFFICE SUPPLIES	40.59		SUPPLIES	112475	INNOVATIVE OFFICE SOLUTIONS
	JE 43579	6/30/2024		9230.6208	MISCELLANEOUS OFFICE SUPPLIES		40.59	CORR CODINGS INN OFF SOLN		
					9230.6208 Total	45.82		45.82 Net		
	PV 123768	1/31/2024	99021424	9230.6246	MARKETING & PROMOTIONS	690.00		METRO NORTH CHAMBER GOLF	108768	COMDATA NETWORK INC
	PV 124030	3/13/2024	118558	9230.6246	MARKETING & PROMOTIONS	640.00		4 BUS EXPO SIGNS	104205	EXPRESS SIGNS INC
	PV 124273	3/27/2024	1006242	9230.6246	MARKETING & PROMOTIONS	1,637.00		ACRED COST SHARE	107587	ANOKA COUNTY TREASURY DEPAR
	PV 124515	3/31/2024	99041524	9230.6246	MARKETING & PROMOTIONS	1.66		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
	PV 124515	3/31/2024	99041524	9230.6246	MARKETING & PROMOTIONS	43.19		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
	PV 124448	4/10/2024	1006299	9230.6246	MARKETING & PROMOTIONS	1,235.00		TOTES FOR BUSINESS EXPO	100011	ACE SALES
	PV 125235	4/30/2024	99051524	9230.6246	MARKETING & PROMOTIONS	50.00		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
	PV 125235	4/30/2024	99051524	9230.6246	MARKETING & PROMOTIONS	3.26		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
	PV 125235	4/30/2024	99051524	9230.6246	MARKETING & PROMOTIONS	1.67		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC
	PV 125235	4/30/2024	99051524	9230.6246	MARKETING & PROMOTIONS	50.00		FACEBK BIZ EXPO - MARKETING	108768	COMDATA NETWORK INC



U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
PV	124801	5/15/2024	1006436	9230.6246	MARKETING & PROMOTIONS	159.00		ECM PUBLISHERS INC	100158	ECM PUBLISHERS INC
PV	125015	5/15/2024	1006436	9230.6246	MARKETING & PROMOTIONS	225.00		ECM PUBLISHERS INC	100158	ECM PUBLISHERS INC
PV	125281	5/29/2024	118908	9230.6246	MARKETING & PROMOTIONS	2,366.00		MONUMENT PLANTING @47 & 116	109910	GREAT NORTHERN LANDSCAPE INC
PV	125941	7/10/2024	1006679	9230.6246	MARKETING & PROMOTIONS	800.00		ANOKA AREA CHAMBER NETWORKING	100029	ANOKA AREA CHAMBER OF COMME
PV	126379	7/25/2024		9230.6246	MARKETING & PROMOTIONS	1,500.00		SIGN / AWINING REIMBURSEMENT	121080	BOSSMAN INC
						9,401.78		9,401.78 Net		
						9230.6246		Total		
Pangaea Business Network Bfst d										
JE	43321	1/1/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	500.00		EXPO HALF DOWN PMT PIPE DRAPES	112722	CENAIKO EXPO INC
PV	122761	1/10/2024	118034	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,550.50		POSTAGE ALLOCATION		
JE	43317	1/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	5.40				
PV	123395	2/1/2024	118119	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.23		12/19-1/18/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	123402	2/1/2024	118123	9230.6249	MISCELLANEOUS OPERATING SUPPLY	3,268.44		BIZ NETWORK MTG - EVENT CENTER	120605	PANGAEA HOSPITALITY GROUP LLC
PV	123686	2/15/2024	1006109	9230.6249	MISCELLANEOUS OPERATING SUPPLY	539.00		EXPO ENTERTAINMENT	101209	A TOUCH OF MAGIC ENTERTAINMEI
RC	64221	2/15/2024	55761	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO CHRAVE DAVIS LLC		BUSINESS EXPO CHRAVE DAVIS LL
RC	64222	2/15/2024	55762	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO HOME GARAGE FLOO		BUSINESS EXPO HOME GARAGE FL
RC	64241	2/20/2024	55778	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	24 EXPO ALLISON'S PETITE PASTR		24 EXPO ALLISON'S PETITE PASTR
RC	64242	2/20/2024	55779	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	24 EXPO ALLISON'S PETITE PASTR		24 EXPO ALLISON'S PETITE PASTR
RC	64267	2/28/2024	55805	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	24 EXPO ALLISON'S PETITE PASTR		24 EXPO ALLISON'S PETITE PASTR
JE	43376	2/29/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		495.00	BUSINESS EXPO JAM HOPS		BUSINESS EXPO JAM HOPS
PV	123915	2/29/2024	118499	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.57		1/18-2/19/24 ELECTRIC USAGE	100116	CONNEXUS ENERGY
PV	124114	2/29/2024	99031524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	16.14		AMZN- BUS EXPO BINGO STAMPS	108768	COMDATA NETWORK INC
RC	64272	2/29/2024	55811	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EDA BUSINESS EXPO		EDA BUSINESS EXPO
RC	64287	3/1/2024	55812	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO SUMMIT BUILDERS		BUSINESS EXPO SUMMIT BUILDERS
RC	64298	3/4/2024	55830	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO		BUSINESS EXPO
RC	64332	3/13/2024	55865	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO INTEGRITY PLUS		BUSINESS EXPO INTEGRITY PLUS
RC	64333	3/13/2024	55866	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO HEALING HANDS		BUSINESS EXPO HEALING HANDS
RC	64335	3/14/2024	55869	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO		BUSINESS EXPO
RC	64347	3/18/2024	55877	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EDA BUSINESS EXPO		EDA BUSINESS EXPO
RC	64361	3/25/2024	55891	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO HEALTH SOURCE ER		BUSINESS EXPO HEALTH SOURCE
JE	43417	3/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	2.67		POSTAGE ALLOCATION		
JE	43458	3/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		1,250.00	Business Exp		
JE	43464	3/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	5.23		Wendells/Gold name tag		
PV	124515	3/31/2024	99041524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	24.99		AMAZON BIZ EXPO - BINGO	108768	COMDATA NETWORK INC
PV	124515	3/31/2024	99041524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	27.99		AMAZON BIZ EXPO - BINGO	108768	COMDATA NETWORK INC
PV	124515	3/31/2024	99041524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	34.99		AMAZON BIZ EXPO - BINGO	108768	COMDATA NETWORK INC
PV	124515	3/31/2024	99041524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	39.99		AMZN BIZ EXPO - BINGO	108768	COMDATA NETWORK INC
PV	124494	4/4/2024	118671	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.01		2/19-3/19/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	124555	4/11/2024	1006339	9230.6249	MISCELLANEOUS OPERATING SUPPLY	539.00		2ND HALF DUE FOR EXPO	101209	A TOUCH OF MAGIC ENTERTAINMEI
RC	64437	4/12/2024	55959	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO		BUSINESS EXPO



U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
RC	64438	4/12/2024	55960	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO		BUSINESS EXPO
RC	64439	4/12/2024	55961	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO		BUSINESS EXPO
RC	64442	4/15/2024	55962	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO ANOKA-HENNEPIN		BUSINESS EXPO ANOKA-HENNEPIN
RC	64452	4/18/2024	55975	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO		BUSINESS EXPO
JE	43471	4/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	19.84		POSTAGE ALLOCATION		
JE	43480	4/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		925.00	Business Exp		
PV	125235	4/30/2024	99051524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	18.86		AMZN BIZ EXPO - CANDY	108768	COMDATA NETWORK INC
PV	125235	4/30/2024	99051524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	12.36		AMZN BIZ EXPO - CANDY	108768	COMDATA NETWORK INC
PV	124896	5/2/2024	118788	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	120903	EDWARD JONES
PV	124897	5/2/2024	118793	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	117570	HEALTHSOURCE CHIROPRACTIC
PV	124898	5/2/2024	118796	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	119502	NEXGEN EXTERIORS INC
PV	124899	5/2/2024	118784	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	120905	ANOKA HENNEPIN CREDIT UNION
PV	124900	5/2/2024	118789	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO FEE REFUND/NOT ATTEND	119358	FARMERS INSURANCE
PV	125079	5/9/2024	118803	9230.6249	MISCELLANEOUS OPERATING SUPPLY	70.85		3/19-4/18/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	124939	5/15/2024	1006416	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,700.00		COURT RENTAL FOR EXPO	116603	ADRENALINE SPORTS CENTER INC
RC	64593	5/22/2024	56098	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO - COMFORT SUITES		BUSINESS EXPO - COMFORT SUITE
PV	125362	5/23/2024	118879	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,745.00		BUSINESS EXPO-FINAL PYMT	112722	CENAICO EXPO INC
JE	43519	5/31/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	82.25		POSTAGE ALLOCATION		
PV	125546	6/6/2024	118938	9230.6249	MISCELLANEOUS OPERATING SUPPLY	61.86		4/18-5/17/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	125645	6/26/2024	119024	9230.6249	MISCELLANEOUS OPERATING SUPPLY	240.00		CITY MNDOT SIGNAGE RENEWAL	100112	COMMISSIONER OF TRANSPORTAT
RC	64712	6/28/2024	56213	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	EDA GOLF EVENT		EDA GOLF EVENT
RC	64713	6/28/2024	56214	9230.6249	MISCELLANEOUS OPERATING SUPPLY		440.00	EDA GOLF EVENT		EDA GOLF EVENT
JE	43547	6/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	15.90		POSTAGE ALLOCATION		
JE	43566	6/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY		5,040.00	EDA Golf Tournament		
JE	43579	6/30/2024		9230.6249	MISCELLANEOUS OPERATING SUPPLY	40.59		CORR CODINGS INN OFF SOLN		
PV	126230	6/30/2024	98071524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	134.00		800 - WALMART -BAD 2024 PRIZES	108768	COMDATA NETWORK INC
PV	126230	6/30/2024	98071524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	124.00		800 - WALMART -BAD 2024 PRIZES	108768	COMDATA NETWORK INC
PV	126230	6/30/2024	98071524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	60.14		AMZN -BAD 2024 PRIZES	108768	COMDATA NETWORK INC
PV	126230	6/30/2024	98071524	9230.6249	MISCELLANEOUS OPERATING SUPPLY	79.99		AMZN -BAD 2024 PRIZES	108768	COMDATA NETWORK INC
RC	64774	7/8/2024	56246	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	EDA GOLF		EDA GOLF
RC	64775	7/8/2024	56247	9230.6249	MISCELLANEOUS OPERATING SUPPLY		600.00	EDA GOLF		EDA GOLF
PV	126116	7/11/2024	119113	9230.6249	MISCELLANEOUS OPERATING SUPPLY	63.21		5/17-6/19/24 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	126147	7/24/2024	1006736	9230.6249	MISCELLANEOUS OPERATING SUPPLY	178.00		BUS OF YR AWARDS 2024	100011	ACE SALES
PV	126148	7/24/2024	119170	9230.6249	MISCELLANEOUS OPERATING SUPPLY	57.50		EDA 2024 BUS OF YR BANNER	117451	INKY ELF LLC
Total						11,847.50	10,200.00	1,647.50 Net		
LEGAL FEES						187.50		JUNE LEGAL-		
Total						187.50		187.50 Net		



CITY OF RAMSEY  
General Ledger Activity  
1/1/2024 - 12/31/2024

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,  
Company 09230 Ledger AA

Object 4000 -6585

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
JE	43416	2/29/2024		9230.6315	MISCELLANEOUS PROFESSIONAL SER	30,538.20		CORR CASH-CHANTI SAC/WAC LOAN		
PV	124020	3/13/2024	1006212	9230.6315	MISCELLANEOUS PROFESSIONAL SER	234.50		FEB LEGAL-MISC	119037	HOLSTAD & KNAAK, PLC
PV	124621	4/24/2024	1006366	9230.6315	MISCELLANEOUS PROFESSIONAL SER	168.75		MARCH LEGAL	119037	HOLSTAD & KNAAK, PLC
					9230.6315 Total	30,941.45		30,941.45 Net		
PV	126230	6/30/2024	98071524	9230.6331	TRAVEL & LODGING	156.55		BEST WEST - EDAM LODGING	108768	COMDATA NETWORK INC
					9230.6331 Total	156.55		156.55 Net		
PV	123591	2/28/2024	1006157	9230.6335	TRAINING	20.00		2024 SAFETY /LOSS CONTROL WKSP	100258	LEAGUE OF MINNESOTA CITIES
PV	125763	5/31/2024	99061424	9230.6335	TRAINING	365.00		EDAM - SUMMER CONFERENCE	108768	COMDATA NETWORK INC
					9230.6335 Total	385.00		385.00 Net		
PV	123592	2/28/2024	118477	9230.6361	GENERAL LIABILITY/PROPERTY INS	267.97		2024 GENERAL LIAB ALLOCATION	100259	LEAGUE OF MN CITIES INS TRUST
					9230.6361 Total	267.97		267.97 Net		
JE	43321	1/1/2024		9230.6451	MEMBERSHIP DUES	514.00		2024 EDAM Dues Sullivan/Hanson		
PV	123768	1/31/2024	99021424	9230.6451	MEMBERSHIP DUES	5.19		ECM NEWSPAPER SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	123461	2/14/2024	1006081	9230.6451	MEMBERSHIP DUES	281.60		2024 SALESFORCE LICENSE	114104	GREATER MSP
PV	123650	2/28/2024	118495	9230.6451	MEMBERSHIP DUES	51.77		NEWSPAPER 2.14 - 3.15	100461	STAR TRIBUNE
PV	124114	2/29/2024	99031524	9230.6451	MEMBERSHIP DUES	5.19		ECM NEWSPAPER SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	124515	3/31/2024	99041524	9230.6451	MEMBERSHIP DUES	5.19		ECM NEWSPAPER SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	125235	4/30/2024	99051524	9230.6451	MEMBERSHIP DUES	5.19		ECM NEWSPAPER SUBSCRIPTIO	108768	COMDATA NETWORK INC
PV	125763	5/31/2024	99061424	9230.6451	MEMBERSHIP DUES	49.27		STAR TRIBUNE-SUBSCRIPION	108768	COMDATA NETWORK INC
PV	126230	6/30/2024	98071524	9230.6451	MEMBERSHIP DUES	5.19		ECM - APG UNION SUBSCRIPTION	108768	COMDATA NETWORK INC
					9230.6451 Total	922.59		922.59 Net		
PV	125791	6/26/2024	1006659	9230.6580	OTHER EQUIPMENT	23,634.00		ENTRY MONUMENT 47 & BUNKER LKE	111522	SIGNATION SIGN GROUP
					9230.6580 Total	23,634.00		23,634.00 Net		
9230					ECONOMIC DEVELOPMENT AUTHORITY	78,035.21	20,270.82	57,764.39 Net		
					9230 ECONOMIC DEVELOPMENT AUTH	78,035.21	20,270.82	57,764.39 Net		
					9230 ECONOMIC DEVELOPMENT AUTH	78,035.21	20,270.82	57,764.39 Net		



CITY OF RAMSEY  
General Ledger Activity  
1/1/2023 - 12/31/2023

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,  
Company 09230 Ledger AA

Object 4000 -6585

UDoc	Doc No	GL Date	Rec/Clk#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address Name
<b>09230 ECONOMIC DEVELOPMENT AUTH</b>									
<b>9230 ECONOMIC DEVELOPMENT AUTHORITY</b>									
JE	43065	7/14/2023		9230.4011	CURRENT-AD VALOREM TAXES		38,082.98	JULY PROPERTY TAX SETTLEMENT	
JE	43252	12/19/2023		9230.4011	CURRENT-AD VALOREM TAXES		33,450.94	Dec 2023 Property Tax	
JE	43318	12/31/2023		9230.4011	CURRENT-AD VALOREM TAXES		652.70	dec 23/Jan 24 Property Tax AI	
					Total		72,186.62	72,186.62- Net	
JE	43065	7/14/2023		9230.4012	DELINQUENT-AD VALOREM TAXES		1,826.42	JULY PROPERTY TAX SETTLEMENT	
JE	43088	7/31/2023		9230.4012	DELINQUENT-AD VALOREM TAXES	1,708.36		COUNTY ERROR ON TIF SETTLEMENT	
JE	43252	12/19/2023		9230.4012	DELINQUENT-AD VALOREM TAXES	13.35		Dec 2023 Property Tax	
JE	43318	12/31/2023		9230.4012	DELINQUENT-AD VALOREM TAXES	992.54		dec 23/Jan 24 Property Tax AI	
					Total	2,714.25	1,826.42	887.83 Net	
JE	43065	7/14/2023		9230.4014	FISCAL DISPARITIES		5,303.03	JULY PROPERTY TAX SETTLEMENT	
JE	43252	12/19/2023		9230.4014	FISCAL DISPARITIES		4,116.28	Dec 2023 Property Tax	
JE	43318	12/31/2023		9230.4014	FISCAL DISPARITIES	12.00		dec 23/Jan 24 Property Tax AI	
					Total	12.00	9,419.31	9,407.31- Net	
JE	43318	12/31/2023		9230.4015	EXCESS TAX INCREMENTS		5.49	dec 23/Jan 24 Property Tax AI	
					Total		5.49	5.49- Net	
JE	43065	7/14/2023		9230.4018	PENALTY/INT-AD VALOREM TAXES	5.29		JULY PROPERTY TAX SETTLEMENT	
JE	43252	12/19/2023		9230.4018	PENALTY/INT-AD VALOREM TAXES	90.11		Dec 2023 Property Tax	
JE	43318	12/31/2023		9230.4018	PENALTY/INT-AD VALOREM TAXES	5.97		dec 23/Jan 24 Property Tax AI	
					Total	101.37		101.37 Net	
RC	63020	6/13/2023	54851	9230.4609	OTHER MISCELLANEOUS REVENUES		275.42	CLASS ACTION US BANK	CLASS ACTION US BANK
					Total		275.42	275.42- Net	
JE	43308	12/31/2023		9230.4701	INTEREST ON INVESTMENTS		64,236.65	2023 IINTEREST EARNI ALLOCATED	
					Total		64,236.65	64,236.65- Net	
JE	43300	12/31/2023		9230.4702	MISCELLANEOUS INTEREST		317.63	TIF 17 LOAN CLOSE OUT	
					Total		317.63	317.63- Net	
T2	2971	1/13/2023		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution	
T2	2983	2/10/2023		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution	
T2	2995	3/10/2023		9230.6105	TEMPORARY-WAGES & SALARIES	25.00		Payroll Labor Distribution	
T2	3010	4/21/2023		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution	
T2	3022	5/19/2023		9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution	
T2	3034	6/16/2023		9230.6105	TEMPORARY-WAGES & SALARIES	30.00		Payroll Labor Distribution	

CITY OF RAMSEY  
General Ledger Activity  
11/1/2023 - 12/31/2023

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,  
Company 09230 Ledger AA  
Object 4000 -6585

U Doc	Doc No	GL Date	GL Date	Rec/Cr#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company	09230	Div	Continued								
T2	3046	7/14/2023			9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
T2	3058	8/11/2023			9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
T2	3085	10/20/2023			9230.6105	TEMPORARY-WAGES & SALARIES	80.00		Payroll Labor Distribution		
T2	3109	12/15/2023			9230.6105	TEMPORARY-WAGES & SALARIES	50.00		Payroll Labor Distribution		
					9230.6105	Total	435.00		435.00 Net		
T3	2972	1/13/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	1.91		Actual Burden Journal Entries		
T3	2984	2/10/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	1.92		Actual Burden Journal Entries		
T3	2996	3/10/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	1.91		Actual Burden Journal Entries		
T3	3011	4/21/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	3.82		Actual Burden Journal Entries		
T3	3023	5/19/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	3.83		Actual Burden Journal Entries		
T3	3035	6/16/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	2.30		Actual Burden Journal Entries		
T3	3047	7/14/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	3.82		Actual Burden Journal Entries		
T3	3059	8/11/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	3.82		Actual Burden Journal Entries		
T3	3086	10/20/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	6.12		Actual Burden Journal Entries		
T3	3110	12/15/2023			9230.6122	FICAMEDICARE CONTRIBUTIONS	3.83		Actual Burden Journal Entries		
					9230.6122	Total	33.28		33.28 Net		
JE	43287	12/31/2023			9230.6133	WORKERS COMP INSURANCE PREMIUM	2.40		2023 Workers Comp Allocation		
					9230.6133	Total	2.40		2.40 Net		
PV	118378	4/26/2023		1005007	9230.6208	MISCELLANEOUS OFFICE SUPPLIES	11.35		WENDELLS 4/06/23 NAME TAG/PLA	100529	WENDELL'S INC
PV	120530	9/13/2023		1005514	9230.6208	MISCELLANEOUS OFFICE SUPPLIES	5.23		08/14/23 SEAN S NAME TAG	100529	WENDELL'S INC
JE	43265	11/30/2023			9230.6208	MISCELLANEOUS OFFICE SUPPLIES		16.58	CORRECT ACCOUNT CODING		
					9230.6208	Total	16.58		16.58 Net		
PV	117865	3/15/2023		1004793	9230.6246	MARKETING & PROMOTIONS	1,064.00		TOTE BAGS	100011	ACE SALES
PV	118075	3/29/2023		1004847	9230.6246	MARKETING & PROMOTIONS	1,626.00		ACRED RENEWAL - MARKETING	107587	ANOKA COUNTY TREASURY DEPAR
PV	118466	3/31/2023		4152023	9230.6246	MARKETING & PROMOTIONS	25.69		FACEBK - BIZ EXPO MARKETING	108768	COMDATA NETWORK INC
PV	118166	4/12/2023		116737	9230.6246	MARKETING & PROMOTIONS	640.00		BUSINESS EXPO SIGNS	104205	EXPRESS SIGNS INC
PV	118353	4/26/2023		1004952	9230.6246	MARKETING & PROMOTIONS	598.50		STYLUS PENS	100011	ACE SALES
PV	118941	4/30/2023		99051523	9230.6246	MARKETING & PROMOTIONS	47.11		FACEBOOK - EXPO ADVERTISING	108768	COMDATA NETWORK INC
PV	118603	5/10/2023		1005034	9230.6246	MARKETING & PROMOTIONS	139.00		ECM PUBLISHERS INC	100158	ECM PUBLISHERS INC
PV	118753	5/24/2023		1005085	9230.6246	MARKETING & PROMOTIONS	200.00		BUSINESS EXPO	100158	ECM PUBLISHERS INC
PV	119356	5/31/2023		99061523	9230.6246	MARKETING & PROMOTIONS	57.20		FACEBK - BIZ EXPO AD	108768	COMDATA NETWORK INC
PV	119190	6/14/2023		1005139	9230.6246	MARKETING & PROMOTIONS	800.00		ANOKA AREA CHAMBER NETWORKING	100029	ANOKA AREA CHAMBER OF COMME
PV	120279	8/23/2023		1005417	9230.6246	MARKETING & PROMOTIONS	330.00		CHAMBER MARKETING MAP	100158	ECM PUBLISHERS INC
PV	120471	8/23/2023		117363	9230.6246	MARKETING & PROMOTIONS	969.00		TORNADO ALLEY SPORTSWEAR	112760	TORNADO ALLEY SPORTSWEAR
PV	120476	8/23/2023		117346	9230.6246	MARKETING & PROMOTIONS	72.50		INKY ELF LLC	117451	INKY ELF LLC
PV	120592	8/24/2023		117386	9230.6246	MARKETING & PROMOTIONS	57.00		BIZ APPRECIATION - EVENT SHIRT	112760	TORNADO ALLEY SPORTSWEAR

CITY OF RAMSEY  
General Ledger Activity  
1/1/2023 - 12/31/2023

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,  
Company 09230 Ledger AA

Object 4000 -6585

U Doc	Doc No	GL Date	Rec/Clk#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
					9230.6246	6,626.00		6,626.00 Net		
					Total	6,626.00				
PV	116833	1/12/2023	116190	9230.6249	MISCELLANEOUS OPERATING SUPPLY			2023 BUSINESS EXPO	112722	CENAIKO EXPO INC
PV	117158	1/19/2023	116181	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,257.50		DOWN PMT FOR EXPO ENTERTAINMEN	101209	A TOUCH OF MAGIC ENTERTAINMEI
PV	117574	1/31/2023	99021523	9230.6249	MISCELLANEOUS OPERATING SUPPLY	605.50		AMAZON - BIZ NETWORK STRIPS	108768	COMDATA NETWORK INC
PV	117356	2/2/2023	116249	9230.6249	MISCELLANEOUS OPERATING SUPPLY	10.99		12/19-1/18/23 ELECTRIC	100116	CONNEXUS ENERGY
PV	117371	2/2/2023	116257	9230.6249	MISCELLANEOUS OPERATING SUPPLY	78.08		WELLS CATERING SERVICE	105628	WELLS CATERING SERVICE
RC	62495	2/2/2023	54384	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO - RAMSEY STORAGE CENTER		EXPO - RAMSEY STORAGE CENTER
RC	62503	2/6/2023	54405	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO 2023		BUSINESS EXPO 2023
RC	62512	2/9/2023	54417	9230.6249	MISCELLANEOUS OPERATING SUPPLY		90.00	EXPO - KOTTIKES BUS SERVICE		EXPO - KOTTIKES BUS SERVICE
RC	62553	2/10/2023	54419	9230.6249	MISCELLANEOUS OPERATING SUPPLY		90.00	EDA BUSINESS EXPO BOOTH		EDA BUSINESS EXPO BOOTH
RC	62563	2/22/2023	54449	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EXPO - MN BUSINESS CONNECTION		EXPO - MN BUSINESS CONNECTION
RC	62564	2/22/2023	54450	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	RAMSEY EXPO - INTEGRITY PLUS		RAMSEY EXPO - INTEGRITY PLUS
RC	62565	2/22/2023	54451	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	BUSINESS EXPO - BARNETT FAMILY		BUSINESS EXPO - BARNETT FAMILY
RC	62566	2/22/2023	54452	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO - HOME GARAGE FL		BUSINESS EXPO - HOME GARAGE F
JE	42837	2/28/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	1.80		POSTAGE ALLOCATION		
JE	42860	2/28/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		945.00	Business Exp		
PV	117809	3/2/2023	116599	9230.6249	MISCELLANEOUS OPERATING SUPPLY	77.94		1/18-2/17-23 ELECTRIC USE	100116	CONNEXUS ENERGY
RC	62597	3/6/2023	54482	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EDA BUSINESS EXPO		EDA BUSINESS EXPO
RC	62609	3/8/2023	54499	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO - ACAPULCO OF RAMSEY		EXPO - ACAPULCO OF RAMSEY
RC	62610	3/8/2023	54500	9230.6249	MISCELLANEOUS OPERATING SUPPLY		90.00	EDA BUSINESS EXPO LEAF HOME WA		EDA BUSINESS EXPO LEAF HOME V
RC	62616	3/10/2023	54511	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO - MARY KAY		BUSINESS EXPO - MARY KAY
RC	62617	3/10/2023	54512	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	2023 BUSINESS EXPO - METRONOR		2023 BUSINESS EXPO - METRONOR
RC	62662	3/20/2023	54529	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	HOME EXPO - AIR COMFORT HEAT		HOME EXPO - AIR COMFORT HEAT
RC	62663	3/20/2023	54530	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	BUSINESS EXPO -IMPACT SERVICES		BUSINESS EXPO -IMPACT SERVICE
RC	62673	3/22/2023	54540	9230.6249	MISCELLANEOUS OPERATING SUPPLY		65.00	EXPO -SUITE LIVING SENIOR CARE		EXPO -SUITE LIVING SENIOR CARE
RC	62676	3/23/2023	54544	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	ANOKA CO. HISTORICAL SOCIETY		ANOKA CO. HISTORICAL SOCIETY
RC	62678	3/24/2023	54547	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	BUSINESS EXPO - REALTY GROUP		BUSINESS EXPO - REALTY GROUP
JE	42907	3/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	30.55		POSTAGE ALLOCATION		
JE	42939	3/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		745.00	Business Exp		
PV	118466	3/31/2023	4152023	9230.6249	MISCELLANEOUS OPERATING SUPPLY	11.99		AMZN - CANDY BIZ EXPO	108768	COMDATA NETWORK INC
PV	118466	3/31/2023	4152023	9230.6249	MISCELLANEOUS OPERATING SUPPLY	6.47		AMZN - CANDY BIZ EXPO	108768	COMDATA NETWORK INC
PV	118466	3/31/2023	4152023	9230.6249	MISCELLANEOUS OPERATING SUPPLY	10.99		AMZN - CANDY BIZ EXPO	108768	COMDATA NETWORK INC
RC	62728	4/6/2023	54592	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO INDEPENDENT BAPTIST CHURC		EXPO INDEPENDENT BAPTIST CHU
RC	62730	4/10/2023	54595	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO - VILLAGE BANK		EXPO - VILLAGE BANK
RC	62751	4/14/2023	54621	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO-PHYSICAL THERAPY CONSULT.		EXPO-PHYSICAL THERAPY CONSUL
RC	62768	4/17/2023	54628	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO - STORIES FOUNDATION		EXPO - STORIES FOUNDATION
RC	62769	4/17/2023	54629	9230.6249	MISCELLANEOUS OPERATING SUPPLY		50.00	EXPO-RIVERS BEND FAMILY DENTAL		EXPO-RIVERS BEND FAMILY DENTA
PV	118543	4/27/2023	116819	9230.6249	MISCELLANEOUS OPERATING SUPPLY	605.50		2ND HALF PMT FOR EXPO	101209	A TOUCH OF MAGIC ENTERTAINMEI

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
JE	42954	4/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	11.40		POSTAGE ALLOCATION		
JE	42965	4/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		510.00	Business Exp		
PV	118710	5/4/2023	116824	9230.6249	MISCELLANEOUS OPERATING SUPPLY	73.54		3/17-4/19/23 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	118722	5/4/2023	116834	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO REFUND	120045	SMART MOMS TRAVEL/SARA NICCL
PV	118723	5/4/2023	1005017	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,700.00		ADRENALINE SPORTS CENTER INC	116603	ADRENALINE SPORTS CENTER INC
PV	118724	5/4/2023	116828	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-FEDEX	120046	FEDEX GROUND
PV	118725	5/4/2023	116827	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-FARMERS	19358	FARMERS INSURANCE
PV	118726	5/4/2023	116829	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-GREEN	120047	GREEN HOME SOLUTIONS
PV	118727	5/4/2023	116836	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-THRIVEN	120048	THRIVENT FEDERAL CREDIT UNION
PV	118728	5/4/2023	116838	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		RAMSEY BUS EXPO REFUND-WJC	120049	WJC REMODELING LLC
PV	118722	5/18/2023	116834	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	EXPO REFUND	120045	SMART MOMS TRAVEL/SARA NICCL
PV	118752	5/24/2023	116919	9230.6249	MISCELLANEOUS OPERATING SUPPLY	1,257.50		BUSINESS EXPO	112722	CENAIKO EXPO INC
PV	119074	5/25/2023	116984	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		EXPO REFUND-REISS CHK 116834	120045	SMART MOMS TRAVEL/SARA NICCL
RC	62944	5/25/2023	54794	9230.6249	MISCELLANEOUS OPERATING SUPPLY		47.00	TOUCH OF MAGIC OVRPYMT HM SHOW		TOUCH OF MAGIC OVRPYMT HM ST
JE	42993	5/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	6.60		POSTAGE ALLOCATION		
RC	62981	6/7/2023	54831	9230.6249	MISCELLANEOUS OPERATING SUPPLY		1,098.00	EDA GOLF EVENT FASTENER SUPPL		EDA GOLF EVENT FASTENER SUPP
PV	119268	6/8/2023	117003	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.33		4/19-5/18/22 ELECTRIC USE	100116	CONNEXUS ENERGY
PV	119300	6/8/2023	117001	9230.6249	MISCELLANEOUS OPERATING SUPPLY	100.00		OVERCHARGED	120140	BOLTON & MENK
PV	119230	6/14/2023	117014	9230.6249	MISCELLANEOUS OPERATING SUPPLY	240.00		MINDOT ADVERTISING PERMITS	100112	COMMISSIONER OF TRANSPORTAT
PV	119234	6/14/2023	117028	9230.6249	MISCELLANEOUS OPERATING SUPPLY	500.00		RM GOLF CARTS INC	119555	RM GOLF CARTS INC
RC	63024	6/14/2023	54857	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	GOLF EVENT-LINKS AT NORTHFORK		GOLF EVENT-LINKS AT NORTHFOR
RC	63025	6/14/2023	54858	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	GOLF EVENT-METRONORTH CHAMBER		GOLF EVENT-METRONORTH CHAMI
RC	63026	6/14/2023	54859	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	GOLF EVENT-VILLAGE BANK		GOLF EVENT-VILLAGE BANK
RC	63030	6/15/2023	54863	9230.6249	MISCELLANEOUS OPERATING SUPPLY		696.00	GOLF EVENT PSD CH#11586		GOLF EVENT PSD CH#11586
RC	63050	6/21/2023	54892	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	GOLF EVENT-INTECH INDUSTRIES		GOLF EVENT-INTECH INDUSTRIES
PV	119542	6/28/2023	117102	9230.6249	MISCELLANEOUS OPERATING SUPPLY	125.00		RM GOLF CARTS INC	119555	RM GOLF CARTS INC
JE	43032	6/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	13.02		POSTAGE ALLOCATION		
JE	43047	6/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		1,780.00	EDA Golf Event		
JE	43048	6/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		3,600.00	EDA Golf Tournament		
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	420.96		WAL - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	39.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	69.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	32.56		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	31.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	34.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	46.78		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	39.99		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	18.87		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC

CITY OF RAMSEY

General Ledger Activity

1/1/2023 - 12/31/2023

R55GLACT LOG2300DVO Activity by Co, Div (pb), BU,

Ledger AA

Company 09230

Object 4000 -6585

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
PV	119969	6/30/2023	99071423	9230.6249	MISCELLANEOUS OPERATING SUPPLY	37.52		AMAZ - BIZ APPRECIATION DOOR P	108768	COMDATA NETWORK INC
PV	119626	7/12/2023	117173	9230.6249	MISCELLANEOUS OPERATING SUPPLY	57.50		EDA 2023 BANNER	117451	INKY ELF LLC
PV	119752	7/12/2023	1005243	9230.6249	MISCELLANEOUS OPERATING SUPPLY	129.50		ACE SALES	100011	ACE SALES
PV	119879	7/13/2023	117193	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.60		5/18-6/19-2023 ELECTRIC	100116	CONNEXUS ENERGY
RC	63216	7/24/2023	55005	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	GOLF EVENT-ANOKA AREA CHAMBER		GOLF EVENT-ANOKA AREA CHAMBE
RC	63217	7/24/2023	55006	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	EDA GOLF EVENT-CONNEXUS ENERGY		EDA GOLF EVENT-CONNEXUS ENER
RC	63218	7/24/2023	55007	9230.6249	MISCELLANEOUS OPERATING SUPPLY		252.00	EDA GOLF EVENT		HAPPY DAYS & EDA GOLF EVENT
PV	119870	7/26/2023	1005285	9230.6249	MISCELLANEOUS OPERATING SUPPLY	3,122.00		ACE SALES	100011	ACE SALES
JE	43070	7/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	9.39		POSTAGE ALLOCATION		
JE	43078	7/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		2,260.00	EDA Golf Registration		
JE	43079	7/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		760.00	EDA Golf Tournament		
PV	120431	7/31/2023	99081523	9230.6249	MISCELLANEOUS OPERATING SUPPLY	124.95		AMZN - AWARDS BIZ APPRECIATION	108768	COMDATA NETWORK INC
PV	120431	7/31/2023	99081523	9230.6249	MISCELLANEOUS OPERATING SUPPLY	176.72		AMZN - GLASS BIZ APPRECIATION	108768	COMDATA NETWORK INC
PV	120431	7/31/2023	99081523	9230.6249	MISCELLANEOUS OPERATING SUPPLY	79.96		AMZN - AWARDS BIZ APPRECIATION	108768	COMDATA NETWORK INC
PV	120431	7/31/2023	99081523	9230.6249	MISCELLANEOUS OPERATING SUPPLY	49.94		AMZN - AWARDS BIZ APPRECIATION	108768	COMDATA NETWORK INC
PV	120431	7/31/2023	99081523	9230.6249	MISCELLANEOUS OPERATING SUPPLY	8.99		AMZN - OPS BIZ APPRECIATION	108768	COMDATA NETWORK INC
PV	120431	7/31/2023	99081523	9230.6249	MISCELLANEOUS OPERATING SUPPLY	151.96		AMZN - OPS BIZ APPRECIATION	108768	COMDATA NETWORK INC
PV	120431	7/31/2023	99081523	9230.6249	MISCELLANEOUS OPERATING SUPPLY		24.97	WAL - AWARDS BIZ APPRECIATION	108768	COMDATA NETWORK INC
RC	63258	8/2/2023	55056	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	GOLF EVENT ANOKA CO/MACPHERSON		GOLF EVENT ANOKA CO/MACPHER
RC	63259	8/2/2023	55057	9230.6249	MISCELLANEOUS OPERATING SUPPLY		160.00	GOLF SPONSOR AURELIO'S PIZZA		GOLF SPONSOR AURELIO'S PIZZA
PV	120224	8/3/2023	117246	9230.6249	MISCELLANEOUS OPERATING SUPPLY	70.85		6/19-7/19/23 ELECTRIC USE	100116	CONNEXUS ENERGY
RC	63264	8/4/2023	55065	9230.6249	MISCELLANEOUS OPERATING SUPPLY		560.00	GOLF EVENT RAMSEY ACAPULCO		GOLF EVENT RAMSEY ACAPULCO
RC	63296	8/9/2023	55093	9230.6249	MISCELLANEOUS OPERATING SUPPLY		400.00	GOLF EVENT BANK OF ELK RIVER		GOLF EVENT BANK OF ELK RIVER
PV	120360	8/10/2023	117301	9230.6249	MISCELLANEOUS OPERATING SUPPLY	100.00		OVERPAYMENT GOLF EVENT	100960	GAMEC, THOMAS
RC	63329	8/16/2023	55114	9230.6249	MISCELLANEOUS OPERATING SUPPLY		360.00	GOLF EVENT-EHLERS & ASSOCIATES		GOLF EVENT-EHLERS & ASSOCIATE
JE	43111	8/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	8.13		POSTAGE ALLOCATION		
JE	43123	8/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		200.00	EDA Golf Tournament Registrat		
JE	43124	8/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY		2,580.00	ED Golf Tournament		
PV	121004	8/31/2023	99091823	9230.6249	MISCELLANEOUS OPERATING SUPPLY	120.00		SECRETARY OF ST WENDY NOTARY	108768	COMDATA NETWORK INC
PV	121004	8/31/2023	99091823	9230.6249	MISCELLANEOUS OPERATING SUPPLY	17.95		AMZN - BIZ APP DAY - CANDY	108768	COMDATA NETWORK INC
PV	121004	8/31/2023	99091823	9230.6249	MISCELLANEOUS OPERATING SUPPLY	7.59		AMZN - BIZ APP DAY - CANDY	108768	COMDATA NETWORK INC
PV	120788	9/7/2023	117398	9230.6249	MISCELLANEOUS OPERATING SUPPLY	70.39		7/19-8/17/23 ELECTRIC	100116	CONNEXUS ENERGY
PV	120565	9/13/2023	117452	9230.6249	MISCELLANEOUS OPERATING SUPPLY	162.00		TJ ASSOCIATES PRINTING INC	107059	TJ ASSOCIATES PRINTING INC
PV	120659	9/13/2023	1005504	9230.6249	MISCELLANEOUS OPERATING SUPPLY	899.00		GOLF EVENT PHOTOGRAPHY	112824	PARKPLACE STUDIO
PV	120772	9/13/2023	117429	9230.6249	MISCELLANEOUS OPERATING SUPPLY	16,080.91		LINKS AT NORTHFORK	100265	LINKS AT NORTHFORK
PV	120901	9/27/2023	1005587	9230.6249	MISCELLANEOUS OPERATING SUPPLY	11.35		SELF INKING STAMP	100529	WENDELL'S INC
JE	43146	9/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	1.26		POSTAGE ALLOCATION		
PV	118724	10/3/2023	116828	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	RAMSEY BUS EXPO REFUND-FEDEX	120046	FEDEX GROUND

U/Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address	Name
Company 09230 Div Continued										
PV	121315	10/5/2023	117582	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		REISSUE CHK116828-BUS EXOP REF	120431	HODANICH, GINA
PV	121320	10/5/2023	117576	9230.6249	MISCELLANEOUS OPERATING SUPPLY	69.57		08/17-9/19/23 ELECTRIC USAGE	100716	CONNEXUS ENERGY
JE	43183	10/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	6.75		POSTAGE ALLOCATION		
PV	121783	11/2/2023	117722	9230.6249	MISCELLANEOUS OPERATING SUPPLY	69.50		9/19-10/18/23 ELECTRIC USE	100716	CONNEXUS ENERGY
JE	43220	11/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	21.51		POSTAGE ALLOCATION		
JE	43265	11/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	16.58		CORRECT ACCOUNT CODING		
JE	43265	11/30/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	76.27		CORRECT ACCOUNT CODING		
PV	121315	12/7/2023	117582	9230.6249	MISCELLANEOUS OPERATING SUPPLY		75.00	REISSUE CHK116828-BUS EXOP REF	120431	HODANICH, GINA
PV	122390	12/7/2023	117888	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.55		10/18-11/17/23 ELECTRIC USE	100716	CONNEXUS ENERGY
PV	122412	12/14/2023	117958	9230.6249	MISCELLANEOUS OPERATING SUPPLY	75.00		BUS EXPO REFUND REISSUE CHK	120046	FEDEX GROUND
JE	43269	12/31/2023		9230.6249	MISCELLANEOUS OPERATING SUPPLY	34.02		POSTAGE ALLOCATION		
PV	122850	12/31/2023	118057	9230.6249	MISCELLANEOUS OPERATING SUPPLY	71.36		11/17-12/19/23 ELECTRIC USE	100716	CONNEXUS ENERGY
					9230.6249 Total	33,090.19	21,082.97	12,007.22 Net		
PV	118313	4/26/2023	1004978	9230.6315	MISCELLANEOUS PROFESSIONAL SER	112.50		LEGAL BLUE LINE COLLISION	119037	HOLSTAD & KNAAK, PLC
PV	119990	7/26/2023	117216	9230.6315	MISCELLANEOUS PROFESSIONAL SER	525.00		SR HOUSING ANALYSIS	106624	EHLERS AND ASSOCIATES, INC
JE	43069	7/31/2023		9230.6315	MISCELLANEOUS PROFESSIONAL SER		525.00	ehlers pres homes		
PV	120475	8/23/2023	117339	9230.6315	MISCELLANEOUS PROFESSIONAL SER	877.36		PRES HOMES-EHLERS ANALYSIS	106624	EHLERS AND ASSOCIATES, INC
PV	120801	9/7/2023	117403	9230.6315	MISCELLANEOUS PROFESSIONAL SER	20.00		NOTARY COUNTY RECORDING FEE	107247	SHERBURNE COUNTY RECORDER
					9230.6315 Total	1,534.86	525.00	1,009.86 Net		
PV	118834	5/11/2023	1005061	9230.6331	TRAVEL & LODGING	41.92		LMC SEMINAR MILEAGE	120052	SCHLUETER, WENDY
PV	118834	5/11/2023	1005061	9230.6331	TRAVEL & LODGING	7.25		LMC SEMINAR PARKING	120052	SCHLUETER, WENDY
PV	120431	7/31/2023	99081523	9230.6331	TRAVEL & LODGING	360.38		KAHLER - EDAM CONFERENCE	108768	COMDATA NETWORK INC
PV	121317	10/5/2023	1005595	9230.6331	TRAVEL & LODGING	73.36		9.25-9.28.23 ECON DEVL P EXPO	120052	SCHLUETER, WENDY
					9230.6331 Total	482.91		482.91 Net		
PV	118941	4/30/2023	99051523	9230.6335	TRAINING	20.00		LMC - TRAINING WENDY	108768	COMDATA NETWORK INC
PV	119356	5/31/2023	99061523	9230.6335	TRAINING	355.00		ECON DEV ASSOC MN TRAINING	108768	COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6335	TRAINING	750.00		EDAM - ECON DEV COURSE WENDY	108768	COMDATA NETWORK INC
					9230.6335 Total	1,125.00		1,125.00 Net		
PV	117969	2/28/2023	99031523	9230.6351	LEGAL NOTICES PUBLISHING	65.00		THE STAR TRIBUNE -SUBSCRIPTION	108768	COMDATA NETWORK INC
JE	43265	11/30/2023		9230.6351	LEGAL NOTICES PUBLISHING		65.00	CORRECT ACCOUNT CODING		
					9230.6351 Total	65.00	65.00	Net		
PV	117596	3/1/2023	116573	9230.6361	GENERAL LIABILITY/PROPERTY INS	312.89		GENERAL LIAB ALLOCATION	100259	LEAGUE OF MN CITIES INS TRUST
					9230.6361 Total	312.89		312.89 Net		
PV	118209	3/30/2023	116700	9230.6371	ELECTRIC UTILITIES	76.27		2/17-3/17/22 ELECTRIC USAGE	100716	CONNEXUS ENERGY
JE	43265	11/30/2023		9230.6371	ELECTRIC UTILITIES		76.27	CORRECT ACCOUNT CODING		

CITY OF RAMSEY  
General Ledger Activity  
1/1/2023 - 12/31/2023

R55GLACT LOG23000VO Activity by Co, Div (pb), BU,  
Company 09230 Ledger AA  
Object 4000 -6585

U Doc	Doc No	GL Date	Rec/Ck#	Account Number	Description	Debit Amount	Credit Amount	GL Explanation / Remark	Address Name
Company 09230 Div Continued									
				9230.6371	Total	76.27	76.27	Net	
JE	42780	1/1/2023		9230.6451	MEMBERSHIP DUES			DECEMBER COMDATA/Economic Deve	
PV	116835	1/25/2023	1004651	9230.6451	MEMBERSHIP DUES	256.67		SALEFORCE MEMBERSHIP BRE	114104 GREATER MSP
PV	117574	1/31/2023	99021523	9230.6451	MEMBERSHIP DUES	5.19		ECM ANOKA HERALD ONLINE	108768 COMDATA NETWORK INC
PV	118466	3/31/2023	4152023	9230.6451	MEMBERSHIP DUES	5.19		ECM - ANOKA HERALD SUBSCRIPTIO	108768 COMDATA NETWORK INC
PV	118941	4/30/2023	99051523	9230.6451	MEMBERSHIP DUES	5.19		ECM - ANOKA HERALD SUBSCRIPTIO	108768 COMDATA NETWORK INC
PV	119356	5/31/2023	99061523	9230.6451	MEMBERSHIP DUES	5.19		ECM - ANOKA HERALD SUBSCRIPTIO	108768 COMDATA NETWORK INC
PV	119969	6/30/2023	99071423	9230.6451	MEMBERSHIP DUES	5.19		ECM - ANOKA HERALD SUBSCRIPTIO	108768 COMDATA NETWORK INC
PV	120431	7/31/2023	99081523	9230.6451	MEMBERSHIP DUES	6.19		ECM -HERALD	108768 COMDATA NETWORK INC
PV	121004	8/31/2023	99091823	9230.6451	MEMBERSHIP DUES	5.69		ECM - ANOKA HERALD SUBSCRIPTIO	108768 COMDATA NETWORK INC
PV	121026	9/27/2023	117520	9230.6451	MEMBERSHIP DUES	454.50		METRONORTH CHAMBER MEMBERSHIP00288	METRO NORTH CHAMBER OF COMI
PV	121524	9/30/2023	96101323	9230.6451	MEMBERSHIP DUES	5.69		ECM - ANOKA HERALD SUBSCRIPTIO	108768 COMDATA NETWORK INC
PV	121357	10/25/2023	1005651	9230.6451	MEMBERSHIP DUES	480.00		ANNUAL MEMBERSHIP DUES	100029 ANOKAAREA CHAMBER OF COMME
JE	43265	11/30/2023		9230.6451	MEMBERSHIP DUES	65.00		CORRECT ACCOUNT CODING	
PV	122491	11/30/2023	99121523	9230.6451	MEMBERSHIP DUES	5.69		ECM - ANOKA HERALD SUBSCRIPTIO	108768 COMDATA NETWORK INC
PV	123208	12/31/2023	99011224	9230.6451	MEMBERSHIP DUES	5.69		ECM - ANOKA HERALD SUBSCRIPTIO	108768 COMDATA NETWORK INC
				9230.6451	Total	1,592.67		1,592.67 Net	
	9230				ECONOMIC DEVELOPMENT AUTHORITY	48,220.67	170,033.36	121,812.69- Net	
						48,220.67	170,033.36	121,812.69- Net	
	09230				ECONOMIC DEVELOPMENT AUTH	48,220.67	170,033.36	121,812.69- Net	



**Economic Development Authority (EDA)****Meeting Date:** 08/08/2024**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Title:**

Old Town Hall Discussion - 50th Anniversary - Renovation Quotes - Next Steps

**Purpose/Background:**

Council Members Specht and Howell originally asked for this item to be brought forward for discussion at the Council level this year. Ramsey is having its 50th Anniversary this year and trying to bring the Old Town Hall back into service in some capacity could be part of the celebration. The City Council has discussed this item twice this year at work session and asked the EDA to look at the potential of funding the project as consensus of the July 25th work session.

The purpose of this case is to consider contracting to renovate the entire Old Ramsey Town Hall, performing general maintenance and to consider future use.

At the March 9th, 2024 City Council work session, the City Council discussed the idea of renovating the Old Town Hall Building as part of the 50th Anniversary Celebration for the City of Ramsey. The consensus of the discussion was to have staff obtain quotes for the renovation and to bring it back to a future work session for discussion. Possible uses could be park programming, lease for music instruction, other smaller retail or office uses with minimal parking requirements.

Obtaining quotes for the project took longer than anticipated based on the complexity of the project and finding three contractors willing to quote the work. Staff has attached the quotes and scope of work for each contractor and a comparison of the quotes to this case. In order to ensure that the building meets ADA requirements, staff is suggesting that the concrete ramp and sidewalk be included with the work contracted if the Council decides to move forward with the renovation. There are a couple of large Oak trees (One dead and hanging over building, the other one dying) on site that should be removed as part of this project to make way for the sidewalk. One contractor quoted \$4000 for the tree removal but our public works team will be able to get the work done for a lesser cost. Quotes from the contractors ranged from \$120,007 to \$187,000 and did not include tree removal which is significantly less than what staff estimated at the previous work session. Neither quote included Sewer and Water connection charges, if applicable. The water meter was removed in 2000 and a new meter would need to be installed by the City. The timeline to complete the project once awarded and materials selected ranged from 4 weeks to 6 months. Based on the timing of required approvals, it is unlikely the project would be completed prior to Happy Days. The lowest quote was provided by DKN Construction and they also had the shortest timeline to get the project done. It should be noted that these quotes have a shelf life and a decision needs to be made quickly to ensure price stability. Staff also has had further discussions and has provided additional information to the contractors from the RCP report. Staff recommends that if a recommendation to award a contract is made that a 10-15% contingency be included due to the exploratory nature of some of the work that is needed to be performed (Sheet rock replacement (water marks), Door frame rot extending into building, and other unforeseen conditions).

**Parking Update (New information)****Staff has had subsequent discussions with Security Bank and Trust (Formerly Flagship Bank)**

and they are open to a shared parking arrangement as long as it does not negatively impact their customers and employees. If a decision to move forward with the renovation, Staff would set up a meeting with the bank to discuss details and a potential agreement which likely would be dependent on the future use of the Old Town Hall building. Per an existing agreement (attached), the City already does have access to parking in the bank lot when the bank is closed.

#### Potential Uses (New Information)

In order to ensure that the historical building is preserved and isn't deteriorating, it would make sense to have it occupied in some capacity. This would ensure the utilities are operational, the building isn't leaking and it is secure from pests.(squirrels, bats, raccoons, mice, etc). a business incubator was listed as a potential use in the RCP study. Staff believes that a CPA, tax preparer, boutique retailer, or another office user that doesn't require many customers or workers would also be good uses of the space. Ideally, rent would recover the renovation costs quickly, but there is value in having a tenant "keep the lights on" to ensure the building remains in good working condition after the investment of the renovation has been made.

Staff is looking for direction.

For Quick reference, information provided in the April 9, 2024 work session case is below:

#### Renovation History and New Pricing Estimate (Old information)

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 in 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. In 2021 a private business asked the city to renovate the building and to lease it back for a boutique. Quotes for the renovation at this time were \$111,900 to \$139,270 based on increased costs of construction and inflation staff is estimating a 50% mark-up from the 2021 pricing which would amount to a cost of \$167,850 to \$208,905.

#### Parking / History (Old Information)

When the First Bank of Isanti bought the land next to Town Hall and constructed its facility, a Declaration of Reciprocal Easements document was filed. (See attached) This document references a shared parking easement agreement between the Old Town Hall and the Bank that is permanent and perpetual. Other requirements of the agreement include ongoing maintenance by the bank with the City being responsible for 29% of the maintenance costs within 30 days receipt of an invoice by the Bank and hours that the Old Town Hall can use a portion of the bank parking lot excluding specific hours during bank operation. Staff is not aware of any invoices that have been issued to the City but will need to verify with finance. There was supposed to be an Exhibit as part of the recorded document by KKE defining these areas better but unfortunately it is not part of the document of record at Anoka County. Staff has searched for records internally for the KKE Exhibit but have been unable to find it. Staff reached out to Flagship bank to see if they have any interest in formalizing a new parking agreement that would make use of the Old Town Hall more viable. Unfortunately, Flagship Bank

is in the middle of a merger and won't have time to discuss options in any detail until the merger is complete which is estimated to be sometime in May.

#### Future Use Options (Old Information)

The 17b RCP report discussed potential future use of the Old Town Hall. Uses contemplated ranged from a public space, museum, school, arts, and business incubator. Staff has received multiple requests about the availability of the building for lease for various types of businesses in the past. 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 were excited at the possibility of using this unique building and think its allure will benefit their businesses. 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.

The Old Town Hall has an estimated 778 SF of lease space. It includes a bathroom, main hall and cloak room. Staff consulted with a local real estate agent in 2021 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. Staff estimates that a current lease rate would fall into the \$14-20 / SF range.

#### Private Party Lease (Old Information)

The EDA reviewed this use in 2021 and recommended that staff renovate the building when pricing came down. Unfortunately, pricing has not come down since Covid..

#### Public / Parks (Old Information)

Ideas for use of the site include art classes and rental for small events. Staff has spoke with Mark Riverblood and he was not confident he could identify many viable parks uses for that building based on the layout, outside noise and uncertain parking. He noted he thought it was a better niche retail location if the use didn't require much parking or if a parking solution could be found.

#### Visitor Center (Old Information)

Mayor Kuzma has expressed interest in moving the Old Town Hall to the Anoka County Mississippi West Regional Park and to utilize it as a Visitor Center. More information is needed to determine the viability of this based on the information in the RCP Report which recommends against moving the building..

#### **Notification:**

None required

#### **Time Frame/Observations/Alternatives:**

About every 4-7 years the Town Hall and its future is brought to the City Council or Commissions for consideration. Past responses have included funding general maintenance (Roof, eaves) to securing the building and contracting for reports to identify what would be needed to restore the building and bring it back into operation. The last time the city seriously looked at this item was in 2021 when it had an interested tenant (Small Town Girl Boutique) during the tail end of the Pandemic and it was decided to wait and see if pricing to renovate would come down. In 2024, pricing has slightly increased with the lowest quote being around **\$120,007** (was \$111,000 in 2021). The proposed scope of work to fully renovate the Old Town Hall includes installation of new front steps, an ADA ramp and a concrete sidewalk from the parking lot to the front entrance. The removal of two dead, or dying oak trees will also need to be done to accommodate for the sidewalk and to ensure the dead trees don't fall on the building. Our Public Works team has the tools and skills necessary to remove the two trees which would have cost \$4000 if contracted out to the private sector. As previously mentioned above, Staff believes there are likely unexpected items that the contractor will run into during the renovation and is requesting that a contingency of 10-15% (132K-138K) be included for all contractors if a recommendation to award a bid to a contractor is made. If the EDA funds are are used for the renovation, Staff recommends that the EDA receive all

lease payments received from future tenants of the building to replenish the EDA Unencumbered Fund Balance.

The EDA has previously supported items such as replacing the door, general property maintenance. After the two oak trees are removed (No charge-work performed by Public Works), staff is recommending that the building have pests removed from the eaves and attic and eaves repaired. The front door is still secure, but staff believes that this will need to be addressed prior to this winter to ensure it remains secured from the elements and critters after the upcoming winter is over. Based on past repairs, pest removal / temp repairs (\$1500) and a recent quote of \$4000 to replace the door staff estimates this cost to total under \$10,000 to complete these general maintenance items. If the EDA is not comfortable supporting a full renovation, this option would be a good step in preserving the building in its existing condition. Staff would also recommend the overgrown shrubs be removed, or groomed by Public Works when the remove the oak trees, the building be vacuumed and to have unnecessary items (unused or deteriorated) building materials removed as part of this option.

**Alternatives:**

- 1) Recommend to City Council to Award Old Town Hall Renovation bid to DKN Construction for \$120,007 (Lowest quote) and up to a 15% contingency from the EDA Unencumbered Fund Balance to fund the full renovation.
- 2) Recommend to City Council to Authorize Staff to work with DKN Construction and MN Wild Animal Management to Complete Pest Removal and Building Maintenance in an amount not to exceed \$10,000 from the EDA Unencumbered Fund Balance.
- 3) Something else

**Funding Source:**

Up to \$138,008 from the EDA Unencumbered Fund Balance (Currently 1.392M)

**Recommendation:**

Staff is comfortable with either option presented. Staff does believe that the price will only go up into the future to perform a full renovation or maintenance to the building. Staff also believes that there is value in having the building occupied to ensure it remains in good working order. Staff does not support "No Action" as the building needs maintenance.

**Outcome/Action:**

There are three options for consideration:

1)

Motion to Recommend to City Council to Award Old Town Hall Renovation bid to DKN Construction for \$120,007 (Lowest quote) and up to a 15% contingency from the EDA Unencumbered Fund Balance to fund the full renovation.

OR

2) Recommend to City Council to Authorize Staff to work with DKN Construction (Lowest quote) and MN Wild Animal Management to Complete Pest Removal and Building Maintenance in an amount not to exceed \$10,000 from the EDA Unencumbered Fund Balance.

OR

3) No Action or Something else.

Site Location Map  
Renovation Quote Summary  
DKN Quote  
Reshetar Quote  
RAK Quote  
RCP Town Hall 17A Report  
RCP Town Hall Report 17b  
Reciprocal Easement Agreement - Parking  
Town Hall Photos 7-25-24

### **Form Review**

**Inbox**

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 08/01/2024

**Reviewed By**

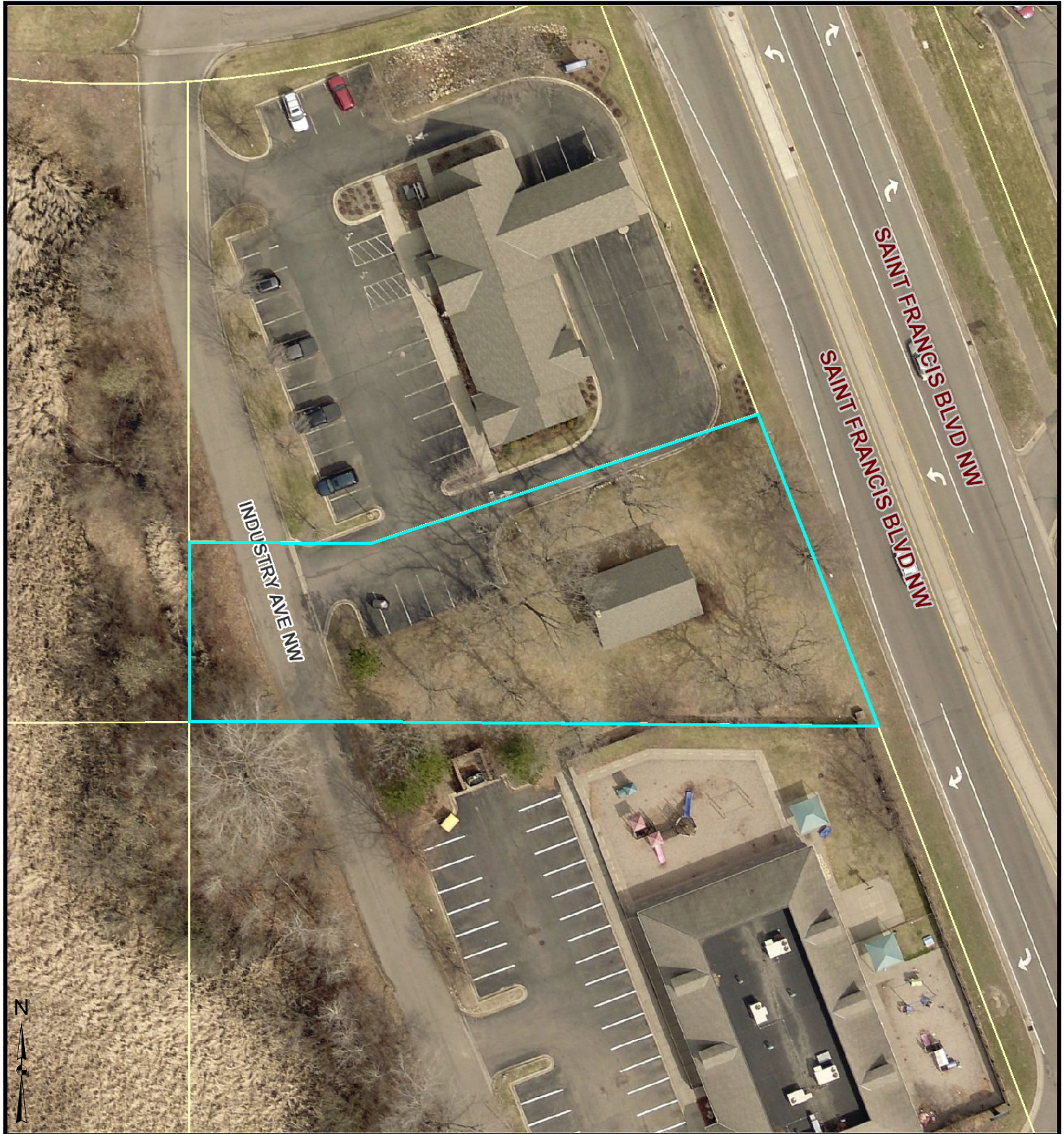
Brian Hagen

**Date**

08/01/2024 12:37 PM

Started On: 07/25/2024 08:36 AM

# Anoka County Parcel Viewer



**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

## Bid Comparison (Summary)

Company	DKN Construction	Reshetar	RAK
Building Renovation	\$ 88,007	\$ 140,000	\$ 140,215
Sidewalk/Ramp	\$ 34,000	Included above	\$ 38,500
<b>Sub Total</b>	<b>\$ 122,007</b>	<b>\$ 140,000</b>	<b>\$ 178,715</b>

Add On - Tree Removal	NO QUOTE GIVEN	4000	NO QUOTE GIVEN
Add On - Seed Ramp Area	<b>Included above</b>	<b>Included Above</b>	\$ 3,500
Deduct - Ramp to North	\$ 2,000	<b>N/A</b>	<b>N/A</b>

Project Timeline	4-6 weeks once tile and wainscot selected	about 3 months	4-6 months
------------------	--	----------------	------------

\*Quotes do not include Sewer and Water Connection Charges, if any

DKN Construction, LLC  
 2332 Highway 65  
 Mora, MN 55051 US  
 612-333-3857  
 office@dknconstruction.com  
 www.dknconstruction.com

# Estimate



ADDRESS
City of Ramsey. 14120 St Francis Blvd Ramsey, MN 55303

ESTIMATE #	DATE	
2588	07/08/2024	

## JOB NAME

Ramsey Town Hall Budget

DESCRIPTION	AMOUNT
Remove existing steps. Install pier footings as needed. Form and pour landing with steps and concrete ramp. Tuckpoint misc. areas as needed. Ramp to be on south side.	34,000.00
Sand and finish with 3 coats of oil base polyurethane: Main room and entry approx 700 sf. Install, sand and finish 3 1/4 douglas fir in entry. Patch approx 8 boards also. * Use old wood if available. New wood will be lighter in color than old wood. * Any additional patching is \$35 per board.	4,976.00
Inclusions:	28,270.00
Extend the broken vent stack up through the roof from the basement (this may require others to open walls to accomplish) Revise existing plumbing rough-in as required and connect to main sewer stack Provide a tank type toilet Provide a wall hung lavatory sink and faucet Provide 6-gallon (120V) electric water heater and hang in basement Provide domestic water piping as required for fixtures and water heater, route water service (water meter by others) Provide waste & piping as required for the fixtures Provide pipe insulation on domestic water piping as required by code Provide furnace discharge plenum Provide ductwork branch main and route through crawl space to floor registers along the perimeter Provide return ductwork main to a large (approximately 30x30) single return grille in large open room near furnace Provide (8) floor grilles Provide bathroom exhaust fan, terminate through building sidewall Provide combustion air & flue piping for furnace Furnace start-up and operation check Mechanical engineering as required for permit Permit and inspection Tools, trucking and supervision	
Clarifications: Building opening by others	





**Reshetar Systems, Inc.**  
730 Bunker Lake Boulevard Northwest  
Anoka, MN 55303  
763.421.1152 Fax 763.421.1153

## PROPOSAL

page 1 of 1

DATE: **2-Jul-24**

TO: **Sean Sullivan**  
[ssullivan@ci.ramsey.mn.us](mailto:ssullivan@ci.ramsey.mn.us)

PROPOSAL NUMBER: **24-13199**

PROJECT: **Ramsey Town Hall Renovations**

PLAN DATE: **N/A**

ADDENDA: **N/A**

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Labor, materials, and equipment for the following:

Permits included

**Carpentry:** Repair exterior soffits/fascia, broken window, main entry (including new transom window)  
New interior wainscot/trim and window/door casing  
New toilet accessories and door hardware

**Drywall:** Patch existing drywall as needed. Finish tape and sand all areas to level 4 finish  
Spray knock-down texture on ceiling

**Painting:** Prime and paint existing walls and ceilings  
Enamel new wainscot, door frames, window frames and trim  
Clear sealer on all doors  
Paint exterior soffits, fascia and windows

**Flooring:** Patch existing floor as needed (provide new at entry)  
Sand and refinish existing flooring as needed  
New floor and wall tile in bathroom

**Plumbing:** Rough ins below floor, connected to existing 4" cast drain and 1" galvanized water  
Set meter and finish all tie-ins to fixtures (6 gallon water heater, chrome bath fixtures)  
American Standard toilet and sink and grab bars

**Electrical:** New devices at existing rough-ins (12 receptacles, 2 exit signs, 8' LED strip light in basement  
3 switches, 6 light fixtures (\$1,750 allowance), add switch and entry), Hook up furnace and A/C  
Assuming all existing wiring is in good working order

**HVAC:** New furnace and A/C figured (existing new furnace is not repairable), all rough-ins under floor  
Bath fan, grills/registers, ductwork and PVC venting included

**Sidewalks:** New sidewalks along north side of building, tear out and repour new front stoop with ADA ramp  
New ADA railings at stoop/stairs and ramp as needed  
Restore greenspace with black dirt and seed (future watering by others)  
Tree removal if needed: **add \$4000**

**TOTAL BUDGET \$ 140,000**

***Brett M. Reshetar***

This proposal may be withdrawn if not accepted within 30 days.

Brett M. Reshetar

Direct (612) 940-0123

All materials to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, theft, and other necessary insurance. Our workers are fully covered by Worker's Comp. Insurance.





# RAK Construction, Inc.

An Affirmative Action, Equal Opportunity Employer

21435 Johnson Street NE  
East Bethel, MN 55011  
Phone (763) 434-4210 Fax (763) 434-8380

# Bid Proposal

**DATE** July 17, 2024  
**Bid #** 15088B

**Customer #** 763-433-9868  
[ssullivan@cityoframsey.com](mailto:ssullivan@cityoframsey.com)  
*Prepared by:* Angela

**Bid To:**

City of Ramsey  
7550 Sundwood Dr. NW  
Ramsey, MN 55303  
Attn: Sean Sullivan

Job Location: Old Town Hall  
14120 St. Francis Blvd NW  
Ramsey, MN 55303

**RAK Construction proposes to furnish labor and material to complete the work as follows:**

**City of Ramsey- Old Town Hall Restoration BUDGET**

Description	AMOUNT
1. Repair exterior brick.	
2. Repair eaves and paint.	
3. Install owner provided doors. Stain doors and frames.	
4. Repair windows and replace (1) with new.	
5. Tuck point chimney.	
6. Supply and install new plumbing fixtures and tie into city plumbing.	
7. Hook up HVAC unit and install new A/C unit.	
8. Restore exiting wood floors.	
9. Supply and install ceramic tile in restroom.	
10. Supply and install wood wainscot throughout main area. Stain wood wainscot.	
11. Finish remaining sheetrock. Paint.	
12. New lighting throughout space, exit signage to meet code, and hook up to city power.	
13. Clean Up, Supervision, Disposal, Permit, and OH&P are included in this cost.	
<b>TOTAL</b>	<b>\$140,215.00</b>

**Alternate 1: Add \$38,500.00 for sidewalk and ADA ramp. Sidewalk to include curb cut and truncated domes.**

**Alternate 2: Add \$3,500.00 to restore tapered earthwork along ramp with seed only.**

**Note 1: No tree removal.**

This proposal may be withdrawn or prices may be subject to change if not accepted within 30 days.

If you have any questions concerning this quotation, contact James Wood 763-434-4210.

Yours truly,

RAK Construction Inc.

**James Wood**  
**Project Manager**  
[james@rakconstruction.com](mailto:james@rakconstruction.com)

Thank you for the opportunity to quote this work

**Acceptance of Proposal**

The work described above is approved by:

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

# Historic Ramsey Town Hall: Ramsey, MN

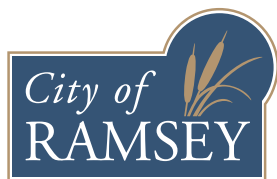


## Prepared by

Corinne Deger, Morgan Kuehn, Kate Stanger, and  
Vanessa Walton

Students in ARCH 5672: Historic Building Conservation

Instructor: Todd Grover  
College of Design



## Prepared in Collaboration with

Kurt Ulrich  
City Administrator, City of Ramsey



Resilient Communities Project

UNIVERSITY OF MINNESOTA

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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This publication may be available in alternate formats upon request.

**Resilient Communities Project**

University of Minnesota

330 HHHSPA

301—19th Avenue South

Minneapolis, Minnesota 55455

Phone: (612) 625-7501

E-mail: [rcp@umn.edu](mailto:rcp@umn.edu)

Web site: <http://www.rcp.umn.edu>



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# HISTORIC RAMSEY TOWN HALL

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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

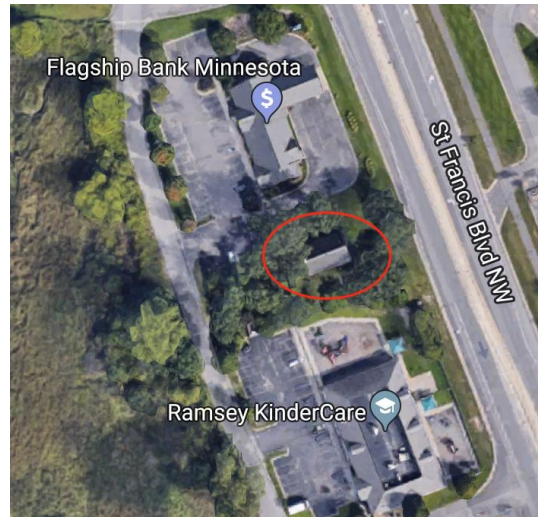


Figure 2 – North Oriented Map

## 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.

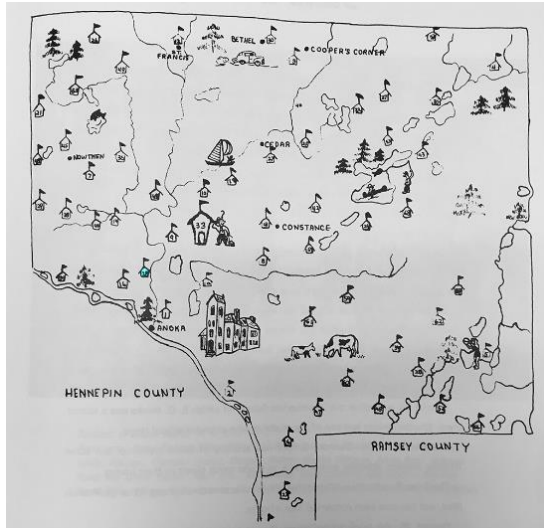


Figure 3 – Anoka Co Schools, No. 28 in Blue

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.<sup>1</sup>

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.<sup>2</sup>

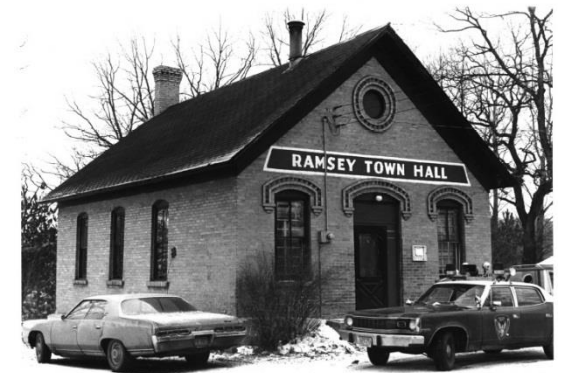


Figure 4 – Ramsey Town Hall 1978

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.

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

<sup>2</sup> 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

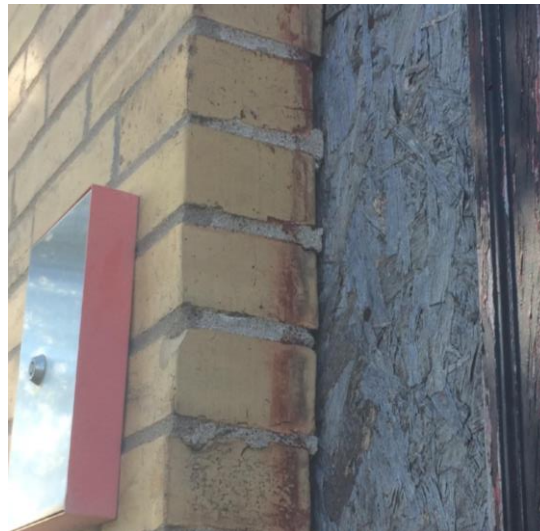


Figure 7 – Red Paint on Side Framing

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.

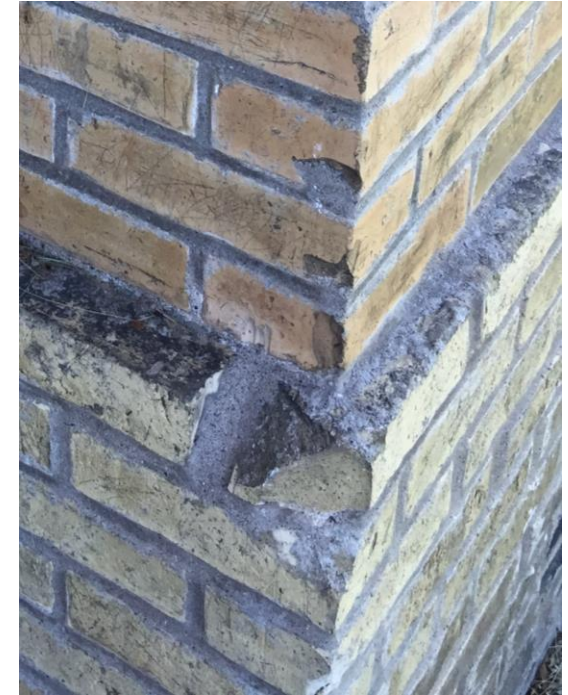


Figure 14 – Environmental Degradation

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



Figure 15 – Holes in Brick from Sign

# RAMSEY TOWN HALL, Ramsey, Minnesota

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

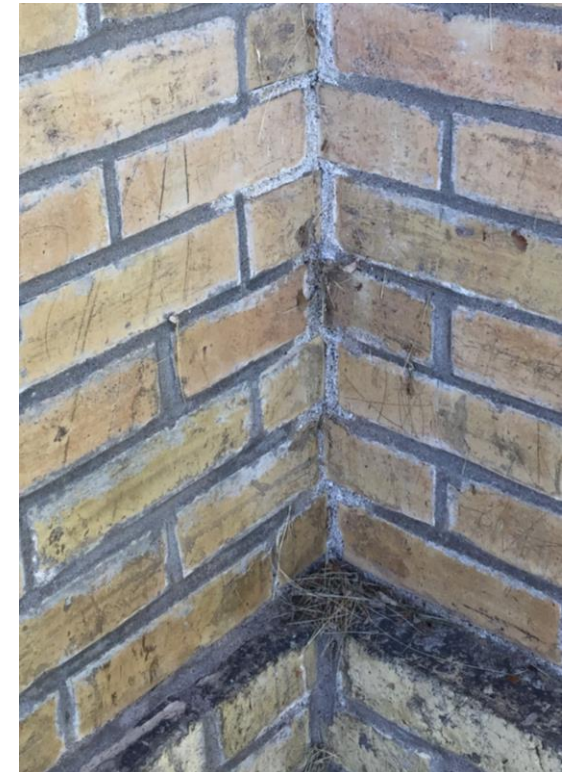


Figure 19 – Attempted Repointing



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.<sup>3</sup>

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

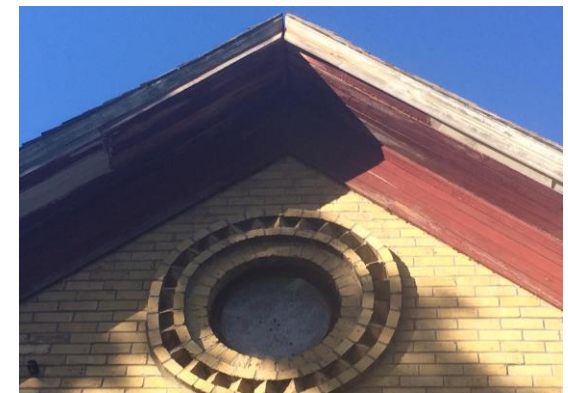


Figure 26 – Circular Front Window



Figure 27 – Paint Chipping on Window Frame

<sup>3</sup> 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>.

# RAMSEY TOWN HALL, Ramsey, Minnesota

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.<sup>4</sup>

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.

<sup>4</sup> 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>.

# RAMSEY TOWN HALL, Ramsey, Minnesota



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.<sup>5</sup>

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.

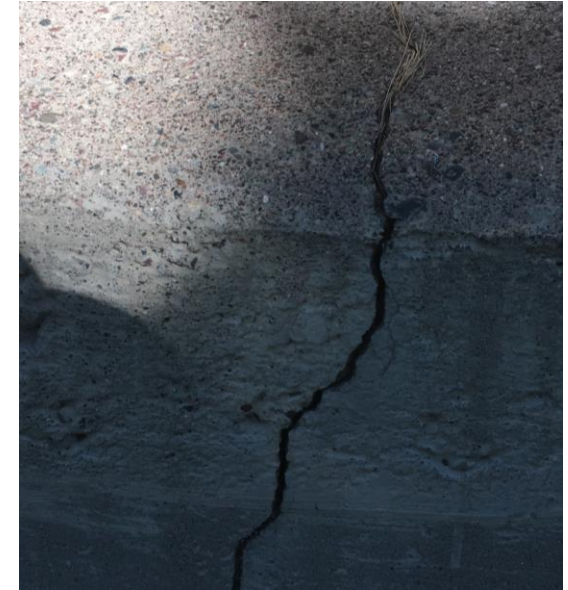


Figure 30 – Concrete Curb Crack



Figure 31 – North Elevation Window

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

# RAMSEY TOWN HALL, Ramsey, Minnesota



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.

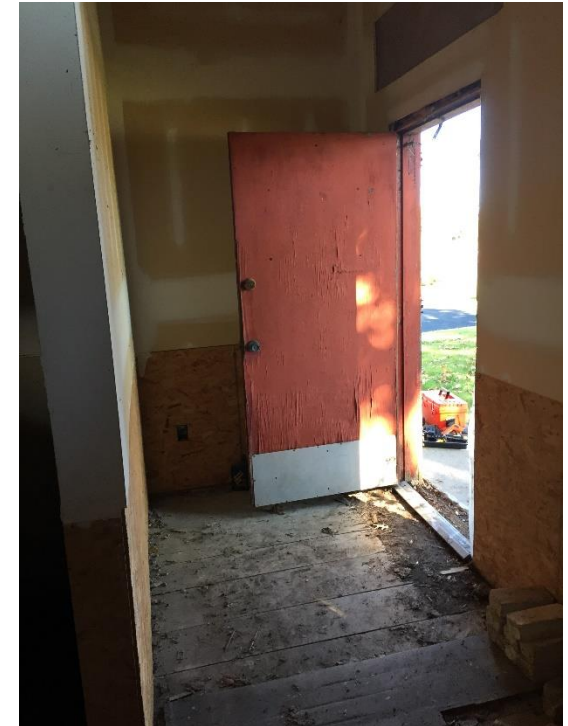


Figure 31 – Entry Hall



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.<sup>6</sup>

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.

<sup>6</sup> 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

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.<sup>7</sup> 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.

<sup>7</sup> 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.<sup>8</sup>

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.

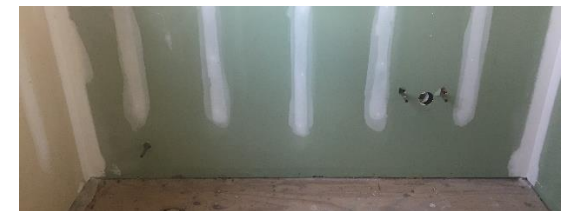


Figure 38 – Bathroom Plumbing

<sup>8</sup> 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

## 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.<sup>9</sup>



Figure 39 – Main Room, West Wall

<sup>9</sup> 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

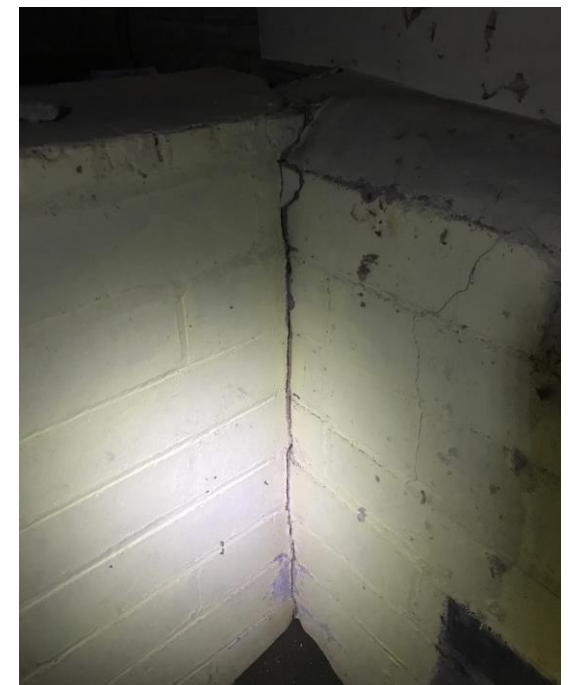


Figure 41 – Concrete Masonry Wall

# 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 15<sup>th</sup>, 2017.

# Sustaining Our Legacy: The Future of Ramsey Town Hall

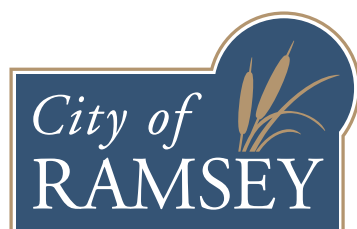


**Prepared by**  
Mary Cutrufello, Katriona Molasky, and Amy Van Gessel

Students in PA 5211 Land Use Planning  
Instructor: Dr. Fernando Burga  
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**Prepared in Collaboration with**  
Kurt Ulrich  
City Administrator  
City of Ramsey



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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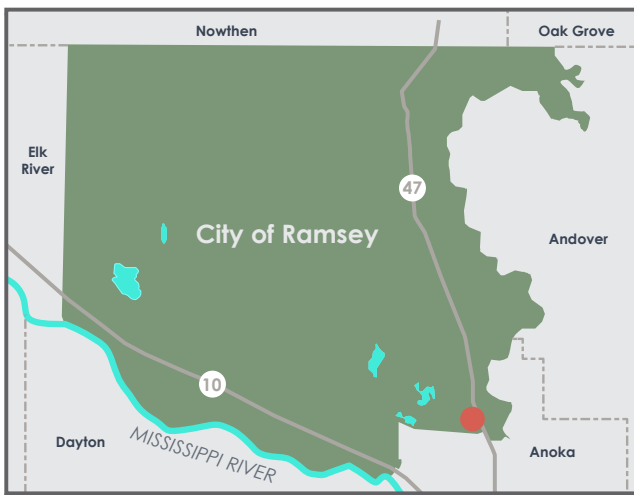
# Sustaining Our Legacy



## The Future of Ramsey Town Hall

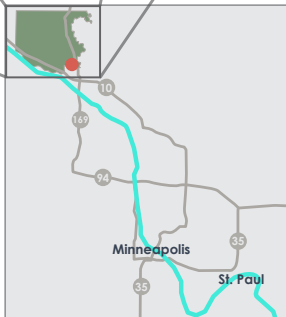


The **Old Ramsey Town Hall/District No. 28 Schoolhouse (OTH)** is the most historically significant structure of the few surviving 19th-century structures in Ramsey. The schoolhouse is located in the far southeastern corner of the city. It currently sits empty, surrounded by modern development and with 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><b>1</b> POSTER NUMBER</p> <p><b>2</b> <b>History of the Area</b> 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><b>2</b> <b>History of the Building</b> We investigate the timeline of the building and its past uses.</p> <p><b>3</b> <b>Historic Preservation Context</b> We recognize prior preservation efforts of the community and their current engagement with and use of the area's existing historical resources.</p>	<p><b>3</b> <b>Historical Significance</b> We assess and determine the building's historical significance.</p> <p><b>4</b> <b>Future Preservation Outreach</b> We recommend city policies that can encourage good stewardship of Ramsey's historic resources.</p> <p><b>5</b> <b>Context and Constraints</b> We evaluate the site and surrounding land use over time. We evaluate issues &amp; opportunities that exist with neighbors.</p> <p><b>6</b> &amp; <b>7</b> <b>Building Condition</b> We evaluate the current condition of the OTH and recommend changes.</p>	<p><b>8</b> &amp; <b>9</b> <b>Retrofit: Redevelopment In Situ</b> We provide possible uses consistent with the building's location, some of which may involve collaborations with surrounding businesses.</p> <p><b>10</b> &amp; <b>11</b> <b>Relocation: Move to New Site</b> We propose sites for relocation. We recommend possible uses that may benefit The COR and acknowledge consequences of relocation.</p> <p><b>11</b> <b>Conclusion</b> 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

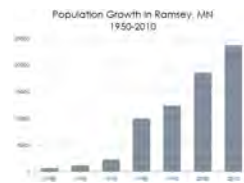


Building in 2017

- 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.

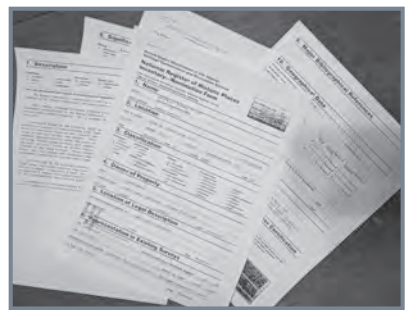
### TIMELINE OF PRESERVATION WORK: What went wrong?



#### 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.*



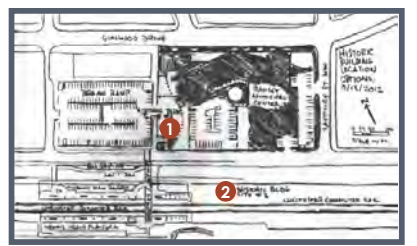
Work sign for most recent restoration, 1996



#### 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

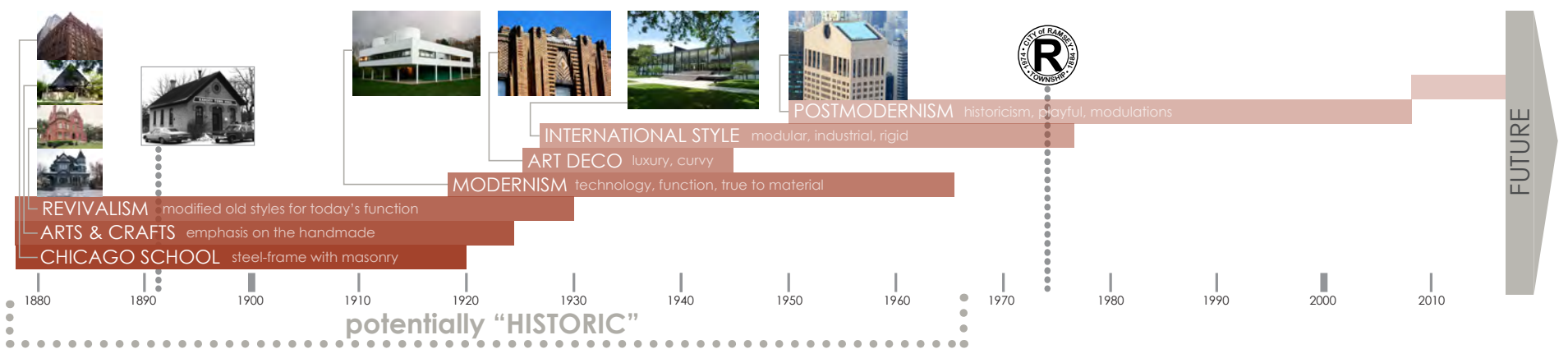


## FUTURE CITY PRESERVATION POLICIES: Local Outreach



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

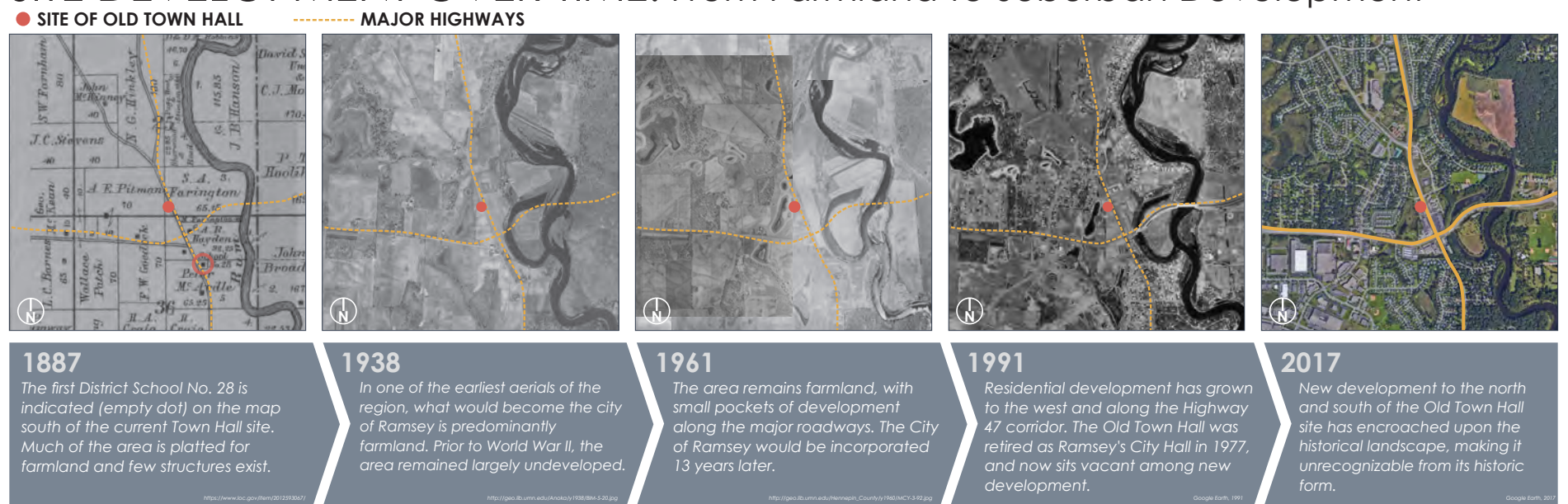


### SITE HISTORY & EXISTING ISSUES



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.

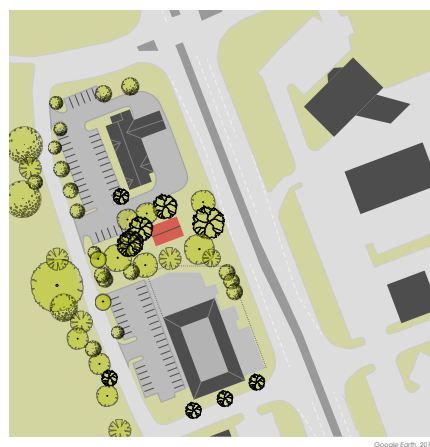
**Zoning**—The site and neighboring buildings are zoned B-1 Business District, with Planned Unit Development across the highway.

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



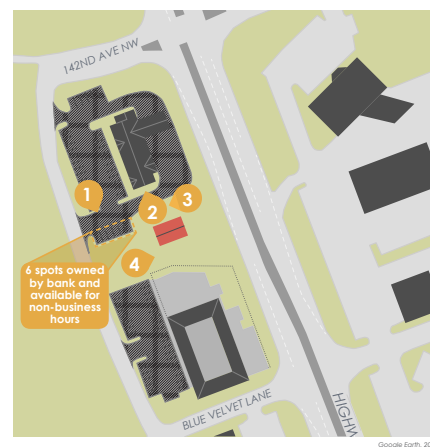
#### Tree Canopy

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

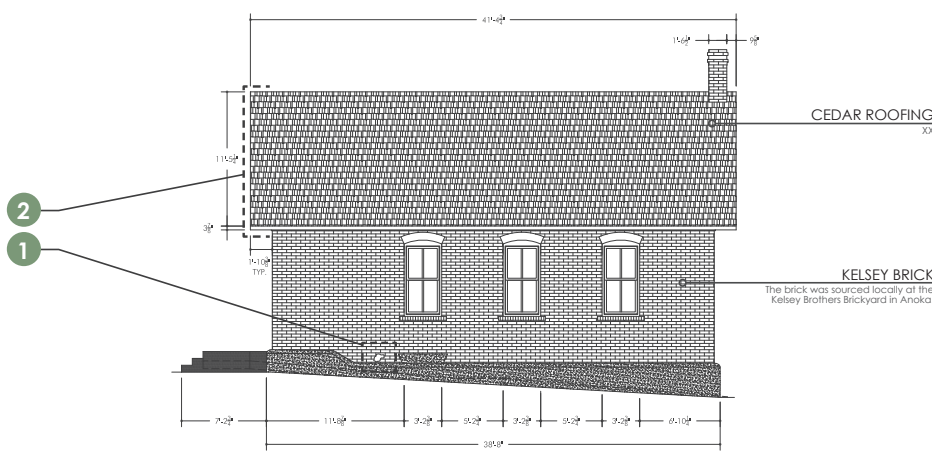
## The Future of Ramsey Town Hall



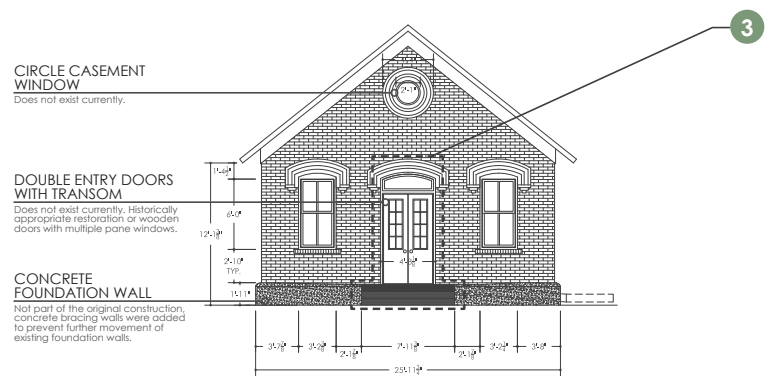
### BUILDING DRAWINGS



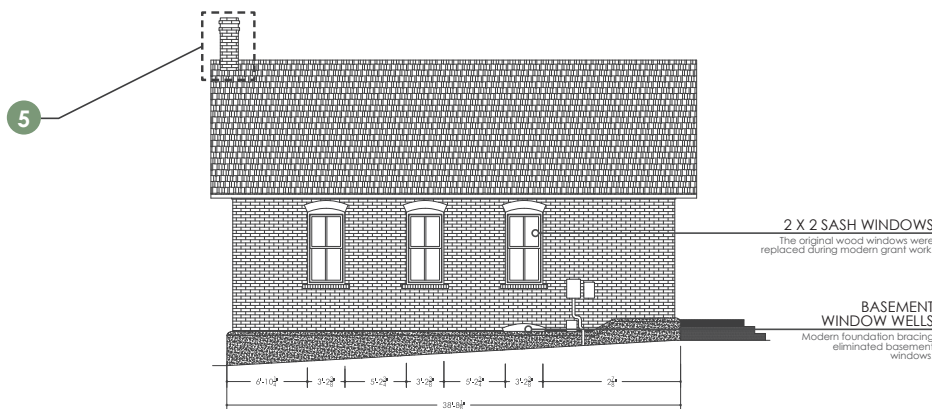
Architectural drawings—such as the ones shown below, which are based on previous renderings—are not only necessary in the construction process, but are also invaluable for **historical documentation of early construction methods** in Minnesota. The Old Ramsey Town Hall is a unique resource in Ramsey,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



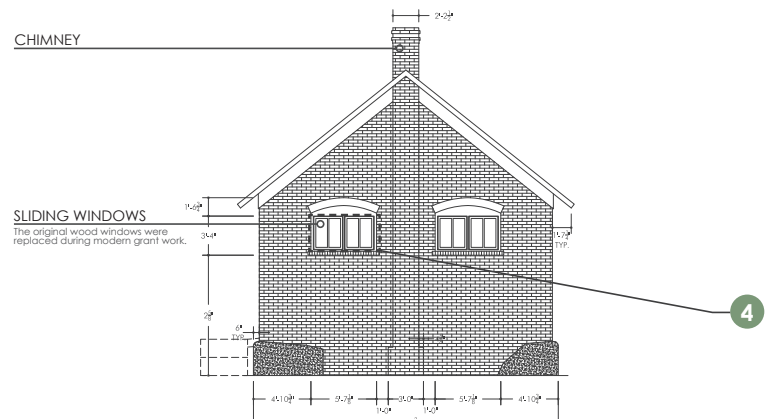
**A NORTH ELEVATION**



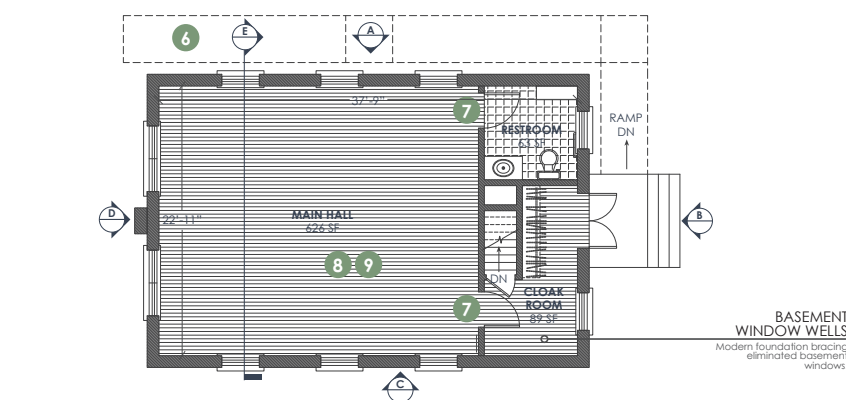
**B EAST ELEVATION**



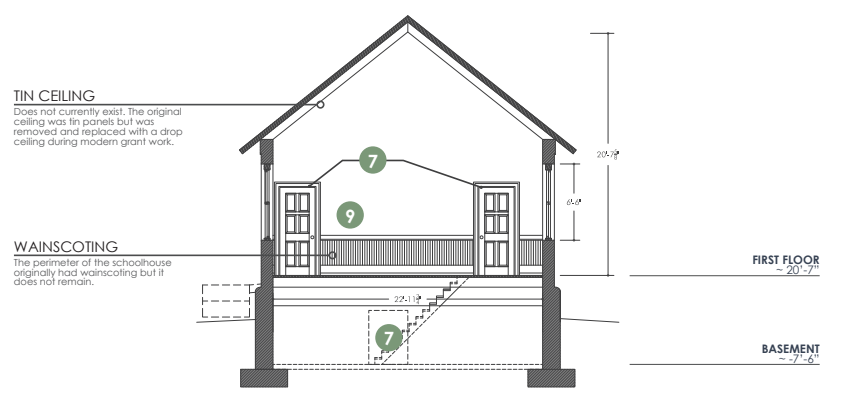
**C SOUTH ELEVATION**



**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/interior-doors/replace-door.html>  
<https://www.thumbtack.com/building-and-construction/repair-for-historic-structures-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.

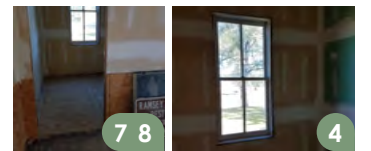
ESTIMATED COST: \$450 (recaulking), \$900 (window)  
<https://www.homeadvisor.com/cost/interior-painting/interior-paint.html>  
<https://www.homeadvisor.com/cost/window-replacement/replace-window.html>



#### 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.dynatrac.com/repair/repair-brick-chimney/>



#### 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.

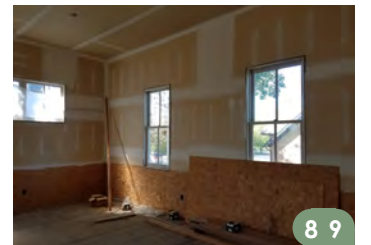
ESTIMATED COST: \$300 (doors), \$600 (plumbing), \$1,700 (HVAC)  
<https://www.homeadvisor.com/cost/interior-doors/replace-door.html>



#### 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-tile/replace-floor-tile.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-painting/interior-paint.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:

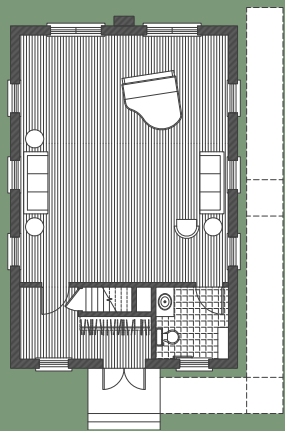
- **Teaching:**
  - Classes for youth
  - Classes for adults
  - Voice lessons
  - Other art classes as possible
- **Flexible teaching artist model**
- **Expanding classes offered as new teachers join**
- **Building reservations for community events**

#### 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.



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#### 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.

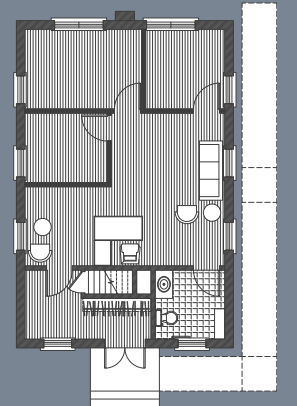
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#### Dividing Space

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**

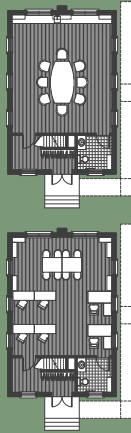
(To further explore the business incubator option, see the “Talent & Tenacity” posters)

#### 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.



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#### 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](http://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



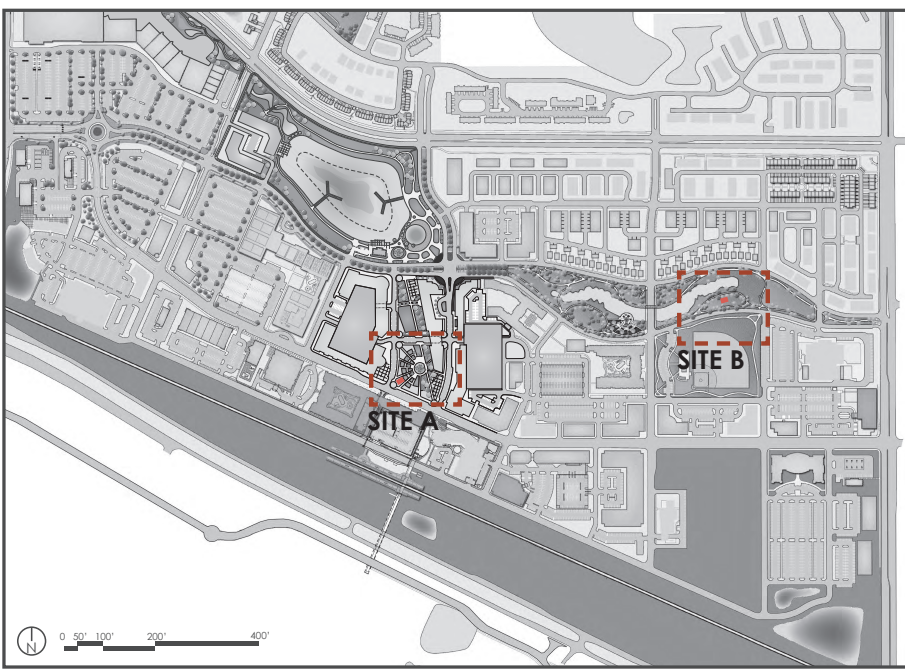
RELOCATION & CONCLUSION

### 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.





- b) "Owner" shall initially mean the Declarants stated above; however, owner shall also mean the successors and assigns of Declarants who become owners of any portion of the Property. If different portions of the Property are owned by different Persons, each Person shall be an Owner and shall all be liable for the performance of all covenants, obligations, and undertakings herein set forth, with respect to the portion of the Property owned by it during such period of ownership.
  - c) "Person" shall mean any individual, partnership, firm, association, corporation, trust, or any other form of business or government entity.
3. **Easements.** There shall hereby exist in favor of each Owner and each Lot for the use by each Owner, its lessees, employees, agents, contractors, customers, guests and invitees, in common with others entitled to use the same, if any, a nonexclusive easement for roadway, utilities and drainage purposes and for ingress and egress and parking lot purposes over and across that part of the property legally described on Exhibit "A" attached hereto and made a part hereof. Said Exhibit "A" has been prepared by KKE Architects at the joint request of Declarants, and is hereby approved by Declarants.
4. **Duration of Easement.** The Easement shall be permanent and perpetual and shall inure to the benefit of and be binding upon all Owners and their respective successors and assigns, and shall run with the land.
5. **Maintenance and Repair.** The Owner of Lot 1 shall construct all of the driveways and parking areas shown on Exhibit "A" in a manner conforming with the plans and specifications prepared by KKE Architects and attached hereto as Exhibit "B". Said improvements shall be completed in a good, workmanlike manner and shall be completed by not later than February 12, 1997, subject to delays beyond the reasonable control of the Owner of Lot 1. The Owner of Lot 1 shall, at its sole cost and expense, maintain and repair said driveways, parking lot and related improvements, including, but not limited to, snow plowing, snow removal, and repair and replacement as necessary for the bituminous surface and curbing (the "Maintenance Costs"); however:

- a) From and after completion of the subject improvements as specified in Exhibit "B", the Owner of Lot 2 shall reimburse the Owner of Lot 1 for 29 percent of the initial construction costs thereof. Said reimbursement shall be due and payable within thirty (30) days after receipt of an invoice from the Owner of Lot 1 for the same; and,
  - b) From and after completion of the improvements as specified in Exhibit "B", the Owner of Lot 2 shall reimburse the Owner of Lot 1 for 29 percent of the maintenance costs on a monthly basis within thirty (30) days after receipt of an invoice from the Owner of said Lot 2 for the same.
6. **No Dedication.** Notwithstanding anything herein to the contrary, the Easement shall not be deemed dedicated to the public or otherwise deemed public land. Notwithstanding that it is a party to this Agreement, Ramsey shall have no obligation and no right, unless otherwise existing independent of this Declaration, under the ordinances, statutes and other laws under which Ramsey operates, to maintain and administer the Easement area, except the Easement area located upon its own lot in a manner consistent with this Agreement. Except as may otherwise be specifically provided herein, no right or privilege of any Owner shall inure to the benefit of any third party Person nor shall any third party Person be deemed to be a beneficiary of any of the provisions contained herein.
7. **Parking Restriction.** Notwithstanding any other provision hereof, the Owner of Lot 2, its lessees, employees, agents, contractors, customers, guests and invitees, understand that the primary purpose of the parking designated on Exhibit "B" which are located upon Lot 1 during the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday (excepting legal holidays) and that during the hours of 8:00 a.m. to 12:00 noon Saturdays are for the operation of the bank facility and shall abide by any reasonable requests from said owners.
8. **Miscellaneous.** The headings used herein are for convenience only and are not to be used in interpreting this Declaration. This Declaration may not be modified, amended or changed orally, but only by an agreement in writing signed by the affected Owners. No Owner shall be deemed to have waived any rights under this Declaration unless such waiver is given in writing, and signed by such Owner. If any provision of this Declaration is invalid or unenforceable, such provision shall

be deemed to be modified to be within the limits of enforceability or validity, if feasible; however, if the offending provision cannot be modified, it shall be stricken and all other provisions of this Declaration in all other respects shall remain valid and enforceable.

This Agreement shall be construed in accordance with the laws of the State of Minnesota.

CITY OF RAMSEY, MINNESOTA  
By [Signature]  
Its: Mayor  
By [Signature]  
Its: City Administrator

FIRST STATE BANK OF ISANTI  
By [Signature]  
Its: Executive Vice President

STATE OF MINNESOTA )  
                                  ) ss.  
COUNTY OF ANOKA )

On this 17<sup>th</sup> day of September, 1996, before me, a Notary Public, personally appeared Glen D. Hardin and Ryan R. Schroeder to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and the seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Glen D. Hardin and Ryan R. Schroeder acknowledge said instrument to be the free act and deed of said Municipal Corporation.

[Signature]  
Notary Public

STATE OF MINNESOTA )  
                                  ) ss.  
COUNTY OF Anoka )



On this 12<sup>th</sup> day of September, 1996, before me a Notary Public, personally appeared Kevin Johnson, the Executive Vice President of First State Bank of Isanti, a corporation under the laws of the State of Minnesota, signed said instrument as a free act on behalf of the Corporation.

[Signature]  
Notary Public



**THIS INSTRUMENT WAS DRAFTED BY:**

**Clark A. Joslin  
JOSLIN & URNESS, P.A.  
Attorneys at Law  
221 NW 2nd Avenue  
Cambridge, MN 55008  
Phone: (612) 689-4101  
Attorney ID No: 52802**

ABSTRACT

DOCUMENT NO. 1243375.0 ABSTRACT

**ANOKA COUNTY MINNESOTA**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED IN THIS OFFICE  
FOR RECORD ON **SEP 30 96**  
AT **5:00 PM** AND WAS DULY RECORDED.  
FEES AND TAXES IN THE AMOUNT OF **\$19.50** PAID.

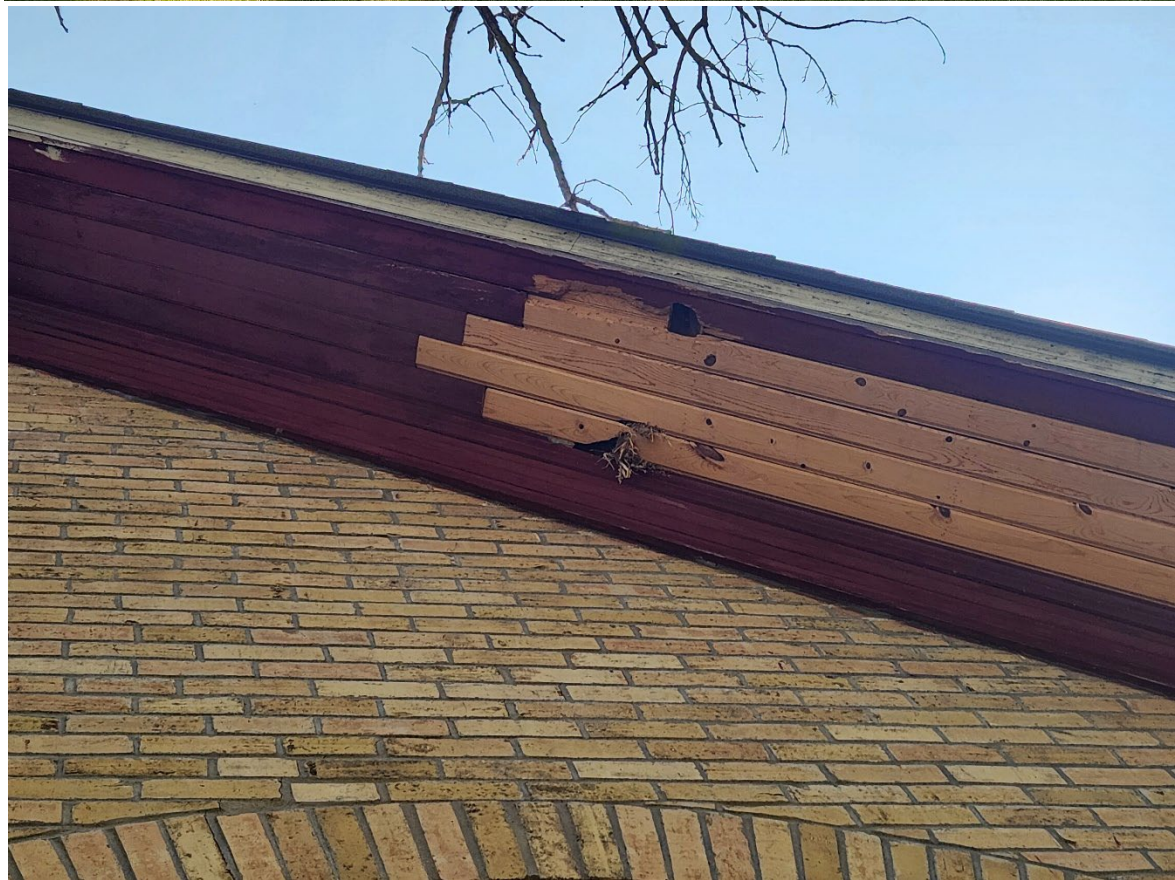
RECEIPT NO. **96068372**  
EDWARD M. TRESKA

ANOKA COUNTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

BY **JLG**  
DEPUTY PROPERTY TAX ADMINISTRATOR/RECORDER/REGISTRAR OF TITLES

Receipt # <u>108372</u>	<input type="checkbox"/> Certified Copy
Date/Time: <u>9/30 / 17:00</u>	<input type="checkbox"/> Tax Liens/Releases
Doc. Order <u>1</u> of <u>1</u>	<input type="checkbox"/> Multi-Co. Doc Tax Pd
✓ by: Recordability: <u>[Signature]</u>	<input type="checkbox"/> Transfer <input type="checkbox"/> New Desc.
Filing Fees: <u>19.50</u>	<input type="checkbox"/> Division <input type="checkbox"/> GAC
Delqs: _____ Pins: <u>92</u>	<input type="checkbox"/> Status <input type="checkbox"/> Def. Spec.

Old Town Hall Photos – 7-25-2024









**Economic Development Authority (EDA)****Meeting Date:** 08/08/2024**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Review Proposed Change to Auto Body Project by Blanery LLC

**Purpose/Background:**

The purpose of this case is to provide an update to the EDA on a revision to the auto body project by Blanery LLC and to reaffirm support for the revised project.

Blanery LLC has provided a revised project that reduces the upstairs office from 8,500 SF to 1,480 SF. The 8,500 SF office upstairs was initially proposed to be office space for rent but the Developer has now decided that this is not cost effective and that 1,480 SF of office space directly related to the auto body business makes more sense. The Purchase Agreement only calls out an 8,500 square foot building, so the proposed change is not in conflict with the executed Purchase Agreement. Staff is supportive of the reduction of the office area and frankly has some concerns with the site being under parked with all of the additional office space for rent along with the Auto body business. Staff wants to know if the EDA is still supportive of the revised project description.

**Notification:**

Not required

**Time Frame/Observations/Alternatives:**

Blanery LLC has reduced the second floor office space from 8,500 SF to 1,480 SF. The 8,500 SF first floor remains committed to the auto body repair use. Staff supports this change and does not feel that an amendment to the Purchase Agreement is necessary based on the 8,500 SF the building footprint remaining unchanged. Staff is asking the EDA review the proposed change and to provide comment and a recommendation to Staff and ultimately the City Council. The new site plan and building elevations are attached for review.

**Alternatives:**

- 1) Accept project changes (Reduction of Second Floor Office space) by Blanery LLC and recommend to the City Council that no changes are needed to the Purchase Agreement (if required)
- 2) Accept project changes (Reduction of Second Floor Office space) by Blanery LLC and recommend to the City Council that the Purchase Agreement be amended to outline the specific change in the project description
- 3) Reject the changes and recommend to the City Council to terminate the Purchase Agreement
- 4) Something else

**Recommendation:**

Accept project changes (Reduction of Second Floor Office space) by Blanery LLC and recommend to the City Council that no changes are needed to the Purchase Agreement (if required)

Staff believes that the current Purchase Agreement allows for the reduction in Office space on second floor and that an amendment to the Purchase Agreement is unnecessary.

**Outcome/Action:**

Motion to accept project changes (Reduction of Second Floor Office space) by Blanery LLC and recommend to the City Council that no changes are needed to the Purchase Agreement (if required)

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### **Attachments**

Site Location Map

Site Plan Revised Elevations

REFERENCE - Executed PA

### **Form Review**

**Inbox**

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 08/01/2024

**Reviewed By**

Brian Hagen

**Date**

08/01/2024 12:19 PM

Started On: 07/30/2024 03:59 PM

# Site Location Map - Blanery LLC



**Parcel Information:**

27-32-25-44-0003  
 6591 141ST AVE NW  
 RAMSEY  
 MN 55303  
 Plat:

Approx. Acres: 0.95105487  
 Commissioner: MATT LOOK

**Owner Information:**

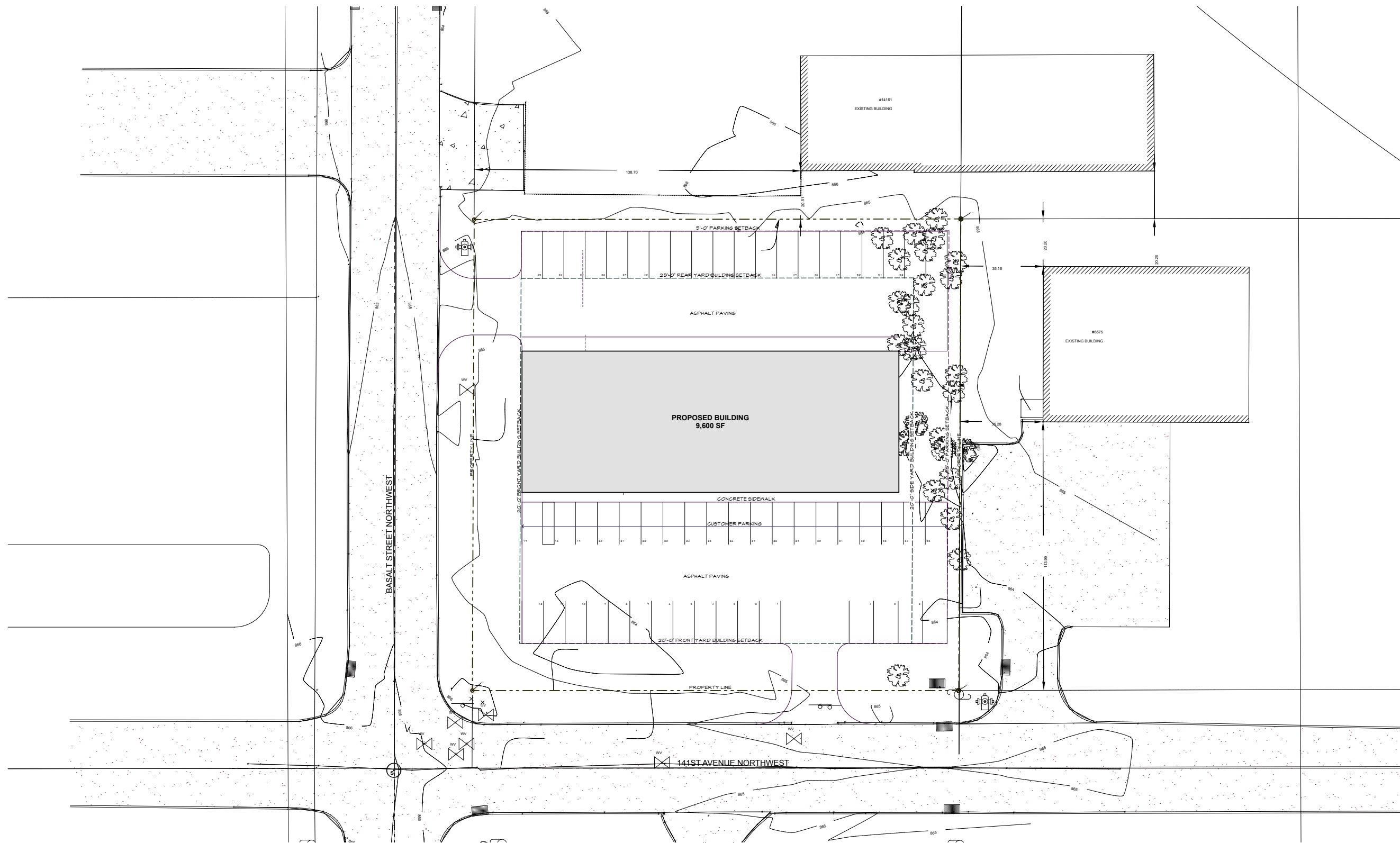
CITY OF RAMSEY  
 7550 SUNWOOD DR  
 RAMSEY  
 MN  
 55303

Sean Sullivan

1:1,200

Date: 2/21/2024

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



SCALE: 1" = 20'

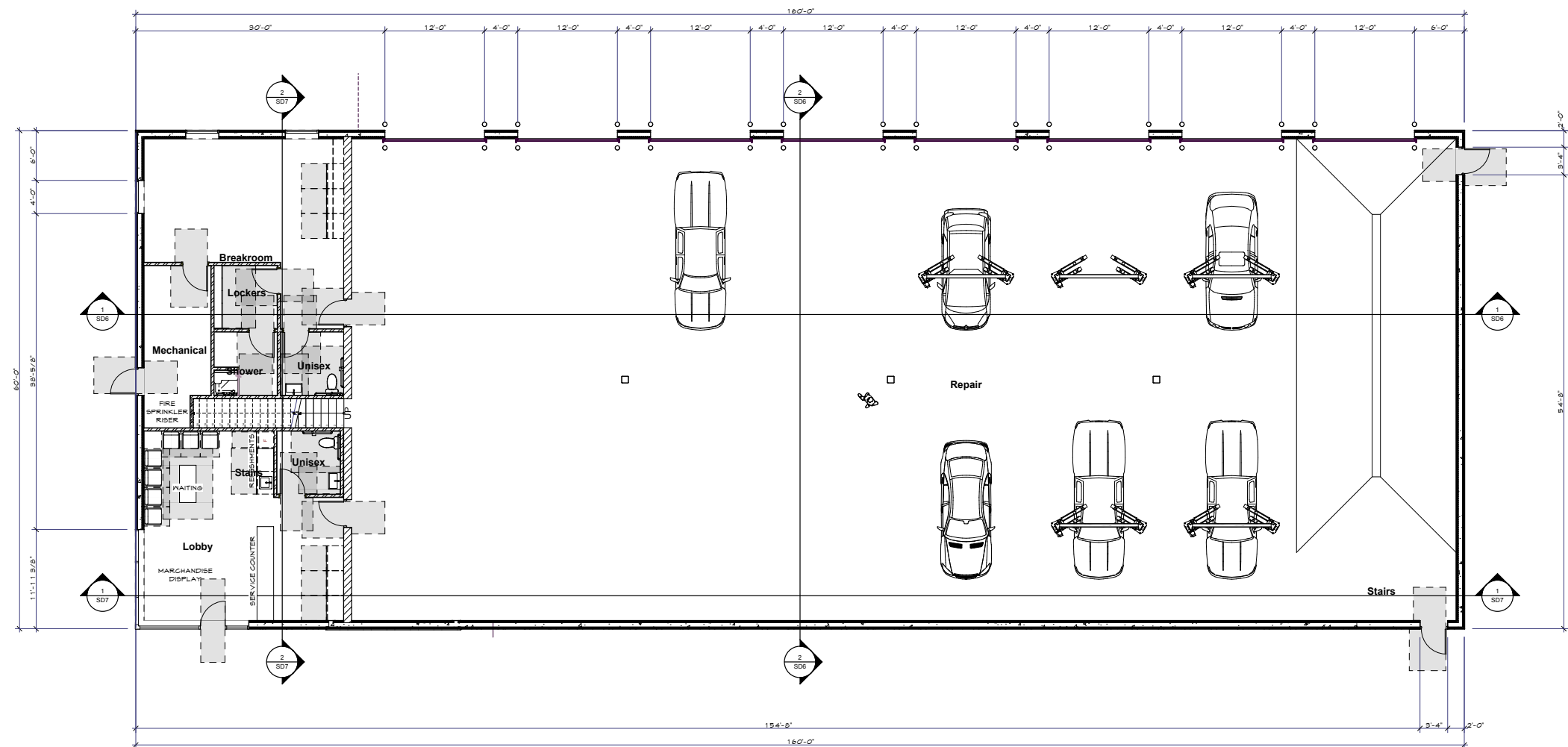
# AUTO REPAIR SHOP

## Architectural Site Plan

6590 141st Avenue NW, Ramsey, MN, 55303  
7/26/24

**NEGEN**  
ASSOCIATES  
Architecture | Interior Design | Planning

STUDIO: 700 4th Avenue North  
St. Cloud, Minnesota USA 56303  
TELEPHONE: 800.251.3304  
WWW: www.negenassociates.com



SCALE: 1/8" = 1'-0"

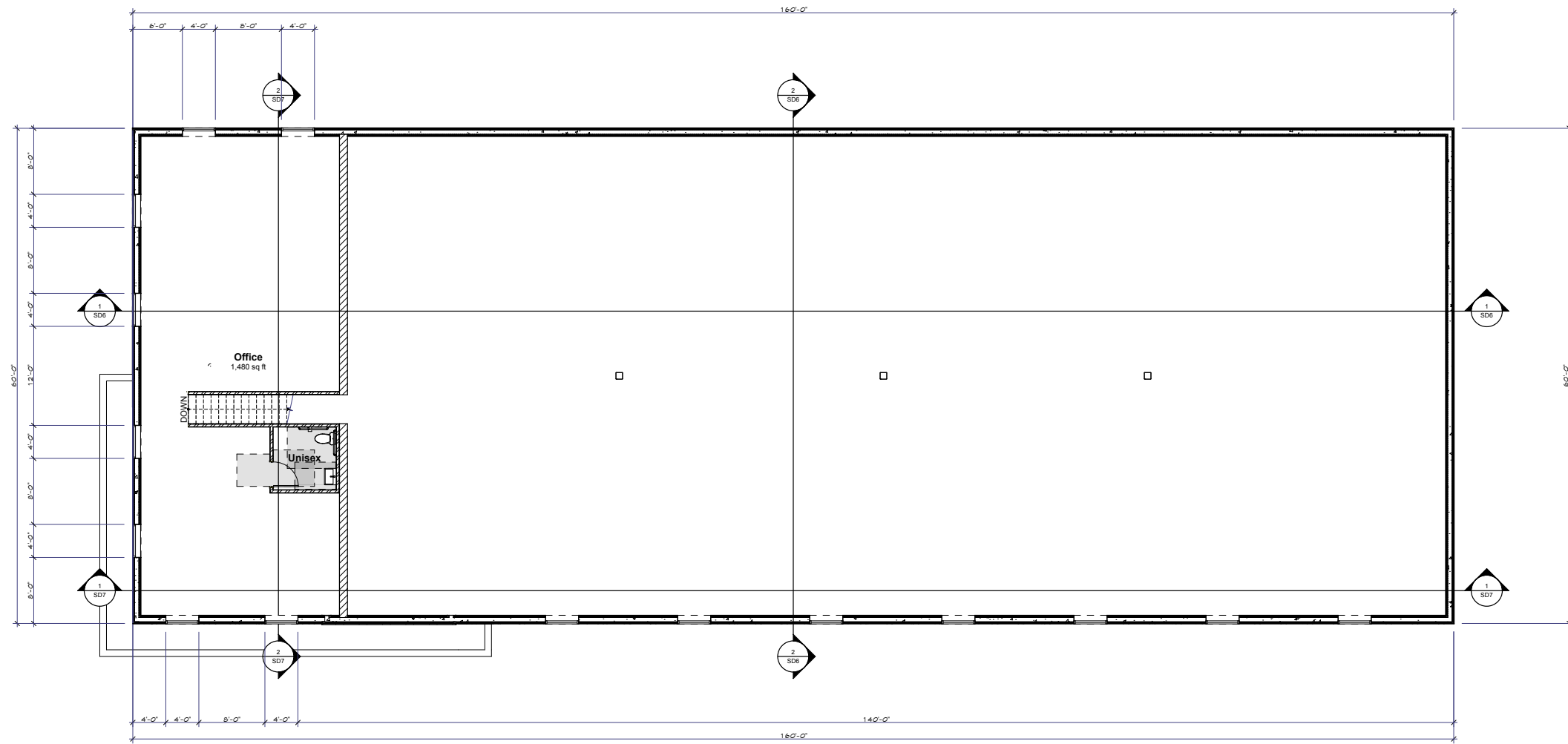
# AUTO REPAIR SHOP

## First Floor Plan

6590 141st Avenue NW, Ramsey, MN, 55303  
7/20/24

**NEGEN**  
ASSOCIATES  
Architecture | Interior Design | Planning

STUDIO: 700 1st Avenue North  
St. Cloud, Minnesota USA 56303  
TELEPHONE: 800.251.3304  
WWW: www.negenassociates.com



SCALE: 1/8" = 1'-0"

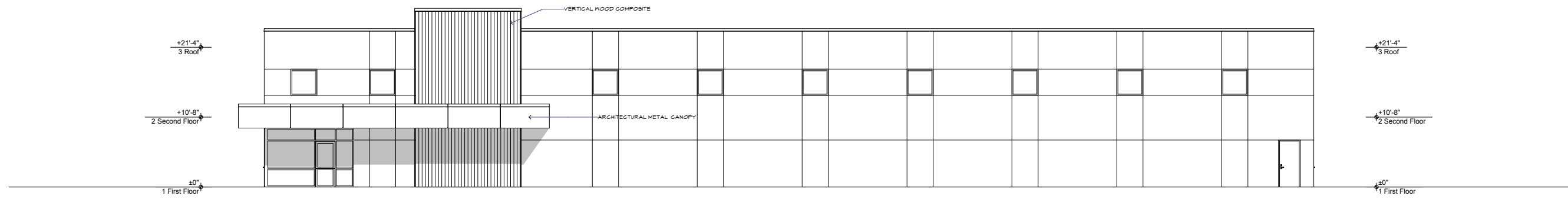
# AUTO REPAIR SHOP

## Second Floor Plan

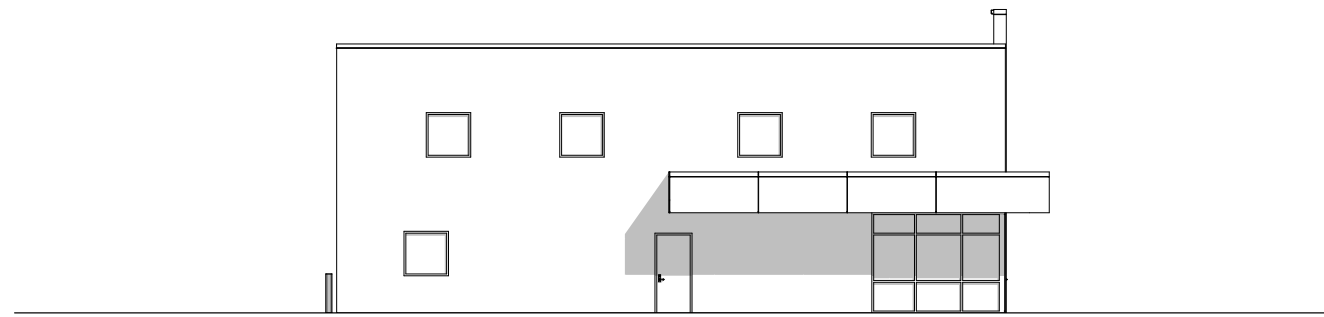
6590 141st Avenue NW, Ramsey, MN, 55303  
7/20/24

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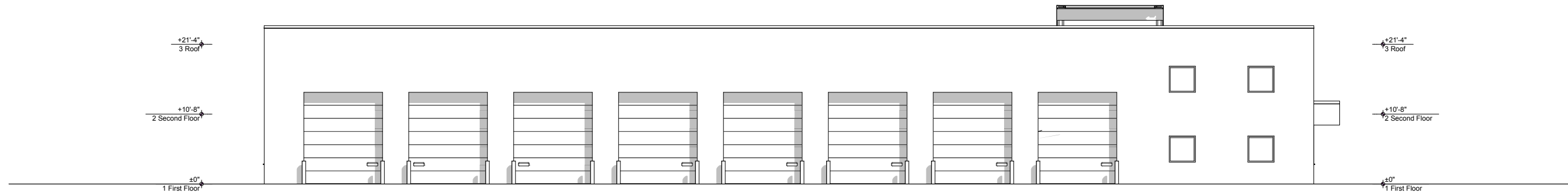


1  
SD4 **South Elevation**  
SCALE: 1/8" = 1'-0"

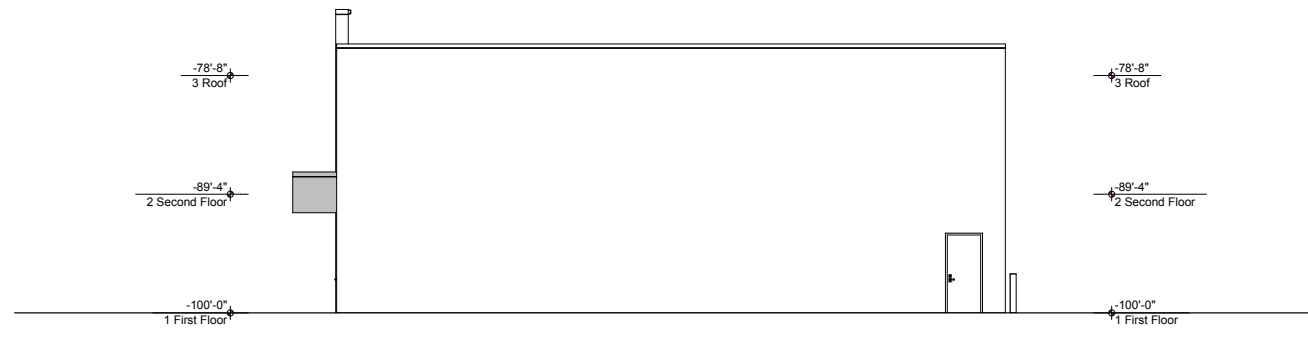


2  
SD4 **West Elevation**  
SCALE: 1/8" = 1'-0"





1  
SD5 **North Elevation**  
SCALE: 1/8" = 1'-0"



2  
SD5 **East Elevation**  
SCALE: 1/8" = 1'-0"



## PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Blanery 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 **April 15, 2024** (the “Effective Date”).
2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 0.95 acres of vacant land, legally described as follows and on Exhibit A:

All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

Anoka County PID Number: 27-32-25-44-0003

(the “Property”)

3. **PURCHASE PRICE.** The purchase price for the Property is \$105,000 (the “Purchase Price”).
4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of \$10,000.00 (the “Earnest Money”) with Land Title, Inc. or the City of Ramsey (“Escrow Agent”), via wire transfer or delivery of a certified check payable to Escrow Agent.
  - a. If Buyer does not deposit the Earnest Money 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 to provide a copy of the Half Section Map that includes the lot dimensions for the Property. Buyer at own expense may arrange to obtain an ALTA/NSPS survey (Table A, items 1-4 and 6, 8, and 11) for the Property (the "Survey")
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 13, 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 13, 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 **October 15, 2024** (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 Central 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: bhagen@cityoframsey.com

Buyer: Blanery LLC  
Aliaksandr Blashchanitsa  
4764 Erickson Drive  
New Hope, MN 55428  
Email: 7565000@gmail.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 two (2) times, each time for a period of sixty (60) days, by depositing an additional Ten Thousand and 00/100 Dollars (\$10,000.00) earnest money with Escrow Agent for each extension. Each \$10,000 extension payment shall be non-refundable, but applicable to the Purchase Price. 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 shall pay all outstanding property taxes, including but not limited to, Payable 2024 for the Property.
    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 14.
    5. State Deed Tax

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.

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 Excelsior Realty, ("Buyer's Broker"). Seller shall pay Buyer's Broker 3.5% of final gross 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 for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Buyer'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 ventures 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 of occupancy from the City of Ramsey for the construction of a minimum 8,500 SF building as depicted on Exhibit B compliant with City Zoning requirements to be further defined by an approved Site Plan 12 months after closing. 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.

**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. Central 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 be in the process of obtaining Site Plan Approval and Development Agreement, and approved 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.

**SELLER: The City of Ramsey, a Minnesota municipal corporation**

By: Mark E. Kuzma  
Mark E. Kuzma, Mayor

Dated: 04-25, 2024

By: Brian Hagen  
Brian Hagen, City Administrator

Dated: 04-10-, 2024

**BUYER: BLANERY LLC**

By:   
Aliaksandr Blashchanitsa, President

Dated: 4/10/, 2024

**Exhibit A**

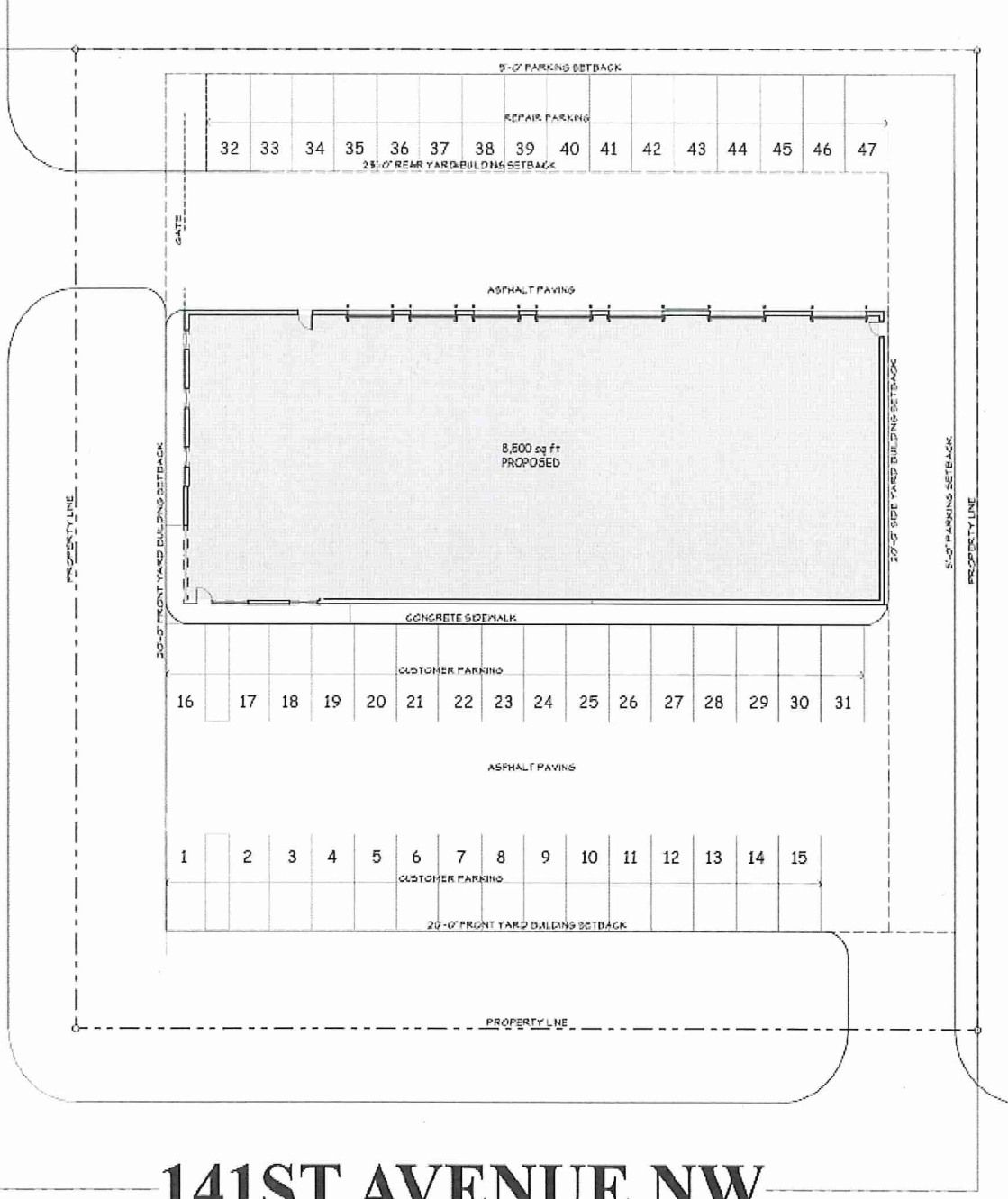
All that part of the North 200 feet of the South 233 feet of the South Half of the Southeast Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, lying West of the East 1146 feet thereof, and lying East of a line parallel with the East line of said South Half of the Southeast Quarter drawn Northerly from a point on the South line of said South Half of the Southeast Quarter, a distance of 266.00 feet East of the Northwest corner of Lot 1, of the duly recorded plat of Auditor's Subdivision No. 30, said Anoka County said 266.00 feet measured at right angles to the West line of said Lot 1.

Anoka County PID Number: 27-32-25-44-0003

(the "Property")

**Exhibit B**  
**Proposed Site Plan**

**BASALT STREET NW**



**141ST AVENUE NW**