



March 2nd, 2026

City of Ramsey
Attn: Adam Martin
7550 Sunwood Dr NW
Ramsey, MN 55303

Mr. Martin,

This letter is a response related to the BLIP II, LLC and D-Bat CUP application. The following is an account of how the building is currently used, a summary of its' current tenants, and proof of adequate parking for the entire building.

Types of Current Tenants (Building is 56,000 SF total):

Mr. Pex, Inc.

20,000 SF of Offices and warehouse for in-floor Pex piping, 5 full-time employees. Minimal visitors during office hours.

Northwoods Machine, LLC.

12,000 SF of Machine Shop, 12 full-time employees and fill in part-time help, 2 shifts. Minimal visitors during office hours.

Midwest Construction Products, LLC

8,000 SF of Office and warehouse for construction materials and tools, 4 full-time employees. Light amount of will-call visitors picking up materials and products. Building permit will be submitted to City of Ramsey in March 2026.

D-Bat Baseball and Softball Academy

16,000 SF of Batting cages and training facility. Permit and CUP submitted 2026. D-Bat to respond on their employee and visitor count.

The BLIP II building currently has 107 stalls (101 normal and 6 handicapped stalls). The peak times of the D-Bat facility will be at nights and weekends, which most of the other building tenants are closed at 5:00pm. There are ample stalls for all of these businesses to

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coexist, and approving this CUP will not put a strain on the building due to lack of parking. Should a problem result from the CUP application approval, we can stripe the loading dock area on the north side if needed. I have attached aerial photos of the BLIP II building and a similar condition where the parking is striped on the BLIP I building (more parking is needed on the BLIP I building due to the number of soccer fields and multiple teams playing simultaneously in their 56,000 SF).

In conclusion, as the property owner and Lanlord, I ask you approve this use and CUP, as a company we always error on the side of caution and provide more than needed parking in our buildings. As stated above, should a problem be identified we will increase parking at an adequate level to make sure there are not issues with this or any other Tenant.

Feel free to reach out if you have any questions, via my email matt.kuker@psdlanddevelopment.com or cell 612-282-9466.

Sincerely,



Matt Kuker
PSD, LLC and BLIP II, LLC
COO
7533 Sunwood Dr. NW
Suite 315
Ramsey, MN 55303

Attached:

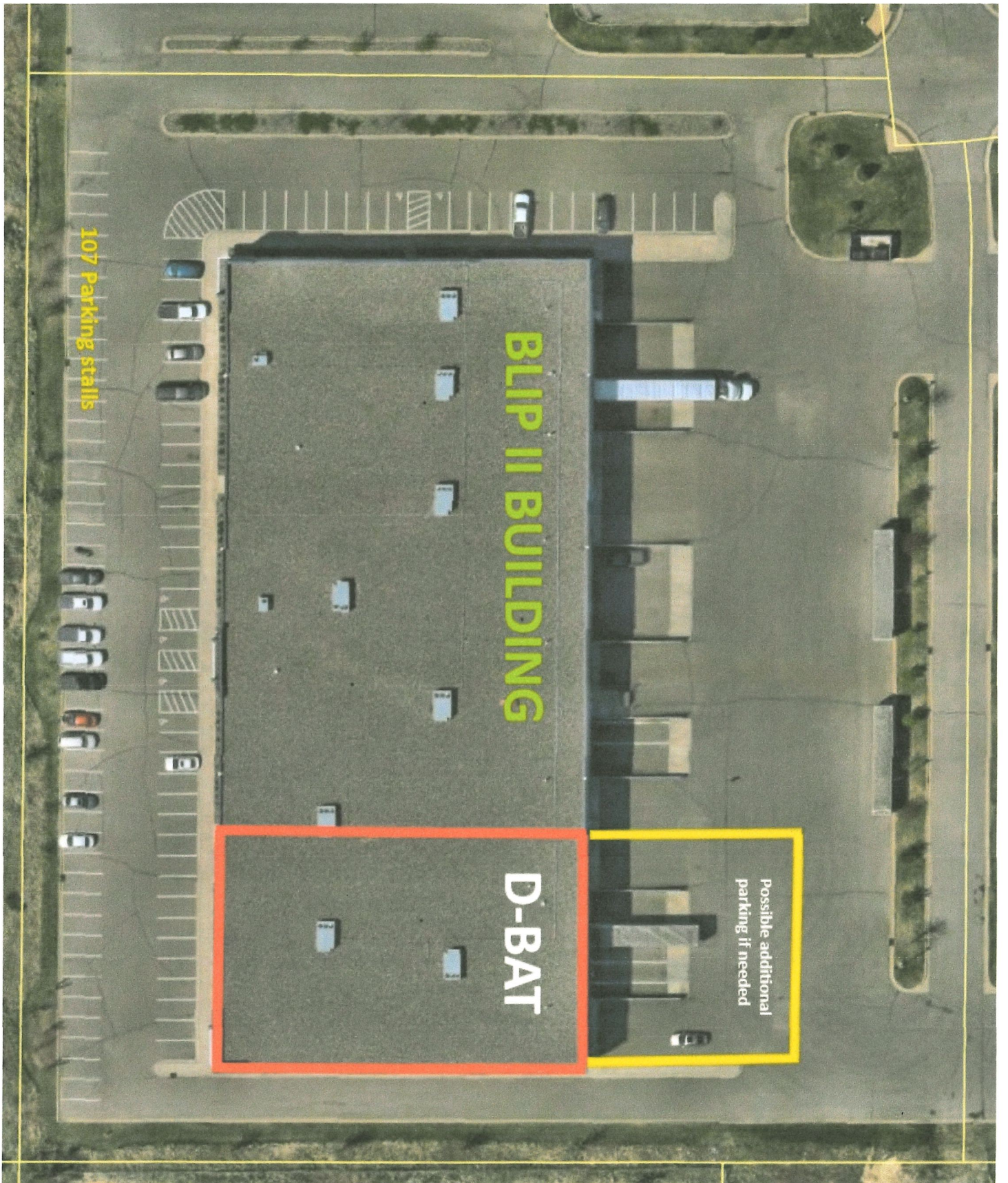
BLIP II aerial pic
BLIP I aerial pic

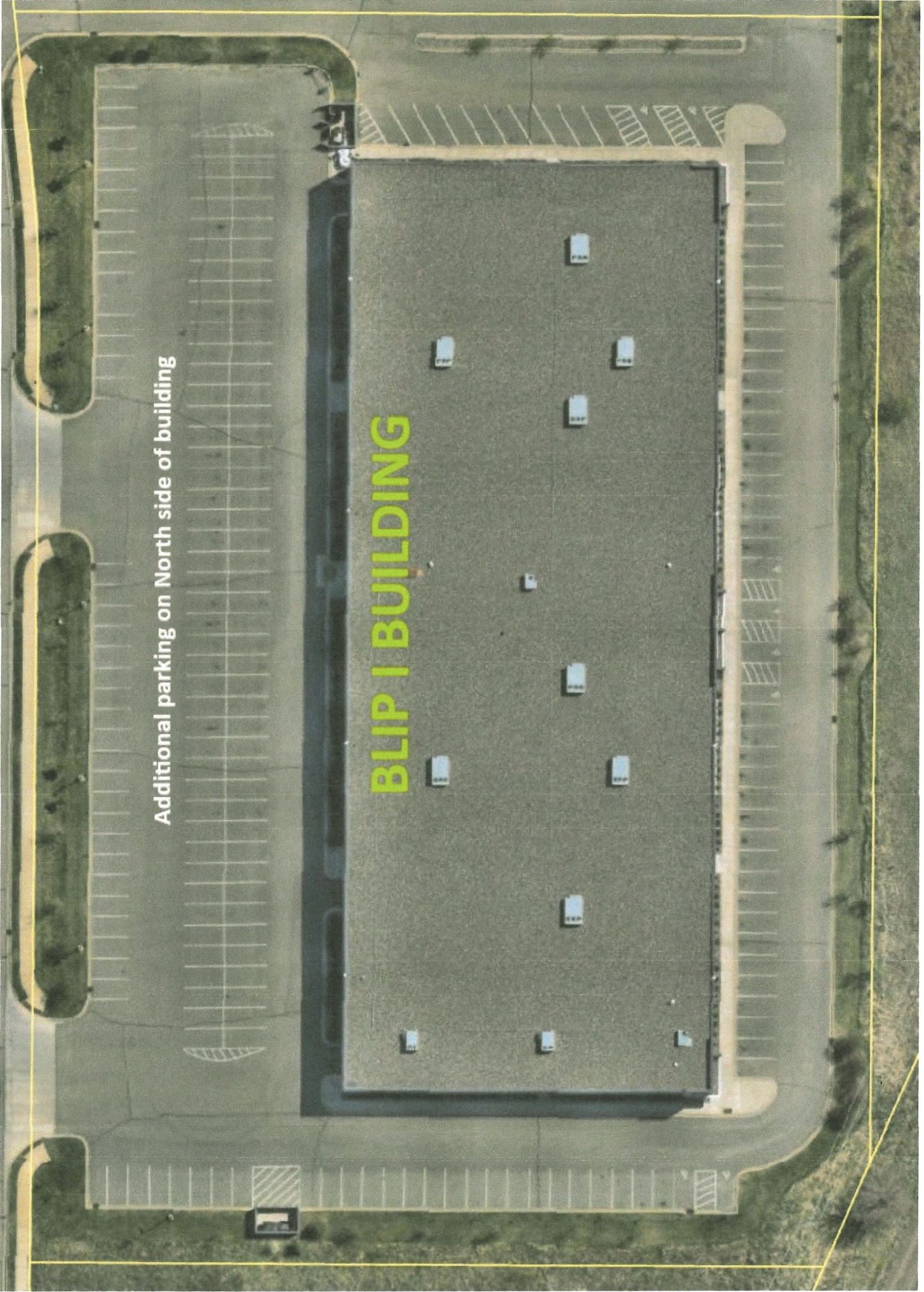
BLIP II BUILDING

D-BAT

Possible additional parking if needed

107 Parking stalls





Additional parking on North side of building

BLIP I BUILDING