

City of Ramsey
Agenda
Regular City Council
Tuesday, July 14, 2026
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at 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. **Presentation**
4. **Citizen Input**

Citizen input is an opportunity for the public to address the City Council concerning items not listed on the agenda. Please raise your hand to be recognized by the Mayor or member officiating the meeting. Approach the podium and state your full name and address for the record. Time may be limited.

5. **Consent Agenda**

All items listed under the Consent Agenda are considered to be routine or non-controversial by the City Council and will be enacted by one motion, without discussion.

1. Receive Cash and Investments for Period Ending June 30, 2026.
2. Receive May 2026 Financial Reports - General Fund, EDA Fund and Enterprise Funds
3. Note the following Boards, Commissions and Meeting Minutes:

Planning Commission — May 28, 2026.
Economic Development Authority — May 14, 2026.

4. Approve the Following Meeting Minutes:
 1. City Council Work Session dated June 23, 2026
 2. City Council Regular Session dated June 23, 2026

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services

5. Approve Business License Applications
 6. Acknowledge Pavilion Rental Service at The Waterfront
 7. Authorize Letter of Support for Anoka County's Application for Highway Safety Improvement Program Funds for Safety Improvements at the CSAH 57/Sunfish Lake Boulevard and Sunwood Drive Intersection
 8. Adopt Resolution #26-162 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 18, 2026 through July 8, 2026.
 9. Adopt Resolution #26-152 Approving the Final Plat of "Wildlife Research Addition"
 10. Adopt Resolution #26-160 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02
 11. Adopt Resolution #26-160A Voice of Hope Flow Monitoring Agreement
 12. Adopt Resolution #26-167 Appointing Election Judges for the Primary Election on August 11, 2026.
6. **Public Hearing**
1. PUBLIC HEARING: Adopt Resolution #26-151 Vacating Drainage and Utility Easements in "Sunfish Lake Business Park" and "Sunfish Lake Business Park Third Addition"
 2. PUBLIC HEARING: Adopt Resolution #26-159 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor; Approving a Development Agreement and Authorizing and Interfund Loan
7. **Council Business**
1. Consider Adoption of Resolution #26-158 Approving Purchase Agreement, Right of Re-Entry Agreement, LAHA Funds and Sale of Outlot B, COR Stone Brook Academy Elevate Hope House for Mixed-use Project.
 2. Adopt Resolution #26-161 Accepting Bids and Awarding Contract for Riverside West Street Reconstructions, Improvement Project #26-06
 3. Introduce Ordinance #26-12 Code Amendment Pertaining to Outdoor Storage Performance Standards in the I-1 Zoning District

Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services

4. Adopt Ordinance #26-09 Amending City Code Section 106-354 (Private Trees in New Development Areas)
5. Introduce Ordinance #26-14 Authorizing Salary Increase for Mayor and City Council
8. **Mayor/Council/Staff Input**
9. **Adjournment**

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:**

Title:

Receive Cash and Investments for Period Ending June 30, 2026.

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending June 30, 2026.

Cash and investment report shows the monthly cash flow - receipts and expenditures through June 30, 2026 with the current listing of the city's investment portfolio.

Recommendation:

No action required. Informational only.

Outcome/Action:No action required. Informational only.

Attachments

Cash & Investments for Period Ending June 30, 2026

Form Review**Inbox**

Brian Hagen

Form Started By: Diana Lund

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 10:36 AM

Started On: 07/01/2026 10:21 AM

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended June 30, 2026

	June-26 CURRENT MONTH	2026 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	\$ 69,491,053.89	\$ 79,966,707.36
CASH INFLOWS:		
Daily Deposit	2,162,647.57	6,502,805.05
Tax Settlements	7,737,696.13	8,004,256.65
U/B Receipts	33,794.04	956,335.85
Credit Cards (Includes Utility Billing)	241,392.95	3,392,097.16
Interest Earnings [Net of Interest Paid on Investments]	284,130.17	975,321.78
TOTAL CASH INFLOW	\$ 10,459,660.86	\$ 19,830,816.49
TOTAL CASH AVAILABLE	\$ 79,950,714.75	\$ 99,797,523.85
CASH OUTFLOWS:		
Prepaid Checks	993,302.14	9,599,004.71
Bills Lists	1,086,607.22	6,034,427.73
Pay Estimates	2,064,420.13	4,969,297.04
Credit Cards	18,743.16	54,440.17
Payroll - Net	666,062.32	3,983,052.70
Flex Reimbursement	-	-
Void Checks/Dormant Checks Paid	(6,462.51)	(9,695.20)
Debt Service	552,179.38	587,604.38
Miscellaneous [Bank Charges; etc.]	320.50	3,849.91
TOTAL CASH OUTFLOW	\$ 5,375,172.34	\$ 25,221,981.44
POOLED CASH AND TEMPORARY INVESTMENTS		
ENDING BALANCE	\$ 74,575,542.41	\$ 74,575,542.41
MEMO - NET 2026 CASH INFLOW (OUTFLOW)	5,084,488.52	(5,391,164.95)

INVESTMENT PORTFOLIO SUMMARY

BEGINNING BALANCE - BV	\$ 66,695,645.10	76,529,578.51
Purchases	4,093,435.23	18,093,435.23
Maturities/Sales	(4,490,000.00)	(28,323,933.41)
ENDING BALANCE	\$ 66,299,080.33	\$ 66,299,080.33

2026 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	FDIC #	CUSIP	PRIN BAL 1/1/2026	PURCH 2026	SOLD/ MATURE 2026	BV PRIN BAL 12/31/2026
260130A	8/3/2026	4M	4M TERM SERIES			-	4,000,000.00	0.00	4,000,000.00
260130B	1/27/2027	4M	4M TERM SERIES				6,000,000.00	0.00	6,000,000.00
260521	5/21/2027	4M	4M TERM SERIES				4,000,000.00	0.00	4,000,000.00
250731	1/29/2026	4M	4M TERM SERIES			4,000,000.00		4,000,000.00	0.00
250626A	1/26/2026	4M	4M TERM SERIES			6,000,000.00		6,000,000.00	0.00
250626B	6/24/2026	4M	4M TERM SERIES			4,000,000.00		4,000,000.00	0.00
251212A	5/20/2026	4M	4M TERM SERIES			4,000,000.00		4,000,000.00	0.00
251212B	9/16/2026	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
251212C	1/13/2027	4M	4M TERM SERIES			4,000,000.00		0.00	4,000,000.00
									22,000,000.00
250221	2/22/2027	Northland	CD-NEIGHBOR FCU		64017aABP8	245,000.00		0.00	245,000.00
250304A	6/1/2026	Northland	DUBUQUE IA TAX		263868-LW-9	190,000.00		190,000.00	0.00
250304B	6/1/2027	Northland	DUBUQUE IA TAX		263868-LX-7	295,000.00		0.00	295,000.00
210625	7/15/2026	Northland	EAST LYME CONN TAX		273587-P3-3	200,000.00		0.00	200,000.00
191003A	12/1/2026	Northland	SCOTT BLUFF CTY SCHOOL DIST		810164-CQ-4	385,000.00		0.00	385,000.00
200113	3/1/2027	Northland	RICHLAND SCHOOL DISTRICT		764080-FT-9	165,000.00		0.00	165,000.00
200825A	8/1/2027	Northland	CENTINELA VALLEY CA HS		15239-RP-4	250,000.00		0.00	250,000.00
210401	12/1/2027	Northland	RUSH COUNTY KANSAS TAX		781834-D4-9	180,000.00		0.00	180,000.00
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX		825230-LB-9	150,000.00		0.00	150,000.00
190402	2/1/2028	Northland	CLOQUET MN TAX		189036-PS-9	150,000.00		0.00	150,000.00
191016B	4/1/2028	Northland	COLUMBUS OH TAX		199492E339	285,000.00		0.00	285,000.00
211020A	7/15/2028	Northland	MOUNT HILLS TOWNSHIP SCHOOL		621583-E6-7	430,000.00		0.00	430,000.00
200914	8/1/2028	Northland	BURLESON TX IDS ZERO CPN		121403-4E6	500,000.00		0.00	500,000.00
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX		825230-LC-7	465,000.00		0.00	465,000.00
200625	3/1/2029	Northland	LAWRENCE MASS TAX		520228-GQ-5	180,000.00		0.00	180,000.00
200923	7/15/2029	Northland	WILKINSBURGO BORO PA TAX		968529-JV-0	265,000.00		0.00	265,000.00
200825B	8/1/2029	Northland	CENTINELA VALLEY CA HS		15239-RR-0	270,000.00		0.00	270,000.00
210615	8/1/2030	Northland	MN STATE TAX		60412A-VP-5	500,000.00		0.00	500,000.00
									4,915,000.00
250212A	2/12/2027	UBS	CD-MORGAN STANI	32992	61690DP44	245,000.00		0.00	245,000.00
250212B	2/12/2027	UBS	CD-MORGAN STANI	34221	61776NLH4	245,000.00		0.00	245,000.00
250218	2/18/2027	UBS	CD-MERRICK BANK	34519	59013K4M5	245,000.00		0.00	245,000.00
191105	3/1/2026	UBS	MARYLAND STATE COMM DEV		57419TDZ1	320,000.00		320,000.00	0.00
220519	3/15/2026	UBS	NEW YORK DEV		6500355P6	105,000.00		105,000.00	0.00
220316	3/16/2026	UBS	CD-GOLDMAN SACHS			245,000.00		245,000.00	0.00
201105	4/1/2026	UBS	PARAMUS NJ SCHOOL		699347LF5	500,000.00		500,000.00	0.00
200113	4/15/2026	UBS	PHILADELPHIA AUTHORITY-ZERO COUP		71781LBU2	300,000.00		300,000.00	0.00
201204	4/15/2026	UBS	LONG BEACH CITY SCHOOL DIS		542535LY3	750,000.00		750,000.00	0.00
210309	6/1/2026	UBS	BEVERLY HILLS CA PUB		088006KA8	300,000.00		300,000.00	0.00
191115A	7/1/2026	UBS	LEXINGTON FAYETEE URBAN COUNTY		52909MDR2	470,000.00		0.00	470,000.00
210630	7/15/2026	UBS	MICHIGAN CITY IND SCHOOL		594381HU7	500,000.00		0.00	500,000.00
200326B	8/1/2026	UBS	SAN BERNARDINO COMM		79672ONA47	500,000.00		0.00	500,000.00
210514	10/1/2026	UBS	BOSSIER CITY LA UTIL		100216FZ8	500,000.00		0.00	500,000.00
201221	10/1/2026	UBS	LANCASTER OH SCHOOL DIST		514264FGO	1,675,000.00		0.00	1,675,000.00
210621	11/1/2026	UBS	REGIONAL TRANSPORTATION		759136VD3	500,000.00		0.00	500,000.00
191219B	11/1/2026	UBS	OPELIKA ALABAMA TAX		683489ZE1	400,000.00		0.00	400,000.00
191016A	12/1/2026	UBS	DENVER CITY & COUNTY HSG		24917NAG6	500,000.00		0.00	500,000.00
210311	1/1/2027	UBS	FORT LAUDERDALE FLA SPL		347622CW0	500,000.00		0.00	500,000.00
210408B	1/15/2027	UBS	APACHE COUNTY ARIZ		03743TAF9	590,000.00		0.00	590,000.00
200925	4/1/2027	UBS	WESTERN WASHINGTON UNIV		959878RJ0	500,000.00		0.00	500,000.00
211206	5/1/2027	UBS	PIMA COUNTY AZ		72178JAF0	500,000.00		0.00	500,000.00
210308B	6/1/2027	UBS	RIO RANCHO NEW MEXICO TAX		767169EP6	580,000.00		0.00	580,000.00
191219A	6/1/2027	UBS	UNIVERSITY OF NORTHERN COLORADO		914733DY3	360,000.00		0.00	360,000.00
210302	8/1/2027	UBS	VISTA CA UNI SCHOOL		928346P45	1,050,000.00		0.00	1,050,000.00
210219	9/1/2027	UBS	VIRGINIA COLLEGE BLDG			500,000.00		0.00	500,000.00
210121	10/1/2027	UBS	MIAMI DADE COUNTY TAX		59333NV91	750,000.00		0.00	750,000.00
191022	10/1/2027	UBS	NEW YORK NY TAX		64966QEK2	500,000.00		0.00	500,000.00
160802	12/1/2027	UBS	TOOLE CITY UT TAX		89033RBU7	400,000.00		0.00	400,000.00
190725A	12/1/2027	UBS	WRIGHT COUNTY TAXABLE		982276BK2	630,000.00		0.00	630,000.00
210713	2/1/2028	UBS	TEXAS PUB FIN AUTHORITY		882669BW3	325,000.00		0.00	325,000.00
210430	6/1/2028	UBS	BEVERLY HILLS CA PUB		088006KC4	500,000.00		0.00	500,000.00
220207A	7/1/2028	UBS	PHOENIX AZ CIVIC		71883RRS4	165,000.00		0.00	165,000.00
210617A	7/1/2028	UBS	EL SEGUNDO CA PENSION		284035AG7	1,000,000.00		0.00	1,000,000.00
210408A	7/1/2028	UBS	PHOENIX AZ CIVIC		71884AH44	500,000.00		0.00	500,000.00
210930	8/1/2028	UBS	CHARTER OAKS CA		161285SD4	250,000.00		0.00	250,000.00
210301	8/1/2028	UBS	SAN JOSE CA FING AUTHO		79818186P30	1,000,000.00		0.00	1,000,000.00
201007	8/1/2028	UBS	SAN BERNARDINO CALIFORN UNIV TAX		796711H44	1,000,000.00		0.00	1,000,000.00
191108	8/1/2028	UBS	CORONA-NORCO CAL		219764SC2	405,000.00		0.00	405,000.00
210825B	8/15/2028	UBS	NEW HAMPSHIRE MUNI		64465QHA7	550,000.00		0.00	550,000.00
210825A	8/25/2028	UBS	CD-CELTIC BANK	57056	15118RWG8	245,000.00		0.00	245,000.00
210326	9/1/2028	UBS	CHINO CALIF PUB FING		169548FP4	615,000.00		0.00	615,000.00
200320	9/1/2028	UBS	PENNSYLVANIA UNIV TAX		709235P25	425,000.00		0.00	425,000.00

2026 CASH AND INVESTMENT ACTIVITY

2026 CASH AND INVESTMENT ACTIVITY						BV	
CITY	STATED		SECURITY		PRIN	SOLD/	PRIN
INVEST #	MAT		DESCRIP	FDIC #	BAL	PURCH	BAL
	DATE	BROKER			1/1/2026	2026	12/31/2026
191212	10/1/2028	UBS	UNIVERSITY OF ALABAMA TAX	914745GG2	400,000.00		400,000.00
210224B	11/1/2028	UBS	WILL COUNTY ILL COMMUNITY	969078QN7	2,500,000.00		2,500,000.00
191024	2/1/2029	UBS	PULASKI COUNTY	745401EGO3	400,000.00		400,000.00
211231	3/15/2029	UBS	NEW YORK STATE URBAN DEV	650036AX4	500,000.00		500,000.00
220207B	4/1/2029	UBS	BAY AREA CA TOLL AUTHORITY	072024XF4	250,000.00		250,000.00
210113	5/1/2029	UBS	NYC TRANSITIONAL	64971XSZ2	1,000,000.00		1,000,000.00
210617B	6/1/2029	UBS	ORANGE COUNTY TAX	684184TC8	110,000.00		110,000.00
210308A	6/1/2029	UBS	RIO RANCHO NEW MEXICO TAX	767169ER2	500,000.00		500,000.00
200630A	7/1/2029	UBS	NEW YORK STATE DORM AUTH	64990GS86	430,000.00		430,000.00
200611	11/1/2029	UBS	VENTURA COUNTY CA	923078CZ0	400,000.00		400,000.00
210114	12/1/2029	UBS	FRANKLIN COUNTY OH	353174JE6	1,000,000.00		1,000,000.00
200324	3/1/2030	UBS	NEW YORK CITY TAXABLE	64966QJL5	500,000.00		500,000.00
211014	5/1/2030	UBS	ST. JOHN'S PUBLIC SCHOOL	790450HN3	550,000.00		550,000.00
210604	7/1/2030	UBS	FLORIDA STATE BOARD TAX	341271AF1	1,000,000.00		1,000,000.00
200921	7/1/2030	UBS	FLORIDA STATE REV BOND	341271AF1	500,000.00		500,000.00
210910	9/1/2030	UBS	BROWNSVILLE TX UTIL	1164753D4	1,000,000.00		1,000,000.00
101013	12/1/2030	UBS	HIDALGO COUNTY TEX TAX	429343BT3	500,000.00		500,000.00
201102	12/1/2030	UBS	XENIA OH COMM SCHOOL	984071CC2	720,000.00		720,000.00
210107	6/1/2031	UBS	SAN JOSE CA FING AUTHO	798153NL2	1,000,000.00		1,000,000.00
210111	6/1/2031	UBS	SAN JOSE CA FING AUTHO	798153NL2	320,000.00		320,000.00
211020B	8/15/2031	UBS	ALABAMBA FEDERAL AID HWY	010268CT5	500,000.00		500,000.00
200417	9/1/2031	UBS	CITY OF NORFOLK VA TAX	655867G94	220,000.00		220,000.00
211115	10/1/2031	UBS	INFRASTRUCTURE BANK	76223MAL6	580,000.00		580,000.00
211209	9/15/2032	UBS	CAPE MAY COUNTY NJ TAX	139501SB7	470,000.00		470,000.00
260630		UBS	UBS TREASURY FUND (FORMERLY PRIME)		0.00	4,093,435.23	4,093,435.23
250131		UBS	UBS TREASURY FUND (FORMERLY PRIME)		47,573.90		0.00
250731a		UBS	UBS TREASURY FUND (FORMERLY PRIME)		1,186,951.96		0.00
250630		UBS	UBS TREASURY FUND (FORMERLY PRIME)		1,596,228.67		0.00
251231		UBS	UBS TREASURY FUND (FORMERLY PRIME)		5,103,823.98		320,645.10
					-		39,384,080.33
TOTAL INVESTMENTS					76,529,578.51	18,093,435.23	66,299,080.33
Unamortized Premiums					1,759,475.03		1,759,475.03
Unamortized Discounts					(4,343,552.11)		(4,343,552.11)
BMO					2,263,102.50	29,157,320.79	2,571,674.76
Money Market Accounts					3,758,103.43	18,530,760.97	8,288,864.40
Net Cash and Investments					79,966,707.36	65,781,516.99	74,575,542.41

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:**

Title:

Receive May 2026 Financial Reports - General Fund, EDA Fund and Enterprise Funds

Purpose/Background:

Purpose: Receive May 2026 monthly financial reports for the funds of: General, Water, Sewer, Street Lighting, Recycling and Storm Drainage.

Brief summary of actual revenues and expenditures-to-date in comparison to adopted budget for the respective funds.

Recommendation:

No action required. Informational only.

Outcome/Action:

No action required. Informational only.

Attachments

May 2026 General Fund Financial Report - Budget to Actual

May 2026 EDA Fund - Budget to Actual

May 2026 Enterprise Funds Financial Reports - Budget to Actual

May 2026 Summary of Adopted Budgets/Expenditures to Date

Form Review**Inbox**

Brian Hagen

Reviewed By

Brian Hagen

Date

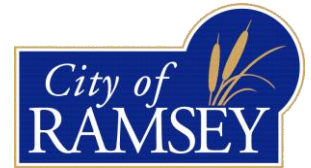
07/09/2026 10:36 AM

Form Started By: Diana Lund

Started On: 06/30/2026 09:52 AM

Final Approval Date: 07/09/2026

**CITY OF RAMSEY
FINANCIAL STATEMENT**



JANUARY 1, 2026 THROUGH PERIOD ENDING: May 31, 2026

GENERAL FUND EXPENDITURES - BY DEPARTMENT -		
Dept	2026 BUDGET	2026 YTD GENERAL LEDGER
Admin (incl'd elections, legal & newsletter)	1,435,680.00	626,420.99
Building Inspections	925,013.00	358,907.57
Council/Commissions (incl'd charter, council contingen	316,674.00	60,148.24
Data Processing	1,302,634.00	550,283.85
Engineering	652,564.00	403,557.34
Finance (incl'd assessing)	697,837.00	487,789.98
Fire (incl'd Civil Defense)	2,471,671.00	861,530.98
Gen Govt Buildings	1,024,670.00	330,292.57
Parks	2,604,912.00	893,729.81
Planning & Zoning	1,210,213.00	512,283.95
Police (incl'd animal control & comm orient)	6,757,902.00	2,877,350.09
Streets (incl'd traffic eng & snow/ice)	3,389,829.00	1,163,658.08
Grand Total	22,789,599.00	9,125,953.45

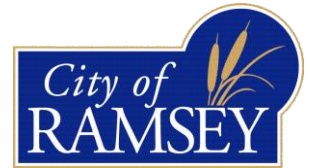
GENERAL FUND EXPENDITURES - BY CATEGORY -		
Category	2026 BUDGET	2026 YTD GENERAL LEDGER
Capital Outlay	1,496,000.00	544,262.61
Other Services & Charges	3,886,154.00	1,435,304.58
Personal Services	15,703,113.00	6,572,505.91
Supplies	1,597,959.00	573,880.35
Transfers out	106,373.00	-
Grand Total	22,789,599.00	9,125,953.45

GENERAL FUND REVENUES - BY CATEGORY -		
Category	2026 BUDGET	2026 YTD GENERAL LEDGER
Taxes	18,209,749.00	-
Charges for Services	808,700.00	382,702.92
Business Licenses/Permits	89,350.00	68,247.46
Fines and Forfeits	48,000.00	23,934.03
State Intergovernmental	845,500.00	142,807.50
Interest	75,000.00	-
Miscellaneous	21,050.00	10,560.85
Non-Business Licenses/Permits	903,500.00	419,659.72
Transfers in	1,788,750.00	-
Grand Total	22,789,599.00	1,047,912.48

This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

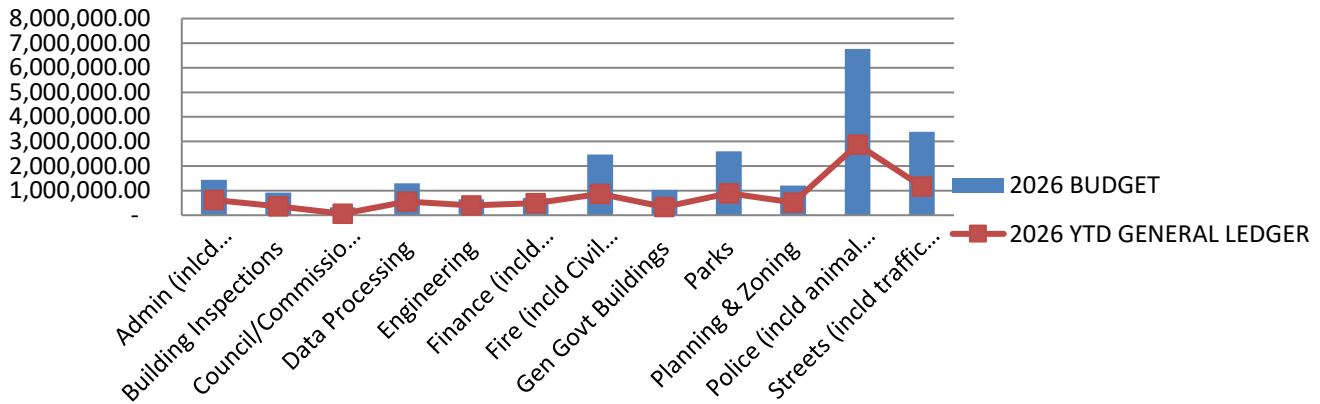
PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY FINANCIAL STATEMENT

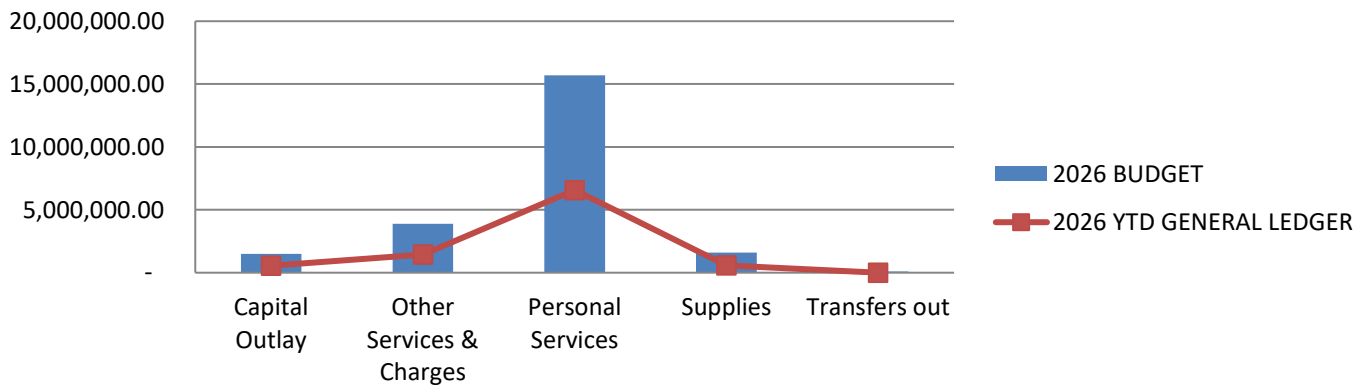


JANUARY 1, 2026 THROUGH PERIOD ENDING: May 31, 2026

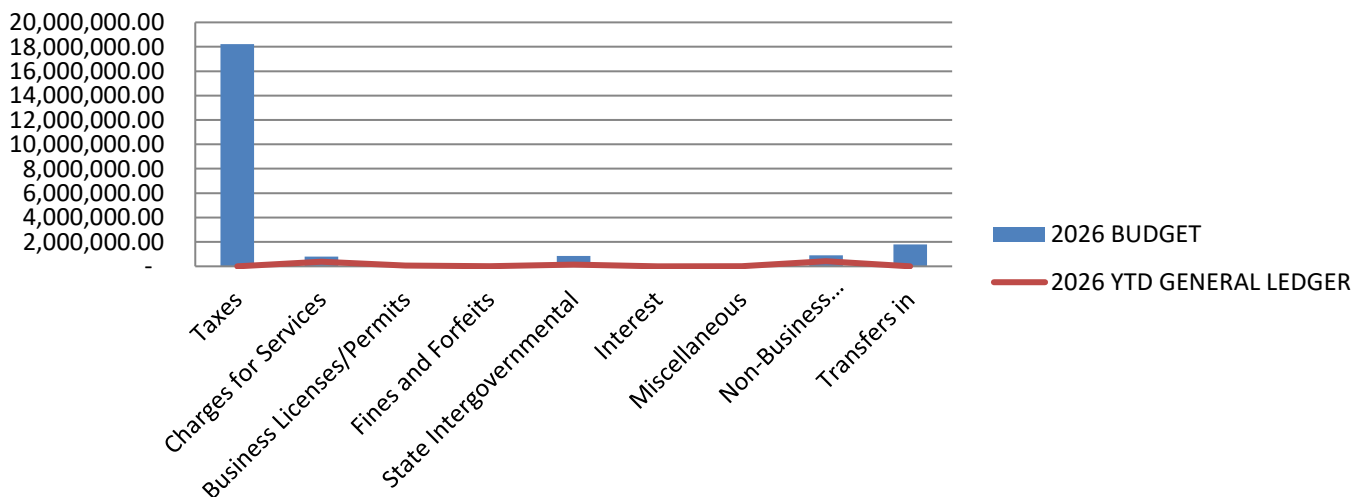
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



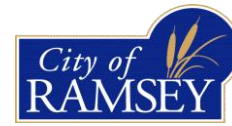
GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

**CITY OF RAMSEY
FINANCIAL STATEMENT**



JANUARY 1, 2026 THROUGH PERIOD ENDING: May 31, 2026

REVENUES			
BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4011 CURRENT-AD VALOREM TAXES	86,367.00	-	0.00%
4609 OTHER MISCELLANEOUS REVENUES	-	26.00	0.00%
4701 INTEREST ON INVESTMENTS	4,800.00	-	0.00%
Grand Total	91,167.00	26.00	

EXPENDITURES			
BUSINESS UNIT	9230	EDA	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6105 TEMPORARY-WAGES & SALARIES	1,000.00	250.00	25.00%
6122 FICA/MEDICARE CONTRIBUTIONS	80.00	19.13	23.91%
6133 WORKERS COMP INSURANCE PREMIUM	-	1.54	0.00%
6135 PAID FAMILY MEDICAL LEAVE		1.00	0.00%
6246 MARKETING & PROMOTIONS	23,000.00	6,882.24	29.92%
6249 MISCELLANEOUS OPERATING SUPPLY	21,000.00	10,795.41	51.41%
6315 MISCELLANEOUS PROFESSIONAL SER	36,000.00	2,935.51	8.15%
6331 TRAVEL & LODGING	2,500.00	156.35	6.25%
6335 TRAINING	5,100.00	1,235.00	24.22%
6361 GENERAL LIABILITY/PROPERTY INS	287.00	219.48	76.47%
6451 MEMBERSHIP DUES	2,200.00	2,838.67	129.03%
Grand Total	91,167.00	25,334.33	

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

**CITY OF RAMSEY
FINANCIAL STATEMENT**

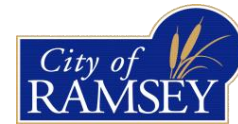


JANUARY 1, 2026 THROUGH PERIOD ENDING: May 31, 2026

REVENUES				
BUSINESS UNIT	9601	WATER UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(40,000.00)	(9,952.71)	24.88%	
4601 MISCELLANEOUS REVENUE		375.50	0.00%	
4606 DEVELOPER FEES (WAC)	350,000.00	108,113.00	30.89%	
4609 OTHER MISCELLANEOUS REVENUES	10,000.00	34,190.14	341.90%	
4651 WATER REVENUE	-	(237.00)	0.00%	
4652 WATER SALES - RESIDENTIAL	2,234,529.00	440,393.73	19.71%	
4653 WATER SALES-COMMERCIAL	1,247,326.00	91,675.06	7.35%	
4654 WATER PENALTIES	50,348.00	21,133.51	41.97%	
4655 WATER METER INSTALLATION	30,000.00	7,650.00	25.50%	
4656 WATER METERS	60,000.00	20,921.32	34.87%	
4657 CONNECTION/RECONNECTION FEES	150.00	100.00	66.67%	
4701 INTEREST ON INVESTMENTS	150,000.00	-	0.00%	
Grand Total	4,092,353.00	714,362.55		

EXPENSES				
BUSINESS UNIT	9601	WATER UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
6102 F.T. REGULAR-WAGES & SALARIES	528,267.00	138,003.69	26.12%	
6103 FULL TIME-REGULAR-OVERTIME	25,000.00	13,268.54	53.07%	
6105 TEMPORARY-WAGES & SALARIES	30,098.00	7,692.27	25.56%	
6121 PERA CONTRIBUTIONS	80,886.00	12,937.21	15.99%	
6122 FICA/MEDICARE CONTRIBUTIONS	43,432.00	13,534.06	31.16%	
6131 GROUP INSURANCE	87,624.00	34,752.06	39.66%	
6133 WORKERS COMP INSURANCE PREMIUM	18,662.00	12,677.31	67.93%	
6135 PAID FAMILY MEDICAL LEAVE	2,842.00	779.24	27.42%	
6208 MISCELLANEOUS OFFICE SUPPLIES	750.00	-	0.00%	
6223 GASOLINE	9,600.00	4,314.45	44.94%	
6225 DIESEL FUEL	500.00	-	0.00%	
6229 SHOP MATERIALS	1,200.00	352.30	29.36%	
6231 UNIFORMS & TURN-OUT GEAR	5,500.00	3,698.33	67.24%	
6239 FIRST AID SUPPLIES	100.00	-	0.00%	
6249 MISCELLANEOUS OPERATING SUPPLY	15,000.00	13,188.83	87.93%	
6257 OTHER VEHICLE PARTS	12,500.00	561.77	4.49%	
6273 UTILITY SYSTEM MAINT SUPPLIES	675,000.00	51,298.88	7.60%	
6281 SMALL TOOLS & MINOR EQUIPMENT	12,000.00	5,469.76	45.58%	
6292 WATER METERS FOR RESALE	125,000.00	114,214.47	91.37%	
6315 MISCELLANEOUS PROFESSIONAL SER	59,000.00	1,173.50	1.99%	
6322 POSTAGE	2,100.00	32.71	1.56%	
6334 MILEAGE REIMBURSEMENT	500.00	427.05	85.41%	
6335 TRAINING	6,000.00	1,350.00	22.50%	
6352 GENERAL NOTICE & PUBLIC INFOR	350.00	-	0.00%	
6361 GENERAL LIABILITY/PROPERTY INS	46,000.00	78,001.33	169.57%	
6371 ELECTRIC UTILITIES	200,000.00	67,446.68	33.72%	
6372 WATER/IRRIGATION	2,500.00	814.25	32.57%	
6373 GAS	9,000.00	7,593.92	84.38%	
6374 REFUSE/RECYCLING	1,800.00	719.48	39.97%	
6381 BUILDING & STRUCTURE REPAIR	18,000.00	10,542.35	58.57%	
6405 OFFICE & DATA PROCESSING EQUIP	8,600.00	-	0.00%	
6436 WATER EFFICIENCY REBATE PROG		792.85	0.00%	
6439 OTHER MISCELLANEOUS	67,500.00	2,106.21	3.12%	
6451 MEMBERSHIP DUES	1,000.00	-	0.00%	
6489 OTHER CONTRACTED SERVICES	85,000.00	36,990.48	43.52%	
6722 DEPRECIATION	1,845,900.00	-	0.00%	
6820 OPERATING TRANSFERS TO OTHER F	63,000.00	-	0.00%	
Grand Total	4,090,211.00	634,733.98		

**CITY OF RAMSEY
FINANCIAL STATEMENT**

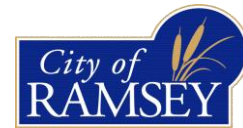


JANUARY 1, 2026 THROUGH PERIOD ENDING: May 31, 2026

REVENUES				
BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(40,000.00)	(9,998.95)	25.00%	
4356 SEWER AVAILABILITY CHARGE-ADM	7,000.00	1,540.70	22.01%	
4601 MISCELLANEOUS REVENUE		375.49	0.00%	
4606 DEVELOPER FEES (WAC)	200,000.00	-	0.00%	
4661 RESIDENTIAL-SEWER CHARGES	2,148,295.00	631,872.36	29.41%	
4662 COMMERCIAL-SEWER CHARGES	510,969.00	80,493.03	15.75%	
4663 SEWER PENALTIES	50,000.00	25,607.39	51.21%	
4701 INTEREST ON INVESTMENTS	50,000.00	-	0.00%	
Grand Total	2,926,264.00	729,890.02		

EXPENSES				
BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
6102 F.T. REGULAR-WAGES & SALARIES	323,085.00	69,614.57	21.55%	
6103 FULL TIME-REGULAR-OVERTIME	1,000.00	1,097.85	109.79%	
6121 PERA CONTRIBUTIONS	45,345.00	5,832.44	12.86%	
6122 FICA/MEDICARE CONTRIBUTIONS	25,103.00	5,941.87	23.67%	
6131 GROUP INSURANCE	46,802.00	-	0.00%	
6133 WORKERS COMP INSURANCE PREMIUM	9,483.00	7,022.18	74.05%	
6135 PAID FAMILY MEDICAL LEAVE	1,628.00	351.29	21.58%	
6223 GASOLINE	4,400.00	539.52	12.26%	
6225 DIESEL FUEL	5,000.00	639.89	12.80%	
6229 SHOP MATERIALS	500.00	10.20	2.04%	
6249 MISCELLANEOUS OPERATING SUPPLY	15,000.00	717.83	4.79%	
6257 OTHER VEHICLE PARTS	8,100.00	653.09	8.06%	
6273 UTILITY SYSTEM MAINT SUPPLIES	5,500.00	-	0.00%	
6275 OTHER EQUIPMENT PARTS	8,000.00	231.19	2.89%	
6281 SMALL TOOLS & MINOR EQUIPMENT	5,000.00	402.69	8.05%	
6315 MISCELLANEOUS PROFESSIONAL SER	2,500.00	1,173.50	46.94%	
6323 CELLULAR PHONES	2,500.00	720.46	28.82%	
6334 MILEAGE REIMBURSEMENT	400.00	69.60	17.40%	
6335 TRAINING	8,000.00	-	0.00%	
6361 GENERAL LIABILITY/PROPERTY INS	28,000.00	22,856.20	81.63%	
6371 ELECTRIC UTILITIES	30,000.00	8,581.49	28.60%	
6372 WATER/IRRIGATION	2,500.00	206.57	8.26%	
6373 GAS	7,500.00	2,599.78	34.66%	
6374 REFUSE/RECYCLING	1,500.00	719.47	47.96%	
6377 SEWER SERVICE CHARGE	1,398,657.00	699,328.68	50.00%	
6381 BUILDING & STRUCTURE REPAIR	10,835.00	2,439.39	22.51%	
6489 OTHER CONTRACTED SERVICES	45,000.00	8,028.24	17.84%	
6722 DEPRECIATION	817,500.00	-	0.00%	
6820 OPERATING TRANSFERS TO OTHER F	57,000.00	-	0.00%	
Grand Total	2,915,838.00	839,777.99		

**CITY OF RAMSEY
FINANCIAL STATEMENT**



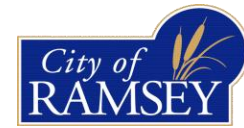
JANUARY 1, 2026 THROUGH PERIOD ENDING: May 31, 2026

REVENUES				
BUSINESS UNIT	9603	STREET LIGHT UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(6,000.00)	(1,617.02)	26.95%	
4681 CHARGES FOR STREET LIGHTS	190,000.00	50,165.81	26.40%	
4683 STREET LIGHTING PENALTIES	5,111.00	2,767.24	54.14%	
4684 PRIORITY STREET LIGHT	60,000.00	15,765.61	26.28%	
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%	
Grand Total	254,111.00	67,081.64		

EXPENSES				
BUSINESS UNIT	9603	STREET LIGHT UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
6371 ELECTRIC UTILITIES	136,200.00	46,960.01	34.48%	
6489 OTHER CONTRACTED SERVICES	15,000.00	6,397.90	42.65%	
6722 DEPRECIATION	45,000.00	-	0.00%	
6820 OPERATING TRANSFERS TO OTHER F	34,000.00	-	0.00%	
Grand Total	230,200.00	53,357.91		

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

**CITY OF RAMSEY
FINANCIAL STATEMENT**



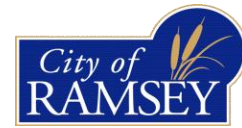
JANUARY 1, 2026 THROUGH PERIOD ENDING: May 31, 2026

REVENUES				
BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(11,000.00)	(2,366.91)	21.52%	
4287 OTHER LOCAL GOVERNMENT GRANTS	97,000.00	-	0.00%	
4609 OTHER MISCELLANEOUS REVENUES	2,000.00	1,246.30	62.32%	
4671 RECYCLING CHARGES	471,600.00	120,870.03	25.63%	
4672 RECYCLING PENALTIES	9,432.00	4,987.00	52.87%	
4701 INTEREST ON INVESTMENTS	5,000.00	-	0.00%	
Grand Total	574,032.00	124,736.42		

EXPENSES				
BUSINESS UNIT	9604	RECYCLING UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
6102 F.T. REGULAR-WAGES & SALARIES	34,049.00	12,761.07	37.48%	
6103 FULL TIME-REGULAR-OVERTIME	1,000.00	202.65	20.27%	
6104 PART TIME-WAGES & SALARIES	200.00	-	0.00%	
6105 TEMPORARY-WAGES & SALARIES		102.00	0.00%	
6121 PERA CONTRIBUTIONS	2,288.00	1,074.96	46.98%	
6122 FICA/MEDICARE CONTRIBUTIONS	2,616.00	1,099.01	42.01%	
6131 GROUP INSURANCE	4,167.00	-	0.00%	
6133 WORKERS COMP INSURANCE PREMIUM	165.00	63.26	38.34%	
6135 PAID FAMILY MEDICAL LEAVE	164.00	65.07	39.68%	
6249 MISCELLANEOUS OPERATING SUPPLY	34,000.00	21,287.09	62.61%	
6322 POSTAGE	120.00	-	0.00%	
6489 OTHER CONTRACTED SERVICES	495,000.00	207,570.98	41.93%	
Grand Total	573,769.00	244,226.09		

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

**CITY OF RAMSEY
FINANCIAL STATEMENT**



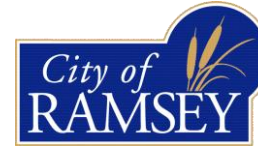
JANUARY 1, 2026 THROUGH PERIOD ENDING: May 31, 2026

REVENUES				
BUSINESS UNIT	9605	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
4140 CREDIT CARD PROCESSING FEES	(18,000.00)	(4,913.87)	27.30%	
4693 STORM WATER-RESIDENTIAL	842,835.00	224,400.67	26.62%	
4694 STORM WATER-COMMERCIAL	904,590.00	239,749.88	26.50%	
4695 STORM WATER-PENALTIES	30,650.00	13,388.36	43.68%	
4701 INTEREST ON INVESTMENTS	35,000.00	-	0.00%	
Grand Total	1,795,075.00	472,625.04		

EXPENSES				
BUSINESS UNIT	(Multiple Items)	STORM WATER UTILITY		
GENERAL LEDGER ACCOUNT	2026 BUDGET	2026 YTD GENERAL LEDGER	-% of Budget-	
6102 F.T. REGULAR-WAGES & SALARIES	368,361.00	74,987.31	20.36%	
6121 PERA CONTRIBUTIONS	56,965.00	5,962.62	10.47%	
6122 FICA/MEDICARE CONTRIBUTIONS	28,214.00	6,236.46	22.10%	
6131 GROUP INSURANCE	63,417.00	6,820.50	10.76%	
6133 WORKERS COMP INSURANCE PREMIUM	9,430.00	8,199.27	86.95%	
6135 PAID FAMILY MEDICAL LEAVE	1,900.00	365.53	19.24%	
6225 DIESEL FUEL	12,000.00	4,189.78	34.91%	
6231 UNIFORMS & TURN-OUT GEAR		393.75	0.00%	
6249 MISCELLANEOUS OPERATING SUPPLY	11,000.00	6,368.59	57.90%	
6257 OTHER VEHICLE PARTS	20,000.00	7,284.87	36.42%	
6315 MISCELLANEOUS PROFESSIONAL SER	35,000.00	9,193.00	26.27%	
6361 GENERAL LIABILITY/PROPERTY INS	10,000.00	7,794.72	77.95%	
6371 ELECTRIC UTILITIES	12,000.00	3,255.01	27.13%	
6372 WATER/IRRIGATION	3,500.00	206.57	5.90%	
6373 GAS	7,200.00	2,599.78	36.11%	
6374 REFUSE/RECYCLING	2,400.00	537.75	22.41%	
6451 MEMBERSHIP DUES	62,500.00	1,510.00	2.42%	
6489 OTHER CONTRACTED SERVICES	55,000.00	7,317.87	13.31%	
6722 DEPRECIATION	648,852.00	-	0.00%	
6820 OPERATING TRANSFERS TO OTHER F	53,000.00	-	0.00%	
Grand Total	1,460,739.00	153,223.38		

Note: The Finance Department has highlighted line items that may be trending towards exceeding budget OR not may not have been included in the adopted budget.

**CITY OF RAMSEY
YEAR-TO-DATE BY BUSINESS UNIT**



JANUARY 1, 2026 THROUGH PERIOD ENDING:

May 31, 2026

GENERAL FUND EXPENDITURES BY DEPARTMENT	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	05/12 ADOPTED BUDGET (MAY)	% of Budget Used (41.66% is 05/12)	BUDGET AMOUNT REMAINING
Admin (inclcd elections, legal & newsletter)	1,435,680.00	626,420.99	598,200.00	43.63%	809,259.01
Building Inspections	925,013.00	358,907.57	385,422.08	38.80%	566,105.43
Council/Commissions (inclcd charter, council contingency)	316,674.00	60,148.24	131,947.50	18.99%	256,525.76
Data Processing	1,302,634.00	550,283.85	542,764.17	42.24%	752,350.15
Engineering (personnel costs allocated after year-end)	652,564.00	403,557.34	271,901.67	61.84%	249,006.66
Finance (inclcd assessing) (personnel costs allocated after year-end)	697,837.00	487,789.98	290,765.42	69.90%	210,047.02
Fire (inclcd Civil Defense)	2,471,671.00	861,530.98	1,029,862.92	34.86%	1,610,140.02
Gen Govt Buildings	1,024,670.00	330,292.57	426,945.83	32.23%	694,377.43
Parks	2,604,912.00	893,729.81	1,085,380.00	34.31%	1,711,182.19
Planning & Zoning	1,210,213.00	512,283.95	504,255.42	42.33%	697,929.05
Police (inclcd animal control & comm orient)	6,757,902.00	2,877,350.09	2,815,792.50	42.58%	3,880,551.91
Streets (inclcd traffic eng & snow/ice)	3,389,829.00	1,163,658.08	1,412,428.75	34.33%	2,226,170.92
TOTAL	22,789,599.00	9,125,953.45	9,495,666.25	40.04%	13,663,645.55

ENTERPRISE EXPENDITURES BY FUND	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	05/12 ADOPTED BUDGET (MAY)	% of Budget Used (41.66% is 05/12)	BUDGET AMOUNT REMAINING	*BUDGETED DEPRECIATION (part of "2026 BUDGET")
Water (budgeted depreciation not booked until after year-end)	4,090,211.00	634,733.98	1,704,254.58	15.52%	3,455,477.02	\$ 1,845,900.00
Sewer (budgeted depreciation not booked until after year-end)	2,915,838.00	839,777.99	1,214,932.50	28.80%	2,076,060.01	\$ 517,500.00
Street Light (budgeted depreciation not booked until after year-end)	230,200.00	53,357.91	95,916.67	23.18%	176,842.09	\$ 45,000.00
Recycling	573,769.00	244,226.09	239,070.42	42.57%	329,542.91	N/A
Storm Water (budgeted depreciation not booked until after year-end)	1,460,739.00	153,223.38	608,641.25	10.49%	1,307,515.62	\$ 648,852.00
TOTAL	9,270,757.00	1,925,319.35	3,862,815.42	20.77%	7,345,437.65	\$ 3,057,252.00

EDA FUND EXPENDITURES	2026 ADOPTED BUDGET	CURRENT YTD POSTED EXP	05/12 ADOPTED BUDGET (MAY)	% of Budget Used (41.66% is 05/12)	BUDGET AMOUNT REMAINING
Economic Development	91,167.00	25,334.33	37,986.25	27.79%	65,832.67

CC Regular Session

Meeting Date: 07/14/2026

Primary Strategic Plan Initiative: Not Applicable

Title:

Note the following Boards, Commissions and Meeting Minutes:

Planning Commission — May 28, 2026.

Economic Development Authority — May 14, 2026.

Purpose/Background:

Approve the Meeting Minutes

Recommendation:

Approval

Outcome/Action:

Approval

Attachments

PC May 2026 Minutes

EDA Minutes May 2026

Form Review

Inbox	Reviewed By	Date
Kalia Lor (Originator)	Kalia Lor	07/07/2026 09:27 AM
Mariah Albrecht	Kalia Lor	07/07/2026 12:07 PM
Brian Hagen	Brian Hagen	07/09/2026 10:36 AM
Form Started By: Kalia Lor		Started On: 07/07/2026 09:00 AM
Final Approval Date: 07/09/2026		

**PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 28, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Chairperson Randy Bauer
 Commissioner Michael Allshouse
 Commissioner Bradley Cochrane
 Commissioner Jeffrey Lubarski
 Commissioner Debra Musgrove
 Commissioner Layee Sanoe

Members Absent: Chairperson Cheri Gengler

Also Present: Planning Manager Todd Larson
 Economic Development Manager Sean Sullivan
 Senior Planner Chris Anderson
 City Council Liaison Eric Peters

1. CALL TO ORDER

Acting Chairperson Bauer called the regular meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Acting Chairperson Bauer led the group in the Pledge of Allegiance.

3. CITIZEN INPUT

None.

4. APPROVAL OF AGENDA

Motion by Commissioner Lubarski, seconded by Commissioner Musgrove, to approve the agenda as presented.

Motion Carried. Voting Yes: Acting Chairperson Bauer, Commissioners Lubarski, Musgrove, Allshouse, Cochrane, and Sanoe. Voting No: None. Absent: Chairperson Gengler.

5. CONSENT AGENDA

5.01: Approve the April 23, 2026, Planning Commission Meeting Minutes

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to approve the consent agenda as presented.

Motion Carried. Voting Yes: Acting Chairperson Bauer, Commissioners Musgrove, Lubarski, Allshouse, Cochrane, and Sanoe. Voting No: None. Absent: Chairperson Gengler.

6. PUBLIC HEARINGS/COMMISSION BUSINESS

6.01: Public Hearing: Consider an Ordinance Amendment to City Code Section 106-354 (Private Trees in New Development Areas)

Public Hearing

Acting Chairperson Bauer called the public hearing to order at 7:01 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that the Environmental Policy Board (EPB) recommends adoption of Ordinance #26-09, amending the tree preservation standards to authorize staff to approve alternative methodologies used for collecting tree data and clarifying that certain diseased or insect-infected trees are exempt from the removal threshold calculation.

Councilmember Musgrove commented that this is a great idea and great governance, removing the burden from applicants to request a variance. She asked if other cities follow a similar process.

Senior Planner Anderson replied that some cities have allowed different methodologies, but was unsure how those codes were written. He stated that some cities do not have any tree ordinance or tree preservation standards. He noted that this is an attempt to protect natural resources during development, but also to recognize that there are different ways to collect that data.

Citizen Input

No comments.

Motion by Commissioner Lubarski, seconded by Commissioner Allshouse, to close the public hearing.

Motion Carried. Voting Yes: Acting Chairperson Bauer, Commissioners Lubarski, Allshouse, Cochrane, Musgrove, and Sanoe. Voting No: None. Absent: Chairperson Gengler.

Acting Chairperson Bauer closed the public hearing at 7:08 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Ordinance #26-09 Amending City Code Section 106-354 Granting Staff the

Ability to Approve Alternative Methodologies for Collecting Tree Data and Clarifying that Certain Diseased or Insect-Infected Trees are Exempt from the Removal Threshold Calculation.

Motion Carried. Voting Yes: Acting Chairperson Bauer, Commissioners Musgrove, Lubarski, Allshouse, Cochrane, and Sanoe. Voting No: None. Absent: Chairperson Gengler.

7. COMMISSION BUSINESS

7.01: Adopt Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal

Presentation

Economic Development Manager Sullivan presented the Staff Report stating that, based on the project being compliant with the City's Comprehensive Plan, staff recommends adoption of Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal.

Commission Business

Acting Chairperson Bauer commented that this is consistent with the Comprehensive Plan.

Commissioner Musgrove asked for information on how HRA funds generated from this area could be used.

Economic Development Manager Sullivan provided examples of how HRA funds could be used in different ways to support housing and other redevelopment projects. He stated that the inclusion of the Highway 10 corridor was intentional, as some of those properties could benefit from redevelopment assistance, recognizing that it will take some time before those funds are generated.

Acting Chairperson Bauer asked if ARAA has plans for the parcel closer to Riverdale Drive.

Economic Development Manager Sullivan commented that there is one property owner who will be splitting off this property, and there are hopes that this development will spur additional retail/restaurant development on that second property.

Motion by Commissioner Lubarski, seconded by Commissioner Allshouse, to adopt Resolution #26-110 Concerning the Ramsey Economic Development Authority's Redevelopment Project Area Proposal.

Further discussion

The Commissioners were happy to see that ARAA found a better site and believed that this would be a beneficial development for the community.

Motion Carried. Voting Yes: Acting Chairperson Bauer, Commissioners Lubarski, Allshouse, Cochrane, Musgrove, and Sanoe. Voting No: None. Absent: Chairperson Gengler.

8. COMMISSION / STAFF INPUT

Planning Manager Larson provided an update on recent City Council actions and discussions. He noted that there is one case to be considered at the June meeting.

Economic Development Manager Sullivan provided an update on the Kwik Trip project, anticipating an opening on or before July 4th.

Acting Chairperson Bauer commented on Robert's Rules of Order and a situation that took place at a recent City Council meeting, where a requested amendment to a motion was not allowed.

Councilmember Peters stated that the City Attorney was present and commented that the City does not follow Robert's Rules of Order. He stated that he would like to get more information and can share it with Acting Chairperson Bauer.

Commissioner Musgrove stated that perhaps a training could be done on meeting procedures.

Planning Manager Larson commented that there are some tutorial videos that could be helpful.

9. ADJOURNMENT

Motion by Commissioner Lubarski, seconded by Commissioner Musgrove, to adjourn the meeting.

Motion Carried. Voting Yes: Acting Chairperson Bauer, Commissioners Lubarski, Musgrove, Allshouse, Cochrane, and Sanoe. Voting No: None. Absent: Chairperson Gengler.

The regular meeting of the Planning Commission adjourned at 7:00 p.m.

Respectfully submitted,



Todd Larson
Planning Manager

ATTEST:



Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 14, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
 Member Nicole Bauer (remote)
 Member Cheryal Hills
 Member Rachal Johnson (remote)
 Member Brittany Lindahl
 Member Chris Riley
 Member Shanna Stewart

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager
 Stephanie Hanson, Community Development Director

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member Lindahl, seconded by Member Riley, to approve the agenda.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Wiyninger	aye

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 9, 2026

Motion by Member Lindahl, seconded by Member Stewart, to approve the April 9, 2026, minutes as presented.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Winyninger	aye

Motion carried.

4. EDA BUSINESS

4.01: Consider Recommendation for Tax Increment Financing Assistance for Trident Development

Economic Development Manager Sullivan presented the staff report.

Roger Fink, Senior Vice President of Trident Development, introduced himself and provided background information on the company. He stated that Trident focuses on multi-family housing, both market-rate apartments and senior living, and provided information on the communities that they have created and continue to own and operate. He stated that their management is handled by LifeSpark, which brings the highest level of care to residents of these communities. He stated that they use Lyon Contracting for construction, noting other complexes within The COR that have also been constructed by Lyon. He commented that Trident has been watching the senior market in the metro for many years, and Ramsey has always been of interest to them. He believed that the timing was right to add more senior housing to this market. He stated that they are considering a continuum of care campus, which includes independent senior living, assisted living, and memory care. He stated that a Preliminary Plat request will come forward to clean up the lot boundaries and create a parcel for the TIF District. He provided additional information on why this number of units is proposed, noting that the property would be staffed 24/7, with a commercial kitchen and dining room, as well as other amenities. He stated that the independent senior living building would be adjacent to the assisted/memory care facility, and the details for that project, including the number of units, are still being finalized. He commented that of the projects they have completed, half of them have received some type of financial assistance through TIF, many of which have involved Ehlers underwriting. He provided information on the proposed timeline for the project, hoping to break ground this fall. He thanked the EDA for considering this application.

Chairperson Winyninger asked if an economic impact study has been done or whether there is an anticipated amount of revenue that would be brought into the community.

Mr. Fink replied that they have done a market study but have not completed an economic impact study.

Jason Aarsvold, Ehlers, presented additional information on the underwriting and analysis completed by Ehlers for this request. He stated that without the tax increment assistance, there would be an internal rate of return of 11 percent, and developers like to see that between 13 and 16 percent. He stated that with the proposed TIF assistance, they would be just under 13.5 percent; therefore, the requested assistance would not unduly enrich the developer.

Economic Development Manager Sullivan stated that he has outlined the next steps and timeline within the packet, if the EDA is comfortable moving forward, and reviewed those.

Chairperson Wyingner stated that it appears that they would create TIF District 20 for the assisted and memory care building, but there would be no TIF for the independent building. He asked if the buildings would be tied together or whether the developer could move forward with one building and not the other.

Economic Development Manager Sullivan replied that they would not require construction of the independent living project that as part of this process. He stated that the developer would be acquiring this site, and in order to generate necessary revenue, they would most likely want to move forward with the independent building in addition to the assisted/memory care building, but that would not be part of a development agreement.

Motion by Member Hills, seconded by Member Lindahl, to recommend to City Council support for the project and provision of \$4,147,000 raw TIF, \$2,350,000 present value to Trident Development as presented.

Further discussion: Member Riley provided additional information on the TIF process discussed by the Council at work session and the recommended shorter period of time.

Member Stewart stated that she was pleased to hear the report from Ehlers, which confirms that this will be a great project.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wyingner	aye

Motion carried.

4.02: Consider Sale of City Land to LH Road, LLC (Wildlife Research Center) for Building Expansion

Economic Development Manager Sullivan presented the staff report.

Sam Burgeson, Wildlife Research Center, introduced himself and provided background information on the company. He commented that they would like to consolidate some of their other locations to this site. He provided additional information on the proposed construction project and timing. He noted the challenges in expanding on this property, which is more expensive than choosing another site, but they like the site and would like to remain there. He commented that the MPCA has been accommodating, and they are fully confident they will be able to navigate that process.

Chairperson Winyninger asked if employees from other locations would be consolidating or whether those locations did not have employees.

Mr. Burgeson replied that those locations did not have employees. He stated that they will need more staff as they continue to expand.

Chairperson Winyninger recognized that the business has been a great partner to the City, and this has been a long process to find a place for expansion in Ramsey.

Economic Development Manager Sullivan reviewed a summary of the proposed term sheet.

Member Stewart asked and received confirmation that the soil testing results are positive to move forward.

Motion by Member Lindahl, seconded by Member Hills, to recommend to City Council to approve Term Sheet, Purchase Agreement, and Right of Re-Entry Agreement as presented, subject to City Attorney review.

Further discussion: Member Riley commented that this is a great project, and this will help a local business stay in the community.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Winyninger	aye

Motion carried.

4.03: EDA Organization: Elect Ramsey Economic Development Authority Officers

Economic Development Manager Sullivan presented the staff report.

Chairperson Winyninger opened nominations for the position of President.

Motion by Member Johnson, seconded by Member Bauer, to nominate Scott Winyninger as President/Chairperson.

There were no other nominations.

Motion by Member Lindahl, seconded by Member Bauer, to appoint Scott Winyninger as President/Chairperson of the Ramsey Economic Development Authority through March 31, 2027.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Winyninger	abstain

Motion carried.

Chairperson Winyninger opened nominations for the position of Vice President.

Member Johnson nominated Brittany Lindahl for the position of Vice President.

There were no other nominations.

Motion by Member Bauer, seconded by Chairperson Winyninger, to appoint Brittany Lindahl as Vice President/Vice Chairperson of the Ramsey Economic Development Authority through March 31, 2027.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	abstain
Member Riley	aye
Member Stewart	aye
Chairperson Winyninger	aye

Motion carried.

Chairperson Winyninger opened nominations for the position of Secretary.

Member Stewart nominated Cheryal Hills for the position of Secretary.

There were no other nominations.

Motion by Member Lindahl, seconded by Member Bauer, to appoint Cheryal Hills as Secretary of the Ramsey Economic Development Authority through March 31, 2027.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	abstain
Member Bauer	aye
Member Johnson	aye
Chairperson Winyninger	aye

Motion carried.

Chairperson Winyninger opened nominations for the position of Treasurer.

Member Stewart nominated Rachal Johnson for the position of Treasurer.

There were no other nominations.

Motion by Member Hills, seconded by Member Lindahl, to appoint Rachal Johnson as Treasurer of the Ramsey Economic Development Authority through March 31, 2027.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	abstain
Chairperson Winyninger	aye

Motion carried.

4.04: Adopt Resolution #26-109 Initiating Process for Establishment of a Redevelopment Plan

Economic Development Manager Sullivan presented the staff report.

Dustin Reeder, ARAA, introduced himself and provided information on the volunteer-based organization that has operated in Ramsey since 1979. He stated that they purchased land off Armstrong in 2022 and went through the development process, developed plans, and ultimately, that had to shift. He believed that the new location would be a better fit with access to the river and an opportunity to offer other programs. He stated that this would generate money and business for the community and provided examples in other communities. He stated that this location will become an amenity for the community and will attract families with children to Ramsey.

Chairperson Winyninger asked for a brief overview of the project.

Mr. Reeder provided information on the proposed 100,000 square foot athletic facility building they would like to construct, which would allow all sports to be played inside the facility. He commented on the ability they would have to hold multiple games of different sports at the same time. He stated that the facility would be used for practices during the week and would also be used for tournaments. He stated that families travel for sports, and this will bring people from outside of the community into Ramsey. He stated that they would be moving forward with phase one at this time and have not yet set an identified timeline for phase two. He spoke about the ancillary development that typically follows this type of development, which would also be a benefit to the community.

Member Hills asked if there is any risk of the verbal monetary commitments not coming to fruition.

Economic Development Manager Sullivan replied that is always a risk, but they have been working on this for six months, and the lion's share of the \$750,000 is from an interested party who owns the land adjacent, and therefore it is in their best interest for this project moving forward. He stated that should they come in a bit short of that commitment, there is flexibility in what the City could approve, noting that the City Council has expressed comfort in up to \$2,000,000, and ARAA could also have some other funds that could be contributed.

Mr. Reeder stated that they are very hopeful that everything will move forward as planned. He commented that they have been conservative in their numbers because they are a volunteer organization.

Member Riley stated that ARAA is already paying for all of the spaces they rent, so this would not be a new expense and would consolidate the operations of the organization.

Mr. Reeder replied that ARAA currently rents multiple facilities for the kids to play sports in multiple communities, which is stressful for parents commuting between sports. He stated that economically, bringing all those sports to one location owned by ARAA would be a benefit in many ways. He stated that the rent ARAA would be saving would be one source of revenue for the facility.

Member Riley stated that this case could have been a very lengthy discussion because there have been many iterations of this project and negotiations. He stated that every time it has gotten better, and he feels that this is the right place and right agreement for all parties. He provided additional background information on the use of County HRA funds and how this would be a good use. He noted the vast amount of support for this project from the community and its local businesses. He stated that as the money is paid back, it would allow the opportunity for other redevelopments as well. He believed that this would be a good use of funds that would provide a good result for everyone.

Member Hills recognized that during this meeting, they had seen support projects of the entire age spectrum of the community, from youth to seniors.

Chairperson Wiyninger agreed with the statement that this type of development often spurs more development of things like retail and restaurants.

Motion by Member Lindahl, seconded by Chairperson Wiyninger, to adopt Resolution #26-109 Initiating Process for Establishment of a Redevelopment Plan and a commitment to complete an HRA loan up to \$2,000,000 to ARAA.

A roll call vote was performed:

Member Johnson	aye
Member Bauer	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wiyninger	aye

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on development interest and activity, and other items of interest to the EDA.

6. ADJOURNMENT

Motion by Member Lindahl, seconded by Chairperson Wiyninger, to adjourn the meeting.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye

Member Bauer	aye
Member Johnson	aye
Chairperson Winyinger	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:53 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.

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Enhance City's communication through transparency and accountability.

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated June 23, 2026
2. City Council Regular Session dated June 23, 2026

Purpose/Background:

Purpose: The purpose of this case is for Council review and approval of meeting minutes.

Background: Attached are the meeting minutes referenced above.

Recommendation:

Approve the meeting minutes.

OutcomeAction:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated June 23, 2026
 2. City Council Regular Session dated June 23, 2026
-

Attachments

6-23-26 CCWS

6-23-26 Meeting

Form Review**Inbox**

Brian Hagen

Form Started By: Katie Schmidt

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 10:36 AM

Started On: 07/08/2026 03:11 PM

**CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a City Council Work Session on Tuesday, June 23, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman
Councilmember Kirsten Buscher
Councilmember Michael Olson
Councilmember Eric Peters
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Shanna Stewart

Also Present: City Administrator Brian Hagen
Police Chief Brad Bluml
Parks and Assistant Public Works Director Mark Riverblood
Recreation Coordinator Abby Proulx
Administrative Services Director Colleen Lasher
City Attorney Amanda Johnson

1. CALL TO ORDER

Mayor Heineman called the City Council Work Session to order at 5:30 p.m.

2. TOPICS FOR DISCUSSION

2.01: Consider Accepting the Donation of a Community Art Plan

Parks and Assistant Public Works Director Riverblood introduced a proposal to accept a Community Art Resource developed by the Ramsey Community Foundation, along with a \$5,000 donation to support public art elements incorporated into the City's new waterfront park.

Parks and Assistant Public Works Director Riverblood explained that the Community Art Resource is intended to serve as an inspirational guide rather than a formal public art plan. He noted that numerous studies demonstrate how public art contributes to community identity, placemaking, and civic pride, all of which align with the City's Strategic Plan. He highlighted several examples already incorporated into the waterfront project, including decorative lighting, artistic landscape elements, painted support structures, and custom finishes designed to reinforce the park's natural character.

Parks and Assistant Public Works Director Riverblood also recognized the Ramsey Community Foundation as one of the City's longstanding community partners. He reviewed the Foundation's previous contributions, including financial support for the City's summer concert series and

funding for the City's fiftieth-anniversary banners. The Foundation now wishes to contribute \$5,000 toward artistic features already included in the waterfront park while providing the organization with an opportunity to encourage additional philanthropic support for future community art projects.

Councilmember Specht asked how much authority the Council would retain over future public art and whether accepting the resource could limit the City's ability to reject artwork that it believed was inappropriate for public spaces.

Parks and Assistant Public Works Director Riverblood explained that the document is strictly advisory and does not oblige the City to install any particular artwork. Any future public art located on City property would continue to require Council approval, allowing elected officials to determine whether proposed artwork aligns with community expectations and City priorities.

Councilmember Olson expressed support for community art while asking whether acceptance of the resource or future donations could expose the City to First Amendment challenges if artwork were rejected.

City Attorney Johnson explained that First Amendment issues can arise whenever governments regulate expressive works. She noted that municipalities are generally better protected when they establish clear policies describing the type of artwork they intend to commission, rather than accepting unsolicited pieces without defined standards. She emphasized that each situation would ultimately depend upon its specific facts and circumstances.

Mayor Heineman summarized the discussion by noting that the Council's current decision involved accepting a planning resource and recognizing the Foundation's financial contribution to artwork already included within the approved waterfront project, rather than committing the City to any future installations.

Councilmembers generally expressed support for local control over future public art decisions while recognizing the value of the Foundation's contribution. Staff indicated the Foundation would be invited to a future City Council meeting where the donation could be formally accepted and publicly recognized.

2.02: Consider the Holiday Market Feasibility Study

Recreation Coordinator Proulx presented the completed Holiday Market Feasibility Study, which the Council had requested earlier in the year. The study examined existing holiday markets throughout the Twin Cities region, evaluated potential operating models, and identified considerations that would need to be addressed if Ramsey chose to pursue its own winter market.

Recreation Coordinator Proulx explained that staff reviewed approximately fifty-five existing holiday markets located within roughly one hour of Ramsey. Many were operated by private event organizers who coordinate vendors and venues, while municipalities or nonprofit organizations hosted others. Staff found that most existing markets are indoor events held over a single weekend, although several larger destination markets operate outdoors for extended periods during the

holiday season. The report categorized potential Ramsey markets into several models, ranging from small vendor additions to existing community events, to medium-sized markets similar to the Two Rivers Art Fair, to large destination-style seasonal markets featuring vendor cabins, entertainment, and family activities.

Mayor Heineman stated that his long-term vision most closely resembled the study's larger destination model, which would feature permanent or semi-permanent vendor cabins and become a regional attraction. He explained that such an event could provide several community benefits, including creating a winter destination for residents and visitors, increasing customer traffic for local businesses, supporting tourism, and potentially sustaining itself over time through vendor fees and sponsorships.

Councilmember Stewart agreed that the larger destination concept would create a unique attraction. She suggested that vendors might construct or personalize their own booths rather than requiring the City to purchase all of the structures. She also envisioned additional attractions, such as petting zoos, children's activities, and other family-oriented features, to encourage visitors to stay at the market longer.

Councilmember Olson also expressed interest in the larger concept, noting that similar winter markets remain well attended despite cold weather and could establish Ramsey as a regional destination during the winter months.

Mayor Heineman added that successful holiday markets in Europe often become annual traditions featuring collectible mugs, seasonal entertainment, and locally themed experiences that encourage repeat attendance.

Councilmember Riley discussed several alternative approaches that might reduce initial costs while allowing the City to gauge public interest. He suggested expanding the existing tree lighting celebration by incorporating vendors inside City Hall and on the surrounding plaza before making larger capital investments. He also expressed interest in exploring partnerships with existing holiday markets already operating within Ramsey, such as those hosted at Adrenaline Sports Center, rather than duplicating private events.

Staff agreed that coordinating with existing community events would be important and emphasized that any future market should complement, rather than compete with, successful private events already occurring in the community.

Parks and Assistant Public Works Director Riverblood added that staff would evaluate potential conflicts with existing markets before making recommendations.

Councilmember Buscher questioned projected revenues, staffing needs, and vendor interest.

Recreation Coordinator Proulx explained that revenue estimates were preliminary and based upon assumptions regarding vendor participation. She cautioned that actual revenues would depend upon vendor demand, sponsorships, event length, and pricing. She further explained that organizing a destination-style market would require significant staff time for vendor recruitment,

sponsorships, event coordination, snow-removal planning, public-safety coordination, and daily operations. It was noted that, depending on the final scope, additional staffing or contracted event management services may be necessary.

The Council discussed whether vendor cabins might also be used during the Farmers Market season, sponsorship opportunities to offset construction costs, and the possibility of gradually introducing holiday vendors through the existing tree-lighting celebration before expanding into a larger seasonal event.

Following the discussion, the Council expressed general interest in continuing to study the larger destination-style market while also exploring a smaller pilot program associated with the annual tree lighting celebration or Frost Fest. Staff was directed to continue researching vendor interest, sponsorship opportunities, operational requirements, and overall feasibility before bringing additional recommendations to the Council.

2.03: Discussion Regarding Union Contract Negotiations (Discussion Closed to the Public)

Administrative Services Director Lasher introduced the item to discuss the LELS-Patrol, LELS-Crime Data Analyst Group, and AFSCME contracts in Closed Session.

The City Council unanimously consented to recess the meeting to Closed Session at 6:30 p.m.

The meeting was reconvened at the Open Session at 7:55 p.m., following the regular City Council meeting.

Administrative Services Director Lasher stated staff and Council discussed union negotiation strategy and received direction from Council on how to proceed with negotiations.

2.04: Discuss Council Member Compensation

Administrative Services Director Lasher presented updated compensation information for councilmembers and the mayor. She explained that the Council last reviewed compensation in 2022 but elected not to make changes at that time despite Ramsey ranking near the bottom among comparable cities. Updated 2026 data showed Ramsey ranked 32nd out of 34 reporting cities for both mayoral and councilmember compensation.

Administrative Services Director Lasher also reviewed examples of additional compensation offered by other municipalities for special meetings, workshops, Economic Development Authority service, and health insurance benefits. She noted that any compensation adjustment approved by the Council would not become effective until the beginning of the next council term in January, as required by the City Charter.

Councilmember Riley stated that compensation had remained unchanged for approximately 20 years and believed the City's elected officials should receive compensation more in line with comparable communities. He emphasized that councilmembers do not serve for financial gain but

felt the current compensation no longer reflected the significant time commitment required for meetings, committee assignments, constituent communications, and preparation.

Mayor Heineman informed the Council that Councilmember Olson, who had departed earlier for a family matter, supported revisiting compensation, based on their conversations before the meeting.

Councilmember Specht expressed less enthusiasm for increasing compensation, stating he did not believe the current difference justified a significant adjustment.

Councilmember Buscher discussed the considerable time councilmembers devote to City business outside regularly scheduled meetings and noted that modest compensation can help ensure public service remains accessible to residents who might otherwise find the financial commitment difficult.

Councilmember Stewart noted that the current compensation is less than what many residents spend on their monthly household expenses and supported increasing it accordingly.

Following the discussion, the majority of councilmembers expressed support for increasing annual compensation to \$10,000 for councilmembers and \$12,000 for the mayor. Staff was directed to prepare the appropriate action for future Council consideration.

2.05: Waterfront Park Security Cameras

Police Chief Bluml presented a proposal to install security cameras at the new Waterfront Park. He emphasized that Ramsey's park system is one of the City's greatest assets and stated the discussion centered on protecting both public investments and park users rather than responding to widespread safety concerns.

Police Chief Bluml explained that the Police Department currently uses portable cameras for temporary investigations and maintains a limited number of fixed cameras at Elmcrest Park. The proposed system would provide higher-quality, permanently installed cameras that monitor activity throughout the new waterfront park. The cameras would assist officers investigating vandalism, property damage, illegal dumping, assaults, and other criminal activity while also serving as a deterrent.

Police Chief Bluml recommended using cameras manufactured by Flock Safety because they integrate with the Department's existing systems, provide user-friendly investigative tools, and allow officers to efficiently locate relevant video without manually reviewing hours of recordings. He emphasized that the proposed security cameras differ from license plate reader cameras and do not perform facial recognition. Instead, they allow investigators to search video using descriptive characteristics, such as clothing or objects, while preserving human decision-making throughout every investigation.

The Council discussed balancing public safety with privacy considerations.

Councilmember Riley supported installing cameras to protect the City's newest park investment.

Councilmember Stewart expressed particular concern about protecting children who use the splash pad and believed that cameras would improve public safety.

Councilmember Specht agreed that cameras have become a common security tool and supported expanding their use where appropriate.

Councilmember Buscher noted that public confusion often results from conflating Flock's various technologies. She stated that accurate public education about the capabilities and limitations of the proposed cameras would be important. She suggested that the City consider adopting a public transparency portal that describes camera usage, data-sharing practices, and policies governing access to information.

Mayor Heineman expressed support for security cameras while encouraging continued discussion on the long-term governance of collected data and on maintaining strong local control over information sharing.

Police Chief Bluml responded that the Police Department already maintains strict policies regarding data access, shares information only with authorized agencies, conducts audits of system usage, and prioritizes maintaining public trust.

The Council reached consensus in support of installing security cameras at Waterfront Park during the current year. Staff indicated that expansion to additional parks, including Central Park, Elmcrest Park, and Rivers Bend Park, could be considered during future budget discussions.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

The Council discussed future candidate forums and whether Ramsey should again host its own public candidate forum rather than relying exclusively on the format coordinated through QCTV and the League of Women Voters.

Mayor Heineman explained that previous City-hosted forums allowed residents to attend in person and ask questions directly, providing greater transparency than forums recorded in a closed television studio without a public audience. Staff reviewed the logistics and relatively modest costs associated with hosting the previous City forum.

The Council discussed the importance of maintaining a nonpartisan process while ensuring residents have meaningful opportunities to participate. Several members favored continuing to explore a City-hosted public forum for future general elections, while also encouraging continued

discussions with QCTV regarding opportunities to reopen its forums to public attendance following changes implemented during the pandemic.

Following the discussion, staff were directed to continue evaluating options for future candidate forums and report back with additional information regarding costs, logistics, and coordination with QCTV and community partners.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 8:32 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Sue Osbeck
TimeSaver Off-Site Secretarial, Inc.

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**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, June 23, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Ryan Heineman
Councilmember Kirsten Buscher
Councilmember Eric Peters
Councilmember Chris Riley
Councilmember Dan Specht
Councilmember Shanna Stewart

Members Absent: Councilmember Michael Olson

Also Present: City Administrator Brian Hagen
Community Development Director Stephanie Hanson
Economic Development Manager Sean Sullivan
City Engineer Hafedh Hlel
City Attorney Amanda Johnson

1. CALL TO ORDER

Mayor Heineman called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Heineman.

2. APPROVE AGENDA

Motion by Councilmember Riley, seconded by Councilmember Peters, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

3. PRESENTATIONS

None.

4. CITIZEN INPUT

Mr. Derek Lind, a Ramsey resident and member of ACEIT (Anoka County Election Integrity Team), addressed the Council regarding election poll pads. He reiterated his request that the City advocate for paper poll pads rather than electronic devices in elections, stating that election integrity remains a key concern for his organization. He referenced a recently released

documentary titled Minnesota Mao, which discusses election issues involving the City of Oak Grove, and encouraged councilmembers to watch the film.

Mr. Lind also informed the Council of litigation involving the Upper Midwest Law Center and the City of Oak Grove concerning poll pads. He provided informational materials included in the Council packet. He questioned what he characterized as conflicting guidance between the State of Minnesota and Anoka County regarding whether paper poll pads may be used. He requested that the Council consider returning to paper poll pads for future elections.

Mayor Heineman thanked Mr. Lind for providing the information and noted that councilmembers could contact him with additional questions. No further public comments were offered.

5. CONSENT AGENDA

Motion by Councilmember Peters, seconded by Councilmember Stewart, to approve the following items on the Consent Agenda:

- 5.01: Approve the Following Meeting Minutes:
 - 1) City Council Work Session dated June 9, 2026
 - 2) City Council Regular Session dated June 9, 2026
- 5.02: Approve Business License Applications
- 5.03: Adopt Resolution #26-157 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the period June 4, 2026, through June 17, 2026.
- 5.04: Adopt Resolution #26-115 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-01, MSA Bunker Lake Boulevard Reconstruction
- 5.05: Adopt Resolution #26-141 Approving Final Payment to MP Asphalt Maintenance, LLC for Improvement Project #26-09, 2026 Crack Seal Improvements.
- 5.06: Adopt Resolution #26-144 Accepting and Awarding Proposals for 2026 Pavement Marking Improvements Improvement Project #26-11
- 5.07: Adopt Resolution #26-145 Accepting Bids and Awarding Contract for 2026 Pavement Skim Patching, Maintenance Project #26-53
- 5.08: Adopt Resolution #26-146 Accepting Sewer Cleaning and Televising Proposals for 2027 Pavement Management Program Projects
- 5.09: Adopt Resolution #26-147 Adopting the 2025 Anoka County Hazard Mitigation Plan
- 5.10: Adopt Resolution #26-148 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-04, Countryside Estates Reconstruction
- 5.11: Adopt Resolution #26-149 Approving Partial Payment No. 4 to H+U Construction Improvement Project #25-58; The Waterfront Waterplay Park Improvement
- 5.12: Adopt Resolution #26-150 Approving Partial Payment to North Valley, Inc. for Improvement Project #26-05, Flintwood Hills 2nd & 3rd Street Reconstruction
- 5.13: Adopt Resolution #26-153 Identifying Funding Need for 2025 Comp Plan Update
- 5.14: Adopt Resolution #26-154 Approving MCES Water Efficiency Grant, Accepting Funds and Entering Agreement

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

6. PUBLIC HEARING

6.01: PUBLIC HEARING: Approve 3.2 Malt Liquor Off-Sale Liquor License for Kwik Trip, Inc. located at 8040 Bunker Lake Blvd NW, Ramsey, MN 55303

Presentation

Community Development Director Hanson presented a request to approve a 3.2 percent malt liquor off-sale license for the new Kwik Trip location at 8040 Bunker Lake Boulevard Northwest, scheduled to open during July. Staff reported that the required background investigation had been completed and approved by the Police Chief and recommended approval of the license.

Public Hearing

Mayor Heineman opened the public hearing and invited public comments.

Citizen Input

No one spoke in favor of or against the request.

Motion by Councilmember Peters, seconded by Councilmember Stewart, to close the public hearing.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

Council Business

Motion by Councilmember Riley, seconded by Councilmember Peters, to approve a 3.2 Malt Liquor Off-Sale Liquor License for Kwik Trips, Inc.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

6.02: Public Hearing: Adopt Resolution #26-156 Approving Redevelopment Project Area and Plan

Presentation

Economic Development Manager Sullivan presented Resolution #26-156, establishing a redevelopment project area and redevelopment plan for the proposed athletic facility. He explained that the required public hearing had been properly noticed and that the redevelopment plan had been available for public review at City Hall and online.

Economic Development Manager Sullivan reviewed the proposal's background, explaining that the Economic Development Authority and the City Council initiated the redevelopment process in May 2026. The Planning Commission subsequently determined the redevelopment plan was consistent with the City's Comprehensive Plan.

The proposed first phase includes construction of a 100,000-square-foot indoor athletic facility on approximately 10 acres south of Highway 10, with estimated development costs of \$13.43 million.

Economic Development Manager Sullivan noted the site has sufficient room for a second athletic facility of similar size in the future and anticipates additional commercial development surrounding the complex as redevelopment occurs. He also explained that the redevelopment plan authorizes the City to participate through a Housing and Redevelopment Authority loan of up to \$2.3 million. However, the final loan amount would be determined later if the project proceeds. Revenues repaid under the redevelopment plan could be reinvested in other eligible redevelopment projects within the designated project area.

Public Hearing

Mayor Heineman opened the public hearing and invited public comments.

Citizen Input

No members of the public commented on the proposal.

Motion by Councilmember Riley, seconded by Councilmember Specht, to close the public hearing.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

Council Business

Motion by Councilmember Peters, seconded by Councilmember Buscher, to adopt Resolution #26-156 Approving Redevelopment Project Area and Plan, as presented.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

7. COUNCIL BUSINESS

7.01: Adopt Resolution #26-155 Approving Purchase Agreement, Right of Re-Entry Agreement, and Sale of Part of Outlot A, Java Auto Parts to Harlow Beckett Enterprises LLC, (Scooters Coffee)

Economic Development Manager Sullivan presented Resolution #26-155 authorizing the sale of a portion of Outlot A of the Java Auto Parts property to Harlow Beckett Enterprises, LLC for development of a Scooter's Coffee location.

Economic Development Manager Sullivan explained that the City had been working with CBRE and the developer on the transaction and that the proposed site would be located immediately south of Casey's and O'Reilly Auto Parts along Ramsey Boulevard. The proposed development consists of a 664-square-foot drive-through coffee shop with an outdoor patio. A Conditional Use Permit will be required because of the drive-through component.

Economic Development Manager Sullivan reviewed the proposed purchase agreement, noting that the property would be sold for \$265,008, which represents the City's asking price. The developer would construct internal access roads and necessary easements while preserving the remaining parcel for future development. A 12-month right-of-reentry provision would ensure the timely completion of construction. The Economic Development Authority unanimously recommended approval of the agreement.

Mayor Heineman invited the business owners to address the Council.

Mr. Dan Dewey introduced himself and his wife, Natalie, explaining that they are residents of nearby St. Francis, that they both attended Anoka High School, and that they have longstanding ties to the Ramsey community.

Councilmember Buscher welcomed the local ownership and asked whether the recently discussed workforce protection measures, including provisions addressing wage theft and labor trafficking, could be incorporated into the agreement.

Economic Development Manager Sullivan explained that those provisions were currently being developed for future development agreements involving tax increment financing and public assistance. Still, they had not yet been adopted as City policy. He also noted that this transaction differs in that it does not involve any public financial assistance beyond the land sale.

Councilmember Specht agreed that the broader policy discussion remains important but recommended allowing the current development to proceed while the Council completes its review of future workforce standards.

Mayor Heineman summarized the discussion by noting the Council generally supports establishing consistent ethical development policies in the future, but believed it would be more appropriate to address those standards comprehensively rather than delay the current project.

Councilmember Buscher emphasized that her comments were not directed at the developer but rather reflected a desire to ensure that future development projects protect workers and use public resources responsibly.

Councilmember Specht expressed enthusiasm about bringing Scooter's Coffee to Ramsey, joking that his teenage daughter was particularly excited about the new business, even if it would result in more frequent coffee purchases.

Motion by Councilmember Peters, seconded by Councilmember Buscher, to adopt Resolution #26-155 Approving Purchase Agreement, Right of Re-Entry Agreement, and Sale of Part of Outlot

A, Java Auto Parts to Harlow Beckett Enterprises, LLC. (Scooters Coffee) as presented. Subject to City Attorney Review.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

7.02: Adopt Resolution #26-143 Accepting Bids and Awarding Contract for Carol-Rose Acres & Sports Haven Street Reconstruction, Improvement Project #26-03

City Engineer Hlel presented Resolution #26-143, awarding the construction contract for the Carol-Rose Acres and Sports Haven Street Reconstruction Project.

City Engineer Hlel explained that approximately 1.2 miles of residential streets, originally constructed in 1980, have reached the end of their useful life. Pavement condition ratings indicate the streets are in very poor condition, making continued patching and maintenance no longer cost-effective. The project will include full-depth reclamation of the existing pavement, reconstruction of the roadway base, and installation of a new asphalt pavement, all while maintaining the existing roadway alignment. No sanitary sewer or water main improvements are planned.

City Engineer Hlel explained that two bids were received, with North Valley, Inc. submitting the lowest responsible bid of \$763,724.51, approximately seven percent below the engineer's estimate. Construction is expected to begin shortly after Independence Day, with substantial completion anticipated by early September.

Mayor Heineman remarked that the roads have served residents for decades and are due for reconstruction.

Councilmember Riley noted that continued investment in roadway reconstruction reduces future maintenance costs and reflects the City's long-term pavement management strategy.

Councilmember Buscher encouraged residents to notify City staff when streets appear to be deteriorating so conditions can be evaluated.

Motion by Councilmember Riley, seconded by Councilmember Peters, to adopt Resolution #26-143 Accepting Bids and Awarding a Contract to North Valley, Inc. for the total amount of \$763,724.51 for Carol-Rose Acres & Sports Haven Street Reconstruction, Improvement Project #26-03.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

7.03: Introduce Ordinance #26-09 Amending City Code Section 106-354 (Private Trees in Development Areas)

Community Development Director Hanson presented the introduction of Ordinance #26-09, amending the City's zoning code regarding private trees in new development areas.

Community Development Director Hanson explained that the amendment resulted from a previously approved variance that allowed an alternative method for completing the required tree inventories. The proposed ordinance authorizes the Community Development Department, acting as Zoning Administrator, to approve alternative methods for collecting significant tree inventory data. The amendment also clarifies that trees affected by emerald ash borer, oak wilt, or Dutch elm disease may be excluded from certain tree preservation threshold calculations. She noted that both the Environmental Policy Board and Planning Commission recommended approval of the ordinance, and the City Attorney reported no legal concerns.

Motion by Councilmember Peters, seconded by Councilmember Riley, to introduce Ordinance #26-09 amending Chapter 106 (Zoning Code).

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

8. MAYOR, COUNCIL, AND STAFF INPUT

City Administrator Hagen announced upcoming meetings and events.

Councilmember Buscher announced that the Ramsey Athletic Association would host a youth baseball tournament at Central Park over the weekend and invited residents to attend.

Mayor Heineman highlighted the popularity of the City's new waterfront fishing pier and catch-and-release fishing area, thanking the Minnesota Department of Natural Resources for donating the pier and City staff for preparing the site. He also reported that the new splash pad remained on schedule for opening before the next Council meeting. He expressed appreciation for the Parks and Recreation Department's work on the project.

9. ADJOURNMENT

Motion by Councilmember Peters, seconded by Councilmember Stewart, to adjourn the meeting.

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

The regular meeting of the City Council adjourned at 7:43 p.m.

Respectfully submitted,

Brian S. Hagen
City Administrator

ATTEST:

Katie M. Schmidt
City Clerk

Drafted by Sue Osbeck
TimeSaver Off-Site Secretarial, Inc.

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Create a positive image for residential neighborhoods, business districts and key corridors.**Title**

Approve Business License Applications

Purpose/Background:

The purpose of this case is to obtain City Council approval of business license applications (not including Rental or BRC).

Background: Certain businesses or groups in the City of Ramsey are required to apply for a business license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC, may also be included in this approval. Those new license requests and/or renewals are attached for City Council approval.

Notification:

All current business license holders are posted on www.cityoframseymn.gov once approved.

Funding Source:

License fees are collected at time of application.

Recommendation:

Staff recommends approval of business license applications.

OutcomeAction:

Motion to approve the attached business license applications.

Attachments

Business License Applications

Form Review**Inbox**

Sean Sullivan

Brian Hagen

Form Started By: Wendy Schlueter

Final Approval Date: 07/09/2026

Reviewed By

Sean Sullivan

Brian Hagen

Date

07/09/2026 11:58 AM

07/09/2026 01:00 PM

Started On: 07/01/2026 12:59 PM

City of Ramsey

License Report - License Types

Page: 1

<u>Company</u>	<u>DBA</u>	<u>Complex Name</u>	<u>Applicant</u>	<u>Location</u>	<u>Exp. Date</u>	<u>Council</u> <u>Date</u>	<u>Status</u>
Mobile Food Unit--Annual							
The Topsy Sota LLC			Bradley E Cochrane		12/31/2026	7/14/2026	A
Mobile Food Unit--Annual License Count: 1							
Temporary Intoxicating							
Ramsey Lions			Steve Welch		10/12/2026	7/14/2026	A
Temporary Intoxicating License Count: 1							
Transient Merchant/Peddler/Solicitor							
Edward Jones - Matthew Finn			Matthew Nakajima Finn		12/31/2026	7/14/2026	A
Transient Merchant/Peddler/Solicitor License Count: 1							
Total Licenses: 3							

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Identify and implement operational efficiencies, cost savings and additional funding sources.**Title:**

Acknowledge Pavilion Rental Service at The Waterfront

Purpose/Background:

The purpose of this case is to acknowledge rental fees for the pavilions at The Waterfront. The Longview and Overlook Pavilions will be available for reservation, while the third, central pavilion will remain first-come, first-served.

Each pavilion includes picnic tables with ADA seating, serving counters with electrical outlets, lighting, and access to restrooms and changing room. Rentals are intended for small private gatherings associated with the immediate pavilion area, while the splash pad and other park amenities remain fully open to the public.

Proposed fees were developed based on existing city rental rates, available amenities, and comparable rental structures. Reservations will be offered in three-hour blocks from 10:00 a.m. to 1:00 p.m., 2:00 p.m. to 5:00 p.m., and 6:00 p.m. to 9:00 p.m. This allows multiple groups to use the pavilions each day, creates a predictable public schedule, and provides a manageable structure for city maintenance operations. A weekly rental schedule will be posted on site. When the pavilions are not specifically reserved, they will remain available to any park patrons.

Rental (Three Hour Time Blocks)	Monday—Thursday (Resident)	Monday—Thursday (Non-Resident)	Friday—Sunday (Resident)	Friday—Sunday (Non-Resident)
One Pavillion	\$75	\$100	\$125	\$150
Two Pavillions	\$150	\$200	\$250	\$300

Large groups planning on assembling within The Waterfront's plaza may be required to reserve one or both pavilions depending on the number and scope of the event. This stipulation and the reservation fee schedule will be reevaluated after this first rental season and incorporated into the 2027 Park Rental Guide and adoption of the 2027 Rates and Charges.

Funding Source:

There is no cost for establishing the pavilion reservation schedule, rather this approval will generate modest revenue to offset some of the maintenance costs associated with this popular public amenity.

Recommendation:

Staff recommends approving the proposed 2026 rental fees and reservation structure for the Longview and Overlook Pavilions at The Waterfront.

Outcome/Action:

Motion to approve the 2026 rental fees and reservation procedure for the pavilions at The Waterfront.

Attachments

Pavilion Map
2026 Park Rental Guide

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	07/09/2026 02:27 PM
Brian Hagen	Brian Hagen	07/09/2026 03:01 PM
Form Started By: Mark Riverblood		Started On: 07/02/2026 09:27 AM

The Waterfront Facility Reservation Map





PARK RENTAL GUIDE



2026



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INTRODUCTION

The City of Ramsey offers a diverse selection of park facilities for our residents’ leisure, recreation, and enjoyment, as well as public and outside organizations. Whether you’re planning a family gathering, community event, sports tournament, or private celebration, our parks provide an ideal setting for any occasion.

Ramsey’s parks feature a wide range of amenities, including scenic picnic shelters and pavilions, fully-equipped community buildings, a warming house for winter activities, concession stands, and a beautiful amphitheater perfect for outdoor performances and ceremonies. Additionally, our parks are home to extensive athletic fields, playgrounds, and multi-use trails catering to active recreation and peaceful outdoor enjoyment.

With year-round opportunities for fun and relaxation, we strive for our facilities to meet the needs of every group and occasion. From hosting concerts at The Draw amphitheater to sports leagues at Central Park or casual family picnics in one of our many shelters, the City of Ramsey is committed to providing high-quality recreational spaces for all.

FACILITY LISTINGS

The following section provides a brief overview of Ramsey Parks and Recreation facility offerings. For more information, please visit our online catalog or contact us at parks@cityoframsey.com or 763-433-9820.

HOURS AND DAYS OF USE

The City of Ramsey Park facilities may be reserved during the following times:

Monday through Sunday: 7:00 a.m.–9:00 p.m.

Rental periods may not exceed 10 hours.

Seasonal closures occur at the Elmcrest Park Pavilion and Lion’s Pavilion and Concessions at Central Park. Closures are typically November through March but may vary year to year.



PARK FACILITY LIST

The following is a comprehensive list of all park facilities within the City of Ramsey, along with their available amenities. Facilities that include rentable park buildings or shelters are highlighted in green. *Please note that athletic field and tournament rentals are not included in this as they are subject to a different policy.* For more information on renting a field, please refer to the [Athletic Field and Tournament Use Rental Policy](#).

	Baseball/Softball Field	Basketball Hoop	Benches/Picnic Tables	Canoe/Kayak Rentals	Community Garden	Dog Park	Drinking Fountain	Fire Pit	Football/Soccer Field	Gaga Ball Pit	Grill	Horseshoe Pit	Ice Rink	Kitchen/Concessions	Lights	Misting Station	Pier/Fishing	Playground	Restrooms	Shelter/Pavilion	Skate Park	Sledding Hill	Tennis/Pickleball Courts	Trails	Warming House
Alpine Park 6600 Alpine Drive NW	X		X			X	X		X									X	P		X	X		X	
Autumn Heights Park 16850 Nutria Street NW	X																	X							
Bear Park 15500 Roanoke Street NW	X		X																						
Brookside Elementary* 17003 Nowthen Blvd. NW																									
Brookview North Park 17200 Germanium Street NW			X																						
Central Park 7925 161 st Avenue NW	X	X	X				X		X		X	X	X	X	X	X		X	X	X		X	X		X
Cottonwood Park 6901 Sunwood Drive NW			X																					X	
Elmcrest Park 16303 Quicksilver Street NW			X				X		X		X			X		X		X	X	X				X	
Emerald Pond Park 6000 142 nd Avenue NW	X	X	X				X	X	X		X					X		X	X	X				X	
Flintwood Park 14250 Flourine Street NW	X		X				X											X	P	X				X	
Ford Brook Park 5459 180 th Avenue NW			X															X							
Fox Park 17150 Potassium Street NW		X	X															X	P				X		
Hunter’s Hill Park 6301 144 th Avenue NW																		X				X			
Itasca Trail Head 15700 Okapi Street NW			X																P						
Mississippi West Park* 13900 Traprock Street NW																								X	
North Commons 7695 147 th Lane NW			X		X		X			X								X	P						
Pearson Park 15070 Rabbit Street NW																		X	P						
Peltzer Park 7001 149 th Lane NW			X															X							
Rabbit Park 17440 Rabbit Street NW	X		X															X							
Ramsey Elementary* 15000 Nowthen Blvd. NW	X												X		X			X	P						X
Riverdale Park 6860 Riverdale Drive NW	X	X	X				X		X									X	X	X			X	X	
River’s Bend Park 5000 142 nd Lane NW	X	X	X				X		X		X					X	X	X	P	X			X	X	
Rum River Central Park 17955 Roanoke Street NW																		X	X	X				X	
Shawn Acres Park 17421 Chameleon Street NW																									
Solstice Park 14700 Erkium Street NW	X		X				X				X					X		X		X				X	
Sunfish Lake Park 6330 Sunwood Drive NW			X	X			X										X		P	X				X	
The Draw 7401 E Ramsey Parkway NW	X		X				X		X										X					X	
Titterud Park 16100 Jasper Street NW	X		X															X	P						
The Hollow 14642 Snowy Owl Street NW																		X	X						
Wayside Rest Park* 9220 Highway 10 NW								X											X	X				X	
Woodland Green Park 5201 155 th Lane NW			X				X		X		X							X		X				X	

P = Portable Restroom; available April through October

* The Anoka Hennepin School District manages Brookside Elementary and Ramsey Elementary. Anoka County Parks manages Rum River Central and Mississippi West Park. The Minnesota Department of Transportation manages Wayside Rest Park.

PARK RENTALS

This Park Rentals section offers options for buildings, concession stands, and amphitheaters for larger events, as well as smaller shelters for intimate gatherings. Please note: that athletic fields have a separate rental process as detailed in the [Athletic Field and Tournament Use Rental Policy](#).

Pickleball courts at Central Park may be rented according to the fee schedule outlined in this Park Facility Rental Guide’s Fees and Deposits (page 12). See the Athletic Fields and Courts section (page 10) for court information.

BUILDINGS, CONCESSION STANDS, AND AMPHITHEATERS

Ramsey’s larger rental facilities are in Central Park, Elmcrest Park, and The Draw. Central Park offers the Park Center Building and Lion’s Pavilion, while Elmcrest Park features the Elmcrest Park Building with indoor and outdoor spaces. The Draw is home to a scenic amphitheater, ideal for performances and weddings. Each facility provides unique amenities to suit a range of events.

ELMCREST PARK

16303 Quicksilver Street NW

Elmcrest Park offers a community building adjacent to public soccer fields, a playground, and paved trails, making it ideal for recreational activities and social gatherings. The community building includes restrooms, a concession area, a meeting room, and a pavilion. In the warmer months, Elmcrest frequently holds soccer games, practices, and tournaments.

BUILDING AND CONCESSION STAND

The Elmcrest Park Community Building has a main entrance and common area perfect for small gatherings or meetings. This area is connected to the concession area and indoor restrooms.

The pavilion is perfect for outdoor gatherings. It has picnic tables and a fireplace (note: firewood is not provided). The pavilion features eight open/close coiling doors, allowing flexibility for all weather conditions.

- Building Amenities include:
- Multiple electrical outlets
 - Restrooms
 - Ceiling fans and lighting
 - Concessions area with a window leading out to the pavilion (there is no access to the refrigerator in concessions area)
 - Fireplace (firewood not provided)
 - Tables and chairs (typically eight tables and 50 chairs)
 - The meeting room has a max occupancy of 52, and the Pavilion has a max occupancy of 100.





LORAL I ARMSTRONG DELANEY CENTRAL PARK

7925 161st Avenue NW

Central Park offers a wide range of year-round recreation opportunities for visitors of all ages. During the summer, enjoy the park's pickleball, tennis, and basketball courts, as well as a batting cage and fields for baseball, soccer, and softball. In the fall, football enthusiasts can use the two field goalposts for practice.

In the winter months, Central Park transforms with two outdoor skating rinks and a pleasure skating path. The Park offers a spacious warming house to keep participants warm during colder weather.

PARK CENTER BUILDING

The Park Center Building at Central Park provides a large common area with a seating capacity of 74 people, ideal for gatherings and events. Please note: there is no dedicated phone line available within the facility.

Building Amenities include:

- Two electrical outlets above the counter
- Four additional outlets around the room
- Approximately sixty chairs and nine tables
- Heating and air conditioning
- Microwave available for use
- Outdoor picnic area with one barbecue grill
- Restrooms
- Sink with running water
- Small parking lot available



LION'S PAVILION AND CONCESSION STAND

Generously donated by the Ramsey Lions Club, the Lion's Pavilion at Central Park offers a versatile outdoor space for gatherings. Adjacent to the pavilion is a concession stand, which is also available for rent. Please note that the concession stand must be rented in conjunction with the Pavilion.

Pavilion Amenities include:

- Concession stand
- Drinking fountain
- Lighting
- Large parking lot available
- Sheltered pavilion
- Approximately 12 picnic tables
- Power outlets
- Restrooms (closed November through April, weather dependent. Restrooms are available at the Park Center building.)



THE DRAW

7401 Ramsey Parkway NW

The Draw is a scenic park featuring a beautiful waterfall on its west side, making it a popular location for weddings, receptions, and other special events. The Park is equipped with a variety of amenities, including a bike rack, multiple picnic tables, and a paved area off the trail perfect as a concessions area with ample power (eight outlets). Visitors can also enjoy a mile-long paved trail, lined with benches and lights, perfect for a relaxing walk.

There's plenty of open space adjacent to the amphitheater, ideal for outdoor gatherings or overflow seating, and restrooms are conveniently located next to the parking lot.

AMPHITHEATER

The Draw's amphitheater seats over 300 people and offers ample power. Six locations provide 12 outlets on stage and 12 more around the seating area, making this venue perfect for concerts and other performances. The stage itself is 22 feet wide, offering plenty of space for performers and events. Please note that Thursday evenings throughout the summer, The Draw hosts Ramsey's outdoor concert series, which is open to the public.

Amphitheater amenities include:

- Power outlets
- Street and lot parking nearby
- Drinking fountain
- Built-in amphitheater seating
- Holds approximately 300+





PARK SHELTERS

The City of Ramsey offers eight rentable shelters throughout the Park system, perfect for family gatherings, picnics, and small events. Please note: that rentals are exclusive to the Park shelters only. Additional Park amenities may still be open to the public. The following shelters are available for rent:

ALPINE PARK 6600 Alpine Drive NW

On-site Park amenities:

- Baseball fields
- Dog Park
- Drinking fountain
- Picnic tables and trash cans
- Over a mile of trail
- Playground in proximity
- Portable restroom
- Skate Park



EMERALD POND PARK 6000 142nd Avenue NW

On-site Park amenities:

- Four picnic tables
- Basketball hoop
- Close Parking
- Drinking fountain
- Fire pit and barbecue
- Half a mile of trail
- Indoor restroom
- Large playground
- Soccer and softball field



FLINTWOOD PARK (Shelters #1 and #2) 14250 Fluorine Street NW

On site Park amenities:

- Drinking fountain
- Large playground
- Multiple picnic tables
- Over a mile of trail
- Two shelters



RIVERS BEND PARK (North and South Shelters) 5000 142nd Lane NW

On site Park amenities:

- Baseball field
- Basketball hoop
- Grilling areas
- Playground
- Soccer fields
- Tennis court
- Two shelters
- Water mister and fountain
- Fishing pier



SUNFISH LAKE PARK 6330 Sunwood Drive NW

On-site Park amenities:

- Picnic tables
- Drinking fountains
- Free canoe and kayak rental (*pre-registration is required, see FAQ for more information*)
- Lake scenery
- Outlets available
- Over 500 feet of trail with benches
- Small dock overlooking the lake



WOODLAND GREEN PARK 5201 155th Lane NW

On-site Park amenities:

- Picnic tables available
- Barbecue area
- Close Parking
- Open space for games
- Paved trail around the Park
- Playground
- Soccer fields
- Trash cans





ATHLETIC FIELDS AND COURTS

Ramsey offers a wide range of athletic fields across 30+ parks, which can be rented by the public for tournaments and regular use by athletic groups. Given the high demand from local schools, clubs, and sports organizations, a separate rental process is required for these fields. A field rental permit grants the holder exclusive use of the field during the designated time, ensuring that the space is reserved solely for your group. Please note that fields are in high demand, and availability may be limited. It is recommend that you submit requests well in advance to secure your preferred dates.

For more information on renting a field, please refer to the [Athletic Field and Tournament Use Rental Policy](#) or contact us at parks@cityoframsey.com or 763-433-9820.

TENNIS AND PICKLEBALL COURTS

The pickleball courts at Central Park are available for personal private use and can be reserved according to the fee schedule outlined in this guide (page 12). Due to high demand, courts must be reserved at least 72 hours in advance and are limited to a maximum of two hours per person per reservation. The City of Ramsey reserves the right to approve or deny reservations to ensure a fair balance between public access and private rentals.

Detailed information on the Central Park pickleball courts and scheduling for rentals, events, and seasonal Open Play can be found at <https://www.cityoframsey.com/1014>.

Tennis and Pickleball Courts			
Park	Number of Courts	Type of Courts	Lights
Central Park	4	Hard, Tennis	No
Central Park	6 dedicated	Pickleball	No
Rivers Bend Park	4	Hard, Tennis	No
Fox Park	1	Hard, Tennis	No
Riverdale Park	1	Hard, Tennis	No



ICE RINKS AND WARMING HOUSE

The City of Ramsey operates and floods one ice rink with a warming house at Central Park. Dates are seasonal and dependent on weather conditions.

Ice Rink and Warming House				
Park	Size of rink	Number of Rinks	Warming House	Lights
Central Park-Rinks	85' x 200'	2	Yes	Yes
Central Park-Skating Path	.25mi	1	Yes	Yes



PARK FACILITY RENTAL INFORMATION

Park facility reservations must be made online at www.cityoframsey.com/ReserveOnline at least seven (7) days before the rental date and can be booked up to 120 days in advance. Approved rentals are only valid for the date, time, and person listed on the application. Groups must leave the facility at the end of their reserved time.

When scheduling your reservation, please include extra time for setup and cleanup in your total reservation time. This allows you to prepare the space and ensure the facility is in good working order. To keep park rental costs low, park staff are not available after hours or on weekends. Therefore, you may need to perform light cleaning due to regular public use or wildlife impact.

HOURLY FEES AND DEPOSITS

This fee schedule has been developed and adopted to be effective January 1, 2026. Maintenance fees on annual lease agreements must be paid at the beginning of the lease calendar. See 2026 Rates and Fees for facility rentals, deposit information, and additional fees that may apply.

FACILITY RENTAL AND SPECIAL EVENT APPLICATION FEES

2026 Rates and Fees					
The fees below are hourly facility fees. If you have 75+ people in attendance –OR– alcohol –OR– amplified music, please refer to the Special Event Permit Fees.					
Hourly Rates					
Facility	Deposit	Non-Resident		Resident/Ramsey Youth Organizations	
Central Park		Weekday	Weekend	Weekday	Weekend
Park Center Building	\$150	\$50	\$55	\$30	\$35
Lions Pavilion and Concessions	\$150	\$50	\$55	\$30	\$35
Lions Pavilion Only	\$150	\$25	\$30	\$20	\$25
Warming House <i>(seasonal)</i>	\$150	\$35	\$40	\$25	\$30
Elmcrest Park		Weekday	Weekend	Weekday	Weekend
Elmcrest Park Building (Pavilion and meeting room)	\$150	\$60	\$65	\$40	\$45
Meeting Room	\$150	\$45	\$50	\$30	\$35
Pavilion only	\$150	\$40	\$45	\$25	\$30
The Draw Amphitheater		Weekday	Weekend	Weekday	Weekend
Amphitheater (3 hour minimum)	\$150	\$75	\$80	\$50	\$55
Pickleball Courts		Weekday	Weekend	Weekday	Weekend
Central Park Courts, East, West, and Middle Pair <i>(must be reserved 72 hours in advance, max 2 hours)</i>	None	\$8	\$11	\$5	\$8
Park Shelters		Weekday	Weekend	Weekday	Weekend
Alpine Park Shelter	None	\$5	\$8	\$0	\$5
Emerald Pond Park Shelter	None	\$5	\$8	\$0	\$5
Flintwood Park Shelter #1 and #2	None	\$5	\$8	\$0	\$5
Rivers Bend Park Shelters, North and South	None	\$5	\$8	\$0	\$5
Sunfish Lake Park Shelter	None	\$5	\$8	\$0	\$5
Woodland Green Park Shelter	None	\$5	\$8	\$0	\$5

SPECIAL EVENT PERMIT FEES

This section is only applicable for Special Event Permits. A Special Event Permit is required IF: you have 75+ people –OR– alcohol –OR– amplified music. See each section below for applicable fees.			
Special Event Permit	STEP 1 <i>(required)</i>	Amount	What is this fee for?
Application Fee (non-refundable)		\$50	Time for all applicable departments to review and process permits.
Special Event Deposit (refundable)		\$150	Time for all applicable departments to review and process permits.
Attendees	STEP 2 <i>(choose one)</i>	Amount	What is this fee for?
74 or under		\$0	Facility maintenance, cleaning and restroom supplies, event impact, and public safety.
75–149		\$75	
150 or more		\$100	
Add-ons	STEP 3 <i>(choose applicable)</i>	Amount	
Alcohol		\$50	
Amplified Music		\$50	

SPECIAL EVENTS PERMITS

A Special Event Permit is required in addition to the hourly rental fee for any reservation that includes 75+ attendees, alcohol, or amplified music. For more details, please refer to the Special Event Permits section of the fee schedule above.

A **non-refundable** \$50 application fee is required for a Special Event Permit, along with a \$150 refundable deposit. Additional fees may apply based on attendance and the presence of alcohol and/or amplified music.

For example:

- An event with 75 attendees, no alcohol, and no amplified music would cost \$125, plus a refundable \$150 deposit.
- An event with 50 attendees and alcohol, but no amplified music, would cost \$100, plus a refundable \$150 deposit.
- An event with 175 attendees, alcohol, and amplified music would cost \$250, plus a refundable \$150 deposit.

Applications must be submitted at least thirty (30) days before the event.

CANCELLATIONS

Full refunds are available for cancellations made at least seven (7) days before the scheduled event. No refunds will be given for cancellations made less than seven (7) days prior to the event. Refunds are not provided for inclement weather, but we will work with you to reschedule the reservation as soon as possible based on availability.

Reservations requiring a Special Events Permit may be eligible for a partial refund; however, the \$50 application fee is non-refundable. For more details, refer to the section on Special Event Permits.

City business takes precedence over any reservation. While governmental functions are generally scheduled in advance, they may take priority in urgent situations. These functions usually require three (3) days’ notice but may be scheduled with less notice if necessary. If City business impacts a reservation, we will attempt to reschedule or provide a refund. Three (3) days’ notice will be given for any changes whenever possible.



FACILITY USAGE AND CLEANING GUIDELINES

To ensure that our parks remain in excellent condition and enjoyable for all, we ask that all renters adhere to the following rules and guidelines. These policies protect the facilities, ensure the safety of participants, and help preserve the beauty of our parks for future events. Failure to follow these guidelines may result in the forfeiture of your deposit or additional charges. Please review them carefully to avoid any issues that could impact the return of your deposit.

ELECTRICAL OUTLETS

Test all electrical outlets before use and avoid overloading outlets to prevent circuit breakers from tripping. Consider having a backup plan for power surges or weather-related issues.

TENTS AND CANOPIES

Tents with stakes or tarps are not allowed. Only free-standing canopy tents secured with sandbags or weights are permitted.

STORAGE

Ramsey Municipal Center and park facilities cannot be used to store equipment or supplies for organized groups. Items must be removed after each meeting or event.

ALCOHOL

Alcohol is permitted in the City of Ramsey parks only by special permit, with the exception of City-sponsored events at The Draw. Alcoholic beverages cannot be consumed in public parks, streets, sidewalks, parking lots, or other public spaces without a permit or license. Glass bottles are strictly prohibited.

For more information on special event permits, contact the Parks Administrative Assistant at 763-433-9820.

SMOKING AND VAPING

All municipal facilities and City parks are tobacco-free. Smoking is not permitted in any City facility, on the Municipal Center Campus, or in the Municipal Parking Facility.

USE OF CANDLES AND OPEN FLAMES

Candles and other open flames are prohibited unless prior approval is obtained from the City's Fire Marshal. Contact the Fire Marshal at 763-427-4452 for more information.

PETS AND ANIMALS

Dogs, other than service animals, are not permitted inside city buildings. Well-behaved dogs are welcome in outdoor park spaces. Owners are responsible for controlling their dogs and must clean up after them to maintain a clean and enjoyable environment for all park users.



BOUNCE HOUSES

Bounce houses must gain prior approval and may not be staked in the ground under any circumstances. Bounce houses with a footprint over 10x10 require a Certificate of Liability Insurance naming the City as an additional insured party for approval.

DECORATIONS

Do not attach decorations or posters to any part of the facility using paste, glue, staples, tacks, or any adhesive. Use alternative methods that do not damage park property. Confetti and glitter are not allowed.

CLEANING

All renters must follow the Cleaning Checklist provided and adhere to additional cleaning guidelines outlined in this policy.

The facility must be left in the same condition as it was upon arrival, with all trash and recyclables properly disposed of in designated bins. Failure to meet these requirements may result in partial or full forfeiture of your deposit.

Activities such as water balloon fights, candy-filled games, or similar events may increase the likelihood of forfeiting your deposit if the area is not thoroughly cleaned. Be sure to remove all debris, including balloons and candy wrappers, to avoid deposit deductions.

LIABILITY FOR DAMAGE

Users of park facilities are responsible for any damage to public or private property or injury to any person during their use. If damage occurs, the group forfeits its deposit and is charged for repair costs.

Vandalism may result in a fine of up to \$1,000 and/or 90 days in jail.

WEATHER AND EMERGENCY PROCEDURES

In case of severe weather or other emergencies, seek shelter in the nearest designated emergency shelter.

KEY PICKUP, CLEANING, KEY DROP OFF

KEY PICKUP

Keys for facility access are provided as part of the facility use deposit, which is required from all groups using the facilities. Please note that keys cannot be duplicated or transferred to another individual or group. Any violation of this policy will result in the forfeiture of your deposit and the revocation of your reservation privileges.

Keys can be picked up one to two business days prior to your event from the key pickup lockbox located outside the Public Works Facility at 14199 Jasper Street NW. Detailed instructions for key pickup and drop-off will be sent to you via email following your reservation approval and confirmation.

Deposits are due at the time of reservation. For organizations with recurring meetings (four or more times per year in the same or similar room), one deposit can be placed and held for all meetings. Deposits may be held for up to five years, after which a new deposit is required, and the previous deposit will be returned. Individual deposits are required for each rental for organizations meeting three times or fewer per year.



After your event, it is the renter's responsibility to lock the facility, perform general cleanup, remove all decorations, dispose of trash in the outdoor dumpster, and return the key along with a signed cleaning checklist. Failure to complete these tasks or the need for additional cleaning or maintenance may result in the City retaining part or all of your deposit.

CLEANING CHECKLIST

To ensure the full return of your deposit, please complete the following tasks before leaving the facility. You will receive a copy of this checklist when you pick up the key. A signed copy must be returned along with your key to ensure the return of your full deposit.

- ☐ Trash and Recycling:
 - o Dispose of all trash in the outdoor dumpster.
 - o Sort recyclables and place them in the appropriate recycling bins.
- ☐ Decorations:
 - o Remove all decorations, including banners, balloons, streamers, and any signage used during your event.
 - o Ensure no residue is left behind from adhesive materials.
- ☐ Tables and Chairs:
 - o Wipe down all tables and chairs to remove any debris, food, or spills.
 - o Return chairs and tables to their original arrangement.
- ☐ Floors and Surrounding Area:
 - o Sweep or vacuum the floors to remove any dirt, debris, or litter.
 - o Pick up all trash from the facility and the surrounding area, including outdoor spaces like patios, picnic areas, and parking lots.
 - o Ensure playground areas, if used, are also free of debris.
- ☐ Kitchen/Concession Areas (if applicable):
 - o Clean any kitchen or concession areas used, including wiping down counters, sinks, and appliances.
 - o Remove all personal items and food from the facility.
- ☐ Restrooms (if applicable):
 - o Check restrooms to ensure they are left in a clean condition.
 - o Flush all toilets and empty trash cans if they have been filled during your event.
- ☐ Outdoor Equipment (if applicable):
 - o Ensure any outdoor equipment or rented items (e.g., picnic tables, canopies) are cleaned and returned to their original locations.
- ☐ Security:
 - o Lock all doors and windows to secure the facility and prevent damage or vandalism after your reservation.
- ☐ Key and Checklist Return:
 - o Return a signed copy of this checklist to Public Works along with your key.

Failure to complete any of these tasks may result in a deduction or forfeiture of your deposit.



KEY DROP OFF AND DEPOSIT RETURN

Deposits will be refunded after the key and signed Cleaning Checklist are returned to the Public Works Department in a timely manner and the facility is inspected to confirm it was left in good condition. Both the key and signed checklist must be returned to ensure the full refund of your deposit.

Refunds will be processed back to the credit card used for payment. If the credit card transaction is older than four months, or if the deposit was made by cash or check, a city refund check will be issued.

Failure to return the key or the signed checklist or leaving the facility in poor condition may result in a delay or forfeiture of your deposit.

FAQS

CAN I HAVE A FOOD TRUCK AT MY EVENT?

Yes, food trucks are allowed at events, but they must be parked on paved surfaces without obstructing traffic. All food trucks must hold current certifications and registration, including the Ramsey Mobile Food Unit license.

To view a list of licensed vendors or for more information about obtaining a Mobile Food Unit license, visit www.cityoframsey.com/1054/Mobile-Food-Units.

CAN I COME IN EARLY TO SET UP?

Any time needed for setup must be included in your reservation. For example, if your event is from 1:00 until 4:00 p.m., but you need an hour for setup and an hour for cleanup, you should reserve the space from noon to 5:00 p.m. Access is only allowed within your reserved time.

CAN I CONSUME OR SELL ALCOHOL AT MY EVENT?

Yes, alcohol is permitted in the City of Ramsey parks, but only with a special permit. Consumption or sale of alcohol without a permit is prohibited. Glass bottles are not allowed, and alcohol cannot be consumed in public areas like streets, sidewalks, or parking lots. To serve or sell alcohol, you must obtain a special event permit, which the City Council must approve.

CAN I HAVE A BOUNCE HOUSE AT MY EVENT?

Bounce houses may be permitted but require a Certificate of Liability Insurance naming the City as an additional insured party for approval. If you plan to have a bounce house at your event, please contact the Parks Administrative Assistant to ensure proper placement, avoid potential injury from electrical hazards and prevent damage to irrigation systems.

CAN I DECORATE THE FACILITY FOR MY EVENT?

Yes, decorations are allowed, but they must not be attached to any part of the facility using paste, glue, staples, tacks, or adhesive. Please use non-damaging methods, such as string, to hang decorations. Be sure to remove all decorations after your event. Confetti and glitter are not permitted.



IS THERE ELECTRICITY OR WATER AVAILABLE AT PARK SHELTERS?

Some shelters are equipped with electrical outlets and water access. The park facility list provides specific details on available amenities at each location.

WHAT IF I NEED TO CANCEL OR CHANGE MY RESERVATION?

You may cancel your reservation for a full refund if you do so at least seven (7) days in advance. If you need to change your reservation, please contact the Parks Administrative Assistant at 763-433-9820 to check availability and discuss options.

WHAT QUALIFIES AS AMPLIFIED MUSIC?

Music played from small personal devices, such as a Bluetooth speaker, is generally acceptable and does not require a special event permit. However, a special event permit will be required if you plan to bring in large speakers or sound systems or have live music performed by a band with amplified sound.

WHY DO I NEED A SPECIAL EVENTS PERMIT FOR MY RENTAL?

A Special Events Permit is required for rentals that involve certain elements, such as 75 or more attendees, alcohol consumption, or amplified music. This permit ensures that your event complies with City public safety, facility use, and noise control regulations. It also allows the City to coordinate any additional services, such as extra cleaning or public safety measures or approvals that may be necessary to accommodate your event. Obtaining a permit helps us ensure that all large or complex events are managed smoothly and safely for both participants and the surrounding community.

WHY WAS MY DEPOSIT HELD?

A Special Events Permit is required for rentals that involve certain elements, such as 75 or more attendees, alcohol consumption, or amplified music. This permit ensures that your event complies with City public safety, facility use, and noise control regulations. It also allows the City to coordinate any additional services,

HOW DO I RENT THE CANOES AND KAYAKS AT SUNFISH LAKE PARK?

There is no charge for use, but a 'swipe card' authorizing access to the watercraft is needed. You may obtain a swipe card by visiting the Public Works Facility, 14199 Jasper Street NW, from 8:00-12:00 p.m. and 1:00-3:30 p.m. You must read and sign the terms of use agreement and liability waiver and provide proof of identification. You must be a resident of Anoka County and be 18 years of age or older to obtain a swipe card.

More information can be found online at <https://www.cityoframsey.com/1014> or by contacting parks@cityoframsey.com or 763-433-9820.



CONTACT INFORMATION

For more general information about Parks and Recreation facilities, programs, and services, visit our website at www.cityoframsey.com/269/Parks-and-Recreation or contact us directly. See below for specific contacts.

RECREATION PROGRAMMING AND EVENTS

Abby Proulx, Recreation Coordinator
763-433-9883, aproulx@cityoframsey.com

PARK FACILITY RENTALS

Mariah Albrecht, Parks Administrative Assistant
763-433-9820, malbrecht@cityoframsey.com

CITY HALL MEETING SPACE RENTALS

For more information about meeting rooms available at City Hall, please call the main line at 763-427-1410 during office hours, Monday through Friday, 8:00 a.m. until 4:30 p.m.

EMERGENCY CONTACT INFORMATION

In case of any emergency at a park or during your rental, call 911.

ELECTRICAL OR WATER ISSUES AT THE FACILITY

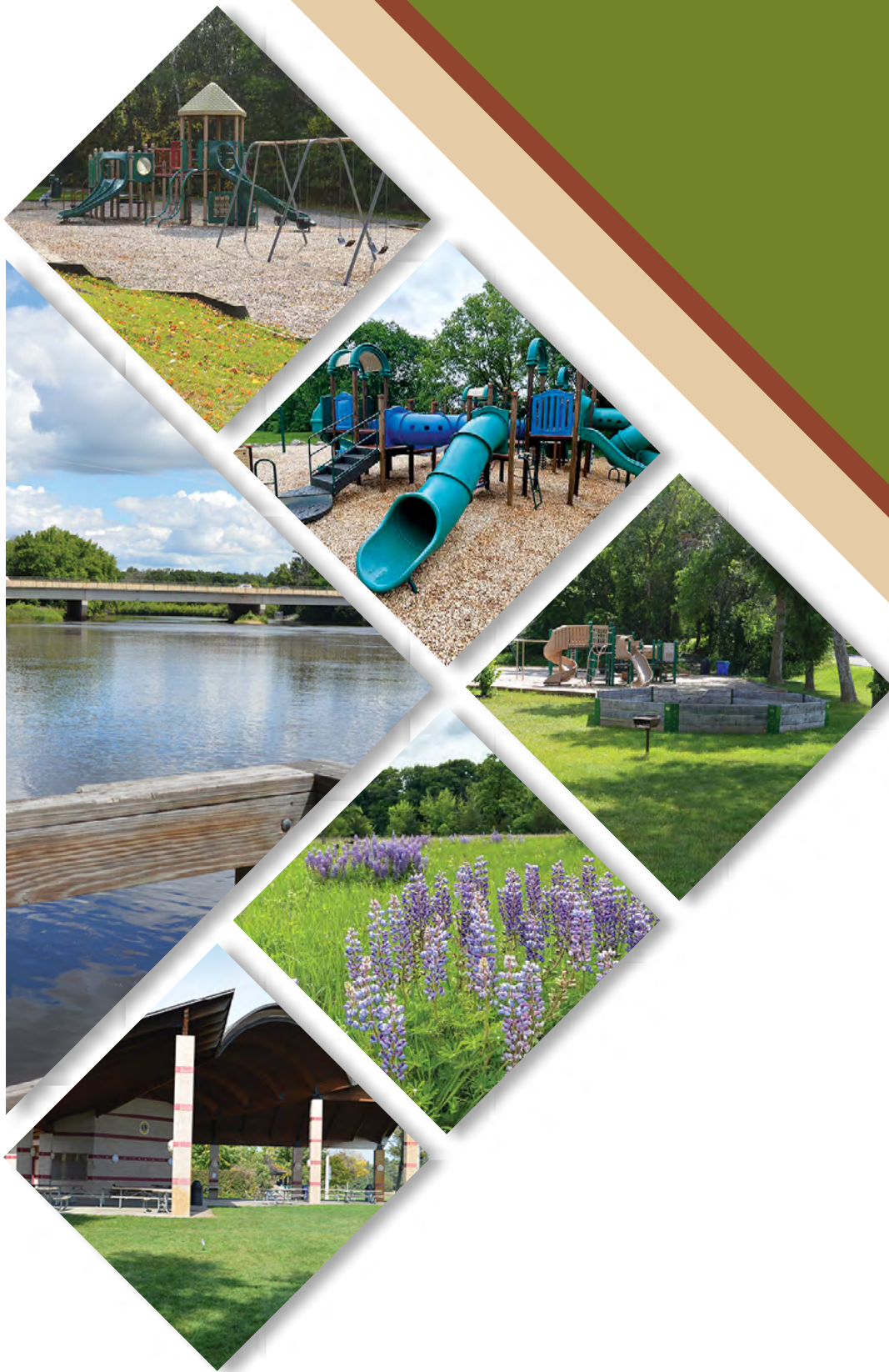
If there is an urgent issue with electrical or water in a building, call Anoka County dispatch at 763-427-1212.

ROADWORK INFORMATION

Highway 10 Ramsey Gateway Project
www.anokacountymn.gov/3918/Hwy-10Ramsey-Blvd-Interchange

General information about Highway projects
www.dot.state.mn.us/roadwork/index.html#gsc.tab=0

General information about City construction projects or City streets
www.cityoframsey.com/198/City-Improvement-Projects



CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Improve the safety and mobility of transportation corridors.**Title:**

Authorize Letter of Support for Anoka County's Application for Highway Safety Improvement Program Funds for Safety Improvements at the CSAH 57/Sunfish Lake Boulevard and Sunwood Drive Intersection

Purpose/Background:**Purpose:**

The purpose of this case is to authorize staff to submit a Letter of Support for Anoka County's application for Highway Safety Improvement Program (HSIP) funds for safety improvements at the CSAH 57/Sunfish Lake Boulevard and Sunwood Drive intersection.

Background:

Anoka County is preparing to submit an application for MnDOT's 2026 Highway Safety Improvement Program (HSIP) to fund safety improvements at the CSAH 57 (Sunfish Lake Blvd) & Sunwood Drive intersection for State Fiscal Years 2030–2031.

The project includes construction of a single-lane roundabout, along with pedestrian crossing and sidewalk/trail connectivity improvements. These upgrades will help reduce crashes, calm vehicle speeds, and improve safety for people walking and biking near Sunwood Drive and surrounding neighborhoods.

If awarded HSIP funding, the project will be added to Anoka County's Highway Improvement Plan for the year allocated. At that time, the County and City would work together to develop a Joint Powers Agreement (JPS) outlining cost participation, coordination roles, and long-term maintenance responsibilities.

Demonstrated coordination between Anoka County and their partner cities strengthens the competitiveness of HSIP applications and highlights our shared commitment to community safety. On July 9th, Anoka County submitted the attached request for support letter, along with the attached draft letter of support for city signature. The City Administrator will sign the letter of support following Council approval. The signed letter of support will then be submitted to Anoka County.

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

Alternative #1 – Authorize staff to submit a signed Letter of Support for Anoka County's application for Highway Safety Improvement Program (HSIP) funds for safety improvements at the CSAH 57/Sunfish Lake Boulevard and Sunwood Drive intersection.

Funding Source:

No funds are required as a result of this case. Any funding requests associated with these improvements would be presented for approval at future meetings.

Recommendation:

Staff recommends approving alternative #1.

Outcome/Action:

Authorize staff to submit a signed Letter of Support for Anoka County's application for Highway Safety Improvement Program (HSIP) funds for safety improvements at the CSAH 57/Sunfish Lake Boulevard and Sunwood Drive intersection.

Attachments

Request for Support Ltr
City Ltr of Support

Form Review

Inbox

Brian Hagen

Form Started By: Bruce Westby

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 03:38 PM

Started On: 07/09/2026 03:10 PM



Anoka County
TRANSPORTATION DIVISION
Highway

July 9, 2026

Bruce Westby, Public Works Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Request for Support – CSAH 57/Sunfish Lake Blvd & Sunwood Drive HSIP Safety Project (SFY 2030–2031)

Dear Mr. Westby,

Anoka County is preparing an application for MnDOT's 2026 Highway Safety Improvement Program (HSIP) to fund safety improvements at the CSAH 57 (Sunfish Lake Blvd) & Sunwood Drive intersection for State Fiscal Years 2030–2031. We are reaching out to request the City of Ramsey's support.

The project includes construction of a single-lane roundabout along with pedestrian crossing and sidewalk/trail connectivity improvements. These upgrades will help reduce crashes, calm vehicle speeds, and improve safety for people walking and biking near Sunwood Drive and surrounding neighborhoods.

If awarded HSIP funding, the project will be added to Anoka County's Highway Improvement Plan for the year allocated. At that time, the County and City would work together to develop a joint powers agreement outlining cost participation, coordination roles, and long-term maintenance responsibilities.

We value the City of Ramsey's involvement and support in improving this intersection. Demonstrated coordination strengthens the competitiveness of HSIP applications and highlights our shared commitment to community safety.

We respectfully request a Letter of Support from the City acknowledging the project and supporting Anoka County's HSIP application. We're happy to provide draft language or connect to discuss the project further.

Thank you for your continued partnership. We look forward to working together on this important safety improvement.

Sincerely,

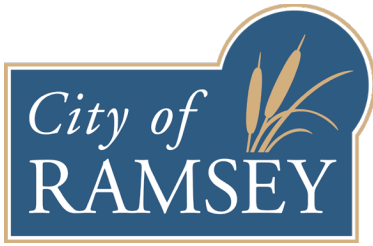


Jorge R. Bernal
Manager, Engineering
Anoka County Highway Department

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

July 15, 2026

Ashley Hansen

MnDOT Metro District Traffic Engineering

390 Robert Street North

St. Paul, MN 55101

ashley.hansen@state.mn.us

Re: **Support for Anoka County's HSIP Application – CSAH 57/Sunfish Lake Blvd & Sunwood Drive Safety Improvement Project (SFY 2030–2031)**

Dear Ms. Hansen,

The City of Ramsey is pleased to support Anoka County's Highway Safety Improvement Program (HSIP) application for safety improvements at the **CSAH 57 (Sunfish Lake Blvd) & Sunwood Drive** intersection.

This project will improve safety and operations at a key location within our community. The proposed **single-lane roundabout**, paired with **pedestrian crossing and connectivity enhancements**, will help reduce crashes, calm vehicle speeds, and create safer multimodal access for residents, businesses, and visitors. These improvements align with HSIP goals to reduce fatal and serious injury crashes and to improve safety for people outside of vehicles.

The City understands the project is being submitted for **State Fiscal Years 2030–2031**. If selected, the project will be incorporated into **Anoka County's Highway Improvement Plan** for the awarded year, and the City will collaborate with the County on next steps. This includes entering into a **joint powers agreement** outlining cost participation, coordination responsibilities, and long-term maintenance commitments.

We value our ongoing partnership with Anoka County and fully support advancing this important safety project.

Sincerely,

Brian Hagen
City Administrator

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:**

Title:

Adopt Resolution #26-162 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 18, 2026 through July 8, 2026.

Purpose/Background:

Adopt Resolution #26-162 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 18, 2026 through July 8, 2026.

Recommendation:

Staff Recommends to Adopt Resolution #26-162 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 18, 2026 through July 8, 2026.

Outcome/Action:

Motion to Adopt Resolution #26-162 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of June 18, 2026 through July 8, 2026.

Attachments

Bills List 07/14/2026

Resolution 26-162

Form Review**Inbox**

Diana Lund

Brian Hagen

Form Started By: Jennifer Morrison

Final Approval Date: 07/09/2026

Reviewed By

Diana Lund

Brian Hagen

Date

07/09/2026 07:43 AM

07/09/2026 10:36 AM

Started On: 07/08/2026 02:37 PM

RAMSEY CITY COUNCIL MEETING 7.14.2026 BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Prepays 6.18.26 - 7.8.26	\$ 841,497.13
Accounts Payable 6.18.26 - 7.8.26	520,641.75
Payroll 6.18.26	349,845.31
7.3.26	323,201.23
Debt Service	
Pay Estimates- Projects	

TOTAL SUBMITTED FOR APPROVAL THIS MEETING

(Invoices Available for Review)

\$ 2,035,185.42**DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:**

	APPROVED PREVIOUS MTG	2026 Y.T.D.
PREPAIDS	\$ 561,498.45	\$ 9,167,201.02
PREPAID ADJUSTMENTS		
ACCOUNTS PAYABLE INVOICING	908,961.45	6,034,382.73
ACCT PAYABLE INVOICING ADJUSTMENTS		
NET PAYROLL TOTAL	316,217.01	3,633,207.39
CORRECTION TO PAYROLL		
DEBT SERVICE		587,604.38
CORRECTION TO DEBT SERVICE		
PAY ESTIMATE(S) - PROJECTS	2,064,420.13	4,969,297.04

TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED**\$ 3,851,097.04****\$ 24,391,692.56**

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
122768	6/18/2026		111377 ANOKA MUNICIPAL UTILITY							
		50.01	MAY 2026 STREETLIGHTS		138858	22-612000-01 MAY 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		80.78	MAY 2026 STREET LIGHTS		138859	22-990005-01 MAY 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		38.00	MAY 2026 TRAFFIC SIGNALS		138860	22-610280-00 MAY 2026	9603.6371		ELECTRIC UTILITIES	STREET LIGHTING FUND
		73.55	MAY 2026 TRAFFIC SIGNALS		138861	22-613120-01 MAY 2026	0260.6371		ELECTRIC UTILITIES	TRAFFIC ENGINEERING
		242.34								
122769	6/18/2026		122854 AYENI, KENI							
		150.00	FACILITY USE/SPECIAL EVENT REF		138864	DAM DEP REF 6.7.26 CP	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		150.00								
122770	6/18/2026		100297 CENTERPOINT ENERGY							
		45.49	MAY 2026 STATION 1 GAS		138847	5914352-9 MAY 2026	0220.6373		GAS	FIRE PROTECTION
		116.28	MAY 2026 STATION 2 GAS		138848	5961540-1 MAY 2026	0220.6373		GAS	FIRE PROTECTION
		17.00	MAY 2026 PUMPHOUSE GAS		138849	8782239-1 MAY 2026	9601.6373		GAS	WATER FUND
		677.33	MAY 2026 WTP NATURAL GAS		138850	6404205364-1 MAY 2026	9601.6373		GAS	WATER FUND
		2,170.12	MAY 2026 C/H GAS		138867	6702493-5 MAY 2026	0194.6373		GAS	GENERAL GOVERNMENT BUILDINGS
		3,026.22								
122771	6/18/2026		115607 DVS							
		3,363.21	TITLE AND LICENSE SQUAD 368		138851	20260616-002	0211.6550		MOTOR VEHICLES	POLICE PROTECTION
		3,363.21								
122772	6/18/2026		119501 E.J.K. MUSIC LLC							
		1,700.00	FINAL PAYMENT FOR 6/18 CONCERT		138863	06182026 CONCERT FINAL	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		1,700.00								
122773	6/18/2026		122858 HAUGEN, TASHA							
		150.00	FACILITY USE DEPOSIT REFUND		138865	DAM DEP REF 6.7.26 EC	9101.2201		DEPOSITS PAYABLE	GENERAL FUND

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122773	6/18/2026	150.00	122858 HAUGEN, TASHA						Continued...	
122774	6/18/2026	5,246.78	112154 HOPE HAVEN INC							
		5,246.78	REIS CK 122604 SNOWPLOW LATH		138836	CI-015874	0312.6267		OTHER STREET MAINTENANCE SUPPLSNOW & ICE REMOVAL	
122775	6/18/2026	50.00	122850 HYDRATION SHUTTLE SOUA YANG							
		50.00	REIMBURSEMENT FOR 5K VOUCHERS		138853	DASHNDINE FOOD VOUCHERS	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
122776	6/18/2026	360.00	122851 KCM EGG ROLLS KATIE NGUYEN							
		360.00	5K VOUCHER REIMBURSEMENT		138855	DASHNDINE FOOD VOUCHERS	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
122777	6/18/2026	90.00	122852 LEMOCHI JAPANESE CONFECTIONS AMANDA MOUA							
		90.00	DASH N DINE VOUCHER REIMBURSEM		138856	DASHNDINE FOOD VOUCHERS	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
122778	6/18/2026	150.00	122859 NKELENDIA, GISELE							
		150.00	SPECIAL EVENT DEPOSIT REFUND		138857	DAM DEP REF 6.6.26 CP	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
122779	6/18/2026	150.00	119415 OTTESON, DANYEL							
		150.00	FACILITY USE DEPOSIT REFUND		138866	DAM DEP REF 6.5.26 EC	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
122780	6/18/2026	2,788.98	100391 POSTMASTER							
		2,788.98	JULY/AUG RAM RESIDENT POSTAGE		138841	JUL/AUG RR POSTAGE	0195.6322		POSTAGE	NEWSLETTER
122781	6/18/2026	2,000.00	117544 QUADIENT FINANCE USA INC							
		2,000.00	POSTAGE		138852	RAMSEY000000000 31273582-1	9101.1551		POSTAGE METER DEPOSIT	GENERAL FUND

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122781	6/18/2026		117544 QUADIENT FINANCE USA INC						Continued...	
122782	6/18/2026		122853 SMOKIN JS BBQ JOHN BARBER							
		250.00	DASHNDINE VOUCHER REIMBURSEMEN		138854	DASHNDINE FOOD	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
						VOUCHERS				
		250.00								
122783	6/18/2026		121918 SODERHOLM & ASSOCIATES							
		4,005.00	LANDSCAPE ESC RELEASE		138839	A122139	9804.6433	00122139	REFUNDS	ESCROW ACCOUNTS
		4,005.00								
122832	6/25/2026		121630 CHURCH OF CASH LLC							
		2,040.00	6/25/26 BAND FINAL PAYMENT		138926	06252026	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
						CONCERT FINAL				
		2,040.00								
122833	6/25/2026		100116 CONNEXUS ENERGY							
		836.92	ELMCREST PARK MAY 2026		138941	444931-267449	0452.6371		ELECTRIC UTILITIES	PARK & RECREATION
						MAY 2026				
		836.92								
122834	6/25/2026		100167 CORNERSTONE FORD							
		11.10-	EARLY PAY DISCOUNT		138934	15550495	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		111.00	POLICE #313		138934	15550495	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		99.90								
122835	6/25/2026		113540 DUSTY'S DRAIN CLEANING							
		100.00	PERMIT RA065884 CANCEL		138925	RA065884	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA065884 CANCEL		138925	RA065884	9101.2081		SURCHARGES-PERMIT	GENERAL FUND
		101.00								
122836	6/25/2026		115887 DVS RENEWAL							
		15.25	TAB RENEWAL FOR SQUAD 305		138933	305 TAB RENEWAL	0211.6249		MISCELLANEOUS OPERATING SUPPLY POLICE PROTECTION	
		15.25								
122837	6/25/2026		122871 GANNUCCI, JESSICA							
		150.00	FACILITY USE DEPOSIT REFUND		138943	DAMAGE DEP REF	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
						EC 6.21.26				
		150.00								
122838	6/25/2026		119497 GLOWING HEARTH & HOME LLC							

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122838	6/25/2026		119497 GLOWING HEARTH & HOME LLC						Continued...	
		100.00	PERMIT RA065893 CANCEL		138932	RA065893	9101.4205		BUILDING PERMIT	GENERAL FUND
		1.00	PERMIT RA065893 CANCEL		138932	RA065893	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		<u>101.00</u>								
122839	6/25/2026		122872 HOFFMAN, OLIVIA							
		150.00	DAMAGE DEPOSIT REF EC 6.13.26		138944	DAMAGE DEP REF EC 6.13.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>150.00</u>								
122840	6/25/2026		122873 JONES, MELITA							
		150.00	DAMAGE DEPOSIT REF EC 6.13.26		138945	DAMAGE DEP REF EC 6.13.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>150.00</u>								
122841	6/25/2026		121709 MINNESOTA METRO NORTH TOURISM							
		11,054.48	MAY 2026 LODGING TAX COR		138917	MAY LODGING TAX	9298.2088		LODGING TAX	LODGING TAX
		<u>11,054.48</u>								
122842	6/25/2026		113192 NORTHERN HEATING AND AIR CONDITIONING							
		75.00	PERMIT RA065860 CANCEL		138924	RA065860	9101.4206		PLUMBING PERMIT	GENERAL FUND
		1.00	PERMIT RA065860 CANCEL		138924	RA065860	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		<u>76.00</u>								
122843	6/25/2026		122866 NORTHSTAR TRUCK AND RV PARKING LLC							
		31,705.97	REDUCE SITE INSP FEE		138918	A121233	9804.6433	00121233	REFUNDS	ESCROW ACCOUNTS
		<u>31,705.97</u>								
122844	6/25/2026		122861 OLAKINO SHAKES LLC - JESSICA HOWES							
		190.00	WITHDRAW MFU LICENSE APP		138946	00015243	9101.4170		OTHER BUSINESS LICENSES & PERM	GENERAL FUND
		<u>190.00</u>								
122845	6/25/2026		122864 RIVERSTONE 6TH LLC							
		2,198.00	1 YR WARR REDUCTION		138919	A122493/A121550	9804.6433	00122493	REFUNDS	ESCROW ACCOUNTS
		4,982.97	INSP ESC REDUCTION		138919	A122493/A121550	9804.6433	00121550	REFUNDS	ESCROW ACCOUNTS
		<u>7,180.97</u>								
122846	6/25/2026		122473 SEGUIN, MORGAN							
		100.00	DAMAGE DEP REF CP 12.20.25		138920	DAMAGE DEP REF CP 12.20	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>100.00</u>								

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122846	6/25/2026		122473 SEGUIN, MORGAN						Continued...	
122847	6/25/2026		119268 US HOME LLC							
		21,240.00	LANDSCAPE GUAR REL LYNWOOD 1		138922	A118605/A122377	9804.6433	00118605	REFUNDS	ESCROW ACCOUNTS
		10,800.00	LANDSCAPE GUAR REL LYNWOOD 2		138922	A118605/A122377	9804.6433	00122377	REFUNDS	ESCROW ACCOUNTS
		32,040.00								
122848	6/25/2026		122870 VANDANACKER, MARK							
		150.00	DAMAGE DEP REF EC 6.14.26		138942	DAMAGE DEP REF	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
						EC 6.14.26				
		150.00								
122849	6/25/2026		113539 WINSUPPLY TWIN CITIES MN CO.							
		.91-	EARLY PAY DISCOUNT		138923	175717 01	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		45.50	PLUMBING REPAIR		138923	175717 01	0194.6259		BUILDING MAINT/REPAIR SUPPLIES	GENERAL GOVERNMENT BUILDINGS
		44.59								
122850	7/2/2026		122888 BLUE LINE COLLISION							
		2,828.64	REIMB LANDSCAPE GUARANTY		139034	119518 LNDSCP	9804.6433	00119518	REFUNDS	ESCROW ACCOUNTS
						GUAR				
		2,828.64								
122851	7/2/2026		122582 CAZETT, GAVIN							
		100.00	2025 PHOTO CONTEST WINNER		139035	2025 PHOTO	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
						CONTEST				
		100.00								
122852	7/2/2026		100297 CENTERPOINT ENERGY							
		106.36	MAY 2026 GAS CHARGES		139059	8000014064-2	0211.6373		GAS	POLICE PROTECTION
						MAY 2026				
		192.64	MAY 2026 GAS CHARGES		139059	8000014064-2	0452.6373		GAS	PARK & RECREATION
						MAY 2026				
		36.48	MAY 2026 GAS CHARGES		139059	8000014064-2	0311.6373		GAS	STREET MAINTENANCE
						MAY 2026				
		38.49	MAY 2026 GAS CHARGES		139059	8000014064-2	0220.6373		GAS	FIRE PROTECTION
						MAY 2026				
		36.48	MAY 2026 GAS CHARGES		139059	8000014064-2	9601.6373		GAS	WATER FUND
						MAY 2026				
		36.48	MAY 2026 GAS CHARGES		139059	8000014064-2	9602.6373		GAS	SEWER FUND
						MAY 2026				
		36.49	MAY 2026 GAS CHARGES		139059	8000014064-2	9605.6373		GAS	STORM WATER UTILITY

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122852	7/2/2026		100297 CENTERPOINT ENERGY						Continued...	
						MAY 2026				
		483.42								
122853	7/2/2026		122876 CHENEY, LISA							
		40.00	FAMILY PICKLEBALL REFUND		139052	FAMILY PICKLEBALL REFUND	9101.4347		OTHER CULTURE-RECREATION	GENERAL FUND
		40.00								
122854	7/2/2026		102955 COON RAPIDS, CITY OF							
		492.00	WATER RESCUE INSTRUCTOR		139036	04022026	0220.6335		TRAINING	FIRE PROTECTION
		492.00								
122855	7/2/2026		115574 HEALTHPARTNERS							
		2,198.50	JULY 2026 HEALTH PREM JB/KH		139057	343215137369	0211.6131		GROUP INSURANCE	POLICE PROTECTION
		1,021.50	JULY 2026 HEALTH PREM CS		139057	343215137369	0220.6131		GROUP INSURANCE	FIRE PROTECTION
		133,233.00	JULY 2026 HEALTH PREMIUMS		139057	343215137369	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		136,453.00								
122856	7/2/2026		122152 IREDE, JOE KAIYEPU, HELEN JONES, ARIANA							
		129.37	ACCT 734319 6930 137TH LANE		139038	734319	9601.4651		WATER REVENUE	WATER FUND
		129.37								
122857	7/2/2026		120369 JILLO, GUBAL OR HASSAN, YASSIN							
		57.90	ACCT 733823 15247 TIGER ST		139039	733823	9601.4651		WATER REVENUE	WATER FUND
		57.90								
122858	7/2/2026		114036 MAJESTIC EVENTS							
		381.00	TRAF PICNIC TABLES DEPOSIT		139060	102875 DEPOSIT	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		381.00								
122859	7/2/2026		122874 MARTIN MARIETTA							
		35.00	RA064987 CANCELED PERMIT		139040	RA064987	9101.4214		ELECTRICAL INSPECTION PERMIT	GENERAL FUND
		1.00	RA064987 CANCELED PERMIT		139040	RA064987	9101.2081		SURCHARGES-PERMITS	GENERAL FUND
		36.00								
122860	7/2/2026		122878 MOORE, LAURA							
		150.00	DAMAGE DEPOSIT REF CP 6.7.26		139053	DAMAGE DEP REF CP 6.7.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		150.00								

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122860	7/2/2026		122878 MOORE, LAURA						Continued...	
122861	7/2/2026		122881 NEWLANDER, GINA							
		150.00	DAMAGE DEPOSIT REF EC 6.20.26		139055	DAMAGE DEP REF EC 6.20.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>150.00</u>								
122862	7/2/2026		121561 NOLBY BC LLC							
		7,605.00	REF LAND GUAR JAM HOPS		139041	120737 REF LAND GUARANTY	9804.6433	00120737	REFUNDS	ESCROW ACCOUNTS
		<u>7,605.00</u>								
122863	7/2/2026		120417 PHILLIPS EDISON & COMPANY							
		1,957.00	REF LAND GUAR NORTHSTAR MRKTPL		139042	119061 REF LAND GUAR	9804.6433	00119061	REFUNDS	ESCROW ACCOUNTS
		<u>1,957.00</u>								
122864	7/2/2026		122771 ROSS, TIMOTHY AND MYKA							
		55.04	ACCT 733709 6308 170TH AVE		139043	733709	9601.4651		WATER REVENUE	WATER FUND
		<u>55.04</u>								
122865	7/2/2026		122324 RUBLE, PAUL							
		100.00	DAMAGE DEP REF EC 10.18.25		139044	DAMAG DEP REF EC 10.18.25	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>100.00</u>								
122866	7/2/2026		118478 SHIRTS AND SKINS INC							
		1,487.50	7/2/26 CONCERT FINAL PAYMENT		139051	07022026 CONCERT FINAL	9270.6315		MISCELLANEOUS PROFESSIONAL SERLAWFUL GAMBLING	
		<u>1,487.50</u>								
122867	7/2/2026		122880 SNEH, SHIRLEY							
		300.00	DAMAGE DEPOSIT REF CP 6.14.26		139054	DAMAGE DEP REF CP 6.14.26	9101.2201		DEPOSITS PAYABLE	GENERAL FUND
		<u>300.00</u>								
122868	7/2/2026		119175 VUE, GER							
		72.89	2025 SPECIAL ASSESSMENT REBATE		139045	2025 SA REBATE	9435.6433		REFUNDS	PAVEMENT MANAGEMENT PROGRAM
		<u>72.89</u>								
122869	7/2/2026		113539 WINSUPPLY TWIN CITIES MN CO.							

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122869	7/2/2026		113539 WINSUPPLY TWIN CITIES MN CO.						Continued...	
		1,932.72	WATER FILL STATION ST1		139046	175135 01	0220.6249		MISCELLANEOUS OPERATING SUPPLY FIRE PROTECTION	
		38.65	EARLY PAY DISCOUNT		139046	175135 01	0220.6249		MISCELLANEOUS OPERATING SUPPLY FIRE PROTECTION	
		42.18	EARLY PAY DISCOUNT		139047	175562 01	0194.6381		BUILDING & STRUCTURE REPAIR	GENERAL GOVERNMENT BUILDINGS
		2,108.77	BUILDING REPAIR/WATER COOLER		139047	175562 01	0194.6381		BUILDING & STRUCTURE REPAIR	GENERAL GOVERNMENT BUILDINGS
		3,960.66								
1009704	6/22/2026		100257 LAW ENFORCEMENT LABOR SRV INC							
		1,090.83			138461	060326814262	9101.2177		UNION DUES	GENERAL FUND
		1,090.83			138787	0616261524212	9101.2177		UNION DUES	GENERAL FUND
		2,181.66								
1009705	6/22/2026		122372 METROPOLITAN LIFE INS COMPANY							
		2,362.43			138459	0603268142617	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		2,362.43			138460	0603268142618	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		113.21			138699	061526933165	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		113.21			138700	061526933166	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		15.13			138750	0615261442428	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		15.13			138751	0615261442429	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		2,216.13			138785	06162615242117	9101.2169		PAID FAM/MED LEAVE-EMPLOYER	GENERAL FUND
		2,216.13			138786	06162615242118	9101.2168		PAID FAM/MED LEAVE-EMPLOYEE	GENERAL FUND
		9,413.80								
1009706	6/22/2026		100298 MN AFSCME COUNCIL 5							
		632.20			138462	060326814263	9101.2177		UNION DUES	GENERAL FUND
		632.20			138788	0616261524213	9101.2177		UNION DUES	GENERAL FUND
		1,264.40								
1009707	6/22/2026		100291 MET COUNCIL SAC							
		34,790.00	SAC REMITTANCE		138837	MAY 2026 SAC REMITTANCE	9602.2083		SAC CHARGES	SEWER FUND
		347.90	SAC REMITTANCE - DISCOUNT		138837	MAY 2026 SAC REMITTANCE	9602.4356		SEWER AVAILABILITY CHARGE-ADM	SEWER FUND
		34,442.10								
1009708	6/22/2026		119638 O'REILLY AUTO PARTS							
		.32	EARLY PAY DISCOUNT		138842	6193-251368	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		15.98	FUSES		138842	6193-251368	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		1.27	EARLY PAY DISCOUNT		138843	6193-251365	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		63.38	POLICE #315		138843	6193-251365	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.24	EARLY PAY DISCOUNT		138845	6193-251552	0311.6229		SHOP MATERIALS	STREET MAINTENANCE

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
1009708	6/22/2026		119638 O'REILLY AUTO PARTS						Continued...	
		11.99	PARKS #700		138845	6193-251552	0311.6229		SHOP MATERIALS	STREET MAINTENANCE
		.68-	EARLY PAY DISCOUNT		138846	6193-251507	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		34.16	POLICE DTF		138846	6193-251507	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		123.00								
1009709	6/22/2026		107018 SCHANTZEN, MELISSA							
		159.98	6.9.26 COSTCO YARD GAMES PD		138838	YARD GAMES	0237.6249		MISCELLANEOUS OPERATING SUPPLY SAFETY CAMP	
		159.98								
1009710	6/22/2026		100510 VERIZON WIRELESS							
		45.16	DATA FOR LIFT STATION #8		138844	6144996459 MAY 2026	9602.6323		CELLULAR PHONES	SEWER FUND
		45.16								
1009776	6/26/2026		110402 ADVANCE AUTO PARTS							
		391.18	MISC PARTS - MAY 2026		138913	MAY 2026 MONTHLY PURCHASE	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		391.18								
1009777	6/26/2026		120970 EHLERS, BRYCE							
		13.14	6.15.26 EMR TRAIN WILL MCCOYS		138914	EMR TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		19.46	6.16.26 EMR TRAIN WHITE RABBIT		138914	EMR TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		32.60								
1009778	6/26/2026		115643 GARDNER, CORY							
		20.00	6.15.26 EMR TRAIN WILL MCCOYS		138915	EMR TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00	6.16.26 EMR TRAIN WHITE RABBIT		138915	EMR TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		40.00								
1009779	6/26/2026		118113 GOEBEL, NOLAN							
		17.10	6.15.26 EMR TRAIN WILL MCCOYS		138916	EMR TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		19.46	6.16.26 EMR TRAIN WHITE RABBIT		138916	EMR TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		36.56								

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1009779	6/26/2026		118113 GOEBEL, NOLAN						Continued...	
1009780	6/26/2026		121552 LINCOLN NATIONAL LIFE INSURANCE CO							
		2,842.80	JUNE 2026 LIFE INS PREMIUMS		138929	1094824 JUNE 2026	9101.2176		LIFE/HEALTH-EMPLOYEE	GENERAL FUND
		2,842.80								
1009781	6/26/2026		122372 METROPOLITAN LIFE INS COMPANY							
		5,374.29	JUNE 2026 DENTAL PREMIUMS		138930	5780421D JUNE 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		525.89	JUNE 2026 VISION PREMIUMS		138931	5780421V JUNE 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		5,900.18								
1009782	6/26/2026		119638 O'REILLY AUTO PARTS							
		.89-	EARLY PAY DISCOUNT		138935	6193-252213	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		44.60	UTILITIES #697		138935	6193-252213	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.25-	EARLY PAY DISCOUNT		138936	6193-252233	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		12.73	PARKS #665		138936	6193-252233	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.17-	EARLY PAY DISCOUNT		138937	6193-251774	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		8.50	UTILITIES EX MARK #621		138937	6193-251774	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.64-	EARLY PAY DISCOUNT		138938	6193-251654	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		122.06	UTILITIES #401		138938	6193-251654	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		1.12-	EARLY PAY DISCOUNT		138939	6193-252609	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		18.99	PARKS #640 ANTI-FREEZE		138939	6193-252609	0311.6227		LUBRICANTS & ADDITIVES	STREET MAINTENANCE
		37.02	PARKS #640		138939	6193-252609	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		.91-	EARLY PAY DISCOUNT		138940	6193-252569	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		45.46	UTILITIES #676		138940	6193-252569	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		284.38								
1009783	6/26/2026		119662 SIEDOW, EMMAH							
		20.00	6.17.26 TYLER TECH WHITE RABBI		138921	TYLER TECH NETWORK MEAL	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00								
1009784	6/26/2026		114486 SUN LIFE ASSURANCE COMPANY OF CANADA							
		1,040.16	JUNE 2026 VOL LTD PREMIUMS		138928	237724 JUNE 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		526.94	JUNE 2026 NON-VOL LTD PREMIUMS		138928	237724 JUNE 2026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		1,567.10								

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1009784	6/26/2026		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						Continued...	
1009785	6/26/2026		100510 VERIZON WIRELESS							
		4,939.28	STAFF CELL PHONES		138927	6145685704 MAY 2026	0192.6323		CELLULAR PHONES	DATA PROCESSING
		40.03	IPADS FOR FIRE INSPECTIONS		138927	6145685704 MAY 2026	0220.6249		MISCELLANEOUS OPERATING SUPPLY	FIRE PROTECTION
		20.02	RAMP ELEVATOR		138927	6145685704 MAY 2026	9240.6321		TELEPHONE	PARKING RAMP MAINTENANCE
		<u>4,999.33</u>								
1009786	6/30/2026		114881 ANDERSON RACE MANAGEMENT							
		1,115.73	DASH N DINE		139005	29000-011-02	0452.6489		OTHER CONTRACTED SERVICES	PARK & RECREATION
		<u>1,115.73</u>								
1009787	7/3/2026		114432 HESSE, BRADLEY							
		19.69	6.15.26 CAST MEAL POTBELLY		139037	CAST TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		20.00	6.16.26 CAST MEAL DAVES HOT CH		139037	CAST TRAINING MEALS	0211.6331		TRAVEL & LODGING	POLICE PROTECTION
		<u>39.69</u>								
1009788	7/3/2026		100351 NCPERS GROUP LIFE INS							
		384.00	JULY 2026 LIFE INS PREMIUMS		139056	704800072026	9101.2170		DENTAL/DISABILITY/LIFE	GENERAL FUND
		<u>384.00</u>								
1009789	7/3/2026		119638 O'REILLY AUTO PARTS							
		.40	EARLY PAY DISCOUNT		139048	6193-253092	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		19.78	POLICE #330		139048	6193-253092	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		40.00	CORE RETURN		139049	6193-253204	0311.6257		OTHER VEHICLE PARTS	STREET MAINTENANCE
		2.48	EARLY PAY DISCOUNT		139050	6193-253947	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		124.00	DEF FOR TRUCKS		139050	6193-253947	0220.6257		OTHER VEHICLE PARTS	FIRE PROTECTION
		.33	EARLY PAY DISCOUNT		139058	6193-253467	9601.6249		MISCELLANEOUS OPERATING SUPPLY	WATER FUND
		16.62	BONDO FILLER		139058	6193-253467	9601.6249		MISCELLANEOUS OPERATING SUPPLY	WATER FUND
		<u>117.19</u>								
90061826	6/18/2026		100629 MN DEPT OF REV SALES TX							
		146.20	MAY 2026 SALES/TRANS/USE TAX		138840	06182026	9101.4305		RENTAL FEES	GENERAL FUND
		1.89	MAY 2026 SALES/TRANS/USE TAX		138840	06182026	9101.4328		ACCIDENT REPORTS	GENERAL FUND
		1.54	MAY 2026 SALES/TRANS/USE TAX		138840	06182026	9101.4609		OTHER MISCELLANEOUS REVENUES	GENERAL FUND
		479.08	MAY 2026 SALES/TRANS/USE TAX		138840	06182026	9601.2082		SALES/USE TAX PAYABLE	WATER FUND

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99520720	7/3/2026		100601 MN DEPT OF REV WH						Continued...	
99525272	7/3/2026		100223 ICMA RETIREMENT TRUST 457							
		2,075.04			139006	0630261527391	9101.2175		DEFERRED COMPENSATION	GENERAL FUND
		2,075.04								
99540726	7/3/2026		101306 IRS							
		26,546.55			139007	06302615273910	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		26,546.55			139008	06302615273911	9101.2182		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		44,741.54			139023	0630261527399	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		97,834.64								
99750849	6/18/2026		101306 IRS							
		557.73			138696	061526933162	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		2,193.04			138697	061526933163	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		2,193.04			138698	061526933164	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		450.00			138747	0615261442425	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		292.38			138748	0615261442426	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		292.38			138749	0615261442427	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		26,542.98			138778	06162615242110	9101.2173		FICA & MEDICARE-EMPLOYEE	GENERAL FUND
		26,542.98			138779	06162615242111	9101.2182		FICA & MEDICARE-EMPLOYER	GENERAL FUND
		43,917.73			138794	0616261524219	9101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		102,982.26								
99854911	6/18/2026		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		75.00			138744	0615261442422	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		75.00			138745	0615261442423	9101.2183		PERA-EMPLOYER	GENERAL FUND
		39,755.76			138791	0616261524216	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		52,654.27			138792	0616261524217	9101.2183		PERA-EMPLOYER	GENERAL FUND
		92,560.03								
99856988	7/3/2026		100398 PUBLIC EMPLOYEES RETIREMENT ASSN							
		40,384.68			139020	0630261527396	9101.2174		PERA-EMPLOYEE	GENERAL FUND
		53,554.94			139021	0630261527397	9101.2183		PERA-EMPLOYER	GENERAL FUND
		93,939.62								
		841,497.13	Grand Total							

Payment Instrument Totals

Checks	266,748.03
EFT Payments	509,348.26
A/P ACH Payment	65,400.84

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<u>Check #</u>	<u>Date</u>	<u>Amount</u>	<u>Supplier / Explanation</u>	<u>PO #</u>	<u>Doc No</u>	<u>Inv No</u>	<u>Account No</u>	<u>Subledger</u>	<u>Account Description</u>	<u>Business Unit</u>
		841,497.13	Grand Total							
							<u>Payment Instrument Totals</u>			
							Checks	266,748.03		
							EFT Payments	509,348.26		
							A/P ACH Payment	65,400.84		
							Total Payments	841,497.13		

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ACCOUNTS PAYABLE
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PAYMENT INSTRUMENT	PAYEE NUMBER	PAYEE	BUSINESS UNIT	OBJECT ACCOUNT	SUBSIDIARY	AMOUNT F0911	GL DATE	NAME - REMARK EXPLANATION	DATE - BATCH (JULIAN)
- Check Payment	107591	ARMORTHANE BEDLINERS PLUS TRUCK ACCES.	0452	6281		427.13	7/15/2026	PARKS TRK. #704	7/1/2026
- Check Payment	107591	ARMORTHANE BEDLINERS PLUS TRUCK ACCES.	0311	6281		880.83	7/15/2026	STREETS #680	7/1/2026
- Check Payment	107591	ARMORTHANE BEDLINERS PLUS TRUCK ACCES.	0452	6281		4,805.83	7/15/2026	PARKS #700	7/1/2026
		ARMORTHANE BEDLINERS PLUS TRUCK ACCES. Total				6,113.79			
- Check Payment	100063	ASPEN MILLS	0211	6231		1,605.37	7/15/2026	UNIFORM STARTUP - FAIRBANKS	6/22/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		372.04	7/15/2026	UNIFORM-D BERTHIAUME	6/22/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		30.00	7/15/2026	UNIFORM-G MESSLER	6/22/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		16.00	7/15/2026	UNIFORM-R MAHN	6/22/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		34.85	7/15/2026	NAME TAG- A WINKEL	6/22/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		372.04	7/15/2026	UNIFORM-J FAJARDO	6/29/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		380.90	7/15/2026	UNIFORM-T STIRZL	6/29/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		183.65	7/15/2026	JACEKT-J WECKMAN	6/29/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		34.85	7/15/2026	STIRZL-NAME TAG	7/6/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		34.85	7/15/2026	FAJARDO-NAME TAG	7/6/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		34.85	7/15/2026	JOHNSON-NAME TAG	7/6/2026
- Check Payment	100063	ASPEN MILLS	0220	6231		34.85	7/15/2026	ALM-NAME TAG	7/6/2026
- Check Payment	100063	ASPEN MILLS	0211	6231		972.15	7/15/2026	VEST/VEST CARRIER - FAIRBANKS	7/6/2026
- Check Payment	100063	ASPEN MILLS	0211	6231		46.98	7/15/2026	EAR TO MIC RADIO DEVICE-BAGNE	7/8/2026
		ASPEN MILLS Total				4,153.38			
- Check Payment	119785	BARNUM COMPANIES	0311	6381		171.60	7/15/2026	BI-ANNUAL GATE MAINTENANCE	7/8/2026
- Check Payment	119785	BARNUM COMPANIES	0452	6381		171.60	7/15/2026	BI-ANNUAL GATE MAINTENANCE	7/8/2026
- Check Payment	119785	BARNUM COMPANIES	9601	6381		88.40	7/15/2026	BI-ANNUAL GATE MAINTENANCE	7/8/2026
- Check Payment	119785	BARNUM COMPANIES	9602	6381		88.40	7/15/2026	BI-ANNUAL GATE MAINTENANCE	7/8/2026
		BARNUM COMPANIES Total				520.00			
- Check Payment	117516	BEST OUTDOOR SERVICES	0452	6489		3,693.74	7/15/2026	MOWING THE DRAW JULY	7/8/2026
		BEST OUTDOOR SERVICES Total				3,693.74			
- Check Payment	100101	CANVAS CRAFT	9805	6580		96,495.00	7/15/2026	WATER PLAY @ THE WATERFRONT	7/3/2026
		CANVAS CRAFT Total				96,495.00			
- Check Payment	121970	CENTRAL PRO SUPPLY	0452	6268		341.59	7/15/2026	IRRIGATION SUPPLIES	6/29/2026
		CENTRAL PRO SUPPLY Total				341.59			
- Check Payment	100112	COMMISSIONER OF TRANSPORTATION MN DEPT	9402	6315		1,281.69	7/15/2026	MATERIALS TESTING	7/1/2026
		COMMISSIONER OF TRANSPORTATION MN DEPT Total				1,281.69			
- Check Payment	120341	DAMON FARBER ASSOCIATES, INC	9805	6580		12,715.75	7/15/2026	WATER PLAY @ THE WATERFRONT	7/3/2026
		DAMON FARBER ASSOCIATES, INC Total				12,715.75			
- Check Payment	110760	FIRE SAFETY USA, INC	0220	6231		559.90	7/15/2026	CHIEF HELMET	6/22/2026
- Check Payment	110760	FIRE SAFETY USA, INC	0220	6388		2,647.00	7/15/2026	ENGINE 2 REPAIRS	6/22/2026
		FIRE SAFETY USA, INC Total				3,206.90			
- Check Payment	110388	FRATTALLONE'S HARDWARE AND GARDEN	0311	6257		18.25	7/15/2026	TRACKLESS NUTS/BOLTS	6/29/2026
		FRATTALLONE'S HARDWARE AND GARDEN Total				18.25			
- Check Payment	101087	HASSAN SAND AND GRAVEL	0452	6269		646.44	7/15/2026	BLACK DIRT	7/1/2026
		HASSAN SAND AND GRAVEL Total				646.44			
- Check Payment	117451	INKY ELF LLC	0300	6249		1,030.00	7/15/2026	SNAP/POP TOKENS	7/3/2026
- Check Payment	117451	INKY ELF LLC	0300	6249		260.00	7/15/2026	SNAP/POP TOKENS	7/3/2026
		INKY ELF LLC Total				1,290.00			
- Check Payment	117375	KAREN A STARK	0452	6489		420.00	7/15/2026	LINE DANCING - 2 4WK SESSIONS	7/3/2026
		KAREN A STARK Total				420.00			
- Check Payment	100256	LANO EQUIPMENT INC	0311	6257		607.50	7/15/2026	ASPHALT PLANNER BITS	6/29/2026
- Check Payment	100256	LANO EQUIPMENT INC	0311	6257		27.61	7/15/2026	KUBOTA TRACTOR #686	6/29/2026
- Check Payment	100256	LANO EQUIPMENT INC	0311	6257		89.80	7/15/2026	KUBOTA TRACTOR #686	6/29/2026
		LANO EQUIPMENT INC Total				724.91			
- Check Payment	121779	LB CARLSON LLP	0220	6302		3,450.00	7/15/2026	2025 AUDIT SERVICES	6/19/2026

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- Check Payment	121779	LB CARLSON LLP	0153	6302	16,595.00	7/15/2026	2025 AUDIT SERVICES	6/19/2026
		LB CARLSON LLP Total			20,045.00			
- Check Payment	100268	LRRWMO CITY OF ANOKA	9605	6451	50,958.00	7/15/2026	2026 ANNUAL ASSESSMENT	6/22/2026
		LRRWMO CITY OF ANOKA Total			50,958.00			
- Check Payment	100270	MACQUEEN	0211	6281	120.00	7/15/2026	WHELAN VERTEX - 349	6/22/2026
- Check Payment	100270	MACQUEEN	0211	6281	119.40	7/15/2026	WHELAN SURFACE LIGHT - 349	6/22/2026
- Check Payment	100270	MACQUEEN	0211	6281	298.12	7/15/2026	WHELAN TRIPLE LIGHT - 363	6/29/2026
		MACQUEEN Total			537.52			
- Check Payment	122865	MAGLIN CORP	9805	6580	105,930.00	7/15/2026	FURNITURE @ THE WATERFRONT	7/3/2026
		MAGLIN CORP Total			105,930.00			
- Check Payment	114036	MAJESTIC EVENTS	0296	6249	930.00	7/15/2026	HD PICNIC TABLE DEPOSIT	7/3/2026
- Check Payment	114036	MAJESTIC EVENTS	0452	6249	889.00	7/15/2026	TRAF PICNIC TABLES	7/8/2026
		MAJESTIC EVENTS Total			1,819.00			
- Check Payment	120041	MARTIN MARIETTA	0311	6265	149.48	7/15/2026	ASPHALT	7/8/2026
- Check Payment	120041	MARTIN MARIETTA	0311	6265	150.22	7/15/2026	ASPHALT	7/8/2026
		MARTIN MARIETTA Total			299.70			
- Check Payment	117588	MEDART INC	0311	6257	243.48	7/15/2026	AIR FILTERS	6/29/2026
		MEDART INC Total			243.48			
- Check Payment	121461	NEWEGG BUSINESS INC	0192	6281	799.00	7/15/2026	COMMS PERSON PC	6/22/2026
		NEWEGG BUSINESS INC Total			799.00			
- Check Payment	120078	NORTH CENTRAL INTERNATIONAL LLC	0311	6257	565.60	7/15/2026	TRACKLESS REPLACEMENT FILTERS	6/29/2026
		NORTH CENTRAL INTERNATIONAL LLC Total			565.60			
- Check Payment	100360	NORTH STAR TOWING INC	0220	6388	300.00	7/15/2026	SCENE TOWING	6/22/2026
- Check Payment	100360	NORTH STAR TOWING INC	0220	6388	300.00	7/15/2026	SCENE TOWING	6/22/2026
		NORTH STAR TOWING INC Total			600.00			
- Check Payment	112959	PREMIUM WATERS INC	0220	6489	4.38	7/15/2026	WATER FILL RENTAL	7/6/2026
		PREMIUM WATERS INC Total			4.38			
- Check Payment	110794	SCHMIDT CURB COMPANY INC	0194	6489	384.00	7/15/2026	SIDEWALK REPAIR PW	6/19/2026
- Check Payment	110794	SCHMIDT CURB COMPANY INC	0194	6489	392.04	7/15/2026	SIDEWALK REPAIR CH	6/19/2026
- Check Payment	110794	SCHMIDT CURB COMPANY INC	0452	6489	626.40	7/15/2026	CURB REPAIR @ CENTRAL PARK	6/24/2026
- Check Payment	110794	SCHMIDT CURB COMPANY INC	0311	6489	2,204.49	7/15/2026	CURB/SIDEWALK REPAIRS	6/29/2026
- Check Payment	110794	SCHMIDT CURB COMPANY INC	9435	6315	8,385.00	7/15/2026	POST-WARRANTY DW REPLACEMENTS	6/29/2026
- Check Payment	110794	SCHMIDT CURB COMPANY INC	0194	6489	562.50	7/15/2026	DAN BRAY TRAIN STATION	6/29/2026
		SCHMIDT CURB COMPANY INC Total			12,554.43			
- Check Payment	121108	SYN-TECH SYSTEMS	0311	6315	1,275.00	7/15/2026	FUEL MASTER MAINT 7/26-7/27	6/29/2026
		SYN-TECH SYSTEMS Total			1,275.00			
- Check Payment	120040	TANGENT FILMS INC	0211	6281	1,240.00	7/15/2026	WINDOW TINTING - 4 SQUADS	7/6/2026
		TANGENT FILMS INC Total			1,240.00			
		CHECK PAYMENT TOTAL			328,492.55			
T - A/P ACH Payment	106639	3M	0260	6249	708.75	7/15/2026	SIGN MATERIALS	6/29/2026
		3M Total			708.75			
T - A/P ACH Payment	110789	4IMPRINT	0280	6241	3,297.17	7/15/2026	SHIRTS/SUPPLIES - N2U	6/29/2026
T - A/P ACH Payment	110789	4IMPRINT	0237	6249	1,112.94	7/15/2026	SUPLIES FOR SAFETY CAMP	6/29/2026
		4IMPRINT Total			4,410.11			
T - A/P ACH Payment	117651	ACCESS MECHANICAL INC	0194	6382	343.75	7/15/2026	EQUIPMENT REPAIR HVAC CHILLER	6/22/2026
		ACCESS MECHANICAL INC Total			343.75			
T - A/P ACH Payment	100011	ACE SALES	9230	6246	3,099.00	7/15/2026	BLUETOOTH TRACKERS	7/8/2026
		ACE SALES Total			3,099.00			
T - A/P ACH Payment	100017	AIRGAS USA LLC	0311	6229	202.61	7/15/2026	WELDING WIRE	6/29/2026
		AIRGAS USA LLC Total			202.61			
T - A/P ACH Payment	110744	ALLINA HEALTH SYSTEM	0211	6239	2,025.00	7/15/2026	DEFIB PADS/BATTERY	7/6/2026
		ALLINA HEALTH SYSTEM Total			2,025.00			
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6281	264.67	7/15/2026	DOCK REPLACE	6/22/2026

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T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6281		3.08	7/15/2026	FREIGHT MINUS PROMO	6/22/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0192	6281		55.80	7/15/2026	ROLLER KIT FOR SCANNER	6/22/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0237	6249		15.89	7/15/2026	BURN GEL PACKS - HOME ALONE	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0211	6207		194.33	7/15/2026	EARMUFFS (X2)	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0153	6208		17.09	7/15/2026	ADDING MACHINE TAPE	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0300	6249		60.73	7/15/2026	FARMERS MARKET SUPPLIES	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6249		17.36	7/15/2026	BATTERIES	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6281		20.36	7/15/2026	HAND TOOLS	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6257		19.44	7/15/2026	PARKS TRIMMER	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6231		139.35	7/15/2026	REPLACED EXPIRED HARD HAT	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6257		587.36	7/15/2026	WOODCHIPPER #605 TURBO	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0311	6257		115.57	7/15/2026	WOODCHIPPER #651	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0452	6249		19.96	7/15/2026	HOOPERS DVD	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0220	6249		28.43	7/15/2026	VOICEMAIL LOG, DISHWSHR MAGNET	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6259		212.92	7/15/2026	MISC BLDG REPAIR SUPPLIES	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6221		144.90	7/15/2026	MISC CLEANING SUPPLIES	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0194	6249		202.46	7/15/2026	MISC. SUPPLIES	6/29/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0220	6249		-154.42	7/15/2026	WATER HYDRATION RETURN	7/6/2026
T - A/P ACH Payment	117343	AMAZON CAPITAL SERVICES INC	0220	6249		187.47	7/15/2026	HYDRATIOIN PKCTS,TV WALL MNT	7/6/2026
		AMAZON CAPITAL SERVICES INC Total				2,152.75			
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9804	6315		2,111.00	7/15/2026	CONSTRUCTION TESTING SERVICE	6/24/2026
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9804	6315		1,747.50	7/15/2026	CONSTRUCTION TESTING SERVICE	6/24/2026
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9804	6315		1,186.25	7/15/2026		6/24/2026
T - A/P ACH Payment	109256	AMERICAN ENGINEERING TESTING INC	9402	6315		7,057.50	7/15/2026	CONSTRUCTION SERVICES	7/1/2026
		AMERICAN ENGINEERING TESTING INC Total				12,102.25			
T - A/P ACH Payment	100026	ANDERSON IRRIGATION	0452	6489		14,331.93	7/15/2026	FERTILIZER AT PARKS	6/29/2026
		ANDERSON IRRIGATION Total				14,331.93			
T - A/P ACH Payment	100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	9804	6315		92.00	7/15/2026	PROFESSIONAL SERVICES	7/8/2026
		ANOKA COUNTY PROPERTY RECORDS TAXATION Total				92.00			
T - A/P ACH Payment	107587	ANOKA COUNTY TREASURY DEPARTMENT	0192	6321		850.00	7/15/2026	JUNE 2026 ANOKA-CO INTERNET	6/24/2026
T - A/P ACH Payment	107587	ANOKA COUNTY TREASURY DEPARTMENT	0211	6335		1,200.00	7/15/2026	SPRING SHOOT - 3 DAYS	6/29/2026
		ANOKA COUNTY TREASURY DEPARTMENT Total				2,050.00			
T - A/P ACH Payment	106346	BAUER BUILT INCORPORATED	0211	6255		1,561.96	7/15/2026	12 FIREHAWK PURSUIT TIRES	7/8/2026
		BAUER BUILT INCORPORATED Total				1,561.96			
T - A/P ACH Payment	116848	BAYCOM INC	0311	6281		3,056.00	7/15/2026	MECHANICS SCANNER LAPTOP	6/24/2026
T - A/P ACH Payment	116848	BAYCOM INC	0211	6281		2,333.00	7/15/2026	CRADLEPOINT ROUTER - 323	6/29/2026
T - A/P ACH Payment	116848	BAYCOM INC	0192	6281		3,056.00	7/15/2026	PANASONIC TOUGHBOOK - 323	7/1/2026
T - A/P ACH Payment	116848	BAYCOM INC	0211	6281		3,056.00	7/15/2026	PANASONIC TOUGHBOOK - 352	7/1/2026
		BAYCOM INC Total				11,501.00			
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9435	6530		1,914.00	7/15/2026	CONSTRUCTION SRVCS	6/29/2026
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9435	6530		2,990.50	7/15/2026	STAKING SRVCS	6/29/2026
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9435	6530		9,694.50	7/15/2026	STAKING SRVCS	6/29/2026
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9435	6530		6,528.50	7/15/2026	STAKING SERVICES	6/29/2026
T - A/P ACH Payment	100647	BOLTON AND MENK INC	9402	6315		13,519.00	7/15/2026	CONSTRUCTION SERVICES	7/1/2026
		BOLTON AND MENK INC Total				34,646.50			
T - A/P ACH Payment	116439	CANTEEN REFRESHMENT SERVICES	0194	6249		323.49	7/15/2026	COFFEE	6/29/2026
		CANTEEN REFRESHMENT SERVICES Total				323.49			
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6415		8.31	7/15/2026	UNIFORM CLEANING/RENTAL	6/29/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6417		26.76	7/15/2026	UNIFORM CLEANING/RENTAL	6/29/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	0452	6415		8.31	7/15/2026	UNIFORM CLEANING/RENTAL	6/29/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	9601	6439		8.31	7/15/2026	UNIFORM CLEANING/RENTAL	6/29/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	0220	6489		64.35	7/15/2026	RUGS	6/29/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	0220	6489		48.60	7/15/2026	RUGS	7/6/2026

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T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6415	32.31	7/15/2026	UNIFORM CLEANING/RENTAL	7/8/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6417	26.76	7/15/2026	UNIFORM CLEANING/RENTAL	7/8/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	0452	6415	32.31	7/15/2026	UNIFORM CLEANING/RENTAL	7/8/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	9601	6439	32.31	7/15/2026	UNIFORM CLEANING/RENTAL	7/8/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6415	8.31	7/15/2026	UNIFORM CLEANING/RENTAL	7/8/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	0311	6417	26.76	7/15/2026	UNIFORM CLEANING/RENTAL	7/8/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	0452	6415	8.31	7/15/2026	UNIFORM CLEANING/RENTAL	7/8/2026
T - A/P ACH Payment	116197	CINTAS CORPORATION	9601	6439	8.31	7/15/2026	UNIFORM CLEANING/RENTAL	7/8/2026
		CINTAS CORPORATION Total			340.02			
T - A/P ACH Payment	114117	CRAWFORD'S EQUIPMENT INC	0311	6257	43.11	7/15/2026	UTILITIES EX MARK #621	6/29/2026
T - A/P ACH Payment	114117	CRAWFORD'S EQUIPMENT INC	0311	6257	124.80	7/15/2026	EX-MARK #621	7/8/2026
		CRAWFORD'S EQUIPMENT INC Total			167.91			
T - A/P ACH Payment	111818	DEANO'S COLLISION SPECIALISTS INC	0211	6275	202.80	7/15/2026	LABOR FOR WINDSHIELD	6/24/2026
T - A/P ACH Payment	111818	DEANO'S COLLISION SPECIALISTS INC	0211	6388	935.00	7/15/2026	WINDSHIELD FOR 356	6/24/2026
T - A/P ACH Payment	111818	DEANO'S COLLISION SPECIALISTS INC	0211	6388	769.00	7/15/2026	LABOR FOR REPAIR 313	7/6/2026
T - A/P ACH Payment	111818	DEANO'S COLLISION SPECIALISTS INC	0211	6257	1,018.35	7/15/2026	REPAIR PARTS FOR 313	7/6/2026
		DEANO'S COLLISION SPECIALISTS INC Total			2,925.15			
T - A/P ACH Payment	113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	0192	6405	490.67	7/15/2026	COPIER AGREEMENT	6/24/2026
T - A/P ACH Payment	113306	DEFINITIVE TECHNOLOGY SOLUTIONS INC	0192	6405	467.49	7/15/2026	COPIER AGREEMENT 2	6/24/2026
		DEFINITIVE TECHNOLOGY SOLUTIONS INC Total			958.16			
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6225	3,952.50	7/15/2026	DIESEL FUEL	6/29/2026
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	3,240.00	7/15/2026	GASOLINE	6/29/2026
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	2,734.32	7/15/2026	GASOLINE	6/29/2026
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	1,846.35	7/15/2026	GASOLINE	6/29/2026
T - A/P ACH Payment	100144	DEHN OIL COMPANY	0311	6223	3,121.80	7/15/2026	GASOLINE	7/8/2026
		DEHN OIL COMPANY Total			14,894.97			
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	9804	6352	93.50	7/15/2026	PUBLIC NOTICING	6/24/2026
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	0191	6315	77.00	7/15/2026	PH KWIK TRIP	6/29/2026
T - A/P ACH Payment	100158	ECM PUBLISHERS INC	9804	6315	66.00	7/15/2026	ARAA - REDEVELOPMENT PLAN PH	6/29/2026
		ECM PUBLISHERS INC Total			236.50			
T - A/P ACH Payment	119694	ELK RIVER PRINTING	0220	6249	53.50	7/15/2026	BUSINESS CARDS- A WINKEL	6/29/2026
		ELK RIVER PRINTING Total			53.50			
T - A/P ACH Payment	113321	FACTORY MOTOR PARTS CO	0311	6257	111.36	7/15/2026	OIL FILTERS	6/29/2026
T - A/P ACH Payment	113321	FACTORY MOTOR PARTS CO	0311	6257	212.64	7/15/2026	OIL FILTERS	6/29/2026
		FACTORY MOTOR PARTS CO Total			324.00			
T - A/P ACH Payment	100143	FERGUSON WATERWORKS 2516	9601	6273	2,458.61	7/15/2026	PARTS FOR A 16" WATER BREAK	6/24/2026
T - A/P ACH Payment	100143	FERGUSON WATERWORKS 2516	9601	6273	708.14	7/15/2026	STREET VALVE BOXES FOR WATER	6/24/2026
T - A/P ACH Payment	100143	FERGUSON WATERWORKS 2516	9601	6273	-316.14	7/15/2026	CURBBOX PARTS RETURN	6/24/2026
T - A/P ACH Payment	100143	FERGUSON WATERWORKS 2516	9601	6249	200.04	7/15/2026	WATER CURB STOP REPAIRS	6/24/2026
T - A/P ACH Payment	100143	FERGUSON WATERWORKS 2516	9601	6273	545.00	7/15/2026	CHLORINE ANALYZER WTP	7/3/2026
		FERGUSON WATERWORKS 2516 Total			3,595.65			
T - A/P ACH Payment	100204	GRAFIX SHOPPE	0452	6550	1,450.00	7/15/2026	PARKS #704	7/1/2026
T - A/P ACH Payment	100204	GRAFIX SHOPPE	0211	6281	224.00	7/15/2026	REFLECTIVE SHIELD FOR E-BIKES	7/6/2026
		GRAFIX SHOPPE Total			1,674.00			
T - A/P ACH Payment	103027	H & L MESABI	0312	6257	4,884.00	7/15/2026	V-PLOW CUTTING EDGE	7/8/2026
		H & L MESABI Total			4,884.00			
T - A/P ACH Payment	100209	HAKANSON ANDERSON ASSOC INC	9402	6530	4,325.00	7/15/2026	CONSTRUCTION SERVICES	7/3/2026
T - A/P ACH Payment	100209	HAKANSON ANDERSON ASSOC INC	9435	6530	3,065.00	7/15/2026	CONSTRUCTION SERVICES	7/3/2026
		HAKANSON ANDERSON ASSOC INC Total			7,390.00			
T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	20.00	7/15/2026	CHLORINE TANK RENTAL	6/24/2026
T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	8,163.57	7/15/2026	WTP CHEMICALS	6/24/2026
T - A/P ACH Payment	100211	HAWKINS INC	9601	6273	4,836.00	7/15/2026	WTP CHEMICALS	7/3/2026
		HAWKINS INC Total			13,019.57			

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T - A/P ACH Payment	119617	HIRSHFIELD'S	0452	6381	46.98	7/15/2026	PAINT FOR THE DRAW RESTROOM	7/1/2026
		HIRSHFIELD'S Total			46.98			
T - A/P ACH Payment	112160	HOLIDAY COMPANIES	0211	6249	267.25	7/15/2026	JUNE SQUAD WASHES	7/6/2026
		HOLIDAY COMPANIES Total			267.25			
T - A/P ACH Payment	114068	IDEAL SERVICE INC	0452	6382	4,908.08	7/15/2026	REPLACE VFD PUMP @ ELMCREST	7/8/2026
		IDEAL SERVICE INC Total			4,908.08			
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0130	6208	93.18	7/15/2026	GENERAL OFFICE SUPPLIES	6/22/2026
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0452	6208	8.56	7/15/2026	OFFICE SUPPLIES	6/22/2026
T - A/P ACH Payment	112475	INNOVATIVE OFFICE SOLUTIONS	0192	6281	569.37	7/15/2026	CHAIR FOR ENGINEER	6/29/2026
		INNOVATIVE OFFICE SOLUTIONS Total			671.11			
T - A/P ACH Payment	122879	KODEX INC	0211	6315	45.00	7/15/2026	INV SEARCH WARRANT 25283179	7/6/2026
		KODEX INC Total			45.00			
T - A/P ACH Payment	100258	LEAGUE OF MN CITIES	0130	6335	15.00	7/15/2026	LMC PERSONNEL TRAINING-LASHER	7/3/2026
		LEAGUE OF MN CITIES Total			15.00			
T - A/P ACH Payment	122648	LEO A DALY LLC	9804	6315	1,975.00	7/15/2026	CONSULTANT WORK OLD TOWN HALL	6/29/2026
		LEO A DALY LLC Total			1,975.00			
T - A/P ACH Payment	106616	MARTIN MCALLISTER, INC	0130	6306	1,800.00	7/15/2026	LEADERSHIP ASSESSMENT-PW	7/8/2026
		MARTIN MCALLISTER, INC Total			1,800.00			
T - A/P ACH Payment	117425	MAUER MAIN CHEVROLET	0311	6257	20.72	7/15/2026	ENGINEERING #415	6/29/2026
		MAUER MAIN CHEVROLET Total			20.72			
T - A/P ACH Payment	100283	MENARDS COON RAPIDS	0452	6381	15.36	7/15/2026	FENCE TIES REPAIR FENCE	6/24/2026
T - A/P ACH Payment	100283	MENARDS COON RAPIDS	0311	6249	16.50	7/15/2026	SPRAY PAINT	6/29/2026
		MENARDS COON RAPIDS Total			31.86			
T - A/P ACH Payment	100284	MENARDS ELK RIVER	9601	6281	84.98	7/15/2026	SAFETY SUPPLIES FOR UTILITIES	6/24/2026
T - A/P ACH Payment	100284	MENARDS ELK RIVER	9601	6249	15.89	7/15/2026	DEHUMIDIFIER FOR PH#4	6/24/2026
T - A/P ACH Payment	100284	MENARDS ELK RIVER	9601	6249	33.12	7/15/2026	PAINTING SUPPLIES	6/29/2026
T - A/P ACH Payment	100284	MENARDS ELK RIVER	9601	6281	140.20	7/15/2026	MISC TOOLS/PAINT	6/29/2026
T - A/P ACH Payment	100284	MENARDS ELK RIVER	9601	6249	13.66	7/15/2026	ELECTRICAL CONDUIT WELL 7&8	7/3/2026
T - A/P ACH Payment	100284	MENARDS ELK RIVER	0311	6257	29.48	7/15/2026	CHIPPER #651	7/8/2026
		MENARDS ELK RIVER Total			317.33			
T - A/P ACH Payment	119825	METRO CREATIVE GRAPHICS INC	0130	6246	99.00	7/15/2026	JULY 2026	7/6/2026
		METRO CREATIVE GRAPHICS INC Total			99.00			
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0311	6229	137.20	7/15/2026	NUTS/BOLTS	7/8/2026
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0311	6229	66.71	7/15/2026	NUTS/BOLTS	7/8/2026
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0260	6271	47.52	7/15/2026	NUTS/BOLTS	7/8/2026
T - A/P ACH Payment	108208	METRO PRODUCTS LLC	0260	6271	14.62	7/15/2026	NUTS/BOLTS	7/8/2026
		METRO PRODUCTS LLC Total			266.05			
T - A/P ACH Payment	100341	MTI DISTRIBUTING INC	0311	6257	872.83	7/15/2026	GROUNDMASTER #617	7/8/2026
		MTI DISTRIBUTING INC Total			872.83			
T - A/P ACH Payment	100345	NAPA AUTO PARTS ELK RIVER	0311	6257	102.52	7/15/2026	TRK. #662	6/29/2026
		NAPA AUTO PARTS ELK RIVER Total			102.52			
T - A/P ACH Payment	121934	NITTY GRITTY PICKLEBALL	0452	6489	140.00	7/15/2026	INTRO TO PICKLEBALL 6/13	6/22/2026
		NITTY GRITTY PICKLEBALL Total			140.00			
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	0194	6249	284.43	7/15/2026	TISSUE/TOWELS/WIPES/MOPHEAD	6/19/2026
T - A/P ACH Payment	100363	NORTHERN SANITARY SUPPLY CO	0194	6249	350.52	7/15/2026	MISC. SUPPLIES/PAPER PRODUCTS	6/29/2026
		NORTHERN SANITARY SUPPLY CO Total			634.95			
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9601	6489	160.44	7/15/2026	MAY U/B SERVICES	6/29/2026
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9602	6489	160.44	7/15/2026	MAY U/B SERVICES	6/29/2026
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9603	6489	160.44	7/15/2026	MAY U/B SERVICES	6/29/2026
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9604	6489	160.44	7/15/2026	MAY U/B SERVICES	6/29/2026
T - A/P ACH Payment	110480	OPUS 21 MANAGEMENT SOLUTIONS	9605	6489	160.46	7/15/2026	MAY U/B SERVICES	6/29/2026
		OPUS 21 MANAGEMENT SOLUTIONS Total			802.22			
T - A/P ACH Payment	111488	POPP.COM INC	0192	6321	46.78	7/15/2026	CITY MONTHLY PHONE JUNE 2026	7/8/2026

ACCOUNTS PAYABLE
6/18/2026 - 7/8/2026

(6)

		POPP.COM INC Total				46.78			
T - A/P ACH Payment	100393	PRAIRIE RESTORATIONS INC	9805	6249		20,558.00	7/15/2026	DNR GRANT VEGETATION	6/19/2026
		PRAIRIE RESTORATIONS INC Total				20,558.00			
T - A/P ACH Payment	113444	PRECISE	0311	6315		1,265.00	7/15/2026	PRECISE/GPS MAY 2026	6/29/2026
		PRECISE Total				1,265.00			
T - A/P ACH Payment	121170	RIDGEWAY AND ASSOCIATES	0211	6315		1,350.00	7/15/2026	6 OFFICERS MANDATORY CHECK IN	7/6/2026
		RIDGEWAY AND ASSOCIATES Total				1,350.00			
T - A/P ACH Payment	120063	SKYLINE GRAPHICS	0130	6208		55.00	7/15/2026	BUS CARDS FOR R LAHLUM	7/8/2026
		SKYLINE GRAPHICS Total				55.00			
T - A/P ACH Payment	100469	STREICHER'S	0211	6231		252.98	7/15/2026	HOLSTER	6/22/2026
T - A/P ACH Payment	100469	STREICHER'S	0211	6231		226.94	7/15/2026	COBRA RIFLE SLING	6/29/2026
		STREICHER'S Total				479.92			
T - A/P ACH Payment	110313	SUMMIT FIRE PROTECTION	0194	6489		1,046.00	7/15/2026	ANNUAL FIRE ALARM INSP PW	7/3/2026
T - A/P ACH Payment	110313	SUMMIT FIRE PROTECTION	9240	6315		551.00	7/15/2026	ANNUAL RAMP FIRE ALARM INSP.	7/3/2026
T - A/P ACH Payment	110313	SUMMIT FIRE PROTECTION	0194	6489		569.00	7/15/2026	ANNUAL FIRE ALARM INSP FS#2	7/3/2026
T - A/P ACH Payment	110313	SUMMIT FIRE PROTECTION	0194	6489		1,024.00	7/15/2026	ANNUAL FIRE ALARM INSP CH	7/3/2026
T - A/P ACH Payment	110313	SUMMIT FIRE PROTECTION	0194	6489		605.00	7/15/2026	ANNUAL SPRINKLER INSP CH	7/3/2026
T - A/P ACH Payment	110313	SUMMIT FIRE PROTECTION	0194	6489		1,091.00	7/15/2026	ANNUAL SPRINKLER INSP PW	7/3/2026
T - A/P ACH Payment	110313	SUMMIT FIRE PROTECTION	9240	6315		802.00	7/15/2026	ANNUAL RAMP SPRINKLER INSP.	7/3/2026
T - A/P ACH Payment	110313	SUMMIT FIRE PROTECTION	0194	6489		570.00	7/15/2026	ANNUAL SPRINKLER INSP FS#2	7/3/2026
		SUMMIT FIRE PROTECTION Total				6,258.00			
T - A/P ACH Payment	119474	THE MPX GROUP	0211	6204		552.63	7/15/2026	BUSINESS CARDS - WERGIN/CSO	6/22/2026
T - A/P ACH Payment	119474	THE MPX GROUP	0240	6204		301.10	7/15/2026	SEPTIC PUMPING PERMITS	7/6/2026
		THE MPX GROUP Total				853.73			
T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	0130	6315		376.51	7/15/2026	CC MINUTES 6-23-26	7/8/2026
T - A/P ACH Payment	100485	TIMESAVER OFF SITE SECRETARIAL INC	0130	6315		178.00	7/15/2026	PLANNING MINUTES 6-25-26	7/8/2026
		TIMESAVER OFF SITE SECRETARIAL INC Total				554.51			
T - A/P ACH Payment	106990	USA BLUE BOOK	9601	6249		278.86	7/15/2026	HYDRANT ADAPTER	7/3/2026
		USA BLUE BOOK Total				278.86			
T - A/P ACH Payment	112721	W W GOETSCH ASSOCIATES INC	9602	6489		4,060.00	7/15/2026	LIFT STATION INSPECTIONS	7/6/2026
		W W GOETSCH ASSOCIATES INC Total				4,060.00			
T - A/P ACH Payment	100529	WENDELL'S INC	0130	6208		8.97	7/15/2026	GOLD NAME TAG R. LAHLUM	6/22/2026
		WENDELL'S INC Total				8.97			
T - A/P ACH Payment	100541	ZARNOTH BRUSH WORKS INC	9605	6249		3,350.00	7/15/2026	GUTTER BROOMS	6/29/2026



ZARNOTH BRUSH WORKS INC Total
ACH PAYMENT TOTAL
GRAND TOTAL



3,350.00
192,149.20
520,641.75

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-162

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JUNE 18, 2026 THROUGH JULY 8, 2026

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of June 18, 2026 through July 8, 2026 in the amount of \$2,035,185.42 and

WHEREAS, the City Council of the City of Ramsey is required to authorize payment for all disbursement transactions.

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

- 1) That the Ramsey City Council hereby approves the cash disbursements made and authorizes payment of the accounts payable invoices as detailed in the attached Bills List for the period June 18, 2026 through July 8, 2026 in the amount of \$2,035,185.42.

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

Mayor Heineman
Councilmember
Councilmember
Councilmember
Councilmember
Councilmember

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 14th day of July, 2026.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.

Title:

Adopt Resolution #26-152 Approving the Final Plat of "Wildlife Research Addition"

Purpose/Background:

The minor plat of Wildlife Research Addition consolidates two parcels into one in order to facilitate a building expansion. The proposed lot meets all the I-1 Zoning District standards. The proposed final plat reflects the vacated easements that are being made by a separate motion on tonight's agenda.

Notification:

Public notice is not required for a minor plat. With this case, other aspects were provided notice (easement vacation and conditional use permit).

Funding Source:

Costs associated with this project are the responsibility of the applicant. Since this is a replanting of two platted parcels, development fees were previously paid and none are due.

Recommendation:

Staff recommends approving the final plat.

Outcome/Action:

Motion to adopt Resolution #25-152 approving the final plat of "Wildlife Research Addition."

Attachments

Resolution #26-152

Final Plat

Form Review**Inbox**

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 10:36 AM

Started On: 06/11/2026 10:34 AM

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

RESOLUTION #26-152

**RESOLUTION APPROVING FINAL PLAT OF
“WILDLIFE RESEARCH ADDITION”**

WHEREAS, John Grotkin of RJ Ryan, Inc., on behalf of his client, LH Road LLC, properly applied for Final Plat (Minor Plat) approval of the property generally located east of Azurite Street NW between 144th Avenue and Sunwood Drive NW and legally described as:

Lot 1, Block 1, Sunfish Lake Business Park Third Addition, Anoka County, Minnesota;
Tract B, Registered Land Survey Number 251, Anoka County, Minnesota; and

(the ‘Subject Property’); and

WHEREAS, the Subject Property is guided Business Park in the City’s adopted 2040 Comprehensive Plan and zoned I-1 Light Industrial;

WHEREAS, the proposed subdivision conforms to the I-1 Zoning District standards;

WHEREAS, the City Council reviewed the Final Plat of Wildlife Research Addition on July 14, 2026.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby grants Final Plat approval for Wildlife Research Addition.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Where upon said resolution was declared duly passed and adopted by the Ramsey City Council this 14th day of July, 2026.

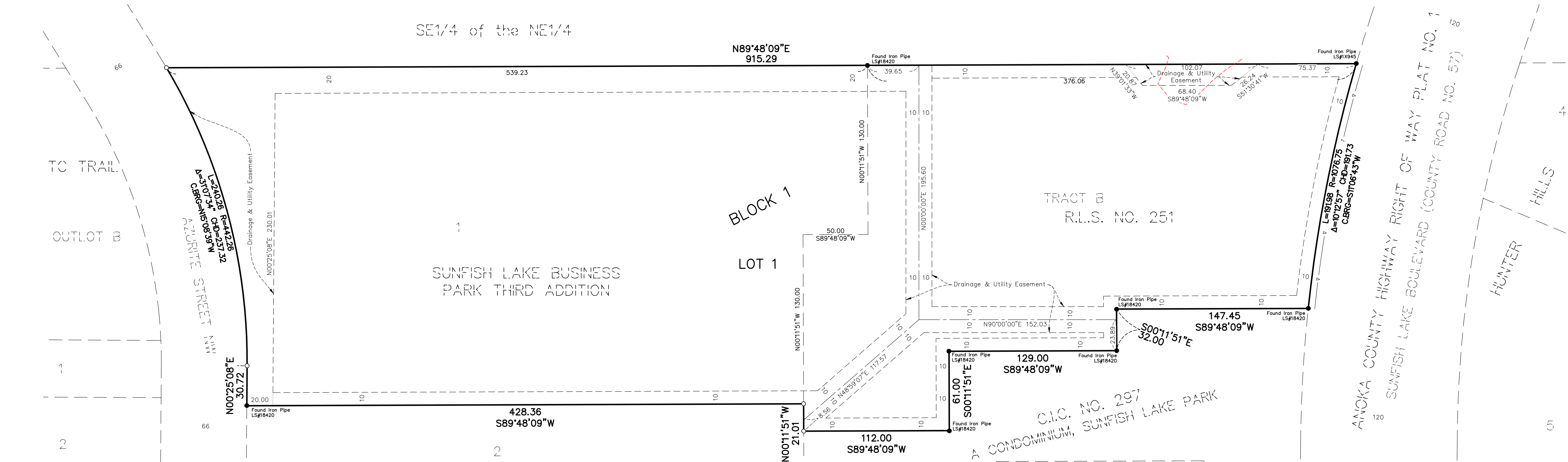
Mayor

ATTEST:

City Clerk

WILDLIFE RESEARCH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 27, T. 32, R. 25



KNOW ALL PERSONS BY THESE PRESENTS: That L H Road LLC, a Delaware limited liability company, owner of the following described property:

Lot 1, Block 1, SUNFISH LAKE BUSINESS PARK THIRD ADDITION, Anoka County, Minnesota.

And that the City of Ramsey, a Minnesota Municipal Corporation, owner of the following described property:

Tract B, REGISTERED LAND SURVEY NO. 251, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WILDLIFE RESEARCH ADDITION and does hereby dedicate to the public for public use the drainage and utility easement as created by this plat.

In witness whereof said L H Road LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this ____ day of ____, 20____, and in witness whereof said City of Ramsey, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officer this ____ day of ____, 20____.

SIGNED: L H Road LLC

By _____, Chief Manager

SIGNED: City of Ramsey

By _____, Mayor
Ryan Heineman

By _____, City Administrator
Brian Hagen

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this ____ day of ____, 20____ by _____, Chief Manager of L H Road LLC, a Delaware limited liability company.

Notary Public, _____

Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Brian Person do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of ____, 20____.

Brian Person, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this ____ day of ____, 20____ by Brian Person.

Notary Public, _____

Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of WILDLIFE RESEARCH ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this ____ day of ____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor

By: _____, Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of ____, 20____.

David M. Ziegmeier
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of ____, 20____.

Property Tax Administrator

By: _____, Deputy

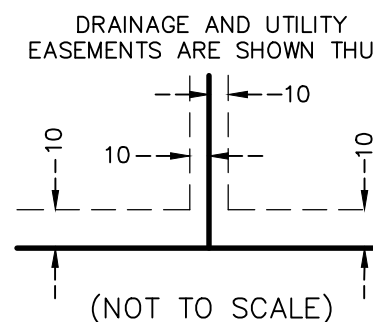
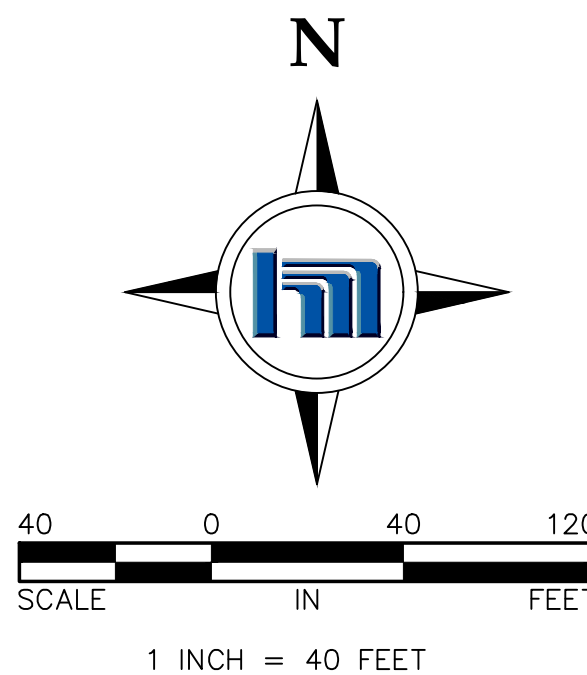
ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of WILDLIFE RESEARCH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of ____, 20____, at ____ o'clock ____ .M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By: _____, Deputy



Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 10.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

○ Denotes a 1/2 inch by 14 inch iron pipe monument with a plastic cap marked R.L.S. No. 49138 set

● Denotes an iron monument found as labeled

—△— Denotes right of access dedicated to the County of Anoka per plat of SUNFISH LAKE BUSINESS PARK THIRD ADDITION

For the purposes of this plat the north line of Lot 1, Block 1, SUNFISH LAKE BUSINESS PARK THIRD ADDITION is assumed to bear N89°48'09"E.

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #26-160 Approving Plans and Specifications and Authorizing Advertisement for Bids for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #26-160 approving plans and specifications and authoring advertisement for bids for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies mill and overlay of 173rd Avenue and 175th Avenue between Armstrong Boulevard (CSAH 83) and Nowthen Boulevard (CSAH 5) in 2026. A street segment summary for the project is attached to this case.

Project History

- On April 22, 2025, the Ramsey City Council adopted Resolution #25-082, accepting and awarding a proposal to Hakanson Anderson for topographic survey and wetland delineation of the project area.
- May 13, 2025, the Ramsey City Council adopted Resolution #25-101, accepting and awarding a proposal to Independent Testing Technologies for a geotechnical report of the project area.
- June 17, 2025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- June 24, 2025, the Ramsey City Council adopted Resolution #25-136, ordering plans and specifications for said improvements.
- June 18, 2026, the Lower Rum River Watershed Management Organization took action to conditionally approve the wetland boundaries and types.

Overall Project Scope

This project proposes to mill and overlay 173rd Avenue and 175th Avenue between Armstrong Boulevard (CSAH 83) and Nowthen Boulevard (CSAH 5). This is a 32-foot-wide rural section street, totaling 3.05 miles in length. The Average Daily Traffic (ADT) is between 800 and 1,200 and the speed limit is 55 mph. 173rd Avenue and 175th Avenue are Municipal State Aid (MSA) streets and must conform to MSA design standards, including meeting 10-ton pavement design standards and minimum lane widths. In general improvements are proposed to include a 1.5-inch mill and overlay, with pavement markings being re-placed in-kind.

Soil Corrections

173rd Avenue between Puma Street and Iguana Street (approximately 0.48 miles in length) crosses wetland and County Ditch No. 51. In the low areas the outside wheel paths have broken up and been filled with additional bituminous. City staff has lowered this road to a 7-ton capacity due to the pavement condition.

During design staff obtained a geotechnical report for this area and found the pavement section was placed over directly over peat, which is considered very poor soil for pavement support. To address this the pavement and aggregate will be reclaimed, geogrid will be placed on top of the reclamation, followed by 6-inches of new aggregate base and 4.5-inches of new bituminous pavement. The extra weight will cause for some settlement, the intent of the geogrid is to both help bridge and cause even settlement. Only the first lift of new pavement will be placed in the fall of 2026. The final wear course will be placed in the spring of 2027 after the spring thaw and allowing for any settlement to occur.

The existing culvert for County Ditch No. 51 is a metal culvert with noted deterioration at the ends. The culvert will be replaced to the same elevation and diameter, but with reinforced concrete pipe. Concrete end caps and sheet piling will be used to avoid any settlement of the new culvert pipe.

No municipal water or sanitary sewer exists within the project area. The water was extended to the north end of Variolite Street in 2020. Development at the intersection of 175th Avenue and Nowthen Boulevard (CSAH 5) may bring watermain to

this intersection in the near future. The current Comprehensive Plan includes a trunk watermain loop connection between these two points. Staff recommends making the trunk watermain loop connection at a later date, when development along 175th Avenue drives it, since the construction would likely be directional drilling and would not have significant cost savings combining it with an overlay improvement.

Additional Permitting

Staff has been working with the Lower Rum River WMO to obtain a permit for wetland filling associated with the improvements to 173rd Avenue between Puma Street and Iguana Street. Anoka County Highway Department (ACHD) permits will be required for the connections at both Armstrong Boulevard and Nowthen Boulevard. An ACHD permit will also be required for replacing the Ditch 51 culvert. These permit processes have all started and staff does not anticipate any impacts to the project timeline. To use Municipal State Aid funding for this project, a MnDOT MSA approval is also required. Staff has submitted the plans to the MnDOT MSA office for review, and does not anticipate major revisions. The MSA approval is required prior to opening bids for this project.

Preliminary Schedule Remaining

- Council approves plans and specifications / authorizes ad for bids
 - July 14, 2026
- Council awards contract to the lowest responsible bidder
 - August 25, 2026
- Contractor begins construction
 - September 2026
- Contractor substantially completes phase 1
 - October 16, 2026
 - Completes mill and overlay (entire project area except between Puma Street and Iguana Street)
 - Replaces Ditch 51 culvert
 - First lift new pavement between Puma Street and Iguana Street
 - Temporary restoration in-place
- Contractor substantially completes phase 2
 - May 31, 2027
 - Final lift of new pavement between Puma Street and Iguana Street
 - Final restoration in-place
 - Create final punch list
- Contractor final completion
 - June 30, 2027
 - Verify final restoration; punch list complete

Final plans are not attached to this case to prevent potential bidders from downloading plans attached to the case to prepare and submit their bids, rather than purchasing the plans through QuestCDN, the electronic bidding software used by the City of Ramsey. This ensures all bidders are bidding off the same set of plans, and all bidders are notified of any plan revisions (addenda) issued during the bidding process. Attached is the title sheet showing the scope of the improvements, as well as a plan sheet showing the typical sections, which includes information on the proposed pavement section. Plans are available upon request from the City Engineer.

Notification:

If City Council approves plans and specifications and authorizes advertising for bids, bids will be advertised on Friday, July 17, and again on Friday, July 24, 2026, in the City's official newspaper, the Anoka Union Herald. Plans are also advertised on the QuestCDN website, which directly notifies contractors interested in bidding these types of projects.

Additionally, letters will be mailed to property owners with updates on the project status.

Time Frame/Observations/Alternatives:

Observations:

Due to replacing the Ditch 51 culvert and other associated work, 173rd Avenue will be fully closed for approximately 4 to 6 weeks between Puma Street and Iguana Street. A signed detour route will be set up as part of the project.

Alternatives:

Motion to adopt Resolution #26-160 approving plans and specifications and authoring advertisement for bids for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02.

Funding Source:

Funding for this improvement is proposed to come from Municipal State Aid Funds and Storm Water Utility Funds. Due to late season work, and assumed risk that comes from a multi-season project, staff has assumed higher pricing in the engineer's estimate compared with bids obtained so far during the 2026 season.

- | | |
|------------------------------|--------------------|
| • Municipal State Aid Funds | \$1,426,000 |
| • Storm Water Utility Funds | \$90,000 |
| • Total Project Funds | \$1,516,000 |

The CIP level estimate had a total estimated project cost of \$1,290,087 (\$1,121,815 MSA Funds, \$168,272 Storm Water Utility Funds). The final project costs may change depending upon bid prices and actual construction quantities.

Recommendation:

Staff recommends adopting Resolution #26-160 approving plans and specifications and authoring advertisement for bids for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02.

Outcome/Action:

Motion to adopt Resolution #26-160 approving plans and specifications and authoring advertisement for bids for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02.

Attachments

Res 26-160
26-02 Title Sheet
26-02 Typical Section
26-02 Street Summary

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/09/2026 01:00 PM
Form Started By: Joe Feriancek		Started On: 07/06/2026 08:00 AM
Final Approval Date: 07/09/2026		

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

RESOLUTION #26-160

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR 2026 MSA PAVEMENT OVERLAY IMPROVEMENTS, IMPROVEMENT PROJECT #26-02

WHEREAS, the City of Ramsey proposes to overlay the pavement on numerous Municipal State Aid (MSA) street segments in 2026 as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-082, adopted April 22, 2025, the City Council accepted and awarded the proposal to Hakanson Anderson for topographic survey and wetland boundary determination of the project area in the total amount of \$5,560.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-101, adopted May 13, 2025, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc. for geotechnical survey of the project area in the amount of \$5,430.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-136, adopted June 24, 2025, the City Council order the City Engineer to prepare plans and specifications for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of advertising for bids for 2026 MSA Pavement Overlay Improvements, Improvement Project #26-02.

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

- 1) The Ramsey City Council hereby approves plans and specifications prepared by the City Engineer and authorizes advertisement for bids for said improvements as City Improvement Project #26-02 2026 MSA Pavement Overlay Improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of July, 2026.

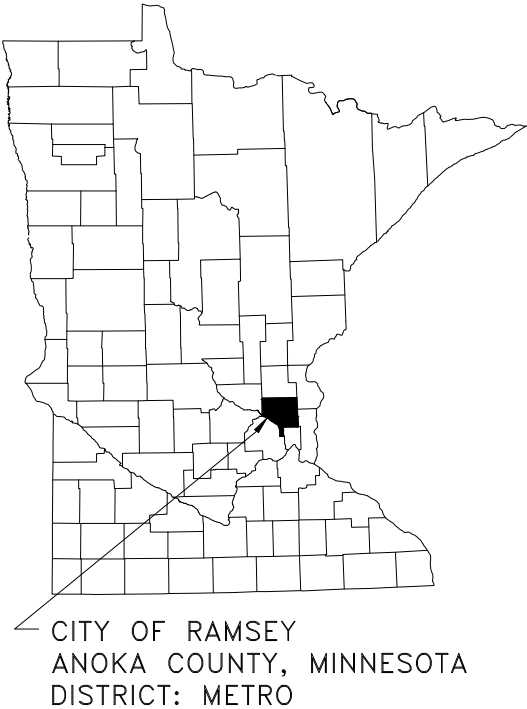
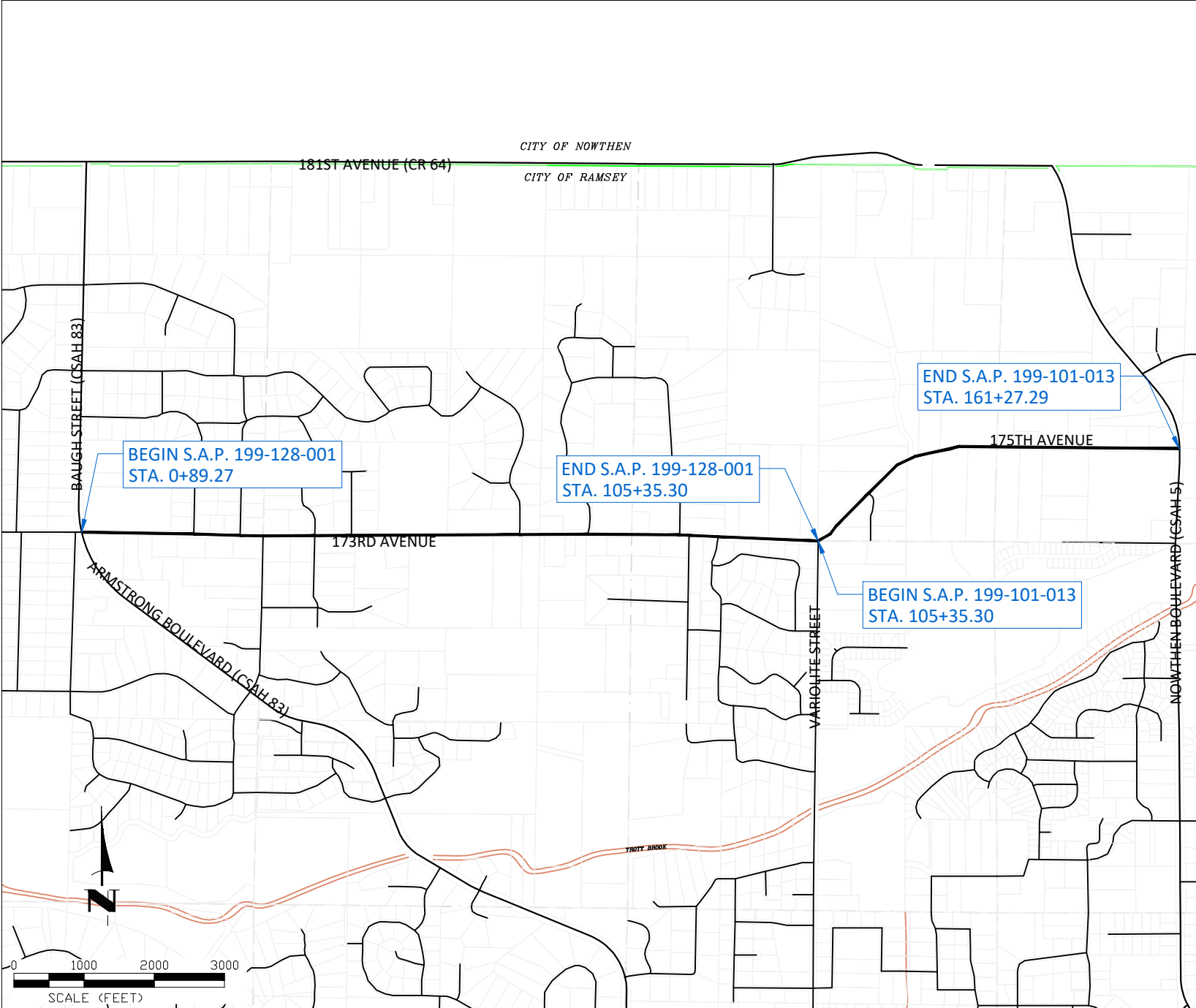
Mayor

ATTEST:

City Clerk

CITY OF RAMSEY
STREET CONSTRUCTION PLANS FOR RECONDITIONING.
S.A.P. 199-101-013 & S.A.P. 199-128-001

S.A.P. 199-101-013 LOCATED ON 175TH AVENUE BETWEEN VARIOLITE STREET & NOWTHEN BOULEVARD (CSAH 5)
S.A.P. 199-128-001 LOCATED ON 173RD AVENUE BETWEEN ARMSTRONG BOULEVARD (CSAH 83) & VARIOLITE STREET
FROM SW 1/4 OF THE SE 1/4 OF S6, T32, R25 TO NE 1/4 OF THE SW 1/4 OF S3, T32, R25



THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002



GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2023 EDITION OF THE CITY ENGINEER'S ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 31 SHEETS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03 - 04	TYPICAL SECTIONS
05 - 06	CITY DETAILS
07 - 08	SWPPP
09 - 19	CONSTRUCTION PLAN
20 - 28	PAVEMENT MARKING PLAN
29 - 31	CROSS SECTIONS STATION 46+00 TO 60+00

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JOE FERIANCEK, P.E. 57095 DATE 7/2/26 LIC. NO.

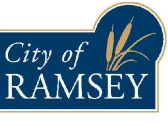
APPROVED: _____ DATE _____
CITY ENGINEER, CITY OF RAMSEY

DISTRICT STATE AID ENGINEER: REVIEWED FOR COMPLIANCE WITH STATE AID RULES/POLICY

STATE AID ENGINEER: APPROVED FOR STATE AID FUNDING DATE _____

SHEET 01 OF 31 SHEETS

NO.	PROJECT	STA. TO STA.	GROSS LENGTH	BRIDGE LENGTH	NET LENGTH	NET LENGTH (MILES)	ADT (2026)	ADT (2046)	DESIGN ESAL	R VALUE	TON DESIGN	DESIGN SPEED	DESIGN SPEED NOT MET	NUMBER OF LANES	WIDTH OF LANES	NUMBER OF SHOULDERS	WIDTH OF LANES	FUNCTIONAL CLASSIFICATION
①	S.A.P. 199-128-001 173RD AVENUE	0+89.27 TO 105+35.30	10446 FT	0 FT	10446 FT	1.98	860	1020	298,000	70	10	55 MPH - STA. 0+89 TO 103+34 30 MPH - STA. 103+34 TO 105+35	N/A	2	12'	2	4'	MINOR COLLECTOR
②	S.A.P. 199-101-013 175TH AVENUE	105+35.30 TO 161+27.29	5592 FT	0 FT	5592 FT	1.06	1310	2470	604,000	70	10	55 MPH - STA. 107+36 TO 117+83 40 MPH - STA. 133+99 TO 161+27 30 MPH - STA. 117+83 TO 133+99 30 MPH - STA. 105+35 TO 107+36	N/A	2	12'	2	4'	MINOR COLLECTOR



CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

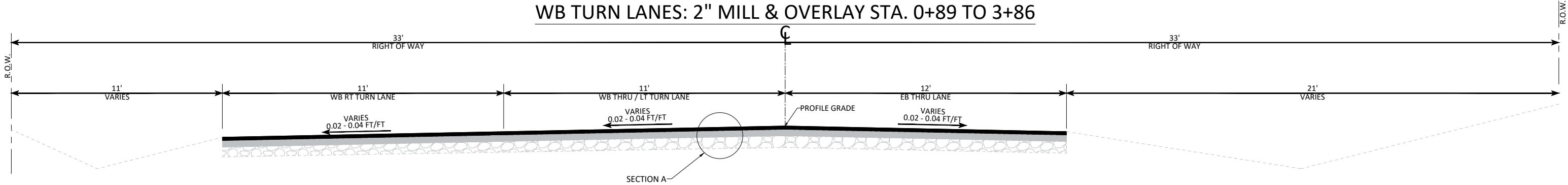
STOPPING SIGHT DISTANCE BASED ON:
3.5 FT - HEIGHT OF EYE
2.0 FT - HEIGHT OF OBJECT

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: ANOKA COUNTY COORDINATES (1996 ADJUSTMENT)

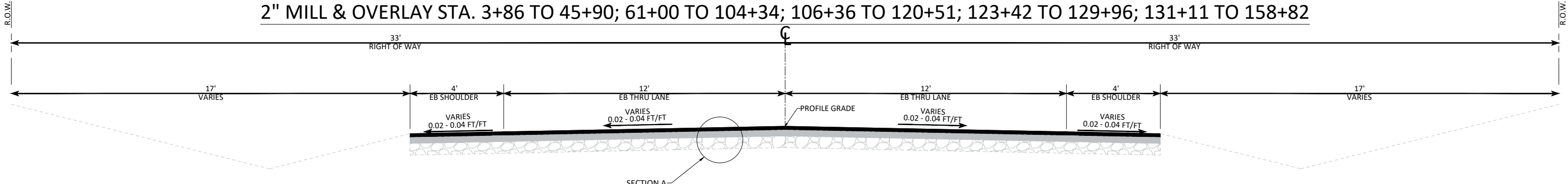
S.A.P. 199-101-013
S.A.P. 199-128-001

DATE	REVISION

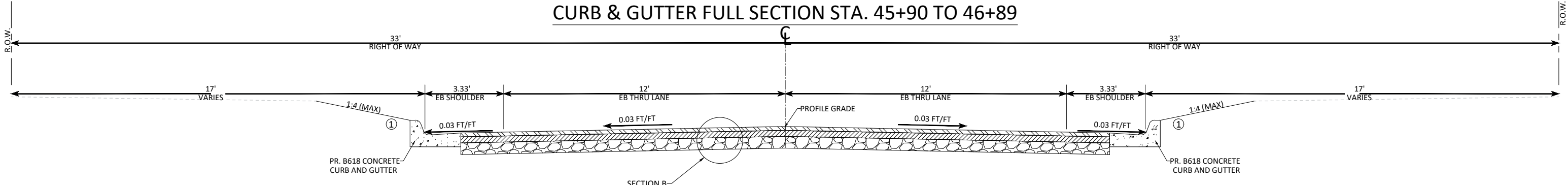
WB TURN LANES: 2" MILL & OVERLAY STA. 0+89 TO 3+86



2" MILL & OVERLAY STA. 3+86 TO 45+90; 61+00 TO 104+34; 106+36 TO 120+51; 123+42 TO 129+96; 131+11 TO 158+82



CURB & GUTTER FULL SECTION STA. 45+90 TO 46+89

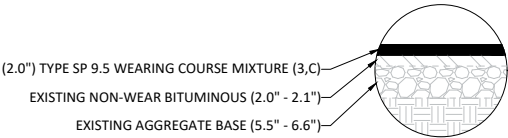


NOTE: NOT TO SCALE

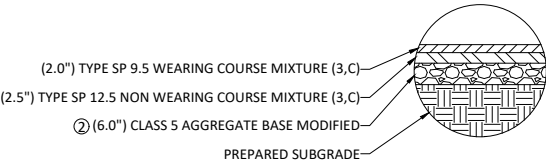
REFERENCE NOTES:

- GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING A MINIMUM OF 4" TOPSOIL AND HYDROSEED WITH MNDOT WET DITCH SEED MIXTURE SEE CITY DETAIL ERO-6 FOR TOPSOIL REQUIREMENTS.
- MODIFY CLASS 5 AGGREGATE BASE PER CITY STANDARD DETAIL STR-26. SEE SHEET 05. RECYCLED RECLAMATION MATERIAL MEETING STR-26 MAY BE USED AS AGGREGATE BASE.
- RECLAIM EXISTING PAVEMENT AND AGGREGATE BASE PRIOR TO PLACING GEOGRID. ADDITIONAL FILL MAY BE REQUIRED TO ACHIEVE FINAL PROFILE.
- PLACE GEOGRID STA. 49+00 TO 61+00 PER DETAIL SHEET 06. OVERLAP OF THE GEOGRID IS INCIDENTAL TO THE PAY ITEM.
- EXISTING PAVEMENT AND AGGREGATE BASE THICKNESS ASSUMED FROM GROUND PENETRATING RADAR.

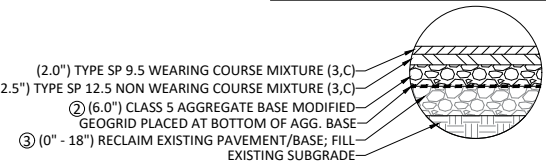
SECTION A: 1.5" MILL & 2.0" OVERLAY



SECTION B: ROADWAY FULL SECTION



SECTION C: ROADWAY FULL SECTION W/GEOGRID



PAVEMENT DESIGN:		PAVEMENT DESIGN:		PAVEMENT DESIGN:	
S.A.P. 199-128-001 (SECTION C)		S.A.P. 199-128-001 (SECTION A)		S.A.P. 199-101-013 (SECTION A)	
20 YR DESIGN LANE BESALS:	298,000	20 YR DESIGN LANE BESALS:	298,000	20 YR DESIGN LANE BESALS:	604,000
DESIGN R-VALUE:	5	DESIGN R-VALUE:	70	DESIGN R-VALUE:	70
MINIMUM REQUIRED		MINIMUM REQUIRED		MINIMUM REQUIRED	
MINIMUM BIT (GE)	7.88	MINIMUM BIT (GE)	7.88	MINIMUM BIT (GE)	7.92
MIN. AGG. BASE (GE)	4.71	MIN. AGG. BASE (GE)	4.71	MIN. AGG. BASE (GE)	6.00
TOTAL REQUIRED GE	32.43	TOTAL REQUIRED GE	11.71	TOTAL REQUIRED GE	13.92
PROPOSED DESIGN		PROPOSED DESIGN		PROPOSED DESIGN	
WEARING COURSE (2.0")	4.50	WEARING COURSE (2.0")	4.50	WEARING COURSE (2.0")	4.50
NON-WEAR COURSE (2.5")	5.63	EX. NON-WEAR COURSE (2.1")	4.20	NON-WEAR COURSE (2.0")	4.00
AGG. BASE CLASS 5 (6.0")	6.00	EX. AGG. BASE CLASS 5 (5.3")	5.30	AGG. BASE CLASS 5 (5.5")	5.50
MULTIAXIAL GEOGRID	2.00	TOTAL DESIGN GE	14.00	TOTAL DESIGN GE	14.00
UNSTABILIZED FDR (16.5")	16.50				
TOTAL DESIGN GE	34.63				

IP 26-02
2026 MSA Pavement Overlay Improvements
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2024 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
MSA 173rd Avenue & 175th Avenue	173rd Avenue	Armstrong Boulevard (CSAH 83) / Variolite Street	10483	Rural	n/a	7	2008	SC 2014	CS 2021				3.6	5.3	8.9
	175th Avenue	Variolite Street / Nowthen Boulevard (CSAH 5)	5635	Rural	n/a	7	2008	SC 2014	CS 2021				3.5	5.5	9.0
	MSA 173rd Avenue & 175th Avenue Total		16118	3.05 mi.											
2026 MSA Pavement Overlay Total			16118	3.05 mi.											
* Per As-Built, GPR not available ** No Base Visible, GPR Data not available *** No Wear Course Pavement; Rehabilitation Project															

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Not Applicable**Title:**

Adopt Resolution #26-160A Voice of Hope Flow Monitoring Agreement

Purpose/Background:

The septic system designer and licensed installer have determined that there is no sufficient space to accommodate the septic tank capacity required under Minnesota Rules Chapter 7081.0130 when using the standard design flow calculations. Minnesota Rules Chapter 7080.1930 provides an alternative method for determining design flow by allowing the use of actual water flow measurements in lieu of the prescriptive design flows established in Chapter 7081.0130. This approach is intended to more accurately reflect the wastewater generated by a specific facility when appropriate documentation is available. Due to the site's physical constraints, the property owner, septic system designer, licensed installer, City inspectors, and City staff have agreed that monitoring and documenting the church's actual water usage is the most appropriate method for determining the design flow for the replacement septic system. The City's water meter will be used to collect flow data over an established monitoring period, and the system will be designed based on the measured wastewater flow in accordance with applicable Minnesota Rules. The agreement also requires that if the use or occupancy of the church changes in the future in a manner that could increase wastewater generation, the wastewater flows will be reevaluated. If necessary, the septic system will be reassessed and modified to ensure continued compliance with applicable Minnesota Rules.

Notification:

NA

Time Frame/Observations/Alternatives:

This needs to be complete to issue Certificate of Occupancy by End of July

Funding Source:

NA

Recommendation:

Staff Recommends Approval of Resolution #26-160

Outcome/Action:

Motion to approve Resolution #26-160A Onsite Wastewater Treatment System Compliance Agreement for Voice of Hope Located at 15620 Armstrong Blvd.

Attachments

#26-160A

Voice of Hope Flow Monitoring Agreement

Form Review**Inbox**

Brian Hagen

Form Started By: Thomas Knight

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 10:41 AM

Started On: 06/30/2026 10:47 AM

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-160A

A RESOLUTION APPROVING AN ONSITE WASTEWATER TREATMENT SYSTEM COMPLIANCE AGREEMENT BETWEEN THE CITY OF RAMSEY AND VOICE OF HOPE CHURCH FOR PROPERTY LOCATED AT 15620 ARMSTRONG BOULEVARD

WHEREAS Voice of Hope Church owns property located at 15620 Armstrong Boulevard NW, Ramsey, Minnesota, legally described as Lot 1, Block 1, Voice of Hope Church Addition, subject to easements of record, which is served by an Onsite Wastewater Treatment System (OWTS); and

WHEREAS, the City of Ramsey is responsible for the administration and enforcement of Minnesota Rules Chapters 7080 through 7083 and applicable City ordinances governing onsite wastewater treatment systems; and

WHEREAS, the septic system designer and licensed installer have determined that the site does not have sufficient area to accommodate the septic tank capacity that would otherwise be required utilizing the standard design flow criteria established under Minnesota Rules Chapter 7081.0130; and

WHEREAS, the proposed Onsite Wastewater Treatment System Compliance Agreement establishes procedures for monitoring water usage over a three-month period utilizing the City water meter, evaluating the measured flows, requiring system improvements if necessary, and requiring reevaluation of the wastewater treatment system should the use or occupancy of the property change in the future

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

1. The Onsite Wastewater Treatment System Compliance Agreement between the City of Ramsey and Voice of Hope Church for the property located at 15620 Armstrong Boulevard NW is hereby approved in substantially the form presented to the City Council.
2. The Mayor and City Administrator are authorized and directed to execute the Agreement on behalf of the City of Ramsey.
3. City staff are authorized to administer and enforce the terms of the Agreement, including review of the flow monitoring data, determination of compliance, and implementation of any actions required under the Agreement and applicable Minnesota Rules.
4. Voice of Hope is required to record the agreement at the Anoka County Office of Records/Registrar of Titles.

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

and the following voted against the same:

and the following abstained:

and following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 14th day of July, 2026.

Mayor

ATTEST:

Clerk

ONSITE WASTEWATER TREATMENT SYSTEM COMPLIANCE AGREEMENT

THIS ONSITE WASTEWATER TREATMENT SYSTEM COMPLIANCE AGREEMENT ("Agreement") is entered into as of the ____ day of _____, 2026, by and between the City of Ramsey, Minnesota, a Minnesota municipal corporation ("City"), and Voice of Hope Church, a Minnesota nonprofit corporation ("Owner").

RECITALS

WHEREAS, the Owner operates a church facility located at 15620 Armstrong Boulevard NW, Ramsey, MN 55303 ("Facility"), which is served by an onsite wastewater treatment system ("OWTS"); and LOT 1 BLK 1 VOICE OF HOPE CHURCH ADD, SUBJ TO EASE OF REC

WHEREAS, the City is responsible for the administration and enforcement of applicable OWTS regulations, including Minnesota Rules Chapters 7080 through 7083; and

WHEREAS, the City and Owner desire to verify wastewater flows generated by the Facility in accordance with Minnesota Rules Chapter 7081.0130 and to ensure that the existing OWTS is adequately sized for the actual use of the facility.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. PURPOSE

- (A) The purpose of this Agreement is to establish procedures for monitoring water usage at the Facility and to identify actions required if measured flows exceed the design capacity of the existing OWTS.

2. FLOW MONITORING REQUIREMENTS

- (A) The Owner shall monitor water usage for a period of three (3) consecutive months.

- (B) The flow measurement device utilized for this monitoring period shall be the City water meter serving the property.
- (C) The Owner shall record and document water meter readings at intervals not exceeding seven (7) calendar days throughout the monitoring period.
- (D) All records shall include the date of the reading, meter reading, calculated water usage since the previous reading, and any information reasonably requested by the City.
- (E) The Owner shall provide copies of all recorded readings to the City within fourteen (14) days following completion of the three-month monitoring period.

3. FLOW EVALUATION

- (A) Upon completion of the monitoring period, the flow data shall be reviewed and evaluated by the City's Septic Inspector and the system designer, Mark Tradewell, or their successors or designees.
- (B) The average and peak wastewater flow determinations shall be made in accordance with applicable provisions of Minnesota Rules Chapters 7080 through 7083 and accepted engineering practices.
- (C) The determination of whether the existing system has adequate treatment and dispersal capacity shall be based upon the findings of the City's Septic Inspector and the system designer.

4. REQUIRED SYSTEM IMPROVEMENTS

- (A) If the measured flows exceed the approved capacity of the septic tank(s), drainfield, or other components of the OWTS as determined pursuant to Section 3(C), the Owner agrees to install additional septic tank capacity, additional drainfield capacity, or both, as determined to be necessary by the City's Septic Inspector and the system designer.
- (B) All required improvements shall be designed, permitted, and installed in compliance with applicable City ordinances and Minnesota Rules Chapters 7080 through 7083.
- (C) All costs associated with design, permitting, installation, inspection, and maintenance of required improvements shall be the sole responsibility of the Owner.

5. FUTURE CHANGE IN USE

- (A) The Owner acknowledges that the current evaluation is based upon the existing use of the property.
- (B) In the event the use or occupancy of the property changes in a manner that may increase wastewater flows, including but not limited to:

- i. Addition of worship services;
- ii. Expansion of congregation size;
- iii. Addition of a daycare facility;
- iv. Addition of a school or educational facility;
- v. Addition of commercial kitchen operations; or
- vi. Any other use determined by the City to increase wastewater generation,

the Owner shall notify the City prior to such change in use.

(C) In the event the use or occupancy of the property changes as described in Section 5(B), the Owner agrees that a new flow monitoring study as described in Section 2 may be required by the City to determine whether the existing OWTS remains adequately sized.

(D) If the City determines that additional treatment or dispersal capacity is required due to the change in use, the Owner shall, at its sole expense, upgrade the OWTS as necessary to comply with applicable laws, regulations, and permit requirements.

6. INSPECTION AND ACCESS

(A) The Owner shall provide reasonable access to the property, records, and OWTS for City representatives for purposes of verifying compliance with this Agreement and applicable regulations.

7. RUNNING WITH THE PROPERTY

(A) This Agreement shall be binding upon the Owner and its successors, assigns, transferees, and any future owners of the property unless released in writing by the City. The City may record this Agreement against the property with the Anoka County Recorder or Registrar of Titles.

8. DEFAULT

(A) Failure to comply with the terms of this Agreement shall constitute a violation of applicable City ordinances and may result in enforcement actions authorized by law, including permit revocation, administrative penalties, or other remedies available to the City.

9. GOVERNING LAW

(A) This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota and applicable City ordinances.

10. ENTIRE AGREEMENT

(A) This Agreement constitutes the entire agreement between the parties concerning the subject matter herein and may only be amended by a written instrument executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

CITY OF RAMSEY

By: _____

Ryan Heineman, Mayor

By: _____

Brian Hagen, City Administrator

STATE OF MINNESOTA)
) ss
COUNTY OF ANOKA)

On this ____ day of _____, 2026 before me, a Notary Public in for and said County and State, appeared Ryan Heineman and Brian Hagen, to me personally known, who being by me first duly sworn, did say that they are respectively the Mayor and City Administrator of the City of Ramsey, by authority of the City Council of the City of Ramsey, and said Mayor and City Administrator acknowledge said instrument to be the free act and deed of said City of Ramsey.

Notary Public

VOICE OF HOPE CHURCH

By: _____

STATE OF MINNESOTA)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026,
by _____, the _____ of Voice of Hope Church, a Minnesota
nonprofit corporation, on behalf of the entity.

Notary Public

THIS INSTRUMENT DRAFTED BY:

Amanda Johnson
Eckberg Lammers P.C.
1809 Northwestern Avenue
Stillwater, MN 55082

**AFTER RECORDING, PLEASE
RETURN THIS INSTRUMENT TO:**

City of Ramsey
Attn: City Administrator
7550 Sunwood Drive NW
Ramsey, MN 55303

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Enhance City's communication through transparency and accountability.**Title**

Adopt Resolution #26-167 Appointing Election Judges for the Primary Election on August 11, 2026.

Purpose/Background:

For each Election, Council is asked to formally appoint Election Judges to work the polling locations. A resolution is attached appointing Election Judges to serve for the Primary Election scheduled for August 11, 2026.

Minnesota State Statute 204B.21 is attached. The statute requires election judges to be appointed at least 25 days prior to the election. Ramsey will have nine polling locations open for the election. Staff's recommendation at this time is to secure six to nine judges for each location. In almost all cases, a few judges end up not being able to work the day of the election. Additionally, if feasible, staff would like the discretion to schedule more judges for shorter shifts vs. less judges for the whole day; a typical judge working the whole day will work a 15-hour shift.

Funding Source:

The funding for election judge wages has been accounted for in the 2026 Election Budget.

Recommendation:

Staff recommends Council adopt Resolution #26-167 appointing Election Judges for the 2026 Primary Election.

OutcomeAction:

Motion to adopt Resolution #24-183 Appointing Election Judges for the Primary Election on August 13, 2024.

Attachments

Resolution #26-167
Statute

Form Review**Inbox**

Brian Hagen

Form Started By: Katie Schmidt

Final Approval Date: 07/14/2026

Reviewed By

Brian Hagen

Date

07/14/2026 12:19 PM

Started On: 07/14/2026 12:13 PM

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #26-167

**RESOLUTION APPOINTING ELECTION JUDGES FOR THE PRIMARY ELECTION
ON AUGUST 11, 2026**

WHEREAS, the City of Ramsey will be conducting a Primary Election on Tuesday, August 11, 2026; and

WHEREAS, pursuant to Minnesota Statutes Section 204B.21, election judges for precincts in a municipality must be appointed by the governing body of that municipality; and

WHEREAS, the hourly rate of pay will be \$12.50 for election judge trainees, \$12.50 for regular election judges and \$12.50 for head judges; and

WHEREAS, when necessary, regular City staff working as judges on election day will be paid their normal hourly wage.

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

- 1) That the following individuals be appointed to serve as election judges for the Primary Election to be held on August 11, 2026:

Mark Barrett, Randy Bauer, Nancy Bendtsen, Julia Bishop, Jeanne Causin, PaulaJean Chicoine, Katherine Dague, Elaine Drew, George Drew, Tim Dusbabek, Patricia Dusbabek, Todd Embury, Marivic Engquist, John Freeburg, Anna Garnet, Paula Gillen, Colleen Graber, Timothy Graber, Deb Hanson, Mark Heule, A.C. Del Howe III, Hollie Kilroy, Jackie La Tour, James Lahr, Jennifer Leistico, Sheila Lemke, Dawn Lenton, Justin Loss, Jean Max, David May, Michaela Mekosch, Robert Moser, Nancy Nelson, Michelle Olson, Deb Pace, Diana Pennington, Fredric Ritchie, Sharon Schmalzer, Sarah Schmit, Mary Thesing, Shaen Treptow, Elizabeth Trudeau, Sabrina Vargas, Pam, Webb, Nancy Young and Jared Zorchert.

- 2) That the following individuals be appointed to serve as head judges for the Primary Election to be held on August 11, 2026:

Bruce Anderson, Beth Asfahl, Jerilyn Bates, Billie Jo Bishop, Sarah Cooper, Beverly Dehn, Kevin Efram, Andy Hillebregt, Peggy Howe, Tom Hoxter, Ernest Mejia, Makayla Miller, Joe O'Connor, Stephen Rothstein, Derek Scheuermann, Brandon Sis, Nicholas Steblay and Jill Winger.

- 3) That Council authorize staff to train and hire additional election judges not named here should the need arise.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of July 2026.

Mayor

ATTEST:

City Clerk

204B.21 APPOINTMENT OF ELECTION JUDGES.

Subdivision 1. **Appointment lists; duties of political parties and secretary of state.** On May 1 in a year in which there is an election for a partisan political office, each major political party shall prepare a list of eligible voters to act as election judges in each election precinct. The list provided by the party must indicate which eligible voters are willing to travel to a precinct outside of their home jurisdiction to act as an election judge, and the jurisdictions to which each eligible voter is willing to travel for that purpose. The political parties shall furnish the lists electronically to the secretary of state, in a format specified by the secretary of state. The secretary of state must combine the data received from each political party under this subdivision and must process the data to locate the precinct in which the address provided for each potential election judge is located. If the data submitted by a political party is insufficient for the secretary of state to locate the proper precinct, the associated name must not appear in any list forwarded to an appointing authority under this subdivision. The secretary of state shall notify political parties of any proposed election judges with addresses that could not be located in a precinct.

By May 15, the secretary of state shall furnish electronically to the county auditor a list of the appropriate names for each election precinct in the jurisdiction of the appointing authority, and a list of the names of individuals residing outside of the jurisdiction who indicated a willingness to travel to that jurisdiction to act as an election judge, noting the political party affiliation of each individual on the list. The county auditor must promptly forward the appropriate names to the appropriate municipal clerk.

Subd. 2. **Appointing authority; powers and duties.** Election judges for precincts in a municipality shall be appointed by the governing body of the municipality. Election judges for precincts in unorganized territory and for performing election-related duties assigned by the county auditor shall be appointed by the county board. Election judges for a precinct composed of two or more municipalities must be appointed by the governing body of the municipality or municipalities responsible for appointing election judges as provided in the agreement to combine for election purposes. Except as otherwise provided in this section, appointments shall be made from the list of voters who maintain residence in each precinct, furnished pursuant to subdivision 1, subject to the eligibility requirements and other qualifications established or authorized under section 204B.19. At least two election judges in each precinct must be affiliated with different major political parties. If no lists have been furnished or if additional election judges are required after all listed names in that municipality have been exhausted, the appointing authority may appoint other individuals who meet the qualifications to serve as an election judge, including persons on the list furnished pursuant to subdivision 1 who indicated a willingness to travel to the municipality, and persons who are not affiliated with a major political party. An individual who is appointed from a source other than the list furnished pursuant to subdivision 1 must provide to the appointing authority the individual's major political party affiliation or a statement that the individual does not affiliate with any major political party. An individual who refuses to provide the individual's major political party affiliation or a statement that the individual does not affiliate with a major political party must not be appointed as an election judge. The appointments shall be made at least 25 days before the election at which the election judges will serve, except that the appointing authority may pass a resolution authorizing the appointment of additional election judges within the 25 days before the election if the appointing authority determines that additional election judges will be required.

Subd. 3. **Access to election judge party affiliation.** Notwithstanding section 13.43, the major political party affiliation of an election judge or a statement that the judge does not affiliate with a major political party may be shared with other election judges assigned to the precinct at the same election, to verify

compliance with party balance requirements. This data may not be disclosed or used by the election judges for any other purpose.

History: *1981 c 29 art 4 s 21; 1983 c 303 s 8; 1986 c 444; 1987 c 212 s 5; 1999 c 132 s 19; 2008 c 295 s 11,12; 2010 c 180 s 2,3; 2010 c 184 s 15; 2017 c 92 art 1 s 15; 2023 c 62 art 4 s 80*

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

PUBLIC HEARING: Adopt Resolution #26-151 Vacating Drainage and Utility Easements in "Sunfish Lake Business Park" and "Sunfish Lake Business Park Third Addition"

Purpose/Background:

Wildlife Research, a manufacturing company at 14485 Azurite St. NW, is preparing to expand their operations in Ramsey. The proposed expansion has several components. One component is replatting their property with a piece of City-owned land they are purchasing into one lot. The existing parcels include platted drainage and utility easements that will be in the way of the proposed building addition. As is standard with replanting, existing public drainage and utility easements are proposed to be vacated and then rededicated in the correct areas with the new plat.

Notification:

Mailed notices were sent to properties within 350 feet of the site. Two "Proposed Development" signs were placed on the property. A legal notice was published in the June 5 Anoka Union Herald Newspaper. The private utility companies were emailed notices 30 days prior to the hearing.

Several of the private utility companies responded, noting that they do have facilities located with the easements adjacent to the two roadways. The proposed replanting of the properties into "Wildlife Research Addition" will have new easements dedicated to preserve their facilities, identical to what currently exists. There were no concerns expressed about the internal easements that will be vacated entirely.

Time Frame/Observations/Alternatives:

The project consists of a Final Plat, Zoning Code Text Amendment (to modify the rules regarding outdoor storage), Conditional Use Permits for outdoor storage and a second principal structure on a lot, sale of City-owned land, and a Development Agreement.

Funding Source:

Costs associated with this project are the responsibility of the applicant.

Recommendation:

Staff recommends vacating the drainage and utility easements.

Outcome/Action:

Motion to adopt Resolution #26-151 vacating drainage and utility easements in "Sunfish Lake Business Park" and "Sunfish Lake Business Park Third Addition."

Attachments

Resolution #26-151
Vacation Exhibit

Form Review**Inbox**

Brian Hagen

Form Started By: Todd Larson

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 10:36 AM

Started On: 06/09/2026 11:55 AM

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

RESOLUTION #26-151

RESOLUTION VACATING DRAINAGE AND UTILITY EASEMENTS IN “SUNFISH LAKE BUSINESS PARK” AND “SUNFISH LAKE BUSINESS PARK THIRD ADDITION”

RECITALS

WHEREAS, LH Road, LLC has requested the vacation of street right-of-way and drainage and utility easements on parcels legally described as:

Lot 1, Block 2, Sunfish Lake Business Park, Anoka County, Minnesota;

Lot 1, Block 1, Sunfish Lake Business Park Third Addition, Anoka County, Minnesota; and

Lot 3, Block 1, Sunfish Lake Business Park Third Addition, Anoka County, Minnesota.

WHEREAS, a public hearing, pursuant to Section 106-260 (Easement Vacation) of the Ramsey City Code and Section 12.6 of the City Charter, was held on July 14, 2026, and that said public hearing was properly advertised and that the minutes of said public hearing are available; and

WHEREAS, the Ramsey Engineering Department has reviewed the request and has no objection to the easement vacation;

WHEREAS, some private utility companies have noted that they may have facilities, partially, in the affected area;

WHEREAS, that new easements will be dedicated with the recording of the plat known as Wildlife Research Addition; and

WHEREAS, the City Council held a public hearing regarding vacating these easements and right-of-way on July 14, 2026.

FINDINGS OF FACT

1. That the easement vacation will not violate the intent and purpose of the Comprehensive Plan.
2. That the easement vacation eliminates unnecessary easements.

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows: That the Ramsey City Council hereby approves of vacating the following:

The drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK, Anoka County, Minnesota, lying over, under, and across that part of Lot 1, Block 2, said SUNFISH LAKE BUSINESS PARK ADDITION, lying northerly of the southerly lines of Lot 1, Block 1, SUNFISH LAKE BUSINESS PARK THIRD ADDITION, said Anoka County, and Bract B, REGISTERED LAND SURVEY NO. 251, said Anoka County;

Together with:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK THIRD ADDITION, Anoka County, Minnesota, lying over, under, and across Lot 1, Block 1, said SUNFISH LAKE BUSINESS PARK THIRD ADDITION

Together with:

That part of the drainage and utility easements lying over, under, and across Lot 3, Block 1, as dedicated on the recorded plat of said SUNFISH LAKE BUSINESS PARK THIRD ADDITION, that lies northerly of the southerly line of Tract B, Registered LAND SURVEY NO. 252, said Anoka County.

(See Attached Easement Vacation Exhibit).

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

and the following voted against the same:

and the following abstained:

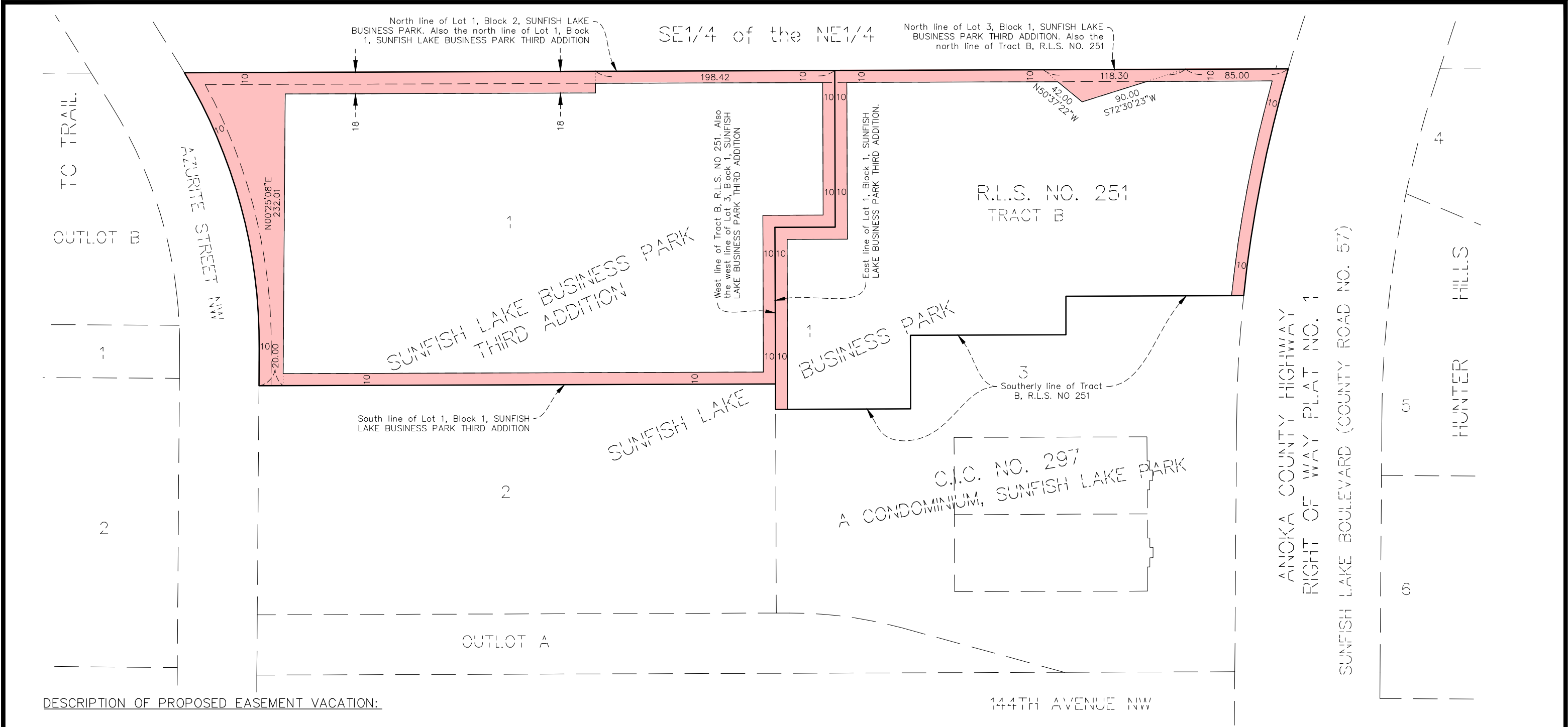
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of July, 2026.

Mayor

ATTEST:

City Clerk



DESCRIPTION OF PROPOSED EASEMENT VACATION:

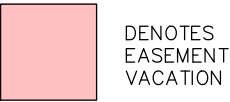
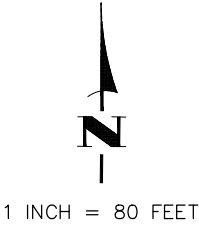
The drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK, Anoka County, Minnesota, lying over, under and across that part of Lot 1, Block 2, said SUNFISH LAKE BUSINESS PARK ADDITION, lying northerly of the southerly lines of Lot 1, Block 1, SUNFISH LAKE BUSINESS PARK THIRD ADDITION, said Anoka County and Tract B, REGISTERED LAND SURVEY NO. 251, said Anoka County.

Together with:

All those drainage and utility easements as dedicated on the recorded plat of SUNFISH LAKE BUSINESS PARK THIRD ADDITION, Anoka County, lying over under and across Lot 1, Block 1, said SUNFISH LAKE BUSINESS PARK THIRD ADDITION.

Together with:

That part of the drainage and utility easements lying over, under and across Lot 3, Block 1 as dedicated on the recorded plat of said SUNFISH LAKE BUSINESS PARK THIRD ADDITION, that lies northerly of the southerly line of Tract B, REGISTERED LAND SURVEY NO. 251, said Anoka County.



Area of Easement Vacation is
32,915 Sq.Ft. = 0.76 Acres

Date	Revision
06/01/26	Revise easement vacation

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Professional Licensed Land Surveyor under the laws of the State of Minnesota.

Brian Person 05/18/26
Brian Person, MN License No. 49138 Date



Hakanson Anderson
Civil Engineers and Land Surveyors 3601
Thurston Ave., Anoka, Minnesota 55303
763-427-5860 www.haa-inc.com

Easement Vacation Exhibit for L H ROAD, LLC		SHEET 1 OF 1 SHEETS
DATE	05/18/26	FILE NO. 2165.12

CC Regular Session**Meeting Date:**

07/14/2026

Primary Strategic Plan Initiative:

Promote economic growth and development.

Title:

PUBLIC HEARING: Adopt Resolution #26-159 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor; Approving a Development Agreement and Authorizing and Interfund Loan

Purpose/Background:

The purpose of this case is to consider the creation of TIF District No. 20 to provide tax increment financing assistance to Ramsey Senior Housing, LLC (Trident) for the construction of an assisted living/memory care project in the COR in Ramsey. As part of the process, the City Council will be asked to approve a TIF Plan, TIF Agreement and an Interfund Loan.

Background

At the March 10th City Council Work Session, Council consensus generally supported the proposed project at the new location next to the VA. In addition to general project support, council consensus was for Staff to negotiate a lesser TIF amount and potentially a shorter duration to a proposed new TIF Housing District. Staff has negotiated a deal with Trident Development which reduces both the amount of TIF and the duration of the TIF district. The proposal presented to the Council at the March 24, 2026 work session was for a 95/5% split in TIF for 18 years of increment. This proposal is approximately \$1.3M dollars less in gross tax increment and 7 years less in TIF District duration previously discussed with the City Council. The TIF request by the Developer was 4.182M (previously 5.54M) with a present value of approximately 2.48M. (previously \$2.63M). Staff and Ehlers have drilled down more on the numbers and the Raw TIF will be closer to 4.15M with a present value of 2.35M. At the March 24, 2026 the Council reached consensus in support of the TIF Amount, percentages and duration of TIF district. The City Council adopted Resolution #26-131 calling for a Public Hearing to consider the creation of TIF District No. 20 and approval of a TIF Plan, TIF Agreement and Interfund Loan.

Project Description and Valuation

Trident Development is proposing to build a 2-story 78-unit Senior Assisted Living (AL) building, a 1-story 24-unit Memory Care (MC) building and a 4-story 84-unit Independent Living (IL) building adjacent to the VA Clinic on 6.05 acres in the COR. The proposed project is being built on all of Outlot B (28-32-25-42-0023) and part of Outlot A (28-32-25-42-0022), Ramsey Town Center 12th Addition. The property is owned by Deal Family Holdings LLC. The proposed project is different, and broader than the project proposed by Trident two years ago which included only 14 MC units and 60 AL units and did not include a non-TIF IL building along Sunwood Drive. City Staff provided the Anoka County Assessor project information and the Assessor has provided an estimated assessed valuation and tax information for the proposed project that includes 2 buildings. The County Assessor project a Low, Middle and High valuation estimates for each building based on varying costs based on the quality of materials used to construct the structure and on the level of facade finish illustrated below:

Parcel A – 84-unit independent living apartment building sitting on 83,168 sf of land

Low - \$17,220,000 or \$205,000/unit

Mid - \$19,320,000 or \$230,000/unit

High - \$21,420,000 or \$255,000/unit

Parcel B – 78-unit assisted living apartment building with a 24-unit dementia care building sitting on 180,540 sf of land

Low - \$19,890,000 or \$195,000/unit

Mid - \$22,440,000 or \$220,000/unit

High - \$24,990,000 or \$245,000/unit

Staff is used the Middle estimated assessed valuations for the TIF and future property tax analysis. All new data will be reviewed by Ehlers during the TIF District creation process as the project moves forward.

Taxes and TIF

The parcel is not in TIF 14 district. Trident has requested the creation of a new 18(20) year Housing Tax Increment District

and to retain 95% of the available increment. The estimated annual property taxes for the completed projects are \$306,617 for the AL/MC building (TIF) and \$263,986 for the IL building (not included in TIF). Currently, the land proposed for the MC/AL project is generating \$23,211 in property taxes annually and the IL Land is generating \$10,708 in annual property taxes. The Developer is seeking tax increment financing for the MC/AL project only. Under the \$22.44M tax assessed valuation scenario for the MC/AL project, it would generate approximately 250K annually and 4.38M in Raw TIF over the 18-year TIF Housing District. Under the 95% (developer) / 5% (City) scenario, this would equate to 237K (Trident) and 12.5K (City) annually. Please note that the City does not anticipate any costs to be incurred by the city as a result of this project other than administrative costs to create and maintain the district for upping the percentage for the developer does not financially hurt the city. Ehlers has put together a memo analyzing the project and the need for assistance which has been reviewed by the EDA and Council in the past.

Zoning

The proposed development property is currently zoned COR-1 (mixed use core sub-district) which is zoned appropriately for the proposed project. Staff has communicated the design standard for the COR 1 district, which requires the highest level of materials and connectivity to the street. The proposed memory care and assisted living use traditionally does not typically see a lot of mobility outside the building to adjacent businesses by its residents, although visitors will be coming and going to the site on a regular basis which could visit businesses in the COR. However, the 84-unit independent living project proposed along Sunwood Drive NW will include active seniors that will provide many customers for businesses in the COR.

Notification:

The Public Hearing Notice was published in the Anoka Union Herald on July 3, 2026 which meets notice publishing requirements for this action.

Time Frame/Observations/Alternatives:

The Developer is planning to submit a site plan later this year and to commence construction in 2027 after the approval of TIF documents requested herein. Trident has provided a Demand Assessment for Senior Housing in Ramsey Study which has identified the following demand for 130 Independent Living units, 62 Assisted Living units and 47 Memory Care units by 2030. This addition to the COR will help fill a need and provide housing options that are not already provided within the COR. The raw TIF ask is for approximately 4.147M in raw TIF with a present value of 2.35M. The City Council, through consensus at the March 24, 2026 Work Session, was supportive of the project as presented and also reviewed and called for a public hearing on May 26, 2026. The EDA reviewed the TIF Request at the May 14, 2026 Meeting and unanimously adopted a recommendation to the City Council in support of the level of assistance being proposed for this multi-faceted housing project. This Council action is to approve the creation of the TIF District No. 20, TIF Plan and TIF Agreement with Trident and to approve an inter-fund loan resolution, so the City can reimburse administrative costs incurred prior to TIF revenue being generated.

Ethical Labor Practices / TIF Development Agreement

The TIF Agreement presented for council consideration has added language to have the Developer Subcontractors to commit to ethical labor practices. This language has not previously been used in prior TIF agreements but should serve as some protection of labor working on this project here in Ramsey.

Alternatives:

- 1) Adopt Resolution #26-159 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor; Approving a Development Agreement and Authorizing and Inter fund Loan (as presented); Subject to City Attorney review
- 2) Adopt Resolution #26-159 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor; Approving a Development Agreement and Authorizing and Inter fund Loan (with changes); subject to Bond Attorney review
- 3) Something else

Funding Source:

Tax Increment Financing District 20 (Needs to be created)
\$4,000 TIF application fee by Trident
\$10,000 Legal Escrow by Trident

Recommendation:

Staff recommendation is to Adopt Resolution #26-159 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor; Approving a Development Agreement and Authorizing and Interfund Loan

At the May 14, 2026 the EDA adopted a motion by Member Hills, seconded by Member Lindahl, to recommend to City Council support for the project and provision of \$4,147,000 raw TIF, \$2,350,000 present value to Trident Development. A copy of the Draft EDA minutes are attached for review.

Outcome/Action:

Motion to Adopt Resolution #26-159 Approving the Modification to the Development Program for Development District No. 1 and Establishing Tax Increment Financing District No. 20 (Trident) Within Development District No. 1 and Approving the Tax Increment Financing Plan Therefor; Approving a Development Agreement and Authorizing and Interfund Loan (as presented); Subject to City Attorney review

Attachments

Site Location Map

ACTION - Resolution #26-159

ACTION - TIF District No. 20 Plan

ACTION - TIF Development Agreement

Reference- Trident Demand Assessment

Reference- Ehlers TIF Analysis Memo

Reference- EDA Minutes from May 14, 2026

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 07/09/2026

Reviewed By

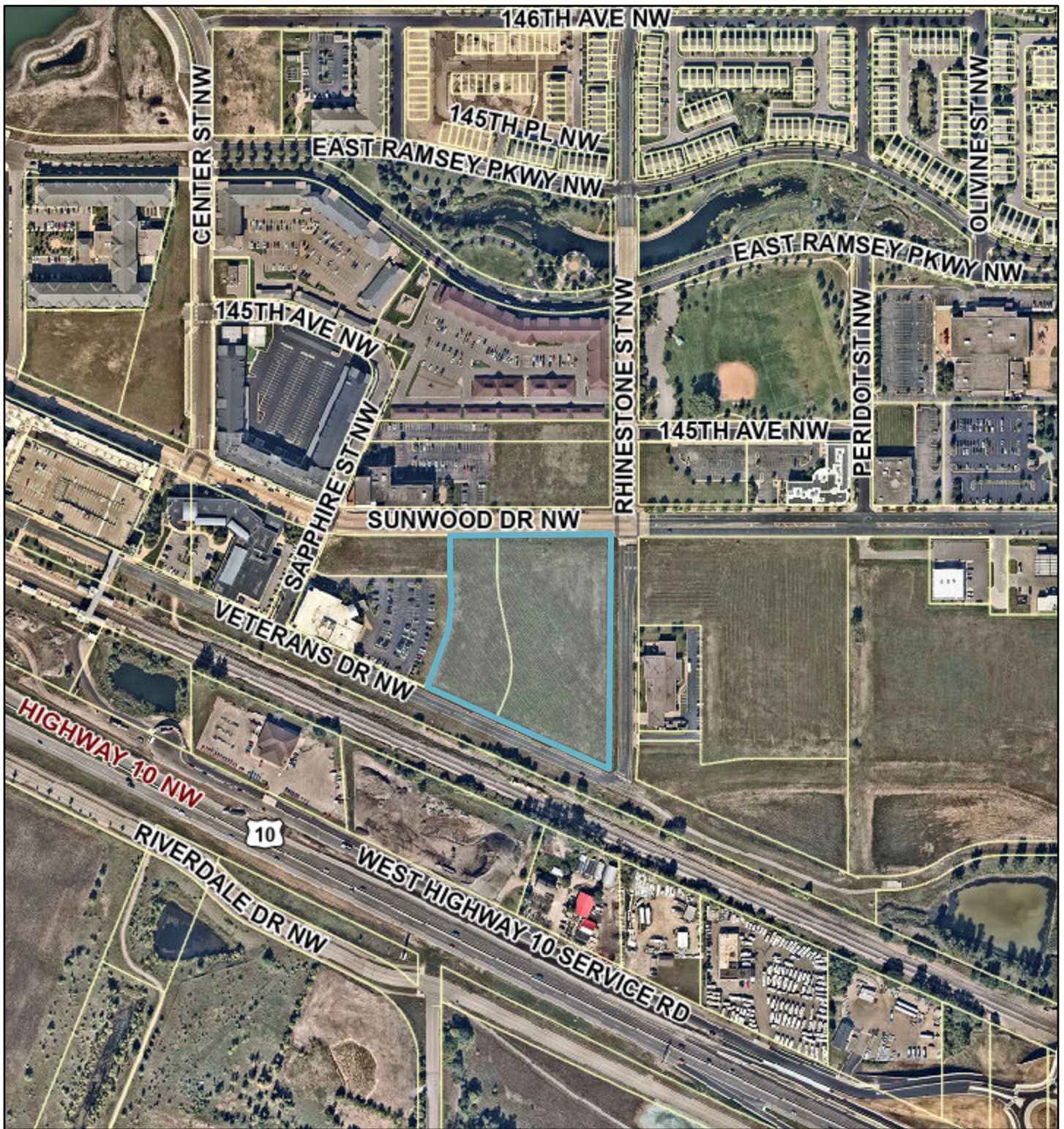
Brian Hagen

Date

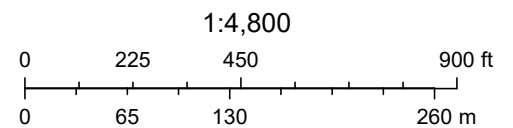
07/09/2026 03:36 PM

Started On: 07/06/2026 02:40 PM

Trident Site Location Map



3/5/2026, 8:24:46 AM



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

RESOLUTION #26-159

RESOLUTION APPROVING THE MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1 AND ESTABLISHING TAX INCREMENT FINANCING DISTRICT NO. 20 (TRIDENT) WITHIN DEVELOPMENT DISTRICT NO. 1 AND APPROVING THE TAX INCREMENT FINANCING PLAN THEREFOR; APPROVING A DEVELOPMENT AGREEMENT AND AUTHORIZING AN INTERFUND LOAN

WHEREAS, it has been proposed that the City of Ramsey, Minnesota (the "City") (1) modify the Development Program for Development District No. 1 (the "Development District"); (2) establish Tax Increment Financing District No. 20 (Trident) therein (the "TIF District"); (3) approve and adopt the proposed Tax Increment Financing Plan therefor under the provisions of Minnesota Statutes, Sections 469.174 to 469.1794, as amended (the "Act"); and (4) authorize an Interfund Loan (hereinafter defined); and (5) approve a development agreement; and

WHEREAS, the City Council has investigated the facts and has caused to be prepared the Modification to the Development Program for the Development District (the "Development Program Modification"), and has caused to be prepared a proposed tax increment financing plan for the TIF District therein (the "TIF Plan"); and

WHEREAS, the City has performed all actions required by law to be performed prior to the approval of the establishment of the TIF District therein, and the adoption of the Development Program Modification and TIF Plan, including, but not limited to, notification of Anoka County and Independent School District No. 11 having taxing jurisdiction over the property to be included in the TIF District and the holding of a public hearing upon published and mailed notice as required by law; and

WHEREAS, Ramsey Senior Housing, LLC, a Minnesota limited liability company (the "Developer") has requested the City assist with the financing of certain costs incurred in connection with the construction of a mixed-income assisted living and memory care facility containing approximately 102-units of housing including seventy-eight (78) assisted-living units and twenty-four (24) memory care units (the "Project") located in the TIF District (the "Project"); and

WHEREAS, the Developer and the City have determined to enter into a Development Agreement providing for the City's financial assistance for the Project (the "Development Agreement").

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

- 1) Development District. The City is not modifying the boundaries of the Development District.
- 2) Development Program Modification. The Modification to the Development Program for Development District No. 1, a copy of which is on file in the office of the City Administrator, is adopted.
- 3) Tax Increment Financing District No. 20 (Trident). There is hereby established in the City within the Development District, Tax Increment Financing District No. 20 (Trident), a housing tax increment financing district, the initial boundaries of which are fixed and determined as described in the TIF Plan.
- 4) Tax Increment Financing Plan. The TIF Plan is adopted as the tax increment financing plan for the TIF District, and the City Council makes the following findings:
 - a. The TIF District is a housing district as defined in Minnesota Statutes, Section 469.174, Subd. 11, the specific basis for such determination is set forth in Appendix D of the TIF Plan.
 - b. The proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future. The reasons for such determination are set forth in Appendix D of the TIF Plan.
 - c. The TIF Plan for the TIF District conforms to the general plan for development or redevelopment of the City as a whole. The reasons for supporting this finding are set forth in Appendix D of the TIF Plan.
 - d. The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the Development District by private enterprise. The reasons supporting this finding are set forth in Appendix D of the TIF Plan.
 - e. Appendix D of the TIF Plan is incorporated herein by reference.
- 5) Public Purpose. The adoption of the TIF Plan for the TIF District within the Development District conforms in all respects to the requirements of the Act and will help fulfill a need to develop an area of the State which is already built up to provide safe, decent, sanitary housing for residents of the City, to improve the tax base and to improve the general economy of the State and thereby serves a public purpose.
- 6) Certification. The Auditor of Anoka County is requested to certify the original net tax capacity of the TIF District as described in TIF Plan, and to certify in each year thereafter the amount by which the original net tax capacity has increased or decreased in accordance with the Act; and the Economic Development Manager is authorized and directed to forthwith transmit this request to the County Auditor in such form and content as the Auditor may specify, together with a list of all properties within the TIF District for which

building permits have been issued during the 18 months immediately preceding the adoption of this Resolution.

- 7) Filing. The Economic Development Manager is further authorized and directed to file a copy of the Modification and TIF Plan for the TIF District with the Commissioner of Revenue and the Office of the State Auditor.
- 8) Interfund Loan. The City may pay for certain costs identified in the TIF Plan consisting of land acquisition, public utilities, site improvements/preparation, other eligible improvements, and administrative costs (the "Qualified Costs") incurred in connection with the establishment of the TIF District and development of land within the TIF District, which costs may be financed on a temporary basis from City funds available for such purposes. Under Minnesota Statutes, Section 469.178, Subd. 7, the City is authorized to advance or loan money from the City's general fund or any other fund from which such advances may be legally made, in order to finance the Qualified Costs. The City intends to reimburse itself for the payment of the Qualified Costs, plus interest thereon, from tax increments derived from the TIF District in accordance with the terms of this resolution (which terms are referred to collectively as the "Interfund Loan").
 - a. The City hereby authorizes the advance of up to \$50,000 from the City's General Fund or so much thereof as may be paid as Qualified Costs. The City shall reimburse itself for such advances together with interest at the rate stated below. Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 7.00% and will not fluctuate.
 - b. Principal and interest on the Interfund Loan (the "Payments") shall be paid annually on each December 31 commencing with the date the tax increments from the TIF District are available and not otherwise pledged to and including the earlier of (i) the date the principal and accrued interest of the Interfund Loan is paid in full, or (ii) the date of last receipt of tax increment from the TIF District ("Payment Dates") which Payments will be made in the amount and only to the extent of available tax increments. Payments shall be applied first to accrued interest, and then to unpaid principal.
 - c. Payments on the Interfund Loan are payable solely from the tax increment generated in the preceding twelve (12) months with respect to the TIF District and remitted to the City by Anoka County, all in accordance with Minnesota Statutes, Sections 469.174 to 469.179, as amended. Payments on this Interfund Loan are subordinate to any outstanding or future bonds, notes or contracts secured in whole or in part with tax increment, and are on parity with any other outstanding or future interfund loans secured in whole or in part with tax increments.

- d. The principal sum and all accrued interest payable under this Interfund Loan are pre-payable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

(a) The Interfund Loan is evidence of an internal borrowing by the City in accordance with Minnesota Statutes, Section 469.178, Subd. 7, and is a limited obligation payable solely from tax increment pledged to the payment hereof under this resolution. The Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of tax increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on the Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the termination of the TIF District.

(b) The City may amend the terms of the Interfund Loan at any time by resolution of the City Council, including a determination to forgive the outstanding principal amount and accrued interest to the extent permissible under law.

2. Development Agreement.

(a) The Council hereby approves the Development Agreement in substantially the form submitted and the Mayor and the City Administrator are hereby authorized and directed to execute the Development Agreement on behalf of the Council.

(b) The approval hereby given to the Development Agreement includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Development Agreement. The execution of the Development Agreement by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Development Agreement in accordance with the terms hereof.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of July, 2026.

Mayor

ATTEST:

City Clerk

Adoption Date: July 14, 2026

City of Ramsey

Anoka County, Minnesota

MODIFICATION TO THE DEVELOPMENT PROGRAM

Development District No. 1

&

Tax Increment Financing (TIF) Plan

Establishment of

Tax Increment Financing District No. 20 (Trident)
(a housing district)



Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, Minnesota 55413

BUILDING COMMUNITIES. IT'S WHAT WE DO.

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Modification to the Development Program for Development District No. 1

FOREWORD

The following text represents a Modification to the Development Program for Development District No. 1. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 1. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 20 (Trident).

For further information, a review of the Development Program for Development District No. 1, is recommended. It is available from the Economic Development Manager at the City of Ramsey. Other relevant information is contained in the tax increment financing plans for the tax increment financing districts located within Development District No. 1.

Tax Increment Financing Plan for Tax Increment Financing District No. 20 (Trident)

FOREWORD

The City of Ramsey (the "City"), staff and consultants have prepared the following information to expedite the Establishment of Tax Increment Financing District No. 20 (Trident) (the "District"), a housing tax increment financing district, located in Development District No. 1.

STATUTORY AUTHORITY

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.124 - 469.133*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Development District No. 1.

STATEMENT OF OBJECTIVES

The District currently consists of a portion of two (2) parcels of land and adjacent roads and internal rights-of-way. The District is being created to facilitate development of a mixed-income assisted living and memory care housing project in the City. The City intends to enter into an agreement with Trident as the developer. Development is anticipated to begin in 2027. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 1 and the District.

DEVELOPMENT PROGRAM OVERVIEW

Pursuant to the Development Program and authorizing state statutes, the City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED

The District encompasses a portion of property and adjacent roads rights-of-way and abutting roadways identified by the parcels listed below.

Parcel number	Address	Owner
28-32-25-42-0023	Unassigned	Deal Family Hldgs.
28-32-25-42-0022	Unassigned	Deal Family Hldgs.

The District will include a portion of both parcels noted above. Prior to certification of the District, these parcels will be re-platted for the Project. The approximate boundary of the parcel for the District is depicted on the map in Appendix A.

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan.

The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

The City does not own any of the parcels of the property to be included in the District.

DISTRICT CLASSIFICATION

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is a housing district pursuant to *M.S., Section 469.174, Subd. 11 and M.S., Section 469.1761*.

- \$ The District consists of two (2) parcels
- \$ The development will consist of 102 units of multi-family rental housing
- \$ 20% of the units will be occupied by person with incomes less than 50% of area median income
- \$ No more that 20% of the square footage of the building that is receiving assistance from tax increment consists of commercial, retail or other non-residential uses.

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114 or Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2029, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2054, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2026 for taxes payable 2027.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2028) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the District;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2027, assuming the request for certification is made before June 30, 2027. The rates for 2027 were not available at the time the District was established. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100% of the available increase in tax capacity be used for repayment of the obligations of the City and current expenditures, beginning in the tax year payable 2029. The Project Tax Capacity listed is an estimate of values when the projects within the District are completed.

Project Tax Capacity		
Estimated Development Tax Capacity upon completion	570,199	
Less: Original Net Tax Capacity (ONTC)	15,256	
Less: Fiscal Disparities		
Estimated Captured Tax Capacity (CTC)	554,943	
Original Local Tax Rate	<u>94.5580%</u>	Pay 2026
Estimated Annual Tax Increment	\$524,743	
Percent Retained by the City	100%	

Note: Tax capacity includes a 3% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 26. The tax capacity of the District in year one is estimated to be \$140,250.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found no parcels for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

SOURCES OF REVENUE/BONDS TO BE ISSUED

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES		
Tax Increment	\$	9,393,888
Interest		939,389
TOTAL	\$	10,333,277

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to issue bonds (as defined in the TIF Act) or incur other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by pay-as-you-go notes and interfund loans. Any refunding amounts will be deemed a budgeted cost without a formal modification to this TIF Plan.

This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The City may issue bonds secured in whole or in part with tax increments from the District in a maximum principal amount of \$6,045,740. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

USES OF FUNDS

Currently under consideration for the District is a proposal to facilitate development of a mixed-income assisted living and memory care housing project. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described herein.

The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES		
Land/Building Acquisition	\$	1,715,000
Site Improvements/Preparation		300,000
Affordable Housing		1,800,000
Utilities		250,000
Other Qualifying Improvements		1,041,351
Administrative Costs (up to 10%)		939,389
PROJECT COSTS TOTAL	\$	6,045,740
Interest		4,287,537
PROJECT AND INTEREST COSTS TOTAL	\$	10,333,277

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to the TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. The City may expend funds for qualified housing activities outside of the District boundaries.

FISCAL DISPARITIES ELECTION

Pursuant to *M.S., Section 469.177, Subd. 3*, the City may elect one of two methods to calculate fiscal disparities.

The City will choose to calculate fiscal disparities by clause b (inside).

ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Estimated Impact on Tax Base			
Entity	2024/Pay 2025 Total NTC	CTC upon completion	Percent of CTC to Entity Total
Anoka County	557,007,166	554,943	0.0996%
City of Ramsey	44,832,575	554,943	1.2378%
I.S.D. No. 11 (Anoka-Hennepin)	293,931,884	554,943	0.1888%

Estimated Impact on Taxes				
Entity	Pay 2025 Extension Rate	Percent of Total	CTC	Potential Taxes
Anoka County	31.8520%	33.69%	554,943	\$ 176,760
City of Ramsey	46.1440%	48.80%	554,943	256,073
I.S.D. No. 11 (Anoka-Hennepin)	13.0290%	13.78%	554,943	72,304
Other	3.5330%	3.74%	554,943	19,606
	94.5580%	100.00%		\$ 524,743

The estimates listed on the prior page display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2026 rate. The total net capacity for the entities listed above are based on Pay 2026 figures. The District will be certified under the Pay 2027 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S., Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$9,393,888;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. The Fire Department anticipates increased calls for service like other senior housing facilities in the City. The project will require a fully protected fire suppression and fire alarm system in accordance with applicable building and fire codes. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities beyond those already identified within the department's existing capital improvement plan.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks.

The probable impact of the issuance of any general obligation tax increment bonds payable from tax increment revenues from the District on the City's ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$1,294,369;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$3,164,345;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S., Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

COUNTY ROAD COSTS

Pursuant to *M.S., Section 469.175, Subd. 1a*, the County Board may require the City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the County, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or another county plan.

If the County elects to use increments to improve county roads, it must notify the City within 45 days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the County could claim that tax increment should be used for county roads, even after the public hearing.

ADMINISTRATIVE EXPENSES

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all expenditures of the City, including but not limited to:

- (1) amounts paid for services provided by bond counsel, fiscal consultants, and economic development consultants;
- (2) allocated expenses and staff time of the authority or municipality for administering a project, including but not limited to preparing the tax increment financing plan, negotiating and preparing agreements, accounting for segregated funds of the district, preparing and submitting required reporting for the district, and reviewing and monitoring compliance with *M.S. Sections 469.174 to 469.1794*;
- (3) amounts paid to publish annual disclosures and provide notices under section *M.S. Section 469.175*;
- (4) amounts to provide for the usual and customary maintenance and operation of properties purchased with tax increments, including necessary reserves for repairs and the cost of any insurance;
- (5) amounts allocated or paid to prepare a development action response plan for a soils condition district or hazardous substance subdistrict; and
- (6) amounts used to pay bonds, interfund loans, or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (5).

Administrative expenses and administrative costs do not include:

- (1) amounts paid for the purchase of land or buildings;
- (2) amounts paid to contractors or others providing materials and services directly connected with the physical development of the real property in the project, including architectural and engineering services and materials and services for demolition, soil correction, and the construction or installation of public improvements;
- (3) relocation benefits paid to or services provided for persons residing or businesses located in the project;
- (4) amounts paid for property taxes or payments in lieu of taxes; and

- (5) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S. Section 469.178* or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (4).

This definition does not apply to administrative expenses or administrative costs referenced under *M.S. Section 469.176, Subd. 4h*.

Tax increments may be used to pay for the County's actual administrative expenses. The County may require payment of those expenses by February 15 of the year after the year in which the expenses are incurred. The amount of these payments is not required to be set forth in the tax increment financing plan for the project. To obtain payment for actual administrative costs, the County Auditor must submit to the authority a record of costs incurred by the county auditor related to administration of the authority's tax increment financing districts.

The County Treasurer shall deduct an amount (currently 0.36 percent) of any increment distributed to the City, and the County Treasurer shall pay the amount deducted to the State Treasurer for deposit in the State General Fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

ANNUAL DISCLOSURE REQUIREMENTS

The City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. An annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report, the Office of the State Auditor (OSA) will direct the County Auditor to withhold the distribution of tax increment from the TIF District.

SUPPORTING DOCUMENTATION

Pursuant to *M.S., Section 469.175, Subd. 1 (a), clause 7* this TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S., Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

- (i) In making said determination, reliance has been placed upon (1) written representation made by the Developer to such effects, (2) review of the Developer's proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the District and Appendix C.
- (ii) A comparative analysis of estimated market value both with and without establishment of the District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

DISTRICT ADMINISTRATION

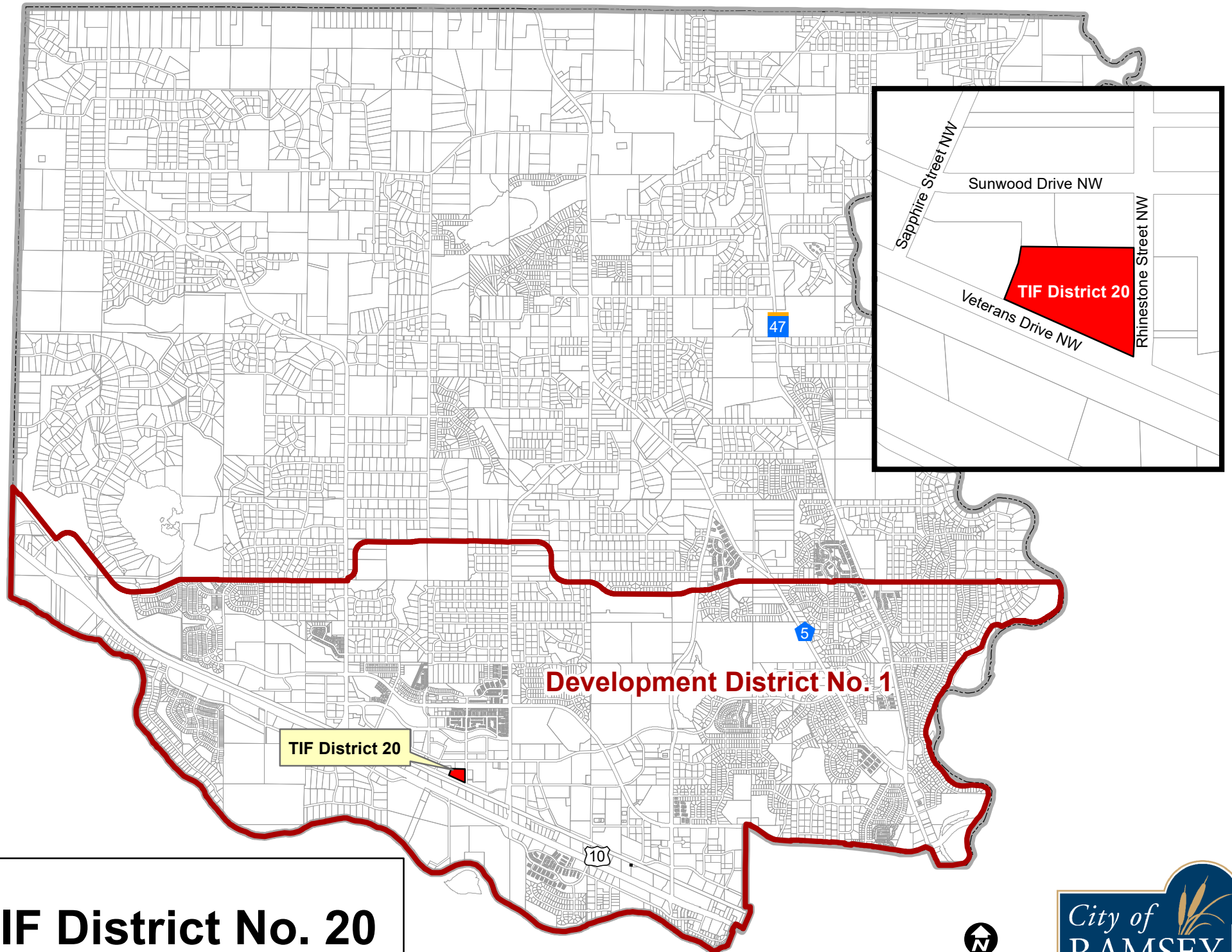
Administration of the District will be handled by the Economic Development Manager.

Appendix A: Project Description

The proposed improvements consist of 78 assisted living units and 24 memory care units, for a total of 102 apartment units contained in two connected wood-framed buildings. The project includes a mix of studio, one-bedroom and two-bedroom units. The assisted living building will house administrative offices, a community dining room, a commercial kitchen, storage, spacious lobby with concierge desk, multipurpose lounge area for activities and gatherings, fully equipped fitness room with programming, a beauty salon, a grand bath spa, restrooms and elevators.

The memory care building, will include a grand bath spa, laundry, restrooms, serving kitchen, activity space, and resident dining area. Exterior features include covered/screened patio, walking trails, secured patio with pergola and porte-cochere, along with parking for 95 cars.

Appendix B: Map of Development District No. 1 and the TIF District



TIF District No. 20



May 2026 Map Date



Appendix C: Estimated Cash Flow for the District

Trident/LifeSpark

City of Ramsey, MN

24 Memory Care Units and 78 Assisted Living Units



ASSUMPTIONS AND RATES

DistrictType: Housing
 District Name/Number:
 County District #:
 First Year Construction or Inflation on Value 2027
 Existing District - Specify No. Years Remaining
 Inflation Rate - Every Year: 3.00%
 Interest Rate: 5.00%
 Present Value Date: 1-Aug-28
 First Period Ending 1-Feb-29
 Tax Year District was Certified: Pay 2027
 Cashflow Assumes First Tax Increment For Development: 2029
 Years of Tax Increment 26
 Assumes Last Year of Tax Increment 2054
 Fiscal Disparities Election [Outside (A), Inside (B), or NA] Inside(B)
 Incremental or Total Fiscal Disparities Incremental
 Fiscal Disparities Contribution Ratio 34.9052% Pay 2026
 Fiscal Disparities Metro-Wide Tax Rate 132.6750% Pay 2026
 Maximum/Frozen Local Tax Rate: 94.558% Pay 2026
 Current Local Tax Rate: (Use lesser of Current or Max.) 94.558% Pay 2026
 State-wide Tax Rate (Comm./Ind. only used for total taxes) 28.3130% Pay 2026
 Market Value Tax Rate (Used for total taxes) 0.18441% Pay 2026

Tax Rates

Exempt Class Rate (Exempt)	0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)	
First \$150,000	1.50%
Over \$150,000	2.00%
Commercial Industrial Class Rate (C/I)	2.00%
Rental Housing Class Rate (Rental)	1.25%
Affordable Rental Housing Class Rate (Aff. Rental)	
First \$100,000	0.25%
Over \$100,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)	
First \$500,000	1.00%
Over \$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)	
First \$500,000	1.00%
Over \$500,000	1.25%
Agricultural Non-Homestead	1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	28-32-25-42-0023	Deal Family Hldgs.	Unassigned	1,320,100	0	1,320,100	65%	858,065	Pay 2027	C/I Pref.	16,411	Rental	10,726	1
2	28-32-25-42-0022	Deal Family Hldgs.	Unassigned	724,800	0	724,800	50%	362,400	Pay 2027	C/I Pref.	6,498	Rental	4,530	
				2,044,900	0	2,044,900		1,220,465			22,909		15,256	

Note:

1. Base values are for pay 2027 based on review of County website on 4-27-26.
2. Located in SD #11; Lower Rum River WS; UTA 98 - 630111

Trident/LifeSpark
City of Ramsey, MN
24 Memory Care Units and 78 Assisted Living Units



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2027	Percentage Completed 2028	Percentage Completed 2029	Percentage Completed 2030	First Year Full Taxes Payable
TOTAL		220,000	220,000	102	22,440,000	Rental	280,500	2,750	50%	100%	100%	100%	2030
Subtotal Residential				102	22,440,000		280,500						
Subtotal Commercial/Ind.				0	0		0						

Note:

- Market values are based upon estimates from the County Assessor.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
0	280,500	0	280,500	265,235	0	0	41,382	306,617	3,006.05
TOTAL	280,500	0	280,500	265,235	0	0	41,382	306,617	

Note:

- Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	306,617
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(41,382)
less Base Value Taxes	(14,426)
Annual Gross TIF	250,809

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	1,220,465
New Market Value - Est.	22,440,000
Difference	21,219,535
Present Value of Tax Increment	4,646,686
Difference	16,572,849
Value likely to occur without Tax Increment is less than:	16,572,849



Trident/LifeSpark
City of Ramsey, MN
24 Memory Care Units and 78 Assisted Living Units

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
100%	140,250	(15,256)	-	124,994	94.558%	118,192	59,096	(213)	(5,888)	52,995	50,441	0.5	2029	02/01/29
							59,096	(213)	(5,888)	52,995	99,652	1	2029	02/01/30
100%	280,500	(15,256)	-	265,244	94.558%	250,809	125,405	(451)	(12,495)	112,458	201,534	1.5	2030	08/01/30
							125,405	(451)	(12,495)	112,458	300,930	2	2030	02/01/31
100%	288,915	(15,256)	-	273,659	94.558%	258,767	129,383	(466)	(12,892)	116,026	400,979	2.5	2031	08/01/31
							129,383	(466)	(12,892)	116,026	498,587	3	2031	02/01/32
100%	297,582	(15,256)	-	282,327	94.558%	266,962	133,481	(481)	(13,300)	119,701	596,831	3.5	2032	08/01/32
							133,481	(481)	(13,300)	119,701	692,679	4	2032	02/01/33
100%	306,510	(15,256)	-	291,254	94.558%	275,404	137,702	(496)	(13,721)	123,486	789,145	4.5	2033	08/01/33
							137,702	(496)	(13,721)	123,486	883,259	5	2033	02/01/34
100%	315,705	(15,256)	-	300,449	94.558%	284,099	142,049	(511)	(14,154)	127,384	977,977	5.5	2034	08/01/34
							142,049	(511)	(14,154)	127,384	1,070,384	6	2034	02/01/35
100%	325,176	(15,256)	-	309,921	94.558%	293,055	146,527	(527)	(14,600)	131,400	1,163,379	6.5	2035	08/01/35
							146,527	(527)	(14,600)	131,400	1,254,106	7	2035	02/01/36
100%	334,932	(15,256)	-	319,676	94.558%	302,279	151,139	(544)	(15,060)	135,536	1,345,406	7.5	2036	08/01/36
							151,139	(544)	(15,060)	135,536	1,434,480	8	2036	02/01/37
100%	344,980	(15,256)	-	329,724	94.558%	311,780	155,890	(561)	(15,533)	139,796	1,524,112	8.5	2037	08/01/37
							155,890	(561)	(15,533)	139,796	1,611,559	9	2037	02/01/38
100%	355,329	(15,256)	-	340,073	94.558%	321,566	160,783	(579)	(16,020)	144,184	1,699,550	9.5	2038	08/01/38
							160,783	(579)	(16,020)	144,184	1,785,395	10	2038	02/01/39
100%	365,989	(15,256)	-	350,733	94.558%	331,646	165,823	(597)	(16,523)	148,703	1,871,771	10.5	2039	08/01/39
							165,823	(597)	(16,523)	148,703	1,956,041	11	2039	02/01/40
100%	376,969	(15,256)	-	361,713	94.558%	342,028	171,014	(616)	(17,040)	153,359	2,040,830	11.5	2040	08/01/40
							171,014	(616)	(17,040)	153,359	2,123,550	12	2040	02/01/41
100%	388,278	(15,256)	-	373,022	94.558%	352,722	176,361	(635)	(17,573)	158,153	2,206,776	12.5	2041	08/01/41
							176,361	(635)	(17,573)	158,153	2,287,971	13	2041	02/01/42
100%	399,926	(15,256)	-	384,670	94.558%	363,736	181,868	(655)	(18,121)	163,092	2,369,661	13.5	2042	08/01/42
							181,868	(655)	(18,121)	163,092	2,449,357	14	2042	02/01/43
100%	411,924	(15,256)	-	396,668	94.558%	375,081	187,541	(675)	(18,687)	168,179	2,529,535	14.5	2043	08/01/43
							187,541	(675)	(18,687)	168,179	2,607,758	15	2043	02/01/44
100%	424,281	(15,256)	-	409,026	94.558%	386,766	193,383	(696)	(19,269)	173,418	2,686,450	15.5	2044	08/01/44
							193,383	(696)	(19,269)	173,418	2,763,223	16	2044	02/01/45
100%	437,010	(15,256)	-	421,754	94.558%	398,802	199,401	(718)	(19,868)	178,815	2,840,454	16.5	2045	08/01/45
							199,401	(718)	(19,868)	178,815	2,915,801	17	2045	02/01/46
100%	450,120	(15,256)	-	434,864	94.558%	411,199	205,599	(740)	(20,486)	184,373	2,991,596	17.5	2046	08/01/46
							205,599	(740)	(20,486)	184,373	3,065,542	18	2046	02/01/47
100%	463,624	(15,256)	-	448,368	94.558%	423,968	211,984	(763)	(21,122)	190,099	3,139,925	18.5	2047	08/01/47
							211,984	(763)	(21,122)	190,099	3,212,493	19	2047	02/01/48
100%	477,532	(15,256)	-	462,277	94.558%	437,119	218,560	(787)	(21,777)	195,996	3,285,488	19.5	2048	08/01/48
							218,560	(787)	(21,777)	195,996	3,356,702	20	2048	02/01/49
100%	491,858	(15,256)	-	476,603	94.558%	450,666	225,333	(811)	(22,452)	202,070	3,428,333	20.5	2049	08/01/49
							225,333	(811)	(22,452)	202,070	3,498,216	21	2049	02/01/50
100%	506,614	(15,256)	-	491,358	94.558%	464,618	232,309	(836)	(23,147)	208,326	3,568,506	21.5	2050	08/01/50
							232,309	(836)	(23,147)	208,326	3,637,082	22	2050	02/01/51
100%	521,813	(15,256)	-	506,557	94.558%	478,990	239,495	(862)	(23,863)	214,769	3,706,054	22.5	2051	08/01/51
							239,495	(862)	(23,863)	214,769	3,773,344	23	2051	02/01/52
100%	537,467	(15,256)	-	522,211	94.558%	493,792	246,896	(889)	(24,601)	221,407	3,841,022	23.5	2052	08/01/52
							246,896	(889)	(24,601)	221,407	3,907,049	24	2052	02/01/53
100%	553,591	(15,256)	-	538,335	94.558%	509,039	254,519	(916)	(25,360)	228,243	3,973,454	24.5	2053	08/01/53
							254,519	(916)	(25,360)	228,243	4,038,240	25	2053	02/01/54
100%	570,199	(15,256)	-	554,943	94.558%	524,743	262,371	(945)	(26,143)	235,284	4,103,396	25.5	2054	08/01/54
							262,371	(945)	(26,143)	235,284	4,166,962	26	2054	02/01/55
Total							9,427,828	(33,940)	(939,389)	8,454,499				
Present Value From 08/01/2027						Present Value Rate	5.00%	4,646,686	(16,728)	(462,996)	4,166,962			

Appendix D: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 20 (Trident), as required pursuant to *Minnesota Statutes, (M.S.) Section 469.175, Subdivision 3* are as follows:

1. *Finding that Tax Increment Financing District No. 20 (Trident) is a housing district as defined in M.S., Section 469.174, Subd. 11.*

Tax Increment Financing District No. 20 (Trident) consists of a portion of two (2) parcels. The development will consist of development of a mixed-income assisted living and memory care housing project, all or a portion of which will receive tax increment assistance and will meet income restrictions described in *M.S. Section 469.1761*. At least 20% of the units receiving assistance will be occupied by individuals and families whose incomes are at or below 50% of area median income.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the development proposed in the TIF Plan is a housing district that meets the City's objectives for development and redevelopment. The cost of land acquisition, site and public improvements and utilities makes this housing development infeasible without City assistance. Due to decreased rental income from affordable units, there is insufficient cash flow to provide a sufficient rate of return, pay operating expenses, and service the debt. This leaves a gap in the funding for the project and makes this housing development feasible only through assistance, in part, from tax increment financing. The Developer was asked for and provided a letter and a proforma as justification that the Developer would not have gone forward without tax increment assistance.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan: This finding is justified on the grounds that

the cost of land acquisition, site and public improvements, utilities and construction of affordable housing add to the total development cost. Historically, the costs of site and public improvements as well as reduced rents required for affordable housing in the City have made development infeasible without tax increment assistance. The City reasonably determines that no other development of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

3. *Finding that the TIF Plan for Tax Increment Financing District No. 20 (Trident) conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The City Council reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for Tax Increment Financing District No. 20 (Trident) will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Development District No. 1 by private enterprise.*

Through the implementation of the TIF Plan, the City will provide an impetus for residential development, which is desirable or necessary for increased population and an increased need for life-cycle housing within the City. The TIF Plan also helps the City meet their goal of providing more affordable housing options in the City.

DEVELOPMENT AGREEMENT
BY AND BETWEEN

THE CITY OF RAMSEY, MINNESOTA
AND
RAMSEY SENIOR HOUSING, LLC

This document drafted by:

TAFT STETTINIUS & HOLLISTER LLP
(RMS)
2200 IDS Center
80 South 8th Street
Minneapolis, Minnesota 55402

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DEVELOPMENT AGREEMENT

THIS AGREEMENT, made as of the 14th day of July, 2026, by and between the City of Ramsey, Minnesota (the "City"), a municipal corporation existing under the laws of the State of Minnesota and Ramsey Senior Housing, LLC, a Minnesota limited liability company (the "Developer"),

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 through 469.133, as amended, the City has heretofore established Development District No. 1 (the "Development District") and has adopted a development program therefor (the "Development Program"); and

WHEREAS, pursuant to the provisions of Minnesota Statutes, Section 469.174 through 469.1794, as amended (hereinafter, the "Tax Increment Act"), the City has heretofore established, within the Development District, Tax Increment Financing District No. 20 (Trident) (the "Tax Increment District") and has adopted a tax increment financing plan therefor (the "Tax Increment Plan") which provides for the use of tax increment financing in connection with certain development within the Tax Increment District and the Development District; and

WHEREAS, in order to achieve the objectives of the Development Program and particularly to make the land in the Development District available for development by private enterprise in conformance with the Development Program, the City has determined to assist the Developer with the financing of certain costs of a Project (as hereinafter defined) to be constructed within the Tax Increment District as more particularly set forth in this Agreement; and

WHEREAS, the City believes that the development and construction of the Project, and fulfillment of this Agreement are vital and are in the best interests of the City, the health, safety, morals and welfare of residents of the City, and in accordance with the public purpose and provisions of the applicable state and local laws and requirements under which the Project has been undertaken and is being assisted; and

WHEREAS, the requirements of the Business Subsidy Law, Minnesota Statutes, Section 116J.993 through 116J.995, do not apply to this Agreement pursuant to an exemption for housing.

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE 1

DEFINITIONS

1.1 Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Development Agreement, as the same may be from time to time modified, amended or supplemented;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

City means the City of Ramsey, Minnesota;

Compliance Certificate means the Compliance Certificate in substantially the form attached hereto as Exhibit D;

Construction Plans means the plans, specifications, drawings and related documents for the Project which shall be as detailed as the City may reasonably request to allow it to ascertain the nature and quality of the proposed construction work;

County means Anoka County, Minnesota;

Developer means Ramsey Senior Housing, LLC, a Minnesota limited liability company, its successors and assigns;

Development District means Development District No. 1 heretofore established, including the real property described in the Development Program;

Development Program means the development program approved in connection with the Development District, as modified;

Development Property means the real property described in Exhibit A attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Legal and Administrative Expenses means the fees and expenses incurred by the City in connection with the establishment of the Tax Increment District, the preparation of this Agreement and the issuance of the TIF Note;

Note Payment Date means August 1, 2028, and each February 1 and August 1 of each year thereafter to and including February 1, 2046; provided, that if any such Note Payment Date should not be a Business Day, the Note Payment Date shall be the next succeeding Business Day;

Prime Rate means the rate of interest from time to time publicly announced by U.S. Bank National Association in Minneapolis, Minnesota, as its "reference rate" or any successor rate, which rate shall change as and when that prime rate or successor rate changes;

Project means the construction of a mixed-income assisted living and memory care facility containing approximately 102-units of housing including seventy-eight (78) assisted-living units and twenty-four (24) memory care units;

State means the State of Minnesota;

Tax Increment Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

Tax Increment District means Tax Increment Financing District No. 20 (Trident) located within the Development District, a description of which is set forth in the Tax Increment Financing Plan, which was qualified as a housing district under the Tax Increment Act;

Tax Increment Financing Plan means the tax increment financing plan approved for the Tax Increment District by the City Council on July 14, 2026, and any future amendments thereto;

Tax Increments means 95% of the tax increments derived from the Development Property which have been received by the City in accordance with the provisions of Minnesota Statutes, Section 469.177;

Termination Date means the earlier of (i) February 1, 2046, (ii) the date the Note is paid as provided in the Note, (iii) the date on which the Tax Increment District expires or is otherwise terminated, or (iv) the date this Agreement is terminated or rescinded in accordance with its terms; and

TIF Note means the Tax Increment Revenue Note (Trident Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, a form of which is attached hereto as Exhibit B; and

Unavoidable Delays means delays, outside the control of the party claiming its occurrence, which are the direct result of strikes, other labor troubles, unusually severe or prolonged bad weather, acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action or by the exercise of reasonable discretion, directly results in delays, or acts of any federal, state or local governmental unit (other than the City) which directly result in delays.

ARTICLE 2

REPRESENTATIONS AND WARRANTIES

2.1 Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The Tax Increment District is a "housing district" within the meaning of Minnesota Statutes, Section 469.174, Subdivision 11, and was created, adopted and approved in accordance with the terms of the Tax Increment Act.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program.

(4) To finance certain costs within the Tax Increment District, the City proposes, subject to the further provisions of this Agreement, to apply Tax Increments to reimburse the Developer for acquisition of the Development Property and a portion of the costs of the construction of the Project as further provided in this Agreement.

(5) The City makes no representation or warranty, either expressed or implied, as to the Development Property or its condition or the soil conditions thereon, or that the Development Property shall be suitable for the Developer's purposes or needs.

2.2 Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Minnesota limited liability company and has the power and authority to enter into this Agreement and to perform its obligations hereunder, and doing so will not violate its articles of organization, member control agreement or operating agreement, if any, or the laws of the State and by proper action has authorized the execution and delivery of this Agreement.

(2) The Developer shall cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, and all local, state and federal laws and regulations, including, but not limited to, environmental, zoning, energy conservation, building code and public health laws and regulations, except for approved variances necessary to construct the Project contemplated in the Construction Plans approved by the City.

(3) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(4) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of,

the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(5) The Developer will cooperate fully with the City with respect to any litigation commenced with respect to the Project.

(6) The Developer will cooperate fully with the City in resolution of any traffic, parking, trash removal or public safety problems which may arise in connection with the construction and operation of the Project.

(7) Construction of the Project shall commence by June 30, 2027, and subject to Unavoidable Delays, shall be substantially completed by November 20, 2028.

(8) The Developer will obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Project may be lawfully constructed.

(9) The Developer acknowledges that Tax Increment projections contained in the Tax Increment Financing Plan are estimates only and the Developer acknowledges that it shall place no reliance on the amount of projected Tax Increments and the sufficiency of such Tax Increments to reimburse the Developer for a portion of the costs of the acquisition of the Development Property and the construction of the Project as provided in Article III.

ARTICLE 3

UNDERTAKINGS BY DEVELOPER AND CITY

3.1 Development Property, Project Costs, and Legal and Administrative Expenses.

(1) The parties agree that the acquisition of the Development Property are essential to the successful completion of the Project. The costs of the acquisition of the Development Property and the construction of the Project shall be paid by the Developer. The City shall reimburse the Developer for the lesser of (a) \$2,350,000, or (b) the actual costs of the acquisition of the Development Property and the construction of the Project actually incurred and paid by the Developer (the "Reimbursement Amount"), as further provided in Section 3.3 hereof.

(2) The Developer has deposited \$10,000 with the City to pay Legal and Administrative Expenses. If the City determines the deposit to be inadequate, the Developer shall provide additional funds in the amount determined by the City to be escrowed.

3.2 Limitations on Undertaking of the City. Notwithstanding the provisions of Section 3.1(1), the City shall have no obligation to the Developer under this Agreement to reimburse the Developer for the costs identified in Section 3.1(1), if the City, at the time or times such payment is to be made, is entitled under Section 4.2 to exercise any of the remedies set forth therein as a result of an Event of Default which has not been cured in accordance with the provisions of this Agreement.

3.3 Reimbursement: TIF Note. The City shall reimburse the payments made by the Developer under Section 3.1 for costs of the acquisition of the Development Property and the construction of the Project through the issuance of the City's TIF Note in substantially the form attached to this Agreement as Exhibit B, subject to the following conditions:

(1) The TIF Note shall be dated, issued and delivered when (i) a certificate of occupancy has been issued by the City for the Project; (ii) the Developer has demonstrated to the reasonable satisfaction of the City that it is in compliance with Section 3.7 of this Agreement; (iii) the Developer has demonstrated in writing to the reasonable satisfaction of the City that the construction of the Project is complete and the costs of the acquisition of the Development Property and the construction of the Project have been incurred, and (iv) the Developer has submitted paid invoices for the costs of construction of the Project and a title company settlement statement or other evidence of payment of the costs of the Development Property in an amount not less than the Reimbursement Amount.

(2) The unpaid principal of the TIF Note shall bear simple non-compounding interest from the date of issuance of the TIF Note, at 6.25% per annum. Interest shall be computed on the basis of a 360-day year consisting of twelve (12) 30-day months.

(3) The principal amount of the TIF Note and the interest thereon shall be payable solely from the Tax Increments.

(4) The payment dates of the TIF Note shall be the Note Payment Dates. On each Note Payment Date and subject to the provisions of the TIF Note, the City shall pay, against the principal

and interest outstanding on the TIF Note, the Tax Increments received by the City during the preceding six (6) months. All such payments shall be applied first to accrued interest and then to reduce the principal of the TIF Note.

(5) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Tax Increments shall be used to pay the principal and interest on the TIF Note. If, on any Note Payment Date, the Tax Increments for the payment of the accrued and unpaid interest on the TIF Note are insufficient for such purposes, the difference shall be carried forward, without interest accruing thereon, and shall be paid if and to the extent that on a future Note Payment Date there are Tax Increments in excess of the amounts needed to pay the accrued interest then due on the TIF Note.

(6) The City's obligation to make payments on the TIF Note on any Note Payment Date or any date thereafter shall be conditioned upon the requirements that: (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement and (B) this Agreement shall not have been rescinded pursuant to Section 4.2.

(7) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as set forth in Exhibit B. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.3, the terms of the TIF Note shall govern. The issuance of the TIF Note pursuant and subject to the terms of this Agreement, and the taking by the City of such additional actions as bond counsel for the TIF Note may require in connection therewith, are hereby authorized and approved by the City.

3.4 Compliance with Low and Moderate Income Requirements.

(1) The City and the Developer understand and agree that the Tax Increment District will constitute a "housing district" under Section 469.174, Subd. 11 of the Tax Increment Act. Accordingly, in compliance with Section 469.1761, Subd. 3 of the Tax Increment Act, the Developer agrees that the Project must satisfy, or be treated as satisfying, the income requirements for a qualified residential rental project as defined in Section 142(d) of the Internal Revenue Code. The parties further agree that no more than 20% of the square footage of the Project may consist of commercial, retail, or other nonresidential uses. The Developer must meet the above requirements as follows:

(a) At least 20% of the residential units in the Project must be occupied or available for occupancy by persons whose incomes do not exceed 50% of the County median income; and

(b) The limits described in clause (A) must be satisfied through the Termination Date. Income for occupants of units described in clause (A) shall be adjusted for family size in accordance with Section 142(d) of the Internal Revenue Code and related regulations.

(2) On or before each January 1 and July 1, commencing on January 1, 2029, the Developer or an agent of the Developer must deliver or cause to be delivered to the City a Compliance Certificate executed by the Developer covering the preceding six (6) months together with written evidence satisfactory to the City of compliance with the covenants in this Section.

This evidence must include a statement of the household income of each qualifying renter, a written determination that each qualifying renter's household income falls within the qualifying limits of this Section (and Section 142(d) of the Internal Revenue Code), and certification that the income documentation is correct and accurate (and that the determination of qualification was made in compliance with Section 142(d) of the Internal Revenue Code). The City may review, upon request, all documentation supporting the Developer submissions and statements. In determining compliance with this Section, the Developer must use the County median incomes for the year in which the payment is due on the TIF Note, as promulgated by the Minnesota Housing Finance Agency based on the area median incomes established by the United States Department of Housing and Urban Development.

3.5 Action to Reduce Taxes. The Developer may seek through petition or other means to have the market value for the Development Property reduced. Until the TIF Note is fully paid, such activity must be preceded by written notice from the Developer to the City indicating its intention to do so. Upon receiving such notice, or otherwise learning of the Developer's intentions, the City may suspend payments due under the TIF Note until the actual amount of the reduction is determined, whereupon the City will make the suspended payments less any amount that the City is required to repay the County as a result any reduction in market value of the Development Property. During the period that the payments are subject to suspension, the City may make partial payments on the TIF Note if it determines, in its sole and absolute discretion that the amount retained will be sufficient to cover any repayment which the County may require. The City's suspension of payments on the TIF Note pursuant to this Section shall not be considered a default under this Agreement.

3.6 Real Property Taxes. The Developer acknowledges that it is obligated under law to pay all real property taxes payable with respect to the Development Property and pursuant to the provisions of the Agreement until the Developer's obligations have been assumed by any other person with the written consent of the City pursuant to the provisions of this Agreement.

The Developer agrees that prior to the Termination Date:

(1) It will not seek administrative review or judicial review of the applicability of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the inapplicability of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(2) It will not seek administrative review or judicial review of the constitutionality of any tax statute relating to the taxation of real property contained on the Development Property determined by any tax official to be applicable to the Project or the Developer or raise the unconstitutionality of any such tax statute as a defense in any proceedings with respect to the Development Property, including delinquent tax proceedings; provided, however, "tax statute" does not include any local ordinance or resolution levying a tax;

(3) It will not seek any tax deferral or abatement, either presently or prospectively authorized under Minnesota Statutes, Section 469.1813, or any other State or federal law, of the

ad valorem property taxation of the Development Property between the date of execution of this Agreement and the Termination Date.

(4) The Developer shall notify the City within 10 days of filing any petition to seek reduction in market value or property taxes on any portion of the Development Property under any State law (referred to as a "Tax Appeal"). If as of any Payment Date, any Tax Appeal is then pending, the City will continue to make payments on the TIF Note but only to the extent that the Tax Increments relate to property taxes paid with respect to the market value of the Development Property not being challenged as part of the Tax Appeal and the City will withhold the Tax Increments related to property taxes paid with respect to the market value of the Development Property being challenged as part of the Tax Appeal, all as determined by the City in its reasonable discretion. The City will apply any withheld amount to the extent not reduced as a result of the Tax Appeal promptly after the Tax Appeal is fully resolved and the amount of Tax Increments, as applicable, attributable to the disputed tax payments is finalized.

3.7 Prohibition Against Transfer of Project and Assignment of Agreement. The Developer represents and agrees that prior to the Termination Date of this Agreement the Developer shall not transfer the Project or any part thereof or any interest therein, without the prior written approval of the City. The City shall be entitled to require as conditions to any such approval that:

(1) Any proposed transferee shall have the qualifications and financial responsibility, in the reasonable judgment of the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer.

(2) Any proposed transferee, by instrument in writing satisfactory to the City shall, for itself and its successors and assigns, and expressly for the benefit of the City, have expressly assumed all of the obligations of the Developer under this Agreement and agreed to be subject to all the conditions and restrictions to which the Developer is subject.

(3) There shall be submitted to the City for review and prior written approval all instruments and other legal documents involved in effecting the transfer of any interest in this Agreement or the Project

3.8 Additional Responsibilities of the Developer. The Developer agrees that prior to the Termination Date:

(1) The Developer will not construct any building or other structures on, over, or within the boundary lines of any public utility easement unless such construction is provided for in such easement or has been approved by the utility involved.

(2) The Developer, at its own expense, will replace any public facilities and public utilities damaged during the construction of the Project, in accordance with the technical specifications, standards and practices of the owner thereof.

(3) The Developer will comply with all applicable local, state, and federal environmental laws and regulations, as they relate to the Project.

(4) The Developer will provide and maintain or cause to be maintained at all times and, from time to time at the request of the City, furnish the City with proof of payment of premiums on insurance of amounts and coverages normally held by owners of property similar to the Project.

(5) The Developer shall prepare, utilize in its contract with the General Contractor and all subcontracts, and enforce the Subcontractor Addendum, in substantially the form attached as Exhibit C hereto, which outlines fair labor law compliance, and allows general contractor to withhold payment or cancel contract if violations are discovered.

(6) The Developer shall prohibit use of all disqualified contractors listed on the Minnesota State “Suspended/Debarred Vendor Detailed Information” website; review such list prior to construction commencement with respect to each subcontractor; and remove any subcontractor added to the list prior to construction commencement.

(7) The Developer and all contractors and subcontractors shall comply with all federal, state, and local labor laws.

(8) If a third-party files a claim with the Minnesota Department of Labor (the “Department”) regarding any contractor or subcontractor doing work on the Development Property, the Developer shall fully cooperate with the Department immediately upon receipt of notice of such claim, including taking any action required by the Department or that Developer otherwise elects to take. The Developer shall also fully enforce the contracts with the General Contractor and subcontractors, including enforcing and requiring the General Contractor to enforce the Subcontract Addendum.

(9) The Developer shall use its best efforts and take all reasonable steps in order to cause the General Contractor to use and enforce the Subcontract Addendum with all subcontractors, and shall require the General Contractor and all subcontractors to cooperate with the Department regarding any claim filed with the Department, including taking any action required by the Department or that the Developer otherwise elects to take.

(10) The Developer shall certify to the City that, to the best of the Developer’s knowledge, after due inquiry and review of documentation supplied to the Developer, proper payments to all contractors, subcontractors and project laborers have been paid prior to the issuance of a certificate of completion and as a prerequisite to receipt of the TIF Note or other assistance, provided that in the event the Developer disputes a lien, the Developer may bond over or establish an escrow account to protect against the lien on terms acceptable to the City.

(11) The Developer acknowledges that failure to comply with this Section will be an Event of Default in accordance with Section 4.1 hereof. In addition to the remedies provided to the City pursuant to Section 4.2 hereof, if after issuing the TIF Note, the City discovers that the Developer has failed to comply with this Section 3.7, the Developer agrees to repay to the City all of the payments it has received under the TIF Note to date.

ARTICLE 4

EVENTS OF DEFAULT

4.1 Events of Default Defined. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes and special assessments levied against the Development Property and all public utility or other City payments due and owing with respect to the Development Property when due and payable.

(2) Failure by the Developer to cause the construction of the Project to be completed pursuant to the terms, conditions and limitations of this Agreement.

(3) Failure of the Developer to observe or perform any other covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

(4) The holder of any mortgage on the Development Property or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable mortgage documents.

(5) If the Developer shall:

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) make an assignment for the benefit of its creditors; or

(c) admit in writing its inability to pay its debts generally as they become due;
or

(d) be adjudicated as bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within sixty (60) days after the filing thereof; or a receiver, liquidator or trustee of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within sixty (60) days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

4.2 Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of thirty (30) days' written notice to the Developer, but only if the Event of Default has not been cured within said thirty (30) days:

(1) The City may suspend its performance under this Agreement and the TIF Note until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement.

(2) The City may cancel and rescind the Agreement and the TIF Note.

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

4.3 No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

4.4 No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

4.5 Agreement to Pay Attorney's Fees and Expenses. Whenever any Event of Default occurs and the City shall employ attorneys or incur other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the Developer herein contained, the Developer agrees that it shall, on demand therefor, pay to the City the fees of such attorneys and such other expenses so incurred by the City.

4.6 Indemnification of City.

(1) The Developer (a) releases the City and its governing body members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees (collectively, the "Indemnified Parties") from, (b) covenants and agrees that the Indemnified Parties shall not be liable for, and (c) agrees to indemnify and hold harmless the Indemnified Parties against, any claim, cause of action, suit or liability for loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or on the Development Property.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project; provided, that this indemnification shall not apply to the warranties made or obligations undertaken by the City in

this Agreement or to any actions undertaken by the City which are not contemplated by this Agreement but shall, in any event and without regard to any fault on the part of the City, apply to any pecuniary loss or penalty (including interest thereon from the date the loss is incurred or penalty is paid by the City at a rate equal to the Prime Rate) as a result of the Developer operating the Project so that the Tax Increment District does not qualify or ceases to qualify as a "housing district" under Section 469.174, Subdivision 11, of the Act or to violate limitations as to the use of Tax Increments as set forth in Section 469.176, Subdivision 4d.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

ARTICLE 5

DEVELOPER'S OPTION TO TERMINATE AGREEMENT

5.1 The Developer's Option to Terminate. This Agreement may be terminated by the Developer, if (i) the Developer is in compliance with all material terms of this Agreement and no Event of Default has occurred; and (ii) the City fails to comply with any material term of this Agreement, and, after written notice by the Developer of such failure, the City has failed to cure such noncompliance within ninety (90) days of receipt of such notice, or, if such noncompliance cannot reasonably be cured by the City within ninety (90) days, of receipt of such notice, the City has not provided assurances, reasonably satisfactory to the Developer, that such noncompliance will be cured as soon as reasonably possible.

5.2 Action to Terminate. Termination of this Agreement pursuant to Section 5.1 must be accomplished by written notification by the Developer to the City within sixty (60) days after the date when such option to terminate may first be exercised. A failure by the Developer to terminate this Agreement within such period constitutes a waiver by the Developer of its rights to terminate this Agreement due to such occurrence or event.

5.3 Effect of Termination. If this Agreement is terminated pursuant to this Article V, this Agreement shall be from such date forward null and void and of no further effect; provided, however, the termination of this Agreement shall not affect the rights of either party to institute any action, claim or demand for damages suffered as a result of breach or default of the terms of this Agreement by the other party, or to recover amounts which had accrued and become due and payable as of the date of such termination. Upon termination of this Agreement pursuant to this Article V, the Developer shall be free to proceed with the Project at its own expense and without regard to the provisions of this Agreement; provided, however, that the City shall have no further obligations to the Developer with respect to reimbursement of the expenses set forth in Section 3.2, or to make any further payments on the TIF Note.

ARTICLE 6

ADDITIONAL PROVISIONS

6.1 Restrictions on Use. The Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that during the term of this Agreement the Developer and such successors and assigns shall operate, or cause to be operated, the Project as a mixed-income assisted living and memory care facility and shall devote the Development Property to, and in accordance with, the uses specified in this Agreement.

6.2 Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the City in the event of any default or breach by the Developer or successor or on any obligations under the terms of this Agreement.

6.3 Titles of Articles and Sections. Any titles of the several parts, articles and sections of the Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

6.4 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

- (1) in the case of the Developer is addressed to or delivered personally to:

Ramsey Senior Housing, LLC
c/o Trident Development
1200 25th Avenue South
Saint Cloud, MN 56301

- (2) in the case of the City is addressed to or delivered personally to the City at:

City of Ramsey, Minnesota
Attention: City Administrator
7550 Sunwood Dr. NW
Ramsey, MN 55303

with a copy to:

Taft Stettinius & Hollister LLP
Attention: Rhonda Skoby
2200 IDS Center
80 South 8th Street
Minneapolis, MN 55402

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

6.5 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

6.6 Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

6.7 Expiration. This Agreement shall expire on the Termination Date.

6.8 Provisions Surviving Rescission or Expiration. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

6.9 Assignment of TIF Note. The TIF Note may only be assigned pursuant to the terms of the TIF Note with written consent of the City.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf and the Developer has caused this Agreement to be duly executed on its behalf, on or as of the date first above written.

CITY OF RAMSEY, MINNESOTA

By _____
Its Mayor

By _____
Its Administrator

This is a signature page to the Development Agreement by and between the City of Ramsey, Minnesota and Ramsey Senior Housing, LLC.

Ramsey Senior Housing, LLC

By _____

Its Secretary

This is a signature page to the Development Agreement by and between the City of Ramsey, Minnesota and Ramsey Senior Housing, LLC.

EXHIBIT A

DESCRIPTION OF DEVELOPMENT PROPERTY

Property located in the City of Ramsey, Anoka County, Minnesota with the following parcel identification number:

[TO BE UPDATE WHEN PARCEL IS REPLATTED]

EXHIBIT B

FORM OF TIF NOTE

No. R-1

\$ _____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

TAX INCREMENT REVENUE NOTE
(TRIDENT PROJECT)

The City of Ramsey, Minnesota (the "City"), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the "Payment Amounts") to Ramsey Senior Housing, LLC (the "Developer") or its registered assigns (the "Registered Owner"), but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

The principal amount of this Note shall equal from time to time the principal amount stated above, as reduced to the extent that such principal installments shall have been paid in whole or in part pursuant to the terms hereof; provided that the sum of the principal amount listed above shall in no event exceed \$2,350,000 as provided in that certain Development Agreement, dated as of July 14, 2026, as the same may be amended from time to time (the "Development Agreement"), by and between the City and the Developer. The unpaid principal amount hereof shall bear interest from the date of this Note at the simple non-compounded rate of six and one-quarter percent (6.25%) per annum. Interest shall be computed on the basis of a 360 day year consisting of twelve (12) 30-day months.

The amounts due under this Note shall be payable on August 1, 2028, and on each February 1 and August 1 thereafter to and including February 1, 2046, or, if the first should not be a Business Day (as defined in the TIF Development Agreement), the next succeeding Business Day (the "Payment Dates"). On each Payment Date the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the close of the last business day of the City preceding such Payment Date an amount equal to the Tax Increments (hereinafter defined) received by the City during the six month period preceding such Payment Date. All payments made by the City under this Note shall first be applied to accrued interest and then to principal. This Note is prepayable by the City, in whole or in part, on any date.

The Payment Amounts due hereon shall be payable solely from 95% of tax increments (the "Tax Increments") from the Development Property (as defined in the Development Agreement) within the City's Tax Increment Financing District No. 20 (Trident) (the "Tax Increment District") within its Development District No. 1 which are paid to the City and which the City is entitled to retain pursuant to the provisions of Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the "Tax Increment Act"). This Note shall terminate and be of no further force and effect following the last Payment Date defined above,

on any date upon which the City shall have terminated the Development Agreement under Section 4.2(2) thereof or the Developer shall have terminated the Development Agreement under Article V thereof, the date the Tax Increment District is terminated, or on the date that all principal and interest payable hereunder shall have been paid in full, whichever occurs earliest.

The City makes no representation or covenant, expressed or implied, that the Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder.

The City's payment obligations hereunder shall be further conditioned on the fact that no Event of Default under the Development Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, but such unpaid amounts shall become payable, without interest accruing thereon in the meantime, if said Event of Default shall thereafter have been cured; and, further, if pursuant to the occurrence of an Event of Default under the Development Agreement the City elects to cancel and rescind the Development Agreement, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the Development Agreement, including without limitation Section 3.3 thereof, for a fuller statement of the rights and obligations of the City to pay the principal of this Note, and said provisions are hereby incorporated into this Note as though set out in full herein.

This Note is a special, limited revenue obligation and not a general obligation of the City and is payable by the City only from the sources and subject to the qualifications stated or referenced herein. This Note is not a general obligation of the City, and neither the full faith and credit nor the taxing powers of the City are pledged to the payment of the principal of this Note and no property or other asset of the City, save and except the above-referenced Tax Increments, is or shall be a source of payment of the City's obligations hereunder.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the Tax Increment Act.

This Note may be assigned only with the consent of the City, which consent shall not be unreasonably withheld. In order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records for the Note maintained by the City. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, City of Ramsey, Minnesota, by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and Administrator and has caused this Note to be dated as of _____, 20____.

Administrator

Mayor

DO NOT EXECUTE UNTIL PAID INVOICES, A SETTLEMENT STATEMENT OR OTHER EVIDENCE OF PAYMENT FOR LAND ACQUISITION AND PROJECT COSTS ARE GIVEN TO THE CITY - REFER TO SECTION 3.3(1).

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was registered in the name of Ramsey Senior Housing, LLC, a Minnesota limited liability company, and that, at the request of the Registered Owner of this Note, the undersigned has this day registered the Note in the name of such Registered Owner, as indicated in the registration blank below, on the books kept by the undersigned for such purposes.

<u>NAME AND ADDRESS OF REGISTERED OWNER</u>	<u>DATE OF REGISTRATION</u>	<u>SIGNATURE OF ADMINISTRATOR</u>
Ramsey Senior Housing, LLC c/o Trident Development 1200 25th Avenue South Saint Cloud, MN 56301		

EXHIBIT C

FORM OF SUBCONTRACTOR ADDENDUM

EXHIBIT [] TO SUBCONTRACT AGREEMENT

SUBCONTRACTOR CERTIFICATION

A. Wage Enforcement. Subcontractor shall report, and shall require its Sub-subcontractors to report, all complaints or adverse determinations of wage theft or payroll fraud arising out of this project against Subcontractor or its Sub-subcontractors to Contractor within seven (7) days of notification of the complaint or adverse determination. If an adverse decision is rendered against the Subcontractor, Contractor may terminate the Contract or exercise any other remedy under the Subcontractor Agreement or available under applicable law, including the right to withhold amounts otherwise owed to Subcontractor to protect Contractor against damage that may be incurred by Contractor. Subcontractor certifies that there has not been any adverse determination against Subcontractor within the proceeding 3-year period for wage theft or payroll fraud.

B. Worker's Compensation. Subcontractor and its Sub-subcontractors and legal representatives shall comply with all laws, rules, regulations, and orders governing worker's compensation insurance. Subcontractor agrees to procure and maintain worker's compensation insurance as required by the Subcontract and applicable law.

C. Combating Trafficking in Persons. Subcontractor shall notify employees of the Government's "zero tolerance" policy towards trafficking in persons and to take action against employees or subcontractors that violate the policy. Subcontractor agrees that it will not engage in any unlawful trafficking of persons and will take all commercially reasonable measures to prevent and protect against the trafficking of persons by Subcontractor and its employees.

D. Human Rights. Subcontractor shall conduct its activities in a manner that respects human rights. Subcontractor shall not use any form of child, slave, forced, bonded, indentured, or involuntary labor, including prison labor. Subcontractor shall not engage in human trafficking or exploitation, or import goods that have been manufactured, procured, produced, or transported by slavery or human trafficking. Subcontractor shall not retain employees' government-issued identification, passports or work permits as a condition of employment.

E. Wages and Benefits. Subcontractor shall ensure that its employees are paid lawful wages, including, where applicable, overtime, premium pay, and equal pay for equal work without discrimination. There shall be no disciplinary deductions from pay; provided, however, that Subcontractor may withhold payment for work that is (i) incomplete, (ii) not completed in a workmanlike manner, or (iii) not completed in accordance with professional standards and/or other specifications required of Subcontractor and communicated to Subcontractor's employees.

F. **Non-Discrimination.** Subcontractor shall ensure that no person shall on the grounds of race, color, religions, sex, sexual orientation, gender identity, handicap, familial status, national origin, or any other protected category be subjected to unlawful discrimination under any scope of work carried out by Subcontractor or any of its lower-tier subcontractors or labor suppliers.

G. **Flow-Down.** Subcontractor shall require all lower-tier subcontractors and labor suppliers to certify compliance with the terms of this Exhibit.

H. **Certification.** Subcontractor agrees that execution of the subcontract constitutes a certification on the part of the Subcontractor that it is compliant with all of the representations and requirements set forth in this Exhibit and that Subcontractor will remain in compliance with all terms of this Exhibit at all times throughout the period of Subcontractor's engagement on the Project. Subcontractor agrees to indemnify, defend, and hold Contractor harmless from and against all damages, expenses, costs, claims, and liabilities (including attorneys' fees) suffered by Contractor as a result of Subcontractor's failure to comply with this Exhibit.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of the date of the Subcontract Agreement.

Subcontractor: _____

By: _____

Name: _____

Its: _____

EXHIBIT D

COMPLIANCE CERTIFICATE

The undersigned Ramsey Senior Housing, LLC, does hereby certify that as of the date of this Certificate and for the previous six (6) months prior to the execution of this Certificate not less than 20% of the residential units in the Ramsey Senior Housing, LLC project located at [] in Ramsey, Minnesota (the "Project") were occupied or available for occupancy by individuals whose income is 50% or less of the Anoka County median income

Dated this ____ day of _____, 20__.

Ramsey Senior Housing, LLC

By _____
Its _____

[Attach income verification required by Section 3.4]



Demand Assessment for Senior Housing in Ramsey, Minnesota

Subject site Location:

Rhinestone Street NW & Sunwood Drive, Ramsey, Minnesota

Prepared for:

Trident Development

Prepared by:

Viewpoint Consulting Group

Date:

November 5, 2025



November 5, 2025

To: Jacob Lane
Trident Development

From: Jay Thompson
Viewpoint Consulting Group, Inc.

RE: Demand Assessment for Senior Housing in Ramsey, Minnesota

Introduction

This memorandum provides an assessment of the demand for senior housing in Ramsey, Minnesota. The purpose of this assessment is to broadly assess the depth of demand for senior housing in the local area to determine if potential exists to support a new development. As we understand, the Site is east of Rhinestone Street Northwest, between Sunwood Drive and Veterans Drive.

Included in this assessment are demand calculations for congregate independent, assisted living and memory care housing. Potential demand is calculated based on analysis of the income/asset-qualified target market for senior housing and the supply of competitive senior housing units serving the primary market area. The ability of the subject development to capture unmet market area demand is discussed in this assessment.

Primary Market Area Definition

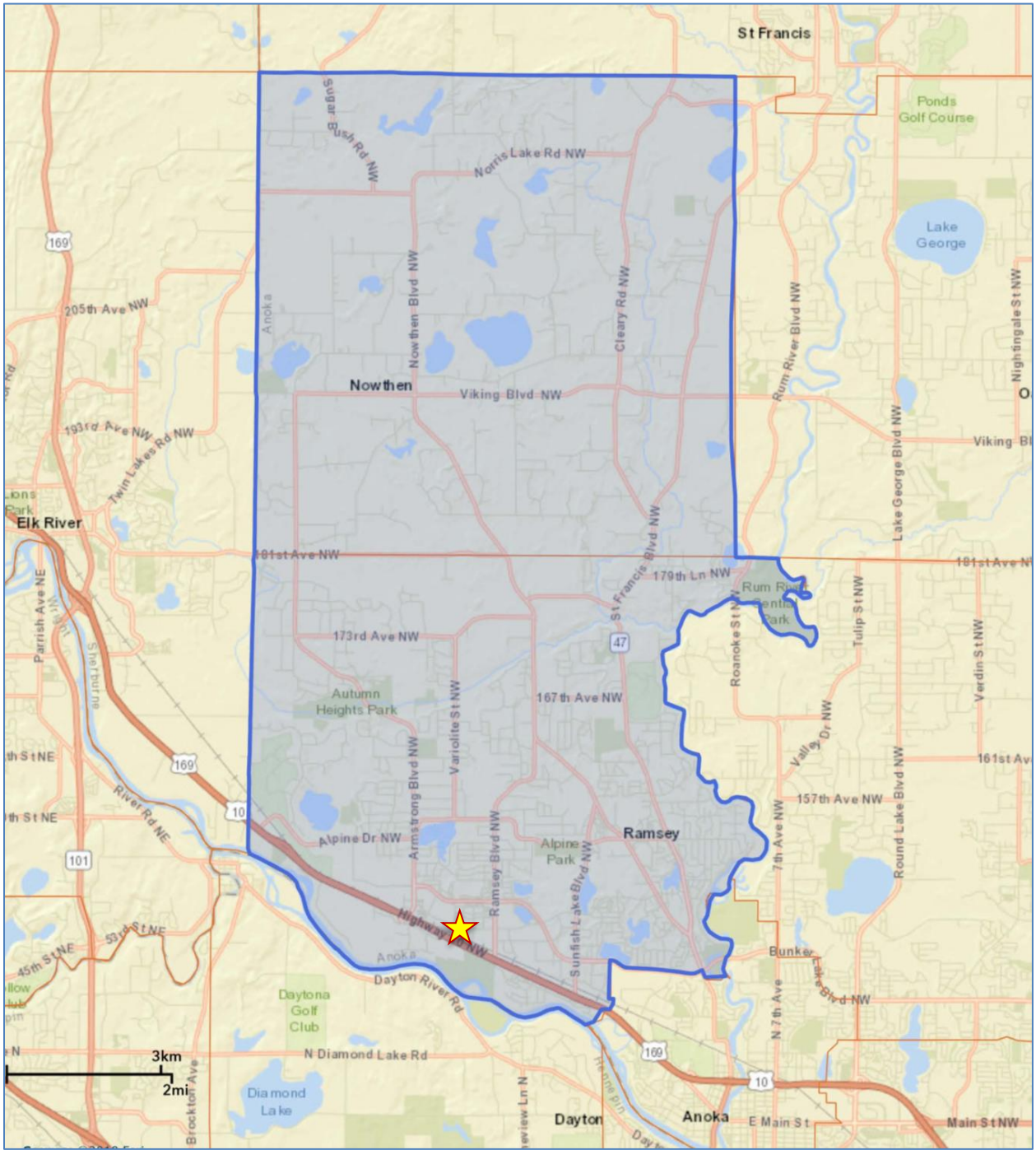
The subject site (“Site”) for the proposed senior housing development is in Ramsey, Minnesota. Ramsey is a suburban community with a population of 27,646 in 2020. It is located in Anoka County, approximately 24 miles northwest of downtown Minneapolis. The Mississippi River borders Ramsey to the south. Ramsey’s neighbors are Elk River (pop. 25,835) to the west, Nowthen (pop. 4,536) to the north, Andover (pop. 32,601) to the east, and Anoka (pop. 17,921) to the southeast.

More specifically, the Site consists of two parcels east of Rhinestone Street Northwest, between Sunwood Drive and Veterans Drive. This location is in The COR, Ramsey’s downtown. The COR is situated on the north side of Highway 10, between Ramsey and Sunwood Boulevards.

Based on the site location, community orientation, proximity to other senior housing properties in the surrounding area, and our knowledge of senior housing draw areas, it is estimated that a senior housing development on the Site in Ramsey would attract approximately 70% of its residents from a draw area (Primary Market Area, or “PMA”) that includes Ramsey and Nowthen.

It is estimated that about 30% of the demand for senior housing on the Site would come from outside the PMA, particularly parents of adult children living in the PMA.

A map of the PMA is shown on the following page.



Demographic Analysis

Tables 1 through 5 on Pages 6 through 8 show key economic and demographic variables related to the demand for senior housing in the PMA (age distribution of the senior population and household base, senior household income, senior homeownership rates, and estimated home values). This demographic and home value data is from ESRI, a national demographics firm.

The key demographic and economic findings are summarized on the following pages.

Senior Population and Household Trends

- ▶ The total population in the PMA was 32,182 in 2020. The population increased by 14.5% last decade. Population growth stemmed from new housing construction which led to the addition of over 1,600 households.
- ▶ While the overall population in the PMA increased by 14.5% last decade (2010 to 2020), the senior population (age 65+) doubled, growing from 1,898 in 2010 to 3,978 seniors in 2020. Seniors ages 75+ are the primary target market for senior housing. This group more than doubled last decade, reaching 1,256 in 2020.
- ▶ The senior population in the PMA has continued growing since 2020. As of 2025, there are an estimated 1,813 seniors ages 75+ (up 44% since 2020).
- ▶ Between 2025 and 2030, all age groups above 65 in the PMA are projected to experience growth. The age 80 to 84 age group is projected to experience the greatest numerical growth as the first baby boomers begin turning 80 in 2026. Overall, the age group 75 and over is projected to add 562 seniors between 2025 and 2030 (+31%). This growth should lead to increased demand for senior housing.
- ▶ The City of Ramsey has an estimated population of 29,012 as of 2025, of which 1,561 are over age 75. This equates to Ramsey containing 86% of both the PMA's overall population and its age 75+ population.

Senior Household Incomes

- ▶ Incomes in the PMA are above average compared to the Twin Cities Metro Area, meaning an above average percentage of seniors would likely be able to afford market rate housing. The estimated median income of age 75+ households in the PMA in 2025 is \$55,044, higher than the Metro Area's median of \$53,245 for this age group.

- ▶ The target market for senior housing with support services is generally senior households age 75 and older with incomes of at least \$55,000 (plus some senior homeowners with lower incomes). In 2025, an estimated 550 households age 75 and older in the PMA have incomes of at least \$55,000. By 2030, about 735 households age 75 and older are projected to have incomes of at least \$60,000 (increased from \$55,000 to adjust for inflation). It should be noted that senior housing with personal care services will primarily serve seniors age 80+. Also, since assisted living and memory care housing are predominately need driven, seniors with lower incomes are still candidates for private pay housing if they have home equity or other savings that they can utilize to pay for the costs.

Senior Household Tenure

- ▶ Seniors who own their homes have an additional source of income through the sale of their home that can be utilized to afford market rate housing. Seniors in the PMA have a high homeownership rate compared to the Twin Cities Metro Area (89.3% for 65+ households in 2020 compared to 75.7% metrowide).
- ▶ There is normally a significant drop in the homeownership rate among the age 75+ population since rental housing becomes more predominant as seniors' care needs rise and/or they no longer desire to maintain a single-family home. However, in the PMA the homeownership rate among age 75+ households remains at 84%. This indicates a potential lack of senior housing options in the PMA.

Home Value Trends

- ▶ Seniors can use the proceeds from the sale of their home to offset the cost of senior housing. The estimated median home value is \$399,563 in 2025. In comparison, the median home value in the Twin Cities is estimated at \$419,048.
- ▶ A senior selling their home for \$399,000 could receive an investment return of approximately \$920 monthly from the sale (sale price minus 7% sales agent fees, and a 3% annual return on their investment). If a senior uses the full home sale proceeds towards the cost of alternative housing, the home sale proceeds would cover the costs at an assisted living facility (\$5,000 per month) for about six years. At a memory care facility (\$7,500 per month), the same amount of home sale proceeds would last about four years.

Table 1
Senior Population Growth Trends and Projections
Primary Market Area
2010 to 2030

Age	2010	2020	2025	2030	Change, 2025 to 2030	
					No.	Pct.
55 to 59	1,787	2,370	2,235	2,076	-159	-7.1%
60 to 64	1,443	1,963	2,155	2,101	-54	-2.5%
65 to 69	945	1,524	1,764	1,995	231	13.1%
70 to 74	475	1,198	1,322	1,589	267	20.2%
75 to 79	253	724	987	1,144	157	15.9%
80 to 84	125	343	552	774	222	40.2%
85+	100	189	274	457	183	66.8%
Total 65+	1,898	3,978	4,899	5,959	1,060	21.6%
Total 75+	478	1,256	1,813	2,375	562	31.0%
Total Population	28,111	32,182	33,491	35,304	1,813	5.4%
<i>Ramsey</i>	<i>23,668</i>	<i>27,646</i>	<i>29,012</i>	<i>30,804</i>	<i>1,792</i>	<i>6.2%</i>
<i>Anoka County</i>	<i>298,084</i>	<i>363,887</i>	<i>376,937</i>	<i>386,405</i>	<i>9,468</i>	<i>2.5%</i>
<i>Twin Cities Metro Area</i>	<i>2,849,567</i>	<i>3,163,104</i>	<i>3,253,299</i>	<i>3,322,753</i>	<i>69,454</i>	<i>2.1%</i>

Sources: ESRI; Census Bureau; Viewpoint Consulting Group, Inc.

Table 2
Senior Household Growth Trends and Projections
Primary Market Area
2010 to 2030

Age	2010	2020	2025	2030	Change, 2025 to 2030	
					No.	Pct.
55 to 64	1,788	2,426	2,452	2,329	-123	-5.0%
65 to 74	860	1,514	1,735	2,005	270	15.6%
75+	297	744	1,049	1,364	315	30.0%
Total 65+	1,157	2,258	2,784	3,369	585	21.0%
Total Households	9,483	11,101	11,886	12,710	824	6.9%
<i>Ramsey</i>	<i>8,033</i>	<i>9,591</i>	<i>10,363</i>	<i>11,163</i>	<i>800</i>	<i>7.7%</i>
<i>Anoka County</i>	<i>106,428</i>	<i>133,879</i>	<i>140,873</i>	<i>145,771</i>	<i>4,898</i>	<i>3.5%</i>
<i>Twin Cities Metro Area</i>	<i>1,117,749</i>	<i>1,239,526</i>	<i>1,288,806</i>	<i>1,325,145</i>	<i>36,339</i>	<i>2.8%</i>

Sources: ESRI; Census Bureau; Viewpoint Consulting Group, Inc.

Table 3
Household Incomes by Age of Householder
Primary Market Area
2025 and 2030

2025 Households by Age			
Income	55 - 64	65-74	75+
<\$15,000	94	99	76
\$15,000 to \$24,999	48	41	71
\$25,000 to \$34,999	50	56	85
\$35,000 to \$49,999	151	204	213
\$50,000 to \$74,999	263	333	271
\$75,000 to \$99,999	273	222	70
\$100,000 to \$149,999	606	329	106
\$150,000 to \$199,999	556	259	118
\$200,000+	411	192	39
Total	2,452	1,735	1,049
Median HH Income	\$123,084	\$88,504	\$55,044
<i>Ramsey Median HH Income</i>	<i>\$117,649</i>	<i>\$85,082</i>	<i>\$55,330</i>
<i>Anoka County Median HH Income</i>	<i>\$106,798</i>	<i>\$77,106</i>	<i>\$49,941</i>
<i>Twin Cities Metro Median HH Income</i>	<i>\$114,223</i>	<i>\$81,169</i>	<i>\$53,245</i>
2030 Households by Age			
Income	55 - 64	65-74	75+
<\$15,000	71	91	100
\$15,000 to \$24,999	27	40	74
\$25,000 to \$34,999	30	52	84
\$35,000 to \$49,999	108	184	239
\$50,000 to \$74,999	215	344	334
\$75,000 to \$99,999	239	251	98
\$100,000 to \$149,999	576	390	160
\$150,000 to \$199,999	576	351	200
\$200,000+	487	302	75
Total	2,329	2,005	1,364
Median HH Income	\$137,722	\$103,489	\$61,072
<i>Ramsey Median HH Income</i>	<i>\$130,394</i>	<i>\$100,492</i>	<i>\$60,398</i>
<i>Anoka County Median HH Income</i>	<i>\$117,779</i>	<i>\$87,529</i>	<i>\$55,553</i>
<i>Twin Cities Metro Median HH Income</i>	<i>\$130,429</i>	<i>\$94,067</i>	<i>\$61,269</i>
Sources: ESRI; Viewpoint Consulting Group, Inc.			

Table 4
Tenure by Age of Householder
Primary Market Area
2010

Households	Owners		Renters	
	No.	Pct.	No.	Pct.
Age 55 to 64	2,238	92.3%	188	7.7%
Age 65 to 74	1,392	91.9%	122	8.1%
Age 75 to 84	557	87.7%	78	12.3%
Age 85+	68	62.4%	41	37.6%
Total	4,255	90.8%	429	9.2%
Total Age 65+	2,017	89.3%	241	10.7%
Total Age 75+	625	84.0%	119	16.0%
<i>Anoka County</i>		82.1%		
<i>Age 65+</i>		75.7%		24.3%
<i>Age 75+</i>				100.0%
<i>Twin Cities Metro Area</i>				
<i>Age 65+</i>		75.7%		24.3%
<i>Age 75+</i>		69.4%		30.6%
Sources: ESRI; Viewpoint Consulting Group, Inc.				

Table 5
Estimated Home Values
Primary Market Area
2025

	Median Home Value	Average Home Value
PMA	\$399,563	\$439,051
<i>Ramsey</i>	<i>\$388,141</i>	<i>\$422,508</i>
<i>Anoka County</i>	<i>\$378,920</i>	<i>\$409,840</i>
<i>Twin Cities Metro Area</i>	<i>\$419,048</i>	<i>\$488,307</i>
Sources: ESRI; Viewpoint Consulting Group, Inc.		

Senior Housing Supply

Senior Housing Defined

Senior housing encompasses a wide variety of product types. The properties that include the lowest level of services are **adult** properties, which offer virtually no support services or health care, but restrict tenancy to those age 55 and over. Adult properties can be rental or owner-occupied (attached or detached townhomes, condominiums and cooperatives). Congregate properties, better known as **independent living**, offer support services such as meals and housekeeping. These services are either included in the rent or offered a-la-carte so that residents can choose whether or not to pay for them. Independent living projects attract an older and frailer senior population than adult properties (generally seniors age 75 and over).

The most service-intensive housing types are **assisted living**, **memory care**, and **enhanced care suites** as they offer the highest level of services short of a nursing home. Some of the typical services they provide are meals, housekeeping, linen changes, personal laundry, 24-hour emergency response and a wide range of personal-care and therapeutic services. The meals and services are built into the monthly fee, charged through a tiered service package or offered a-la-carte.

Competitive Senior Housing Properties

Table 6 shows the inventory of senior housing properties that would provide competition to a new development on the Site in Ramsey. For each competitive property, Table 6 provides information on location, year built, total number of units, whether or not it is located in the PMA, its distance from the Site, its estimated competitiveness and its total competitive units. The competitive percentage is a measure of draw area overlap and is estimated based on a property's distance from the Site, its location within or near the PMA, its community orientation (i.e., its estimated primary draw area), and unique characteristics of the property. The following are key highlights about the competitive supply.

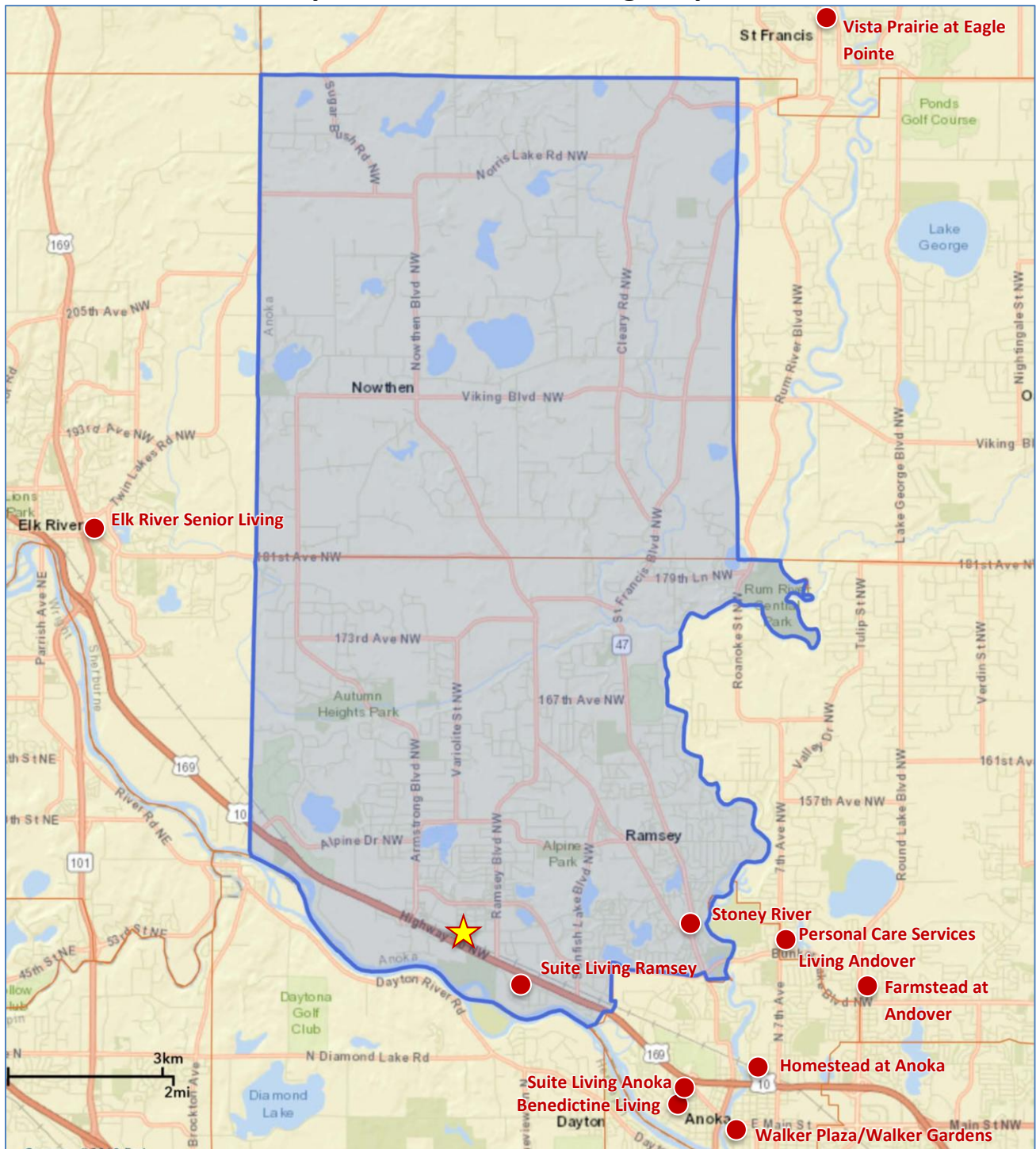
- ▶ A total of ten competitive senior housing with services properties were identified in and near the PMA, most of which contain at least two service levels. Combined, the properties have a total of 948 units. However, only two of the properties are in the PMA (Stoney River and Suite Living) and eight are outside the PMA. The properties outside the PMA are estimated to be 10% to 20% competitive with the Site to account for draw area overlap. Overall, the ten properties supply the PMA with 207 competitive units.
- ▶ The service-level mix of the competitive supply serving the PMA is 50 independent units, 103 assisted living units, and 54 memory care units.

- ▶ Stoney River and Suite Living Ramsey are the only competitive properties in the PMA. Suite Living opened in 2020, 1.1 miles from the Site. It has 18 assisted living and 14 memory care units. Stoney River is 3.1 miles from the subject Site. It was built in 2015 and contains 48 assisted living and 24 memory care units. Accounting for draw area overlap, Suite Living is estimated to be 95% competitive with the Site and Stoney River is estimated to be 85% competitive.
- ▶ The eight competitive properties outside the PMA range in distance of 4.0 miles from the Site (Suite Living Anoka) to 14.8 miles (Vista Prairie at Eagle Pointe in St. Francis). While they are estimated to be only 10% to 20% competitive with the Site, collectively they account for over half of the competitive units serving the PMA. This includes all the competitive independent units, since there are no competitive properties in the PMA that offer this service-level.
- ▶ Six properties provide independent living – all of which are outside the PMA. The closest is Benedictine Living in Anoka, followed by The Plaza – Cityview by Vivie. Combined, they supply the PMA with 50 competitive independent units.
- ▶ Ten properties provide assisted living housing. The closest are Suite Living Ramsey and Stoney River, which are in the PMA, followed by Suite Living Anoka and Benedictine Living, which are outside the PMA in Anoka. Overall, Suite Living and Stoney River account for 56% of the PMA's competitive supply.
- ▶ Nine properties provide memory care housing, including two that are located in the PMA (Suite Living and Stoney River). They account for 63% of the PMA's competitive supply. The other seven properties are only slightly competitive, with each supplying the PMA with just a few competitive units.
- ▶ Most of the competitive properties allow residency to some lower-income seniors who utilize the Elderly Waiver program to pay for services. It is estimated that about 85% of the competitive assisted living and memory care units serving the PMA are occupied by private pay residents and that 15% are occupied by Elderly Wavier residents.
- ▶ Vista Prairie at Eagle Pointe will be the newest competitive property when it opens in late-2025 in St. Francis. It is a 135-unit property that contains independent, assisted living, and memory care housing. It is the farthest competitive property from the Site (14.8 miles) and is estimated to be just 10% competitive when accounting for draw area overlap.
- ▶ Affinity at Ramsey is the newest senior housing development in Ramsey. It is a senior (55+) rental building that does not offer meals or services, and thus its target market is more active than the target market for the subject development. Since there is very little market overlap with the subject development, it would not be directly competitive and thus, its units are not included in Table 6.

Table 6
Competitive Senior Housing Supply
Primary Market Area
November 2025

Property Name	Location	Year Built	Number of Units	In the PMA	Miles from Site	Percent Competitive ¹	Number of Units
Independent Living							
Benedictine Living	Anoka	1988	42	No	4.1	20%	8
The Plaza - Cityview by Vivie	Anoka	1990	102	No	4.6	15%	15
Homestead at Anoka	Anoka	2016	69	No	5.0	15%	10
The Farmstead	Andover	1998	67	No	5.9	10%	7
Elk River Senior Living	Elk River	2018	36	No	8.1	10%	4
Vista Prairie at Eagle Pointe	St. Francis	2025	60	No	14.8	10%	6
Subtotal			376				50
Assisted Living							
Suite Living Ramsey	Ramsey	2020	18	Yes	1.1	95%	17
Stoney River	Ramsey	2015	48	Yes	3.1	85%	41
Suite Living Anoka	Anoka	2021	18	No	4.0	20%	4
Benedictine Living	Anoka	1988	42	No	4.1	20%	8
Personal Care Senior Living	Andover	2023	18	No	4.6	20%	4
The Plaza - Gardens by Vivie	Anoka	2016	44	No	4.6	15%	7
Homestead at Anoka	Anoka	2013	59	No	5.0	15%	9
The Farmstead	Andover	1998	51	No	5.9	10%	5
Elk River Senior Living	Elk River	2018	40	No	8.1	10%	4
Vista Prairie at Eagle Pointe	St. Francis	2025	51	No	14.8	10%	5
Subtotal			389				103
Memory Care							
Suite Living Ramsey	Ramsey	2020	14	Yes	1.1	95%	13
Stoney River	Ramsey	2015	24	Yes	3.1	85%	20
Suite Living Anoka	Anoka	2021	14	No	4.0	20%	3
Personal Care Senior Living	Andover	2023	14	No	4.6	20%	3
The Plaza - Gardens by Vivie	Anoka	2016	28	No	4.6	15%	4
Homestead at Anoka	Anoka	2013	24	No	5.0	15%	4
The Farmstead	Andover	1998	17	No	5.9	10%	2
Elk River Senior Living	Elk River	2018	24	No	8.1	10%	2
Vista Prairie at Eagle Pointe	St. Francis	2025	24	No	14.8	10%	2
Subtotal			183				54
¹ Percent Competitive is estimated by the researcher based on the competitive property's distance from the subject Site, location within/near the PMA, its community orientation, and specific characteristics unique to the property.							
Source: Viewpoint Consulting Group, Inc.							

Competitive Senior Housing Properties



Planned and Proposed Senior Housing Developments

One new senior housing property was identified in the development pipeline that will increase the future competitive supply. Vista Prairie at Eagle Pointe is located in St. Francis about 15 miles from the Site, outside the PMA (See Table 6). It is scheduled to open in late 2025 with 60 independent units, 43 assisted living units, 24 memory care units, and eight care assisted living units. As discussed on Page 10, it is estimated to be 10% competitive with the Site based on draw area overlap. Thus, 14 of its units are subtracted from demand calculations for both 2025 and 2030 presented later in this assessment.

Also in Ramsey, Presbyterian Homes and services received city approvals in 2024 for Haviland Fields. Haviland Fields is located at 14501 Nowthen Boulevard and would consist of a 280-unit apartment building for residents of all ages plus a 160-unit active adult (55+) apartment building. The active adult building would not offer meals or services and instead would be marketed to younger, more active seniors (such as Affinity at Ramsey). Thus, Haviland Fields would not be competitive with the subject development and its units are not subtracted from demand calculations presented later in this assessment.

Senior Housing Demand Calculations

Tables 7 through 11 provide demand calculations for the number of independent living, assisted living, and memory care units that can be supported in the PMA in 2025 and 2030, along with an estimate on the number of units that can be supported on the Site in Ramsey. Demand for assisted living and memory care housing is calculated for market rate (“private pay”) and Elderly Waiver units.

The Elderly Waiver program funds home-and community-based services for people ages 65 and older with an annual income below \$15,660 (singles) and assets below \$3,000 and require the level of care provided in a nursing home but choose to reside in the community. Single seniors with incomes above the limit are still eligible for the program with a spenddown. The Elderly Waiver cost for an individual cannot be greater than the estimated nursing home cost for that same individual.

Independent Senior Living

As shown in Table 7, unmet demand for independent living housing on the Site in Ramsey is calculated for 130 units in 2030. The points below summarize the demand methodology.

The target market for independent living housing is senior households age 75+ with incomes of \$55,000 or more plus homeowners with incomes below \$55,000 who would qualify with the proceeds from a home sale. There would also be some limited demand from seniors under age 75. These seniors are the “age/income-qualified base.” A capture rate – or “penetration rate” – is applied to the income-qualified base of younger and older seniors. The penetration rates are based on the penetration rates being achieved for independent living across the Twin Cities Metro Area. Applying the penetration rates to the age/income-qualified base results in demand for 143 independent units in 2025, growing to 185 units in 2030.

It is estimated that seniors currently residing outside the PMA will generate 30% of the total demand for independent senior housing. This demand from outside the PMA increases total demand to 204 units in 2025 and 264 units in 2030. This demand from outside the PMA will consist primarily of parents of adult children living in the local area.

The number of existing competitive units (minus a 5% vacancy factor) is subtracted from the total demand resulting in unmet demand for 157 units in the PMA in 2025. No pending developments that would increase the competitive supply of independent living in the PMA were identified. Subtracting existing units from 2030 total demand results in unmet demand potential in the PMA for 216 units in 2030.

No single location or development can capture all the demand in a PMA. Based on the geographic size of the PMA and the Site’s location within the PMA, it is estimated that the Site can capture 60% of the unmet demand potential. This results in unmet demand on the Site for 94 independent living units in 2025 increasing to 130 units in 2030.

Table 7
Independent Senior Housing Demand Calculation
Primary Market Area
2025 and 2030

	2025	2030
A 65 to 74 Households in the PMA	1,735	2,005
B Percent income-qualified	83%	83%
C Potential penetration rate of independent living housing	1.0%	1.0%
D Income-qualified 65-74 households in the PMA (A x B x C)	14	17
E 75+ Households in the PMA	1,049	1,364
F Percent income-qualified	68%	69%
G Potential penetration rate of independent living housing	18%	18%
H Income-qualified 75+ households in the PMA (E x F x G)	129	168
I Total demand for independent housing from the PMA (D + H)	143	185
J Estimated percent of demand from outside the PMA	30%	30%
K Total demand for independent living units in the PMA (I / (1- J))	204	264
L Competitive independent living supply*	48	48
M Unmet independent living demand in the PMA (K - L)	157	216
N Estimated percent of unmet demand capturable by Site	60%	60%
O Independent living demand on the Site (M x N)	94	130
* Competitive units minus a 5% vacancy factor.		
Source: Viewpoint Consulting Group, Inc.		

Market Rate Assisted Living

As shown in Table 8, unmet assisted living demand on the Site in Ramsey has been calculated for 62 units in 2030. This demand is for market rate (or “private pay”) units and does not include additional demand from lower-income seniors who could utilize the Elderly Waiver program to pay for services. The points listed below summarize the demand methodology.

The primary market for assisted living housing in the PMA is seniors aged 75 and over needing assistance with Activities of Daily Living (ADLs). Based on data from the Health and Aging Chartbook that was conducted by the Centers for Disease Control and Prevention and the National Center for Health Statistics, the percentage of seniors unable to perform, or having difficulty with, ADLs ranges from 12.5% of seniors ages 75 to 79 to 22.5% of seniors ages 80 to 84 and 40% of seniors ages 85 and over. Applying these percentages to the senior population in the PMA results in the total age-qualified population needing assistance with ADLs.

To afford market rents, these seniors will generally need incomes of at least \$70,000 or have assets available through the proceeds received from the sale of their home. Overall, it is calculated that approximately 65% of the senior population in the PMA in 2025 is income-qualified for market rate assisted living housing.

An estimated 40% of the age/income-qualified seniors needing assistance will need/choose assisted living housing. The remaining 60% will be able to remain in their homes by receiving home health care services or will live in other less service-intensive senior housing. This percentage also takes into account that many seniors are not living alone and will be able to remain in their existing homes with assistance from their spouse/partner.

Seniors who currently reside outside the PMA will generate an estimated 30% of the demand for assisted living senior housing – increasing total demand in the PMA to 133 units in 2025 growing to 187 units in 2030.

The next step in calculating demand is to subtract competitive supply from total PMA demand. A total of 103 competitive units were identified in Table 6. Subtracting these competitive units (minus 15% estimated to be occupied by Elderly Waiver residents and a 5% vacancy factor) from total demand results in the unmet demand for 50 assisted living units in the PMA in 2025. No pending developments that would increase the competitive supply of independent living in the PMA were identified. Unmet demand is calculated for 104 units in the PMA in 2030.

Again, no single site can capture all the demand in a PMA. It is estimated that the Site in Ramsey can capture 60% of the unmet demand potential in the PMA. This results in unmet demand on the Site for 30 market rate assisted living units in 2025 increasing to 62 units in 2030.

Table 8
Market Rate Assisted Living Demand Calculation
Primary Market Area
2025 and 2030

	2025	2030
A 75 to 79 Population in the PMA	987	1,144
B Percent needing ADL assistance	12.5%	12.5%
C Estimated population needing ADL assistance (A x B)	123	143
D 80 to 84 Population in the PMA	552	774
E Percent needing ADL assistance	22.5%	22.5%
F Estimated population needing ADL assistance (D x E)	124	174
G 85+ Population in the PMA	274	457
H Percent needing ADL assistance	40.0%	40.0%
I Estimated population needing ADL assistance (G x H)	110	183
J Total 75+ population needing ADL assistance (C + F + I)	357	500
K Percent of PMA population income-qualified	65.2%	65.6%
L Total income-qualified population needing ADL assistance (J x K)	233	328
M Potential penetration rate of assisted living housing	40%	40%
N Total demand for assisted living units (L x M)	93	131
O Estimated percent of demand from outside the PMA	30%	30%
P Total demand for assisted living units in the PMA (N / (1-O))	133	187
Q Competitive assisted living supply*	83	83
R Unmet assisted living demand in the PMA (P - Q)	50	104
S Estimated percent of demand capturable by the Site	60%	60%
T Assisted living demand at the Site (R x S)	30	62
* Competitive units minus 15% estimated to be occupied by Elderly Waiver residents and a 5% vacancy factor.		
Source: Viewpoint Consulting Group, Inc.		

Elderly Waiver Assisted Living Demand

The calculation of unmet demand for Elderly Waiver assisted living units is shown in Table 9. The methodology to calculate unmet demand for Elderly Waiver assisted living is the same as for market rate assisted living, with the exception being the income-qualified calculation. The following paragraphs summarize the demand methodology.

Like market rate, the primary market for Elderly Waiver assisted living housing is seniors ages 75 and over needing assistance with activities of daily living (ADLs). Applying the percentages of seniors unable to perform or having difficulty with ADLs to the senior population in the PMA results in the total age-qualified population needing assistance with ADLs.

The income-qualified base is seniors with incomes below \$50,000 who are not homeowners. It is estimated that \$50,000 is about the maximum income to qualify for the program with a spenddown. About 32% of the senior population in the PMA is income-qualified for Elderly Waiver assisted living housing in 2025.

An estimated 40% of the age/income-qualified market needing assistance with daily living will choose assisted living housing. Applying a penetration rate of 40% to the age/income-qualified base needing assistance results in demand for 46 Elderly Waiver units in the PMA in 2025.

Seniors who currently reside outside the PMA will generate an estimated 30% of the demand for assisted living senior housing – increasing total demand in the PMA to 66 Elderly Waiver units in 2025 growing to 92 units in 2030.

The next step in calculating demand is to subtract competitive supply from total PMA demand. A total of 103 competitive units were identified in Table 6. An estimated 15% of the units in the PMA are occupied by Elderly Waiver residents. Subtracting 15% of the units that are estimated to be Elderly Waiver, minus a 5% vacancy factor, from total demand results unmet demand for 51 units in the PMA in 2025, growing to 77 units in 2030.

It is estimated that the Site in Ramsey can capture 60% of the unmet demand potential in the PMA. This results in unmet demand on the Site for 31 Elderly Waiver assisted living units in 2025 increasing to 46 units in 2030.

Table 9
Elderly Waiver Assisted Living Demand Calculation
Primary Market Area
2025 and 2030

	2025	2030
A 75 to 79 Population in the PMA	987	1,144
B Percent needing ADL assistance	12.5%	12.5%
C Estimated population needing ADL assistance (A x B)	123	143
D 80 to 84 Population in the PMA	552	774
E Percent needing ADL assistance	22.5%	22.5%
F Estimated population needing ADL assistance (D x E)	124	174
G 85+ Population in the PMA	274	457
H Percent needing ADL assistance	40.0%	40.0%
I Estimated population needing ADL assistance (G x H)	110	183
J Total 75+ population needing ADL assistance (C + F + I)	357	500
K Percent of PMA population income-qualified	32.3%	32.3%
L Total income-qualified population needing ADL assistance (J x K)	115	161
M Potential penetration rate of assisted living housing	40%	40%
N Total demand for assisted living units (L x M)	46	65
O Estimated percent of demand from outside the PMA	30%	30%
P Total demand for assisted living units in the PMA (N / (1-O))	66	92
Q Competitive assisted living supply	15	15
R Unmet assisted living demand in the PMA (P - Q)	51	77
S Estimated percent of demand capturable by Site	60%	60%
T Elderly Waiver assisted living demand on the Site (R x S)	31	46
* 15% of the competitive units that are estimated to be occupied by Elderly Waiver residents, minus a 5% vacancy factor.		
Source: Viewpoint Consulting Group, Inc.		

Market Rate Memory Care

Table 10 calculates unmet memory care demand on the Site in Ramsey for 47 units in 2030. Like assisted living, this demand is for market rate units and does not include additional demand from lower-income seniors who could utilize the Elderly Waiver program to pay for services. The following points summarize the demand methodology.

Demand is calculated by multiplying the PMA age 65+ population in 2025 and 2030 by the incidence rate of Alzheimer's/dementia (based on data from the Alzheimer's Association: Alzheimer's Disease Facts & Figures). An estimated 449 seniors living in the PMA as of 2025 have memory impairment.

Due to the high cost of memory care housing, the income needed to afford market rate memory care is much higher than independent and assisted living housing. To afford memory care rents, seniors will generally need incomes of at least \$105,000 or have assets available, such as the proceeds received from the sale of a home. Overall, it is calculated that 48% of the senior population in the PMA in 2025 is income-qualified for market rate memory care housing (with about half of the income-qualified seniors being homeowners with incomes below \$105,000).

The majority of seniors with dementia are able to live independently with the assistance of a caregiver, while those in the latter stages of dementia require intensive medical care that is only available in skilled nursing facilities. Some also choose other types of housing like adult foster care. An estimated 30% of age/income-qualified people with memory impairment constitute the market for memory care housing.

An estimated 30% of the demand for memory care housing would come from seniors residing outside of the PMA. This additional demand brings the total demand within the PMA to 91 units in 2025 growing to 121 units in 2030.

The competitive supply is then subtracted from the total demand to reveal unmet demand. A total of 54 competitive units were identified serving the PMA. Subtracting these competitive units (minus 15% estimated to be occupied by Elderly Waiver residents and a 5% vacancy factor) results in unmet demand for 48 memory care units in 2025. No pending memory care developments in or near the PMA that will increase the competitive supply were identified. Subtracting the existing competitive units from the total demand results in unmet demand for 78 units in the PMA in 2030.

It is estimated that the Site in Ramsey can capture 60% of the unmet demand potential in the PMA. This results in unmet demand on the Site for 29 units in 2025, growing to 47 units in 2030.

Table 10
Market Rate Memory Care Housing Demand Calculation
Primary Market Area
2025 and 2030

	2025	2030
A 65 to 75 Population	3,086	3,584
B Dementia incidence rate	5.0%	5.0%
C Estimated population with Dementia (A x B)	154	179
D 75 to 84 Population	1,539	1,918
E Dementia incidence rate	13.2%	13.2%
F Estimated population with Dementia (D x E)	203	253
G 85+ Population	274	457
H Dementia incidence rate	33.4%	33.4%
I Estimated population with Dementia (G x H)	92	153
J Total population with Dementia (C + F + I)	449	585
K Percent of population income-qualified	47.4%	48.3%
L Total income-qualified population needing assistance (J x K)	213	282
M Potential penetration rate of specialized memory care housing	30%	30%
N Total demand for memory care units (L x M)	64	85
O Estimated percent of demand from outside the PMA	30%	30%
P Total demand for memory care units in the PMA (N / (1 - O))	91	121
Q Competitive memory care supply*	43	43
R Unmet memory care demand in the PMA (P - Q)	48	78
S Estimated % of unmet demand capturable by Site	60%	60%
T Memory care demand at the Site (R x S)	29	47
* Competitive units minus 15% estimated to be occupied by Elderly Waiver residents and a 5% vacancy factor.		
Source: Viewpoint Consulting Group, Inc.		

Elderly Waiver Memory Care

The calculation of unmet demand for Elderly Waiver memory care units is shown in Table 11. The methodology to calculate unmet demand for Elderly Waiver memory care is the same as for market rate memory care, with the exception being the income-qualified calculation. The income-qualified base is the same as for assisted living – seniors with incomes below about \$50,000, or the maximum income to qualify with a spenddown.

An estimated 449 seniors living in the PMA as of 2025 had a memory impairment. An estimated 32% are income-qualified for the Elderly Waiver program, or 145 seniors in 2025. It is estimated that 30% of the qualified population are a market for memory care housing. This results in demand for 43 Elderly Waiver memory care units in the PMA in 2025.

An estimated 30% of the demand for Elderly Waiver memory care housing would come from seniors residing outside of the PMA. This additional demand brings the total demand within the PMA to 62 units in 2025 growing to 81 units in 2030.

The next step in calculating demand is to subtract competitive supply from total PMA demand. A total of 54 competitive units were identified in Table 6. An estimated 15% of the units in the PMA are occupied by Elderly Waiver residents. Subtracting 15% of the units that are estimated to be Elderly Waiver, minus a 5% vacancy factor, from total demand results unmet demand for 54 units in the PMA in 2025, growing to 73 units in 2030.

It is estimated that the Site in Ramsey can capture 60% of the unmet Elderly Waiver demand potential in the PMA. This results in unmet demand on the Site for 33 Elderly Waiver memory care units in 2025 increasing to 44 units in 2030.

Table 11
Elderly Waiver Memory Care Housing Demand Calculation
Primary Market Area
2025 and 2030

	2025	2030
A 65 to 75 Population	3,086	3,584
B Dementia incidence rate	5.0%	5.0%
C Estimated population with Dementia (A x B)	154	179
D 75 to 84 Population	1,539	1,918
E Dementia incidence rate	13.2%	13.2%
F Estimated population with Dementia (D x E)	203	253
G 85+ Population	274	457
H Dementia incidence rate	33.4%	33.4%
I Estimated population with Dementia (G x H)	92	153
J Total population with Dementia (C + F + I)	449	585
K Percent of population income-qualified	32.3%	32.3%
L Total income-qualified population needing assistance (J x K)	145	189
M Potential penetration rate of specialized memory care housing	30%	30%
N Total demand for memory care units (L x M)	43	57
O Estimated percent of demand from outside the PMA	30%	30%
P Total demand for memory care units in the PMA (N / (1 - O))	62	81
Q Competitive memory care supply*	8	8
R Unmet memory care demand in the PMA (P - Q)	54	73
S Percent of unmet demand capturable by Site	60%	60%
T Elderly Waiver memory care demand at the Site (R x S)	33	44
* 15% of the competitive units in Table 6 estimated to be occupied by Elderly Waiver residents, minus a 5% vacancy factor.		
Source: Viewpoint Consulting Group, Inc.		

Demand Summary

With a growing senior population in the PMA (+31% from 2025 to 2030), additional senior housing units are likely to be needed in Ramsey. The demand calculations for senior housing are summarized in Table 12. Total market rate demand in the PMA for the three service levels of housing is projected to be 573 units in 2030, up from 429 units in 2025 (+34%). After subtracting competitive supply, unmet demand in the PMA for the three service levels combined is calculated for 254 units currently, increasing to 398 units in 2030.

No one location or property can capture all the demand in a PMA. It is estimated that the subject Site in Ramsey can capture 60% of the PMA demand. In 2030, this equates to potential on the Site for 130 independent units, 62 assisted living units, and 47 memory care units, for a total of 239 units. In addition to market rate units, demand is also projected on the Site for 90 Elderly Waiver assisted living and memory care units in 2030.

Table 12
Summary of Demand Calculations
Primary Market Area, 2025 to 2030

	Total PMA Demand	Competitive Supply	Unmet PMA Demand	Unmet Demand at Site
2025				
<u>Market Rate</u>				
Independent	204	48	157	94
Assisted Living	133	83	50	30
Memory Care	91	43	48	29
Total	429	174	254	153
<u>Elderly Waiver</u>				
Assisted Living	66	15	51	31
Memory Care	62	8	54	33
Total	128	22	106	63
2030				
<u>Market Rate</u>				
Independent	264	48	216	130
Assisted Living	187	83	104	62
Memory Care	121	43	78	47
Total	573	174	398	239
<u>Elderly Waiver</u>				
Assisted Living	92	15	77	46
Memory Care	81	8	73	44
Total	173	22	151	90
Source: Viewpoint Consulting Group, Inc.				

MEMORANDUM

TO: Sean Sullivan, City of Ramsey
 FROM: Jason Aarsvold, Ehlers
 DATE: May 6, 2026
 SUBJECT: Financial Review – Trident Development

As we understand, the City of Ramsey (the “City”) is considering Tax Increment Financing (“TIF”) assistance for Trident Development (the “Developer”) to construct a 102-unit, mixed-income development with assisted-living and memory care components (the “Project”). The proposed amount of TIF assistance under consideration is approximately \$4.15 million (\$2.35 million present value). Based on current projections, this would take 18 years to repay. This memorandum summarizes our review of the proposed TIF assistance.

The proposed Project includes 102 residential units, 20% of which will be affordable at 50% of Area Median Income (“AMI”), consistent with the requirements for the Project to qualify for a Housing TIF District. The 102 units include studios, one-bedroom units, and two-bedroom units, as well as a mix of assisted living and memory care units. The Developer submitted financial information (the “Pro Forma”) for the Project to Ehlers for review on behalf of the City. The proposed sources and uses of funds for the Project are shown in the table below.

SOURCES			
	Amount	Pct.	Per Unit
First Mortgage	22,610,000	70.0%	221,667
Equity	9,690,000	30.0%	95,000
TOTAL SOURCES	32,300,000	100%	316,667

USES			
	Amount	Pct.	Per Unit
Acquisition Costs	1,715,130	5.3%	16,815
Construction Costs	23,910,314	74.0%	234,415
Professional Services	2,314,822	7.2%	22,694
Financing Costs	959,734	3.0%	9,409
Developer Fee	1,000,000	3.1%	9,804
Cash Accounts/Escrows/Reserves	2,400,000	7.4%	23,529
TOTAL USES	32,300,000	100%	316,667

Financial Analysis

Total Development Cost - The total development cost for the project is \$32.3 million, which is \$316,667 per unit. For projects like this one, total development costs range between \$300,000 and \$350,000 per unit. The projected total development cost for this Project is within an acceptable range.

Debt and Equity – Equity is the consideration (usually cash) that a Developer or investor provides as a *down payment* on the total development cost. For this Project, the Developer is providing 30% equity and financing the remainder with a traditional permanent loan and TIF (TIF is imbedded within the First Mortgage amount). Equity contributions for similar projects range from 20-45%.

Rent, Revenue, and Operating Expenses – Project revenue for an assisted-living and memory care project such as this is comprised of rent and the services provided. The rental component is approximately one-third of the total amount paid by tenants, with services making up the remaining two-thirds. The proposed revenue and operating expenses are in line with other similar projects. To meet Housing TIF District requirements, 20% of the units will be income-verified at or below 50% of AMI.

Land Acquisition Cost – The proposed land cost is \$1,715,130, which is \$16,815 per unit. For a multifamily project, we would expect to see land prices between \$12,000 and \$20,000 per unit. The projected land acquisition cost is within an acceptable range.

Developer Fee – The developer fee is 3.1% of total development costs, which is within the typical range of 3%-5% for a project of this type.

Vacancy – The Developer is assuming 7% vacancy in the current Pro Forma. Ehlers adjusted this to 5% for this analysis which is standard for other projects like this one.

Financial Performance

Ehlers reviews multiple financial performance metrics, including Internal Rate of Return (“IRR”) which is the most appropriate for this type of use. With the Ehlers adjustments to the Pro Forma, the IRR for the project is 11.06% in year 10 without any TIF assistance. If the project receives the proposed TIF assistance, the IRR for the project reaches 13.48%. Developers typically want to see an IRR of between 13%-16% for financial feasibility. The proposed TIF assistance will help the project reach, but not exceed, typical IRR thresholds.

Recommendation

Based on our review of the Developer’s Pro Forma and under current market conditions, the proposed development may not reasonably be expected to occur solely through private investment within the near future. Due to the costs associated with developing the property as assisted-living and memory care housing, this project is only feasible, in part, through public assistance.

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

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 14, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
 Member Nicole Bauer (remote)
 Member Cheryal Hills
 Member Rachal Johnson (remote)
 Member Brittany Lindahl
 Member Chris Riley
 Member Shanna Stewart

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager
 Stephanie Hanson, Community Development Director

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member Lindahl, seconded by Member Riley, to approve the agenda.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Wiyninger	aye

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 9, 2026

Motion by Member Lindahl, seconded by Member Stewart, to approve the April 9, 2026, minutes as presented.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Winyinger	aye

Motion carried.

4. EDA BUSINESS

4.01: Consider Recommendation for Tax Increment Financing Assistance for Trident Development

Economic Development Manager Sullivan presented the staff report.

Roger Fink, Senior Vice President of Trident Development, introduced himself and provided background information on the company. He stated that Trident focuses on multi-family housing, both market-rate apartments and senior living, and provided information on the communities that they have created and continue to own and operate. He stated that their management is handled by LifeSpark, which brings the highest level of care to residents of these communities. He stated that they use Lyon Contracting for construction, noting other complexes within The COR that have also been constructed by Lyon. He commented that Trident has been watching the senior market in the metro for many years, and Ramsey has always been of interest to them. He believed that the timing was right to add more senior housing to this market. He stated that they are considering a continuum of care campus, which includes independent senior living, assisted living, and memory care. He stated that a Preliminary Plat request will come forward to clean up the lot boundaries and create a parcel for the TIF District. He provided additional information on why this number of units is proposed, noting that the property would be staffed 24/7, with a commercial kitchen and dining room, as well as other amenities. He stated that the independent senior living building would be adjacent to the assisted/memory care facility, and the details for that project, including the number of units, are still being finalized. He commented that of the projects they have completed, half of them have received some type of financial assistance through TIF, many of which have involved Ehlers underwriting. He provided information on the proposed timeline for the project, hoping to break ground this fall. He thanked the EDA for considering this application.

Chairperson Winyinger asked if an economic impact study has been done or whether there is an anticipated amount of revenue that would be brought into the community.

Mr. Fink replied that they have done a market study but have not completed an economic impact study.

Jason Aarsvold, Ehlers, presented additional information on the underwriting and analysis completed by Ehlers for this request. He stated that without the tax increment assistance, there would be an internal rate of return of 11 percent, and developers like to see that between 13 and 16 percent. He stated that with the proposed TIF assistance, they would be just under 13.5 percent; therefore, the requested assistance would not unduly enrich the developer.

Economic Development Manager Sullivan stated that he has outlined the next steps and timeline within the packet, if the EDA is comfortable moving forward, and reviewed those.

Chairperson Winyinger stated that it appears that they would create TIF District 20 for the assisted and memory care building, but there would be no TIF for the independent building. He asked if the buildings would be tied together or whether the developer could move forward with one building and not the other.

Economic Development Manager Sullivan replied that they would not require construction of the independent living project that as part of this process. He stated that the developer would be acquiring this site, and in order to generate necessary revenue, they would most likely want to move forward with the independent building in addition to the assisted/memory care building, but that would not be part of a development agreement.

Motion by Member Hills, seconded by Member Lindahl, to recommend to City Council support for the project and provision of \$4,147,000 raw TIF, \$2,350,000 present value to Trident Development as presented.

Further discussion: Member Riley provided additional information on the TIF process discussed by the Council at work session and the recommended shorter period of time.

Member Stewart stated that she was pleased to hear the report from Ehlers, which confirms that this will be a great project.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Winyinger	aye

Motion carried.

6. ADJOURNMENT

Motion by Member Lindahl, seconded by Chairperson Wiyninger, to adjourn the meeting.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Wiyninger	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:53 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.

CC Regular Session**Meeting Date:**

07/14/2026

Primary Strategic Plan Initiative:

Promote economic growth and development.

Title:

Consider Adoption of Resolution #26-158 Approving Purchase Agreement, Right of Re-Entry Agreement, LAHA Funds and Sale of Outlot B, COR Stone Brook Academy Elevate Hope House for Mixed-use Project.

Purpose/Background:

The City Council 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 to 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. This parcel is also known as Parcel 47c.

The purpose of this case is to consider the sale of Outlot B, COR STONE BROOK ACADEMY to Elevate Hope House (EHH), a Minnesota non-profit corporation to build a minimum 8,500 square foot Mixed Used Coffee Shop/ Retail / 3 bedroom affordable apartment. The mission of EHH is to help families move beyond survival by creating pathways toward independence and long-term success. Today, Elevate Hope House operates a growing continuum of housing in Anoka County as evidenced in the attached proposal. The City of Ramsey EDA, and Elevate Hope House have negotiated the attached Term Sheet, PA and Right of Re-Entry for Council review and approval. The site is properly zoned for the proposed use.

Melinda McDermott, President of Elevate Hope House will be at the City Council meeting to provide additional information about Elevate Hope House and to answer questions the City Council might have.

Notification:

A Sales Ordinance has been adopted for the sale of this parcel. A Business Subsidy Public Hearing is not required as this project is a housing project. No further notifications are required.

Time Frame/Observations/Alternatives:

Staff has been working with Elevate Hope House this spring to bring a mixed-use project similar to the one Storyteller Cafe proposed on the same lot in the COR. The mixed-use coffee shop/event space and affordable apartments should fit nicely on the proposed site. Elevate Hope House has a track record of success here in Anoka County, and they are trying to expand their footprint here in Ramsey. The proposed use is permitted within the COR zoning district.

Use of Local Affordable Housing Aid (LAHA) is being proposed to help finance the project. If the project and proposed financing structure is approved by the City Council, an additional agreement relating to the LAHA funding and reporting requirement for the affordable housing apartment units will need to be reviewed and approved by the City Council. The City currently has 435K in LAHA funds available and has previously directed staff, through work session consensus, to develop some loan/grant programs to use the funds on eligible projects targeting single-family home improvements and health and safety improvements that qualify for the LAHA Funds. The use of the 250k in LAHA funds being proposed in this case is not consistent with the new programs being created, but the use of the funds being proposed is permitted. The City Council is scheduled to meet in work session prior to the July 14th City Council Meeting to review the request by Elevate Hope House and to determine if the proposed use of funds would be supported by the City Council. Specifically, 55K in LAHA will be used toward their purchase price and an additional 195k committed to costs related to the construction of affordable housing meeting the 40% of 60% AMI requirements. EHH asked for 300k in LAHA funds but the amount being proposed and recommended by the EDA to Council is 250k. Staff negotiated a lower amount based on funds availability and the establishment of new loan programs. If LAHA Funds are approved, a separate agreement will need to be drafted outlining the terms and conditions of the use of the funds and requirements to report annually on the required affordable housing components.

Key Terms

Real Estate	Tax ID Number: 28-32-25-31-0023. Outlot B, COR Stone Brook Academy (Parcel 47c)
Acreeage	Approximately 0.52 acres or 22,651 SF
Buyer	Elevate Hope House, A Minnesota Nonprofit Corporation
Asking Price	\$149,500 (\$6.50 / SF)

Offer Price \$85,000 (\$3.75 / SF)

- \$30,000 Cash from Developer - \$55,000 from Ramsey LAHA

Earnest Money \$20,000 Non-refundable upon Notice to Proceed being executed.

Inspection Period 180 days from Effective Date (Date City Council approves) (city requires plat/ site plan approval before sale).

Closing Within 30 days of Notice to Proceed.

Commission This was a City generated lead for City property. Per the terms of the listing agreement, the City will pay 0% of gross sales price to CBRE.

Extensions to Close Developer will deposit \$5,000 in escrow for each 60 day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.

City take care of Provide existing ALTA Survey and updated Title Work. The Developer will contract to plat the property as part of the site plan process. City to provide \$55,000 in LAHA Funding to Purchase price. City to Provide \$195,000 in City LAHA Funding for project costs related to the construction of up to 3 units of affordable housing and related costs that serves households between 40%-60% AMI. Developer agrees to commit to at least one 2-bedroom unit meets the 40% threshold and to report compliance as required by law and the City of Ramsey.

Performance City to require construction of a minimum 8,500 SF commercial/residential mixed-use building compliant with COR Zoning requirements and obtain a Certificate of Occupancy one year after Closing for one residential apartment unit and the retail restaurant/coffee space on the first floor. The two remaining upstairs apartment units will be issued a C/O on or before 24 months from the closing date. If this is not done, the City may exercise remedies in the Right of Re-Entry Agreement.

Assignment Requires city approval if not same owners / company.

Contingencies Securing \$250,000 in LAHA Funding from City of Ramsey.

Review

EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry/LAHA Agreement

Planning Commission (Todd/Staff): Land Use, Development Agreement, Site Plan, Plat

City Council: Final Approval on both items

The City has also received nine letters of support for the Elevate Hope House project. (Attached) The EDA also received testimonials and supportive comments at the EDA meeting on June 11, 2026. (Included in attached draft Minutes)

Alternatives:

- 1) Approval of Purchase Agreement, Right of Re-Entry Agreement, LAHA (250k) and Sale of City Land to Elevate Hope House for Mixed-use Project (as presented); Subject to City Attorney review.
- 2) Approval of Purchase Agreement, Right of Re-Entry Agreement, LAHA (250k) and Sale of City Land to Elevate Hope House for Mixed-use Project (with changes); Subject to City Attorney review.
- 3) Approval of Purchase Agreement, Right of Re-Entry Agreement, and Sale of City Land to Elevate Hope House for Mixed-use Project (as presented); Subject to City Attorney review.
- 4) Approval of Purchase Agreement, Right of Re-Entry Agreement, and Sale of City Land to Elevate Hope House for Mixed-use Project (with changes); Subject to City Attorney review.
- 3) Something else.

Funding Source:

LAHA Funds

Recommendation:

Based on July 14, 2026 work session discussion.

The EDA met on June 11, 2026 and passed a motion to recommend to the City Council approval of Purchase Agreement, Right of Re-Entry Agreement, LAHA (250k) and Sale of City Land to Elevate Hope House for Mixed-use Project (as presented); Subject to City Attorney review.

Outcome/Action:

Motion to adopt Resolution #26-158 Approving Purchase Agreement, Right of Re-Entry Agreement, LAHA Funds and Sale of Outlot B, COR Stone Brook Academy Elevate Hope House (as presented); Subject to City Attorney review.

Attachments

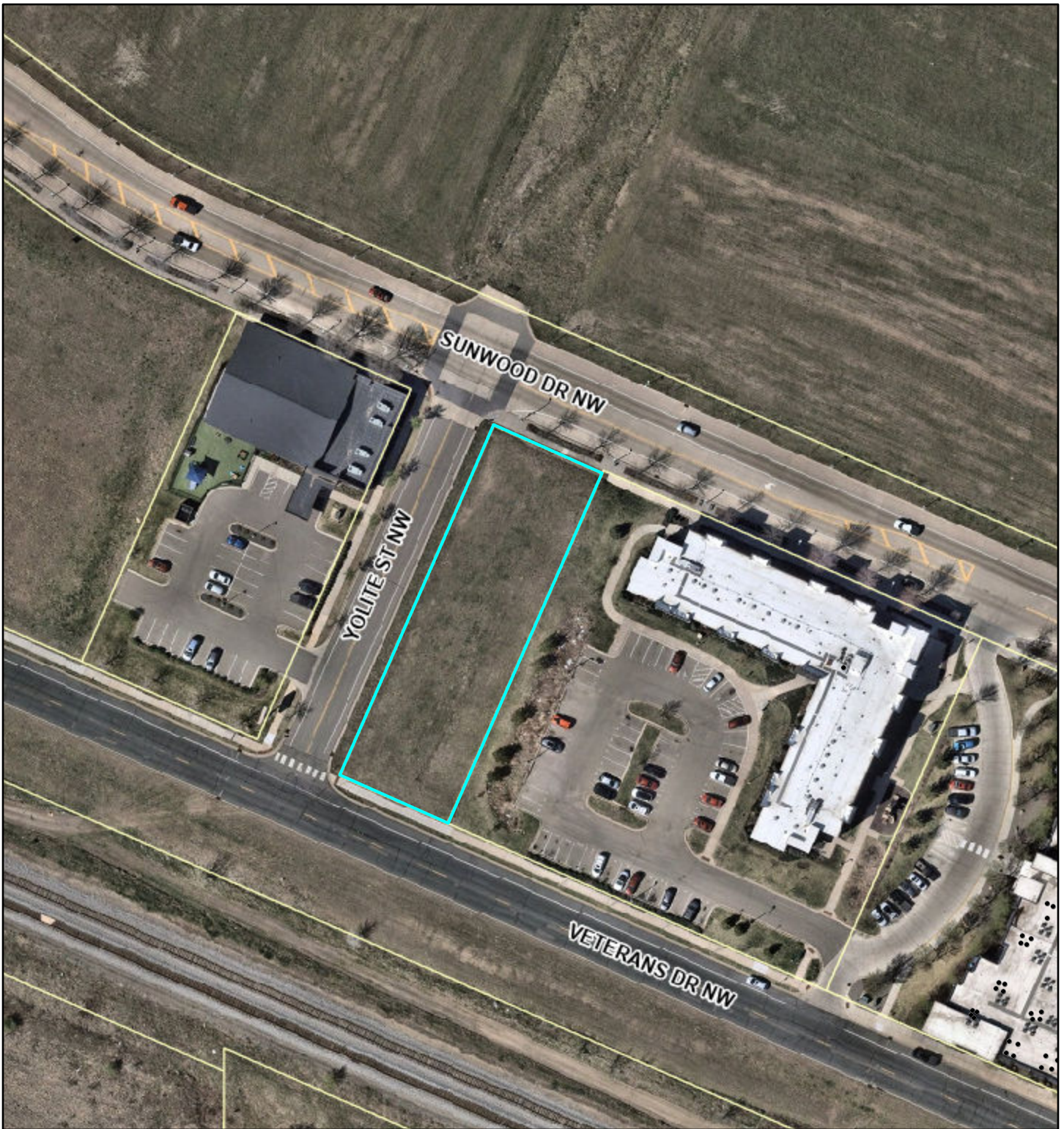
Site Location Map

ACTION - Resolution #26-158
ACTION - Purchase Agreement with EHH
ACTION - Right of Re-Entry Agreement EHH
ACTION - Term Sheet EHH
Original Proposal
Site Plan Concept
Proposal Supplement
Architect Feasibility letter
REFERENCE - DRAFT EDA MINUTES FROM 6-11-26
Letters of Support for EHH

Form Review

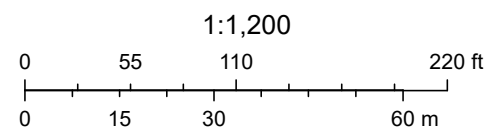
Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	07/09/2026 10:39 AM
Form Started By: Sean Sullivan		Started On: 06/29/2026 09:57 AM
Final Approval Date: 07/09/2026		

Site Location Map - Elevate Hope House



6/4/2026, 12:59:54 PM

- Multi-units



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

RESOLUTION #26-158

RESOLUTION APPROVING PURCHASE AGREEMENT, RIGHT OF RE-ENTRY AGREEMENT, LAHA AND SALE OF OUTLOT B, COR STONE BROOK ACADEMY TO ELEVATE HOPE HOUSE

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

WHEREAS, the City negotiated the terms of Purchase Agreement for the sale of the parcel legally described on **Exhibit A** (“the Property”), with Elevate Hope House, a Minnesota Non-Profit Corporation (the “Buyer”); and

WHEREAS, the City and Buyer have negotiated a Purchase Price of \$85,000 (\$3.75 per square foot) on +/- 0.52 acres (22,651 square feet) for the Property referenced in the Purchase Agreement; and

WHEREAS, the City hereby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold as referenced in Sales Ordinance 15-05; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction to ensure development of the approximately 8,500 square foot two story Café/Coffee Shop and three apartments; and

WHEREAS, the Ramsey EDA met on June 11, 2026 and recommended the sale and development of the Property to Elevate Hope House a Minnesota Non-profit Corporation which includes \$250,000 in LAHA funds to subsidize the purchase price and construction of three affordable housing units; and

WHEREAS, Provision of LAHA funds will require an additional development agreement binding the Buyer to construct three housing units and to report annual compliance meeting the 40%-60% AMI criteria; and

WHEREAS, Elevate Hope House, a Minnesota Non-profit Corporation is in Good Standing with the Secretary of State of Minnesota as of July 8, 2026.

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

- 1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

- 2) That the City hereby authorizes the sale of the Property to Elevate Hope House, a Minnesota Non-profit Corporation for \$85,000 (\$3.75 per square foot) on +/- 0.52 acres (22,651 square feet) for the construction of a mixed-use development of an approximately 8,500 square foot two story Café/Coffee Shop and three affordable apartments.
- 3) That the City authorizes execution of the Purchase Agreement and Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.
- 4) That the City Approves the provision of \$250,000 in LAHA funds to Elevate Hope House for the purchase of the Property and the construction of three affordable apartments compliant with requirements of LAHA funds usage and directs staff to draft a Development Agreement for the use of those funds.
- 5) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of July, 2026.

Mayor

ATTEST:

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

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

PID Number: 28-32-25-31-0023

To be platted as T.B.D.

(the “Property”)

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Elevate Hope House**, 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 _____ (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 \$85,000 (the “Purchase Price”).
4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of \$20,000.00 (the “Earnest Money”) with Registered Abstracters, or another title company mutually agreeable to Buyer and Seller (“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 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 and a copy of the Plat named COR Stone Brook Academy. 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 Date to be inserted based on 180 days from Effective Date (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@cityoframseymn.gov

Buyer: Elevate Hope House
Melinda M. McDermott
2168 7th Avenue
Unit #845
Anoka, MN 55303
Email: melinda@elevatehopehouse.org

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 (\$5,000.00) earnest money with Escrow Agent for each extension. Each \$5,000 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. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party.

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 8,500 SF commercial/residential mixed-use building with first floor coffee shop/café and one second floor apartment complete, compliant with COR Zoning requirements to be further defined by an approved Site Plan. Within two years from the Closing Date, Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a minimum 8,500 SF commercial/residential mixed-use building with first floor coffee shop/café and two more second floor apartments complete, 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 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.
- 31. CONTINGENCIES.** Execution of a Development Agreement between Buyer and Seller for use of \$250,000 in LAHA Funds for the construction of affordable housing units on the Property.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____
Ryan Heineman, Mayor

Dated: _____, 2026

By: _____
Brian Hagen, City Administrator

Dated: _____, 2026

BUYER: ELEVATE HOPE HOUSE

By: _____
Melinda McDermott, President

Dated: _____, 2026

Exhibit A

Legal Description

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

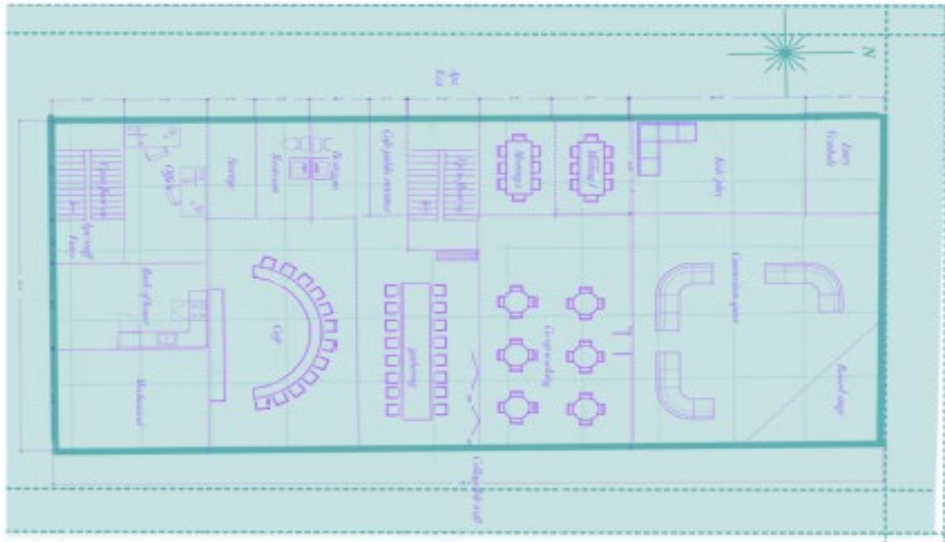
To be platted as: T.B.D. Anoka County, Minnesota

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

Exhibit B
Concept Plan

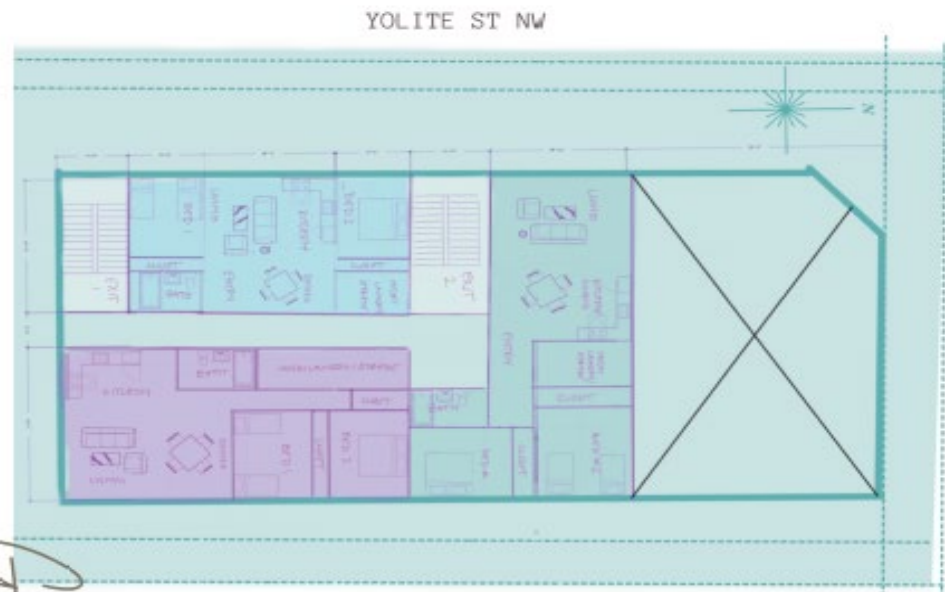
Floor 1

SUNWOOD DR NW



Floor 2

SUNWOOD DR NW



Gather
Tea, Coffee,
Community.

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 20__, by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Elevate Hope House**, 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 **Elevate Hope House**, a Minnesota Nonprofit Corporation, with an Effective Date of _____ **2026**, 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:

- a. Buyer must obtain a certificate of occupancy from the City of Ramsey, for the project described below by (INSERT DATE 1 YEAR AFTER CLOSING DATE).

Project Description:

- i. **Elevate Hope House** Site Plan, approved by the City of Ramsey on _____ by Resolution __-__;
 - ii. **Elevate Hope House** Development Agreement, approved by the City of Ramsey on _____ by Resolution __-__.
3. Seller may impose a penalty of \$50,000.00 against the Property if the certificate of occupancy is not obtained, from the City of Ramsey for a minimum 8,500 SF commercial/residential mixed-use building with first floor coffee shop/café and one second floor apartment complete, compliant with COR Zoning requirements to be further defined by an approved Site Plan, pursuant to the deadline set forth above. Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a minimum 8,500 SF commercial/residential mixed-use building with first floor coffee shop/café and two more second floor apartments complete, compliant with COR Zoning requirements to be further defined by an approved Site Plan by **(INSERT DATE 2 Years After Closing)**. 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.

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 202_,
by Ryan Heineman and Brian Hagen 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.

Notary Public

Elevate Hope House, a Minnesota Nonprofit Corporation

By: _____
Melinda M. McDermott, President

This instrument was acknowledged before me on _____, 202__, by
Melinda M. McDermott, President of Elevate Hope House, a Minnesota Nonprofit
Corporation under the laws of the State of Minnesota on behalf of the Minnesota
nonprofit corporation.

Notary Public

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

TERM SHEET FOR ELEVATE HOPE HOUSE – 6-25-26

Real Estate	Tax ID Number: 28-32-25-31-0023. Outlot B, COR Stone Brook Academy (Parcel 47c)
Acreage	Approximately .52 acres or 22,651 SF
Buyer	Elevate Hope House, A Minnesota Nonprofit Corporation
Asking Price	\$149,500 (\$6.50 / SF)
Offer Price	\$85,000 (\$3.75 / SF) -\$30,000 Cash from Developer - \$55,000 from Ramsey LAHA
Earnest Money	\$20,000 Non-refundable upon Notice to Proceed being executed.
Inspection Period	180 days from Effective Date (Date City Council approves) (city requires plat/ site plan approval before sale).
Closing	Within 30 days of Notice to Proceed.
Commission	This was a City generated lead for City property. Per the terms of the listing agreement, the City will pay 0% of gross sales price to CBRE.
Extensions to Close	Developer will deposit \$5,000 in escrow for each 60 day extension (2 extensions allowed) Once extensions are made the money becomes non-refundable.
City take care of	Provide existing ALTA Survey and updated Title Work. The Developer will contract to plat the property as part of the site plan process. City to provide \$55,000 in LAHA Funding to Purchase price. City to Provide \$195,000 in City LAHA Funding for project costs related to the construction of up to 3 units of affordable housing and related costs that serves households between 40%-60% AMI. Developer agrees to commit to at least one 2-bedroom unit meets the 40% threshold and to report compliance as required by law and the City of Ramsey.
Performance	Within one year from the Closing Date , Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a minimum 8,500 SF commercial/residential mixed-use building with first floor coffee shop/café and one second floor apartment complete, compliant with COR Zoning requirements to be further defined by an approved Site Plan. Within two years from the Closing Date , Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a minimum 8,500 SF commercial/residential mixed-use building with first floor coffee shop/café and two more second floor apartments complete, 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, or exercise other remedies for which a certificate of occupancy was not obtained.
Assignment	Requires city approval if not same owners / company.
Contingencies	Securing \$250,000 in LAHA Funding from City of Ramsey.

Review

EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry
Planning Commission (Todd/Staff): Land Use, Development Agreement, Site
Plan, Plat

City Council: Final Approval on both items



ELEVATE HOPE HOUSE: MIXED-USE COMMUNITY DEVELOPMENT PROPOSAL

Re: City-Owned Parcel #47C | Ramsey | Approx. 8,700 SF Mixed-Use Building

Originally Presented on April 28th, 2026 by Melinda McDermott, Founder
Revised Proposal Submitted on May 4, 2026 by Melinda McDermott, Founder

CITY PARTNERSHIP REQUEST

After continued discussions with the City of Ramsey regarding our request to purchase City-Owned Parcel #47C, Elevate Hope House respectfully seeks the opportunity to acquire the property for \$75,000. In conjunction with this request, we are also seeking \$300,000 in LAHA funding from the City of Ramsey to support both the purchase of the lot and the phased development of three two-bedroom affordable housing apartment units on the second level.

Phase 1 will include the completion of one unit, aligned with the opening of Gather on the first floor in 2027. Phase 2 will include the completion of the remaining two units, with full project completion anticipated by the end of 2028.

This proposal transforms a .53-acre corner lot into a daily-use community destination that integrates:

- Affordable housing
- Workforce development
- Small business and entrepreneur support
- Youth gathering space
- A welcoming, community-centered environment

WHY THIS LOT WORKS

This .53-acre corner parcel sits next to existing apartment housing and offers natural visibility, walkability, and built-in community traffic.

The site allows for:

- Two-story mixed-use development
- Dedicated parking
- Outdoor gathering space
- Safe residential access
- Future expansion opportunities

THE VISION

This is not a traditional retail development or standalone coffee shop.

It is a community anchor built around the rhythm of daily life.

A place where:

- A student stays after school to study and feels safe.
- A local baker sees her goods displayed and purchased by her own neighbors.
- A young musician plays their first live set in front of a supportive room.
- A mother begins rebuilding her life with dignity and opportunity.
- A neighbor walks in for coffee and leaves feeling known.

ABOUT ELEVATE HOPE HOUSE

For nearly ten years, Elevate Hope House has walked alongside mothers and children as they move from crisis toward long-term stability through housing, mentorship, parenting support, life-skills development, and community connection. Our mission is to help families move beyond survival by creating pathways toward independence and long-term success. Today, Elevate Hope House operates a growing continuum of housing in Anoka County.

Sandy's Place | Shared Living

Structured transitional housing for mothers and children working toward stability.

Joanne's Place | Affordable Housing

Independent housing for graduates transitioning into long-term independence.

Carol's Place | Shared Living

Opening Fall 2026

Built through partnerships ranging from local trade professionals—including Prestige Drywall—to national partners like Lennar, as well as collaboration with the Spring Lake Park High School Construction Trades Program.

By Fall 2026, Elevate Hope House will have three homes in operation, demonstrating our ability to successfully build, fund, and sustain housing solutions.

PROJECT OVERVIEW

Approx. 8,700 SF Total

FIRST FLOOR (~5,700 SF)

GATHER — TEA • COFFEE • COMMUNITY

Gather is the heart of the building—a space designed to feel alive from morning through evening.

Coffee + Tea Bar

- A simple, high-quality beverage experience supported by:
- Coffee and tea service
- Specialty drinks and smoothies
- Display cases featuring local baked goods

Local, Artisan Marketplace Walls

- Built-in shelving integrated throughout the space featuring:
- Licensed cottage bakers from Ramsey and surrounding communities
- Local artisans and makers
- Seasonal vendors and small businesses
- Each shelf represents a person, a story, and an opportunity.
- Rather than competing with small businesses, this space exists to elevate and platform them.

Large Flexible Gathering Space

Open seating that adapts throughout the day—casual mornings, busy afternoons, and full evenings.

Reservable Community Rooms

Collapsible walls allow the space to shift from intimate meetings to larger gatherings.

Children's Room

A visible, welcoming space where families can gather while children play safely nearby.

Creative + Crafting Space

A dedicated area for:

- DIY kits
- Charm and bracelet stations
- Flower bars
- Seasonal workshops

A simple table becomes a place where creativity sparks connection.

A group gathers to create bouquets—then walks them to a neighbor who hasn't left their home in weeks.

Support Space (Back-of-House)

Designed to be highly efficient and minimal, supporting operations without a full kitchen.

This streamlined model allows us to:

- Reduce build-out costs
- Maximize community-facing space
- Support local food vendors instead of producing in-house

Elevate Hope House Office

A simple office space for staff to connect off the floor, etc.

SECOND FLOOR (~3,000 SF)

HOUSING

Phase One

One 2-bedroom apartment for a mother and children

Shared circulation and stair access

Future Phase

Second & third 2-bedroom apartments for two mothers and children

This phased model creates immediate housing impact while allowing responsible growth. Upstairs offers stability. Downstairs offers community. Together, they create a pathway forward.

HOW GATHER FUNCTIONS THROUGHOUT THE DAY

Morning

Parents gather after drop-off. Coffee is poured. Conversations begin slowly and naturally.

Afternoon

Students fill the tables with homework and conversation. A safe, consistent place to land.

Evening

Lights soften. Music plays. Small groups gather. Community continues when most places close.

YOUTH & COMMUNITY SPACE

- There is a clear need for safe, consistent space for young people.
- Students study together after school in a safe environment.
- Young musicians perform their first sets.
- Youth have a place where they feel welcomed and supported
- Friendships are formed in a place designed for belonging—not just transactions.

Gather intentionally fills a growing need for safe youth space.

WORKFORCE DEVELOPMENT

This space also creates opportunity for young mothers working toward stability.

- Elevate Hope House residents and graduates can gain meaningful employment opportunities within the business through job training, income opportunities, workforce development, confidence building, and long-term stability
- A mom who once struggled to find employment now serves coffee, learns new skills, and contributes meaningfully.
- Childcare barriers are addressed through partnerships such as New Horizon Academy and volunteer support, ensuring access to opportunity is not limited by circumstance.

COMMUNITY CARE OUTREACH

Gather extends beyond the building. Residents may create flower arrangements, care packages, and encouragement gifts that are delivered to seniors and homebound residents throughout Ramsey. This creates connection across generations.

PROVEN TRACK RECORD

For nearly ten years, Elevate Hope House has supported mothers and children through housing and stabilization.

Current housing includes:

- Sandy's Place
- Joanne's Place
- Carol's Place (Opening Fall 2026)

Carol's Place is being built through partnerships with Lennar, local trade professionals, and the Spring Lake Park High School Construction Trades Program.

By Fall 2026, Elevate Hope House will operate three homes, and we desire to continue to create affordable housing for years to come.

PHASE ONE FINANCIAL MODEL: A PARTNERSHIP-DRIVEN BUILD APPROACH

Market Context

New mixed-use construction in the Minneapolis–Saint Paul metro currently ranges from approximately \$200 to \$325 per square foot for hard construction costs alone.

At approximately 8,700 SF, this yields a traditional hard-cost range of:

\$1,740,000 to \$2,827,500

When including soft costs, site work, permits, FF&E, and contingency, a typical all-in project of this scale would range:

\$2,200,000 to \$3,700,000

These figures reflect a fully contracted, market-rate development model.

Our Approach: Building Differently

Elevate Hope House is intentionally not pursuing a traditional development model.

This project is designed from the beginning to be built through:

- Deep community partnership
- Trade collaboration
- In-kind material donations
- Phased construction strategy
- Simplified design decisions
- Volunteer and workforce integration where appropriate

Our goal is not to replicate a market-rate project—but to reimagine how a community-supported project can be built.

Target: Phase One, Under \$1,000,000 (Cash + In-Kind Combined Value)

Phase One includes:

- Full main-floor Gather buildout
- Core building systems (structure, utilities, elevator)
- One completed apartment
- Remaining upper units framed for future completion

Cost Reduction Strategy

1. Phased Construction Model

- Only one apartment fully completed in Phase One
- Additional units framed for future buildout
- Reduces immediate capital need significantly

2. Simplified Building Design

- No full commercial kitchen
- Minimal back-of-house footprint
- Efficient mechanical systems
- Straightforward structural design
- Cost-conscious exterior finishes

3. In-Kind Material Donations

Active and anticipated contributions include:

- Drywall (confirmed donor)
- Siding (anticipated donor)
- Windows and doors
- Flooring
- Cabinetry and millwork
- Appliances and fixtures
- Coffee equipment

Each material category secured reduces overall capital requirements.

4. Trade Partnerships

We are actively building relationships with local trade partners to contribute:

- Framing
- Electrical
- Plumbing
- HVAC
- Finishes

This model is already proven through our current build at Carol's Place in partnership with Lennar, local trades, and the Spring Lake Park High School Construction Trades Program.

5. Sponsor-Driven Build Model

Spaces within the building will be sponsor-supported, including:

- Coffee bar
- Children's room
- Community rooms
- Patio space
- Apartment unit

This allows individuals, families, businesses, and churches to directly fund tangible portions of the project.

6. Community + Donor Campaign

Campaign Theme: **“Gather Around the Table”**

We will invite the community to participate through:

- Home gatherings
- Church partnerships
- Pop-up events
- Donor meetings
- Community fundraising initiatives

This approach builds both financial support and long-term community ownership.

7. Grants + Foundation Support

We will pursue funding through regional and local foundations focused on:

- housing stability
- workforce development
- community development
- family support initiatives

Realistic Outcome

Through a combination of:

- in-kind contributions
- trade partnerships
- sponsor-supported spaces
- phased construction
- community fundraising
- State funded grant opportunities, like LAHA

We believe it is realistic to reduce total Phase One costs by 30–50% from market-rate construction models.

This creates a feasible pathway to delivering Phase One within a \$550,000–\$1,000,000 total project value range, depending on the depth of partnerships secured.

PHASE TWO: FUTURE HOUSING EXPANSION

Completion of additional apartment units is anticipated in a future phase (2028+), estimated at: \$450,000 to \$650,000 (pre-donation estimate)

This phase will follow the same partnership-driven cost reduction strategy.

WHY THIS MODEL WORKS

Elevate Hope House has already demonstrated the ability to:

- Build housing through partnerships
- Leverage donated labor and materials
- Engage community stakeholders
- Sustain long-term programming

This project expands that same model at a larger scale.

KEY TAKEAWAY

This is not a traditional development asking to be funded.

It is a community-built project—where:

- businesses contribute
- trades participate
- donors invest
- residents engage

Instead of asking one entity to fund the whole project, we are inviting an entire community to help build it. And together, Ramsey builds something it will use every day.

PRELIMINARY TIMELINE

2026: Land acquisition + planning + fundraising

Spring 2027: Permitting + Construction

Winter 2027: Gather opening + first housing unit operational

Future housing expansion completed as funding allows.

COMMUNITY PARTNERSHIPS

Elevate Hope House has been built—and sustained—through strong, consistent community partnership since its inception in 2016. What began as a vision has grown into a network of individuals, churches, and businesses who have stepped in to support mothers and children in tangible, lasting ways.

Northgate Church has been a foundational partner from the very beginning—supporting Elevate Hope House not only financially, but through leadership, volunteer engagement, and shared belief in the mission. Their ongoing partnership has helped move this work from vision to reality. Local businesses have also played a key role in strengthening our outreach and fundraising efforts. Tornado Alley has supported the organization through promotional materials that help expand awareness and community engagement. La Fontaine Event Center has generously provided event space, allowing us to host fundraising gatherings that bring the community together around this mission.

In addition, a growing network of trade professionals, donors, and volunteers continue to invest their time, resources, and expertise into our work—including current building partnerships connected to our housing expansion efforts.

These partnerships reflect a consistent pattern: Elevate Hope House does not operate alone. It is supported, strengthened, and sustained by the Ramsey community itself. This same partnership-driven approach will carry forward into the Gather development—inviting even more individuals, businesses, and organizations to help build a space that belongs to the community it serves.

CLOSING: A SHARED OPPORTUNITY FOR IMPACT

As Ramsey continues to grow with larger developments and national retailers, there is a unique opportunity to ensure that growth also strengthens the relational fabric of the community. This project expands affordable housing, supports local entrepreneurs and cottage bakers, creates safe gathering space for youth, and establishes a walkable, daily destination where residents connect in meaningful ways. We are respectfully requesting the opportunity to purchase Parcel #47C for \$75,000, supported in part through \$300,000 in LAHA funding, as a strategic investment in both housing and community development. Gather is designed to be a space residents return to every day—where families are supported, small businesses are elevated, and neighbors become known. By partnering in this effort, the City of Ramsey has the opportunity to invest not only in development, but in the long-term strength, identity, and connectedness of its community.

Gather

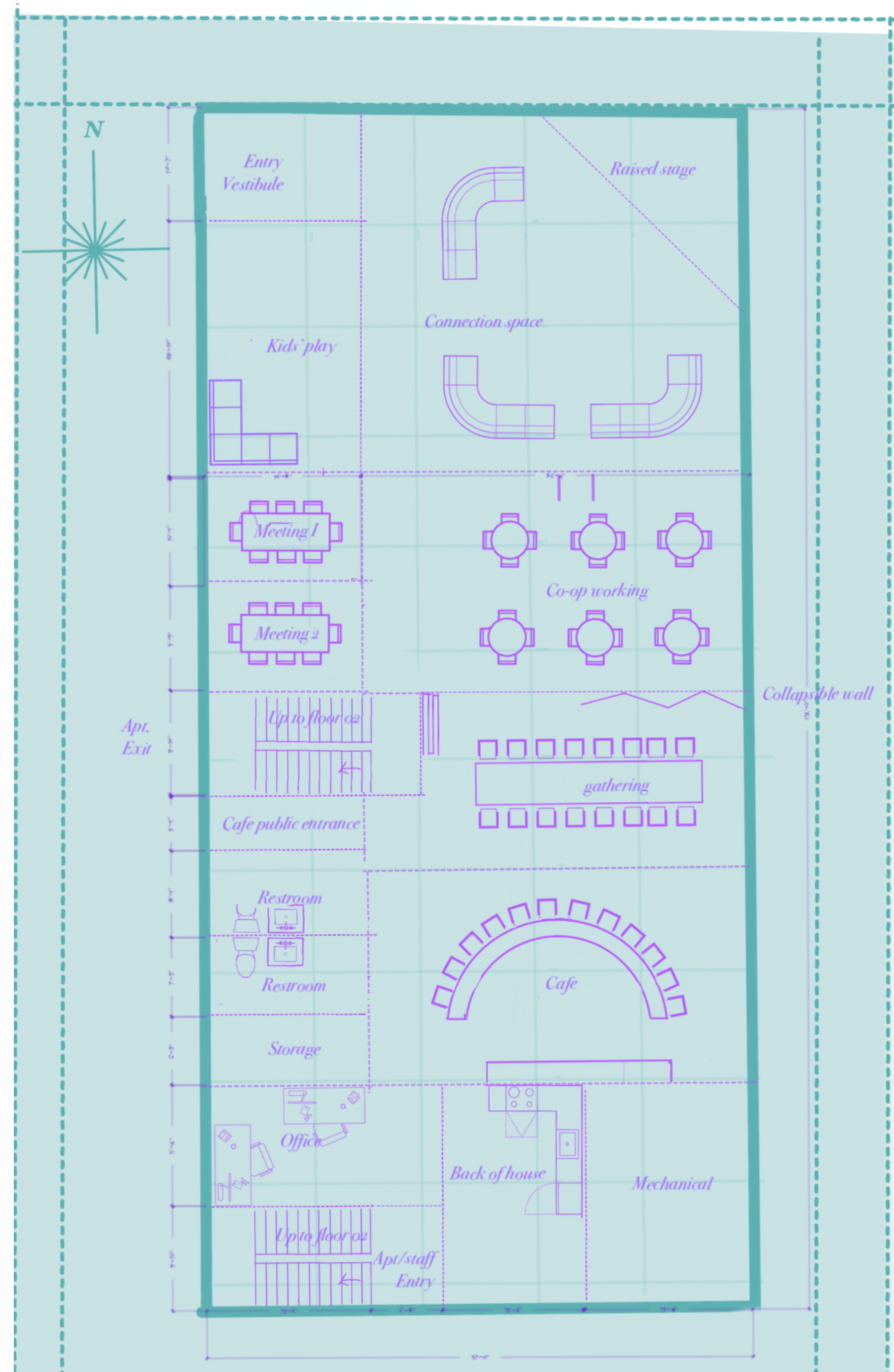
Tea. Coffee.
Community.



Floor 1

SUNWOOD DR NW

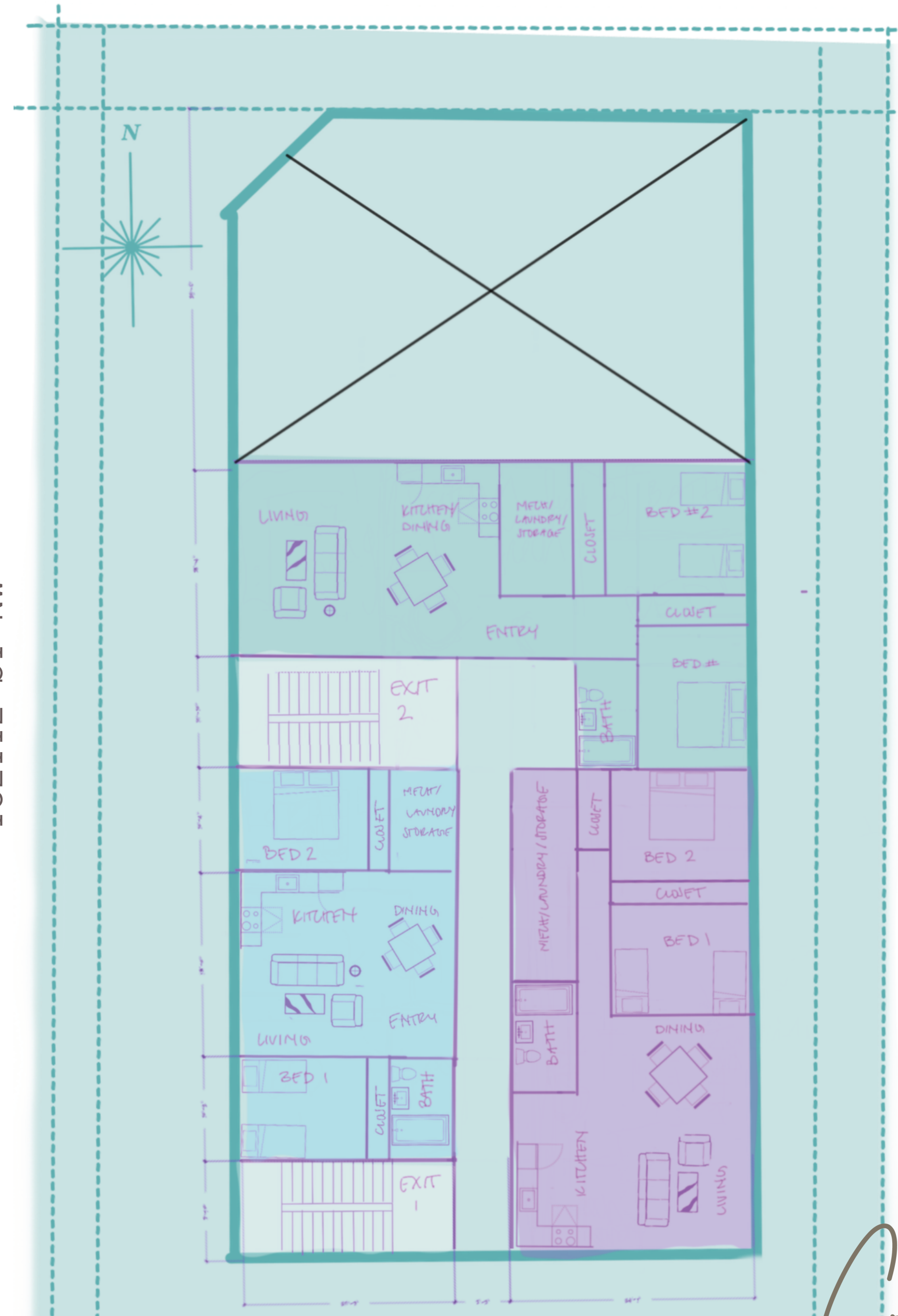
YOLITE ST NW



Floor 2

SUNWOOD DR NW

YOLITE ST NW





LAHA FUNDING READINESS & AFFORDABLE HOUSING COMPLIANCE STATEMENT

Supplemental to the

ELEVATE HOPE HOUSE: MIXED-USE COMMUNITY DEVELOPMENT PROPOSAL

Re: City-Owned Parcel #47C | Ramsey | Approx. 8,700 SF Mixed-Use Building

Submitted on May 26, 2026 by Melinda McDermott, Founder

PURPOSE OF THIS DOCUMENT

As outlined in the “Elevate Hope House: Mixed-Use Community Development Proposal,” Elevate Hope House is seeking approximately \$300,000 in Local Affordable Housing Aid (LAHA) funding in partnership with the City of Ramsey to support the development of affordable housing on City-Owned Parcel #47C in Ramsey.

This supplemental statement is provided to clearly demonstrate:

- readiness to manage public affordable housing funding
- experience with government-funded programs
- compliance systems and administrative capacity
- long-term stewardship commitment
- confidence in execution and sustainability

ALIGNMENT WITH LAHA PURPOSE

The proposed project aligns directly with the intent of LAHA funding through:

- expansion of affordable housing supply
- long-term housing stability for families
- nonprofit-led housing development and ownership
- community-based housing solutions
- integration of supportive services alongside housing

The housing units are intended as long-term affordable rental housing serving mothers and children working toward stability, independence, and self-sufficiency.

This is a permanent housing investment designed to remain affordable and mission-driven for the long term.

ORGANIZATIONAL HOUSING EXPERIENCE

For nearly ten years, Elevate Hope House has developed and operated housing and stabilization programs for mothers and children across Anoka County.

This experience includes multiple active housing environments that demonstrate both operational capacity and long-term stewardship.

Sandy's Place

A structured shared-living housing model providing:

- stable housing for mothers and children
- accountability-based support systems
- parenting and life-skills support
- family advocacy support
- stabilization planning
- structured transition toward independence

This program established the organization's foundation in housing operations, resident support systems, and stabilization-focused care.

Joanne's Place

An affordable independent housing model supporting mothers transitioning into long-term stability.

Key areas of experience:

- long-term affordable housing management
- independent resident support structures
- housing sustainability operations
- affordability stewardship
- ongoing family stabilization support

This program strengthened the organization's ability to manage long-term housing with both independence and support systems in place.

Carol's Place (Opening Fall 2026)

A new shared-living housing development created through partnership-based construction involving:

- Lennar
- local trade professionals
- community donors and volunteers
- the Spring Lake Park High School Construction Trades Program

This project demonstrates expanded organizational capacity in:

- coordinated housing development partnerships
- in-kind labor and material integration
- construction and project management collaboration
- community-supported development execution
- long-term housing expansion planning

By Fall 2026, Elevate Hope House will operate three housing properties serving mothers and children across multiple housing models.

EXPERIENCE WITH PUBLIC FUNDING ADMINISTRATION

Elevate Hope House has prior experience working within publicly administered funding programs, including Community Development Block Grant (CDBG) funding related to housing and stabilization initiatives.

Through this experience, the organization has developed working knowledge of:

- compliance and eligibility requirements
- reimbursement and documentation processes
- reporting and audit expectations
- financial tracking and fund segregation
- outcome accountability
- government partnership coordination
- structured reporting systems

This background demonstrates familiarity with the expectations required when managing public investment and reinforces readiness for LAHA funding administration.

LAHA COMPLIANCE READINESS

The organization understands that LAHA funding requires structured long-term compliance and accountability.

Elevate Hope House is prepared to implement and maintain systems including:

- household income qualification and verification
- annual recertification of tenant eligibility
- affordability tracking and documentation systems
- tenant file management and record retention

- occupancy tracking and reporting
- restricted fund accounting for public dollars
- annual reporting coordination with the City of Ramsey
- long-term affordability covenant compliance
- transparent financial reporting and audit readiness

Existing eligibility systems aligned with Anoka County housing procedures provide a strong foundation for these requirements.

The organization is prepared to work directly with the City of Ramsey to ensure full compliance with all LAHA expectations, reporting standards, and long-term stewardship obligations.

RESPONSIBLE STEWARDSHIP OF PUBLIC INVESTMENT

The organization recognizes that public funding requires:

- transparency
- accountability
- operational discipline
- long-term sustainability
- responsible financial stewardship

The proposed development is structured to ensure:

- permanent affordability
- nonprofit mission alignment
- responsible property management
- long-term community benefit
- sustained local impact

This is not a short-term development strategy, but a long-term housing and community infrastructure commitment.

CONFIDENCE IN EXECUTION

Elevate Hope House brings a proven foundation of:

- nearly a decade of housing and stabilization work
- multiple active housing environments
- expanding development partnerships
- experience coordinating construction and donor-supported builds

- familiarity with public funding systems
- established community trust and support networks

This proposal represents the scaling of an already operating housing model, not an initial entry into housing development.

LONG-TERM COMMITMENT TO RAMSEY

The organization is committed to maintaining a long-term presence in the City of Ramsey through:

- permanent affordable housing stewardship
- ongoing family stabilization support
- workforce development opportunities
- community-centered programming
- sustained partnership with local stakeholders

The goal is not only to develop housing, but to remain an active, contributing partner in the community for decades to come.

CLOSING

Elevate Hope House respectfully submits this document to reinforce confidence in its ability to responsibly receive, manage, and steward LAHA funding in partnership with the City of Ramsey.

The organization is committed to:

- strong financial accountability
- transparent operations
- long-term affordability
- responsible public funding stewardship
- and sustained community impact

This project represents a partnership opportunity to expand affordable housing while strengthening the long-term stability and connectedness of the Ramsey community.



RESILIENCE
architecture + design atelier

ELEVATE HOPE HOUSE

City-Owned Parcel #47C
Sunwood Drive & Yolite Street, Ramsey, MN
Melinda McDermott, Founder
melinda@elevatehopehouse.org

Architectural Feasibility Letter

May 4, 2026

To the City of Ramsey and the Elevate Hope House Development Team:

I have reviewed the updated program and vision for the proposed mixed-use development at City-Owned Parcel #47C at Sunwood Drive and Yolite Street in Ramsey, Minnesota. Based on my professional assessment, and reflecting the program direction confirmed with Melinda McDermott through April 30 and the first week of May, I can confirm that this project is architecturally feasible as described and that the program is well-suited to the identified site and the applicable regulatory framework.

Resilience Architecture + Design is prepared to provide architectural services as this project advances into formal planning and design phases.

PROJECT DESCRIPTION

The proposed development is a two-story mixed-use building of approximately 8,700 square feet of conditioned space, plus an exterior patio and pergola at the northeast corner of the site. The program comprises:

- First Floor (~5,700 SF): A community-centered cafe and gathering space branded as Gather, including coffee and tea service, large flexible seating with a permanent gather table for 12+, two reservable community rooms with collapsible walls, a children's play area, a creative / craft space, an artisan marketplace integrated into the storefront, a co-op workspace, the Elevate Hope House program office (relocated from the second floor), ADA-accessible restrooms, and back-of-house support operations.
- Second Floor (~3,000 SF): Three two-bedroom transitional apartments serving the families supported by Elevate Hope House, with shared circulation and two stair cores.
- Exterior Patio (~1,300 SF): A front patio at the building, with a 10' x 10' pergola at the northeast corner providing privacy at the back rail and a structural anchor for a string-light run between the building and the pergola.

ZONING CONFIRMATION

The parcel is confirmed as COR-1: Mixed-Use Core Subdistrict under City of Ramsey Zoning Code Chapter 106. This is the most favorable zoning designation available in Ramsey for this program type. The COR Design Framework (City

of Ramsey, February 2012) has been received from Todd Larson, Planning Manager, and reviewed against the proposed scheme. The following uses are confirmed as Permitted Uses in COR-1, requiring no conditional use permit:

- Restaurant / cafe (Gather): Permitted Use per Sec. 106-621
- Multiple-family residential (transitional apartments): Permitted Use per Sec. 106-621
- Outdoor dining and patio: Permitted Accessory Use per Sec. 106-622

Notably, the city's own zoning code explicitly states that “vertically-integrated mixed-use projects with retail, restaurant and service uses, especially at corner locations, are strongly encouraged” in the COR-1 subdistrict (Sec. 106-611(c)(1)). This project is a near-exact articulation of the stated intent of the COR-1 district.

BUILDING CODE FRAMEWORK

This project falls under the Minnesota State Building Code, which adopts the International Building Code (IBC). The mixed-use program triggers a multi-occupancy classification with the following key implications:

- First Floor: Assembly (A-2) or Business (B) occupancy, depending on final capacity and configuration of gathering spaces.
- Second Floor: Residential (R-2) occupancy for the three apartment units.
- Vertical separation between occupancy groups will require fire-rated construction per IBC Table 508, typically a minimum 1-hour fire barrier between R-2 and A-2/B occupancies.
- Sprinkler system required: At approximately 8,700 SF of total building area, the project exceeds the 4,500 SF threshold that triggers an automatic sprinkler system in a mixed-use building under the IBC. Both floors count toward this total, and treating the cafe and the residential portion as two completely separate buildings is not feasible given the vertically stacked program. Preliminary planning numbers suggest a sprinkler system in the range of \$4 to \$7 per square foot of building area, to be confirmed by a licensed fire suppression consultant during design.
- Two means of egress required upstairs: With three two-bedroom apartments, the second-floor occupant load is anticipated to exceed the 10-occupant threshold that triggers a second means of egress. The current scheme accommodates this with two stair cores extending from the first to the second floor.
- Elevator not required: Based on current code interpretation, an elevator (and a LULA limited-use platform) is not required so long as the project does not exceed three R-2 dwelling units. Relocating the Elevate Hope House office to the first floor keeps that program element clear of any residential accessibility triggers, while preserving an accessible path of travel to all required first-floor uses.
- ADA-compliant restrooms on the first floor and an accessible path of travel from the public right-of-way are required, and are provided in the proposed scheme.
- COR-1 requires a minimum building height of 22 feet with a two-story appearance (Sec. 106-630). The proposed two-story design is consistent with this requirement.

PRELIMINARY PROGRAM SUMMARY

The table below reflects the working program as of May 4, 2026. Square footages are preliminary planning estimates and are subject to refinement through schematic design.

SPACE	APPROX. SF	NOTES
Coffee + Tea Bar / Back Bar	~700	Espresso, drip, tea service, digital menu boards
Back-of-House Operations	~300	Triple sink, dishwasher, cold storage, ice machine, dry storage
Flexible Gathering + Seating + Entry + Co-op	~3050	Daily café seating, large gather table, adaptable layout for events
Community Rooms (x2)	~400	~12'×16' each (~192 SF); collapsible walls; seats 8 per room
Children's Room	~200	Visible, family-safe play area
Artisan Marketplace	Integrated	Built-in shelving along storefront windows
Elevate Hope House Office	~200	Relocated to first floor; private program administration
ADA Restrooms	~150	Code-required, publicly accessible
Stair Cores (x2) + Circulation	~400	Two means of egress required for upstairs occupancy
Storage / Mechanical / Utilities	~300	Back-of-house support; final layout TBD
FIRST FLOOR SUBTOTAL	~5,700 SF	
Apt. #1 — 2BR	~850	Transitional housing unit
Apt. #2 — 2BR	~850	Transitional housing unit
Apt. #3 — 2BR	~850	Transitional housing unit
Shared Circulation + Stair Landings	~350	Two stair cores extending from first floor; corridor access
Mechanical / Utilities	Individual Units	HVAC, water heater, panel area
SECOND FLOOR SUBTOTAL	~3,000 SF	

SPACE	APPROX. SF	NOTES
Front + Side Patios	~1,300	Outdoor gathering; pergola at NE corner with privacy wall and string-light run
EXTERIOR PATIO SUBTOTAL	~1300 SF	
TOTAL CONDITIONED BUILDING	~8,700 SF	First + second floor

PRELIMINARY SITE DIMENSIONS

The lot width is approximately 84 feet, with an estimated lot depth of approximately 275 feet based on the stated 0.53-acre lot area. These figures yield a site area of approximately 23,090 SF.

Based on these dimensions and the ~5,700 SF first-floor target, the anticipated first-floor building footprint is:

- Building width: 50-60 feet, after final COR-1 setbacks and build-to line are confirmed
- Building depth: 100-125 feet, to achieve approximately 5,700 SF at the working width

Per the civil engineer (Matt Davich, EGR&UD), there are no significant setback or onsite parking requirements for this lot, and stormwater is handled offsite through a regional pond. Final setback and build-to line requirements will be confirmed against the COR Design Framework now in hand, in coordination with the City of Ramsey Planning Division.

PRELIMINARY COST FRAMEWORK

New mixed-use construction in the Minneapolis-Saint Paul metro currently ranges from approximately \$200 to \$325 per square foot for hard construction costs alone. At ~8,700 SF, that range yields an unassisted hard-cost band of approximately \$1,740,000 to \$2,827,500.

Hard construction costs do not include:

- Architectural, engineering, and consulting fees (typically 8 to 12% of construction cost)
- Site preparation, utility connections, and civil work
- Furniture, fixtures, and equipment (FF&E)
- Permitting and city fees
- Owner contingency (recommended at 10 to 15% at this stage of design)
- Sprinkler system, estimated at \$4 to \$7 per SF (~\$35,000 to \$61,000 at this building size)

Layered together, an unassisted, market-rate, all-in budget for a project of this size in this market typically lands in the range of approximately \$2,200,000 to \$3,700,000. In-kind contributions have meaningful potential to compress these numbers.

If holding the project under the \$1,000,000 ceiling identified by Elevate Hope House remains the priority, the most direct levers are: reducing total enclosed square footage (for example by leaving the second floor as a partially-finished shell for later buildout), simplifying exterior detail and finishes, and continuing to expand the in-kind donation and trade-partnership network. These are choices best made jointly with the selected general contractor once their pricing input is on the table.

Indicative Phase 1 budget:

On an unassisted, market-rate basis, Phase 1 hard construction costs are anticipated in the range of approximately \$1,400,000 to \$2,300,000, before soft costs and contingency. The realistic path to bringing this number down toward Elevate Hope House's \$1,000,000 Phase 1 fundraising ceiling runs primarily through in-kind contributions, and the depth and breadth of those contributions is what will ultimately determine where Phase 1 lands.

Reaching the \$1,000,000 ceiling will depend on materially expanding the roster of in-kind sponsors, including donated or heavily discounted labor across the major trades (framing, electrical, plumbing, HVAC, and finishes), donated windows, doors, and millwork, sponsored major building systems (sprinklers, HVAC, cabinetry, and cafe kitchen equipment), and a sustained volunteer labor program coordinated alongside the trades-program work. Sponsor-named spaces and room-by-room dedications are a proven path for capital projects of this kind and can be a meaningful contributor to bridging the gap.

Each major trade donation that comes in compresses construction cost meaningfully. At this scale, a deep stack of in-kind contributions across labor, materials, and major systems can plausibly trim 30 to 40 percent off the unassisted market-rate cost. The earlier these commitments are firmed up during the design phase, the more confidently the project can be priced and the more leverage Elevate Hope House will have in its fundraising conversations.

Indicative Phase 2 budget:

Apartment fit-out in 2028 is anticipated in the range of approximately \$450,000 to \$650,000, depending on finish level and whether the three units are completed simultaneously or sequentially as additional funding becomes available. The same in-kind contribution strategy will carry forward into Phase 2 and is expected to compress these numbers as well.

These figures are pre-design planning estimates. They are provided in good faith for proposal and fundraising conversations, and are not a guaranteed or fixed price. Final pricing for this project will be determined by the general contractor selected by Elevate Hope House, based on detailed construction documents, market conditions at the time of bid, the scope of in-kind contributions actually realized, and decisions made during design. Resilience Architecture + Design is not responsible for, and does not warrant, the final construction price; that responsibility rests with the general contractor and the project owner.

CONCLUSION

The Elevate Hope House mixed-use development at Parcel #47C is a well-conceived, mission-driven project with a program that is architecturally sound and appropriate for the site. The proposed use of a COR-1 corner parcel for vertically-integrated community-serving commercial and residential development is not merely compatible with the city's zoning intent, it is precisely what COR-1 was written to produce.

Resilience Architecture + Design is honored to be part of this team and is committed to delivering thoughtful, code-compliant architectural services that serve both the operational needs of Gather and the housing mission of Elevate Hope House.

Respectfully submitted,



Olivia Sprosty, AIA

Architect | Owner, Resilience Architecture PLLC

AIA Minnesota License #64414

olivia@resilience-architecture.com | (608) 379-2108

Date: 05/04/2026

This letter is provided for proposal, planning, and fundraising purposes only and does not constitute a design contract, professional certification, or code compliance determination. Final building code interpretations are subject to review by the Authority Having Jurisdiction. Final construction pricing is the responsibility of the general contractor selected by the Owner.

**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 11, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Winyninger
 Member Cheryal Hills (virtual)
 Member Rachal Johnson (virtual)
 Member Brittany Lindahl
 Member Chris Riley
 Member Shanna Stewart

Members Absent: Member Nicole Bauer

Also Present: Sean Sullivan, Economic Development Manager

4.02: Consider Purchase Agreement, Right of Re-Entry Agreement, LAHA (250k), and Sale of City Land to Elevate Hope House for Mixed-Use Project

Economic Development Manager Sullivan presented the staff report.

Melinda McDermott, Elevate Hope House, introduced herself and provided information on the organization, which was established in 2016 with the purpose of helping young moms and their children who are experiencing homelessness. She stated that to date, they have served 18 moms and provided information on the services they provide. She commented on the funding they have received and how they have partnered to continue their mission. She commented that they have shifted their mindset from providing services for two years to providing a bridge from the initial programming to long-term housing. She was excited to continue their dream in offering affordable housing and services to those in need and to provide a gathering space for the community. She was thankful to Ramsey for considering their request.

Member Stewart asked for more information on the number of apartments being promised if this is approved.

Ms. McDermott explained that they are going to commit to one unit being built by the end of the construction period. She stated that they may be able to construct all three units within that timeframe, but did not want to overpromise and underdeliver. She stated that the remaining units would be constructed within one year.

Chairperson Winyinger asked for more information on the financials, as this seems like a big stretch.

Ms. McDermott stated that the last two projects have been amazing, partnering with several trade partners, and that is what they would plan to do for this project, noting Lennar as one of the partners. She stated that they fundraise to get to a certain number, and the trade partners donate products and labor. She provided information on the estimated value of the last project and the actual cash funds that were contributed.

Chairperson Winyinger stated that it looks like this project would have an estimated value of \$3,000,000 that would require about \$1,000,000 of fundraising, and asked for more information. He asked about the feasibility of raising \$1,000,000.

Ms. McDermott stated that the LAHA funds would be part of that. She commented that they have begun to work with community partners, noting that in one weekend with Northgate Church, they were able to raise \$25,000. She felt confident that their trade partners, grants, and independent funding would be successful. She commented on the fundraising they would do to reach that goal before the end of the year.

Nate Ruppert, Lennar, introduced himself and stated that he is also a Board member for Elevate Hope House and has been directly involved in the last two builds. He stated that it has been awesome to see the excitement and involvement of trade partners and spoke about the commitments they received for products and labor in those last two projects. He estimated that \$200,000 to \$250,000 in donations were received for the project currently being built, and believed that those types of donations would carry over towards this project. He stated that the Lennar Foundation has also committed to continuing a partnership with Elevate Hope House, noting that the donation for the last project was \$200,000. He stated that there is a commitment towards this project, but he cannot disclose the amount being discussed at this time.

Member Hills asked if there is any idea of how much the Lennar Foundation provides in charitable donations annually.

Mr. Ruppert stated that for every home Lennar builds, \$1,000 is contributed to the foundation, and those funds are spread across each division. He stated that in recent years, locally, about \$500,000 has been allocated each year.

Member Stewart understood that Lennar has residential experience and asked about the company's experience in commercial builds.

Mr. Ruppert stated that locally, the division mostly builds residential units and commented on the similarities between this type of build and townhomes. He stated that they also have a commercial/mixed-use division, and they have constructed apartment buildings in the metro area. He stated that they have also built amenity centers, which are a similar product.

John Heinrich, Anoka County Commissioner, introduced himself and provided his perspective as a County Commissioner. He stated that the County has provided LAHA funding to Elevate Hope

House in the past and can speak to the good work the organization has done with that funding. He commented on how the organization has brought together the community, not just for those they serve, but also those who donate and assist with the projects. He spoke about his experience working with the organization on a project in 2019. He stated that more people have become aware of the mission and want to be involved. He stated that he will be golfing at a tournament in July that is focused on fundraising for this project.

Julie Braastad, Anoka County Commissioner, introduced herself and stated that, as a previous member of the Ham Lake City Council, she has more extensive experience with the organization and its mission. She stated that Elevate Hope House has been a great partner, not just to the cities they belong to, but to those they serve. She stated that in her role at the County, they have been able to assist the organization in its mission for funding through CDBG. She commented that the organization invests in the communities they build in and helps to address the issue of affordable housing. She believed this would be a good use of Ramsey's LAHA dollars. She commented that the organization not only provides housing but also teaches the skills needed to be successful going forward. She thanked the City for considering this request.

Olivia Sprosty, project architect, stated that she has been working with Ms. McDermott on the project's feasibility and has contributed her time to develop the concepts shown and work with City staff to ensure zoning requirements are met. She stated that they hope to move forward to schematic design and construction within the project timeline identified.

Member Riley asked for more information on the different phases mentioned.

Ms. Sprosty stated that they would consider completing the first-floor commercial space as part of phase one to allow community interaction immediately upon completion of construction. She stated that the goal would be to include one apartment in phase one, ready to be leased within that timeline. She commented that the other two apartments would be completed and ready as part of phase two. She reiterated that they do not want to overpromise and underdeliver within the specified timeline.

Matt Davage, land surveyor, stated that he assisted with platting the home in Ham Lake and spoke about the positive experience and ability of Ms. McDermott to accomplish her goals within the specified timeline. He believed that this project would be an amenity for the community with the additional benefit of affordable housing units. He commented that he also worked on the Storyteller Café project and has experience and knowledge of the site and platting process.

Economic Development Manager Sullivan commented on the architectural feasibility provided in the packet and noted that the Building Official has reviewed this to confirm that the applicant is on the right path and that this would be a feasible project. He commented that this project is very well thought out and that the right people are involved to set it up for success.

Chairperson Winyinger recognized that there are two things to consider in terms of getting the project built, as well as operational consistency. He wanted to ensure that they were not building a beautiful space that would not be sustainable. He asked for more information about the sustainability of the coffee shop and the gathering space.

Ms. McDermott stated that the clients of the program would also work within the facility, which would assist with some of the staffing. She stated that she believes in cross-training, and some of her staff would work in the building and assist with the coffee shop during peak times. She did not plan to run the coffee shop, although she would be there often as their office is three blocks from this location. She stated that she has also run two coffee shops throughout her career and has spoken with Anoka County to partner with their workforce program. She stated that the County partnership would allow for their clients and the 55 plus community to work at the coffee shop, but be paid through Anoka County rather than the business. She stated that they desire to be a place for members of the community to partner as well, noting that they would have space available for small businesses to rent and showcase their products for sale. She stated that some of those partnerships would allow cottage bakers to host pop-ups in the mornings to sell their products, donating 10 percent of sales back to the organization, and also alleviating the need for a full kitchen build-out.

Member Stewart stated that the previous applicant, Scooters, stated that they would be required to have a manager on-site per their franchise agreement and asked if this business would have a manager.

Ms. McDermott stated that she has not yet identified that person, but commented on a member of their team who may transition from their current position to the manager for this business. She commented that there will also be shift supervisors to ensure there is always a point person available on staffing. She commented that she also carries a food manager and serve safe license and could legally be the manager.

Economic Development Manager Sullivan provided additional information on LAHA and how those funds can be used.

Member Stewart asked for a guarantee that these funds would continue to be received annually.

Economic Development Manager Sullivan stated that this program was created in 2023, with the first allocation provided in 2024. He stated that the funding source is still in place, and an act of the legislature would be needed to stop the program. He stated that it is a proven program, and if it were to stop, they would probably be given notice to allow them to recalibrate.

Chairperson Winyinger asked Members Stewart and Riley for their input on the worksession discussion the Council had on LAHA and whether this project would align with those goals.

Member Riley stated that, as discussed, this is a new program, and the Council was creating the policy. He stated that the Council discussed how it best envisioned using the funds and decided the funds would be best used fixing up individual homes to assist in the goal of affordable housing. He commented that there was consensus not to contribute these funds towards apartment complexes. He stated that the EDA has a good project in front of it and stated that while there was direction from the Council not going in this way, that could also be reconsidered.

Economic Development Manager Sullivan stated that he believes that this is a good use of a challenging site and fits the vision of The COR. He commented that this is a nonprofit, so likely a majority of the property would not generate taxes. He stated that this would provide affordable housing options in The COR and would be an eligible use of LAHA funds. He recognized the discussion of the Council and believed that decision was made on a broader scale, not to support large apartment complexes. He stated that the developer has experience in single-family projects, and this would be a new venture, but Lennar is a national company with experience that is a partner of the applicant. He noted that if the necessary funds are not raised, the project would not move forward, but the site would be off the market for the remainder of the year while that is determined. He commented that while there would be jobs created, it would be a minimal number. He stated that, from his perspective, he believes that there is room to support this request and accomplish the goals of the Council using LAHA, and recommended approval.

Member Hills thanked the applicant and her team for their presentation and the work they do, noting a well-thought-out approach and plan. She recognized that LAHA is new, and so there are still discussions and uncertainty. She asked if there would be a demand for the funds to be used for the home improvement items discussed by the City Council. She asked what would happen if the fundraising goals exceeded the goal and whether the LAHA funds could then not be used or repaid.

Economic Development Manager Sullivan stated that the City Council just discussed LAHA one month ago, so the programs and applications have not yet been developed. He stated that perhaps those could be developed and ready to go by the end of the year to make those available at the beginning of 2027. He stated that the demand is not yet known, but there are a number of homes in older areas of the community that need improvement. He stated that the homeowners would also need to qualify by meeting AMI requirements in order to be eligible for the program. He stated that it will be difficult to determine the viability of demand. He commented that the City has typically not engaged in claw-back provisions for this type of funding. He stated that the first allocation of \$55,000 would come in at closing, and the \$195,000 would likely come in as work is done through reimbursement/work contracts. He believed that a framework of a contract would be developed at the time of the purchase of the land. He commented that if desired, they could negotiate on whether the LAHA funds would be paid back or not used, if fundraising exceeded expectations.

Member Hills appreciated the desire to under promise and over deliver, but was concerned that the two units could be vacant for a period of time, and the property would not be used to its full extent. She asked if a specified timeline could be included to ensure the development of the other two units, suggesting perhaps within 24 months, to ensure the vision/mission would be fulfilled.

Economic Development Manager Sullivan stated that at this time, the developer is willing to commit to one unit. He stated that if desired, benchmarks could be included in the Development Agreement related to the other two units, but at that point, the City would have lost the ability to claw back on the land itself. He stated that a \$50,000 penalty could be incurred if the other units were not developed within that timeline, but was unsure how that would feel to exercise that remedy against a nonprofit.

Member Riley stated that the LAHA funds would be used for low-income housing, not a coffee shop, so the housing units are the desired goal. He asked if the applicant would be willing to commit to one unit within phase one and the two additional units within a specified timeline.

Ms. McDermott stated that she would commit to an extended timeline. She stated that they originally heard about the LAHA funds from the County and are aware of the necessary reporting. She hoped they could be an asset to the community, reducing the administrative burden on City Staff.

Member Stewart asked if there is a probability that the funds could be split up to align with the phasing of the housing units, along with the funds specified for closing.

Economic Development Manager Sullivan stated that they could structure the agreement in that way, noting that \$50,000 would be spent at the time of closing. He stated that there are expenses that will occur initially, such as parking, that will benefit all phases. He commented that the \$195,000 could be allocated in the beginning to get the project going and the first unit constructed, but it could also be split between phasing if desired. He stated that he was unsure of the cash flow of the applicant and believed that having more cash flow in the beginning would assist in gaining partnerships. He stated that if the group wants to make changes, he would need those details in order to build those into the agreements.

Motion by Member Lindahl, seconded by Member Johnson, to recommend to City Council to approve Purchase Agreement, Right of Re-Entry Agreement, LAHA (250k) and Sale of City Land to Elevate Hope House for Mixed-Use Project, with the contingency that the first floor and one unit will be constructed within 12 months of the closing, and the additional two units would be constructed within 24 months of the closing, subject to City Attorney review.

Further discussion: Member Stewart commented that the City is provided with limited resources, and LAHA is brand new. She commented that the City Council put a lot of thought into how those funds could be given to residents to reinvest in property. She commented that as an EDA member, she agrees that this is a good project and will support the motion today, but as a Councilmember, she is unsure if she will support the request when it goes to the City Council.

Member Riley echoed the comments of Member Stewart.

Member Lindahl commented that this is a great project that she is excited about, which also includes affordable housing units.

Chairperson Winyinger stated that he believes in the mission and the project, but cannot support the project as he has hesitation about locking up the land without more information about financing and the feasibility of moving forward.

A roll call vote was performed:

Member Hills	nay
Member Johnson	aye

Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wyingner	nay

Motion carried.

Commissioner Johnson left the Meeting at 8:40

6. ADJOURNMENT

Motion by Member Lindahl, seconded by Member Riley, to adjourn the meeting.

A roll call vote was performed:

Member Hills	aye
Member Johnson	absent
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wyingner	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 9:06 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.

Letter of Support

Brittany Doering <Brittany@meadmetals.com>

To: Melinda McDermott <melinda@elevatehopehouse.org>

Mon, Jun 15, 2026 at 1:58 PM

My name is Brittany Doering, and I am a proud resident of Ramsey, Minnesota. I am writing to express my strong support for Elevate Hope House and The Gather Space and the positive impact these organizations have on individuals, families, and our broader community.

As a resident, I believe it is important that we continue to invest in organizations that provide hope, support, and opportunities for those facing difficult circumstances. Elevate Hope House serves as a vital resource for individuals and families working to overcome challenges and build a stronger future. Their commitment to providing support, encouragement, and practical resources helps create lasting positive change in the lives of those they serve.

The Gather Space further strengthens our community by providing a welcoming environment where people can connect, learn, and grow together. In a time when many individuals experience isolation and hardship, having a safe and supportive place to gather is invaluable. These programs foster meaningful relationships, encourage personal development, and create a stronger sense of community throughout Ramsey and the surrounding areas.

Organizations like Elevate Hope House and The Gather Space not only serve those in immediate need but also contribute to the long-term health and vitality of our city. Their efforts help build stronger families, healthier communities, and brighter futures for countless individuals.

I respectfully encourage the City of Ramsey to support Elevate Hope House and The Gather Space and to recognize the significant value they bring to our community. Their work reflects the compassion, service, and community spirit that make Ramsey such a wonderful place to live.

Thank you for your time and consideration.

Sincerely,

Brittany Doering
Ramsey Resident

Brittany Doering

Sales & Marketing Director-Mead Metals

651-484-1400: Office

612-578-0638: Cell

Brittany@meadmetals.com

www.meadmetals.com

Letter of Support

June 30, 2026

To the Ramsey City Council,

I am writing to express my full support for bringing Gather to Ramsey.

As the owner of Jubilee Bakery, a local cottage bakery, I understand firsthand how important it is to have community-centered spaces that support both residents and small businesses. I also grew up in Ramsey, and for years I have dreamed of our city having a place just like this—a welcoming space where people can gather, connect, and build community. Seeing that vision become a possibility is incredibly exciting.

A welcoming tea and coffee shop is more than just a place to enjoy a drink—it becomes a place where neighbors connect, friendships grow, small meetings happen, and community is built. It provides a comfortable space for families, students, remote workers, local organizations, and friends to gather throughout the day. As Ramsey continues to grow, I believe it's especially important to invest in businesses that are locally owned rather than another large national chain. Independent businesses bring character, create a unique sense of place, and help foster the hometown atmosphere that so many residents value. They also keep more dollars circulating within our local economy and help create a downtown feel that encourages people to stay, gather, and support other nearby businesses.

A space like Gather would also create meaningful opportunities for local cottage food producers, bakers, artists, and artisans by providing a place to collaborate, showcase their work, host pop-up events, and build relationships within the community. Supporting local entrepreneurs encourages small business growth and strengthens the local economy.

As a local cottage baker, I am in full support of bringing Gather to Ramsey. I believe it would be a valuable addition to our community—a place that not only serves great tea and coffee but also becomes a hub for connection, creativity, and local collaboration for years to come.

Thank you for considering this opportunity and for continuing to invest in projects that enrich the lives of Ramsey residents.

Sincerely,
Sarah Englar
Owner, Jubilee Bakery

Sarah Englar

Ramsey Resident & Jubilee Bakery Owner

612-412-4339 (cell)

jubileebakery.mn@gmail.com

Letter of Support

June 15, 2026

To whom it may concern:

I am writing to express my strong support for Gather, an innovative project by Elevate Hope House. Gather will become a staple in our Ramsey community. While it is a coffee and tea shop, it also will help with youth programs, adding more workforce to the community and assist with providing affordable housing to young moms experiencing homelessness.

Gather addresses critical community needs through a holistic, dignified approach. I urge you to fully back this impactful project.

Sincerely,

Karen Harry
Ramsey Resident

Karen Harry

Ramsey Resident

karenmharry@gmail.com

Letter of Support

July 1, 2026

Hello!

My name is Josie Schuette. I am a Ramsey resident and local food truck owner.

I am excited to have Gather be a valuable and very positive part of our community. I believe it could create opportunities for local small businesses, enhance community connection, and strengthen families.

This project is so important to the fabric of Ramsey. I believe in the people who are building this. I absolutely support Gather.

With gratitude,

Josie Schuette
Hello@kumaineats.com
612-998-8965

Josie Schuette

Ramsey Resident & Ku•ma•in Owner

612-998-8965 (cell)

Hello@kumaineats.com

Kumaineats.com

Letter of Support

June 19, 2026

To Whom It May Concern,

On behalf of L.I.W., Inc., we are honored to provide this letter of recommendation in support of Elevate Hope House and its continued efforts to serve individuals and families in our community.

As a Ramsey-based company, we understand the importance of organizations that invest in people and strengthen the communities where we live and work. Elevate Hope House has become a valuable resource for individuals facing difficult circumstances by providing hope, encouragement, practical support, and a pathway toward a brighter future.

What stands out most about Elevate Hope House is their commitment to treating every person with dignity and respect. Their work goes beyond meeting immediate needs; they help individuals build confidence, develop meaningful connections, and move toward long-term stability. Through compassionate service and community collaboration, they are making a lasting impact on the lives of those they serve.

The leadership, volunteers, and supporters of Elevate Hope House demonstrate a genuine passion for helping others. Their dedication has created a welcoming environment where people can find support, encouragement, and the resources necessary to overcome challenges and achieve their goals.

Organizations like Elevate Hope House are essential to building a stronger Ramsey community. Their positive influence extends beyond the individuals they directly serve and contributes to the overall well-being of families, neighborhoods, and local residents.

Without reservation, L.I.W., Inc. proudly supports Elevate Hope House and highly recommends their organization for any opportunities, partnerships, funding considerations, or community initiatives. We are grateful for the work they do and look forward to seeing their impact continue to grow.

Sincerely,

Josh Listul
President
L.I.W., Inc.
Ramsey, Minnesota

Josh Listul

President - L.I.W., Inc.

(763) 323-8114: Office

<https://www.liwcorp.com/>

From: [Martin Schindel](#)
To: [Sean Sullivan](#)
Subject: Melinda McDermott
Date: Monday, July 6, 2026 11:09:41 AM

EXTERNAL EMAIL ALERT: This email originated from outside the City of Ramsey email system. Unless you recognize the sender and know the content, DO NOT click any links or open attachments..

Hey Sean, hope you had a great holiday weekend. I just wanted to reach out and express my support for Melinda and their current project. I've had the pleasure of working with her since 2021, I believe in what they are doing and if I can show my support in any way to help their efforts, I would be more than happy to do that. In conversations with her, it's clear and evident that this is her passion and she is working tirelessly to accomplish her goal. I've lived in the Ramsey community for nearly 30 years and as a business owner for 15 of those. Having a space like this in our community would truly be an asset. I support Melinda and her efforts wholeheartedly.

If I can answer any questions or help in any way please don't hesitate to reach out.

Thanks Sean

Martin Schindel

Sent from my iPhone

Letter of Support

June 6th, 2026

Dear City Council,

I am writing to express my strong support for the Gather initiative. Through my work at Northgate Church, I have had the privilege of working closely with Melinda McDermitt, the founder and director of Elevate Hope House.

I am consistently impressed by the impactful work Elevate Hope House performs for mothers in crisis. The organization continues to evolve its approach to meeting the needs of women and children facing challenging situations with limited support systems. Gather represents a vital next step in this mission by providing affordable housing, job training, and employment opportunities all under one roof.

I believe this project will provide essential resources for our community, and I urge the Council to support its development. Thank you for your time and for your consideration of this important initiative.

Best regards,

Shannon Hepner
Executive Pastor
Northgate Church

Shannon Hepner

Executive Pastor - Northgate Church

763.412.1701: Office

612-578-0638: Cell

shannonhepner@ngatechurch.org

ngatechurch.org



P A C T
Charter School

DR. NATHAN A. FLANSBURG
SUPERINTENDENT
763.712.4301
n.flansburg@pactcharter.org

July 1, 2026

To Whom It May Concern,

I am pleased to offer my support for Elevate Hope House and its vision for the Gather community space in Ramsey.

I recently had the opportunity to meet with Melinda McDermott to learn more about the organization's mission and the vision behind Gather. I came away encouraged by the thoughtful approach Elevate Hope House is taking to create a welcoming environment that fosters connection, belonging, and positive opportunities for youth and families within our community.

As an educator, I recognize that student success extends beyond the classroom. Strong communities are built when schools, families, nonprofits, businesses, and local leaders work together to provide young people with safe, supportive places where they can learn, grow, and build meaningful relationships. The vision for Gather reflects this collaborative spirit.

I believe Gather has the potential to become an important community asset by providing space for students to study, collaborate, participate in tutoring opportunities, engage in healthy after-school and weekend activities, and develop leadership through service organizations such as DECA, National Honor Society, and other volunteer initiatives. Equally important, it offers opportunities for families, parent groups, mentors, and community members to connect in ways that strengthen relationships and build social capital throughout Ramsey.

What impressed me most was that Gather is envisioned as much more than a coffee shop or meeting place. It represents a commitment to creating an environment where people feel welcomed, students discover new opportunities, families find support, and community organizations work together to improve the quality of life for everyone they serve.

Communities thrive when they intentionally invest in places that encourage healthy relationships, civic engagement, and collaboration. I believe Elevate Hope House's vision aligns well with these values and has the potential to positively impact youth, families, and the broader Ramsey community for years to come.

While our conversation represents the beginning of what I hope will be an ongoing relationship, I appreciate the organization's commitment to exploring meaningful partnerships that support students and families. I look forward to seeing how this vision develops and the positive contributions it can make to our community.

I am grateful for the opportunity to express my support for Elevate Hope House and the Gather initiative. I wish them continued success as they work to bring this important vision to life.

Sincerely,

Nathan Flansburg
Superintendent
PACT Charter School



Anoka County

BOARD OF COMMISSIONERS

Respectful, Innovative, Fiscally Responsible

JULIE BRAASTAD
County Commissioner
District #2

July 7, 2026

Ramsey City Council
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Honorable Mayor and Council-members,

I wanted to take a moment to express my strong support for the continued work of Elevate Hope House in the City of Ramsey.

Over the past ten years, I have witnessed firsthand the life-changing impact that Elevate Hope House has had on homeless mothers and their children. To date, their housing projects have been located in my community of Ham Lake, where they have earned the support of the city and built strong partnerships with local organizations and volunteers who are committed to helping them succeed.

I have had the opportunity to tour their homes and was especially impressed to see in person one of the homes being built through the partnership with Spring Lake Park High School. It is inspiring to see the collaborations that Elevate Hope House has fostered over the past decade to bring its mission to life.

Beyond providing safe, stable housing, Elevate Hope House is dedicated to helping each mother build the skills and resources needed to become self-sufficient. Their all-encompassing approach gives families the opportunity not only to find housing, but to create lasting stability and a brighter future.

The hard work and dedication demonstrated by everyone involved with Elevate Hope House is truly second to none.

From a county board perspective, it has also been a pleasure to partner with Elevate Hope House on various projects by supporting their work through CDBG and SAHA/LAHA funding. I have seen firsthand their commitment to being good stewards of these resources and their unwavering focus on serving families in need.

I wholeheartedly support Elevate Hope House and their continued efforts to provide hope, stability, and opportunity for families in our communities. I encourage you to support their work and the positive impact they continue to make. Thank you for your time, I truly appreciate it.

Sincerely,

Julie Braastad
Anoka County Commissioner

JB:jr

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Address infrastructure needs.**Title:**

Adopt Resolution #26-161 Accepting Bids and Awarding Contract for Riverside West Street Reconstructions, Improvement Project #26-06

Purpose/Background:**Purpose:**

The purpose of this case is to adopt Resolution #26-161 accepting bids and awarding a contract to North Valley, Inc. for the total amount of \$327,246.47 for Riverside West Street Reconstructions, Improvement Project #26-06.

Background:

The 2026 – 2035 Capital Improvement Plan (CIP) identifies the streets within the Riverside West subdivision for street reconstruction in 2026. A street segment summary for the project is attached to this case.

Project History

- On April 22, 2025, the Ramsey City Council adopted Resolution #25-082, accepting and awarding a proposal to Bolton & Menk for topographic survey of the project area.
- May 13, 2025, the Ramsey City Council adopted Resolution #25-101, accepting and awarding a proposal to Independent Testing Technologies for a geotechnical report of the project area.
- June 17, 2025, the Ramsey Public Works Committee recommended City Council order plans and specifications for said improvements.
- June 24, 2025, the Ramsey City Council adopted Resolution #25-140, ordering plans and specifications for said improvements.
- April 22, 2026, staff held a public open house for said improvements.
- May 19, 2026, the Ramsey Public Works Committee recommended City Council approve final plans and specifications and authorize advertisement for bids for said improvements.
- May 26, 2026, the Ramsey City Council adopted Resolution #26-125, approving final plans and specifications and authorizing advertisement for bids for said improvements.
- July 7, 2026, Ramsey staff publicly opened bids for said improvements.

Project Scope

This project proposes to reconstruct 137th Avenue and Dolomite Street within the Riverside West subdivision. Additionally, the project proposes to mill and overlay Ebony Street, which is located in this same subdivision but constructed 13 years after the original streets. This project is generally located between Riverdale Drive and the Mississippi River, on the previously mentioned cross streets.

Existing Pavement Conditions

137th Avenue and Dolomite Street were constructed in 1992. Pavement maintenance has included crack seal / seal coat improvements in 2003 and 2011, as well as skim patching in 2024. The skim patching has held up well. Ebony Street was constructed in 2005. Pavement maintenance has included crack seal / seal coat improvements in 2011 and crack seal improvements in 2021. The streets are 31-foot-wide urban section with surmountable concrete curb and gutter, totaling 0.48 miles in length. Sidewalk exist along Ebony Street, but not 137th Avenue and Dolomite Street. There is a trail crossing on 137th Avenue which leads to Riverdale Park. Anoka County reconstructed this trail south of 137th Avenue in 2025, including updating the pedestrian ramp. The ramp on the north side of 137th Avenue was not reconstructed, and is not up to current ADA standards. Municipal water and sewer, as well as storm sewer exist in the project area. The storm sewer outlets to the Mississippi River from 137th Avenue at the intersections with both Ebony and Dolomite Street. The Ebony Street outlet already has a hydro-dynamic separator structure, similar to what has been retro-fit on recent projects including the Dickenson's Mississippi Estates Reconstruction and the Bowers Drive Overlay Improvements. Because a sanitary sewer lift station is adjacent to the storm sewer at the intersection of Dolomite Street, there is not enough space to retro-fit a structure near the roadway for this second, smaller outlet.

Proposed Improvements

This project is proposed to be a full-depth reclamation (FDR) on 137th Avenue and Dolomite Street, which includes grinding up the existing bituminous and aggregate base, hauling off excess material, and placing new bituminous pavement. The existing pavement section is sufficient to allow for 3.5-inches of new bituminous pavement over 5-inches of aggregate base, which will be made of the recycled reclamation material. Spot concrete curb and gutter replacements will occur, which will require spot driveway end replacements. The majority of the concrete curb and gutter and driveways will remain in-place. The utilities were tested during design, no repairs were found to be necessary in the reconstruction area. Catch basins will be adjusted and/or grouted as part of the project, but no additional structures or full replacements will be necessary.

Ebony Street will receive a 2-inch mill and overlay as part of this project. Ebony Street was originally included in the 2026 Neighborhood Overlay project, but moved to this project due to project location. Staff anticipates this will result in an overall cost savings for the city by reducing mobilization costs. Utility testing did find one length of storm sewer pipe which will require replacement as part of the project.

The project will include pedestrian ramp improvements at the intersection of Ebony Street and 137th Avenue, as well to the trail crossing on the north side of 137th Avenue. These improvements will bring the pedestrian ramps up to current ADA standard.

Restoration of the impacted boulevards will include a minimum of 4-inches topsoil and hydroseed with a residential turf seed mix.

Preliminary Schedule Remaining

- Council Awards Contract to the Lowest Responsible Bidder
 - July 14, 2026
- Contractor Begins Construction
 - Late Summer 2026
 - Detailed construction schedule will not be known until project is awarded and pre-construction meeting is held with the contractor
- Contractor Substantially Completes Construction
 - New bituminous pavement in-place, topsoil and seed in-place
 - October 2, 2026
- Contractor Final Completion
 - Verify final restoration; punch list created
 - October 31, 2026 (may extend into spring of 2027)

Notification:

If City Council awards a contract for construction, letters will be mailed to property owners with updates on the project status. Engineering staff maintains City Improvement webpages with the most current project information. This can be found on the city website, Engineering Department page.

Time Frame/Observations/Alternatives:

Timeframe:

Staff estimates up to 10 minutes will be required to present this case and answer questions.

Alternatives:

Alternative #1 – Motion to adopt Resolution #26-161 accepting bids and awarding a contract to North Valley, Inc. for the total amount of \$327,246.47 for Riverside West Street Reconstructions, Improvement Project #26-06.

Alternative #2 – Motion of other.

Funding Source:

Funding for this improvement is proposed to come from Pavement Management Funds and Storm Water Utility Funds.

On July 7, 2026 a total of four (4) bids were received, opened, and tabulated, and the following bids were found to comply with the advertisement for bids.

Contractor	Total Bid
North Valley, Inc.	\$327,246.47
Park Construction Company	\$353,438.10
Asphalt Surface Technology Corp.	\$354,255.45
GMH Asphalt Corporation	\$364,691.90

Engineer's Estimate

\$348,700.00

The bid of North Valley, Inc. of Nowthen, Minnesota, in the amount of \$327,246.47 for the total bid of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder. Adding indirect costs in the amount of 23-percent brings the total project costs to \$402,513.16. The bid is 6-percent less than the engineer's estimate.

Funding Source Breakdown:

Funding Source	Construction Costs	Indirect Costs	Total Cost
Pavement Management	\$311,878.84	\$71,732.13	\$383,610.97
Storm Sewer Utility	\$15,367.63	\$3,534.56	\$18,902.19
Project Total	\$327,246.47	\$75,266.69	\$402,513.16

CIP level estimated project costs are \$293,875 (\$260,865 Pavement Management Funds, \$33,010 Storm Water Utility Funds). The final project costs may change depending upon actual construction quantities.

Recommendation:

Staff recommends Alternative #1.

Outcome/Action:

Motion to adopt Resolution #26-161 accepting bids and awarding a contract to North Valley, Inc. for the total amount of \$327,246.47 for Riverside West Street Reconstructions, Improvement Project #26-06.

Attachments

Res 26-161
26-06 Street Summary
26-06 Final Plans

Form Review

Inbox

Brian Hagen

Form Started By: Joe Feriancek

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 01:00 PM

Started On: 07/06/2026 08:01 AM

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

RESOLUTION #26-161

RESOLUTION ACCEPTING BIDS AND AWARDING CONTRACT FOR RIVERSIDE WEST STREET RECONSTRUCTIONS, IMPROVEMENT PROJECT #26-06

WHEREAS, the City of Ramsey proposes to reconstruct the streets within the Riverside West subdivision as identified within the 2026 – 2035 Capital Improvement Plan; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-082, adopted April 22, 2025, the City Council accepted and awarded the proposal to Bolton & Menk Anderson for topographic survey of the project area in the amount of \$1,366.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-101, adopted May 13, 2025, the City Council accepted and awarded the proposal to Independent Testing Technologies, Inc. for geotechnical survey of the project area in the amount of \$3,855.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-140, adopted June 24, 2025, the City Council ordered the City Engineer to prepare plans and specifications for Riverside West Reconstructions, Improvement Project #26-06; and

WHEREAS, pursuant to Ramsey City Council Resolution #25-156, adopted July 8, 2025, the City Council accepted and awarded the proposal to Nelson Sanitation and Rental, Inc. for sewer cleaning and televising of the project area in the amount of \$12,641.00; and

WHEREAS, pursuant to Ramsey City Council Resolution #26-125, adopted May 26, 2026, the City Council approved final plans and specifications as prepared by the City Engineer and authorized advertisement for bids for the same improvements; and

WHEREAS, bids were advertised in the Anoka Union Herald on Friday May 26 and Friday June 5, 2026; and

WHEREAS, four (4) bids were received, opened and tabulated on July 7, 2026, and the following bids were found to comply with the approved plans and specifications and advertisement for bids; and

Contractor	Total Bid
North Valley, Inc.	\$327,246.47
Park Construction Company	\$353,438.10
Asphalt Surface Technologies Corp.	\$354,255.45
GMH Asphalt Corporation	\$364,691.90

WHEREAS, the bid of North Valley, Inc. in the amount of \$327,246.47 for the total bid for construction of the improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

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

- 1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Ramsey.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____ and

upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of July, 2026.

Mayor

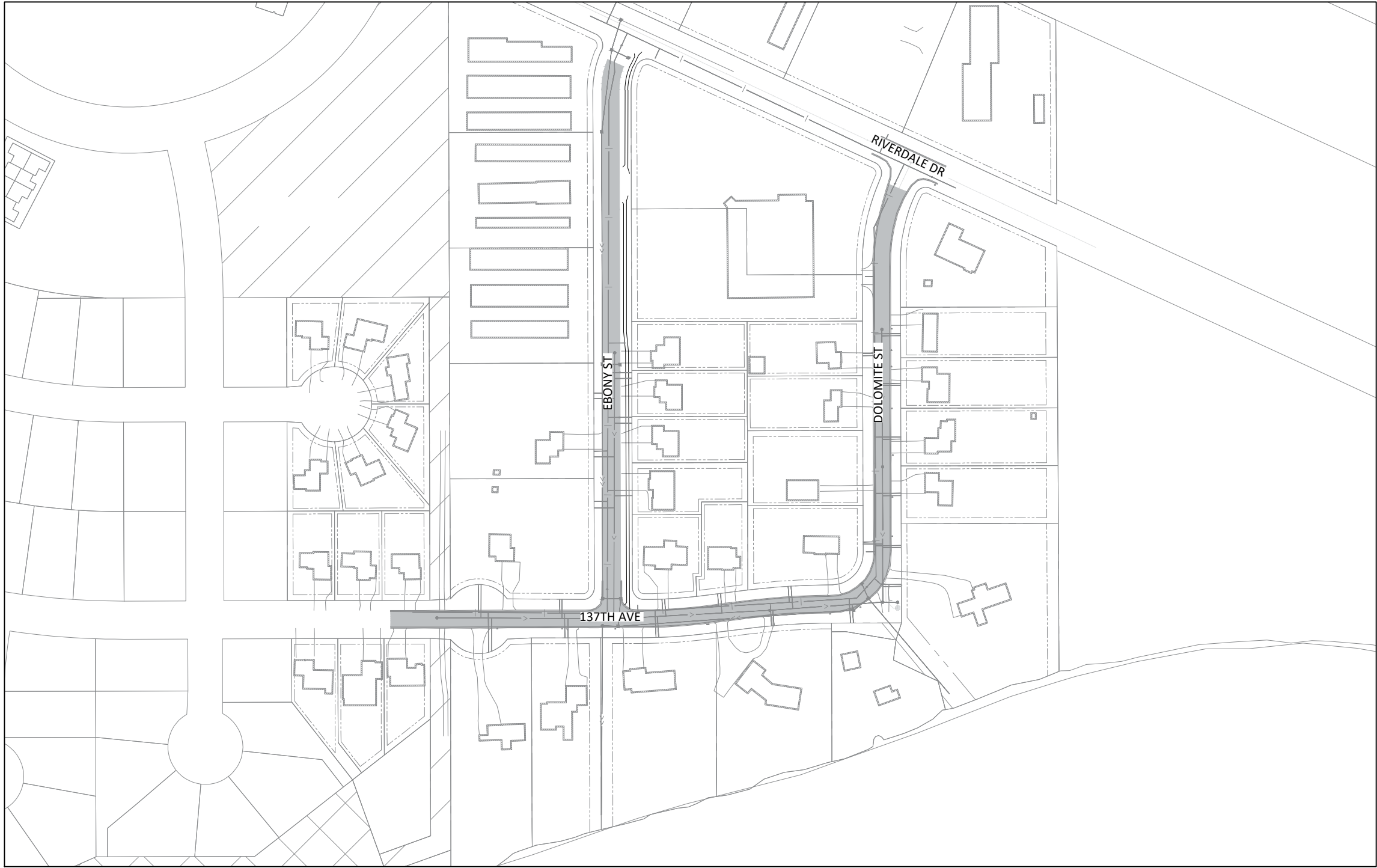
ATTEST:

City Clerk

IP 26-06
Riverside West Street Reconstructions
Street Segment Summary

Subdivision	Street	Segment Description	Length (feet)	Section (Urban / Rural)	Curb (Bit / Conc.)	2025 PASER	Year Built	Maint. 1	Maint. 2	Maint. 3	Maint. 4	Maint. 5	Avg HMA (inches)	Avg Agg. Base (inches)	Avg Section (inches)
Riverside West	137th Avenue	Dolomite Street / W EOP	726	Urban	Conc.	5	1992	SC 1996	SC 2003	SC 2011	SP 2024		2.3	5.8	8.1
	Dolomite Street	Riverdale Drive / 137th Avenue	773	Urban	Conc.	4	1992	SC 1996	SC 2003	SC 2011	SP 2024		3.9	5.2	9.1
	Ebony Street *	Riverdale Drive / 137th Avenue	1034	Urban	Conc.	6	2005	SC 2011	CS 2021			3.4	7.2	10.6	
Riverside West Total			2533	0.48 mi.											
* MILL & OVERLAY IMPROVEMENT ONLY															

CITY OF RAMSEY
RIVERSIDE WEST STREET RECONSTRUCTIONS
CITY IMPROVEMENT PROJECT NO. 26-06



GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE 2023 EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA "STANDARD SPECIFICATIONS" SHALL GOVERN FOR UTILITY INSTALLATIONS.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 30 SHEETS

SHEET No. DESCRIPTION

01	TITLE SHEET
02	STATEMENT OF ESTIMATED QUANTITIES
03	ALIGNMENT LAYOUT
04	TYPICAL SECTION
05 - 06	CITY DETAILS
07 - 12	MNDOT PEDESTRIAN RAMP DETAILS
13 - 14	SWPPP
15 - 17	EROSION CONTROL
18 - 20	REMOVALS
21 - 25	STREET CONSTRUCTION
26	PEDESTRIAN RAMP DETAILS
27 - 30	CROSS SECTIONS

LEGEND

	SANITARY MANHOLE		EASEMENT - DRAINAGE & UTILITY
	STORM SEWER MANHOLE		SECTION LINE
	CATCH BASIN MANHOLE		LOT LINE
	CATCH BASIN		ELECTRIC LINE
	CULVERT END SECTION		ELECTRIC LINE - BURIED
	HYDRANT		ELECTRIC LINE - OVERHEAD
	VALVE		GAS LINE
	TREE - CONIFEROUS		TELECOMMUNICATION LINE
	TREE - DECIDUOUS		TELECOMM - OVERHEAD
	SHRUB		FIBER OPTIC LINE
	LIGHT POLE		TREE LINE
	SIGN		LANDSCAPE
	MAILBOX		RETAINING WALL
	PEDESTAL - TELECOM		TREE SAVE FENCE
	PEDESTAL - ELECTRIC		SILT FENCE
	HAND HOLE		WATERMAIN
	BITUMINOUS PAVEMENT		SANITARY SEWER
	DRIVE - BITUMINOUS		STORM SEWER
	DRIVE - CONCRETE		DRAIN TILE
	DRIVE - GRAVEL		LANDSCAPE - ROCK
	CONCRETE WALK		LANDSCAPE - MULCH
	VALLEY GUTTER		LANDSCAPE - RIP RAP
	SEEDING AREA		
	MILL BITUMINOUS PAVEMENT		
	CURB & GUTTER		
	SAWCUT FULL DEPTH		
	FULL-DEPTH RECLAMATION		
	REMOVE PAVEMENT BITUMINOUS		
	REMOVE PAVEMENT CONCRETE		
	REMOVE GRAVEL		
	REMOVE CONCRETE CURB & GUTTER		
	REMOVE BITUMINOUS CURB & GUTTER		

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

JOE FERIANCEK, P.E.
ASSISTANT CITY ENGINEER

57095
LIC. NO.

DATE 06/03/26

DATE	REVISION

SHEET 01 OF 30 SHEETS



CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL 1-800-252-1166 OR 651-454-0002



Call before you dig
811
651 454-0002 Metro
800 252-1166 Outstate
www.gopherstateonecall.org

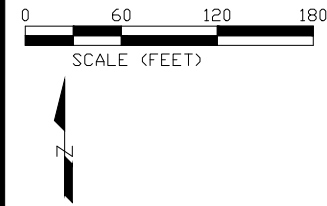
IP 26-06 RIVERSIDE WEST STREET RECONSTRUCTIONS					
Engineer Estimate 06/03/26					
Item No.	MnDOT No.	Note	Item Description	Unit	Quantity
1	2021.501		MOBILIZATION	LS	1
2	2104.502		REMOVE BITUMINOUS FLUME	SY	2
3	2104.503		REMOVE STORM SEWER	LF	8
4	2104.503	1	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	410
5	2104.503	1	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	320
6	2104.503	1	REMOVE CONCRETE CURB & GUTTER	LF	800
7	2104.504	1	REMOVE BITUMINOUS PAVEMENT - DRIVEWAYS	SY	111
8	2104.504	1	REMOVE CONCRETE PAVEMENT - DRIVEWAYS	SY	44
9	2104.504	1	REMOVE BITUMINOUS PAVEMENT - TRAIL	SY	21
10	2104.504	1	REMOVE CONCRETE WALK	SY	30
11	2104.504	1	REMOVE CONCRETE VALLEY GUTTER	SY	24
12	2105.607	2,3	COMMON EXCAVATION (EV)	CY	22
13	2106.607	4	HAUL & STOCKPILE RECLAIM MATERIAL (LV)	CY	1260
14	2112.519		SUBGRADE PREPARATION	RDST	16
15	2123.610		STREET SWEEPER (WITH PICKUP BROOM)	HOURL	5
16	2130.523		WATER FOR DUST CONTROL	MGAL	10
17	2211.507	2	AGGREGATE BASE CLASS 5 - MODIFIED (CV)	CY	630
18	2215.504	4	FULL DEPTH RECLAMATION	SY	4520
19	2231.603		SAWED & SEALED JOINT	EA	30
20	2231.604		BITUMINOUS PATCH	SY	90
21	2232.504		MILL BITUMINOUS PAVEMENT (2.0")	SY	3270
22	2357.506	5	BITUMINOUS MATERIAL FOR TACK COAT	GAL	550
23	2360.509	6	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C) 2.0"	TON	510
24	2360.509	6	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.5"	TON	385
25	2360.509	6	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0"	TON	370
26	2360.509	6	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) DRIVEWAYS	SY	111
27	2360.509	6	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) TRAIL	SY	14
28	2411.502		BITUMINOUS FLUME	SY	2
29	2501.503		15" RC PIPE SEWER DESIGN 3006 CLASS III	LF	8
30	2504.602		ADJUST VALVE BOX	EA	4
31	2506.502		ADJUST FRAME & RING CASTING	EA	6
32	2506.602		GROUT CATCH BASIN	EA	6
33	2506.602		RESET CATCH BASIN	EA	4
34	2521.504		6" CONCRETE WALK	SY	40
35	2521.602		DRILL & GROUT REINFORCEMENT BAR (EPOXY COATED)	EA	12
36	2531.503		CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	800
37	2531.504		6" CONCRETE PAVEMENT DRIVEWAY	SY	58
38	2531.604		7" CONCRETE VALLEY GUTTER	SY	27
39	2531.618		TRUNCATED DOMES	SF	36
40	2563.601	7	TRAFFIC CONTROL	LS	1
41	2573.501		STABILIZED CONSTRUCTION ENTRANCE	EA	2
42	2573.502		STORM DRAIN INLET PROTECTION	EA	8
43	2574.507	8,9	TOPSOIL (LV)	CY	29
44	2575.501	10	TURF ESTABLISHMENT	SY	200
45	2575.505	11	WEED SPRAYING	SY	200
46	2575.506	12	WEED SPRAY MIXTURE	PINT	1
47	2575.523		WATER FOR RESTORATION	MGAL	5
48	2575.601	13	IRRIGATION REPAIRS	EA	1

PAY ITEM NOTES:

1. REMOVAL LIMITS SHALL BE MARKED IN THE FIELD BY CITY STAFF.
2. EV TO CV CONVERSION FACTOR = 1.25.
3. COMMON EXCAVATION INCLUDES TOPSOIL MATERIAL REMOVED IN AREAS DISTURBED OUTSIDE OF ROADWAYS.
4. RECLAMATION STOCKPILE LOCATION IS AT 16600 SAINT FRANCIS BLVD. THE EXPECTED RECLAMATION DEPTH IS 8 INCHES.
5. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 0.07 GAL/SY.
6. ESTIMATED QUANTITY BASED ON APPLICATION RATE OF 113 LB/SY-IN.
7. LUMP SUM QUANTITY SHALL INCLUDE ALL COST REQUIRED FOR MAINTAINING ALL FLAGGING OPERATIONS AS NECESSARY, MAINTAINING PEDESTRIAN ACCESS ROUTES, ANY SIGNAGE AND BARRICADES AS NECESSARY, ANY DETOUR ROUTES AS NECESSARY.
8. EV TO CV CONVERSION FACTOR = 1.30
9. STOCKPILING OF ANY SALVAGED TOPSOIL USED IS INCIDENTAL TO THE TOPSOIL PAY ITEM.
- 10.TURF ESTABLISHMENT INCLUDES SEEDING, SEED MIXTURES, FERTILIZER AND OTHER SOIL AMENDMENTS. SEED SHALL BE MNDOT RESIDENTIAL TURFGRASS MIXTURE. FOLLOW MNDOT SEEDING MANUAL GUIDLINES FOR APPLICATION RATES.
- 11.SPRAW PERENNIAL NOXIOUS WEEDS GROWING IN STOCKPILES AND STAGING AREA BEFORE FLOWERING. SPOT-SPRAY PERENNIAL NOXIOUS WEEDS IN AREAS OF PERMANENT SEEDING TWO OR MORE WEEKS AFTER MOWING BUT BEFORE FLOWERING.
- 12.CLOPYRALID HERBICIDE LABELED FOR RIGHT OF WAY USE AND FORMULATED AT 3 POUNDS ACID EQUIVALENT PER GALLON.
- 13.THE EACH QUANTITY CONSIST OF AN APPROXIMATION OF THE AMOUNT OF LOTS THAT MAY HAVE IRRIGATION THAT COULD BE DAMAGED ACROSS THE PROJECT.

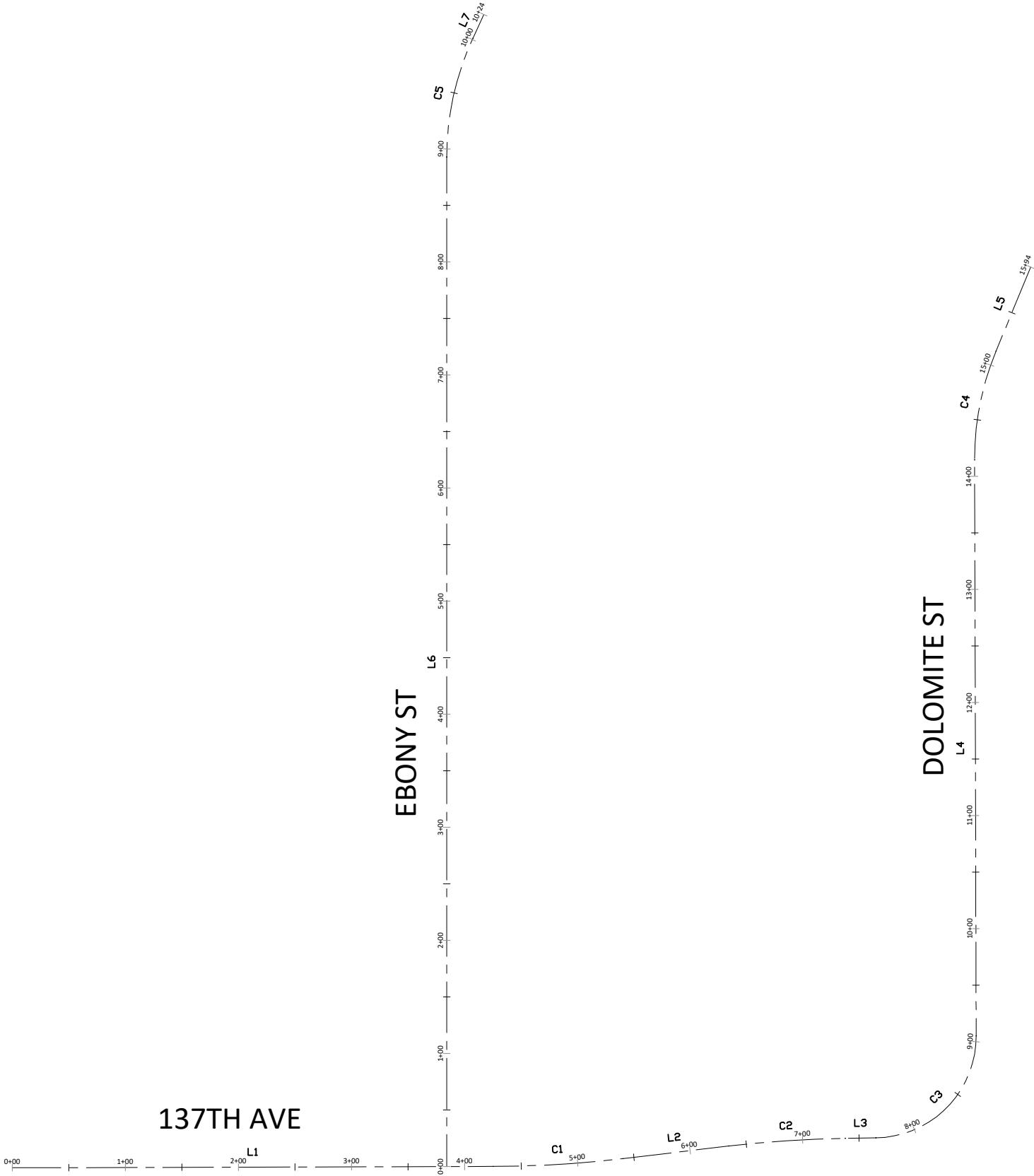
GENERAL NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT IS NOT GUARANTEED ANY OR ALL EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT CONSTRUCTION LIMITS BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO IRRIGATION SYSTEMS WHERE POSSIBLE.
3. PERMANENT SIGN REMOVAL AND INSTALLATION IS TO BE PERFORMED BY CITY OF RAMSEY PUBLIC WORKS DEPARTMENT.
4. 137TH AVE AND DOLOMITE ST ARE GENERALLY BEING REPLACED TO EXISTING GRADE (SEE STREET PROFILES FOR PRECISE CHANGES). THIS IS PROPOSED TO BE ACHIEVED BY RECLAIMING 8.5 INCHES OF THE EXISTING BITUMINOUS AND AGGREGATE BASE FULL-DEPTH, HAULING OR FLIPPING RECLAMATION MATERIAL, SCARIFY 12 INCHES OF REMAINING SUBSOIL, PLACEMENT OF 5 INCHES OF AGGREGATE BASE (RECLAIM MATERIAL ALLOWED IF IT MEETS MODIFIED CLASS 5 SPEC), SHAPE AND COMPACT, PLACEMENT OF 2 INCHES NON-WEAR COURSE BITUMINOUS PAVEMENT AND PLACEMENT OF 1.5 INCHES WEAR COURSE BITUMINOUS PAVEMENT. EBONY ST WILL RECEIVE A 2.0 INCH MILL AND 2.0 INCH OVERLAY.



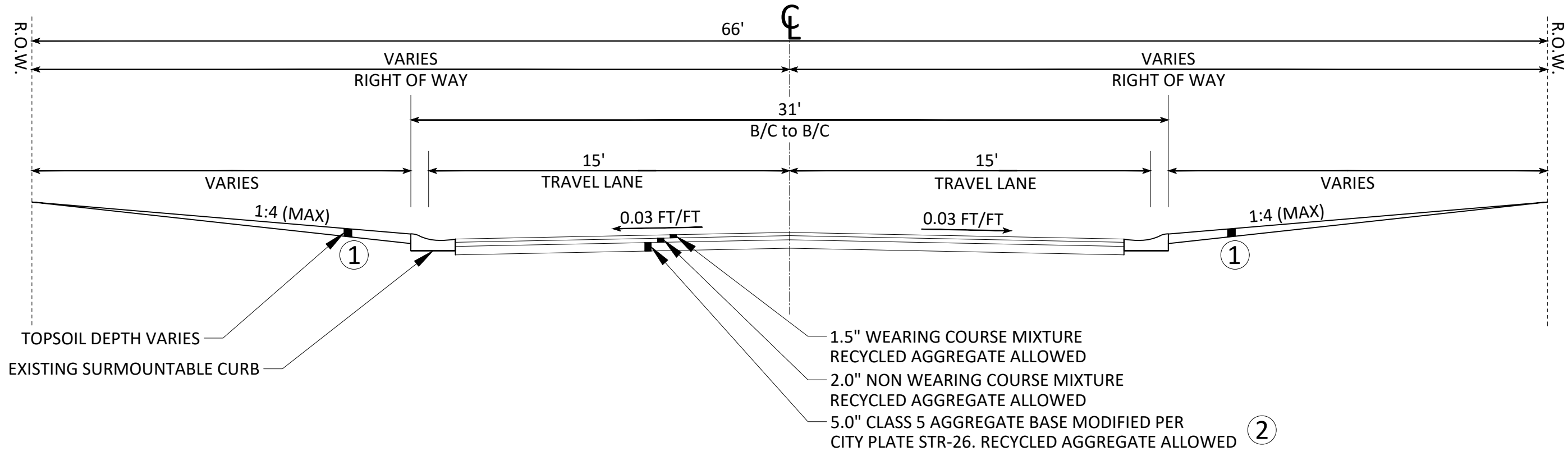
LINE TABLE: ALIGNMENTS			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L1	425.22'	N89° 50' 24"E	137TH AVE & DOLOMITE CL
L2	94.21'	N83° 14' 42"E	137TH AVE & DOLOMITE CL
L3	27.10'	N89° 09' 32"E	137TH AVE & DOLOMITE CL
L4	509.33'	N00° 09' 27"W	137TH AVE & DOLOMITE CL
L5	80.37'	N22° 28' 33"E	137TH AVE & DOLOMITE CL
L6	892.86'	N00° 00' 23"E	EBONY ST
L7	23.03'	N24° 51' 08"E	EBONY ST

CURVE TABLE: ALIGNMENTS				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	ALIGNMENT NAME
C1	1000.00'	115.10'	N86° 32' 33"E	137TH AVE & DOLOMITE CL
C2	1000.00'	103.22'	N86° 12' 07"E	137TH AVE & DOLOMITE CL
C3	90.00'	140.30'	N44° 30' 03"E	137TH AVE & DOLOMITE CL
C4	250.00'	98.76'	N11° 09' 33"E	137TH AVE & DOLOMITE CL
C5	250.00'	108.41'	N12° 25' 45"E	EBONY ST

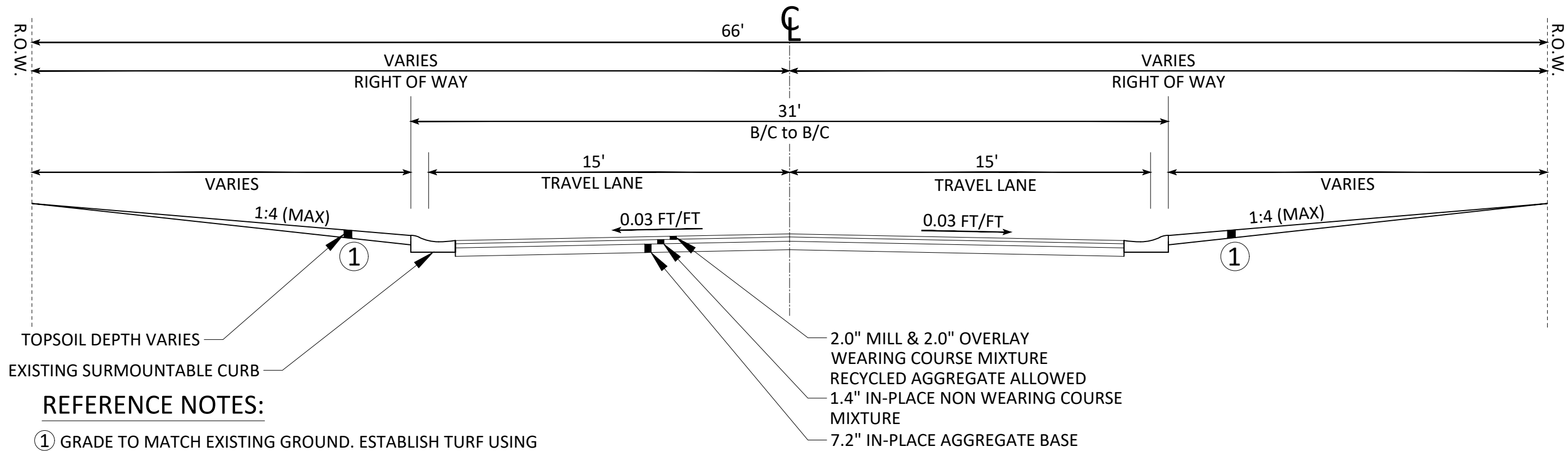


TYPICAL SECTION (137TH AVE & DOLOMITE ST)

NOT TO SCALE



TYPICAL SECTION (EBONY ST)



REFERENCE NOTES:

- ① GRADE TO MATCH EXISTING GROUND. ESTABLISH TURF USING MINIMUM 4" TOPSOIL AND HYDROSEED WITH MNDOT TURFGRASS SEED MIXTURE.
- ② SCARIFY 12" OF SUBSOIL. RECLAMATION MATERIAL IS ACCEPTABLE AS AGGREGATE BASE IF IT MEETS MODIFIED CLASS 5 SPEC.

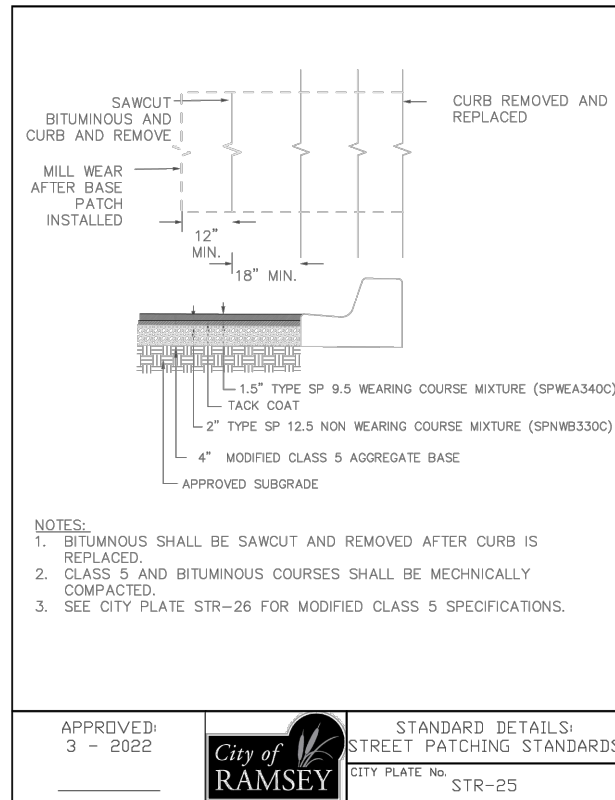
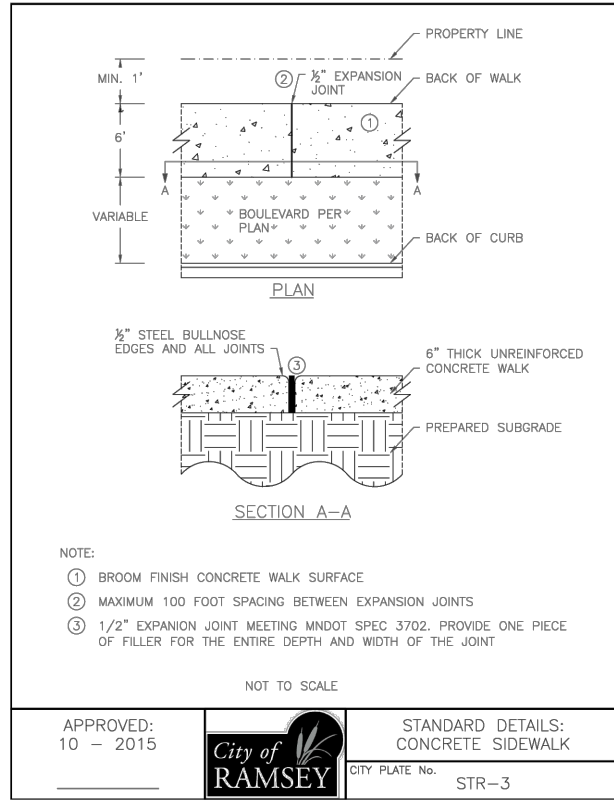
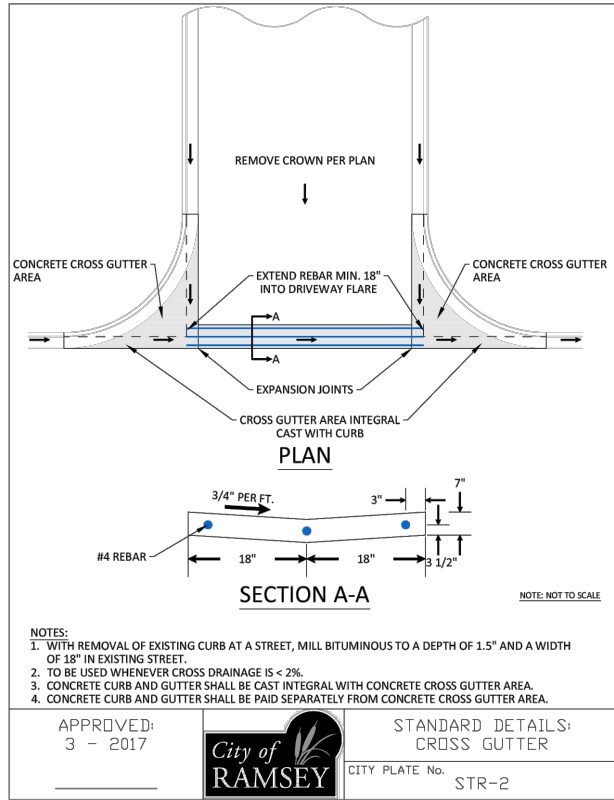
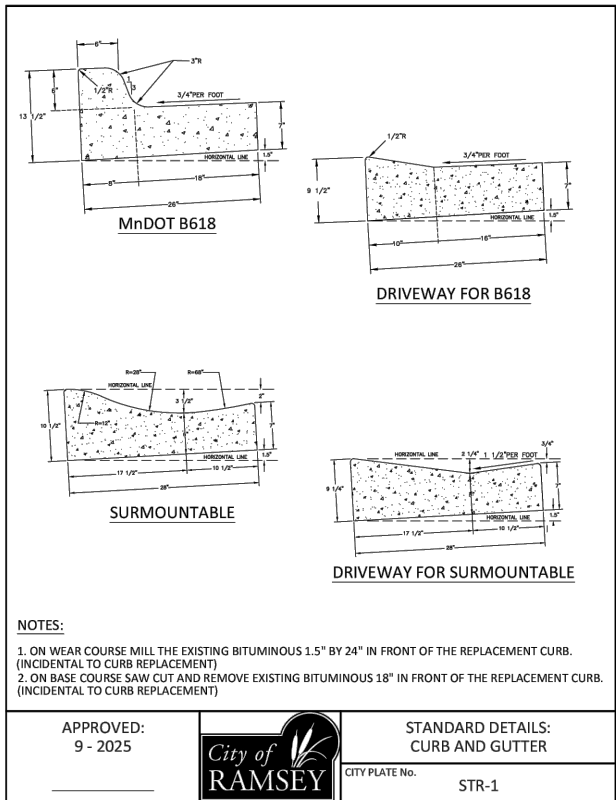
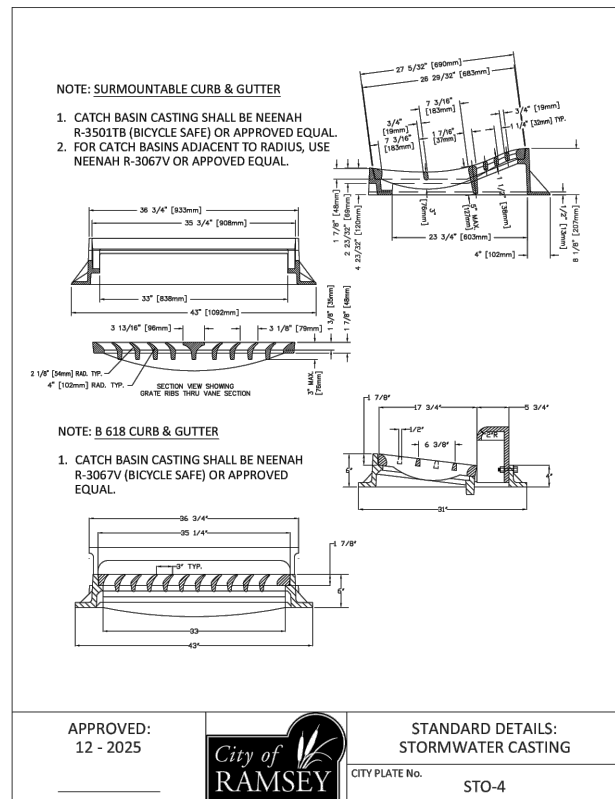
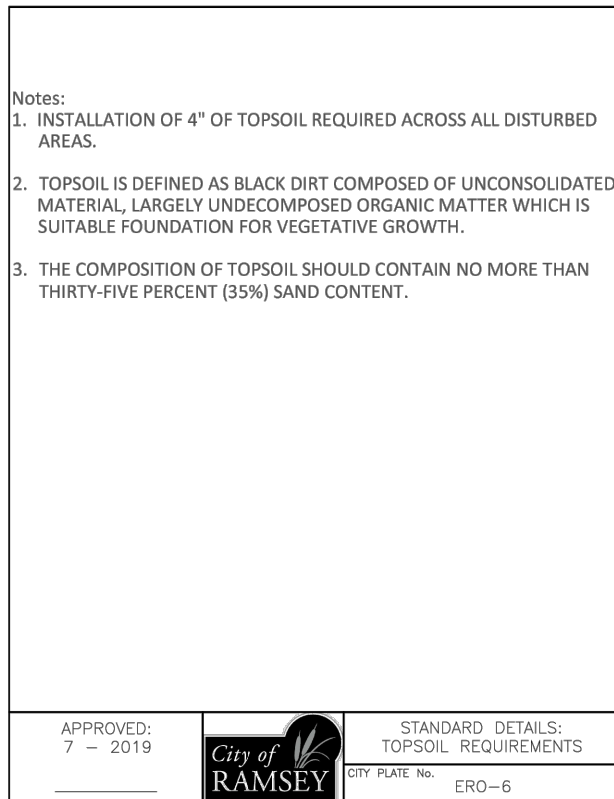
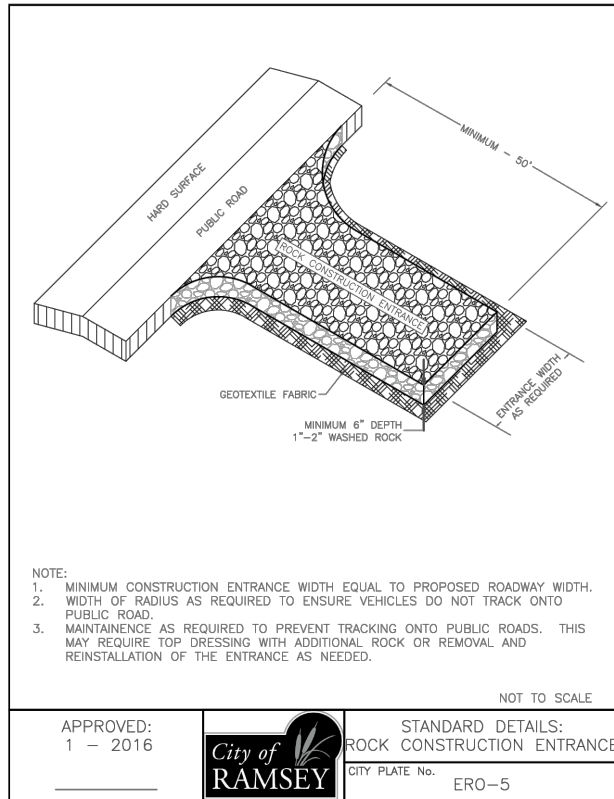
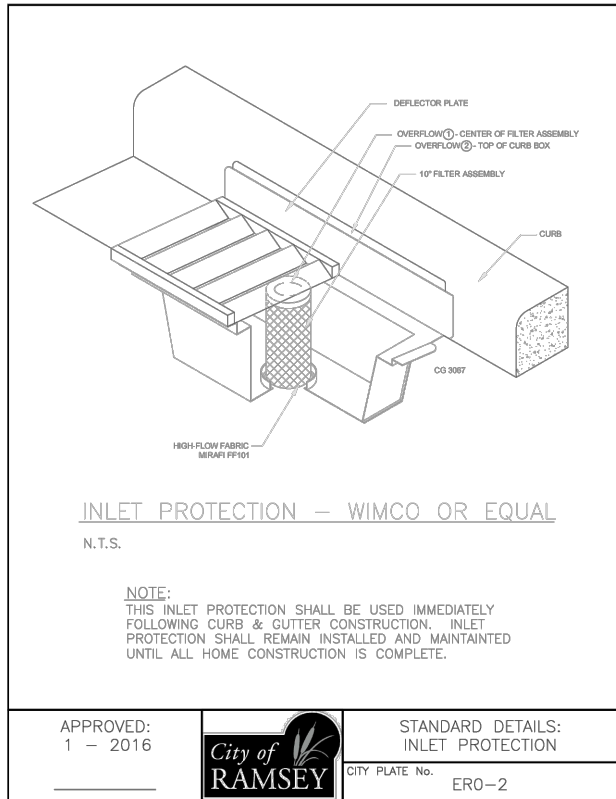


TABLE A
MODIFIED CLASS 5
SPECIFICATIONS

% PASSING

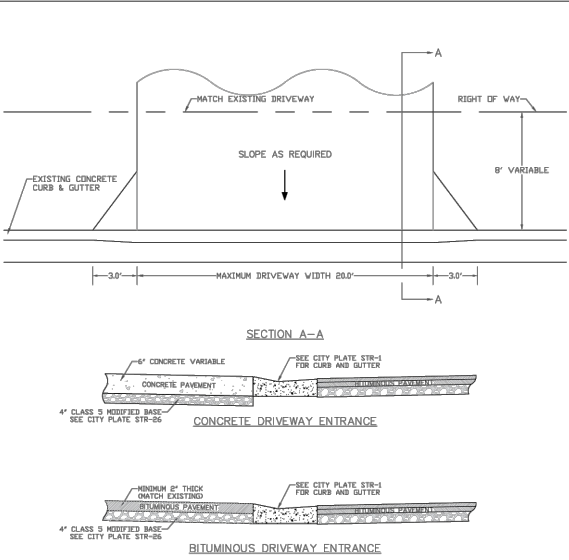
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED:
2 - 2003



STANDARD DETAILS:
MODIFIED CLASS 5
SPECIFICATIONS
CITY PLATE No. STR-26

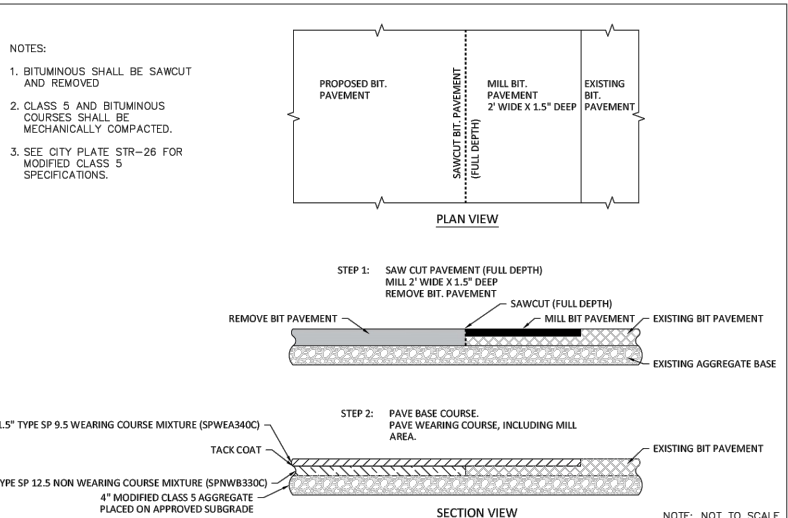


NOTES:
1. PANEL WIDTH SHALL NOT EXCEED 10 FT. WITHOUT A CENTERLINE CONSTRUCTION JOINT.
2. CONCRETE DRIVEWAY TO BE ONE COURSE CONCRETE PAVEMENT. (SEE SPECIAL PROVISIONS FOR CLASS OF CONCRETE.)
3. CONCRETE DRIVEWAYS TO BE 6" THICK.
4. 1/2" EXPANSION JOINT, 1/2" PREFORMED JOINT FILLER MATERIAL, AASHTO M 213 (REQUIRED WHEN 2 CONCRETE AREAS ARE POURED SEPARATELY.)
5. BITUMINOUS DRIVEWAYS MINIMUM 2" THICK, MATCH EXISTING BITUMINOUS PAVEMENT THICKNESS.

APPROVED:
1 - 2016



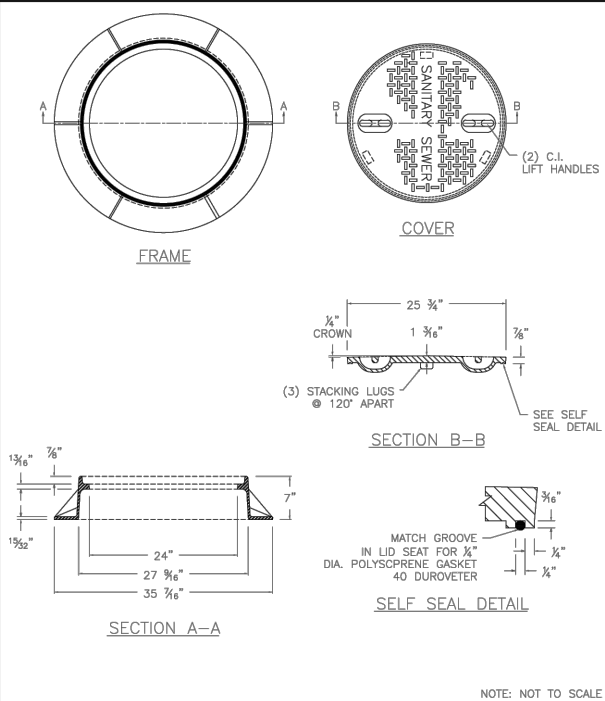
STANDARD DETAILS:
RESIDENTIAL DRIVEWAY -
NO SIDEWALK
CITY PLATE No. STR-30



APPROVED:
3 - 2017



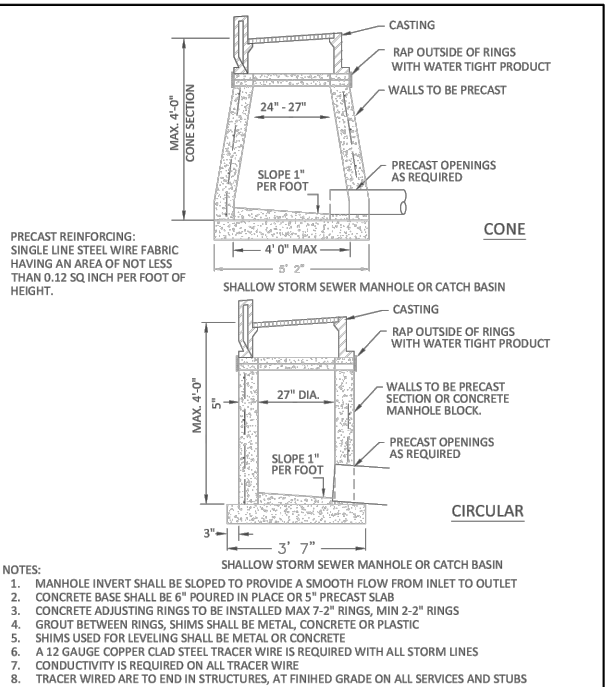
CITY PLATE No. STR-31
STANDARD DETAILS:
STREET TIE-IN



APPROVED:
11 - 2015



STANDARD DETAILS:
WATER TIGHT CASTING
CITY PLATE No. SEW-2

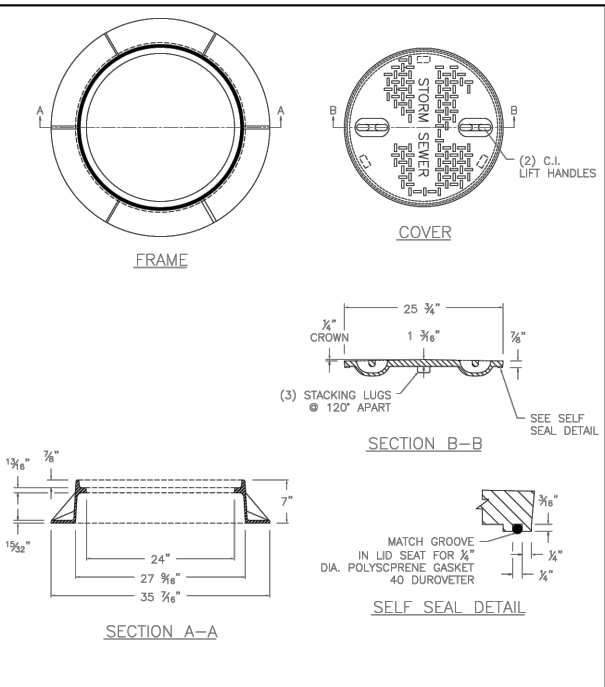


NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6\"/>

APPROVED:
1 - 2024



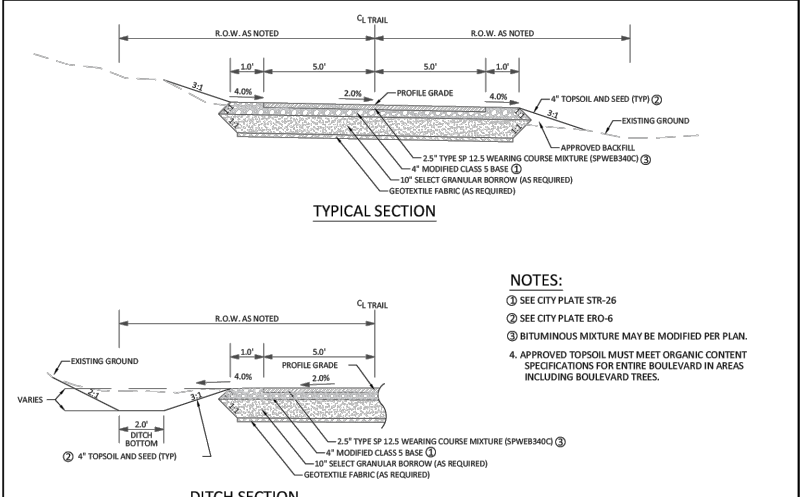
STANDARD DETAILS:
STORM AREA INLET
CITY PLATE No. STO-2



APPROVED:
2 - 2019



STANDARD DETAILS:
WATER TIGHT CASTING
CITY PLATE No. STO-14



APPROVED:
1 - 2024



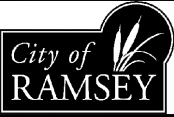
CITY PLATE No. PARK-1
STANDARD DETAILS:
BITUMINOUS TRAIL

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

JOE FERIANCEK
Date 06/03/26 Lic. No. 57095

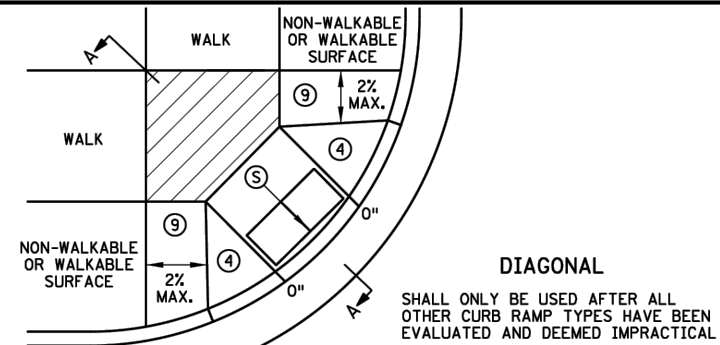
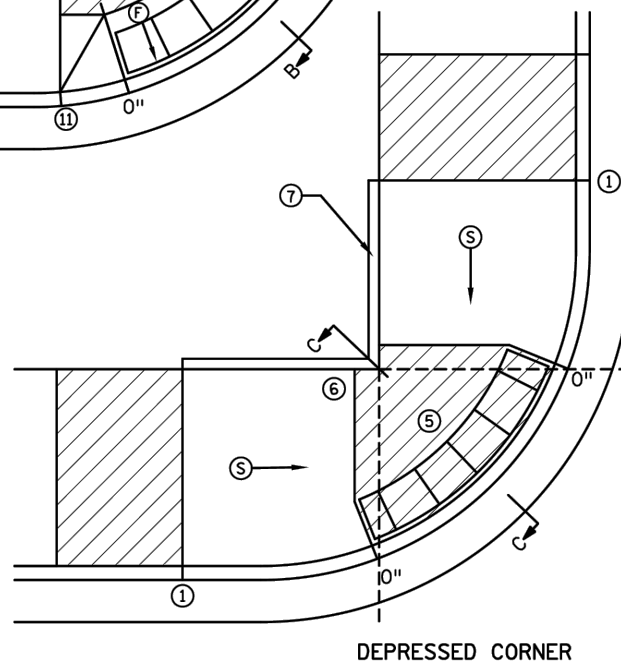
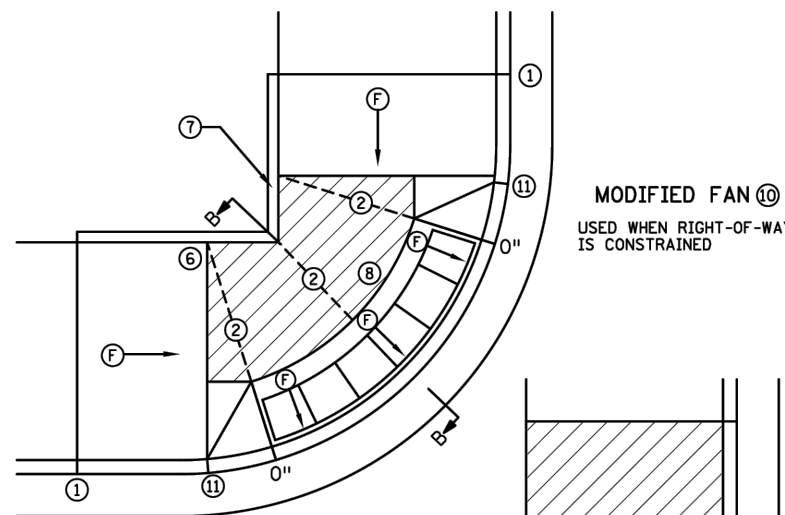
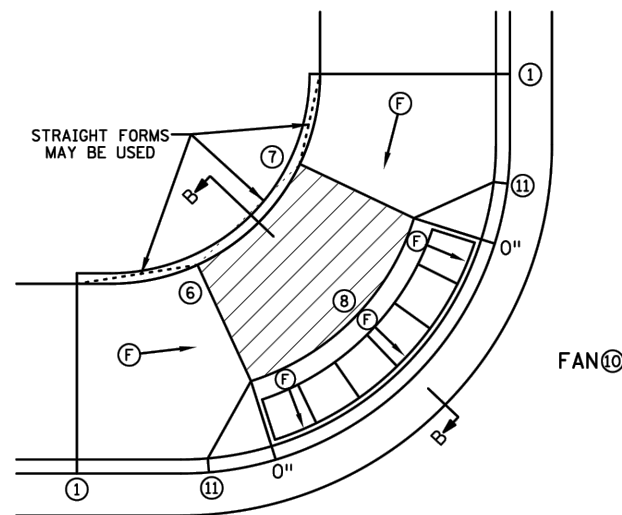
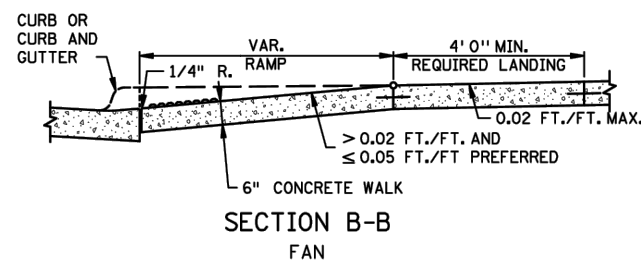
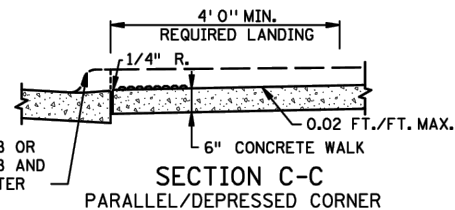
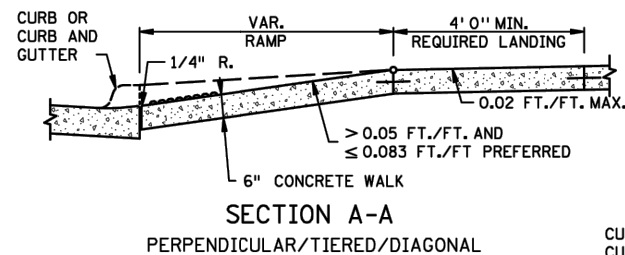
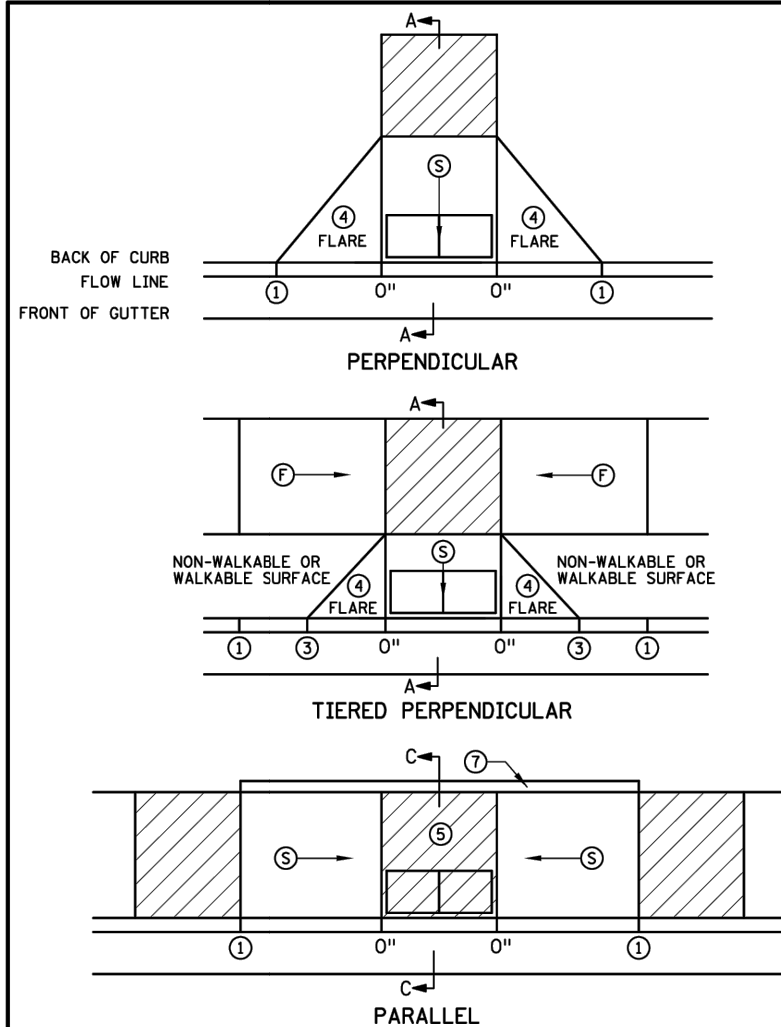
DESIGNED BY:	LWC	DATE:	06/03/26
DRAWN BY:	LWC	FILE:	26-06
CHECKED BY:	JJF		



CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

CITY DETAILS

RIVERSIDE WEST STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-06
CITY OF RAMSEY, MINNESOTA



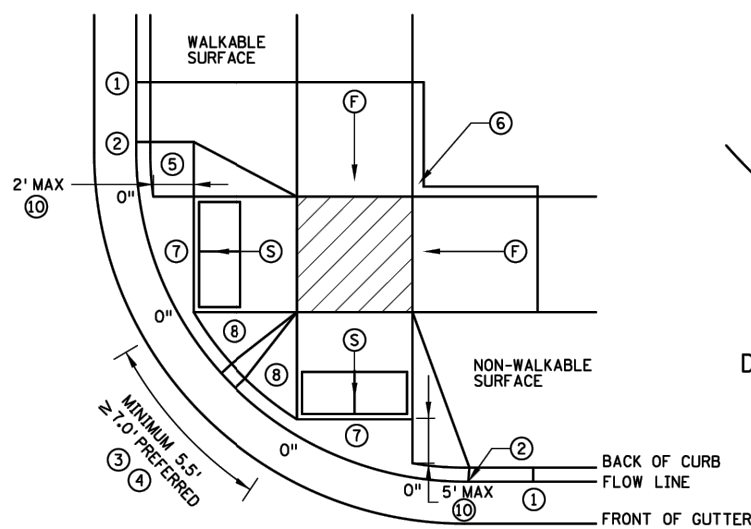
NOTES:

- LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMP THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.
- INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
- SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
- ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, EXCEPT AS STATED IN 6 BELOW.
- TO ENSURE PAR AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.
- WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.
- ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
- 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMP. DETECTABLE WARNING SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNING ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.
- WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNING SHOULD NOT BE GREATER THAN 20 FEET.
- RECTANGULAR DETECTABLE WARNING SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNING SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
- 1 MATCH FULL HEIGHT CURB.
- 2 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
- 3 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
- 4 SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
- 5 DETECTABLE WARNING MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
- 6 THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
- 7 WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE, V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
- 8 A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
- 9 PAVE FULL WALK WIDTH.
- 10 "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
- 11 INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

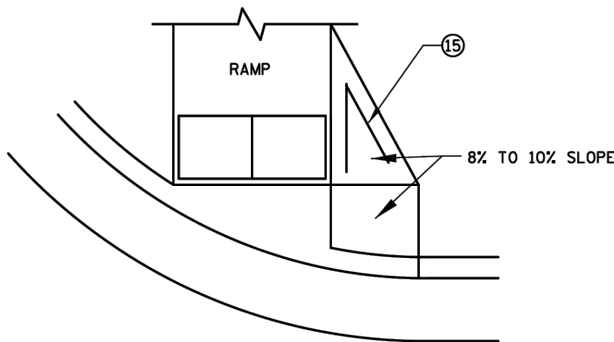
LEGEND	
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT, IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.	
	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
	LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.
	X" CURB HEIGHT

REVISION:	
APPROVED: 11-04-2021	
JEFFREY PERKINS OPERATIONS DIVISION	

STANDARD PLAN 5-297.250		1 OF 6	PEDESTRIAN CURB RAMP DETAILS	
		APPROVED: 11-04-2021	THOMAS WYRBIK STATE DESIGN ENGINEER	
STATE PROJ. NO.		(TH)	SHEET NO. OF SHEETS	

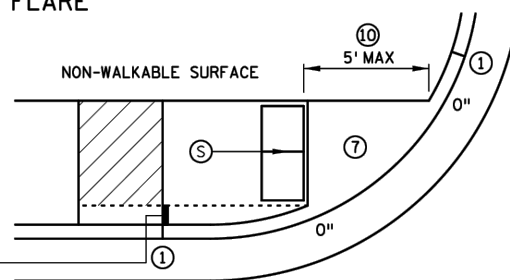


COMBINED DIRECTIONAL

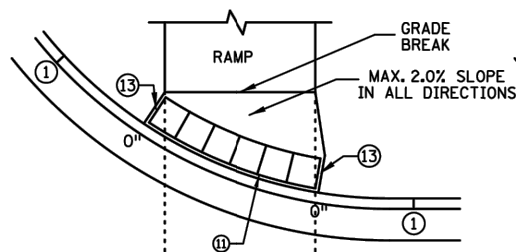


DIRECTIONAL RAMP WALKABLE FLARE

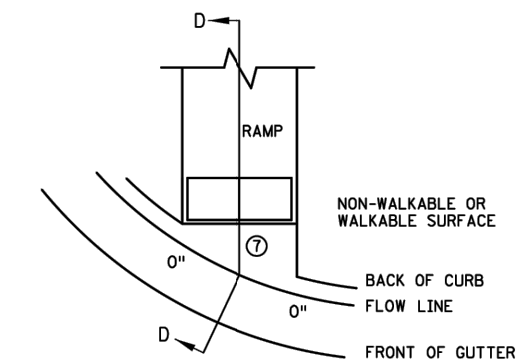
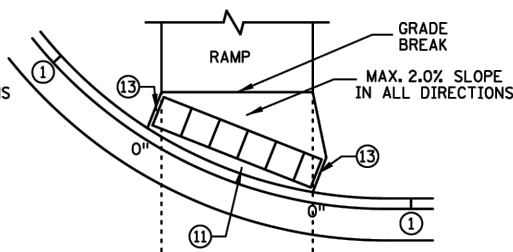
IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.



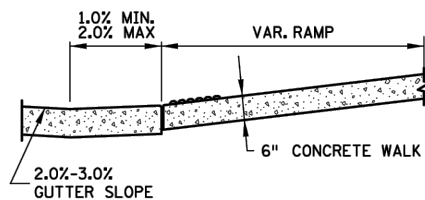
STANDARD ONE-WAY DIRECTIONAL ③



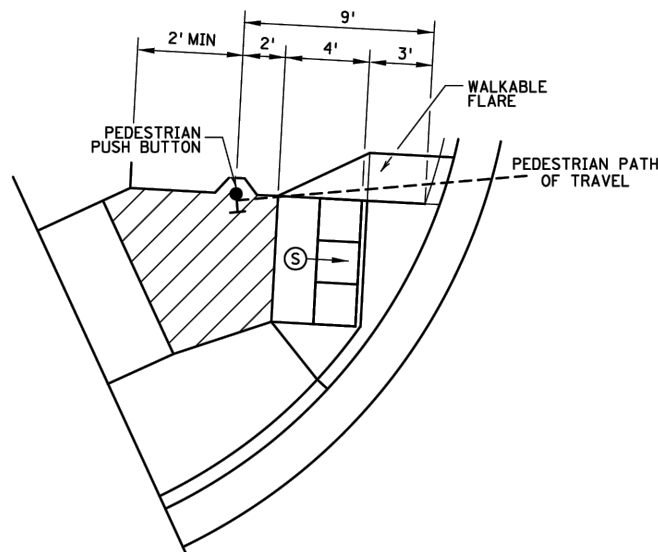
DETECTABLE WARNING PLACEMENT WHEN SETBACK CRITERIA IS EXCEEDED ⑫
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB



CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



SEMI-DIRECTIONAL RAMP ③④⑨

3' DOME SETBACK, 4' LONG RAMP AND PUSH BUTTON 9' FROM THE BACK OF CURB
PRIMARYLY USED FOR APS APPLICATIONS WHERE THE PAR DOES NOT CONTINUE PAST THE PUSH BUTTON (DEAD-END SIDEWALK)

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR, 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

⑮ PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

⑤ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

⑥ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.

X" CURB HEIGHT

REVISION:

APPROVED: 11-04-2021

Jeffrey Perkins
JEFFREY PERKINS
OPERATIONS DIVISION



STANDARD PLAN 5-297.250

2 OF 6

Thomas Styrzbecki
THOMAS STYRZBECKI
STATE DESIGN ENGINEER

APPROVED: 11-04-2021

REVISED:

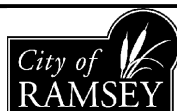
STATE PROJ. NO.

PEDESTRIAN CURB RAMP DETAILS

(T.H.) SHEET NO. OF SHEETS

DATE	REVISION

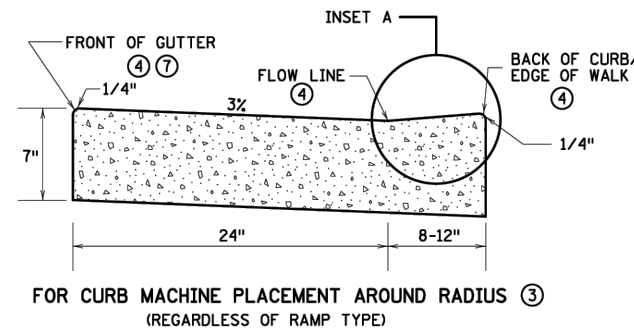
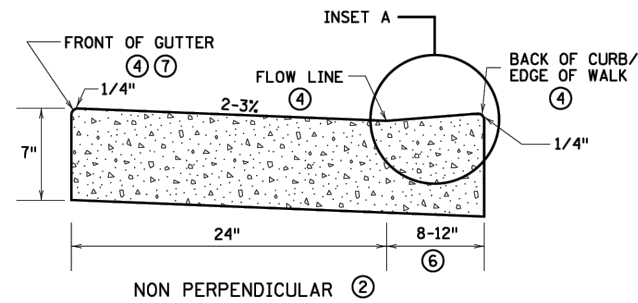
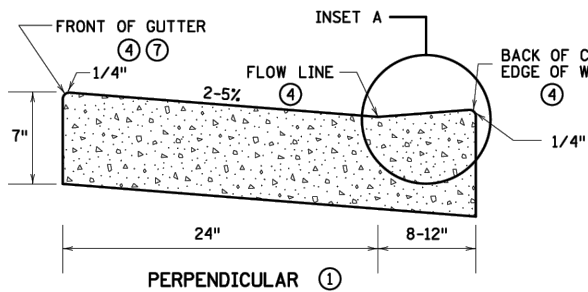
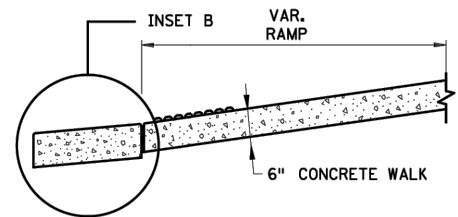
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CHECKED BY: ---	



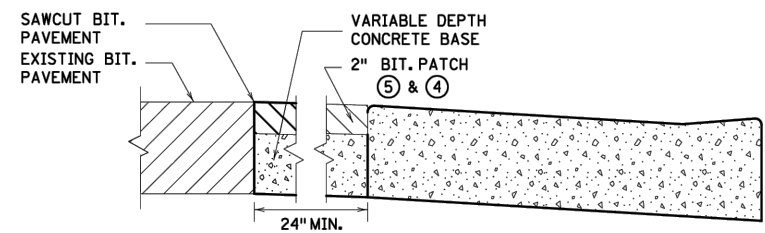
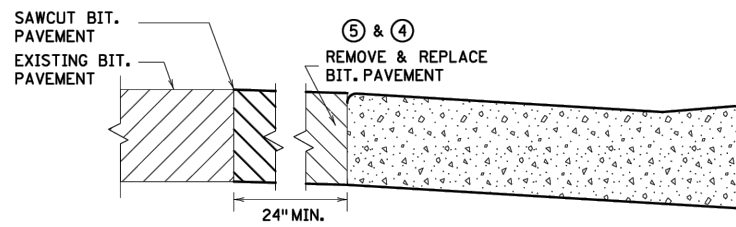
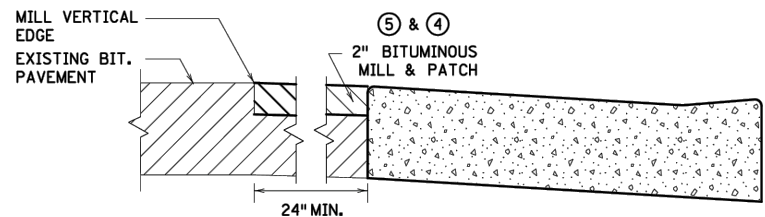
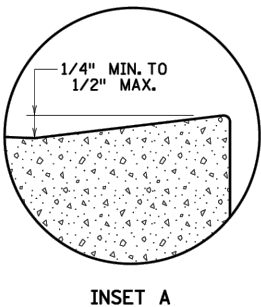
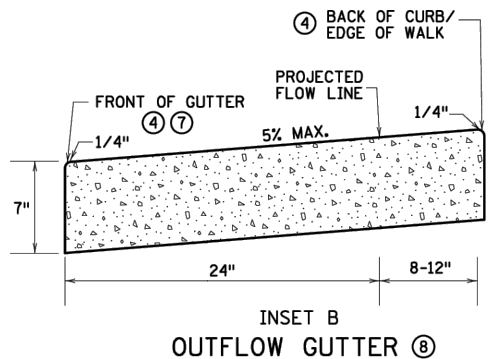
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN RAMP DETAILS

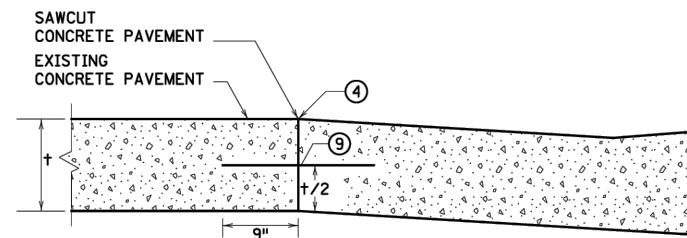
RIVERSIDE WEST STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-06
CITY OF RAMSEY, MINNESOTA



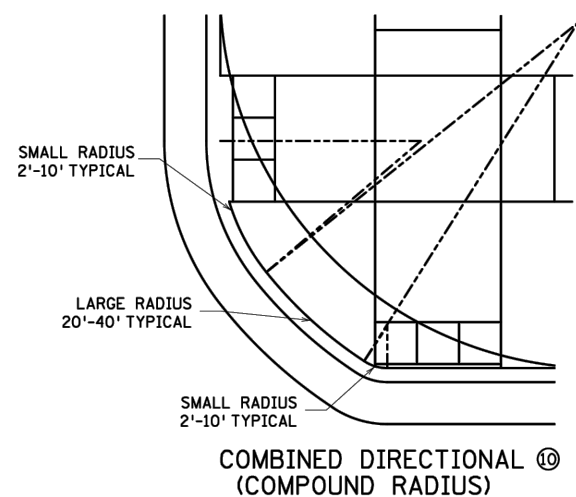
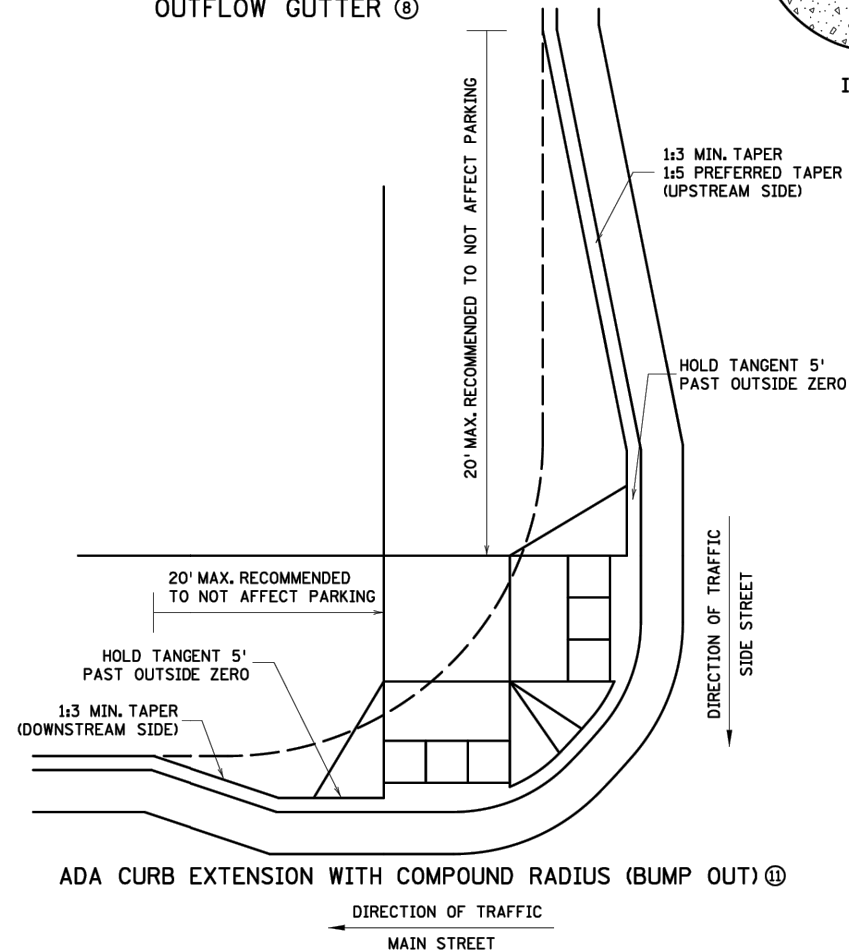
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL



ONLY ALLOWED PER ENGINEER'S APPROVAL



PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER FOR USE ON CURB RAMP RETROFITS



NOTES:

- POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR.
- ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.
- ① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
- ② FOR USE AT CURB RAMPS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.
- ③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.
- ④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
- ⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
- ⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.
- ⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.
- ⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.
- ⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.
- ⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.
- ⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISION:
APPROVED: 11-04-2021
<i>Jeffrey Perkins</i>
JEFFREY PERKINS
OPERATIONS DIVISION



STANDARD PLAN 5-297.250	3 OF 6
APPROVED: 11-04-2021	REVISED:
THOMAS STYRIBICKI	STATE PROJ. NO.
STATE DESIGN ENGINEER	

PEDESTRIAN CURB RAMP DETAILS

(TH) SHEET NO. OF SHEETS

DATE	REVISION

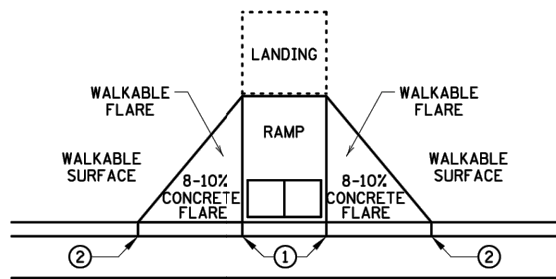
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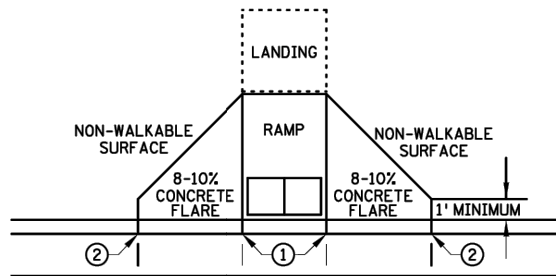
CITY OF RAMSEY
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MNDOT PEDESTRIAN RAMP DETAILS

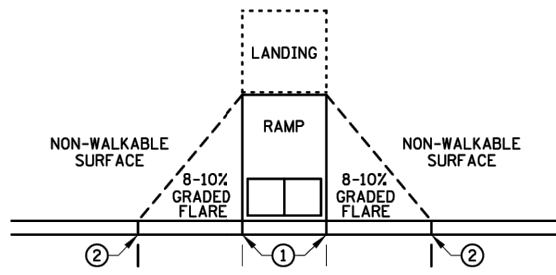
RIVERSIDE WEST STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-06
CITY OF RAMSEY, MINNESOTA



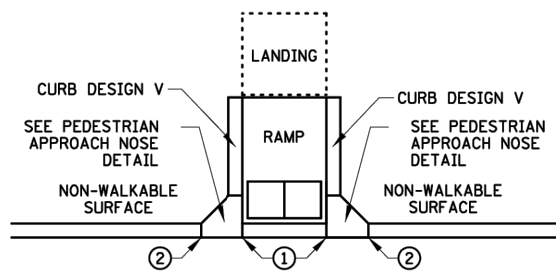
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

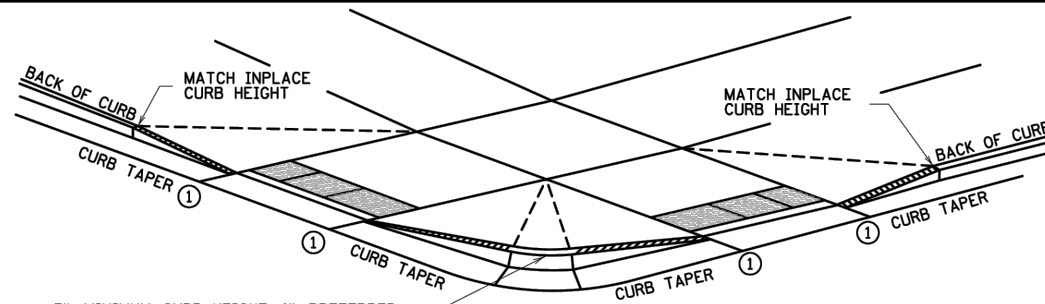


GRADED FLARES



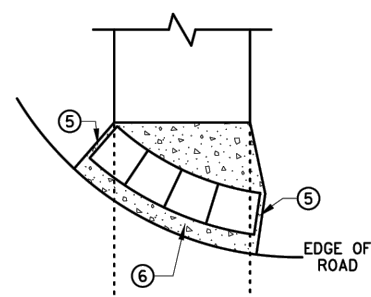
RETURNED CURB ④

TYPICAL SIDE TREATMENT OPTIONS ③ ⑩

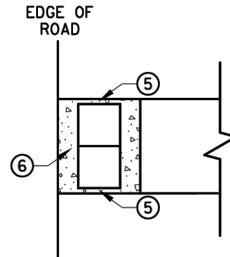


3" MINIMUM CURB HEIGHT, 4" PREFERRED
(MEASURED AT FRONT FACE OF CURB)
FOR A MIN. 6" LENGTH (MEASURED ALONG FLOW LINE)

DETECTABLE EDGE WITH ⑦
CURB AND GUTTER

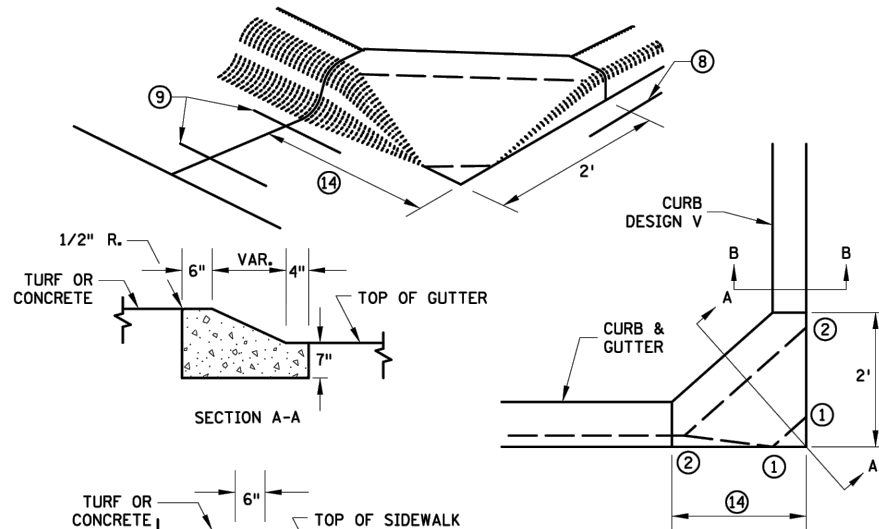


RADIAL DETECTABLE WARNING

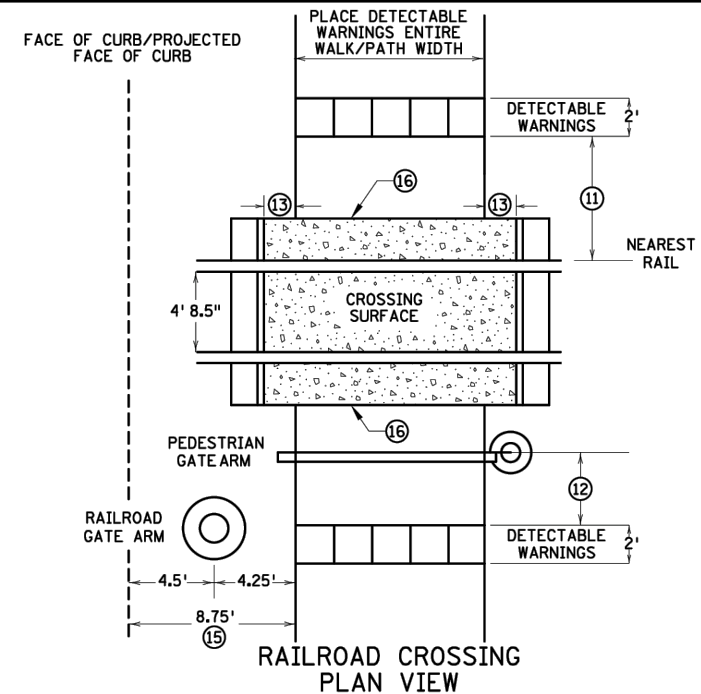


RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

- NOTES:**
- INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.
 - SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.
 - A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
 - CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMP FROM THE BACK OF CURB.
 - ① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.
 - ② FULL CURB HEIGHT.
 - ③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
 - ④ TYPICALLY USED FOR MEDIANS AND ISLANDS.
 - ⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
 - ⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.
 - ⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.
 - ⑧ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.
 - ⑨ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.
 - ⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6' LONG RAMP FOR 6" HIGH CURB). WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT 8-10%, THEN LESS THAN 5% FROM 3" CURB TO FULL CURB HEIGHT.
 - ⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.
 - ⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.
 - ⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.
 - ⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.
 - ⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.
 - ⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISION:
APPROVED: 11-04-2021
<i>Jeffrey Perkins</i>
JEFFREY PERKINS
OPERATIONS DIVISION

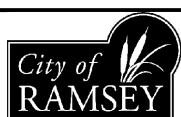


STANDARD PLAN 5-297.250	4 OF 6
APPROVED: 11-04-2021	REVISED:
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS

DATE	REVISION

DESIGNED BY: ---	DATE: ---
DRAWN BY: ---	FILE: 26-06
CHECKED BY: ---	



CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN RAMP DETAILS

RIVERSIDE WEST STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-06
CITY OF RAMSEY, MINNESOTA

V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS

V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS

V CURB INTERSECTION

V CURB ADJACENT TO BUILDING
OR BARRIER

TRANSITION PANEL ④ ⑤

INSET A

PLAN VIEW

SECTION B-B
SIGNAL PEDESTAL & PUSH BUTTON (V-CURB)

PLAN VIEW

SECTION A-A
PUSH BUTTON STATION (V-CURB)

CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"

NOTES:

A WALKABLE FLARE IS AN 8-10% CONCRETE FLARE THAT IS REQUIRED WHEN THE FLARE IS ADJACENT TO A WALKABLE SURFACE, OR WHEN THE PEDESTRIAN PATH OF TRAVEL OF A PUSH BUTTON TRAVERSES THE FLARE.

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.

② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.

③ CONSTRUCT USING APPROVED EXPANSION MATERIAL PER MNDOT TYPE A-E EXPANSION. LEAVE A MINIMUM 1/2" TOP GAP AND SEAL WITH MNDOT APPROVED SILICONE PER MNDOT SPEC 3722.

④ THE MAX. RATE OF CROSS SLOPE TRANSITIONING IS 1' LINEAR FOOT OF SIDEWALK PER HALF PERCENT CROSS SLOPE. WHEN PAR WIDTH IS GREATER THAN 6' OR THE RUNNING SLOPE IS GREATER THAN 5%, DOUBLE THE CALCULATED TRANSITION LENGTH.

⑤ TRANSITION PANELS ARE TO ONLY BE USED AFTER THE RAMP, OR IF NEEDED, LANDING ARE AT THE FULL CURB HEIGHT (TYPICAL SECTION).

⑥ EXISTING CROSS SLOPE GREATER THAN 2.0%.

Ⓢ	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
▨	LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.
①	TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK. SEE THIS SHEET FOR ADDITIONAL INFORMATION.

REVISION:

APPROVED: 11-04-2021

JEFFREY PERKINS
OPERATIONS DIVISION

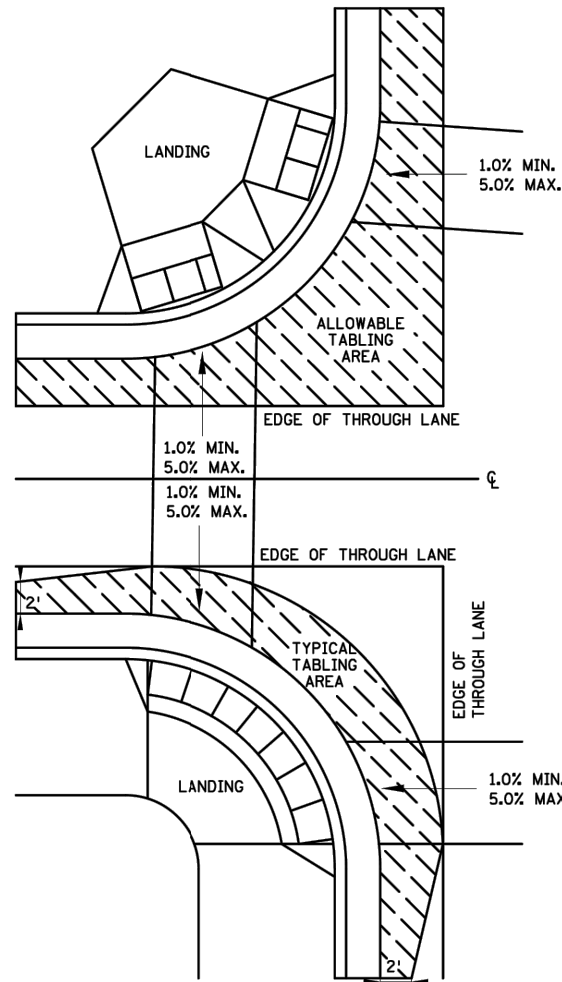
STANDARD PLAN 5-297.250 5 OF 6

THOMAS TYRBIKSKI
STATE DESIGN ENGINEER

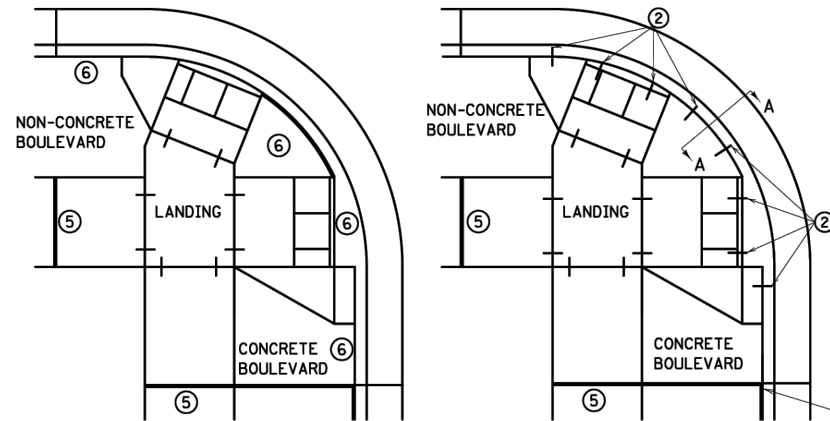
APPROVED: 11-04-2021
REVISED:

PEDESTRIAN CURB RAMP DETAILS

STATE PROJ. NO. (TH) SHEET NO. OF SHEETS

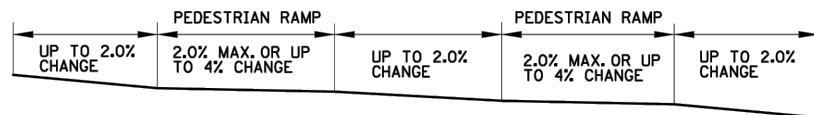


CURB LINE AND ROAD CROSSING ADJUSTMENTS

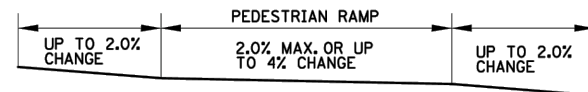


EXPANSION MATERIAL PLACEMENT FOR CONCRETE ROADWAYS

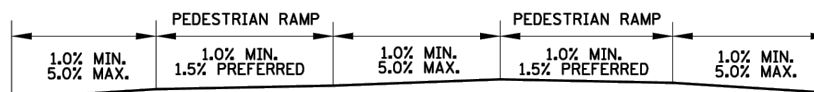
CURB LINE REINFORCEMENT ④ PLACEMENT ON BITUMINOUS ROADWAYS



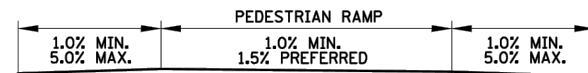
FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



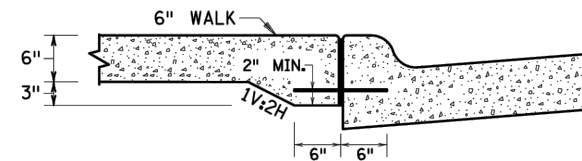
FLOW LINE PROFILE "TABLE" - FAN



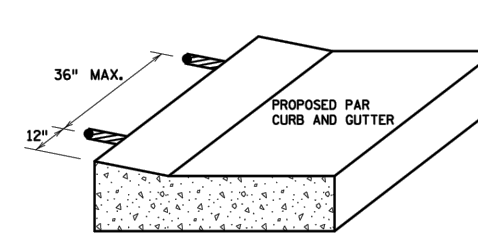
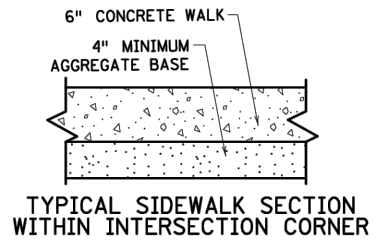
FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS



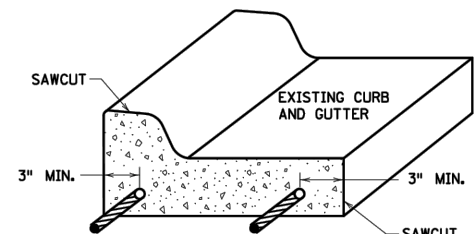
FLOW LINE PROFILE RAISE - FAN



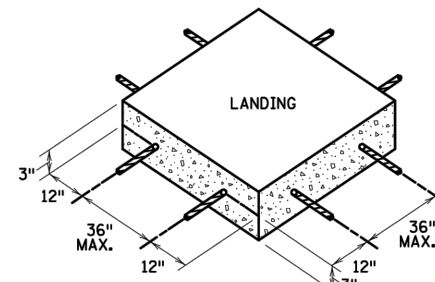
SECTION VIEW A-A THICKENED SECTION THROUGH CURB RAMP FLARES



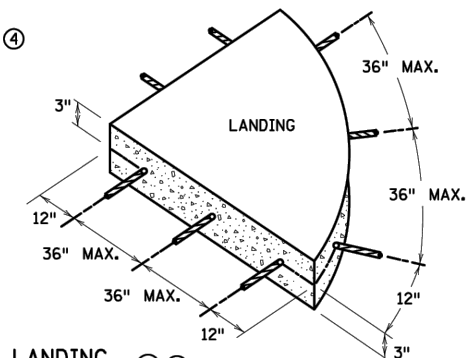
CURB RAMP REINFORCEMENT DETAILS ② ④



CURB AND GUTTER REINFORCEMENT ③



SEPARATE LANDING POUR REINFORCEMENT ① ②



GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

- 1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
- 2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
- 3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
- 4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

- 1) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
- 2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
- 3) 5.0% RECOMMENDED MAX. FLOW LINE
- 4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

NOTES:

- ① TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
- ② DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.
- ③ DRILL AND GROUT 2 - NO. 4 X 12" LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.
- ④ THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.
- ⑤ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
- ⑥ USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISION:
APPROVED: 11-04-2021
<i>Jeffrey Perkins</i>
JEFFREY PERKINS
OPERATIONS DIVISION



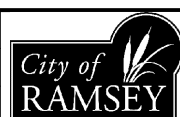
STANDARD PLAN 5-297.250	6 OF 6
<i>Tom Stroh</i>	APPROVED: 11-04-2021
THOMAS STROH	REVISOR:
STATE PROJ. NO.	(TH)

PEDESTRIAN CURB RAMP DETAILS

SHEET NO. OF SHEETS

DATE	REVISION

DESIGNED BY: ---	DATE: ---
DRAWN BY: ---	FILE: 26-06
CHECKED BY: ---	



CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

MNDOT PEDESTRIAN RAMP DETAILS

RIVERSIDE WEST STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-06
CITY OF RAMSEY, MINNESOTA

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

RIVERSIDE WEST STREET RECONSTRUCTIONS

CITY OF RAMSEY ANOKA COUNTY, MINNESOTA

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:

Construction activities include; Site Grading, Storm Sewer Repair, Temporary Erosion and Sediment Control, Roadway Construction, and Permanent Stabilization. Project Description: This project consists of reconstructing 0.49 miles of existing urban bituminous streets, using a mixture of full depth reclamation and mill & overlay. The drainage for the existing streets use concrete surmountable curb and gutter and storm sewer. Outfall locations will generally remain the same. Runoff generally drains South to the Mississippi River.

RESPONSIBLE PARTIES:

The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollution Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. (Longer time frames will apply to areas disturbing 50 acres or discharge within 1 mile of a special water).

	COMPANY	CONTACT PERSON	PHONE
OWNER:	CITY OF RAMSEY	HAFEDH HLEL, PE	763-620-9775
SWPPP DESIGNER:	CITY OF RAMSEY	LOGAN CZECH	763-453-2531
CONTRACTOR:			
SITE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	CITY OF RAMSEY	HAFEDH HLEL, PE	763-620-9775

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising and amending the SWPPP, Individuals performing or supervising the installation, maintenance and repair of BMP's must be trained. At least one individual present on the permitted project, or available within 72 hours shall be trained in the applicable job duties. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:

- a. Names of trained personnel associated with this project.
- b. Dates of training, names of instructor(s) and entity providing training.
- c. Content of training course or workshop including the number of hours trained.
- d. As an alternative to a, b, and c listed above, a photocopy of the current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

DOCUMENTATION RETENTION:

The following documentation will be retained for a period of not less than 3-years form the date of submittal of the NOT.

1. The final SWPPP.
2. Copies of all stormwater related permits required for the project.
3. Records of all inspection and maintenance conducted during construction.
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance.
5. All required calculations for design of temporary and permanent BMP's.

IMPLEMENTATION SCHEDULE AND PHASING:

1. Furnish & Install inlet protection.
2. Reclamation of existing bituminous pavement & milling.
3. Spot curb removal.
4. Storm sewer repairs.
5. Rough grade site.
6. Furnish & install curb & gutter.
7. Furnish & install bituminous pavement.
8. Add additional temporary BMP's as necessary during construction based on inspection reports.
9. Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

FINAL STABILIZATION:

The permittee(s) must ensure final stabilization of the site. The permittee(s) must submit a NOT within 30 days after final stabilization is complete, or another owner/operator (permittee) has assumed control over all areas of the site which have not undergone final stabilization. Final stabilization can be achieved in one of the following ways:

1. All soil disturbing activities at the site have been completed and all soils must be stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions and;
- a. All drainage ditches, constructed to drain water from the site after construction is complete, must be stabilized to preclude erosion;
- b. All temporary synthetic, and structural erosion prevention and sediment control BMP's (such as silt fence) must be removed as part of the site final stabilization; and
- c. The permittee(s) must clean out all sediment from conveyances and from temporary sedimentation basins to be used as permanent water quality management basins. Sediment must be stabilized to prevent it from being washed back into the basin, conveyances or drainage ways discharging off-site or to surface waters. The cleanout of permanent basins must be sufficient to return the basin to design capacity.

2. Final vegetation cover shall be in the Project Specifications.
3. For residential construction only, final stabilization has been achieved when temporary erosion protection and down gradient perimeter control for individual lots has been completed and the residence has been transferred to the homeowner. Additionally, the permittee must distribute the MPCA "Homeowner fact sheet" to the homeowner to inform the homeowner of the need for, and benefits of, final stabilization.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species?	NO
Does any portion of this site discharge to a Calcareous Fen and the letter of approval from the DNR is located in the Project Manual?	NO
Will any portion of this site potentially affect properties listed on the National Register of Historic Places or a Known or Discovered Archeological site?	NO
Have any Karst features been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO

POLLUTION PREVENTION MANAGEMENT MEASURES:

The permittee(s) shall implement the following pollution prevention management measures on the site:

1. Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal regulations.
2. Hazardous materials: oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
3. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed on site.

GENERAL STORMWATER DISCHARGE REQUIREMENTS:

All requirements listed in Part 15 of the permit for the design of permanent stormwater treatment system and discharge have been included in the preparation of this SWPPP. These include but are not limited to:

1. The expected amount, frequency, intensity and duration of precipitation.
2. The nature of stormwater runoff and run-on at the site.
3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

RECEIVING WATERS:

Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds are identified on the USGS 7.5min quad map within 1 mile of the project boundary. Receiving waters that are impaired, the impairment and WLA are listed as follows. All specific BMP's relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMP's listed in approved TMDLs and those BMP's listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (DITCH, POND, WETLAND, LAKE, ETC.)	APPENDIX A SPECIAL WATER?	FLOWS TO IMPAIRED WATER WITHIN 1 MILE?	USEPA APPROVED TMDL?
MISSISSIPPI RIVER	RIVER	YES	YES	YES, Hg-F;NUTRIENTS

PROJECT AREAS:

Total project size (disturbed area) = 1.75 acres
Existing area of impervious surface = 1.71 acres
Post construction area of impervious surface = 1.72 acres
Impervious surface area increased = 0.01 acres
Planned construction start date: July 2026
Planned construction completion date: October 2026

PROJECT LOCATION:

County: ANOKA Township: 32 Range: 25 Section: 34 Latitude: 45.22019 Longitude: -93.43803

PERMANENT STORMWATER MANAGEMENT SYSTEM:

Type of storm water management used if more than 1 acre of new impervious surface is created:

- a. Wet Sedimentation Pond
- b. Infiltration / Filtration
- c. Regional Pond
- d. Permanent Stormwater Management Not Required

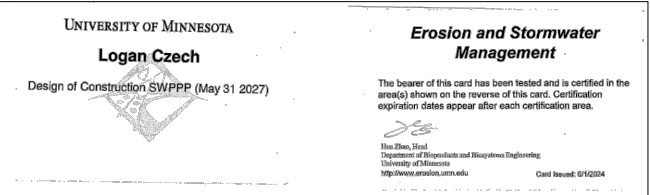
LOCATION OF SWPPP REQUIREMENTS IN PROJECT PLAN:

DESCRIPTION	LOCATION
TEMPORARY EROSION CONTROL MEASURES	SHEETS No. 15 - 17
FINAL STABILIZATION	SHEETS No. 21 - 25
EROSION AND SEDIMENT CONTROL DETAILS	SHEET No. 05

EROSION AND SEDIMENT CONTROL QUANTITIES:

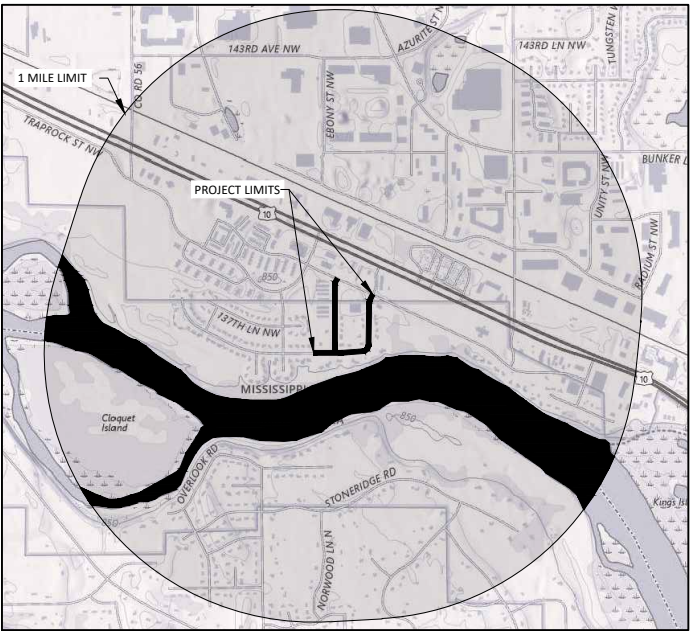
Item Description	Unit	Quantity
STABILIZED CONSTRUCTION ENTRANCE	EA	2
STORM DRAIN INLET PROTECTION	EA	8

CERTIFICATION:

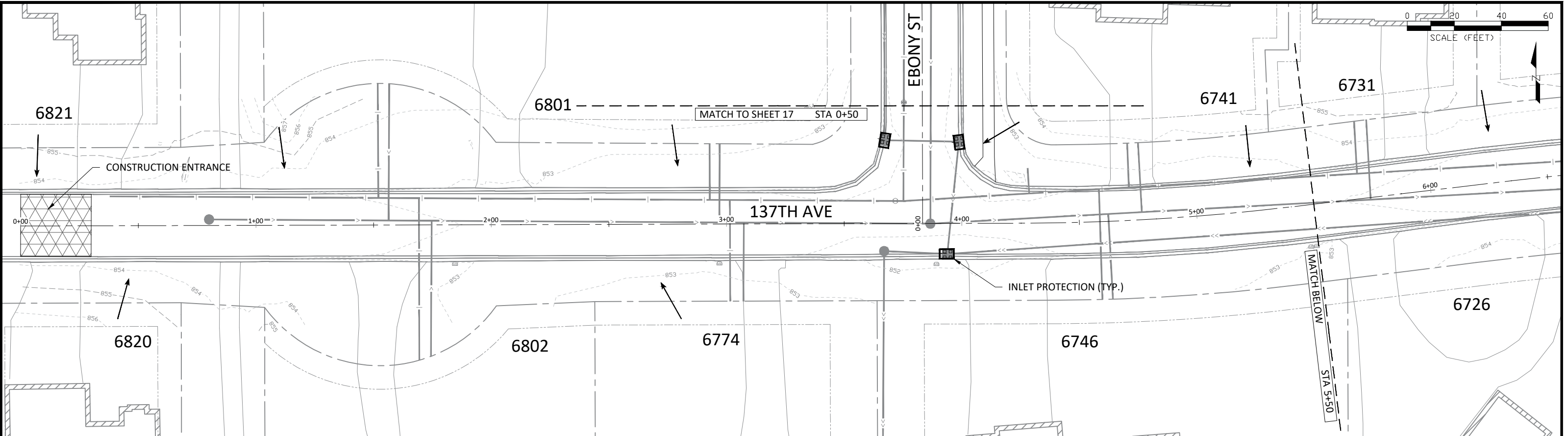


LEGEND

	PROJECT LIMITS		RECEIVING WATER
	1 MILE LIMIT		IMPAIRED WATER



SEQUENCE OF CONSTRUCTION: Construction shall proceed in the following sequence: 1. Contractor shall schedule and conduct a pre-construction meeting with the City. 2. Contractor shall secure all necessary permits and licenses. 3. Furnish & install erosion control measures. 4. Maintain erosion control measures, i.e. silt fence, inlet protection. 5. Reclaim existing bituminous pavement and mill. 6. Haul-off excess reclamation material. 7. Spot curb removals. 8. Repair storm sewer. 9. Grade and compact reclamation material. 10.Furnish & install curb & gutter 13.Furnish & install base course of bituminous pavement 14.Complete restoration per plan. 14.Furnish & install wear course of bituminous pavement 15.Remove erosion control after vegetation is established. ADDITIONAL STORMWATER POLLUTION PREVENTION, GRADING PLAN, AND SCHEDULE NOTES: 1. All slopes to be 1:4 unless approved by the city engineer. 2. Below grade structures shall be protected and meet drainage requirements per the city engineer. 3. Construction operation hours are from 7:00 a.m. - 10:00 p.m. Monday through Saturday. 4. Call Gopher State One Call for utility locations prior to any work at 1-800-252-1166. 5. Permittee may need to modify SWPPP if the general objectives of controlling pollutants is not being met. 6. Operator shall implement these and any other BMP's that may be required to meet the general permit requirements. 7. Site is not in karst area or pollution or remediation site. 8. Silt fence to be installed downhill from any grading activity. 9. If tracking onto adjacent streets occurs a street sweeper shall be used to clean streets within 8 hours or as directed by the engineer. 10.Dust control may be necessary during rough grading. No grading can take place if wind speed exceeds 25 mph. 11.Solid waste shall be collected and disposed of properly and must comply with MPCA disposal requirements. 12.Hazardous materials shall be stored properly to prevent spills and vandalism. 13.No engine degreasing is allowed on site. External washing of vehicles shall be limited to a defined area (bone yard) on site. 14.Permittee(s) shall adhere to all SWPPP specifications on the plan and other MPCA permit requirements. EROSION PREVENTION PRACTICES: 1. The permittee(s) must plan for and implement appropriate construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices that minimize erosion, so that the inspection and maintenance requirements are complied with. The location of areas not to be disturbed must be delineated (e.g. with flags, stakes, signs, silt fence, etc.) on the development site before work begins. 2. All exposed soil areas must be stabilized as soon as practical, but in no case later than 7 days after the construction area has temporarily or permanently ceased. These areas include constructed stormwater management pond side slopes, and any exposed soil areas with a positive slope to a stormwater conveyance system, such as a curb and gutter system, storm sewer inlet, temporary or permanent drainage ditch or other natural or man made systems that discharge to a surface water. 3. The normal wetted perimeter of any temporary or permanent drainage ditch that drains water from a construction site, or diverts water around a site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge to any surface water. Stabilization must be completed within 24 hours of connecting to a surface water. 4. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours of connection to a surface water. 5. All disturbed areas, except roadways, building areas, parking areas, islands and sidewalk, shall be restored with minimum 4 inches topsoil, seeded and mulched within 7 days of completion of site grading. Seeding shall be in accordance with MnDOT Specification 2575. Where side slopes exceed or equal 1:3 and running slope is greater than 1:50, a polypropylene netting or wood fiber blanket shall be provided and staked over the mulched area. Seed and mulch types and applications rates are per plan and specification. 6. Refer to restoration plan for areas to be seeded or sodded for erosion control. DEWATERING AND BASIN DRAINING: 1. Dewatering or basin draining (e.g. pumped discharges, trench/ditch cuts for drainage) related to the construction activity that may have turbid or sediment laden discharge water must be discharged to a temporary or permanent sedimentation basin on the project site whenever possible. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMP's, such that the discharge does not adversely affect the receiving water or downstream landowners. The permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock rip rap, sand bags, plastic sheeting or other accepted energy dissipation measures. Adequate sedimentation control measures are required for discharge water that contains suspended solids. 2. All water from dewatering or basin draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on downslope properties, or inundation in wetlands causing significant adverse impact to the wetland.			SEDIMENT CONTROL PRACTICES: 1. Sediment control practices must minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets. a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a treatment system (e.g. ditches with rock check dams) require sediment control practices only as appropriate for site conditions. b. If the down gradient treatment system is overloaded, additional upgradient sediment control practices must be installed to eliminate the overloading, and the SWPPP must be amended to identify these additional practices. c. In order to maintain sheet flow and minimize rills and/or gullies, there shall be no unbroken slope length of greater than 75 feet for slopes with a grade of 1:3 or steeper. 2. Sediment control practices must be established on all down gradient perimeters before any upgradient land disturbing activities begin. These practices shall remain in place until final stabilization has been established. 3. The timing of the installation of sediment control practices may be adjusted to accommodate short-term activities such as clearing or grubbing, or passage of vehicles. Any short-term activity must be completed as quickly as possible and the sediment control practices must be installed immediately after the activity is completed. However, sediment control practices must be installed before the next precipitation event even if the activity is not complete. 4. All storm drain inlets must be protected by appropriate BMP's during construction until all sources with potential for discharging to the inlet have been stabilized. 5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches. 6. Stockpile areas which remain on the site for more than seven days shall be seeded, mulched, and surrounded by silt fence. 7. Vehicle tracking of sediment from the construction site must be minimized by BMP's such as stone pads, concrete or steel wash racks, or equivalent systems. Street sweeping must be used if such BMPs are not adequate to prevent sediment from being tracked onto the street. 8. The permittee must install temporary sedimentation basins as required.			INSPECTIONS AND MAINTENANCE: 1. The permittee(s) (either the owner or operator, whoever is identified in the SWPPP) must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5-inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within 7 days. 2. All inspections and maintenance conducted during construction must be recorded in writing and these records must be retained with the SWPPP. Records of each inspection and maintenance activity shall include: a. Date and time of inspections; b. Name of persons conducting inspections; c. Accurate findings of inspections, including the specific location where corrective actions are needed; d. Corrective actions taken (including dates, times, and party completing maintenance activities); e. Date of all rainfall events greater than ½ inches in 24 hours, and the amount of rainfall for each event. Permittee(s) must obtain rainfall amounts by either a properly maintained rain gauge installed onsite, a weather station that is within one (1) mile of your location, or a weather reporting system that provides site specific rainfall data from radar summaries; f. If permittee(s) observe a discharge (i.e., color, odor, settled or suspended solids, oil sheen, and other obvious indicators of pollutant(s)); g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Section 6 of the general permit within seven (7) calendar days. 3. Where parts of the construction site have undergone final stabilization, but work remains on other parts of the site, inspections of the stabilized areas may be reduced to once per month. Where work has been suspended due to frozen ground conditions, the required inspections and maintenance must take place within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever occurs first. 4. All erosion prevention and sediment control BMP's must be inspected to ensure integrity and effectiveness. All nonfunctional BMP's must be repaired, replaced, or supplemented with functional BMP's. The permittee(s) must investigate and comply with the following inspection and maintenance requirements: a. All silt fence must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches ½ of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. b. Temporary and permanent sedimentation basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches ½ the storage volume. Drainage and removal must be completed within 72 hours of discovery, or as soon as field conditions allow access. c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of sediment being deposited by erosion. The permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The permittee shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The permittee is responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work. d. Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces within 3 hours after notification by the City that sweeping is required. e. The permittee(s) are responsible for the operation and maintenance of temporary and permanent water quality management BMP's as well as all erosion prevention and sediment control BMP's, for the duration of the construction work at the site. The permittee(s) are responsible until another permittee has assumed control over all areas of the site that have not been finally stabilized or the site has undergone final stabilization, and a NOT has been submitted to the MPCA. f. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts (e.g. fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets). 5. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activities is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area. 6. Storm sewer pipes and structures to be inspected and cleaned out.																												
<table><tr><td>DATE</td><td>REVISION</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>		DATE	REVISION											I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota JOE FERRANCEK Date 06/03/26 Lic. No. 57095		<table><tr><td>DESIGNED BY:</td><td>LWC</td><td> </td></tr><tr><td>DRAWN BY:</td><td>LWC</td><td>DATE: 06/03/26</td></tr><tr><td>CHECKED BY:</td><td>JJF</td><td>FILE: 26-06</td></tr></table>		DESIGNED BY:	LWC		DRAWN BY:	LWC	DATE: 06/03/26	CHECKED BY:	JJF	FILE: 26-06	City of RAMSEY 7550 SUNWOOD DRIVE RAMSEY, MN 55303 (763) 427-1410 FAX (763) 433-9898		SWPPP		RIVERSIDE WEST STREET RECONSTRUCTIONS CITY PROJECT NO. 26-06 CITY OF RAMSEY, MINNESOTA		SHEET 14 OF 30 SHEETS	
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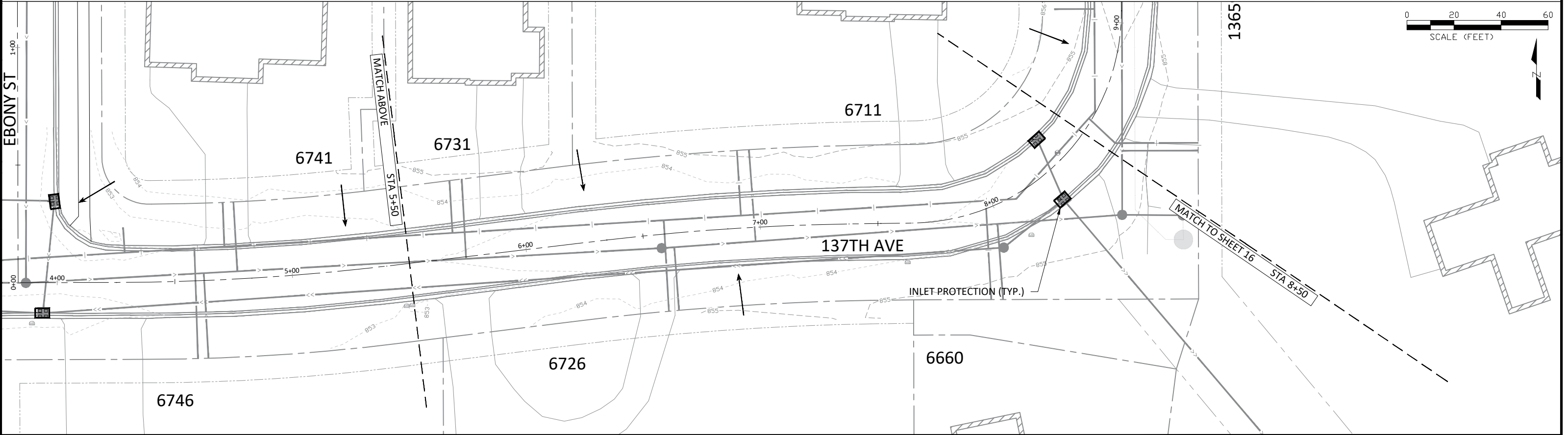


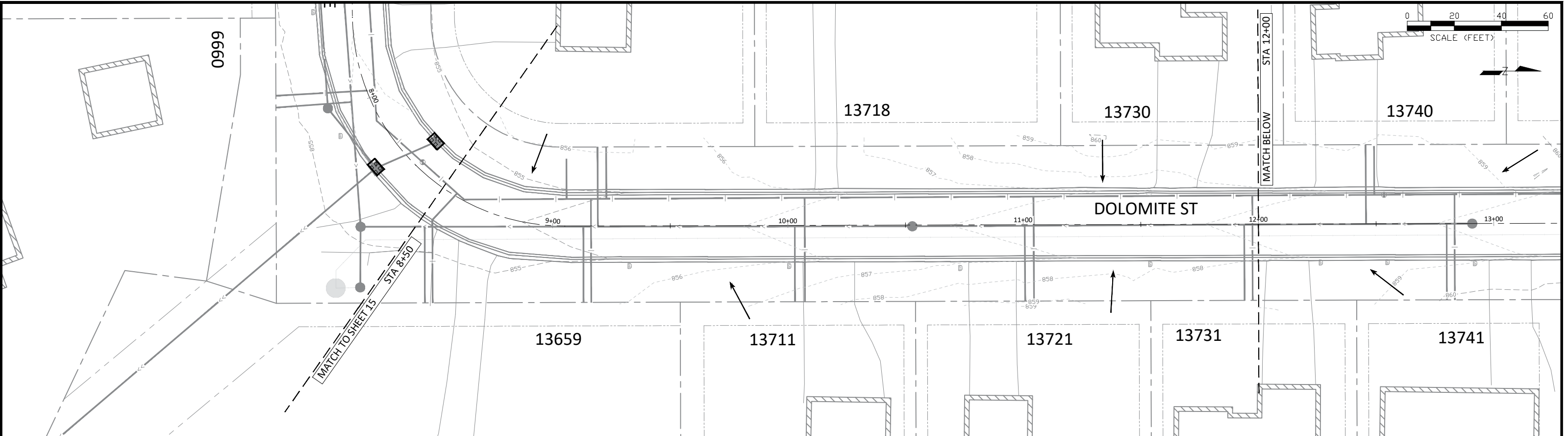
LEGEND

	INLET PROTECTION		LOT LINE		MAJOR CONTOUR
	CONSTRUCTION ENTRANCE		EASEMENT - DRAINAGE & UTILITY		MINOR CONTOUR
			DRAINAGE ARROW		

NOTE:

1. INLET PROTECTION MUST BE INSTALLED BEFORE ANY OTHER ACTIVITIES ON-SITE.
2. ROCK CONSTRUCTION ENTRANCES MUST BE MAINTAINED THROUGHOUT THE PROJECT, THE CONTRACTOR WILL BE RESPONSIBLE FOR SWEEPING TRACKING ONTO ADJACENT STREETS WITHIN 3 HOURS OF NOTIFICATION BY THE CITY.





INLET PROTECTION

CONSTRUCTION ENTRANCE

LOT LINE

EASEMENT - DRAINAGE & UTILITY

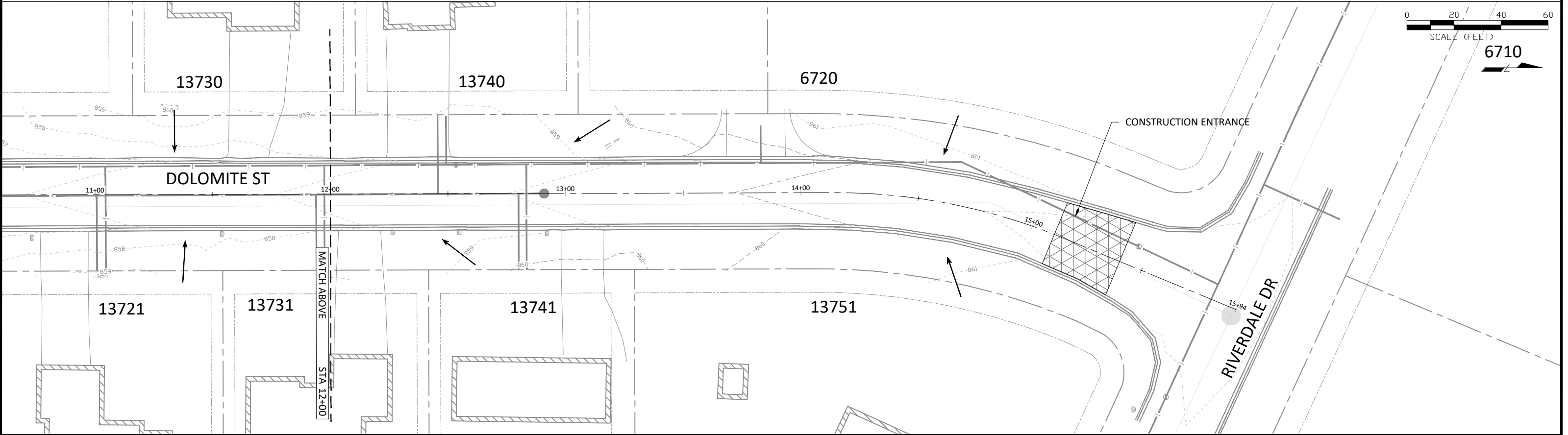
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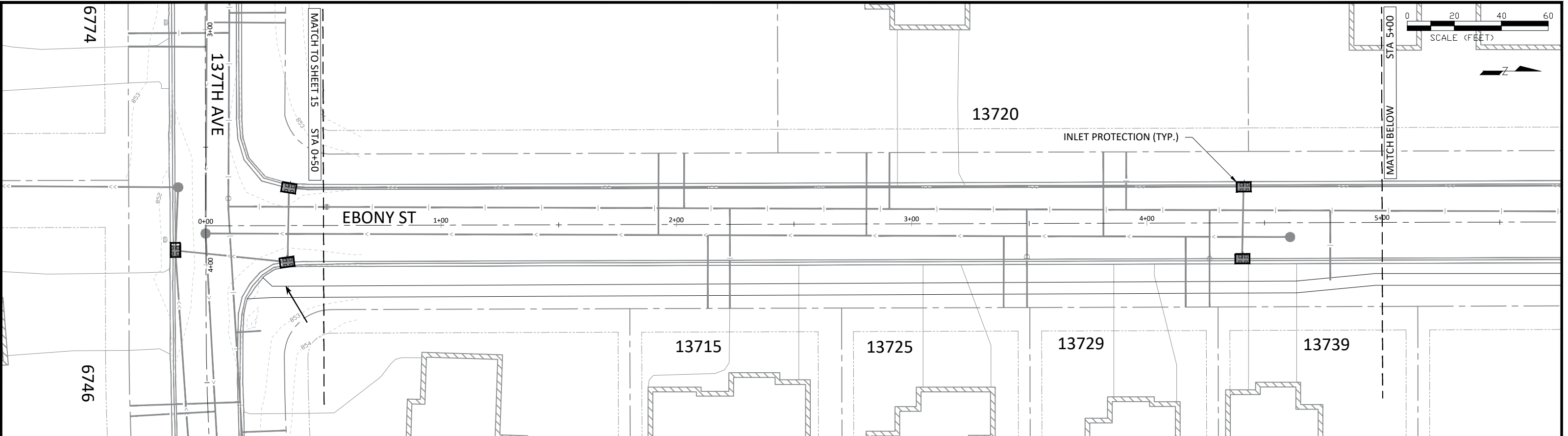
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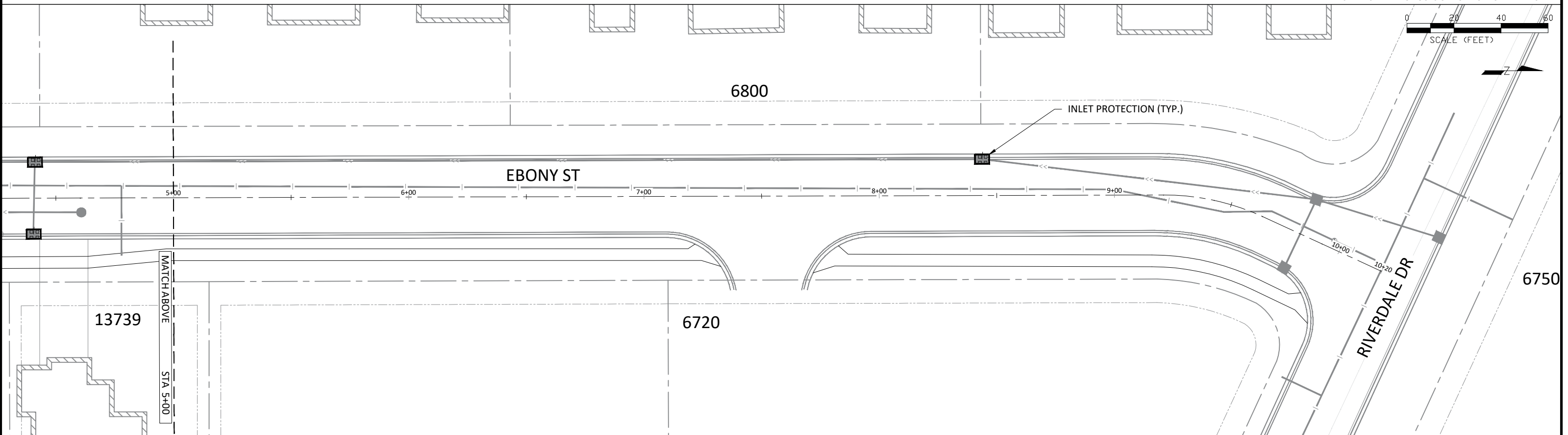


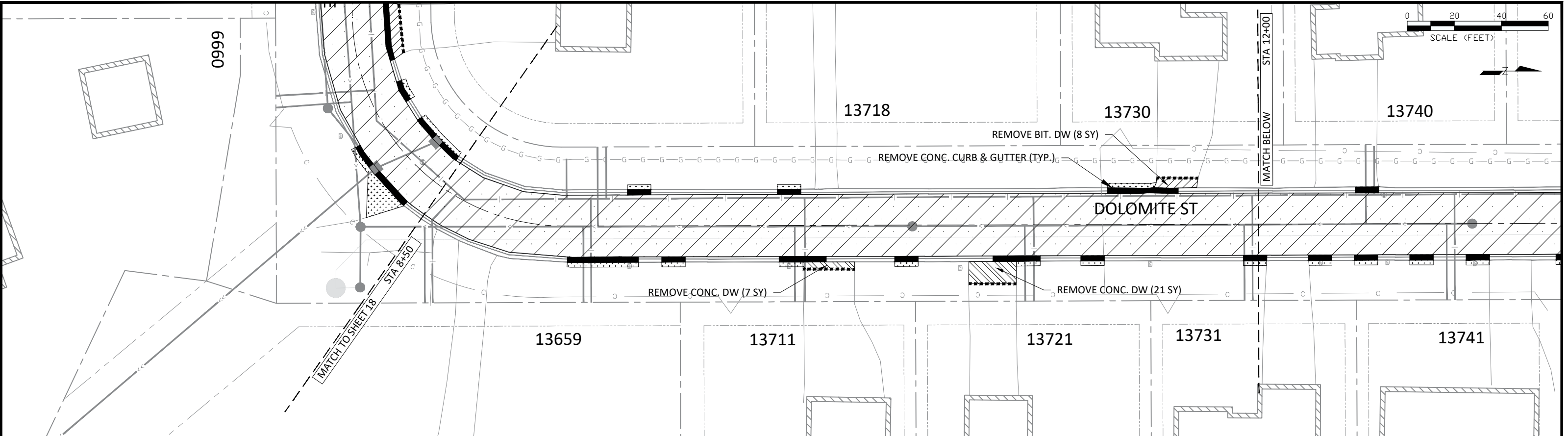
LEGEND

	INLET PROTECTION		LOT LINE		MAJOR CONTOUR
	CONSTRUCTION ENTRANCE		EASEMENT - DRAINAGE & UTILITY		MINOR CONTOUR
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LEGEND
- - - - - REMOVE STORM SEWER
- - - - - SAWCUT - FULL DEPTH
- - - - - REMOVE CURB

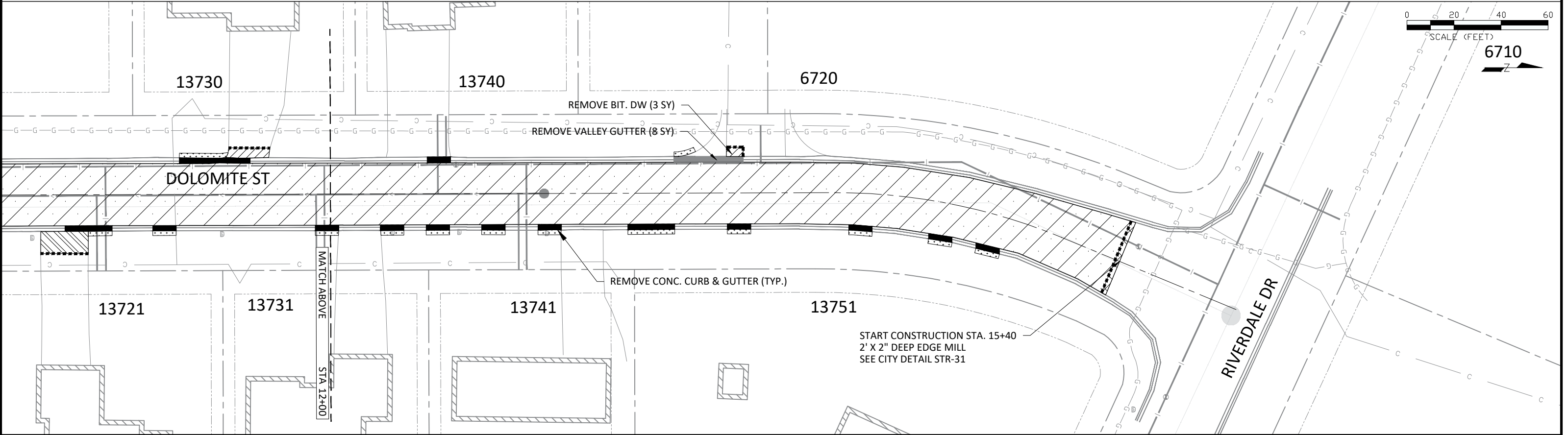
FULL DEPTH RECLAMATION
 REMOVE PAVEMENT - BITUMINOUS
 REMOVE PAVEMENT - CONCRETE
 COMMON EXCAVATION

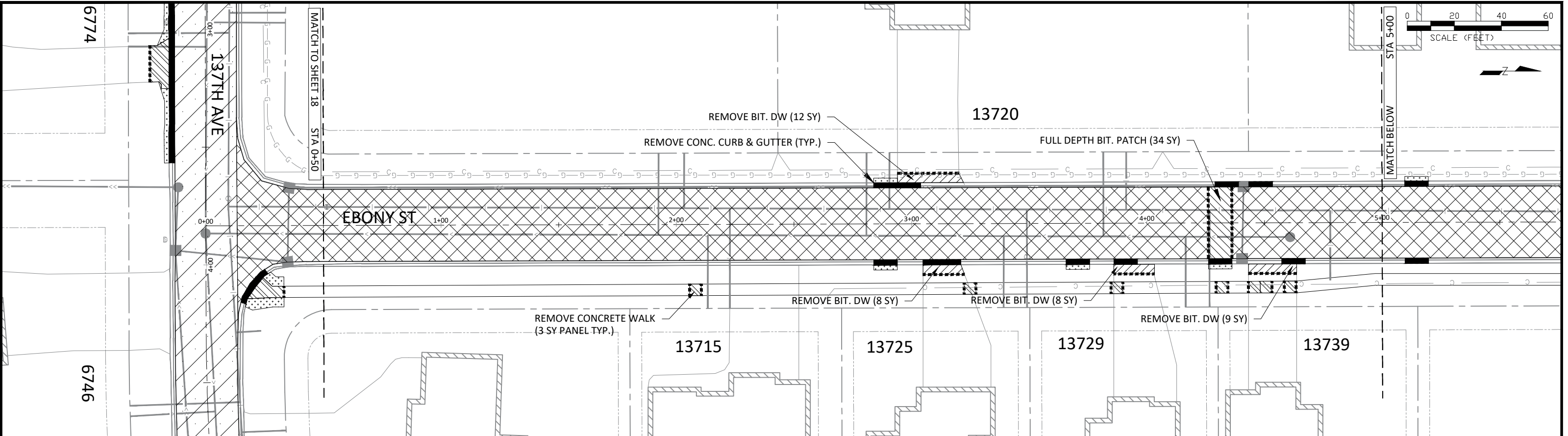
MILL BIT PAVEMENT
 REMOVE VALLEY GUTTER
- - - - - EASEMENT - DRAINAGE & UTILITY
- - - - - LOT LINE

- G - GAS LINE
- C - COMMUNICATION LINE
- P-BUR - UNDERGROUND POWER
- P-OH - OVERHEAD POWER

REMOVE BIT. FLUME

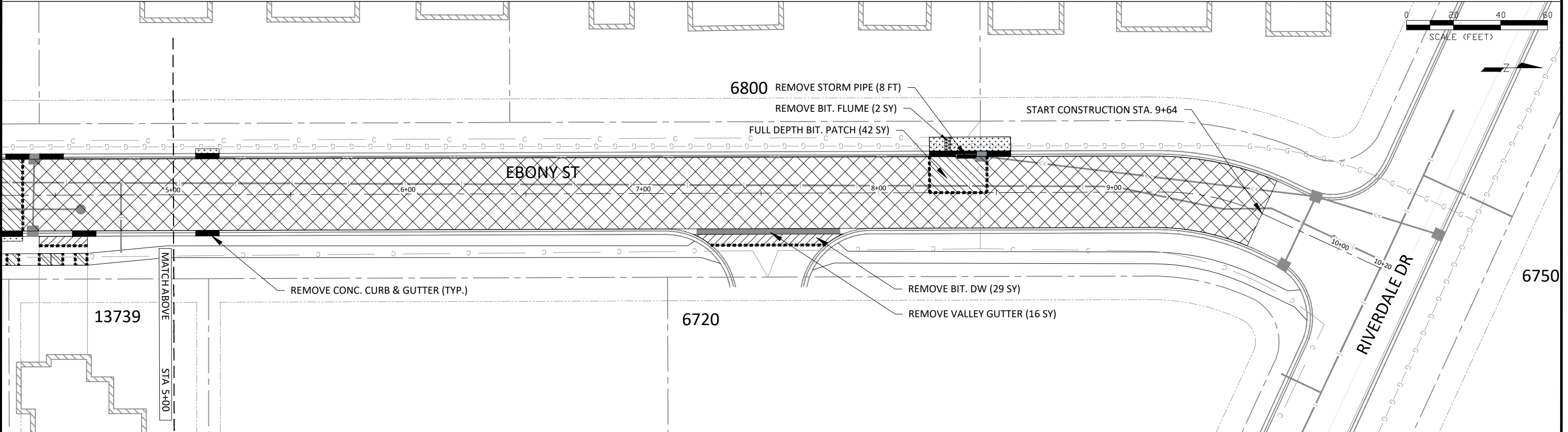
NOTE:
1. REMOVALS WILL BE MARKED IN THE FIELD BY CITY STAFF.
ALL REMOVALS MUST BE SAWCUT.
2. PROTECT LANDSCAPING AND IRRIGATION.
3. EROSION CONTROL MUST BE IN-PLACE PRIOR TO REMOVALS.



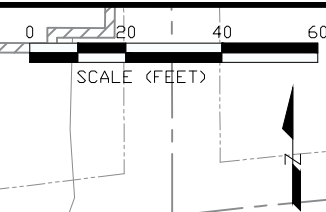
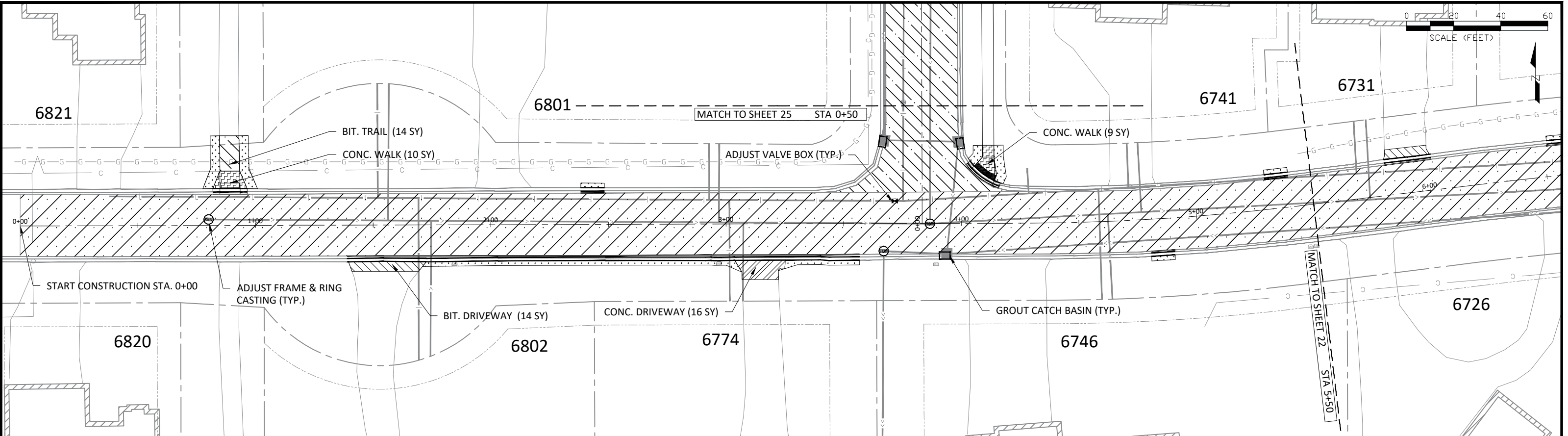


LEGEND							
	REMOVE STORM SEWER		FULL DEPTH RECLAMATION		MILL BIT PAVEMENT		GAS LINE
	SAWCUT - FULL DEPTH		REMOVE PAVEMENT - BITUMINOUS		REMOVE VALLEY GUTTER		COMMUNICATION LINE
	REMOVE CURB		REMOVE PAVEMENT - CONCRETE		EASEMENT - DRAINAGE & UTILITY		UNDERGROUND POWER
			COMMON EXCAVATION		LOT LINE		OVERHEAD POWER

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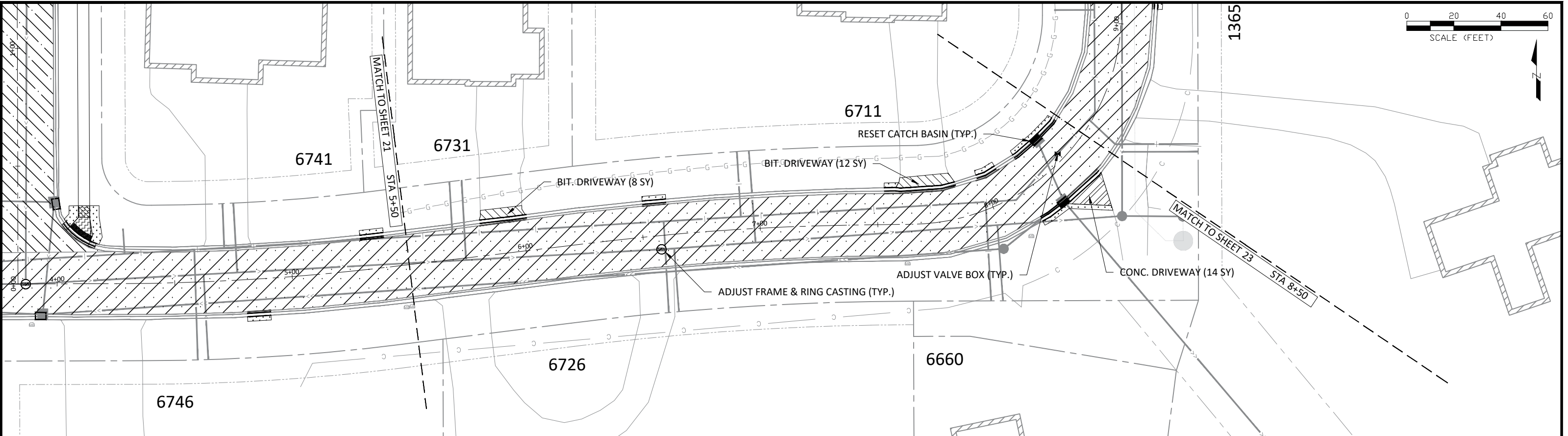
LEGEND

	BIT PAVEMENT - 3.5"		DRIVEWAY - CONCRETE		RESET CATCH BASIN		EX. STORM SEWER		EASEMENT - DRAINAGE & UTILITY
	BIT PAVEMENT - 2.0"		DRIVEWAY - BITUMINOUS		GROUT CATCH BASIN		PR. STORM SEWER		LOT LINE
	CONCRETE CURB & GUTTER		VALLEY GUTTER		ADJUST VALVE BOX		EX. SANITARY SEWER		BITUMINOUS FLUME
			CONCRETE WALK		ADJUST FRAME & RING CASTING		EX. WATER MAIN		SEEDING AREA

NOTE:

- STREET WIDTHS ARE 31' B-B UNLESS OTHERWISE NOTED.
- TYPICAL SECTION SEE SHEET 05.
- RESTORATION AREAS ARE SHOWN IN A GENERAL MANNER ONLY.
- RESTORE ALL DISTURBED AREAS WITH 4" TOPSOIL, HYDROSEED, MNDOT TURFGRASS MIXTURE, AND HYDRAULIC MATRIX TYPE MULCH UNLESS OTHERWISE NOTED.

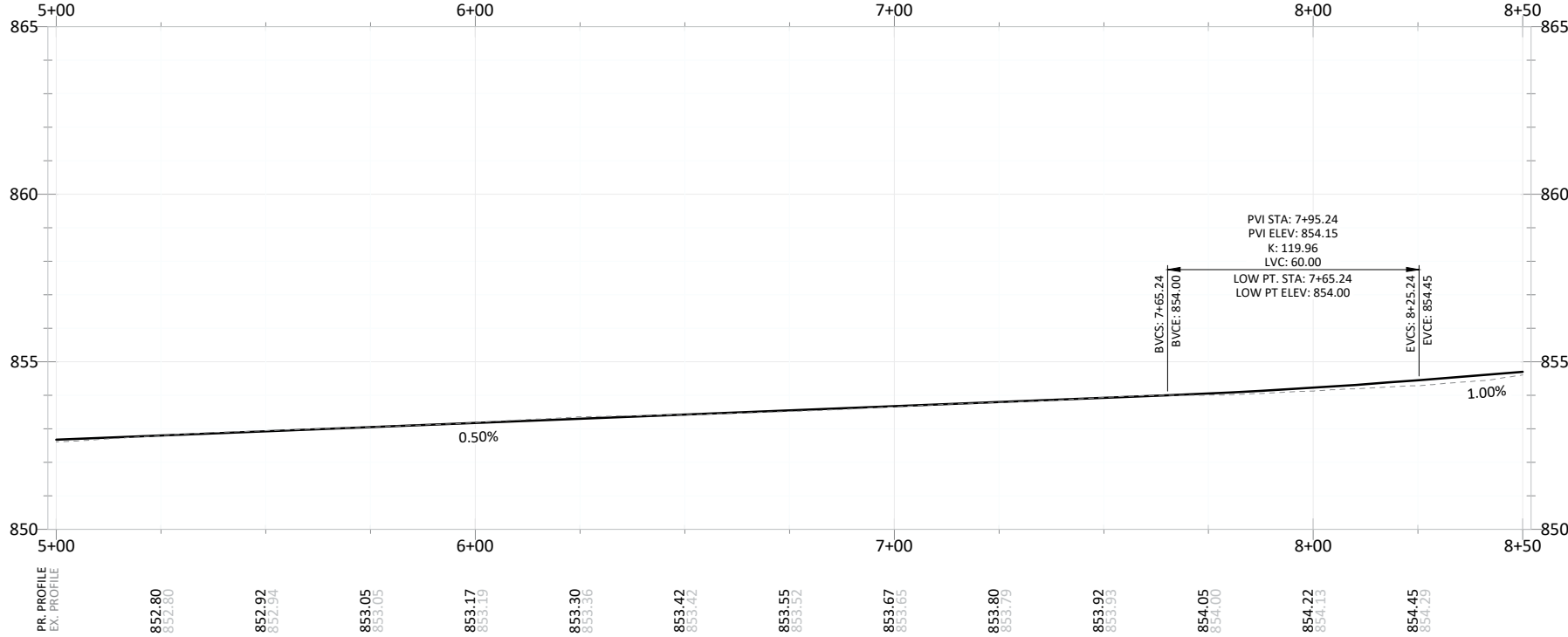


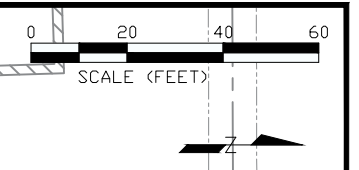
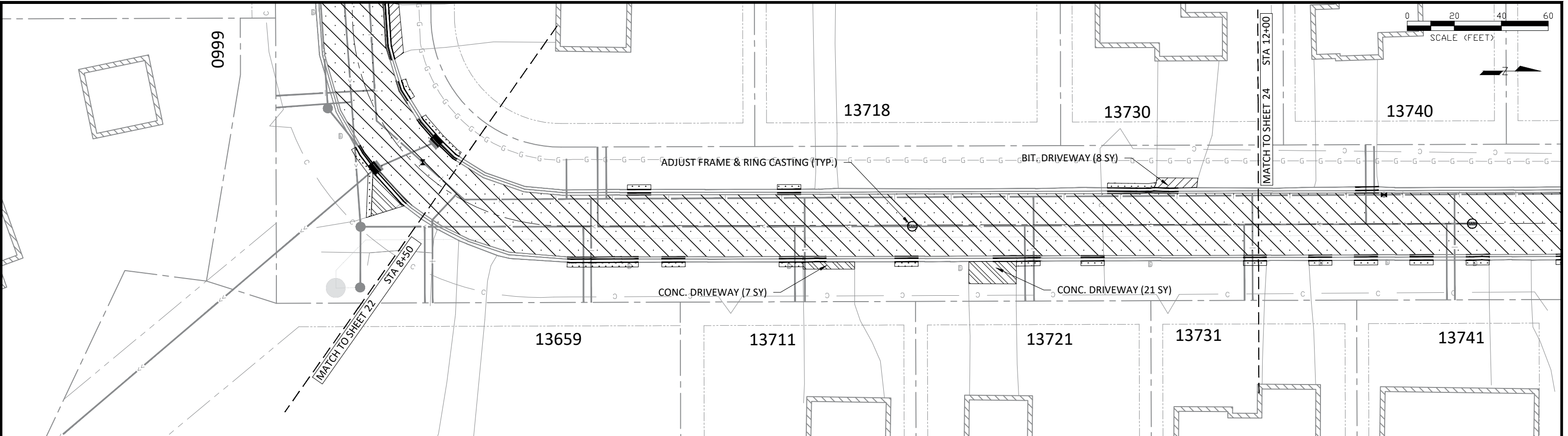


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					EX. STORM SEWER
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Profile View of 137TH AVE & DOLOMITE CL





LEGEND

BIT PAVEMENT - 3.5"

BIT PAVEMENT - 2.0"

CONCRETE CURB & GUTTER

DRIVEWAY - CONCRETE

DRIVEWAY - BITUMINOUS

VALLEY GUTTER

CONCRETE WALK

RESET CATCH BASIN

GROUT CATCH BASIN

ADJUST VALVE BOX

ADJUST FRAME & RING CASTING

EX. STORM SEWER

PR. STORM SEWER

EX. SANITARY SEWER

EX. WATER MAIN

EASEMENT - DRAINAGE & UTILITY

LOT LINE

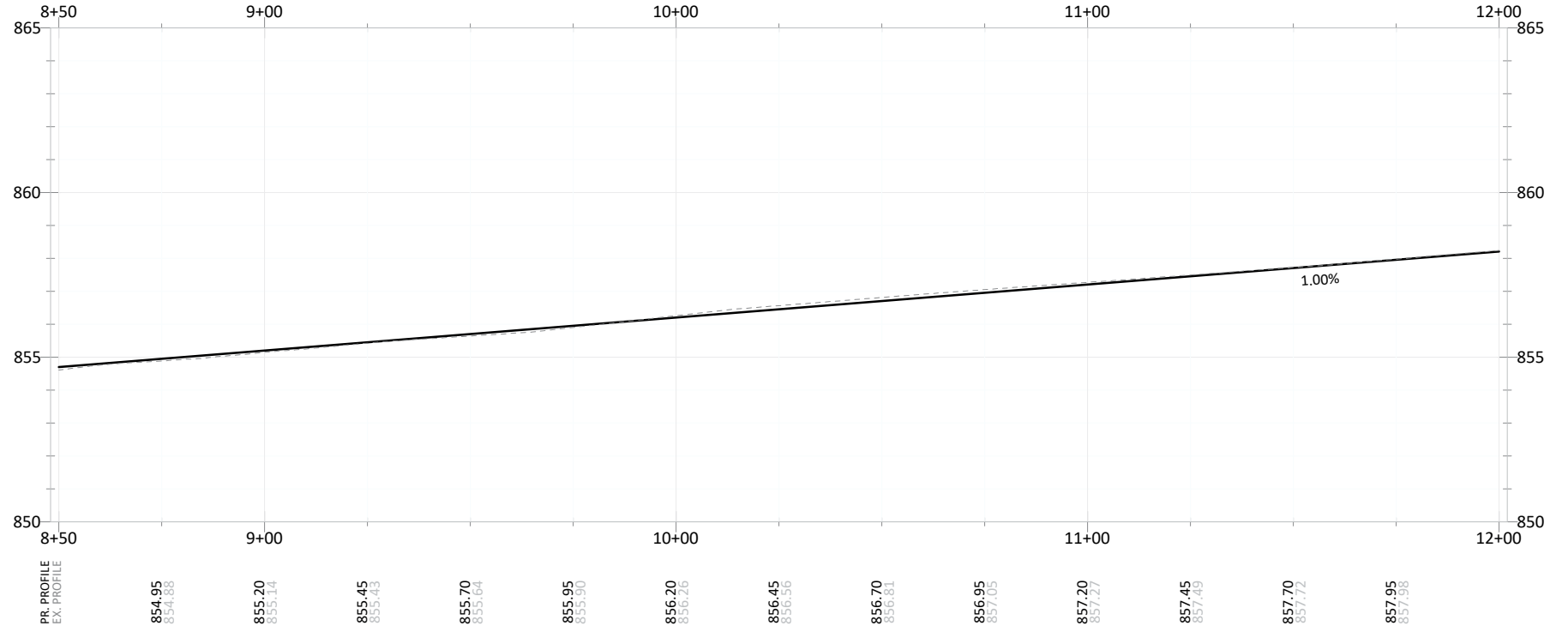
BITUMINOUS FLUME

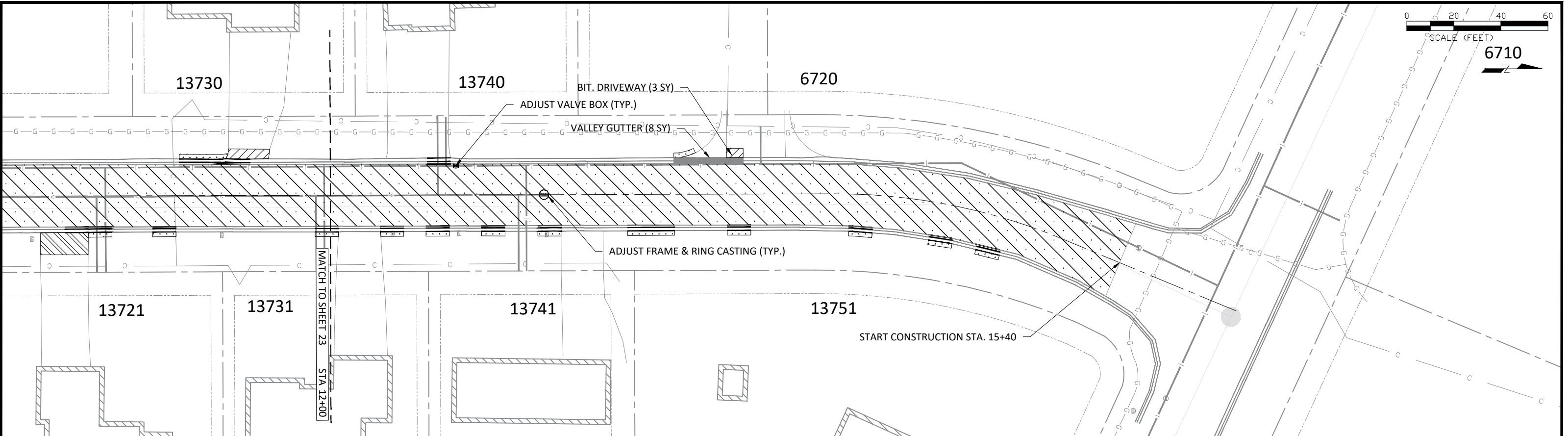
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Profile View of 137TH AVE & DOLOMITE CL



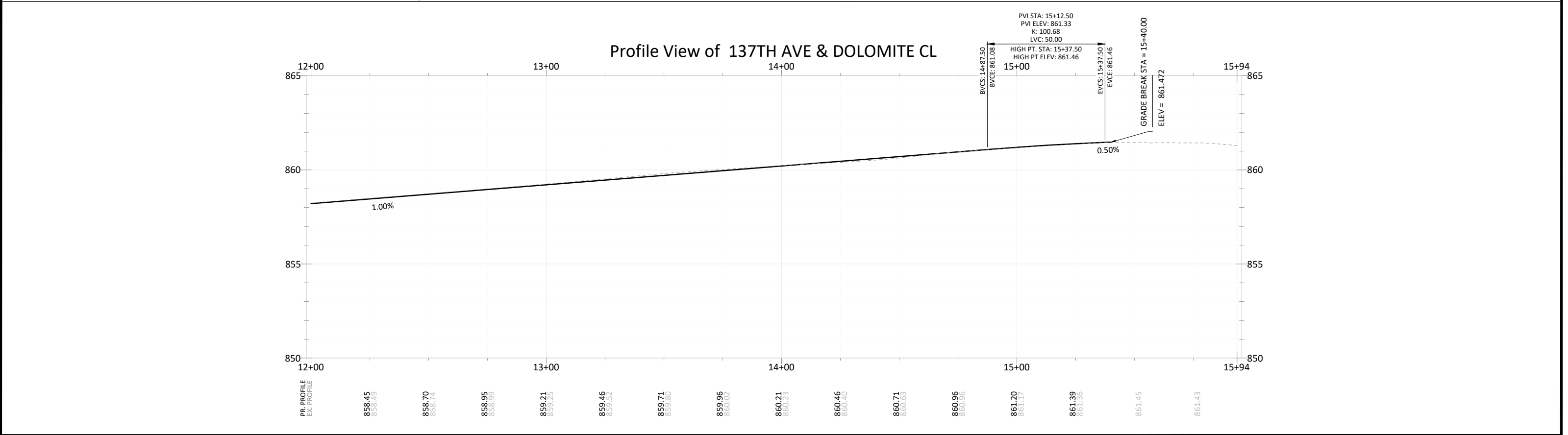


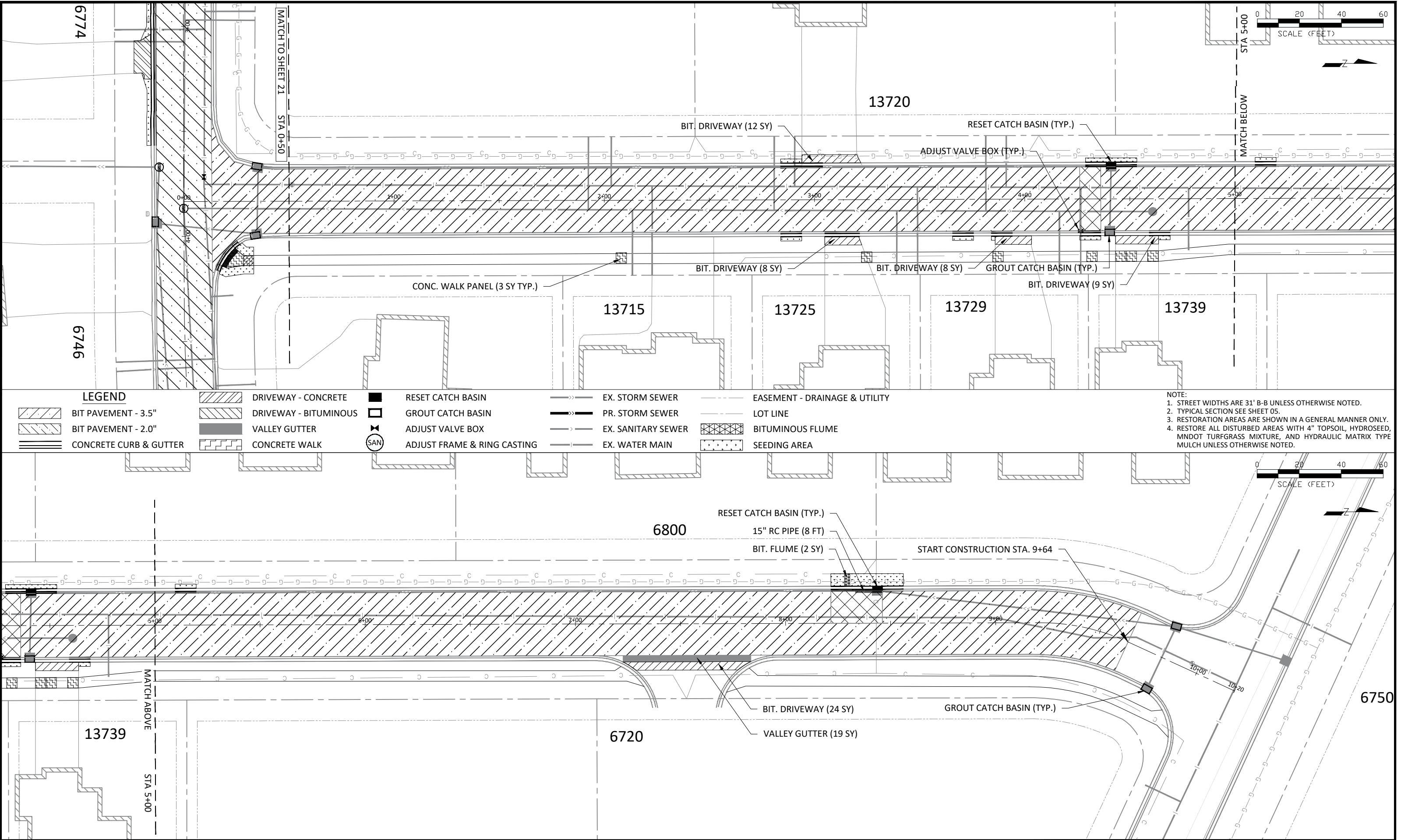
LEGEND

	BIT PAVEMENT - 3.5"		DRIVEWAY - CONCRETE		RESET CATCH BASIN		EX. STORM SEWER		EASEMENT - DRAINAGE & UTILITY
	BIT PAVEMENT - 2.0"		DRIVEWAY - BITUMINOUS		GROUT CATCH BASIN		PR. STORM SEWER		LOT LINE
	CONCRETE CURB & GUTTER		VALLEY GUTTER		ADJUST VALVE BOX		EX. SANITARY SEWER		BITUMINOUS FLUME
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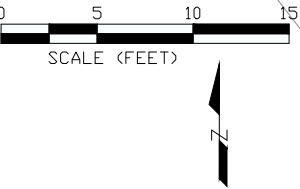




LEGEND

- | | | | | | | | | | |
|--|------------------------|--|-----------------------|--|-----------------------------|--|--------------------|--|-------------------------------|
| | BIT PAVEMENT - 3.5" | | DRIVEWAY - CONCRETE | | RESET CATCH BASIN | | EX. STORM SEWER | | EASEMENT - DRAINAGE & UTILITY |
| | BIT PAVEMENT - 2.0" | | DRIVEWAY - BITUMINOUS | | GROUT CATCH BASIN | | PR. STORM SEWER | | LOT LINE |
| | CONCRETE CURB & GUTTER | | VALLEY GUTTER | | ADJUST VALVE BOX | | EX. SANITARY SEWER | | BITUMINOUS FLUME |
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MATCH EXISTING

MATCH EXISTING

MATCH EXISTING

853.65

853.60

852.25

852.30

853.50
0" HC

853.45
0" HC

FHC
852.21
0" HC

FHC
851.88
0" HC

137TH AVE

137TH AVE

EBONY ST

MB

LEGEND

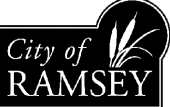
- (S)
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(F)
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- INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
- LANDING AREA - 4'X4' MIN. DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS.
- CONCRETE WALK
- BITUMINOUS TRAIL
- TRUNCATED DOME
- G — GAS LINE
- C — COMMUNICATION LINE
- P-BUR — UNDERGROUND POWER
- P-OH — OVERHEAD POWER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Joe Feriancek
JOE FERIANCEK
Date 06/03/26 Lic. No. 57095

DESIGNED BY: LWC
DRAWN BY: LWC
CHECKED BY: JJF

DATE: 06/03/26
FILE: 26-06

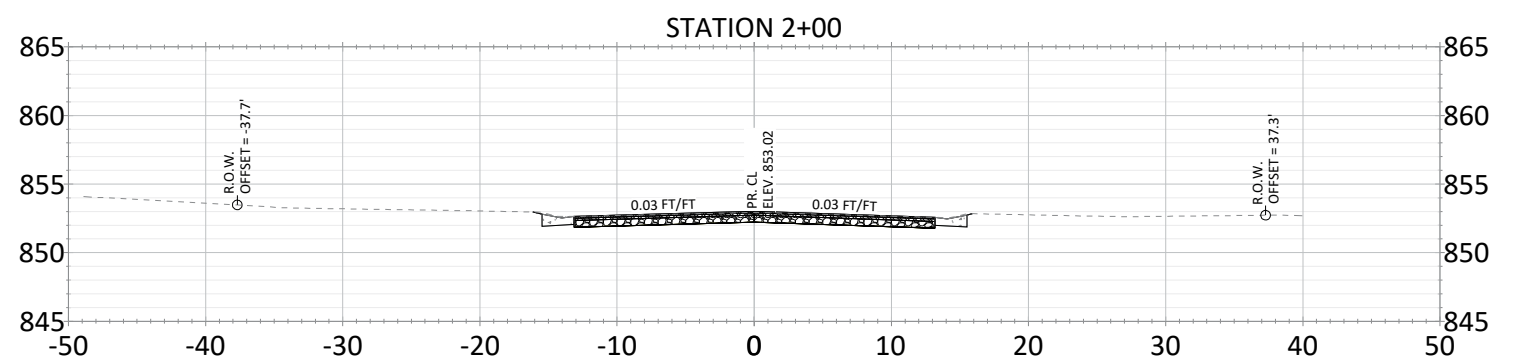
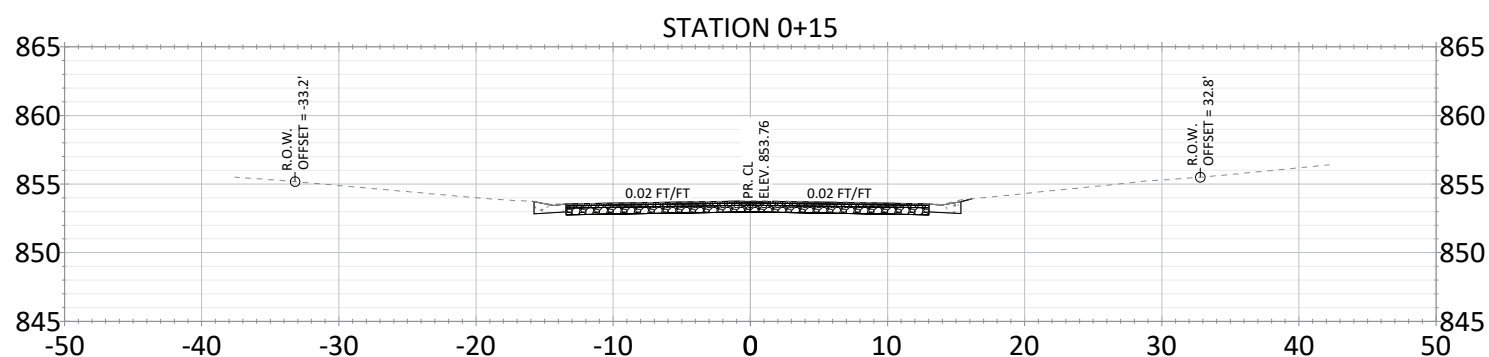
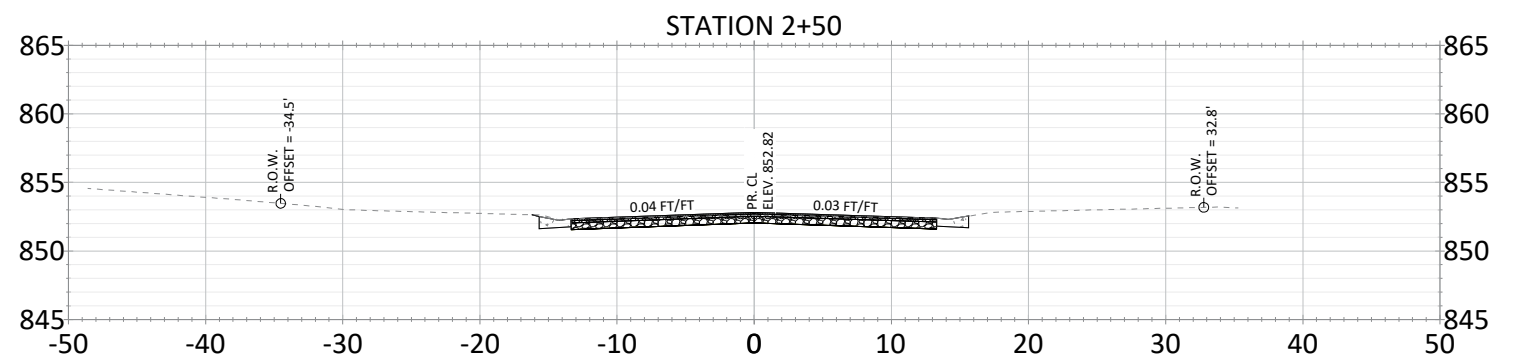
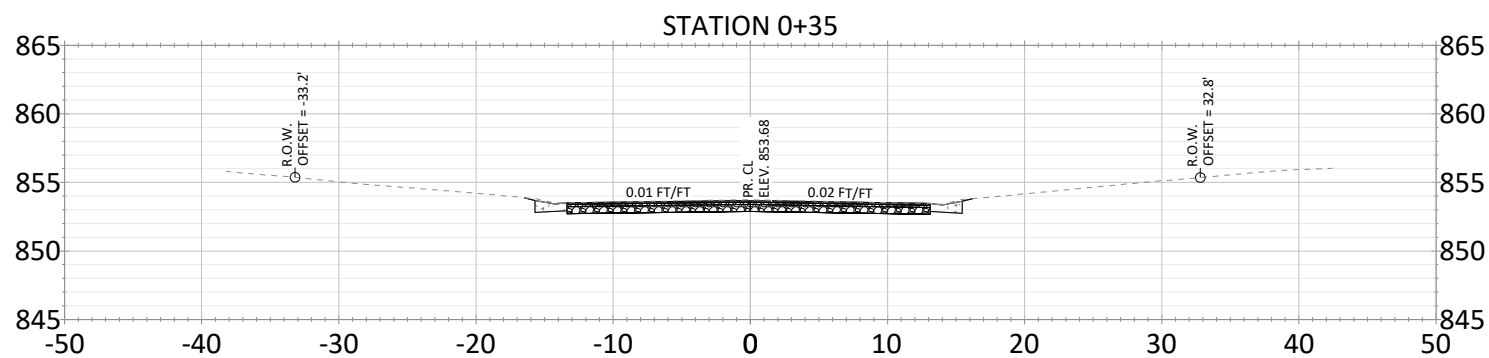
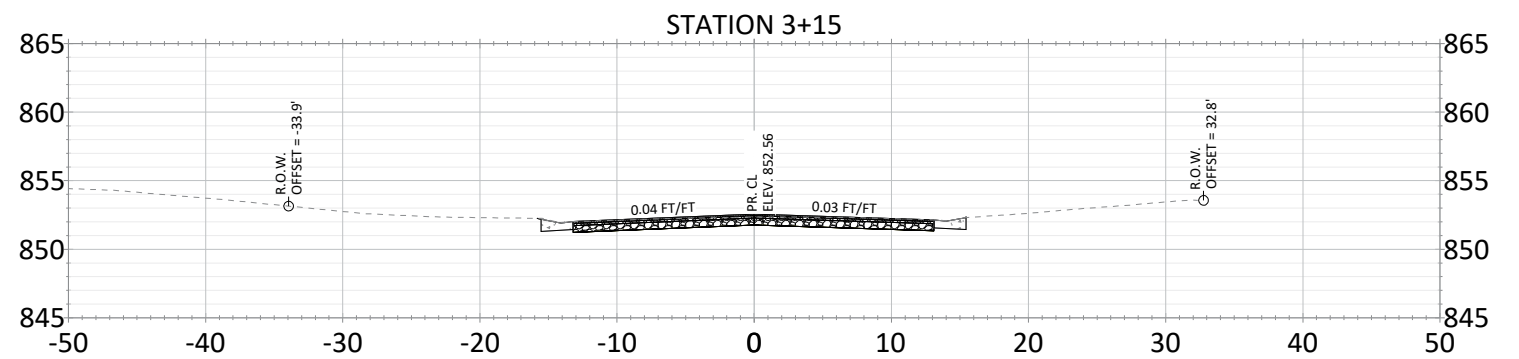
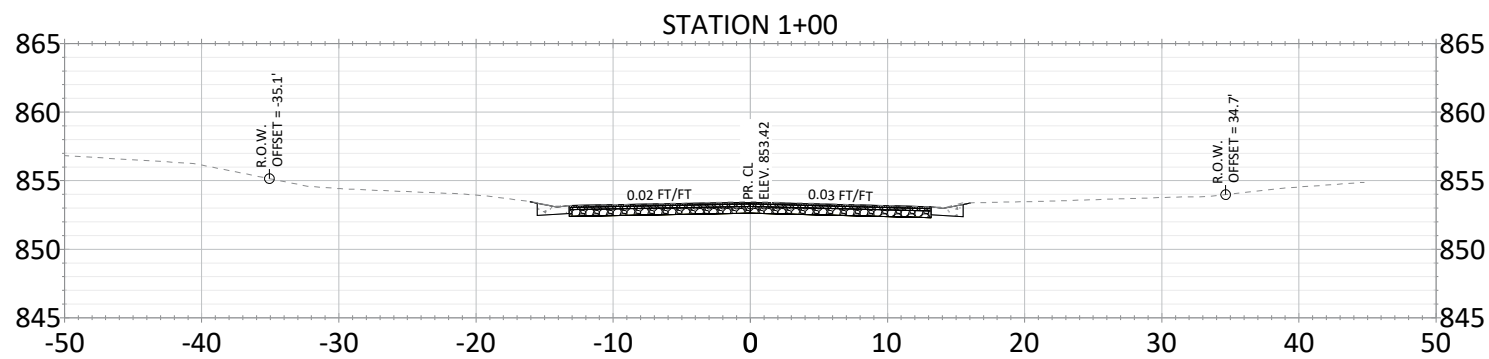
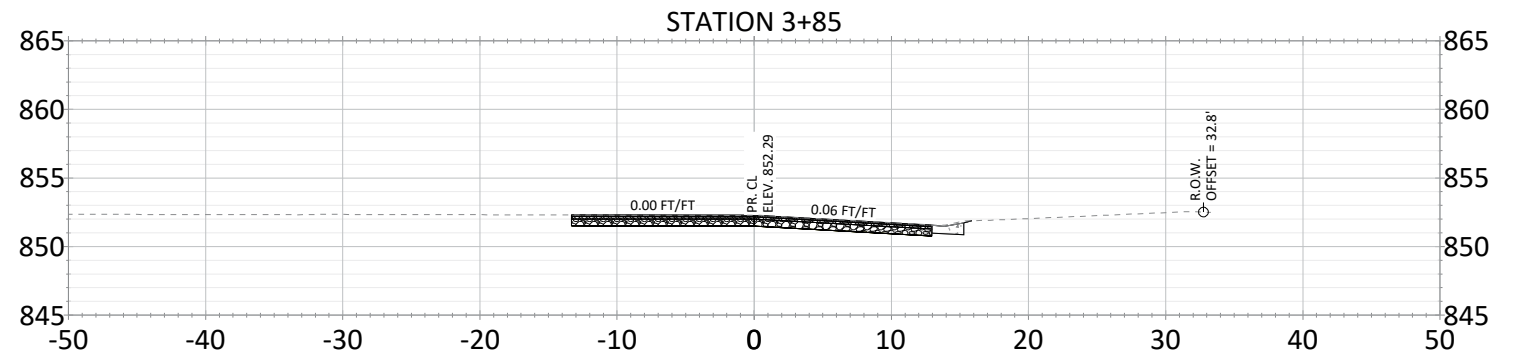
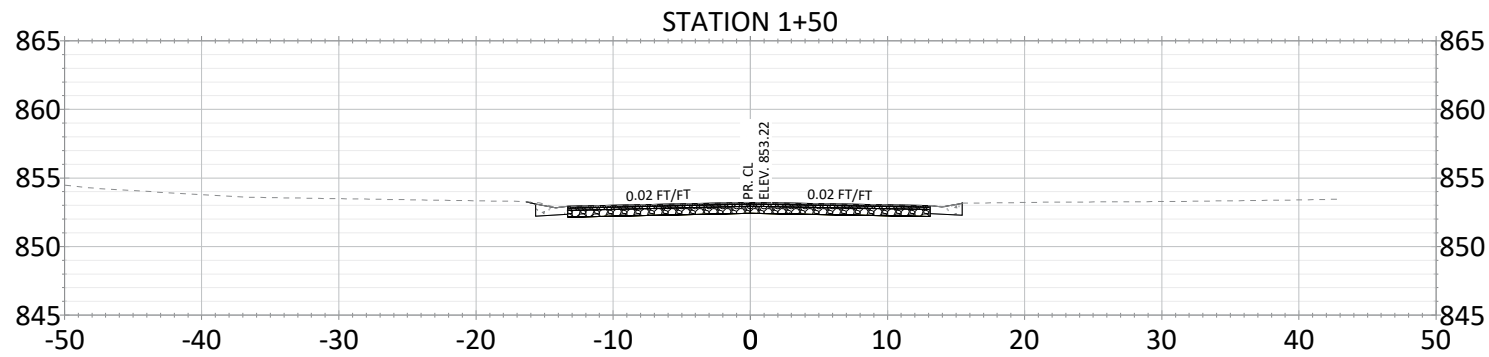


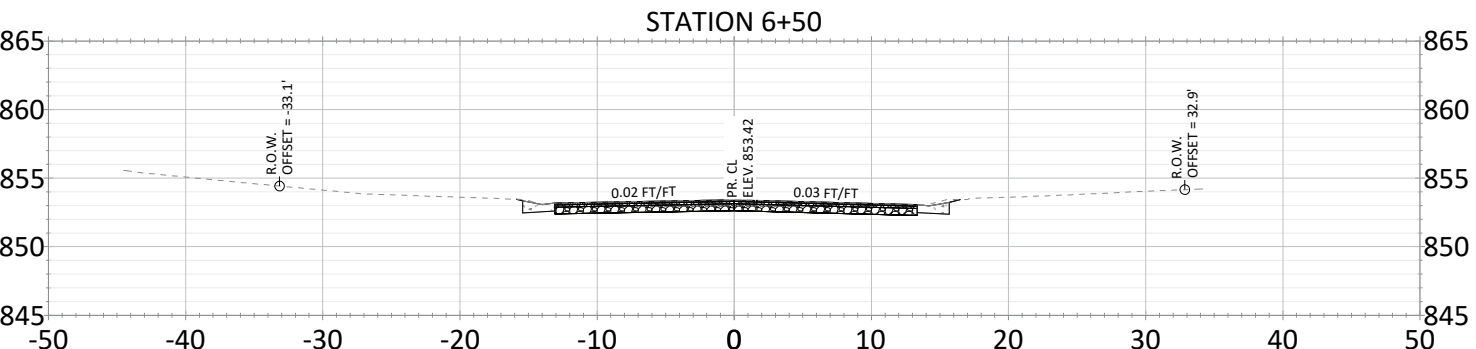
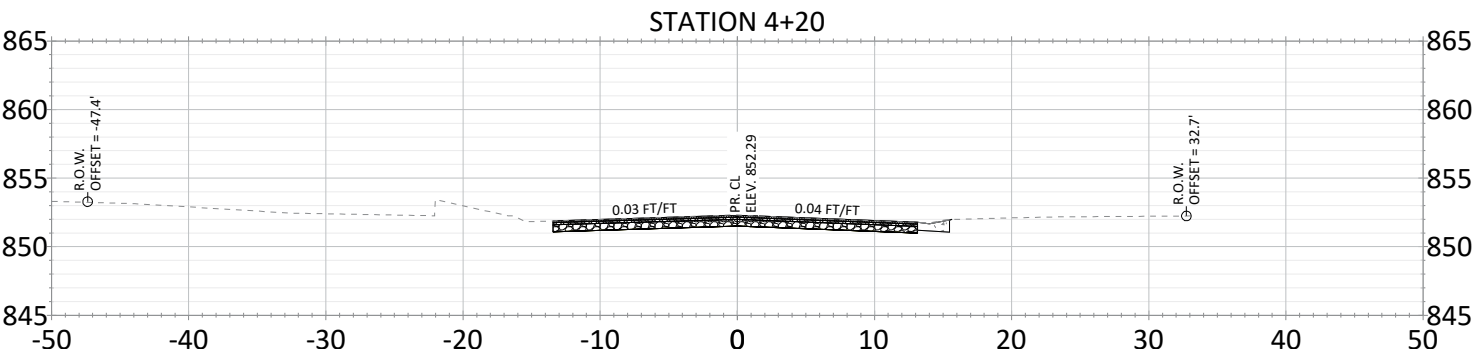
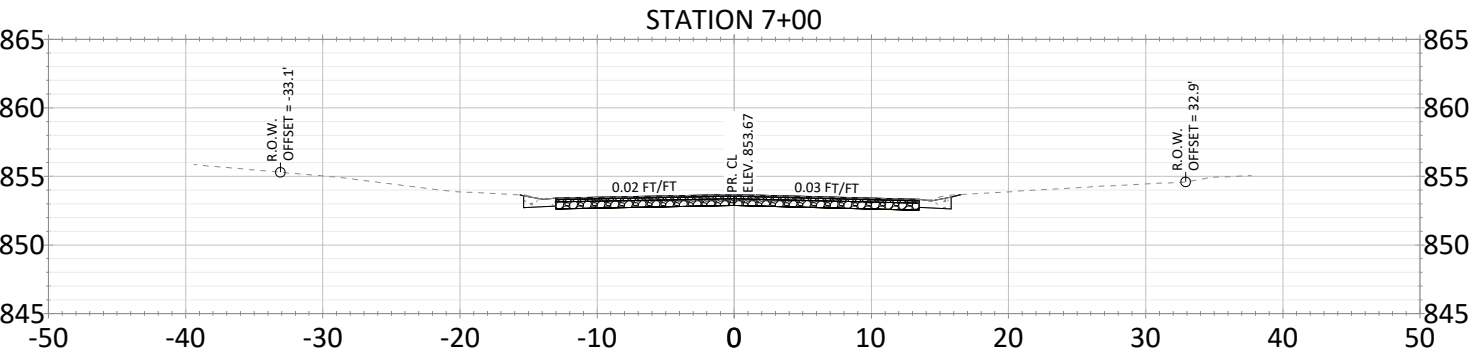
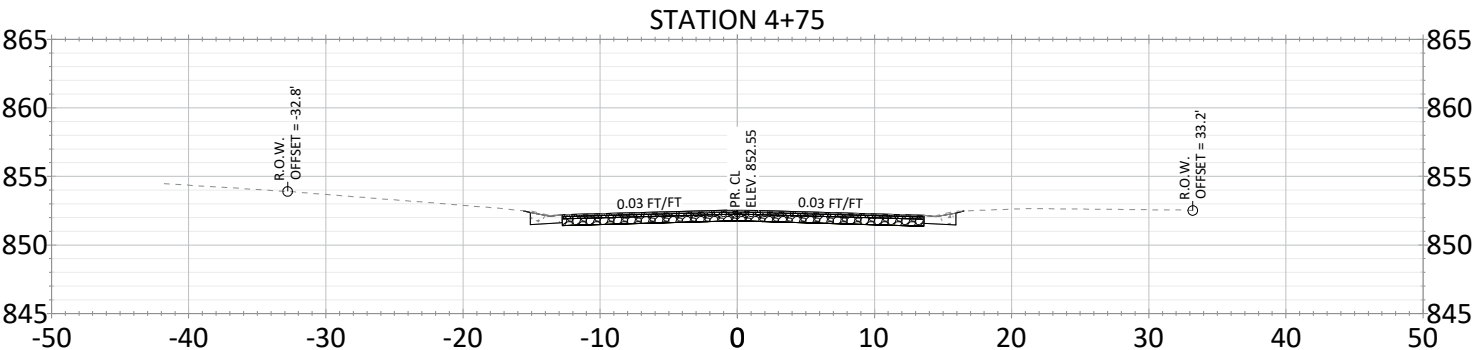
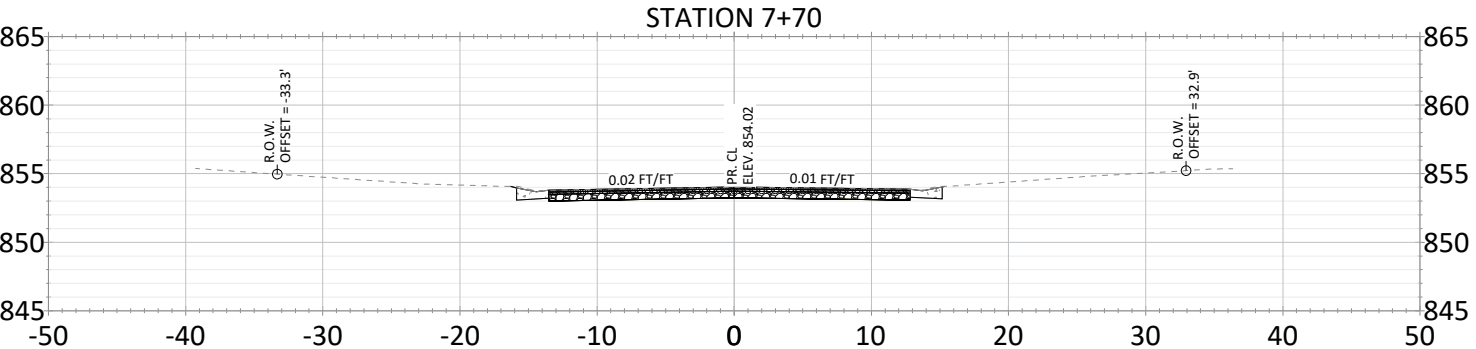
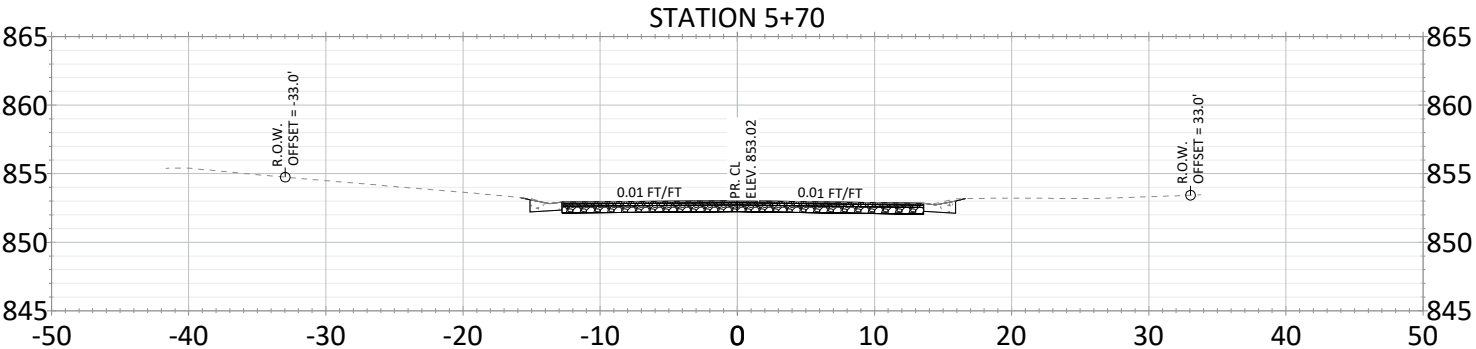
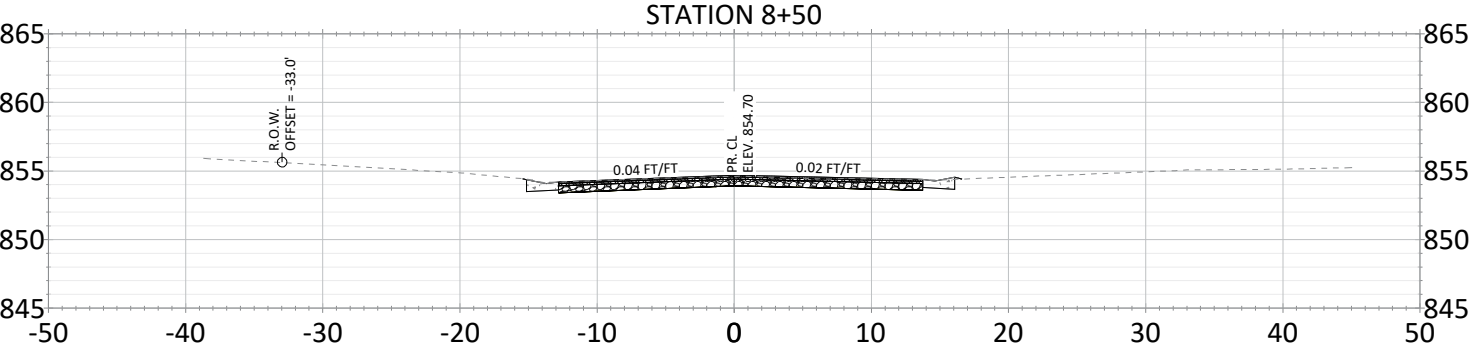
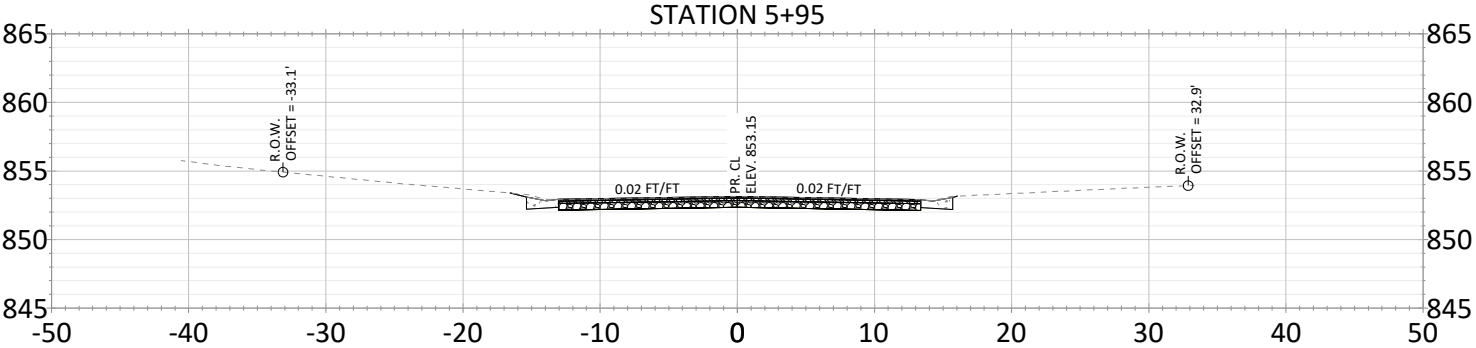
CITY OF RAMSEY
7550 SUNWOOD DRIVE
RAMSEY, MN 55303
(763) 427-1410 FAX (763) 433-9898

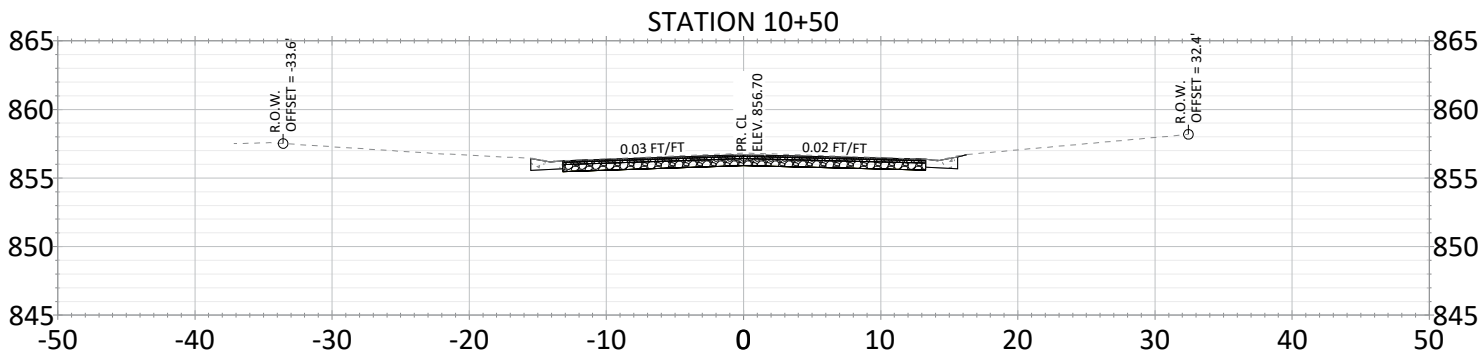
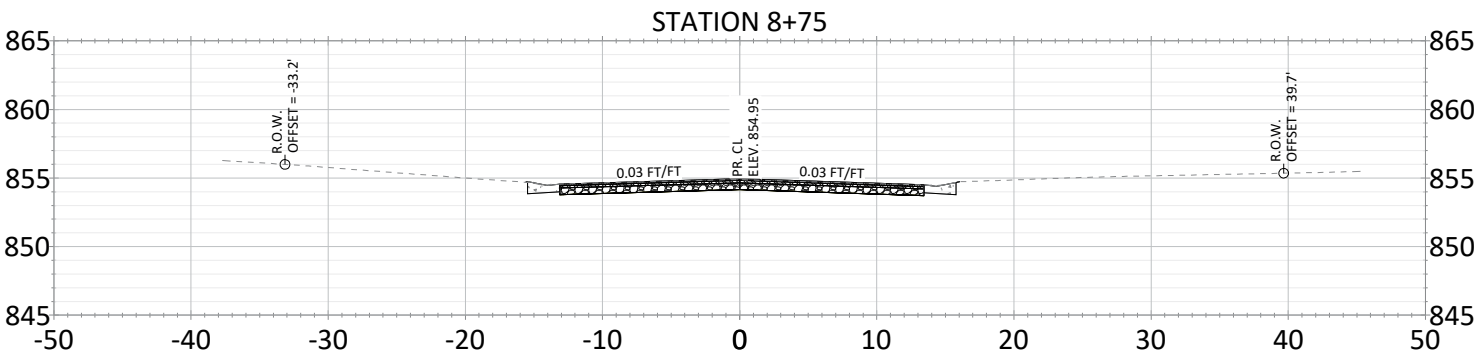
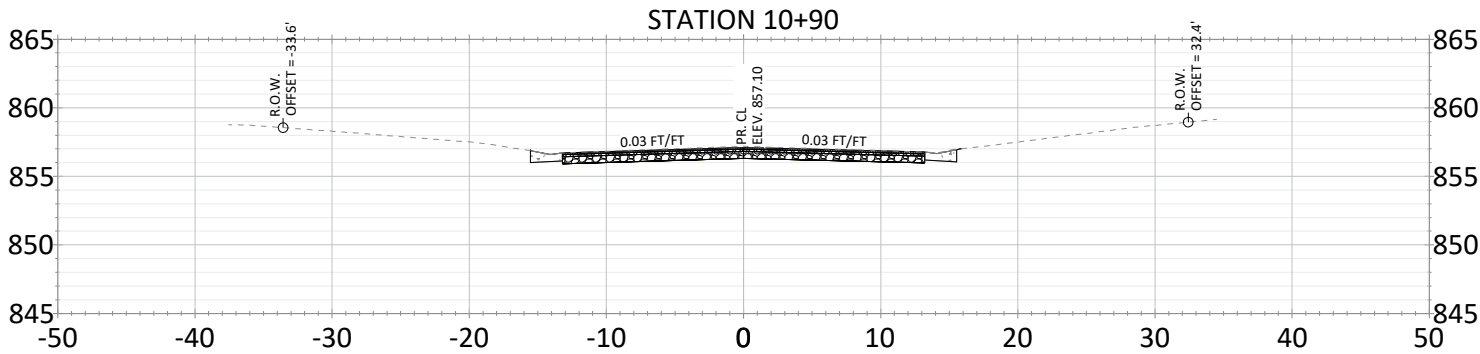
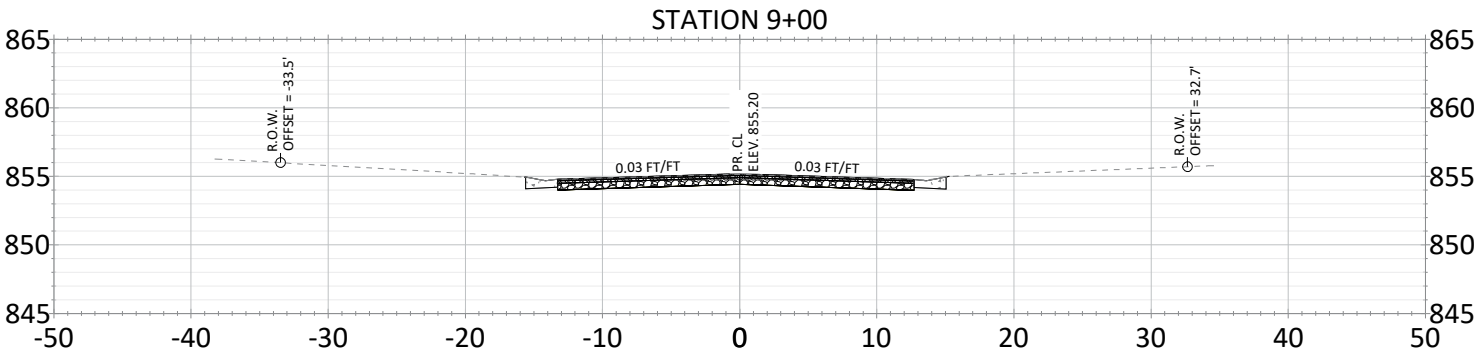
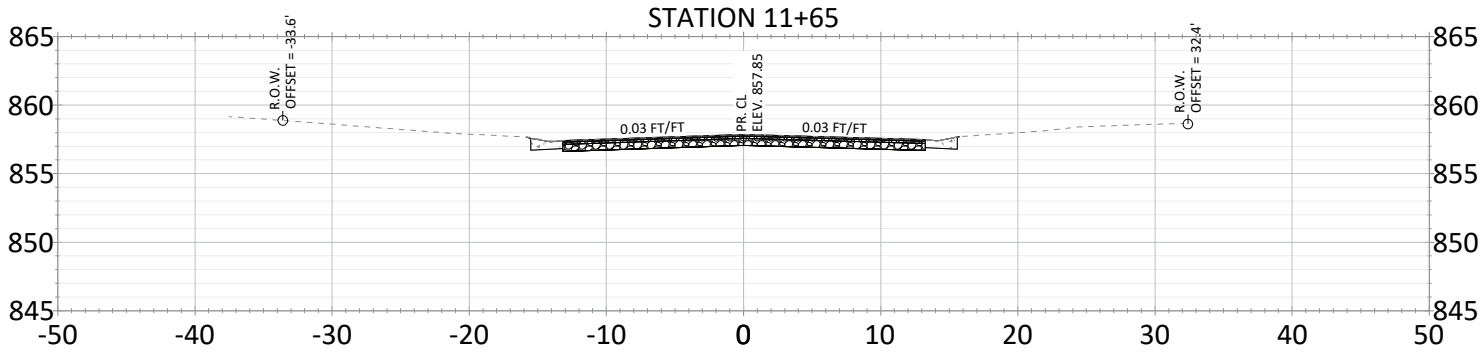
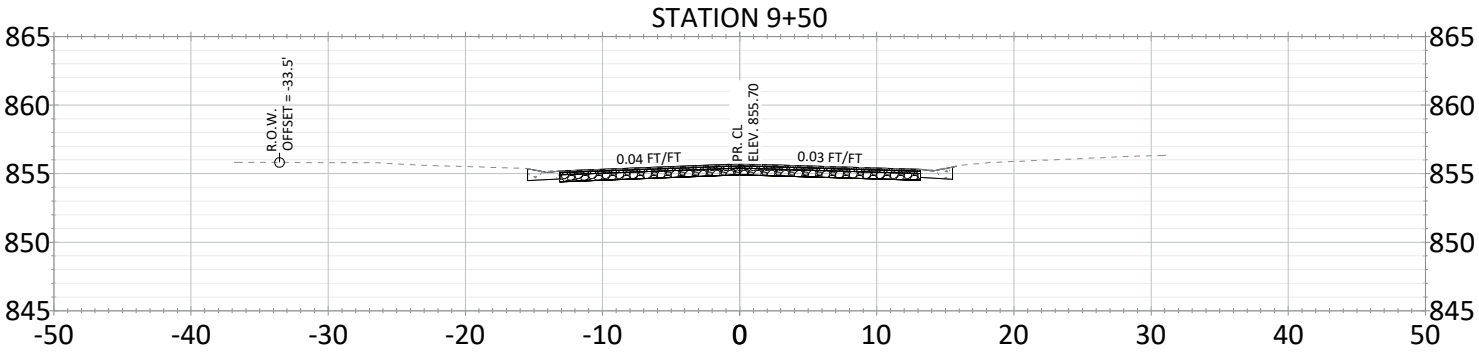
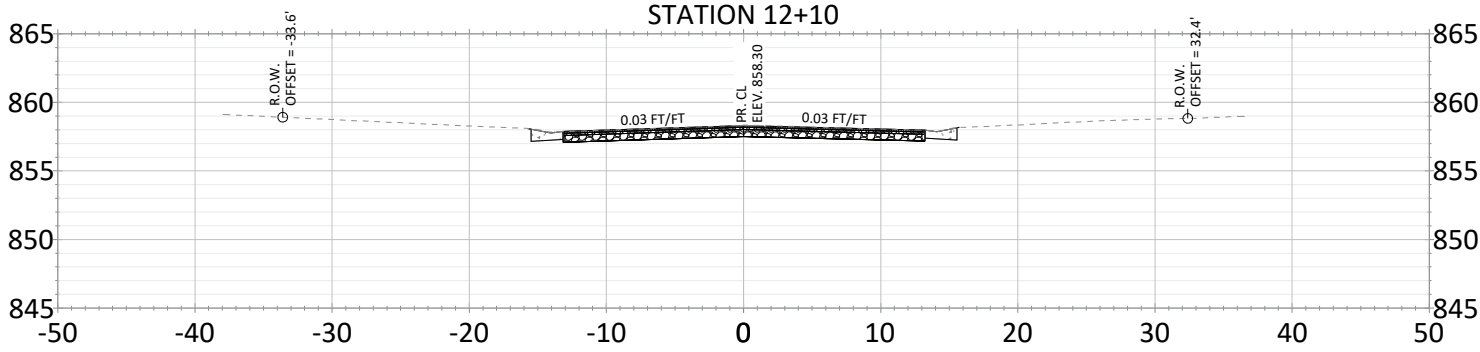
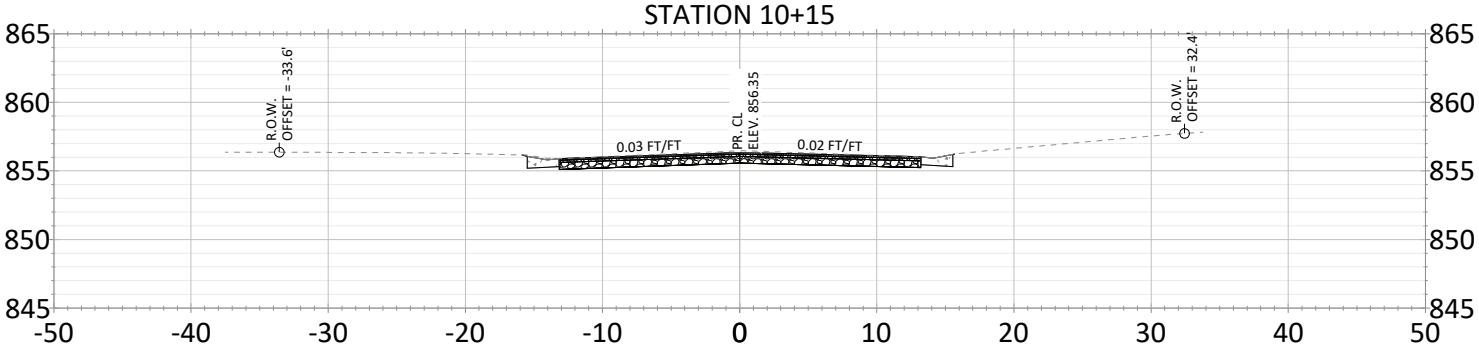
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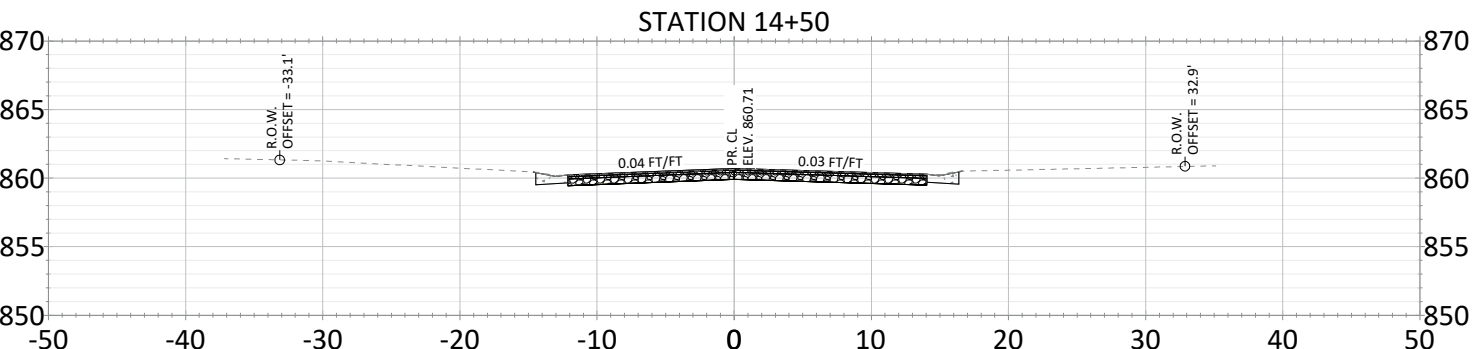
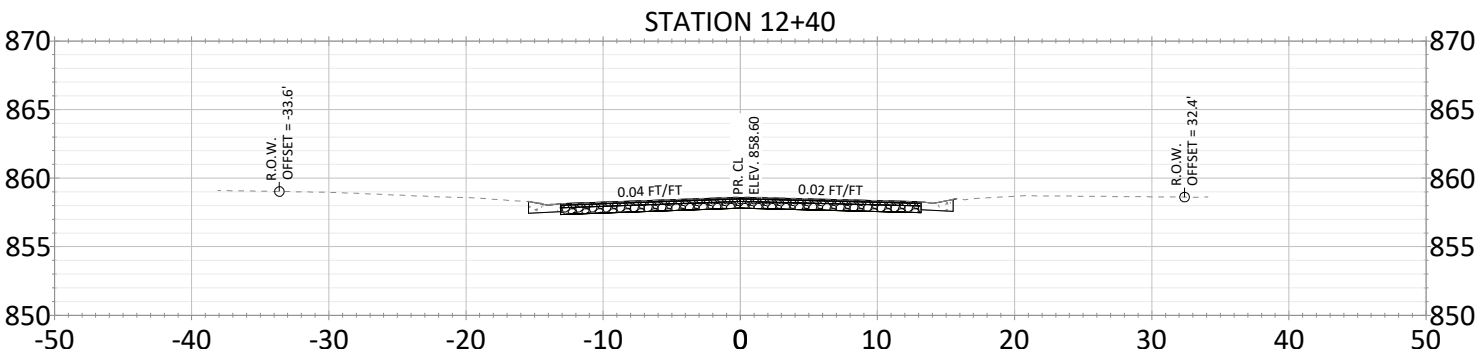
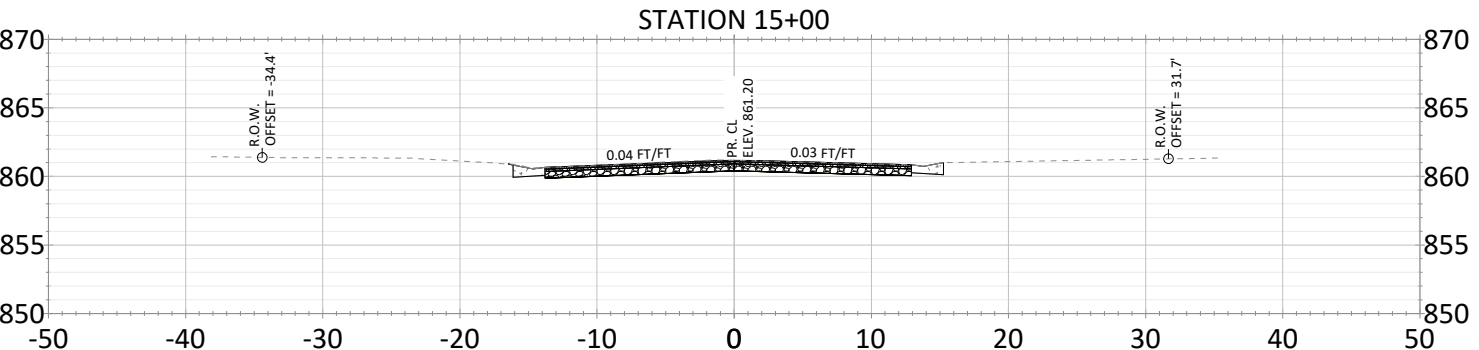
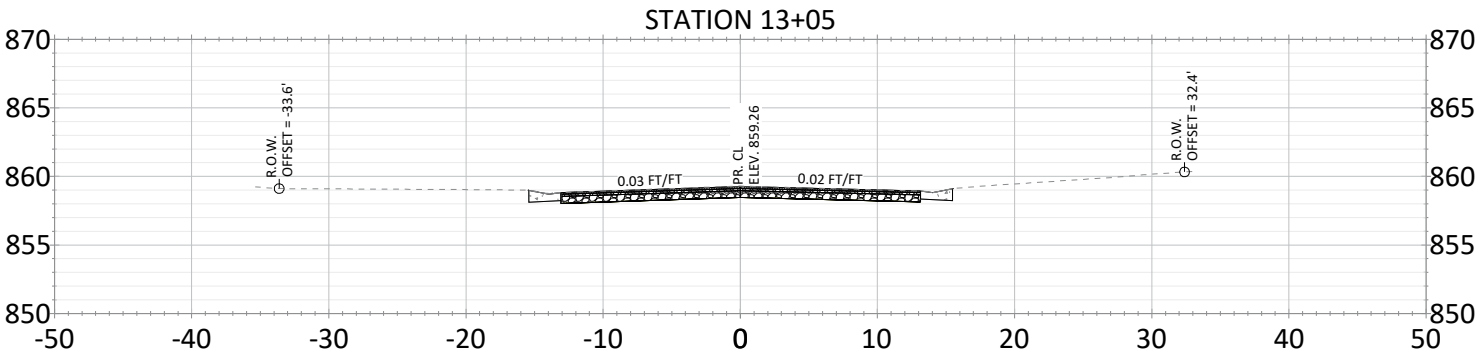
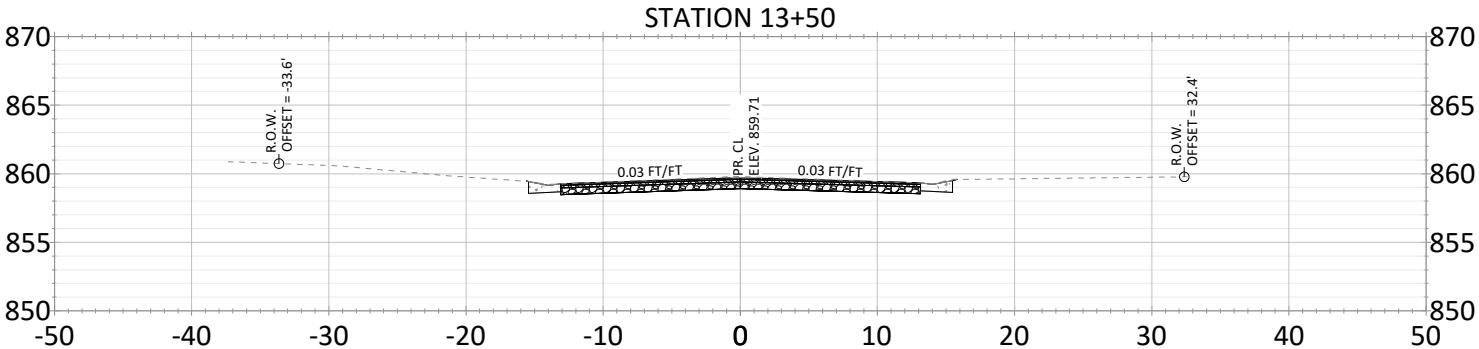
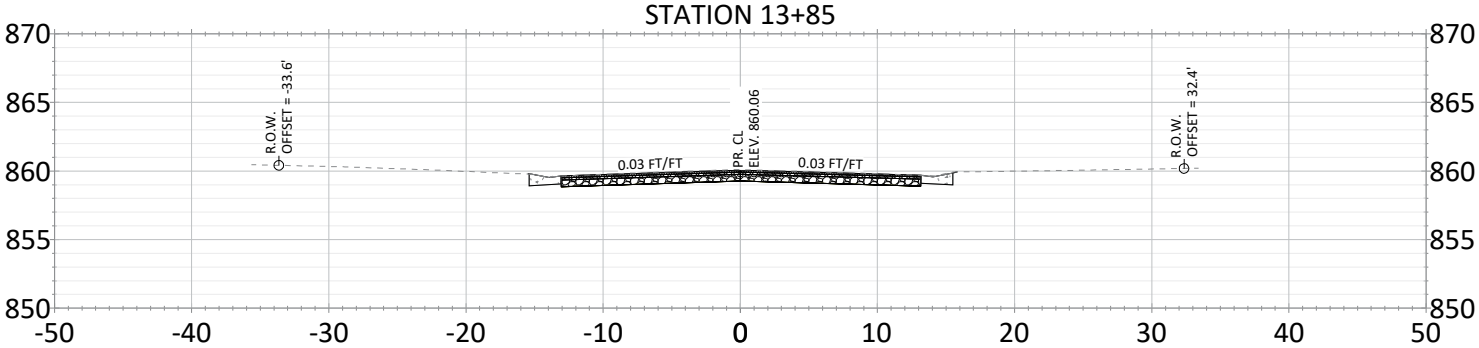
RIVERSIDE WEST STREET RECONSTRUCTIONS
CITY PROJECT NO. 26-06
CITY OF RAMSEY, MINNESOTA

SHEET 26 OF 30
SHEETS









CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Introduce Ordinance #26-12 Code Amendment Pertaining to Outdoor Storage Performance Standards in the I-1 Zoning District

Purpose/Background:

In some of the business districts (B-3, I-1, and I-2), outdoor storage is allowed under certain circumstances. Section 106-525(14) includes a table with various performance standards for amount, placement, and site requirements for a business to have outdoor storage accessory to the principal use. The intent of these requirements is to keep business properties looking good and enhancing tax base while being reasonably accommodating to business' operational needs.

Staff has been working with Wildlife Research, a manufacturing business at 14485 Azurite St. NW on an expansion project (the Planning Commission will review this project in greater detail at the July meeting). Their site has a small area of outdoor storage that pre-dates the current regulations (as well as the previous regulations). This area is considered legal non-conforming and has certain rights, as long as the use is maintained. The City Attorney has advised that the area can move, but not expand, with the proposed expansion project. Representatives of the business have indicated that they would like to have a little more area, but the lot area is too small to qualify for any outdoor storage under the current rules. After the acquisition of a City-owned piece of property, their site will be 4.74 acres in area--0.26 acres shy of the current allowance.

When the Zoning Code was re-written in 2023, an intentional decision was made to include a 5-acre minimum lot area for properties in the I-1 Light Industrial district to have limited outdoor storage. This was based on the use of a key property in a different area of town that has since been cleaned up and sold. With that perceived problem gone, staff is comfortable lowering the acreage to allow I-1 properties to have screened outdoor storage, still proportional to the building footprint.

Notification:

Since this proposed Code Amendment affects properties city-wide, a public hearing notice was only placed in the June 12 Anoka Union Herald Newspaper.

Time Frame/Observations/Alternatives:Alternatives to Consider:

1. Introduce the Code Amendment as recommended by the Planning Commission;
2. Introduce the Code Amendment with some other minimum acreage; or
3. Deny the Code Amendment based on certain findings keeping the existing regulations in place.

Funding Source:

Costs associated with the expansion project are paid for by the applicant.

Recommendation:

Staff recommended a Code Amendment bringing the required acreage down from five acres to four acres as the minimum change necessary to accommodate Wildlife Research's needs. At its meeting on June 25, the Planning Commission recommended reducing the acreage further to one acre to open the opportunity up for more businesses. The Ordinance is written with the Planning Commission's recommendation.

Outcome/Action:

Motion to introduce Ordinance #26-12 Amending Chapter 106 Pertaining to Outdoor Storage.

Attachments

Ordinance #26-12

Form Review**Inbox****Reviewed By****Date**

Brian Hagen

Brian Hagen

07/09/2026 10:36 AM

Form Started By: Todd Larson

Started On: 06/26/2026 08:24 AM

Final Approval Date: 07/09/2026

**ORDINANCE #26-12
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 106
PERTAINING TO OUTDOOR STORAGE**

The City Council of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO SECTION 106-525 PERTAINING TO OUTDOOR STORAGE.

~~Strikethrough text indicates deleted text~~

Underlined text indicates inserted text

The table in **Section 106-525(14)a** *Outdoor storage, sales, and display; seasonal outdoor storage and sales*, is hereby amended as follows:

	B-1	B-2	B-3	I-1	I-2
Allows outdoor display	Yes	Yes	Yes	No	Yes
Allows outdoor sales	Yes	Yes	Yes	No	No
Allows outdoor storage	No	No	Yes	Yes	Yes
Minimum lot area to allow outdoor storage	N/A	N/A	1 acre	5 acres <u>1 acre</u>	No minimum
Area limit (total of sales, display, and storage)	5% building footprint	10% building footprint	30% building footprint	30% of building footprint	50% of parcel
Location restriction	Front or side of building; within 6 feet of the building	Front or side of building	Front, side, or rear of building	Side and rear of building	No Restriction
Setback from rights-of-way	10 feet	10 feet	20 feet	20 feet	20 feet
Setback from side or rear property line (internal)	5 feet	5 feet	5 feet	5 feet	5 feet
Setback from residential use	35 feet	35 feet	35 feet	50 feet	50 feet
Surface material	Pavement	Pavement	Pavement	Pavement	Pavement or dustless
Outdoor storage screening required	N/A	N/A	Yes	Yes	Yes

SECTION 3. SUMMARY

The following official summary of Ordinance #26-12 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance:

“Ordinance #26-12 reduces the lot area necessary to have outdoor storage as a business accessory use in the I-1 Light Industrial Zoning District from five acres to one acre.”

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the 28th day of July, 2026.

Mayor

ATTEST:

City Clerk

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:** Identify and implement operational efficiencies, cost savings and additional funding sources.**Title:**

Adopt Ordinance #26-09 Amending City Code Section 106-354 (Private Trees in New Development Areas)

Purpose/Background:

Recently, the City Council approved a variance for a development project authorizing the use of a different methodology to complete the required tree inventory. When the City Council approved this variance, they also directed Staff to prepare an ordinance to amend City Code to allow Staff to review and approve alternative methodologies rather than requiring a project to seek a variance. The purpose of this case is to consider adopting an ordinance amending the tree preservation standards.

Notification:

A public hearing notice was placed in the Legal section of the Anoka Union Herald newspaper.

Time Frame/Observations/Alternatives:

Language has been added specifying that alternative methods for collecting significant tree data can be approved by the Zoning Administrator (defined in City Code as the Community Development Department) with sufficient documentation/information that supports and justifies such a request. Additionally, clarification was added regarding what trees may be exempted from the removal threshold calculation (exempting trees infested with Emerald Ash Borer [EAB] or infected with Oak Wilt or Dutch Elm Disease).

The Environmental Policy Board (EPB) reviewed the draft Ordinance Amendment at their May 11, 2026, meeting. There was brief discussion regarding whether any diseased tree should be exempted from the removal calculation or limit it to only those maladies that are generally considered to be lethal without treatment. Ultimately, the EPB unanimously supported and recommended approval of the draft Ordinance Amendment as written. The City Attorney has also reviewed the draft Ordinance Amendment and had no concerns with it.

The Planning Commission conducted a public hearing regarding Ordinance #26-09 at their May 28, 2026, meeting. There were no written or verbal comments received regarding the proposed Ordinance amendment and the Planning Commission unanimously supported the Ordinance amendment.

On June 23, 2026, the City Council introduced Ordinance #26-09 and it is now eligible for adoption.

Funding Source:

This case is being handled as part of Staff's regular duties.

Recommendation:

The Environmental Policy Board and Planning Commission both recommend adopting Ordinance #26-09, amending the tree preservation standards to authorize Staff to approve alternative methodologies used for collecting tree data (rather than requiring a project to apply for a variance) and clarifying that certain diseased or insect-infested trees are exempt from the removal threshold calculation.

Outcome/Action:

Motion to adopt Ordinance #26-09 amending Chapter 106 (Zoning Code) regarding tree preservation standards.

Roll Call Vote

Councilmember Olson
 Councilmember Specht
 Councilmember Peters
 Councilmember Stewart
 Councilmember Riley

Councilmember Buscher
Mayor Heineman

Attachments

Ordinance #26-09

Draft Environmental Policy Board Meeting Minutes Dated May 11, 2026

Draft Planning Commission Meeting Minutes Dated May 28, 2026

Draft City Council Meeting Minutes Dated June 23, 2026

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 07/09/2026

Reviewed By

Brian Hagen

Date

07/09/2026 10:36 AM

Started On: 06/30/2026 08:23 AM

ORDINANCE #26-09

**CITY OF RAMSEY
ANOKA COUNTY
STATE OF
MINNESOTA**

AN ORDINANCE AMENDING CHAPTER 106 (ZONING CODE)

The City of Ramsey Ordains:

Underlined text is inserted into City Code.

~~Strikethrough~~ text is deleted from City Code.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2. AMENDMENT TO CHAPTER 106 (ZONING CODE).

The following portion of Chapter 106, Article III (General Performance Standards), is amended as follows:

Sec. 106-354. – Private trees in new development areas

- (a) *Requirements for a tree preservation plan.* Prior to any development, as described in subsection (b) of this section, a tree preservation plan shall be submitted to and approved by the city.
- (b) *Tree preservation plan.* A tree preservation plan shall be submitted with preliminary plats and/or site plans, drawn to the same scale as the other preliminary plat or site plan submittals.
 - (1) Residential and commercial development plans shall be designed to preserve native vegetation areas as much as possible. Streets, parcels, structures and parking areas shall be laid out to minimize the destruction of wooded areas or outstanding tree specimens.
 - (2) The city may require either the clustering of dwellings or alternate locations of dwellings to preserve significant trees during the plat approval process.
 - (3) There shall be no movement, clearing, or storage of equipment within a designated tree protection zone nor shall any construction materials, debris, or soil/fill be stored or deposited within a designated tree protection zone.
- (c) *Plan specifications content.* The content of all tree preservation plans submitted shall be prepared and signed by a licensed surveyor or forester not more than two years prior to submission to the city and shall include the following:

- (1) The name(s), contact information (telephone number and email), and address(es) of applicant(s), property owner(s), developer(s), and/or builder(s);
 - (2) Delineation of all buildings, structures, and impervious surfaces situated thereon or proposed to be built thereon;
 - (3) Delineation of all areas located within a 100-year floodplain;
 - (4) Location, diameter, species, and condition of all significant trees on site in both graphic and tabular form. For the purposes of this division, significant trees shall include:
 - a. All species of oak that have a DBH of four inches or greater;
 - b. All coniferous species that have a DBH of four inches or greater; and
 - c. All other trees that have a DBH of eight inches or more;
 - (5) Identification of which significant trees are to be (1) preserved, (2) removed; and (3) exempt from the removal calculation per subsection (e) (3) of this section. This shall be in both graphic and tabular form;
 - (6) Tabulation of total significant tree inches on site;
 - (7) Calculation of total inches being removed on site excluding exempt significant tree inches;
 - (8) Calculation of total exempt significant tree inches and indication of why each significant tree is exempt;
 - (9) Calculation of removed significant tree inches (excluding exempt tree inches) divided by the total significant tree inches on site (excluding exempt tree inches);
 - (10) Proposed locations and details of tree protection fencing to be installed around trees being preserved;
 - (11) [Alternative methods for collecting data on existing, significant trees may be approved by the Zoning Administrator upon receipt of sufficient documentation/information that supports and justifies the use of an alternative method.](#)
- (d) *Tree protection measures.*
- (1) Before any construction or grading takes place, snow fencing (polyethylene laminate safety netting) or erosion control fencing shall be placed at the dripline of significant trees to be preserved.
 - (2) No construction shall begin until this work has been completed, inspected, and accepted by the city. The tree protection measures shall not be removed until the land disturbance and construction activities are complete.
 - (3) Silt barriers or similarly effective erosion control barriers shall be required in any area where erosion or siltation may cause damage to protected trees.
 - (4) Wherein authorized excavations it becomes necessary to expose or cut roots more than one inch in diameter, it shall be the duty of the contractor to protect such root under advice from the city.

- (5) All open trenching is prohibited. Utility installation within the dripline of protected trees, during construction or thereafter, can only occur using trenchless methods.
 - (6) The mowing, clearing, and grubbing of brush located within or under the dripline of protected trees may be allowed, provided such mowing, clearing, or grubbing is accomplished by hand or by mowers. The use of heavy equipment for this purpose shall not be allowed.
- (e) *Removal threshold.*
- (1) Within residential developments, no more than 60 percent of the inches of existing significant tree DBH shall be removed.
 - (2) Within business and employment developments, no more than 70 percent of the inches of existing significant tree DBH shall be removed.
 - (3) Significant trees removed for water quality treatment ponds, public trails and sidewalks, ~~and~~ arterial and collector streets as defined herein, or [significant trees](#) that are considered invasive species, [are infested with Emerald Ash Borer, or infected with Oak Wilt or Dutch Elm Disease](#), are considered exempt from the removal threshold calculation.
- (f) *Reforestation/restitution requirement.* If a development exceeds the removal threshold specified in subsection (e) above, the developer shall either reforest areas within the site, pay restitution, or some combination thereof. For every one significant tree inch that is removed in excess of the removal threshold, the developer shall replant 1.25 inches (caliper) of new trees or provide the city with \$125.00 in restitution.
- (g) *Reforestation/restitution plan.*
- (1) If the total number of significant tree inches to be removed exceeds the removal threshold, the developer shall provide a reforestation plan, or a calculation of restitution, or a combination thereof.
 - (2) A reforestation plan shall be prepared by a registered landscape architect or forester and shall comply with the following criteria:
 - a. The plan shall indicate the location and diameter (or height if coniferous; for each three feet in height is equivalent to one caliper inch) of all reforestation trees to be planted. This can be included on the landscape plan, but the reforestation calculation, trees, and inches, must be specified.
 - b. Size at the time of planting shall comply with the planting standards outlined in the applicable landscape standards for the respective zoning district.
 - c. No more than 25 percent of the reforestation trees shall be from any one species.
 - d. Replacement trees in the reforestation plan may count toward the trees required by the city's landscaping regulations.
 - e. Restitution, if applicable, shall be paid in cash to the city prior to the release of the final plat mylars for recording, or, if a plat was not required, prior to the issuance of a building permit subject to site plan review. Any restitution paid shall be

deposited in the community reforestation fund and be used for reforestation efforts within the city.

- (h) *Protection from disease and pestilence.* All clearing in oak stands shall be performed prior to April 15 or after July 15 of each season. Any development involving oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary plat that identifies what precautionary steps will be taken to protect the trees from oak wilt.
- (i) *Encroachment.* If encroachment into a tree preservation area occurs that causes irreparable damage to a tree(s), the tree preservation plan shall be revised to compensate for the loss. Under no circumstance shall the developer be relieved of responsibility for compliance with the provisions of this division, nor shall planned revision activities prevent the city from instituting action for violation of this division.

SECTION 3. SUMMARY

The following official summary of Ordinance #26-09 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

“Chapter 106 – Zoning Code has been amended to establish more flexibility in conducting tree inventories associated with subdivisions and site plans.”

SECTION 4. EFFECTIVE DATE

This ordinance becomes effective upon publication, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the ____ day of ____, 2026.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:

Adoption date:

Publication date:

Effective date:

5.01: Consider an Ordinance Amendment to City Code Section 106-354 (Private Trees in New Development Areas)

Senior Planner Anderson presented the staff report. He stated that the EPB recently contemplated a request for a variance to utilize an alternative methodology to complete a required tree inventory associated with a Minor Plat. Not only did the City Council approve the requested variance, but they also directed staff to prepare an ordinance amendment granting staff the authority to approve alternative methodologies, rather than going through the variance process. The purpose of this case is to consider the draft ordinance amendment to the tree preservation standards.

Board Member Hagerty stated that he supports the language as drafted to be more specific related to diseased trees.

Councilmember Peters asked if this would deal with trees that are already dead.

Senior Planner Anderson stated that there used to be a requirement to inventory dead trees as well, but when they rewrote the Code language, they eliminated the need to inventory dead trees.

Chairperson Fetterley stated that she agrees with Board Member Hagerty that the language should be more specific, as she did not want to provide an ability for someone to find a workaround. She noted that if additional changes are needed in the future, they could be done through additional amendments.

Board Member Payne stated that diseased trees would be dying or dead within the near future, so it makes sense not to inventory those. He also agreed with the more specific language.

Motion by Board Member Salami and seconded by Board Member Hagerty to recommend City Council adoption of Ordinance #26-09 amending City Code Section 106-354, granting staff the ability to approve alternative methodologies for collecting tree data.

Motion carried. Voting Yes: Chairperson Fetterley, Board Member Salami, Hagerty, Bernard, Houts, and Payne. Voting No: None. Absent: Board Member Burgess.

6.01: Public Hearing: Consider an Ordinance Amendment to City Code Section 106-354 (Private Trees in New Development Areas)

Public Hearing

Acting Chairperson Bauer called the public hearing to order at 7:01 p.m.

Presentation

Senior Planner Anderson presented the staff report stating that the Environmental Policy Board (EPB) recommends adoption of Ordinance #26-09, amending the tree preservation standards to authorize staff to approve alternative methodologies used for collecting tree data and clarifying that certain diseased or insect-infected trees are exempt from the removal threshold calculation.

Councilmember Musgrove commented that this is a great idea and great governance, removing the burden from applicants to request a variance. She asked if other cities follow a similar process.

Senior Planner Anderson replied that some cities have allowed different methodologies, but was unsure how those codes were written. He stated that some cities do not have any tree ordinance or tree preservation standards. He noted that this is an attempt to protect natural resources during development, but also to recognize that there are different ways to collect that data.

Citizen Input

No comments.

Motion by Commissioner Lubarski, seconded by Commissioner Allshouse, to close the public hearing.

Motion Carried. Voting Yes: Acting Chairperson Bauer, Commissioners Lubarski, Allshouse, Cochrane, Musgrove, and Sanoe. Voting No: None. Absent: Chairperson Gengler.

Acting Chairperson Bauer closed the public hearing at 7:08 p.m.

Commission Business

Motion by Commissioner Musgrove, seconded by Commissioner Lubarski, to recommend that City Council adopt Ordinance #26-09 Amending City Code Section 106-354 Granting Staff the Ability to Approve Alternative Methodologies for Collecting Tree Data and Clarifying that Certain Diseased or Insect-Infected Trees are Exempt from the Removal Threshold Calculation.

Motion Carried. Voting Yes: Acting Chairperson Bauer, Commissioners Musgrove, Lubarski, Allshouse, Cochrane, and Sanoe. Voting No: None. Absent: Chairperson Gengler.

7.03: INTRODUCE ORDINANCE #26-09 AMENDING CITY CODE SECTION 106-354 (PRIVATE TREES IN DEVELOPMENT AREAS)

Community Development Director Hanson presented the introduction of Ordinance #26-09, amending the City's zoning code regarding private trees in new development areas.

Community Development Director Hanson explained that the amendment resulted from a previously approved variance that allowed an alternative method for completing the required tree inventories. The proposed ordinance authorizes the Community Development Department, acting as Zoning Administrator, to approve alternative methods for collecting significant tree inventory data. The amendment also clarifies that trees affected by emerald ash borer, oak wilt, or Dutch elm disease may be excluded from certain tree preservation threshold calculations. She noted that both the Environmental Policy Board and Planning Commission recommended approval of the ordinance, and the City Attorney reported no legal concerns.

Motion by Councilmember Peters, seconded by Councilmember Riley, to introduce Ordinance #26-09 amending Chapter 106 (Zoning Code).

Motion carried. Voting Yes: Mayor Heineman, Councilmembers Buscher, Peters, Riley, Specht, and Stewart. Voting No: None. Absent: Councilmember Olson.

CC Regular Session**Meeting Date:** 07/14/2026**Primary Strategic Plan Initiative:****Title:**

Introduce Ordinance #26-14 Authorizing Salary Increase for Mayor and City Council

Purpose/Background:

The purpose of this case is to introduce an ordinance increasing the salaries of the Mayor & City Council. The last increase occurred in 2005. Staff compiled data from 34 cities with populations ranging from approximately 15,000 - 50,000 people. The median pay for City Council members is \$8,700, the average is \$9,035 with Ramsey currently at \$6,000. For the Mayor the median was \$12,000, average is \$11,732 with Ramsey currently at \$8,000. The proposed ordinance would increase the City Council salary to \$10,000 and Mayor to \$12,000.

Time Frame/Observations/Alternatives:

If adopted, state law requires any increase to City Council pay to take effect following the next election. This ordinance would take effect January 1, 2027.

Recommendation:

Council consensus at the June 23, 2026 Work Session was to bring an ordinance forward for formal consideration.

Outcome/Action:

Motion to introduce Ordinance #26-14.

Roll call vote.

Attachments

Ordinance #26-14

Form Review**Inbox**

Brian Hagen

Reviewed By

Brian Hagen

Date

07/09/2026 03:37 PM

Form Started By: Brian Hagen

Started On: 07/09/2026 03:09 PM

Final Approval Date: 07/09/2026

**ORDINANCE #26-14
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

AN ORDINANCE AUTHORIZING A SALARY INCREASE FOR THE MAYOR AND CITY COUNCIL

The City of Ramsey ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Charter of the City of Ramsey, Section 2.7 and Minnesota Statute 415.11

SECTION 2. PURPOSE

It is the purpose of this Ordinance to authorize a salary increase for the mayor and city council members. The last such salary increase occurred in 2005.

SECTION 3. AMENDMENT

Mayor. The salary of the Mayor of the City of Ramsey shall be \$1,000.00 per month (\$12,000 per year) effective January 1, 2027.

City Council. The salary of each Council member of the City of Ramsey shall be \$833.33 per month (\$10,000 per year) effective January 1, 2027.

SECTION 4. EFFECTIVE DATE

This Ordinance becomes effective on January 1, 2027, subject to City Charter Section 5.07.

PASSED by the City Council of the City of Ramsey, Minnesota the 9th day of December 2025.

Mayor

ATTEST:

City Clerk

Introduction date:

Posting dates:
Adoption date:
Publication date:
Effective date: January 1, 2027