

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday, June 11, 2026
7:30 am
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. **Approve Minutes**
 1. Approve EDA Meeting Minutes for May 14, 2026

4. **EDA Business**
 1. Consider Purchase Agreement and Sale of Part of Outlot A, Java Auto Parts to Harlow Beckett Enterprises LLC (Scooters Coffee) (portions may be closed to the public)
 2. Consider Purchase Agreement, Right of Re-Entry Agreement, LAHA (250k) and Sale of City Land to Elevate Hope House for Mixed-use Project.
 3. Receive 2026 Business Expo Recap and Select 2027 Venue, Date and Approve Budget

5. **Member/Staff Input**

6. **Adjournment**

Economic Development Authority (EDA)

Meeting Date: 06/11/2026

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

Title:

Approve EDA Meeting Minutes for May 14, 2026

Purpose/Background:

Purpose: The purpose is to approve the meeting minutes for the EDA meeting held the prior month.

Background: The meeting minutes are attached for review and approval.

Recommendation:

Approval of May 14, 2026 EDA meeting minutes.

Outcome/Action:

Motion to approve May 14, 2026 meeting minutes.

Attachments

EDA Minutes

Form Review

Inbox	Reviewed By	Date
Sean Sullivan	Sean Sullivan	06/04/2026 08:42 AM
Brian Hagen	Brian Hagen	06/04/2026 10:30 AM
Form Started By: Wendy Schlueter		Started On: 05/19/2026 12:07 PM
Final Approval Date: 06/04/2026		

**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 Wyingner	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 Wyingner 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 Wyingner 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 Wyingner 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 Wyingner	aye

Motion carried.

4.03: EDA Organization: Elect Ramsey Economic Development Authority Officers

Economic Development Manager Sullivan presented the staff report.

Chairperson Wyingner opened nominations for the position of President.

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

There were no other nominations.

Motion by Member Lindahl, seconded by Member Bauer, to appoint Scott Wyingner 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 Wyingner	abstain

Motion carried.

Chairperson Wyingner 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 Wyingner, 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 Wyingner	aye

Motion carried.

Chairperson Wyingner 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 Wyingner	aye

Motion carried.

Chairperson Wyingner 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 Wyingner	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 Winyinger 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 Wyingner 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 Wyingner, 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 Wyingner	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 Wyingner, 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 Wyinginger 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.

DRAFT

Economic Development Authority (EDA)**Meeting Date:** 06/11/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Consider Purchase Agreement and Sale of Part of Outlot A, Java Auto Parts to Harlow Beckett Enterprises LLC (Scooters Coffee) (portions may be closed to the public)

Purpose/Background:

The EDA may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the EDA chooses to enter into to closed session the statute and reason above needs to be referenced along with legal description (Part of Outlot A, Java Auto Parts) and the Anoka County Tax ID number 28-32-25-41-0024. This parcel is also known as Parcel 50c.

The purpose of this case is to consider the sale of Part of Outlot A, Java Auto Parts to Harlow Beckett Enterprises LLC (Scooters Coffee) to build a 664 sf coffee shop. The City of Ramsey, CBRE and representatives from the Developer have negotiated the attached Term Sheet, PA and Right of Re-Entry for EDA review. The site is properly zoned for the proposed use. This project will need a drive-thru which will require a conditional use permit.

Notification:

None required

Time Frame/Observations/Alternatives:

Attached to this case is a preliminary layout of the Scooters Coffee site.

The City and Buyer have negotiated the following items on the Term sheet listed below:

Real Estate Tax ID Number: Portion of 28-32-25-41-0024. Part of Outlot A, Java Auto Parts (Part of Parcel 50C)

Buyer Harlow Becket Enterprises LLC, a Minnesota limited liability company

Acreeage Approximately + / - 0.76 acres Subject to Final Plat

Asking Price \$265,000 (\$8.00 / SF) (SF Subject to change based on approved Plat)

Offer Price \$265,000 (\$8.00 / SF) (SF Subject to change based on approved Plat)

Earnest Money \$10,000. Non-refundable upon Notice to Proceed being executed.

Inspection Period 180 days from the later of Effective Date (Date City Council approves) or a fully executed PA is delivered to Buyer (city requires plat / site plan approval before sale) Closing Within 30 days of Notice to Proceed.

Commission Per the terms of the City listing agreement with CBRE, the City will pay 4% of gross sales price to CBRE and 3% to Turpin Realty, INC.

Extensions to Close Buyer will deposit \$5,000.00 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 for parent site and updated Title Work. The Buyer will contract to plat the property as part of the Land Use application process

Performance City to require construction of commercial/retail buildings compliant with COR Zoning requirements and obtain a Certificate of Occupancy 12 months after Closing. The Buyer will enter into a Right

of Re-Entry Agreement with minimum building square footage requirements of a 664 SF Scooter's Coffee Shop. The Buyer will also construct all internal roadways onsite for access to Sunwood Drive NW at the cost of the Buyer. The City may exercise the Right of Re-Entry if performance requirement is not met.

Assignment Requires city approval if not same owners / company.

Contingencies None. Site sold "as-is"

Review EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry approvals/recommendations.

Planning Commission (Staff To Be Determined): Land Use, Development Agreement, Site Plan, Plat approvals.

City Council: Final Approval on all items.

Alternatives include:

- 1) Recommendation to City Council to approve 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
- 2) Recommendation to City Council to approve Purchase Agreement, Right of Re-Entry Agreement and Sale of Part of Outlot A, Java Auto Parts to Harlow Beckett Enterprises LLC (Scooters Coffee) (with changes) Subject to City Attorney Review
- 3) Something else

Funding Source:

N/A

Recommendation:

Recommendation to City Council to approve 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

Outcome/Action:

Motion to recommend to City Council to approve 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

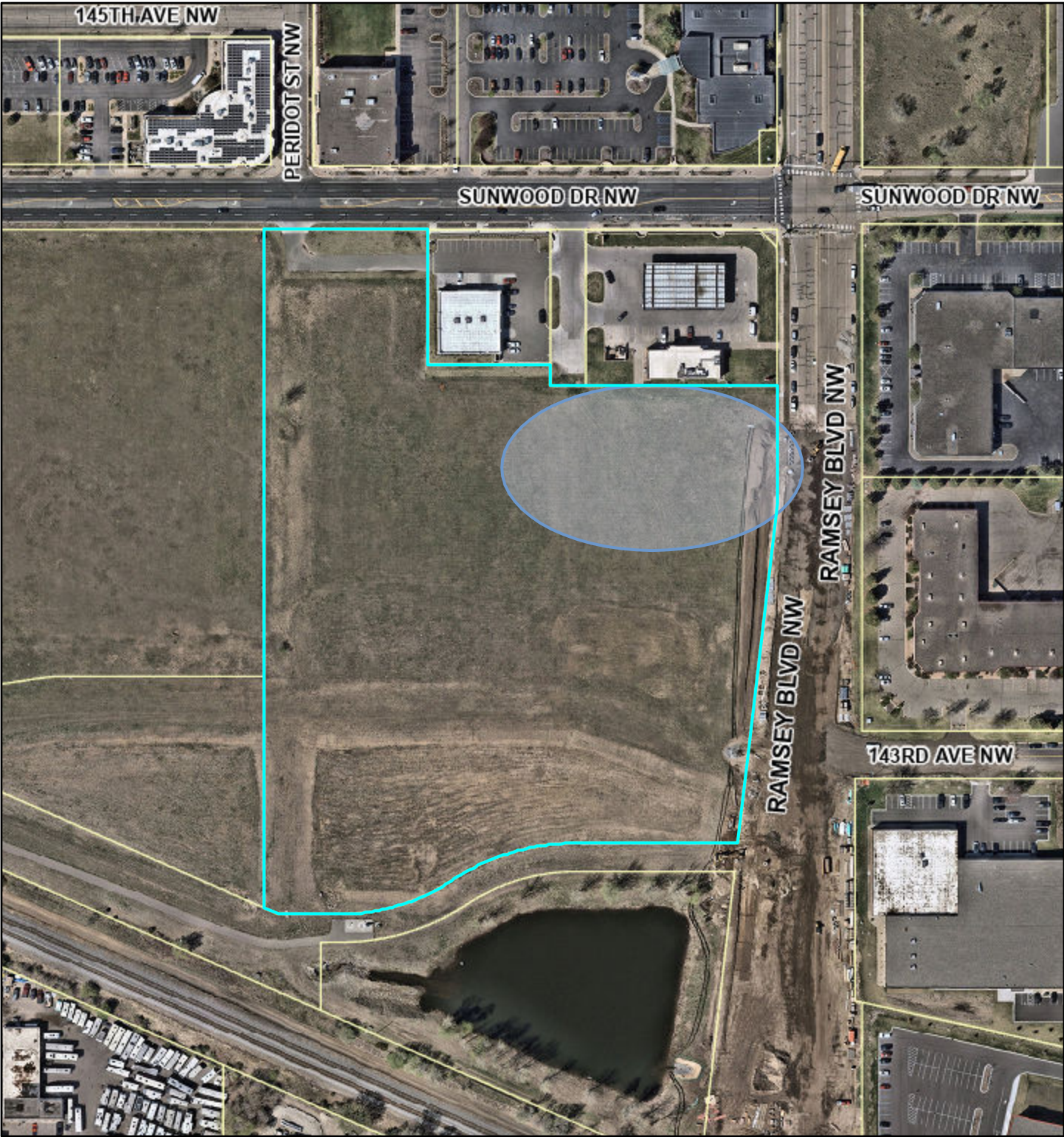
Attachments

- Site Location Map - Scooters
- ACTION - Purchase Agreement
- ACTION - Right of Re-Entry Agreement
- ACTION - Term Sheet

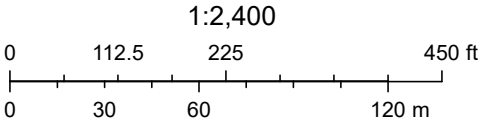
Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	06/04/2026 12:25 PM
Form Started By: Sean Sullivan		Started On: 06/01/2026 01:38 PM
Final Approval Date: 06/04/2026		

Site Location Map - Scooters



6/4/2026, 10:48:58 AM



PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **HARLOW BECKETT ENTERPRISES LLC, A MINNESOTA LIMITED LIABILITY COMPANY** (“Buyer”).

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____ (the “Effective Date”).
2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller approximately 0.76 acre of vacant land, legally described as follows:

Part of Outlot A, Java Auto Parts, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-41-0024 (“Property”)

3. **PURCHASE PRICE.** The purchase price for the Property is \$8.00 / Square foot or \$265,000 as depicted on attached Exhibit and subject to square footage of plat (the “Purchase Price”).
4. **EARNEST MONEY AND ADDITIONAL EARNEST MONEY.** Within five business days after the Effective Date, Buyer must deposit the sum of \$10,000.00 (the “Earnest Money”) with Land Title, Inc. or other title company that is mutually agreed upon (“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, 5, 7A, 8, 11 and 14) for Part of Outlot GG, Ramsey Town Center Addition (the "Survey") from a duly licensed surveyor dated August 11, 2016. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense. Seller to provide copy of Java Auto Parts plat.

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.
- g. 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 **INSERT DATE 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 Pacific Time will be deemed provided on the following day). If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303
Email: bhagen@cityoframsey.com

Buyer: Harlow Beckett Enterprises LLC, a Minnesota limited liability company
Daniel Dewey or Natalie C Dewey, What is title?
2680 243rd Avenue NW
St Francis, MN 55070-8755
Email: [REDACTED]

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 for each lot 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 \$5,000.00 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, including but not limited to, Payable 2026 for the Property.
 2. Seller shall pay all special assessments levied or pending against the Property as of the Closing Date.
 3. Seller's own attorney's fees.
 4. One-half the cost of any closing fees.
 5. The cost of real estate broker commission fees as prescribed in Section 14.
 6. State Deed Tax

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy, if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker") Seller shall pay Seller's Broker as required by their agreement 4% of final gross sale price and Turpen Realty, INC ("Buyers Broker") 3% of the final gross sales price. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party. The Seller recognizes the Buyer intends to assign this Agreement to an affiliated special purpose entity that will be registered officially with the State of Minnesota.

16. THIRD PARTY BENEFICIARY. There are no third-party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint ventures or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

- a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 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 12 months from the Closing Date Buyer shall construct and obtain a certificate of occupancy from the City of Ramsey for a 664 SF Scooter's Coffee Shop compliant with COR Zoning requirements to be further defined by an approved Site Plan. The Buyer will also construct all internal roadways onsite for the drive-thru and north access to Sunwood Drive NW at the cost of the Buyer. At Closing, a "Right of Re-Entry Agreement" shall be executed and recorded against the Property providing that, in the event the above deadline is not met, Seller has the

right to reclaim title to the parcel(s) for which a certificate of occupancy was not obtained.

29. TIME PERIODS. The time for performance of any obligation or taking any action under this Agreement shall be deemed to expire at 5:00 p.m. Central Time on the last day of the applicable time period provided for in this Agreement. If the time for the performance of any obligation or taking any action under this Agreement expires on a Saturday, Sunday or legal holiday, the time for performance or taking such action shall be extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

30. PLATTING & DEVELOPMENT AGREEMENT. Buyer must be in the process of obtaining an approved final plat, development agreement, and building exterior visual renderings with the City of Ramsey for its intended project before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

SELLER: The City of Ramsey, a Minnesota municipal corporation

By: _____
Ryan Heineman, Mayor

Dated: _____, 2026

By: _____
Brian Hagen, City Administrator

Dated: _____, 2026

BUYER: Harlow Beckett Enterprises LLC, a Minnesota limited liability company

By: _____
Natalie C. Dewey, President

Dated: _____, 2026

Exhibit A

Legal Description

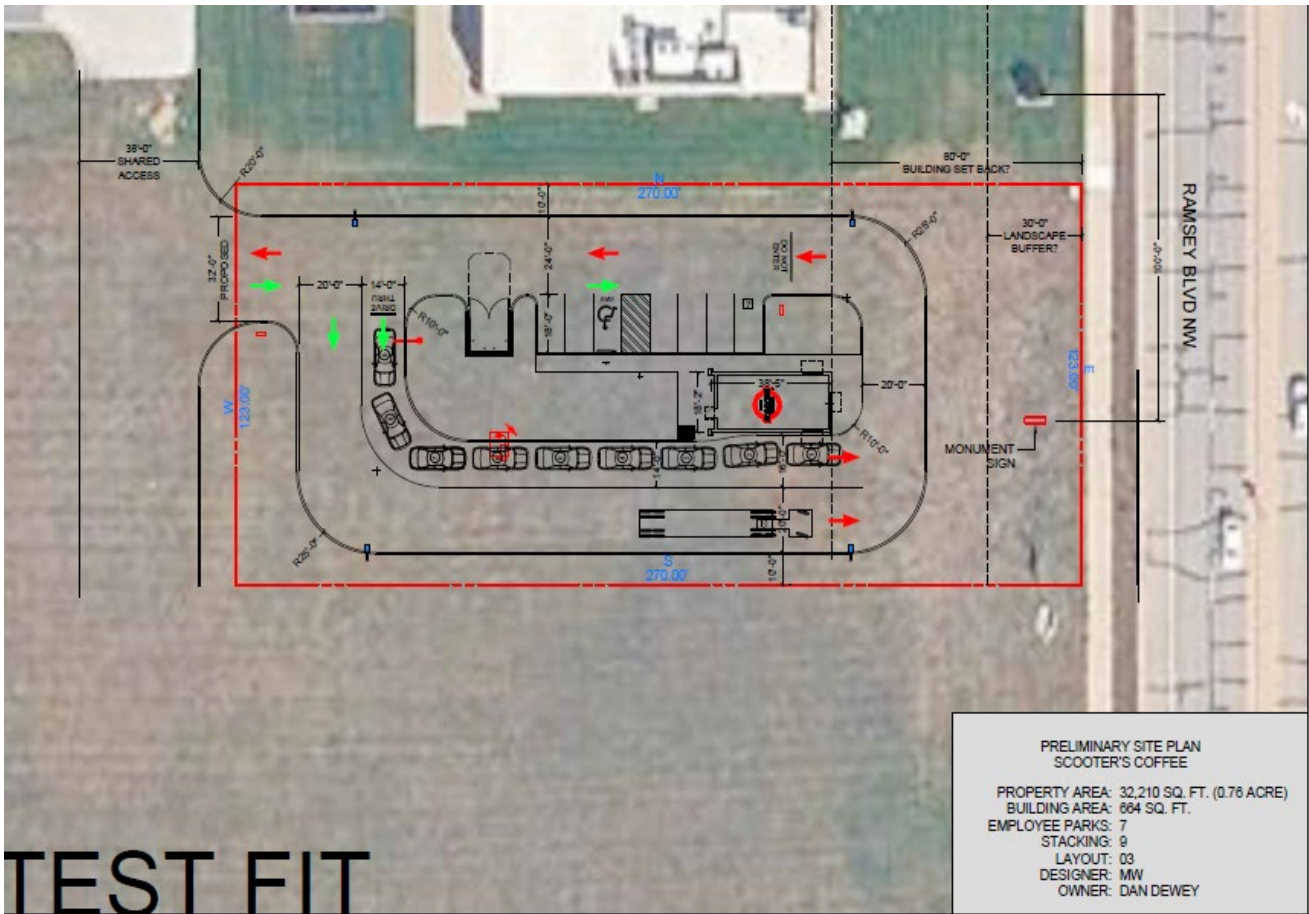
Part of Outlot A, Java Auto Parts, approximately .76 acres, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-41-0024 (“Property”)

Exhibit B

Proposed Site Plan



TEST FIT

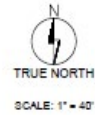


SCOOTER'S COFFEE
 11808 Miracle Hills Dr.
 Omaha, NE 68154



REVISION:
 3

DATE:
 5/7/2026



New Scooter's Location
 SWC Sunwood Dr and
 NW Ramsey Blvd
 Ramsey, MN

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2026, by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **HARLOW BECKETT ENTERPRISES LLC, A MINNESOTA LIMITED LIABILITY COMPANY** (“Buyer”).

Recitals

- A. On _____, 2026, Seller conveyed title of the following Property to Buyer:

Part of Outlot A, Java Auto Parts, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: Portion of 28-32-25-41-0024 (“Property”)

- 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 **Harlow Beckett Enterprises LLC, a Minnesota limited liability company**, with an Effective Date of INSERT EFFECTIVE DATE, 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 12 months from Closing date.

Project Description:

- i. Harlow Beckett Enterprises LLC, a Minnesota limited liability company Site Plan, approved by the City of Ramsey on _____ by Resolution # _____.
 - ii. Development Agreement for Harlow Beckett Enterprises LLC, a Minnesota limited liability company, 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, for the construction of a minimum 664 SF Scooter's Coffee Shop compliant with COR Zoning requirements, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.
4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.
5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Ryan Heineman, Mayor

By: _____
Brian Hagen, City Administrator

This instrument was acknowledged before me on _____, 2026,
by Ryan Heineman and Brian Hagen as Mayor and City Administrator, respectively, of the City
of Ramsey, Minnesota on behalf of the Minnesota Municipal Corporation.

Notary Public

Harlow Beckett Enterprises LLC, a Minnesota limited liability company

By: _____
Natalie C. Dewey, President

This instrument was acknowledged before me on _____, 2026, by Natalie C. Dewey, President of Harlow Beckett Enterprises LLC, a Minnesota limited liability company, on behalf of the Minnesota limited liability company.

Notary Public

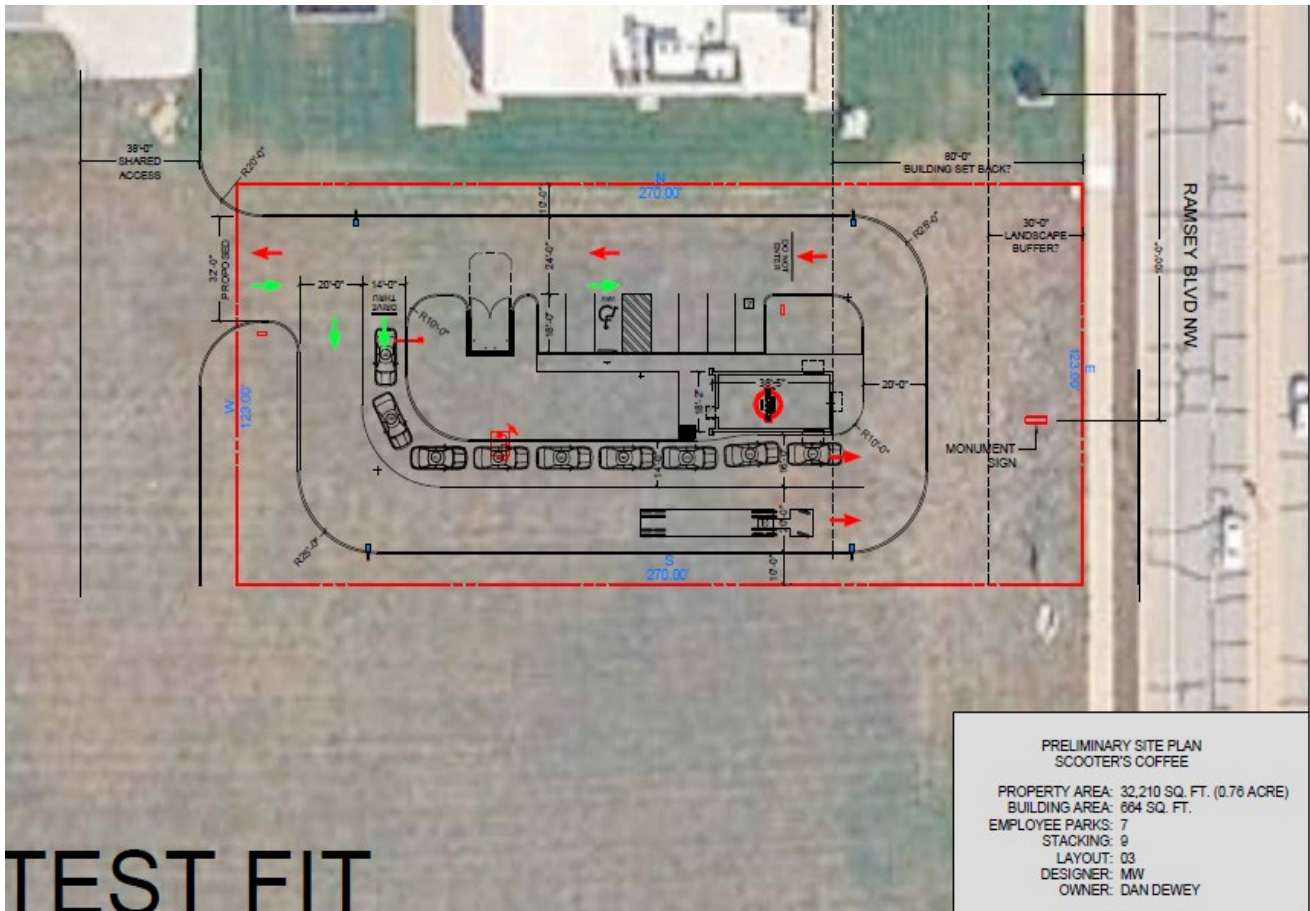
This instrument drafted by:
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
763-433-9868

TERM SHEET FOR HARLOW BECKETT ENTERPRISES LLC (Scooter's Coffee) – Part of Parcel 50c – 5-26-26

Real Estate	Tax ID Number: Portion of 28-32-25-41-0024. Part of Outlot A, Java Auto Parts (Part of Parcel 50C)
Buyer	Harlow Becket Enterprises LLC, a Minnesota limited liability company
Acreage	Approximately + / - 0.76 acres Subject to Final Plat
Asking Price	\$265,000 (\$8.00 / SF) (SF Subject to change based on approved Plat)
Offer Price	\$265,000 (\$8.00 / SF) (SF Subject to change based on approved Plat)
Earnest Money	\$10,000. Non-refundable upon Notice to Proceed being executed.
Inspection Period	180 days from the later of Effective Date (Date City Council approves) or a fully executed PA is delivered to Buyer (city requires plat / site plan approval before sale)
Closing	Within 30 days of Notice to Proceed.
Commission	Per the terms of the City listing agreement with CBRE, the City will pay 4% of gross sales price to CBRE and 3% to Turpin Realty, INC.
Extensions to Close	Buyer will deposit \$5,000.00 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 for parent site and updated Title Work. The Buyer will contract to plat the property as part of the Land Use application process.
Performance	City to require construction of commercial/retail buildings compliant with COR Zoning requirements and obtain a Certificate of Occupancy 12 months after Closing. The Buyer will enter into a Right of Re-Entry Agreement with minimum building square footage requirements of a 664 SF Scooter's Coffee Shop. The Buyer will also construct all internal roadways onsite for access to Sunwood Drive NW at the cost of the Buyer. The City may exercise the Right of Re-Entry if performance requirement is not met.
Assignment	Requires city approval if not same owners / company.
Contingencies	None. Site sold "as-is"
Review	EDA (Sean): Land Transaction/ Purchase Agreement/ Right of Re-Entry approvals. Planning Commission (Staff To Be Determined): Land Use, Development Agreement, Site Plan, Plat approvals. City Council: Final Approval on all items.

Exhibit A

Proposed Site Plan (subject to change)



TEST FIT

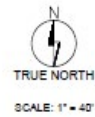


SCOOTER'S COFFEE
11808 Miracle Hills Dr.
Omaha, NE 68154



REVISION: 3

DATE: 5/7/2026



New Scooter's Location
SWC Sunwood Dr and
NW Ramsey Blvd
Ramsey, MN

Economic Development Authority (EDA)**Meeting Date:** 06/11/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Consider Purchase Agreement, Right of Re-Entry Agreement, LAHA (250k) and Sale of City Land to Elevate Hope House for Mixed-use Project.

Purpose/Background:

The EDA may choose to go into closed session pursuant to Minnesota Statutes section 13D.05, subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property. If the EDA chooses to enter into 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 a Minnesota non-profit corporation to build a minimum 8,500 square foot Mixed Used Coffee Shop/ Retail / 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, and Elevate Hope House have negotiated the attached Term Sheet, PA and Right of Re-Entry for EDA review. The site is properly zoned for the proposed use.

Melinda McDermott, President of Elevate Hope House will be at the EDA meeting to provide additional information about Elevate Hope House and to answer questions the EDA might have.

Notification:

A Sales Ordinance has been adopted for the sale of this parcel. No further notification is 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. 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 EDA and City Council, additional agreements will need to be reviewed and approved by the EDA/City Council. The City currently has 435K in LAHA funds available and is also working on putting together some loan/grant programs to use the funds on eligible projects. The use of the 250k in LAHA funds being proposed in this case are not consistent with the new programs being created, but the use of the funds being proposed are permitted. Specifically, 55K 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 to the EDA is 250k. Staff negotiated a lower amount based on funds availability and the establishment of new loan programs.

Key Terms

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 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 unit and the retail restaurant space on the first floor. If this is not done, the City may exercise the Right of Re-Entry.
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

Alternatives:

- 1) Recommend 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) Recommend 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) Something else.

Funding Source:

LAHA Funds

Recommendation:

Staff recommends the EDA provided recommendation to City Council to approve 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 recommend to City Council to approve 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.

Attachments

Site Location Map
ACTION - Purchase Agreement
ACTION - RORE Agreement
ACTION - Term Sheet
Original Proposal
Site Plan Concept
Proposal Supplement
Architect Feasibility letter

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 06/04/2026

Reviewed By

Brian Hagen

Date

06/04/2026 02:36 PM

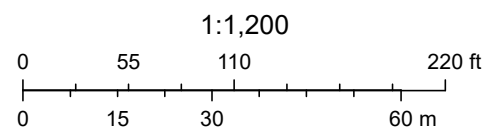
Started On: 04/28/2026 02:48 PM

Site Location Map - Elevate Hope House



6/4/2026, 12:59:54 PM

- Multi-units



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 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

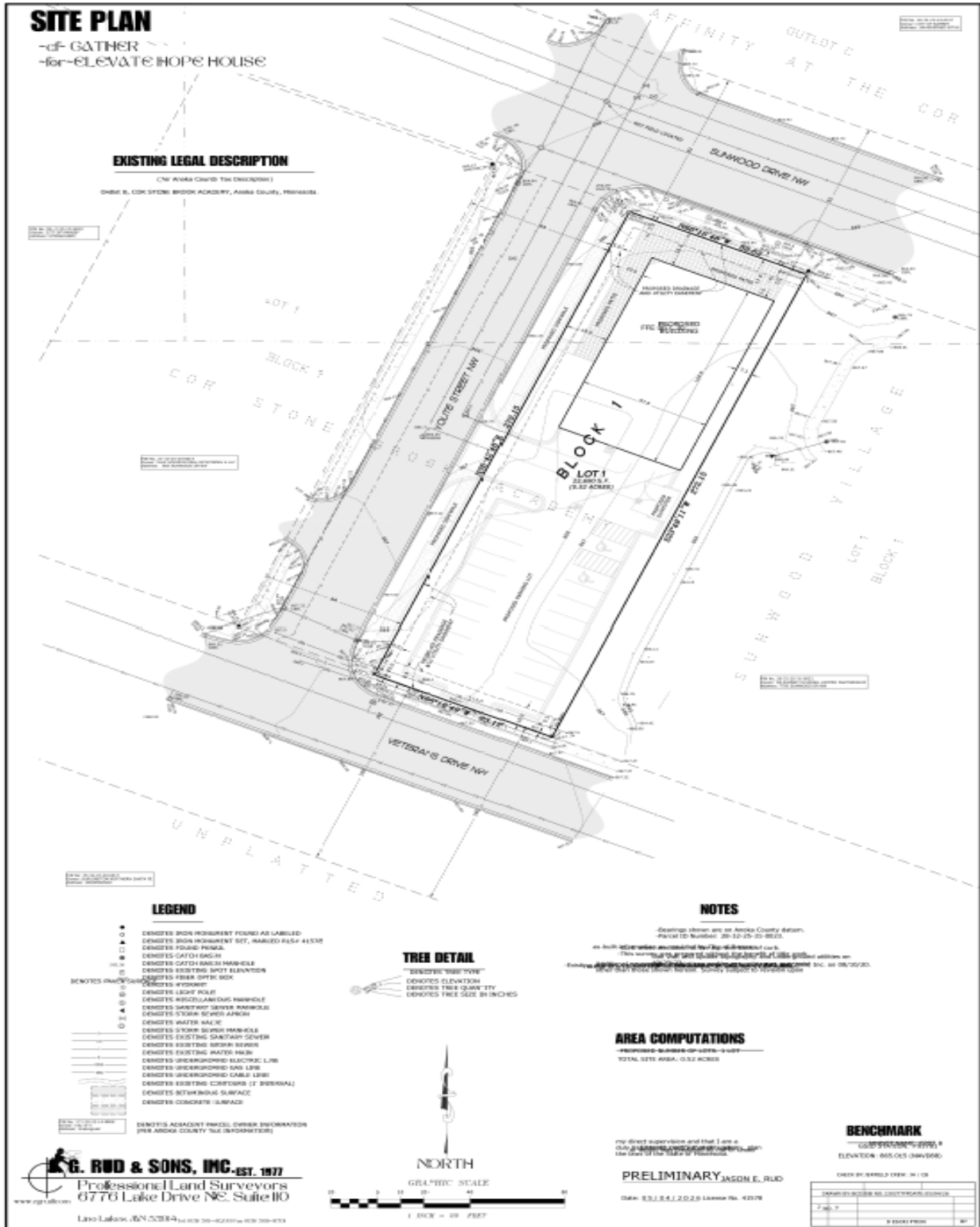
Legal Description

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”)

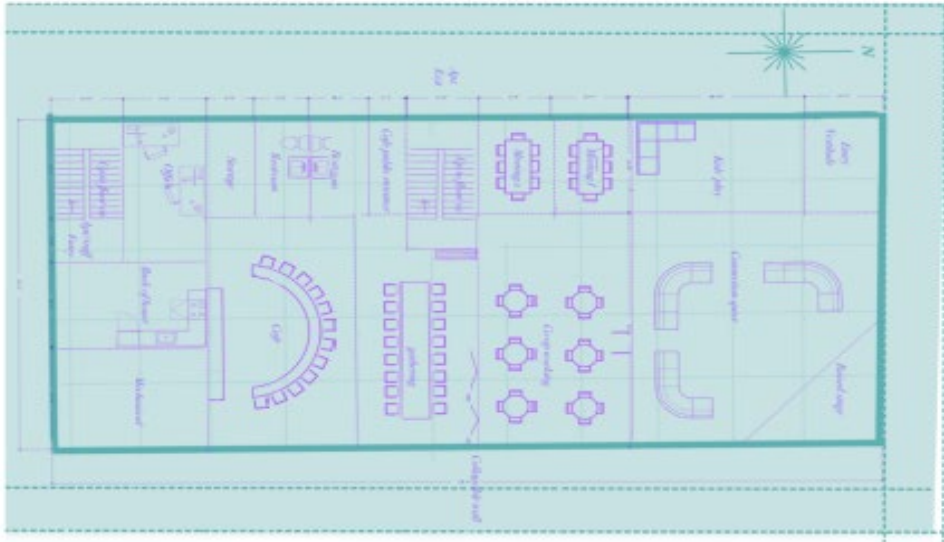
Exhibit B Concept Plan



Floor 1

SUNWOOD DR NW

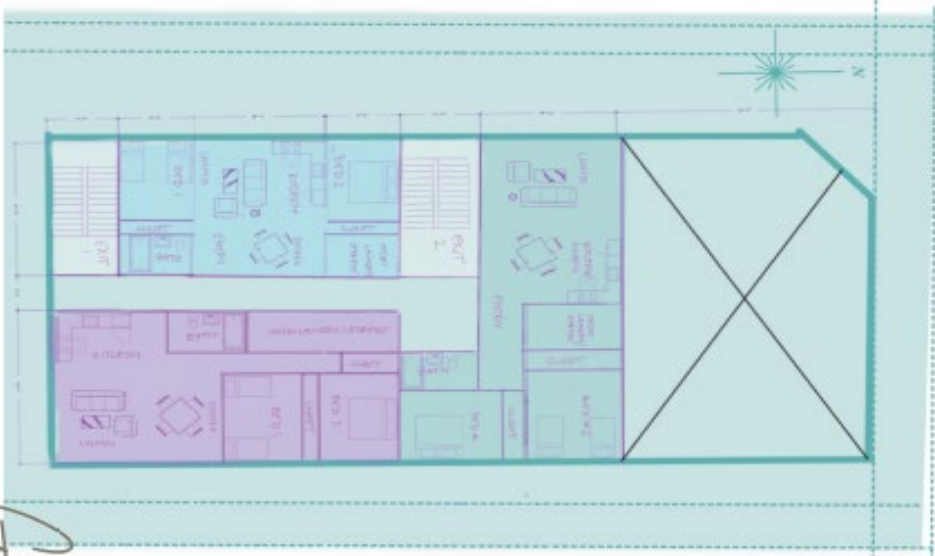
YOLITE ST NW



Floor 2

SUNWOOD DR NW

YOLITE ST 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, for the construction of a minimum 8,500 SF commercial/residential mixed-use building compliant with COR Zoning requirements to be further defined by an approved Site Plan, pursuant to the deadline set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.
 4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.
 5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

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 – 6-1-26

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	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 unit and the retail restaurant space on the first floor. If this is not done, the City may exercise the Right of Re-Entry.
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

Gather

Tea, Coffee
& Community



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

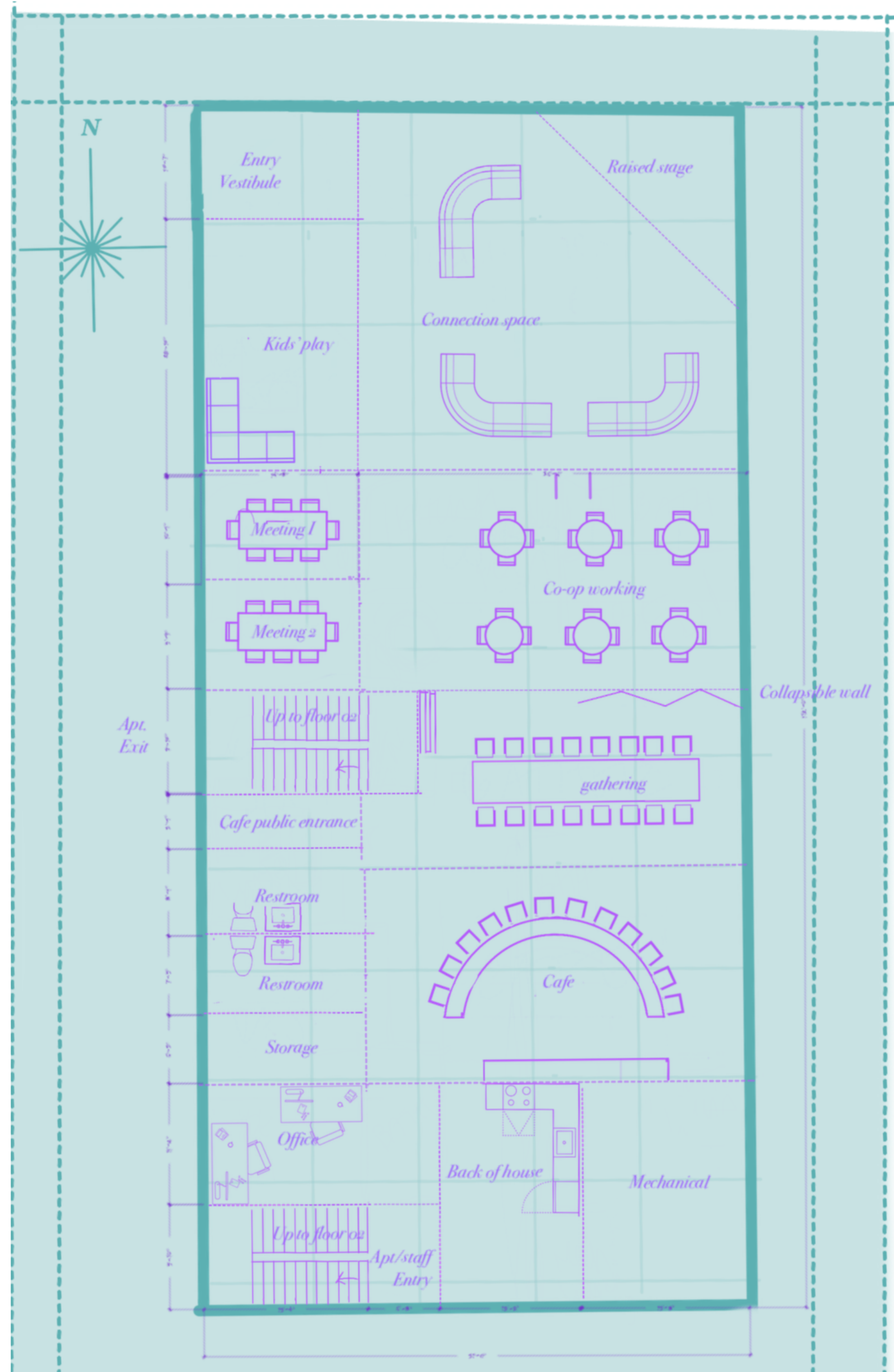
Tea. Coffee.
Community.



Floor 1

SUNWOOD DR NW

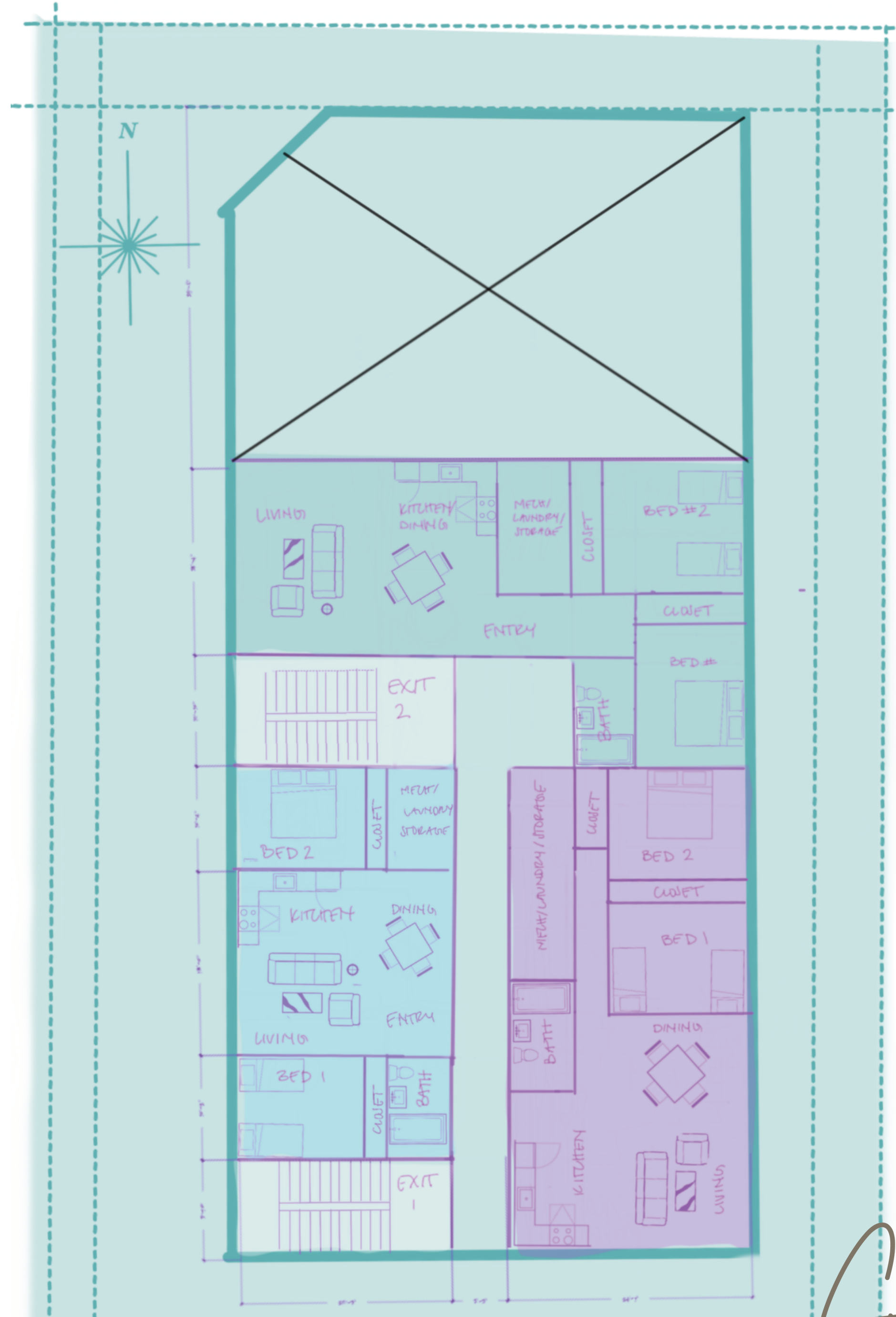
YOLITE ST NW



Floor 2

SUNWOOD DR NW

YOLITE ST NW



SITE PLAN

-of GATHER
-for-eLEVATE HOPE HOUSE

EXISTING LEGAL DESCRIPTION

(Per Anoka County Tax Description)
Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

PLN No. 28-32-25-13-002D
Owner: UNDESIGNED

PLN No. 28-32-25-001A
Owner: ESTATE OF LIP
Address: 7750 SUNWOOD DR NW

PLN No. 17-12-22-14-0068
Owner: BURLINGTON NORTHERN SANTA FE
Address: UNDESIGNED

LEGEND

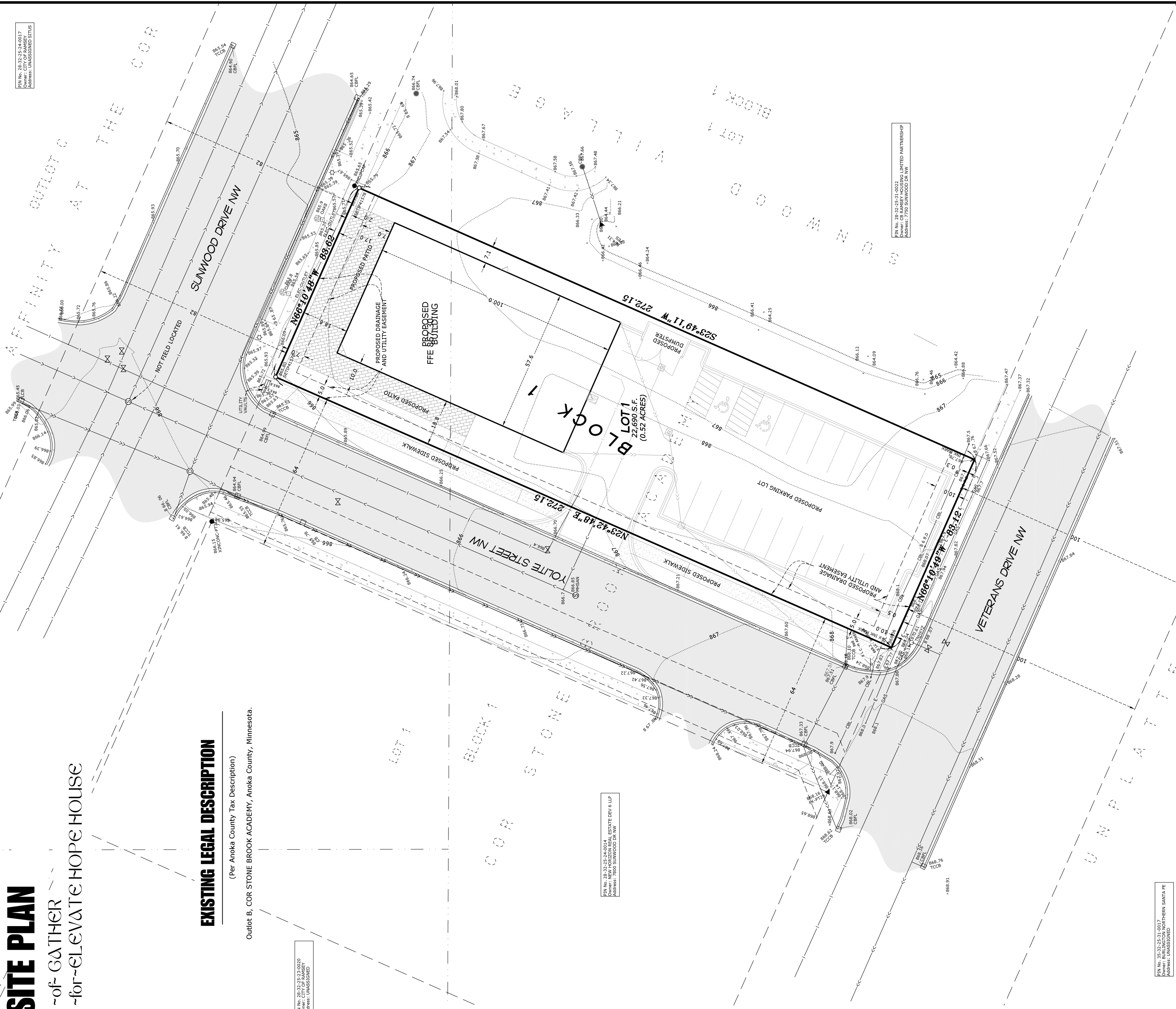
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES FOUND PK WALL
- DENOTES CATCH BASIN
- DENOTES CATCH BASIN MANHOLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES FIBER OPTIC BOX
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER APRON
- DENOTES WATER VALVE
- DENOTES STORM SEWER MANHOLE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND CABLE LINE
- DENOTES EXISTING CONTOURS (1' INTERVAL)
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

DENOTES ADJACENT PARCEL OWNER INFORMATION
(PER ANOKA COUNTY TAX INFORMATION)

G. RUD & SONS, INC.-EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
www.gcrud.com

Lino Lakes, MN 55014; tel. (651) 301-8200 Fax (651) 301-8701

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NOTES

- Bearings shown are on Anoka County datum.
- Parcel ID Number: 28-32-25-31-0023.
- This survey was prepared by the City of Anoka as-built conditions as provided by the City of Anoka.
- This survey was prepared with the best available topographic and utility data. The work and utilities on other than those shown hereon. Survey subject to revision upon

TREE DETAIL

- DENOTES TREE TYPE
- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES

AREA COMPUTATIONS

-PROPOSED NUMBER OF LOTS: 1 LOT
TOTAL SITE AREA: 0.52 ACRES

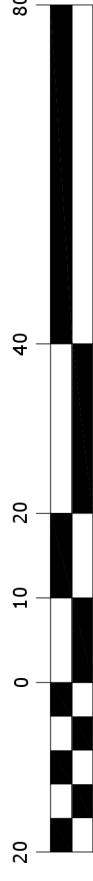
my direct supervision and that I am a duly registered professional land surveyor under the laws of the State of Minnesota.

PRELIMINARY JASON E. RUD

Date: 05/04/2025 License No. 41578

NORTH

GRAPHIC SCALE



1 INCH = 20 FEET

BENCHMARK

GS15547015-03788 B
ELEVATION: 865.015 (NAVD88)

CHECK BY: JERFELD CREW: JH / CB

DRAWN BY: BCD JOB NO: 230377PP DATE: 05/04/25

2 IN: 3

D ESKE PTON

BY

Gather

Tea . Coffee .
Community .



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 café 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 café 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.

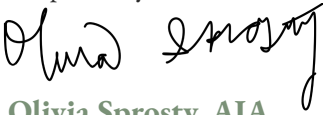
These figures are pre-design planning estimates. They are provided in good faith for proposal and fundraising conversations, and are not a guaranteed or fixed price. Final pricing for this project will be determined by the general contractor selected by Elevate Hope House, based on detailed construction 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 (EDA)

4.3.

Meeting Date: 06/11/2026

Submitted For: Sean Sullivan, Community Development

By: Wendy Schlueter, Community Development

Title:

Receive 2026 Business Expo Recap and Select 2027 Venue, Date and Approve Budget

Purpose/Background:

Purpose:

Provide EDA with 2026 Business Expo event summary and to select 2027 venue and date

Background:

Adrenaline Sports Center has proven to be a successful location for the Ramsey Business Expo. Staff has put together a short presentation summarizing the 2026 Event and suggestions for the 2027 Event.

Notification:

N/A

Observations/Alternatives:

2026 Event Summary:

The 2026 Business Expo took place on Saturday, April 25, 2026. The event featured a full vendor floor with 60 booths, consistent with previous years. Attendance was estimated at approximately 500–600 people, and activity remained steady throughout the event, with no vendors packing up early.

This year, staff collaborated with Parks & Recreation to expand the Expo experience by adding a dedicated area on the north side of the venue. This section highlighted the new Ramsey Farmers Market, Art Fair, and other upcoming Parks & Recreation events, and also included a bounce house and yard games to provide family-friendly activities for all ages.

Marketing efforts included Facebook advertisements, promotion through local websites, radio spots, business flyer postings, and local newspaper coverage. Ramsey businesses accounted for 81% of booth vendors this year, compared to 85% in 2025.

Staff received very positive feedback from vendors, attendees, and the venue, along with suggestions for future improvements. Survey feedback was requested from all vendors. Ramsey businesses that purchased a booth and completed the survey will be entered into a drawing for a free Ramsey Resident advertisement.

Based on survey results and event feedback, staff will continue exploring opportunities to increase event awareness, enhance marketing efforts, and further improve event layout and traffic flow for future expos.

2026 Budget Summary:

The EDA allocated \$5,500 for the 2026 Business Expo. Total revenues for the event, including the EDA allocation, were \$8,830.00, while total expenses came to \$9,851.10.

Expense categories that contributed to the increase in overall costs:

- Booth rental costs increased by approximately \$470. Staff obtained additional quotes; however, pricing remained comparable across vendors.
- Additional tote bags were needed, resulting in costs that exceeded the estimated budget by approximately \$440.

Staff will continue evaluating opportunities to manage costs while maintaining the quality and success of the event.

Future Event - 2027:

Staff is proposing Saturday, April 24, 2027, as the date for the next Business Expo and has prepared the attached proposed 2027 budget, which includes an EDA allocation of \$6,000.

Several common themes emerged from vendor surveys and attendee feedback, including:

- Numerous compliments on the Expo BINGO game, which staff plans to bring back in 2027.
- High satisfaction ratings for the event date, venue, booth setup, and registration process.
- Increased attendance and traffic this year, indicating that the expanded promotion and marketing efforts were successful.
- Positive feedback regarding food options, including the addition of two food trucks invited by city staff, along with multiple restaurants providing food samples.
- Smooth parking operations due to the absence of competing events and clear vendor parking directions.
- Many attendees and vendors described the Expo as a well-organized and enjoyable event.

Staff will continue building on the strengths of the 2026 Expo while identifying opportunities for further improvements in 2027.

Funding Source:

N/A

Recommendation:

Select Adrenaline Sports Center as the venue for the 2027 Business Expo and reserve April 24, 2027.

and;

Approve a \$6,000 allocation from the EDA budget for the 2027 Business Expo.

Action:

Motion to select Adrenaline Sports Center as the venue, reserve April 24, 2027 and approve a \$6,000 allocation from the EDA budget for the 2027 Business Expo.

Attachments

2026 Business Expo Recap

Form Review

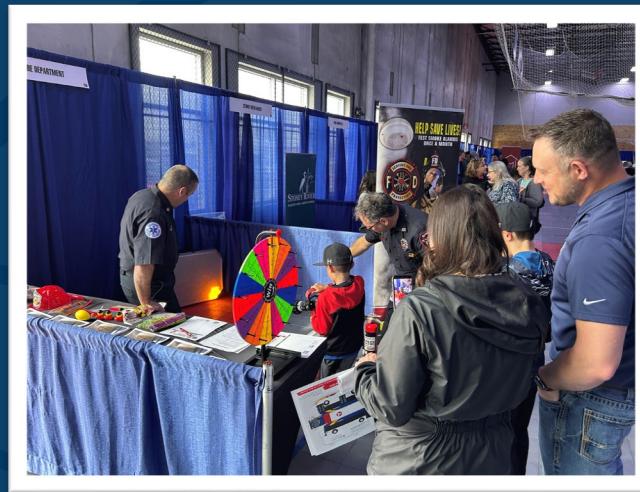
Inbox	Reviewed By	Date
Sean Sullivan	Wendy Schlueter	06/01/2026 01:32 PM
Sean Sullivan	Sean Sullivan	06/01/2026 01:48 PM
Brian Hagen	Brian Hagen	06/03/2026 12:22 PM
Form Started By: Wendy Schlueter		Started On: 05/19/2026 12:11 PM
Final Approval Date: 06/03/2026		

2026 Business Expo Summary and to Select 2027 Venue, Date and Approve Budget

EDA Meeting – June 11, 2026



2026 Business Expo - Photos



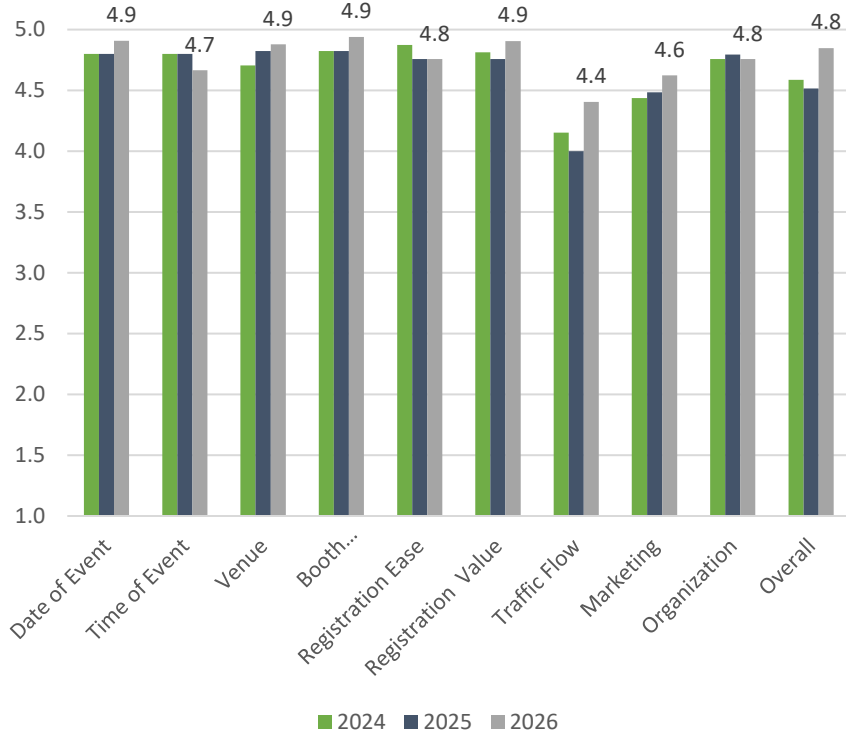
2026 BUSINESS EXPO SUMMARY

- Estimated attendees: 550
- Event revenues \$8,830.00 (including \$5,500 EDA event allocation)
- Event expenses \$9,851.10 (-\$1021.10)
 - Booth rental costs increased by approximately \$470. Staff obtained additional quotes; however, pricing remained comparable across vendors.
 - Additional tote bags were needed, resulting in costs that exceeded the estimated budget by approximately \$440.
- 57 registered vendors in attendance (Full - 60 booths)
- City occupied 3 booths (city, police, fire)
- 81% Ramsey businesses (85% in 2025)
- 37% of the Ramsey businesses were first time Expo vendors or new businesses
- Vendors and attendees enjoyed Expo BINGO; will plan for again in 2027
- Vendors reported traffic was up this year and remained steady until the end
- Parks & Recreation collaboration included dedicated area on north side provided area of activities for children and families
- People liked food options: two food trucks (Smokin J's BBQ & Gramma CC's Donuts) along with multiple restaurants providing food samples
- Smooth parking operations due to the absence of competing events and clear vendor parking directions.
- Many attendees and vendors described the Expo as a well-organized and enjoyed the event.

2026 BUSINESS EXPO – VENDOR FEEDBACK

Post-Expo Vendor Survey Ratings

Scale: 5 = Very Satisfied, 3 = Neutral, 1 = Very Dissatisfied

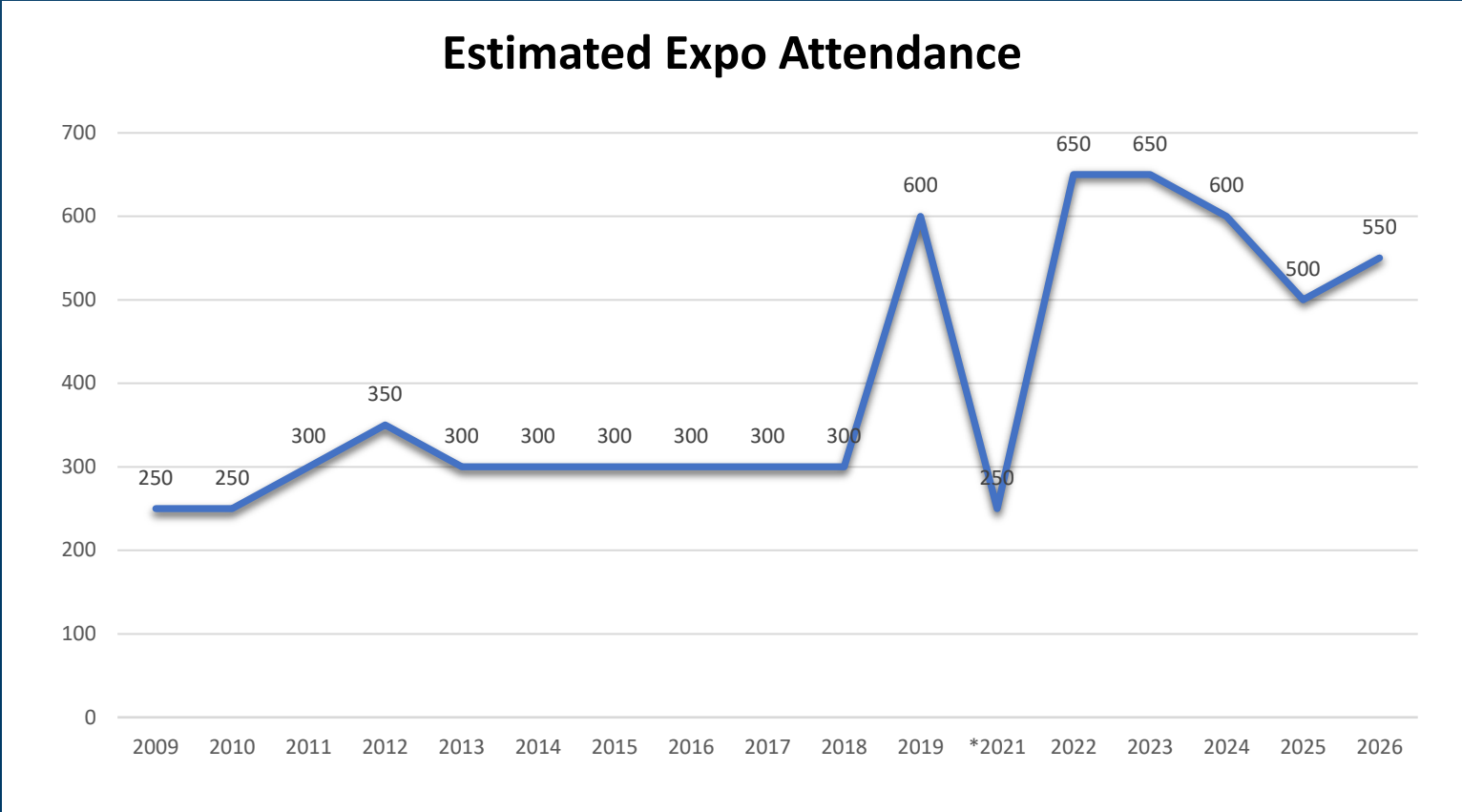


Vendor Comments - Summary

- Strong attendance and increased foot traffic compared to previous years
- Valuable networking opportunities and many new business contacts made
- Expo BINGO game was highly popular and helped drive booth traffic
- Well-organized event with excellent setup, booth space, and event flow
- Positive interactions with City of Ramsey staff; staff were described as friendly, helpful, and supportive
- Food options and activities were appreciated.
- Consider offering more corner booth options for high-traffic vendors
- Explore additional entertainment, such as live music
- Consider adding more family attractions (e.g., petting zoo)
- Evaluate a slightly later start time (10:00 a.m. instead of 9:00 a.m.)
- Consider extending event hours
- Strong interest in participating again in 2027

- 58% responded to survey (33)
- Will you come back next year?
 - 88% Yes, 12% Maybe, 0% No
- Average contacts made = 34

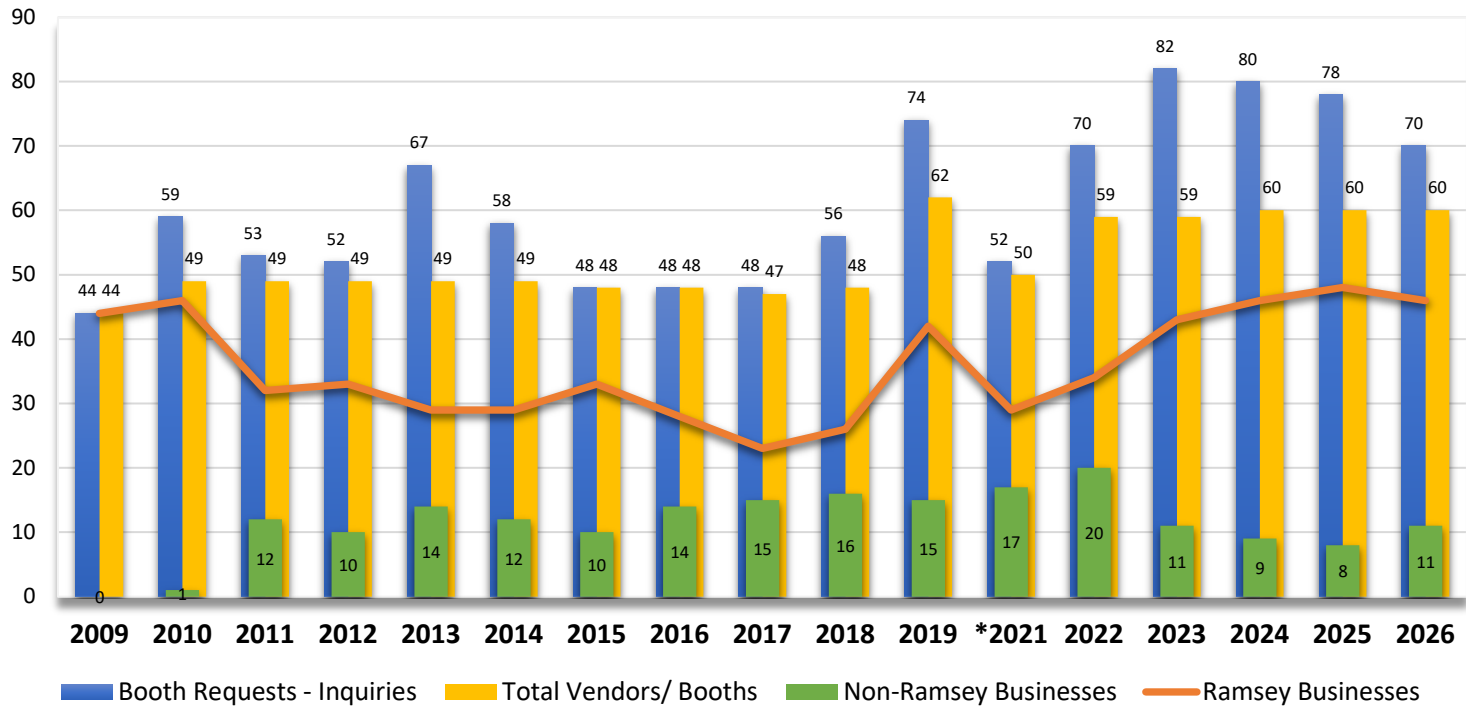
2026 BUSINESS EXPO ATTENDANCE



*Postponed in 2020 due to COVID/Held in October 2021

2026 BUSINESS EXPO VENDOR ANALYSIS

Ramsey Business Expo Vendor Analysis



*Postponed in 2020 due to COVID/Held in October 2021

BUSINESS EXPO 2027

STAFF RECOMMENDATIONS & IDEAS

STAFF RECOMMENDATIONS & INPUT

- Select Adrenaline Sports Center as venue
- Reserve April 24, 2027 from 9:00 am-1:00 pm
- Allocate \$6,000 for event
- Continue:
 - Offer interactive activities such as BINGO
 - Parks & Recreation collaboration
 - Food trucks
 - Marketing & promotion of event; media kit sent to participating businesses
 - Free Ramsey Resident Ad for Ramsey businesses
- Focus on increasing Ramsey business participation
 - “Made in Ramsey” booth section?
 - EDA Members call to personally invite businesses?
 - Early bird, invite only registration for Ramsey businesses?
- Research ways to continuously improve Expo. Ideas include:
 - “Hiring or Workforce” booth section?
 - Share previous Expo testimonials when promoting registration?
 - Best Booth Display award?

2026 BUSINESS EXPO BUDGET SUMMARY

2027 EDA Business Expo Budget - Projected

EXPENSES	Details	2025 Actual	2026 Actual	2027 Projected
Adrenaline Sports Ctr-Court	Addtl field space + \$400 (0452.6249)	\$ (1,500.00)	\$ (1,500.00)	\$ (1,500.00)
Adrenaline Sports Ctr-Field	Field Space pd by Parks & Rec	-		
Electrical booth	\$75/booth (max \$500)	\$ (500.00)	\$ (500.00)	\$ (500.00)
Cenaiko	Booths Pipe/Draping, tables/chairs, set up, take down	\$ (3,459.75)	\$ (3,969.00)	\$ (4,000.00)
Tote Bag giveaway at door 9230.6246	Ace Sales (Qty 400/2026, 250/2025)	\$ (652.50)	\$ (1,140.00)	\$ (700.00)
Express Signs 9230.6246	4 large black/neon signs	\$ (680.00)	\$ (680.00)	\$ (680.00)
Inky Elf: Sandwich board signs	Number decals update times/signs; vendor parking signs (2)		\$ (108.50)	\$ -
ECM/APG: Shopper Ad space + flyer 9230.6246	Anoka Co Shopper front page \$225 + flyer insert in Rum River Reserve Shopper \$159 (Anoka, Ramsey, Elk River, Nowthen, Oak Grove)	\$ (400.00)	\$ (409.00)	\$ (400.00)
A Touch of Magic: Balloon Artist Advertising 9230.6246	Balloon Art/Airbrush tattoo	\$ (1,108.00)	\$ (1,116.00)	\$ (1,108.00)
	Facebook Ads, Explore MN online advertising; Linked In, Ewvnt HometownSource.com	\$ (150.00)	\$ (140.88)	\$ (150.00)
Bounce House	Split 1/2 with Parks & Rec (Froggy Hops)	-	\$ (246.87)	
BINGO Prizes	Amazon	\$ (111.92)	\$ -	\$ (100.00)
Misc. Supplies	Candy, Water, sign strips, stamps	\$ (32.06)	\$ (40.85)	\$ (50.00)
Total Expenses		\$ (8,594.23)	\$ (9,851.10)	\$ (9,188.00)
REVENUES				
Applications		\$ 3,285.00	\$ 3,330.00	\$ 3,200.00
Marketing Budget				
EDA allocation		\$ 5,500.00	\$ 5,500.00	\$ 6,000.00
Total Revenues		\$ 8,785.00	\$ 8,830.00	\$ 9,200.00
*BALANCE:		\$ 190.77	\$ (1,021.10)	\$ 12.00
	<i>Fees Charged</i>			
	Ramsey	\$50	\$50	\$50
	Non-Ramsey	\$75	\$75	\$75
Inputs/estimated	# Booths	60	60	60
Public/Non Profit	No Fee Booths	4	4	4

EDA ACTIONS

- Motion to select Adrenaline Sports Center as venue for the 2027 Business Expo on April 24, 2027

and

- Approve 2027 Business Expo Budget of \$6,000