



MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Sean Sullivan	
Organization	City of Ramsey	
Address	7550 Sunwood Drive NW	
City / State / Zip	Ramsey, MN 55303	
County	Anoka	
Phone	763-433-9868	
FAX	N/A	
E-Mail	ssullivan@cityoframsey.com	
*Note Type of Organization (Owner, Broker, Representative, etc.)		Representative

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	BLIP (Hageman)
Primary PIN Number(s)	20-32-25-34-0004
Latitude and Longitude	45.24854, -93.480392
Legal Description	LOT 1 BLOCK 1 ALPHA DEVELOPMENT
Address	8200 Bunker Lake Blvd
City	Ramsey
County	Anoka

Site Information

Total developable land (acres)	86.42
gross square feet less NWI is: 62 acres	
Number of Parcels	1
Distance to major State/U.S. highway (miles)	US Hwy 10- 1.2 miles
Directions from Interstate or Major Highway: Exit U.S. Highway 10 at Armstrong Blvd, turn right, use the left lane to turn left onto Bunker Lake Blvd. Location is 1.2 miles ahead on your right side.	

Required Documentation

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	X
ALTA Survey (ASC 2005)	X
If site not owned, attach copy of option or purchase agreement	X
Copy of site layout	X
Copy of aerial photo(s) identifying site location/major highways	X
Schedule and required submittals for site plan approval/permits	X
Updated Community Profile as reported in LOIS/EMSI	X
Desktop review of Archeological/Cultural resources (SHPO)	N/A
Desktop review of Threatened and Endangered Species (DNR and FWS)	N/A
Have wetlands been identified through the National Wetland Inventory (USFWS)?	Yes

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	Hageman Holdings LLC	
Address	13200 43rd St NE	
City / State / Zip	St Michael, MN 55376	
Phone	763-497-9469	
E-Mail	mikehageman@jbggroup.com	



III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information

Provide brief description of previous and current land uses of site .	Both Previous and Current: Vacant
Identify current and previous uses of adjacent parcels.	Previous: Residential, Vacant / Current: Residential, Business Park

Current and Planned Zoning

Current and planned zoning designation for the site.	Current: Public/Quasi-Public District / Planned: E-3 Employment District, a change to zoning is in process now for this type of district. It will be very similar to E-2 employment district.
Current and planned zoning designation for land within 500 feet of the site.	Adjacent zoning includes: The COR, R-3 High density Residential, R-2: Medium-Density Residential, B-2: Business District, and MUSA.
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City: Ramsey / County: Anoka

IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

Enterprise Zone	n/a
Foreign Trade Zone	n/a
Transit Development Zone	n/a
Tax Increment Financing (TIF)	n/a
New Market Tax Credits	n/a

Enterprise Zone	n/a
Foreign Trade Zone	n/a
Transit Development Zone	n/a
Tax Increment Financing (TIF)	x
New Market Tax Credits	n/a

V. ENVIRONMENTAL SITE ASSESSMENT

Date Completed

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-13? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application.	X	22-Oct-10
Was a Phase II Environmental Study required? If so, attach a copy.	X	3/28/2011
Have Geotechnical Soil Tests – ASTM Standard D 420 - been taken? Include a copy of the report with the application	x	10/21/2010

VI. TRANSPORTATION

Interstate Highway

Distance to closest <u>north/south</u> interstate highway	18.0 miles
•Identify interstate route number	I-35
Distance to closest <u>east/west</u> interstate highway	12.5 miles
•Identify interstate route number	I-94
Distance to and closest 4-Lane Hwy (State/Federal)	1.2 miles to US HWY 10
Distance to and closest 2-Lane Hwy (State/Federal)	4.8 miles to State HWY 47

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	N/A
Distance to closest rail line	1121 feet
Distance to closest International Airport	37 miles
Distance to local/regional airport	26 miles
Longest runway length	4000 feet
Navigational Aids	

Rail Access Contact Information and Service Description

Is there rail service on site? If yes, is it Class 1 vs. Shortline? Please describe		
If no, are <u>any</u> rail lines located within 1 mile of the site? Y/N	Yes	
If yes, Name of Contact:	Jan Ruby Sr.	
Company	BNSF Railway Company	
Address	19699 County Road 43 Box 40	
City / State / Zip	Big Lake, MN 55309	
Phone	612-349-7710, 612-349-7085	
E-Mail	jan.ruby@bnsf.com	
Nearest Intermodal Facility:	CPR-Minneapolis	615 30th Ave NE Minneapolis, MN 55418



VII. UTILITY SERVICES

Electric Power Providers and Service Description

Contact Name	Bruce Saylor
Company	Connexus Energy
Address	14601 Ramsey Blvd
City / State / Zip	Ramsey, MN 55303
Phone	763-323-2685
E-Mail	bruce.saylor@connexusenergy.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltage is available? (describe in KV)	120/208 v 277/480 v
Is existing service overhead or underground?	Underground
Is a loop (underground loop with two different delivery points) available at site?	Yes
What is the approximate distance to the nearest substation servicing this site?	1.1 miles
What is the age of the nearest substation/transformers?	28 years
Is there a potential for dual feed to the site from two different substations?	yes
What is the largest demand in KW/MW that can be served at this site using existing system?	6,000 kW

Natural Gas Providers and Service Description

Contact Name	Jake Schwietering
Company	CenterPoint Energy
Address	505 Nicollet Mall
City / State / Zip	Minneapolis, MN 55402
Phone	763-785-5432
E-Mail	jake.schwietering@centerpointenergy.com

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	6" plastic on Bunker Lake
Line pressure (PSI)?	40,000 CFH, # could increase, planned reinforcement to be completed in 2018
Is more or less than 10,000 CFH of natural gas available to a user?	40-50 PSI

Municipal Water Provider and Service Description

Contact Name	Bruce Westby	Head pressure at closest hydrant	64
Municipality	City of Ramsey	Flow rate at nearest hydrant	1300 gpm
Address	7550 Sunwood Drive	GPD availability at site	depends on service size-based on future building plan TBD
City / State / Zip	Ramsey, MN 55303	Is water from surface or ground water source?	ground
Phone	763-433-9825	Is water source part of looped system with feed from two sources?	non looped
E-Mail	bwestby@cityoframsey.com	Any planned upgrades, if so, when?	Yes, in C.I.P several years out
		What will be the incremental capacity?	TBD
		Attach chemical profile of water	CCR attached



Municipal Sanitary Sewer Provider and Service Description

Contact Name	Bruce Westby	Sewer line in place near/at site?	Yes
Municipality	City of Ramsey	Diameter of line at site	8"
Address	7550 Sunwood Drive	Size of sewer main in public right-of-way?	18"
City / State / Zip	Ramsey, MN 55303	GPD Capacity	2,358,600
Phone	763-433-9825	Any special pretreatment	no
E-Mail	bwestby@cityoframsey.com	Any incremental treatment capacity planned? If yes, note additional capacity	no

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name	Bruce Westby	Capacity of sewer during 5-year storm event	Sewer and Storm sewer are separate. Storm Sewer will be designed with building project.
Municipality	City of Ramsey	Capacity of sewer during 20-year storm event	Sewer and Storm sewer are separate. Storm Sewer will be designed with building project.
Address	7550 Sunwood Drive NW	Capacity of sewer during 100-year storm event	Sewer and Storm sewer are separate. Storm Sewer will be designed with building project.
City / State / Zip	Ramsey, MN 55303		
Phone	763-433-9825		
E-Mail	bwestby@cityoframsey.com		
Is the site covered by a storm water management plan (Y/N)	N		
Is the site served by a regional pond system. (Y/N)	N		
Does the site require on-site stormwater retention pond. (Y/N)	Yes		
Any additional storm water treatment or rate of discharge control required for this site?			Yes
If yes, describe treatment/control required: Infiltration will be required			

MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	yes, if over an acre
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	yes
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	yes, if over an acre
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	Applicant must prepare based on proposed site plans.

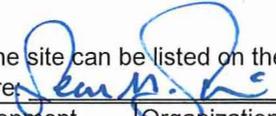


Telecommunications Providers and Service Description

Contact Name	Daniel Swiderski		
Company	Centurylink		
Address	200 S 5th Street Floor 20		
City / State / Zip	Minneapolis, MN 55402		
Phone	651-312-7067		
E-Mail	daniel.swiderski@centurylink.com		
Does the site have broadband service?		no	
If there is broadband service, what is the upstream band width? mbps/gbps			1 G
What is the downstream band width? mbps/gbps			1 G
What is the type of delivery medium (copper, fiber optics, etc.)			FIBER
If service not available, how soon could it be installed?		During construction, 60 days	
Does the site have two (or more) fiber providers within 5 miles?			

Contact Name	Kate Hensing		
Company	Comcast		
Address	9660 Colorado Lane		
City / State / Zip	Brookly Park, MN 55445		
Phone	651-493-5778		
E-Mail	kate_hensing@comcast.com		
Does the site have broadband service?		No	
If there is broadband service, what is the upstream band width? mbps/gbps			potentially 10 gbps
What is the downstream band width? mbps/gbps			
What is the type of delivery medium (copper, fiber optics, etc.)			fiber
If service not available, how soon could it be installed?		Would need a plan extension, if a building was going in would be able to service	

VIII. VERIFICATION AND ASSURANCE

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MN DEED web site, and that the site information will be updated annually, as of the date of signature. Signature: 

Name: Sean Sullivan	Title: Economic Development Manager	Organization: City of Ramsey	Date: 10/3/18
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If this is an amended application (new contact person):

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MN DEED web site, and that the site information will be updated annually, as of the date of signature. Signature: _____

Name:	Title:	Organization:	Date:
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