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April 6, 2021

Minnesota House of Representatives Tax Committee

Attn: Representative Paul Marquart (Committee Chair), Nathan Jesson (Committee Administrator)

RE: HF1855 (Ramsey; tax increment financing five-year rule extended) inclusion in HF991 (omnibus tax bill)

Representative Marquart:

On behalf of the City of Ramsey, we respectfully request that House File 1855 (Ramsey; tax increment financing five-year rule extended) be included in the upcoming omnibus tax bill.

Ramsey's TIF District 14 has been instrumental in advancing local and regional priorities including, but not limited to the Armstrong Boulevard Interchange along the Highway 10/169 Corridor, the Northstar Commuter Rail – Ramsey Station, over 1,000 units of affordable housing and expansion of commercial/industrial space.

This second extension to the 5 Year Rule is critical to much needed infrastructure investment in the area, especially along the Highway 10/169 Corridor within the City of Ramsey also known as the Ramsey Gateway Project. While other qualifying projects would potentially benefit from this extension, the City has prioritized 3 critical projects.

1. Bunker Lake Boulevard Reconstruction/Expansion (reliever for Highway 10/169)
2. The COR (Downtown Ramsey) NW Quadrant Grading and Stormwater
3. West Armstrong Retail Redevelopment and Pavement Management Program

Bunker Lake Boulevard is an important piece of the long-term vision of the Ramsey Gateway Project, providing additional relief to the Highway 10/169 Corridor.

The northwest quadrant of our downtown planning area needs significant grading and stormwater improvements. We have several Developers interested in this parcel, but the infrastructure needs for this parcel are a barrier to our goal to return this City-Owned Parcel back to the tax base.

The West Armstrong Retail Redevelopment Area is an aging industrial park dominated by nuisance outdoor storage and underutilized buildings. The City recently took a step back to evaluate the future vision of this year and had previously delayed a pavement management project. The roads are beyond repair and are in need of full reconstruction. The planned road reconstruction would also make other key roadway connections. The City continues to respond to less-desired proposed uses and it has become clear that the redevelopment vision (and potential for contaminated soil remediation) will not occur without investment from the City.

Unfortunately, the District was originally established during the 2008-2011 Recession delayed full utilization of this District. The City of Ramsey is now seeing great momentum and is looking forward to completing these final pieces of our vision for this area. If not extended, the City of Ramsey will have to evaluate these three critical projects. We acknowledge we won't be able to accomplish everything in our spending plan, but these 3 projects are critical to our success. Our hope is that this extension will allow us to finish our vision early and thereby allowing us to decertify this District early as well and allow the expansion of the tax base for Anoka Hennepin School District #11 and Anoka County as well.

Sincerely,

CITY OF RAMSEY



Tim Gladhill, Deputy City Administrator

CC: Representative John Heinrich