

Dear Mayor David Grant, Councilmembers Emily Rousseau, Brenda Holden, Tina Monson, and Thomas Fabel.

We appreciate the opportunity to join today's working session and discuss with you our vision for the 62-acre Primer Tracer Property. I want to thank David Perrault and Jessica Jagoe for meeting with our team and setting up this meeting.

I am Mark Ryan, Bolander CEO, along with Todd Planting, Bolander President, and Tim Gillen, Bolander CFO. We are a viable bidder to the GSA on the Primer Tracer Property. We wanted to discuss our vision with you for the 62 acres.

Let me tell you a little about our company: We were founded in 1924 by Carl Bolander. His son Iver assumed the role of company president in 1941. In 1961, Iver's son David was president until 1994. David's son Bruce was president from 1994 to 2000. In 2001, Mark Ryan became company president. In 2005 Mark Ryan and Rick O'Gara purchased Carl Bolander & Sons from David and Dorothy Bolander. Todd became president in 2021. We will proudly be celebrating 100 years in business in 2024.

History with TCAAP, Ramsey County, and Arden Hills

In 2013, Bolander along with Wenck Environmental started work to clean and clear the former Twin Cities Army Ammunition Plant. The site was cleaned to residential standards. Following 3 years of demolition, recycling of concrete, asphalt, and metals, the MPCA issued the Certification of Completion on July 12, 2016. The U.S. Environmental Protection Agency and Minnesota Pollution Control Agency have removed the site's soil and surface water from the state and federal Superfund lists.

In 2015 / 2016 Bolander worked with the Ramsey County Parks Department to clean up the site for the future trail for the 100 acre trail corridor. In 2022/2023, we worked with the Parks department again to fully demo and restore the building 189 area near county road I for the future recreational center.

Site Challenges

It will cost millions of dollars to get the site ready for development. As a member of MN Brownfields, we will be pursuing grants to assist in the preparation on the site. The CERCLA warranty will not cover known environmental issues such as the galbestos siding, asbestos conductive flooring, underground ACM steam condensate, and the treated timber structures with contact soils. These items will be our largest obstacle in bringing this property to a usable condition. With our intimate knowledge of the types of construction used at the TCAAP site and the processes that caused the contamination, we are the best suited to develop this property. Bolander has cleaned up hundreds of sites in Minnesota to transform them from blighted to thriving properties that have enhanced communities.

Another challenge is bringing site services to the site. There isn't readily available water, sanitary, gas or electric services to this site. Bolander has a full-service division that furnishes and installs water, sanitary, and storm water services.

The final major challenge that we are working out is what to do with the site to meet the vision of the Arden Hills community as well as the vision of our development group. We have the benefit of working with some of the major developers and contractors in the State of Minnesota. We are currently working with Ryan Companies on the development of the Ford Motor site in St Paul named "Highland Bridge."

We are also currently working with the St Paul Port Authority in their development of the former Hillcrest Golf Course named "The Heights".

Your Vision

The Rice Creek Commons master plan lays out a vision for the site to create economic prosperity, build an inclusive economy and develop an energy-forward community by providing much-needed housing at a variety of price points – including deeply affordable housing – and creating well-paying jobs.

With 427 acres cleaned and revitalized, Rice Creek Commons will create significant economic and social opportunity for Ramsey County, City of Arden Hills and the entire Twin Cities metro area.

Our Vision

We would request to have the 62-acre Primer Tracer site zoned I-2. We would request exterior storage as a Condition Accessory Use Permit.

We have had serious discussions with a developer wanting to use a portion of the site as a Solar Energy Generation Site.

We view this site as a future home for businesses that will be providing services for the 427 acres of residential and commercial development. This large community will demand services such as electrical, plumbing, carpentry, landscaping, snow removal, auto repair, and many, many other services. Bolander is a union contractor providing our employees with a livable wage and benefits.

It is important to plan for revenue producing property that can complement the large development. In the 2013 TCAAP project, Bolander recycled thousands of tons of concrete and asphalt materials. We produce a MNDOT specified material that is reused as road base and parking lot gravel. We would set up a recycling center that would provide aggregate materials for both Rice Creek Commons as well as the Primer Tracer development.

Pride in Ownership

We think that it's natural for a city to get nervous when a developer requests Industrial Zoning with a component of Exterior Storage. Bolander has been in our current location in St Paul since 1980. We have 8 acres near the intersection of Plato Boulevard and Wabasha Street. We have a great relationship with the City of St Paul and have never had a complaint about our office, shop or yard that I can remember in my 23 years with the company.

In our site planning and development process, we will work closely with our designers and Arden Hills to ensure that there is proper screening for elements of the site that we want to keep invisible to the public. This site is really perfect for I-2 Zoning. It has a naturally occurring wetland to the south as well as the National Guard property to the north. It is already almost invisible from every direction.

We look forward to hearing your thoughts about our preliminary proposal.

Sincerely,

Mark Ryan