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**Ramsey County Board approves amended purchase and sale agreement with Ryan Companies for phased development
at Rice Creek Commons’ Outlot A**

*Joint Development Authority could consider development agreement for first 10-acre commercial project at Outlot A later this month*

 **Arden Hills, Minn.** – The Ramsey County Board of Commissioners voted unanimously today to approve an amendment to the purchase and sale agreement with [Ryan Companies US, Inc.](https://www.ryancompanies.com/) for the phased development of Outlot A, a 40-acre parcel of [Rice Creek Commons](https://www.ramseycounty.us/rice-creek-commons) in Arden Hills, formerly the Twin Cities Army Ammunition Plant (TCAAP).

The amendment finalizes terms for an [approximately 10-acre portion on the north end of Outlot A](https://www.outlota.com/site-plan.html), which is zoned for commercial use under the City of Arden Hills’ TCAAP Redevelopment Code. Ryan is proposing a 157,000-square-foot advanced technology project for the 10 acres, which will be considered phase one of the Outlot A development. While the project is still in a due diligence period, Ryan could present a final development agreement to the [Joint Development Authority](https://www.cityofardenhills.org/133/Joint-Development-Authority-JDA) (JDA) – a group of elected officials from [Ramsey County](https://www.ramseycounty.us/) and the [City of Arden Hills](https://www.cityofardenhills.org/) that oversees Rice Creek Commons redevelopment – for review at its April 7 meeting. The project received initial approval from the JDA in March.

Closing on the first phase of 10 acres is expected by April 30.

“This amended purchase and sale agreement is one giant step forward toward the start of tangible development at Rice Creek Commons,” said Ramsey County Commissioner Tara Jebens-Singh, who serves on the JDA and represents District 1, including Arden Hills. “While there are several key steps remaining before plans for the first phase of development at Outlot A are final, we are optimistic about the prospect of work starting this spring and seeing this concept take shape in the months ahead. We’re grateful to Ryan Companies and their client – as well as our colleagues at the City of Arden Hills and the Joint Development Authority – for their partnership in advancing this once-in-a-generation development opportunity.”

Since entering into the original purchase and sale agreement in January 2024, Ryan has [marketed Outlot A as a build-to-suit property](https://www.outlota.com/) that can accommodate 400,000 to 600,000 total square feet across the full 40 acres. Located alongside Interstate 35W, Outlot A offers convenient visibility and access to both downtown Saint Paul and Minneapolis. The parcel will connect to the Rice Creek North Regional Trail for bicycle and pedestrian access. Ryan expects to incorporate green space and outdoor gathering areas throughout the development.

“Opportunities like this are rare in the Twin Cities metro – especially with land this well-located,” said Peter Fitzgerald, vice president of real estate development, Ryan Companies. “What makes this truly unique is the shared vision we have with Ramsey County, the City of Arden Hills and the JDA for the site: a cutting-edge, sustainability-focused campus that will set a new standard for innovation and create momentum at Rice Creek Commons.”

The updated purchase and sale agreement adjusts the total purchase price to $9.2 million while working with Ryan to invest up to $3.5 million into a low carbon and energy-efficient design for the 10 acres in phase one. The project encompasses sustainability and clean energy measures in the phase one development plans that address the [sustainability design guidelines](https://www.ramseycounty.us/sites/default/files/RCC_Sustainability_Design_Guidelines_2025.01.17.pdf) approved by the JDA in January 2025. These clean energy technologies include a hybrid ground-source heat pump system designed to reduce greenhouse gas emissions from operations by an estimated 65%.

“As JDA members, we’re eager to see development take shape at Rice Creek Commons and for Outlot A to lead the way,” said JDA Chair Jon Wicklund, an Arden Hills resident. “We remain committed to advancing a vibrant, sustainable community that will spark economic development and meet the needs of the region for decades to come. We look forward to working with Ryan Companies in the days ahead on a final development agreement for these initial 10 acres, as well as their continued partnership in identifying concepts for the remainder of Outlot A in the months ahead.”

“It’s fantastic to see momentum building around this proposed first phase of Outlot A at Rice Creek Commons – a development that will be a great asset to the broader Arden Hills community,” added Arden Hills City Councilmember Tena Monson, who also serves on the JDA. “There is still work to be done to finalize the development agreement in the days ahead, and we’re partnering closely with Ramsey County, Ryan Companies and their client to complete the necessary steps and look ahead to welcoming a new corporate neighbor to our city.”

The total future development value of Rice Creek Commons is estimated at $1 billion.

**About Rice Creek Commons**

In 2013, Ramsey County purchased a 427-acre parcel of the former Twin Cities Army Ammunition Plant (TCAAP) from the U.S. government to clean up, redevelop and return the property to the economic engine it once was – this time as a nation-leading, climate-forward and equitable community with homes, businesses and retail. The site was renamed Rice Creek Commons in 2014.

The JDA’s vision for the site is to create economic prosperity, build an inclusive economy, have a long-term sustainable development and develop an energy-forward community by providing much-needed housing at a variety of income levels – including affordable housing – and creating well-paying jobs.

Work to clean up the site – formerly the largest contaminated site in Minnesota – has been completed. The site was cleaned to residential standards, and 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. The U.S. Army will continue to operate the existing groundwater cleanup system as needed.

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