

**CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a Work Session on Tuesday, December 14, 2010, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Bob Ramsey
Councilmember John Dehen
Councilmember David Elvig
Councilmember David Jeffrey (arrived at 6:28 p.m.)
Councilmember Matt Look
Councilmember Colin McGlone
Councilmember Jeffrey Wise

Also Present: City Administrator Kurtis Ulrich
Deputy City Administrator Heidi A. Nelson
Finance Officer Diana Lund
Public Works Director Brian Olson
Planning Manager Amber Miller
City Engineer Tim Himmer
Fire Chief Dean Kapler
Development Manager Darren Lazan

CALL TO ORDER

Mayor Ramsey called the City Council Work Session to order at 5:58 p.m.

APPROVE AGENDA

The agenda was approved as submitted.

COUNCIL TOPICS FOR DISCUSSION

1) Consider Fiscal Disparity Election for New TIF District 14 (COR)

Deputy City Administrator Nelson reviewed staff's report.

Councilmember Elvig believed the City had to do whatever they could to stay flexible as well as create as much cash flow as early as possible.

Councilmember Look expressed concern about putting too much of the burden on the businesses in the City and driving those businesses out. He stated the City was struggling to get new businesses to come into the City, but at the same time, the City was burdening the existing businesses.

Mayor Ramsey believed the City should keep all options open at this point.

Mayor Ramsey believed the City would need option B quickly in the future.

Councilmember Elvig requested a graph as to what has been occurring over the past ten years with the other TIF districts.

Councilmember Jeffrey arrived at 6:28 p.m.

Mayor Ramsey requested staff to analyze whether any other TIF Districts could switch to option B.

Councilmember Wise stated he was in favor of giving flexibility now and moving it to option B in the future.

2) Review Flaherty & Collins Brier Creek Project

City Administrator Ulrich reviewed staff's report.

Councilmember Elvig asked Mr. Flaherty if there were other projects they were moving forward with that had financial needs.

Mr. Flaherty, Flaherty & Collins, responded globally in the real estate world for the past three years it really shut down financing with a few exceptions including HUD. He noted they were able to proceed with one HUD housing as well as some projects that had stimulus funding. He stated in the past year they have closed on five deals, with four of those deals having bank financing. He noted apartments were the easiest and most desired by lenders to finance.

MAYOR, COUNCIL AND STAFF INPUT

None

ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Kathy Altman
TimeSaver off Site Secretarial, Inc.