

**ECONOMIC DEVELOPMENT AUTHORITY  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The City of Ramsey Economic Development Authority (EDA) conducted an EDA meeting on Thursday, May 12, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Chris Riley  
                          Member John LeTourneau  
                          Member Colin McGlone  
                          Member Wayne Skaff  
                          Member Jim Steffen  
                          Member Kristine Williams  
                          Member Jeff Wise (left the meeting at 8:50 a.m.)

Members Absent:     None

Also Present:         Aaron Backman, Economic Development/Marketing Manager  
                          Heidi Nelson, Deputy City Administrator/Community Development Director  
                          (left the meeting at 8:15 a.m.)  
                          Mayor Bob Ramsey

**CALL TO ORDER**

Chairperson Riley called the Economic Development Authority meeting to order at 7:34 a.m.

**APPROVE AGENDA**

Motion by Member LeTourneau, seconded by Member Skaff, to approve the agenda moving case number 5.5 to 5.3.

Motion carried. Voting Yes: Chairperson Riley, Members, LeTourneau, Skaff, McGlone, Steffen, Williams, and Wise. Voting No: None. Absent: None.

**APPROVE MINUTES**

Motion by Member Steffen, seconded by Member LeTourneau, to approve April 14, 2011 minutes as presented.

Motion carried. Voting Yes: Chairperson Riley, Members Steffen, LeTourneau, McGlone, Skaff, Williams, and Wise. Voting No: None. Absent: None.

## **EDA BUSINESS**

### **Case #1: Appointment of Chairperson and Vice Chairperson**

Motion by Member LeTourneau, seconded by Member Williams to appoint Chris Riley as Chairperson and Wayne Skaff as Vice Chairperson of the Economic Development Authority.

Motion carried. Voting Yes: Members LeTourneau, Williams, Steffen, and Wise. Voting No: Member McGlone. Abstain: Chairperson Riley and Member Skaff. Absent: None.

### **Case #2: RM Golf Carts Project Update**

Economic Development/Marketing Manager Backman presented the Staff Report that discussed the relocation of RM Golf Carts to the City-owned building at 7039 Highway 10 (known as the former EZ Tractor site). City Council approved a five year lease with RM Golf Carts paying for any leasehold improvements to the existing building.

Mr. Backman will bring a tenant request to City Council on May 17<sup>th</sup> for approval of Class V aggregate in the rear of the lot.

Chairperson Riley stated it is great that the City is helping out a current business and using an under-utilized property.

Mr. Backman stated that this is a RALF property and cannot be sold. A profit on the lease cannot be made, however the lease revenue does cover the taxes and administrative costs.

Member Wise stated that there were issues with them being their own general contractor.

Deputy City Administrator/Community Development Director Nelson stated they have worked through the issue and they have their contractor license with the City and have proof of their issuance.

Member McGlone stated that the City owns the building, not the contractor and that is why a license was needed. He continued that a City license is only needed when the contractor does not have a state license.

### **CASE #5 The COR Status Report**

Deputy City Administrator/Community Development Director Nelson presented The COR update, this included the two current projects with one tentative closing date in July and the other to close in August.

Ms. Nelson stated the development management team presented at the Minnesota Shopping Center Association (MSCA) and participated in the NorthStar Transit Orientation Tour. The tour allowed for Staff to see the vision of each station's community. The team had a booth at the Ramsey Business Expo, which was a community relations event for The COR, and are now preparing to attend the International Council of Shopping Centers Conference (ICSC) in Las Vegas.

Ms. Nelson stated that if the members had any questions or concerns regarding The COR to contact her or Development Manager Darren Lazan who is in the office on Tuesdays.

Ms. Nelson stated the final development agreement was approved for the Legacy Christian Academy project.

Discussion ensued regarding financing of the Flaherty and Collins project and if the EDA would be a participant in the financing. At this time EDA will not be brought into the financing and this update is informational.

Chairperson Riley asked if the Development Management Team was using the Buxton Study and if now was the time to have the update done.

Ms. Nelson stated the study is being used, it helps shape who the City reaches out to and helps guide the marketing.

Economic Development/Marketing Manager Backman stated the update is part of the 2011 Work Plan.

Member Williams communicated that the president of the MSCA complimented the development team and was impressed with the presentation and marketing materials presented at the MSCA conference.

### **CASE #3 HRA/EDA Powers and Responsibilities**

Economic Development/Marketing Manager Backman presented the Staff Report and an updated "Comparison of HRA and EDA Entities in Minnesota" handout.

Members discussed the similarities and differences of the HRA and EDA as presented in the "Comparison of HRA and EDA Entities in Minnesota" handout.

Chairperson Riley stated from reviewing this handout both entities have been operating within their statutory framework.

Mr. Backman stated the attorneys would have spoken up to the boards if they were not acting within their boundaries.

### **Case #4 Staff Project Update**

Economic Development/Marketing Manager Backman presented an update on the 2011 Business Expo. He stated it was at the Fountains of Ramsey, a new location this year, which made it more convenient for attendees to access both expos. There were 49 exhibitors and a waiting list of businesses wanting to be at the event. This is the first year that businesses could set up the night before and approximately 40% did so. Mr. Backman thanked Member Skaff for helping at the event.

Mr. Backman stated he is continuing to work with the Minneapolis company that is looking at re-locating to Ramsey, among other states. The State of Minnesota prepared a tax comparative with

the other states and Minnesota compared well. There is a board of directors meeting for the prospect the first part of June, so a decision should be made soon.

Members were updated on the Anoka County fiber line. The timing of the telecommunications line is important to the VA Clinic; when the fiber line is run will impact the opening of the clinic.

Mr. Backman listed the 15 largest employers in the community.

Mr. Backman stated that PSD will install the final lift on Sapphire Street at the same time the curb cut and parking lot extension are done.

The EDA Business Appreciation Golf Tournament will be held on August 16, 2011.

### **MEMBER INPUT**

Mayor Ramsey thanked the members for their work. He continued that they are ambassadors for the City and to be careful what is said in public on The COR or any project in the city.

Member LeTourneau stated that the board looks for the big picture and if there is a way to better communicate with the community to let the members know.

### **ADJOURNMENT**

Motion by Member Steffen, seconded by Member Skaff, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Riley, Members Steffen, Skaff, LeTourneau, McGlone, and Williams. Voting No: None. Absent: Member Wise.

The regular meeting of the Economic Development Authority adjourned at 8:57 a.m.

Respectfully submitted,

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Aaron Backman  
Economic Development/Marketing Manager

ATTEST:

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JoAnn Shaw  
Planning Division Secretary