

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

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, August 2, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
 Member John LeTourneau
 Member Wayne Skaff
 Member Kristine Williams
 Member Jeffrey Wise

Members Absent: Member Colin McGlone
 Member Jim Steffen

Also Present: Kurtis Ulrich, City Administrator
 Patrick Brama, Management Analyst
 Mike Mulrooney, ACG

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member Letourneau, seconded by Member Skaff, to approve the agenda with the exception of removing the July 12, 2012 minutes as they were not reviewed.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated July 12, 2012

This item has been removed from the agenda.

4. EDA BUSINESS

4.01: Selection of the 2012 Ramsey Business of the Year

Management Analyst Brama presented the staff report indicating the 2012 Ramsey business of the year top four nominees and this meeting was forwarded so the winner could be chosen. He

presented and reviewed the four questions asked of each nominee. He requested consensus for the business of the year.

Chairperson Riley stated the top four are all good candidates and indicated those who are not chosen this year will be the seed for next year.

Motion by Member Letourneau, seconded by Member Skaff, to nominate The Links at Northfork as the 2012 Business of the Year.

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

4.02: Business/Environmental Expos, 2013, Consider EPB Proposal

Management Analyst Brama presented the staff report noting staff was approached to combine resources and to increase the level of attendance. He suggested a new location will be needed outside of the COR, perhaps The Lord of Life for 2013 and somewhere different in 2014. Marketing efforts today are combined so this wouldn't change.

Chairperson Riley stated although it is a benefit having it at the same time it is a detractor not having it in The COR.

Management Analyst Brama asked if it remains in The COR is the Board open to moving it to a warmer time; it is currently in April.

Board consensus was to combine but keep in The COR.

Management Analyst Brama stated he will take the Board suggestions back to EPB.

4.03: Business Retention & Expansion Program Introduction, Continued

Management Analyst Brama presented the staff report and a preliminary proposal by staff for a possible business retention program. He provided four main key area questions answered by Karen Skepper, Anoka County. He noted what cities have elected this EDA powers agreement with the County of Anoka. He requested the Board review and provide direction.

Chairperson Riley noted the money is already collected on the city's behalf and doesn't change what is or has been collected. It doesn't obligate to anything but to allow them to do things.

City Administrator Ulrich noted the positives are accessing money not currently being used and greater access to county staff. The negative is shifting city responsibility and power to the county. He noted the levy balance is growing each year, it has commitments to some projects currently, but there is a significant balance still there.

Member LeTourneau asked for clarification regarding a shift of power.

Member Wise noted that any time they sign into a joint powers agreement they are giving up something.

Member LeTourneau noted the HRA allows them to levy now.

Member Wise questioned if they could opt out and that they should be cautious.

Member Williams suggested they find out more about any powers that would be transferred to the county, if it could have further ramifications.

Board consensus was to determine opt out options.

Management Analyst Brama indicated the second half of the report is the proposal, a five-point plan. He suggested a survey be sent out and then to visit Ramsey businesses.

Chairperson Riley noted periodically they've done a survey to get a flavor of what's going on in the city.

Management Analyst Brama indicated visits are not currently being done, informally perhaps, but there is no formal program and they would like to start one.

City Administrator Ulrich stated it is in the budget for next year to add a staff person to assist.

Mr. Mulrooney commented the EDA may want to review if the economic gardening program is a good fit. He suggested since the MN Chamber of Commerce actively undertakes many activities, staff may want to review what they're doing. Also, the U of M has a structured program for volunteers, to see what needs to be included in a program such as this. Most investment in the community will be from companies already here that want to grow and expand.

Board consensus was to have staff look into the Chamber of Commerce activities.

Management Analyst Brama noted he has been in contact with them and will bring forward a survey close to theirs at the next meeting.

4.04: Business Appreciation Golf Tournament Update

Management Analyst Brama provided an update of the 2012 Golf Tournament and summarized where they currently are in the process. He provided an example of the giveaway item. He noted several companies are calling in to register. He asked for participants to staff the EDA tent.

The registration count was discussed noting email and letters to businesses were sent out.

Board consensus was that all planning looks great.

4.05: Ramsey EDA Business Networking Breakfast Update

Management Analyst Brama presented the staff report and provided an update. He noted the one change was to make it a hybrid event per the July meeting. Staff will come up with a keynote speaker and a discussion table. Staff is open to suggestions and requested any be sent via email. He noted per the July meeting health care and new regulations were suggested so speakers may be around this area.

4.06: Consider Request for Quotes for Demolition of Buildings at 8020 147th Ave NW

Management Analyst Brama presented the staff report and presented the aerial view of the location. He asked for a request for quotes to demolish this building. He provided property details. The property was purchased by the City of Ramsey and Armstrong Interchange Project, a major economic development driver. Staff suggested the city move forward with attaining bids for demolition of the two existing buildings.

Member Wise noted without the property cleared it is a huge impediment to selling the property.

Member LeTourneau questioned if anything needed to be stored there by the city.

City Administrator Ulrich stated storage needs are currently met and noted it is not worth moving everything and then selling the property in a few months and moving all back.

Member LeTourneau questioned if costs associated with demolition pass onto the buyer.

City Administrator Ulrich noted the city holds responsibility.

Mr. Mulrooney noted most developers don't want to deal with demolition.

Motion by Member Skaff, seconded by Member LeTourneau, to direct staff to develop a RFQ for demolition of the existing buildings on the property located at 8020 147th Ave NW.

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

Chairperson Riley questioned the amount for demolition.

City Administrator Ulrich suggested \$50,000.

Mr. Mulrooney suggested the EDA review and establish a tax increment district for the area.

Management Analyst Brama noted it is part of The COR district and has special legislation.

The Board discussed the areas included.

4.07: Prospect Updated, Mike Mulrooney

Mr. Mulrooney presented the report noting a couple of prospects. He noted a manufacturing facility in a neighboring city possibly relocating to the City of Ramsey. They are looking to expand but after giving prospects, due to cost, are considering a smaller expansion. He discussed potential sites for the owner to relocate.

Member LeTourneau asked if they have inventory for a smaller building.

Mr. Mulrooney stated no, most industrial sites are getting developed.

Mr. Mulrooney noted that the Old Castle facility current owners are looking at restarting the facility to produce decorative concrete panels used in construction. They are reviewing costs and would like to discuss in September when details are finalized.

Mr. Mulrooney noted an HPAC giant is looking at developing a retail warehouse and is represented by a local vendor. He presented a building and they are very interested but are waiting for corporate decision.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:52 a.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Patrick Brama
Management Analyst

Draft by Cheryl Felix, *TimeSaver Off Site Secretarial, Inc.*