

Excerpt

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, November 8, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Member Wayne Skaff
Member Jim Steffen
Member Kristine Williams

Members Absent: Member John LeTourneau
Member Colin McGlone
Member Jeffrey Wise

Also Present: Patrick Brama, Management Analyst
Tim Gladhill, Development Services Manager
Kurt Ulrich, City Administrator

Guest: Councilmember David Elvig

4.08: Review Proposed Sewer Availability Charge (SAC) Credit Policy and Recommend Policy for Credit Distribution

Development Services Manager Gladhill explained that the City has an opportunity to create a SAC credit bank that can be applied to other parcels under three categories, including net credits, minor transfers, or small business loans. He noted that staff recommends deferring implementation of a minor transfer program and moving forward with the net credits and small business loans at this time. He explained how net credits would be applied to a new land use based on reduced demand and how net credits can be converted to a new use. He stated this program allows the City to apply net credits anywhere the City chooses adding that a prime example is Highway 10 where the City could take those credits and use them elsewhere as an economic development tool. He indicated that credits can only be used if the City has credits available and might only represent a portion of a particular parcel's SAC payment. He stated that the minor transfer program will continue to be reviewed by staff and further information provided at a later date. He stated that the short-term loan is a deferred payment and the City would work out a loan arrangement with the Met Council adding that the short-term loan program does not cost the City anything and a short-term loan has to be ten SAC units or less.

Chairperson Riley stated this seems like a great tool and would be fairer to all users.

Development Services Manager Gladhill stated that the Finance Department would take care of the program and staff feels the program fits within the City's goals.

Member Williams asked if use of the bank of credits would require the consent of an existing land owner or building owner.

Development Services Manager Gladhill advised the City would ask for that consent to make the process more transparent and the City would want consent from the property owner and the tenant of that space.

Motion by Member Skaff, seconded by Member Steffen, to recommend that the City Council adopt a policy to allow Net SAC Credits to be applied Citywide and to create a SAC Small Business Loan/Deferred Payment Program and to recommend that the City Council monitor the success and administrative overhead required to implement these two programs before considering a Minor Transfer Program.

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