

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

Members Present: Chairperson Chris Riley
 Member Colin McGlone
 Member Wayne Skaff
 Member Kristine Williams
 Member Jeff Wise (left at 7:45 a.m.)
 Alternate Member Randy Backous (arrived at 7:47 a.m.)

Members Absent: Member John LeTourneau
 Member Jim Steffen

Also Present: Aaron Backman, Economic Development/Marketing Manager
 Kurt Ulrich, City Administrator
 Heidi Nelson, Deputy City Administrator/Community Development Director
 Brian Olson, Director of Public Works

CALL TO ORDER

Chairperson Riley called the Economic Development Authority meeting to order at 7:30 a.m.

APPROVE AGENDA

Motion by Member Skaff, seconded by Member McGlone, to approve the agenda moving Case #3 before Case #2.

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

APPROVE MINUTES

Motion by Member McGlone, seconded by Member Skaff, to approve the February 9, 2012 minutes as presented.

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

EDA BUSINESS

Case #1 Approval of Contract for New Map of the City of Ramsey with Village Profile

Economic Development/Marketing Manager Backman presented the Staff Report discussing the map Village Profile would create for the City of Ramsey. The publisher would provide 5,000 maps of the City of Ramsey at no charge to the City. Advertisers pay for the maps. Village Profile has asked to use a telephone line in the Municipal Center. It would be used by a sales representative for three to four weeks to set up appointments with businesses.

City Administrator Ulrich stated his concerns on how the firm would represent the City, since they are using a City phone line.

Economic Development/Marketing Manager Backman stated when calling they identify themselves as an independent contractor and not an agent of the City and state they are acting as publisher.

Motion by Member McGlone, seconded by Member Williams to approve moving forward with the Village Profile contract and requesting that the City permit the use of one office space and one landline telephone by Village Profile for an estimated four week period of time mutually agreed to by the City and the Publisher.

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

Case #3: Transit Improvement Area (TIA) Application

Economic Development/Marketing Manager Backman presented the Staff Report that discussed the Transit Improvement Area (TIA) application. The City is seeking to designate a one-half mile area around the new NorthStar rail station as the TIA.

Motion by Member McGlone, seconded by Member Skaff to support the City Council's resolution in favor of the TIA application submitted to the MN Department of Employment & Economic Development on March 2, 2012.

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

Member Wise left the meeting at 7:45 a.m.

Case #2: Consider EDA Participation in Sunwood Realignment Property Acquisition/Redevelopment

Economic Development/Marketing Manager Backman presented the Staff Report that discussed Improvement Project 12-20, Sunwood Drive Realignment and the financing of the project.

Public Works Director Olson stated Phase I of this project was a \$3.8 million dollar project that serviced utilities to the future site of Legacy Christian Academy and signalized the intersection at Bunker Lake Blvd. and Armstrong Blvd. Phase II will have a cost of \$5.35 million dollars because of road construction and land acquisition. This project reduces what will have to be done for the proposed Highway 10 interchange at Armstrong Boulevard.

Public Works Director Olson described the highway project south of Highway 10 on Riverdale Drive, including the Traprock Street access.

Chairperson Riley stated his concern that the perception might be that the Sunwood Drive project was done wrong and that it would have to be upgraded again in a couple years.

Economic Development/Marketing Manager Backman stated that in the mid 1990's when the first infrastructure was installed Sunwood Drive was servicing an area intended to be high density throughout and not big box retail. The vision of the COR has evolved over time.

Deputy City Administrator/Community Development Director Nelson stated that the Sunwood project is multifaceted; it has a distinct relationship to Highway 10 and Armstrong Blvd. interchange. Sunwood and Armstrong is not signalized and a dangerous intersection, and there is a high volume of traffic on Armstrong. The Sunwood and Armstrong intersection cannot be signalized because there is not enough stacking room between the train tracks and the intersection. It needs to move to the north to be functional. From an HRA development perspective it readies the land on the west side of Armstrong, and it demonstrates to the real estate community what the plans are.

Member Backous stated his concern on the amount of funds the EDA has been asked to contribute.

Discussion ensued regarding the funding of the Sunwood Drive Realignment project and the EDA's financial participation. Discussion included the amount of funds that should be used, and if the EDA should take title of the land or use the land as collateral on a loan.

Motion by Member McGlone, seconded by Member Williams to recommend EDA funds be utilized in the land acquisition piece of the proposed Sunwood Realignment Project; that participation does not exceed \$600,000, that the EDA funds be used specifically for the largest possible portion of the land located at 8020 147th Avenue NW and owned by NDS Properties, LLC, that the EDA reserves the right to demolish any structure currently on site to make the site shovel-ready, and that any sale proceeds from said land be used to replenish the EDA Fund.

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

Case #4: Staff Update

Economic Development/Marketing Manager Backman presented the Staff Report that updated the members on discussion with USPS regarding a zip code, Big Ben Project, Twin Cities Gateway CVB and EDAM Day at the Capital event.

Case #5: COR Update

Deputy City Administrator/Community Development Director Nelson presented the Staff Report that discussed the activity in the COR.

MEMBER/STAFF INPUT

Deputy City Administrator/Community Development Director Nelson has resigned to take the City Manager position for the City of Wayzata, and Economic Development/Marketing Manager Backman has resigned to take the position of EDA Executive Director for the City of Windom.

ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 9:13 a.m.

Respectfully submitted,

Aaron Backman
Economic Development/Marketing Manager

ATTEST:

JoAnn Shaw
Planning Division Secretary