

Old Municipal Center Site Development

The City's Economic Development Authority (EDA) and Council are in the process considering the future development of the "*Old Municipal Center Site*." The City is considering two general development scenarios for the 20.5 acre site: (A) data center development and (B) residential development. Today, the *Old Municipal Center Site* is zoned Public/Quasi Public.

On Tuesday, June 12 the Council considered submitting an application to the Planning Commission to amend the City's Comprehensive Plan to allow for either a data center or residential user. The Council decided to re-engage surrounding property owners regarding a data center development before submitting a Comprehensive Plan Amendment application to the Planning Commission; for either type of use. The Council will be discussing the use of a study group to further explore a potential data center development on July 9.

TBRA Grant

The City was awarded a \$14,800 grant from the MetCouncil on June 26, 2013; which will be used to pay for previous and future site investigation costs (environmental assessments, pre demolition survey, asbestos remediation plan, etc.).

Prospect Update

Diamond Graphics

The City has been working with Diamond Graphics over the past four months to negotiate the sale of City owned property located at 14280 Azurite Street NW. The Subject Property is zoned Employment 1 (E1).

The Council approved the sale of the Subject Property on March 26 and a purchase agreement on June 25. Said transaction is scheduled for closing on July 17.

Foxtrot: Patriot Converting

Patriot Converting is a medium sized manufacturing business with 24 employees located in Anoka. This prospect was interested in relocating and expanding their operations in Ramsey. The City reviewed a number of sites with Patriot, and for a number of reasons (namely timing) the City's public works campus was selected a potential site. It was proposed, Patriot would construct a new 77,000 square foot facility and hire 13 new employees within two years (37 total).

With the proposed project, Patriot Converting approached the City regarding financial assistance. The EDA reviewed a business subsidy application from Patriot on June 6; at which time the EDA recommended (for Council review and approval) TIF assistance in the amount of \$191,000.

Upon receiving feedback from the EDA, prospect Foxtrot withdrew from considering the Ramsey site; and is now considering lease options near their current facility.

Prospect Alpha

A well-established existing Ramsey business has expressed interested in expanding their operations in the next two years. Said business employs over 100 people and occupies nearly 160,000 square feet. Staff is working with said prospect to layout options for expansion and relocation within Ramsey.

Prospect Echo

A quickly growing, successful, Ramsey manufacturer has expressed interest in relocating their operations to a new facility. Said manufacturer has posted a 20% increase in sales each year for the past five years, employs 196 people in Ramsey, employs 52 people in a different metro city occupies about 120,000 square feet in Ramsey and about 50,000 square feet in a different metro city.

The prospect is proposing a new 220,000 square foot facility; which would consolidate their two facilities and provide room for expansion. With that, the prospect would relocate 52 employees to Ramsey and create an estimated 75-80 jobs within two years; over 300 jobs total (retained, relocated and created).

Staff is working with prospect Echo now; and will be making a development proposal in the next two weeks.

Business Retention & Expansion Program

Due to workload levels, Staff has not conducted proactive business retention and expansion visits since January. Staff anticipates time to be available to conduct business visits either when an Economic Development Manager is hired or following the EDA golf tournament and Happy Days. Events, admin tasks, responding to prospects, 167/47 and the old municipal center projects are taking priority.

NOTE: staff has conducted 3-5 'reactive' business visits since January.

Economic Development Manager Position

The City held interviews for the new Economic Development Manager position on June 24. Three candidates were selected for interviews. One candidate ended up withdrawing; therefore, two candidates were interviewed.

At the conclusion of interviews, the review board unanimously agreed the candidates did not fit the Economic Development Manager position. Therefore, the Council will be reviewing recruitment alternatives on July 9.

8020 147th Ave NW, Nordvick Property

The City of Ramsey is in the process of improving the existing Highway 10/Armstrong Boulevard intersection to a highway overpass/interchange. Part of this process required the City to purchase privately owned land to dedicate for future right of way (ROW).

The EDA became involved in this process when they assisted the purchase of a property located at 8020

147th Ave NW ("Subject Property"). A small portion of the Subject Property will be dedicated for future ROW. The larger remaining portion was intended to be used for economic development purposes.

The property located at 8020 147th Ave NW contained two commercial buildings; along with various other site improvements. In order to prepare the site for future development, the EDA contracted with Sauter & Son's for the demolition of buildings and site cleanup of the Subject Property.

The EDA and City Council authored a partial payment to Sauter & Son's in February (90%). Upon establishment of turf on the Subject Property, Staff will release final payment (10%, \$2,350).