

**City of Ramsey**  
**Agenda**  
**Economic Development Authority (EDA)**  
**Thursday November 14, 2013**  
**7:30 am**  
**Mississippi River Room (Second Floor), 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
- 4. EDA Business**
  1. Annual Fall Networking Event
  2. Discuss 'Statement of Goals' for the Area near the 167<sup>th</sup> Avenue and Saint Francis Boulevard (TH 47)
  3. EDA Updates
- 5. Member/Staff Input**
- 6. Adjournment**

**Economic Development Authority (EDA)**

**4. 1.**

**Meeting Date:** 11/14/2013

**Submitted For:** Patrick Brama, Administrative Services

**By:** Patrick Brama, Administrative Services

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**Title:**

Annual Fall Networking Event

**Purpose/Background:**

**Purpose of Case**

The purpose of this case is to provide an update on the 2013 Business Networking Event taking place on Thursday, November 21. In summary, Staff believes all planning/coordination is 'on-track' and; Staff is happy to report attendance is expected to be at a three year high. No action is required by the EDA-- discussion and suggestions are welcome.

**Detailed Background**

Annually, the Ramsey EDA hosts a 'Fall Networking Event.' Typically, this event includes a keynote speaker(s) and a free breakfast. Historically, this event has taken place at the Ramsey Municipal Center in the AR room and has averaged 45-70 attendees. The Ramsey EDA allocates \$1,500 to this event annually. The demographic that typically attends the EDA Fall Networking Event is manufacturers and representatives from the service industry.

The purpose of the EDA Fall Networking Event is for the City to develop and maintain positive relationships with Ramsey Businesses. Additionally, this event provides an opportunity for Ramsey businesses to network, provide self-help/best-practices solutions and identify opportunities for Ramsey businesses to buy/sell goods locally..

**Notification:**

One generic email invite, one personal email invite, one phone call (to targeted Ramsey businesses).

**Observations/Alternatives:**

**Event Details:**

*Location:* Alexander Ramsey Room, Ramsey Municipal Center --Secured/Confirmed

*Food/Drinks:* Wells Catering Service, \$900 --Secured/Confirmed

*Keynote Speaker #1:* Vision Ease Lens --Secured/Confirmed

*Keynote Speaker #2:* City Officials --Secured/Confirmed

*Emcee:* Jim Steffen --Secured/Confirmed

*Small Stage:* Metro Tent Rental, \$100 --Secured/Confirmed

*RVSPs:* 68 (2013), 60 (2012), 43 (2011), 73 (2010), 71 (2009)

*Flyer:* See Attached --Completed

**Funding Source:**

EDA Account 9230.6249 -- \$1,500 allocated.

**Recommendation:**

No action is required by the EDA-- discussion and suggestions are welcome.

**Action:**

No action is required by the EDA-- discussion and suggestions are welcome.

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## Attachments

Event Flyer

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### Form Review

**Inbox**

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 11/08/2013

**Reviewed By**

Kurt Ulrich

**Date**

11/08/2013 01:53 PM

Started On: 11/08/2013 08:41 AM

# BUSINESS NETWORKING EVENT

Thursday, November 21, 2013

8:00 am

**Breakfast Social** (free)  
Fine catering provided by

**WELLS  
CATERING**



## PROGRAM

8:30 am

**Welcome & Introduction**

**Jim Steffen**

Ramsey EDA, Chair

8:35 am

**Vision Ease Lens Worldwide**

2013 Ramsey Business of the Year  
Spotlight, history and outlook

**David King**

Production Manager  
Vision Ease Lens Worldwide

8:50 am

**City Officials Panel**

**(1)** Introduction & City Council Update  
*5 minutes*

**Sarah Strommen**

Ramsey Mayor

**(2)** Update on City's Budget & Operations  
*5 minutes*

**Kurt Ulrich**

Ramsey City Administrator

**(3)** Development Activity, Signage, Building Permits  
*10 minutes*

**Tim Gladhill**

Ramsey Development Services Manager

**(4)** Common Ramsey Business inquiries/concerns  
*5 minutes*

**Jim Way & Dean Kapler**

Ramsey Police & Fire Chief

Q&A with the Panel

After the above topics are covered, the panel will open up for questions and discussion.  
*10-20 minutes (depending on timing)*

9:25 am

**Closing Remarks**

**Jim Steffen**

Ramsey EDA, Chair



**RSVP:**

Contact Patrick Brama by Friday, November 15 to reserve your spot (free admission)

**LOCATION:**

Ramsey Municipal Center, Alexander Ramsey Room  
7550 Sunwood Drive NW, Ramsey, MN 55303

**CONTACT:**

Patrick Brama, Asst. to the City Admin., 763-433-9903, [pbrama@ci.ramsey.mn.us](mailto:pbrama@ci.ramsey.mn.us)

**Economic Development Authority (EDA)**

4. 2.

**Meeting Date:** 11/14/2013

**Submitted For:** Patrick Brama, Administrative Services

**By:** Patrick Brama, Administrative Services

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**Title:**

Discuss 'Statement of Goals' for the Area near the 167th Avenue and Saint Francis Boulevard (TH 47)

**Purpose/Background:**

**Case Background-**

The retail node located at the intersection of 167 Ave and Trunk Highway 47 is the focus of this discussion. The purpose of this case is to discuss a proposed policy, which outlines the City's position regarding the future development of the 167th retail node. The proposed policy is known as a "Statement of Goals." This case was first reviewed by the EDA in July. Subsequently, this case was reviewed by the Planning Commission and underwent a public input process.

**Purpose of Case-**

Review, discuss and amend attached "Statement of Goals" document. Provide recommendation for City Council consideration.

**Detailed Background-**

The retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Councils and EDA boards for several years ("167/47 Node"). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions, and escalating crime.

The City has received a significant number of inquiries from property and business owners located in the 167/47 Node from 2012 to 2013 requesting assistance to help correct a market failure. Additionally, the City of Ramsey owns an inventory of real property located adjacent to the 167/47 Node totaling 16.52 acres. Said property was identified as surplus City owned land in 2012 and is available for sale. In early 2013, the City responded to two (2) requests for a zoning amendment to expand the list of permitted and conditional uses. These uses included an indoor shooting range and warehousing/distribution user.

The EDA, Planning Commission, and City Council have expressed interest in addressing the 167/47 Node. As a result, the EDA drafted a policy to guide the City's position on the future development of 167/47 Node—known as a "Statement of Goals."

This Statement of Goals identifies a common goal, vision, working parameters and a process to garner public input. The desired outcome of this document is to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as development proposals are received. The Ramsey Economic Development Authority (EDA) shall represent the City of Ramsey in relation to the 167/47 Node by utilizing this document.

**Notification:**

Notification is not required for this topic at this time.

**Observations/Alternatives:**

Attached to this case is the proposed 'Statement of Goals.' Additionally, attached to this case a summary of this project--including raw public input process information.

**Funding Source:**

Regular Staff duties.

**Recommendation:**

Staff recommends approval of the "Statement of Goals." Staff is seeking discussion/feedback on the 'Statement of Goals' for City Council consideration.

**Action:**

Motion to recommend the City Council adopt the "Statement of Goals" for the 167/47 Node.

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**Attachments**

Statement of Goals Nov 08 2013

167 47 Project Summary (raw public input)

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**Form Review****Inbox**

Tim Gladhill

Form Started By: Patrick Brama

Final Approval Date: 11/08/2013

**Reviewed By**

Tim Gladhill

**Date**

11/08/2013 02:37 PM

Started On: 11/08/2013 09:10 AM

City of Ramsey

**STATEMENT OF GOALS:**  
**167TH AVENUE AND TRUNK HIGHWAY 47 RETAIL NODE**  
DRAFT DOCUMENT

**BACKGROUND**

The retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Councils and EDA boards for several years (“167/47 Node”). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions and escalating crime.

The City has received a significant number of inquiries from property and business owners located in the 167/47 Node from 2012 to 2013 requesting assistance to help correct a market failure.

Additionally, the City of Ramsey owns an inventory of real property located adjacent to the 167/47 Node totaling 16.52 acres. Said property was identified as surplus City owned land in 2012 and is available for sale.

The EDA, Planning Commission and City Council have expressed interest in addressing the 167/47 Node.

**PURPOSE**

Guide City participation in the redevelopment of the 167/47 Node; and, specifically identify a common goal, vision, working parameters and garner public input.

The desired outcome of this document is to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals are received. The Ramsey Economic Development Authority (EDA) shall act as first point of contact for City in relation to the 167/47 Node by utilizing this Statement of Goals.

Note: The City Council makes all final policy decisions; which may deviate from this document. This document is not a legally binding agreement.

**GOAL**

To improve and/or remove *properties-of-concern* and encourage sustainable market-driven redevelopment of the 167/47 Node that will benefit the entire City of Ramsey.

Please reference Appendix A: Primary Area of Concern.

**VISION**

A mixture of residential and retail uses. Residential users may include single family residential, townhomes, apartments or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment of the 167/47 Node should include a connection to Elmcrest Park and/or nearby trails where feasible.

## PARAMETERS

Listed below are a number of parameters intended to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals and inquiries are received.

- A. CITY LAND ACQUISITION: The City does not support purchasing property to redevelop the 167/47 retail node.
- B. MARKETING: The Ramsey EDA does support facilitating a professional marketing package for the 167/47 retail node to entice redevelopment/investment; which would include:
  - I. Information matrix: asking prices, County valuations, tax information, utility information, ownership buy-in, maps, current zoning information, future land use information, etc.
  - II. An inventory of what City and State financial assistance options exist for a potential redevelopment project.
  - III. List of desirable uses (i.e. retail and wide range of residential); and, other allowable uses (i.e. compatible to surrounding residential)
  - IV. Professional material developed in partnership with the City and proactively marketed by a third party broker. Broker will be chosen by ownership group.
  - V. Marketing material shall be paid for by the ownership group. The Ramsey EDA is willing to considering financially contributing to this effort.
- C. ZONING:
  - I. The City would support a Comprehensive Plan and Zoning Amendment to allow retail or residential (of the appropriate density that balances compatibility of the surrounding area and market viability) land uses at 167/47 Node.
  - II. The Planning Commission will review requests for additional Permitted or Conditional Uses.
- D. CITY FINANCIAL ASSISTANCE:
  - I. AVAILABLE TOOLS:  
The City has a number of financial assistance programs potentially available for qualified projects; including
    - 1. Redevelopment Tax Increment Financing District (TIF)
    - 2. Tax Abatement
    - 3. EDA Revolving Loan Fund (RLF)\*
    - 4. Anoka County HRA Account
    - 5. State Redevelopment Grant and Loan Program
    - 6. Land Write Down (City Owned Parcels)

The City will consider all financial assistance programs listed above only for projects that directly address existing blighted properties; see Appendix A: Primary Area of Concern.

Utilization of financial assistance requires completion and approval of a Business Subsidy Application by the Ramsey EDA and City Council. Consideration will be based on the merits of an individual project and community benefit.

*II. EDA REVOLVING LOAN FUND (RLF)*

Upon adoption of this Statement of Goals, the Ramsey EDA will review alternatives to utilize the City's existing Revolving Loan Fund (RLF) to stimulate cleanup and revitalization of the 167/47 Node. This may include, but is not limited to, the following:

- i. Storefront Matching grants to help encourage/spark the 'clean-up' or improved 'curb-appeal' of properties. For example, a matching grant with a \$10,000 maximum City contribution.
- ii. Revitalization Loan Program: low interest loans tied to revitalizing properties to a marketable condition.

NOTE: the City has about \$275,000 available for these types of programs. This effort would require the creation and adoption of new program policies.

*III. PEDESTRIAN UNDERPASS*

It has been requested, for the City to consider funding a pedestrian underpass to connect the east and west side of MN trunk Highway 47. A pedestrian underpass would increase public safety, enhance connectivity to and from Elmcrest Park and increase foot traffic to retail businesses.

At this point, the City will not pre-commit a specific funding source, or specific dollar amount, to a pedestrian underpass. The City would react to this specific request at the time of future development; and, would base their response on the merits of a project—and the value it will bring to the community. Examples of potential funding solutions below:

- i. Cost Share Agreement with developer (most desired)
- ii. Redevelopment TIF District proceeds
- iii. Grant Programs (various)
- iv. Park/Trail Dedication Fees (from 167/47 area, new development)
- v. Land Write Down Contribution (city owned parcels)

NOTE: When future development occurs, the City will also consider methods beyond a pedestrian underpass for increasing safety at the 167/47 intersection.

*IV. SEWER TRUNK FUND*

The 167/47 Node is not currently connected to City sanitary sewer service. Extending sanitary sewer service to this node will make properties more attractive for future development and will provide existing property owners with an alternative to the use of septic tanks.

At this point, the City of Ramsey is not willing to *fully* fund a special sanitary sewer service line to the 167/47 Node. However, if a property owner (or developer) was willing to share the cost of extending sewer service, the City would be willing to discuss an agreement.

**NOTES:**

The cost of extending a special 8” force main sanitary sewer line to the 167/47 Node is estimated to be \$1.5M. It is estimated, at full build out, the special 167/47 Node sewer trunk line would recapture \$500,000-\$750,000 in sewer trunk fees (based on 2012 adopted sewer trunk fees). Therefore, at full build out, a shortfall of \$750,000-\$1M in funding would occur.

Additionally, extending an undersized, special, sanitary sewer line to the 167/47 node may result in extra costs (in the long run) if the City ever decided to serve the north east portion of the Ramsey with sanitary sewer service.

Today, the City does have sufficient trunk fund dollars to pay for the 167/47 Node special sanitary sewer line. However, the City is planning for sanitary sewer service in three other future growth locations in Ramsey. Unlike the 167/47 Node, said areas do have sufficient forecasted development capacity to fully recapture the cost of proposed future sanitary sewer trunk lines, at full build out.

**PUBLIC INPUT:**

Two levels of public input were critical to this Statement of Goals: (A) Primary Property Owners; and (B) Surrounding Property Owners.

**A. Primary Property Owners:**

Primary property owners are outlined in Appendix B.

The City does support facilitating an ownership meeting group to brainstorm options, share information and to investigate opportunities for redevelopment and additional uses that are compatible with the surrounding residential area. This effort will be led by the Economic Development Authority (EDA).

The City desires a consistent, collaborative approach with a single voice amongst all property owners. Several separate messages per individual property owner is not a desired nor effective approach.

The City has received direction from surrounding property owners to market the entire 167/47 Node as an opportunity to developers—rather than only marketing properties individually. Through the EDA, the City will explore options to support a joint marketing effort for the 167/47 Node.

**B. Surrounding Property Owners:**

On September 26, 2013, the City of Ramsey hosted a collaborative public process with residents to discuss opportunities and barriers for redevelopment of the 167/47 Node. The intent of this process was to garner general public input before specific development proposals were crafted and reviewed by the City; and, before this Statement of Goals was adopted. The planning and facilitation of this public input process was led by the Planning Commission. 232 nearby property owners were invited via direct mailing, 26 participants registered and staff estimates over 30 people attended.

The following summarized public input was received:

**I. PUBLIC UN-DESIRED USES**

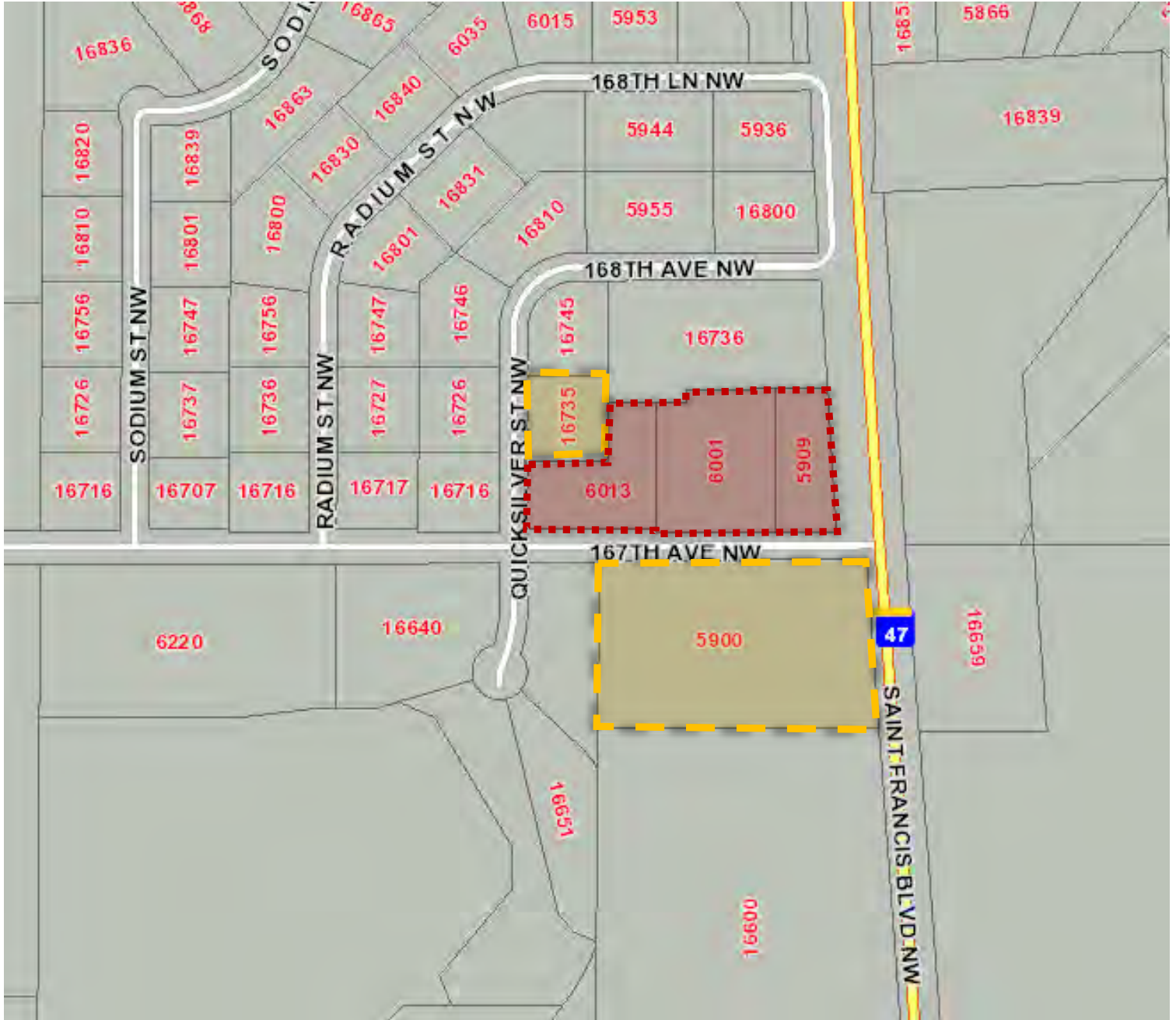
- Manufacturing
- Warehousing (in most cases)
- High density housing
- Rental housing (in most cases)

**II. PUBLIC DESIRED USES/IMPROVEMENTS**

- Grocery store, coffee shop, convenience store, gun range, bar/lounge, hardware store, restaurant
- Anchor businesses
- Single family homes, retirement homes
- Townhomes are acceptable (in most cases)
- City support, light at intersection, address septic/sewer
- More rooftops and population needed

### APPENDIX A

RED [Sort Dash]: Primary Area of Concern  
YELLOW [Long Dash]: Secondary Area of Concern





# Project Summary

167<sup>th</sup> Avenue Node at Saint Francis Boulevard (TH 47)

## Statement of Purpose

This purpose of this document is to provide a summary of City review, actions, and policies related to the 167<sup>th</sup> Avenue Node at Saint Francis Boulevard. There are two components to this summary report:

1. Public Involvement and Collaborative Process
2. Statement of Goals

## History

The following is a brief history of the City of Ramsey's participation in the 167<sup>th</sup> Avenue Node.

The retail node located at 167<sup>th</sup> Avenue and Trunk Highway 47 has been a topic of discussion with past and current City Councils, Planning Commissions, and Economic Development Authority (EDA) boards for several years ("167/47 Node"). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions, and escalating crime.

The City has received a significant number of inquiries from property and business owners located in the 167/47 Node from 2012 to 2013 requesting assistance to help correct a market failure. Additionally, the City of Ramsey owns an inventory of real property located adjacent to the 167/47 Node totaling 16.52 acres. Said property was identified as surplus City owned land in 2012 and is available for sale. In early 2013, the City responded to two (2) requests for a zoning amendment to expand the list of permitted and conditional uses in the 167/47 Node. These proposed uses included an indoor shooting range and warehousing/distribution user.

As a result of items discussed above, the EDA, Planning Commission, and City Council expressed interest in addressing the 167/47 Node. At the July EDA meeting a policy to guide the City's position on the 167/47 was drafted (known as the Statement of Goals). ***A copy of said policy is attached to this memo as Exhibit C.***

The purpose of the policy is to guide City participation in the redevelopment of the 167/47 Node; and, specifically identify a common goal, vision, working parameters and a process to garner public input. The desired outcome of this document is to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals are received.

A portion of the proposed policy covers future land uses and a public input process. Therefore, the EDA requested the Planning Commission review the proposed policy and champion the public input process.

## Project Webpage

[www.cityoframsey.com/167](http://www.cityoframsey.com/167)

## Project Contact – Land Use and Zoning

Tim Gladhill

Development Services Manager

763-576-4308

[tgladhill@cityoframsey.com](mailto:tgladhill@cityoframsey.com)

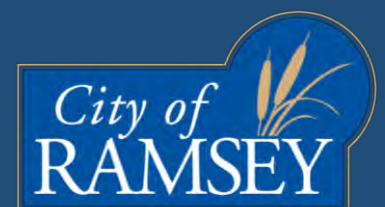
## Project Contact – Economic Development Tools

Patrick Brama

Assistant to the City Administrator

763-433-9903

[pbrama@cityoframsey.com](mailto:pbrama@cityoframsey.com)



## Public Involvement

On September 26, 2013, the City of Ramsey hosted a collaborative process with its residents to discuss opportunities and barriers. The intent of this process was to involve residents and stakeholders early in the policy and standards development process. ***A copy of the invite to the collaborative process is attached to this memo as Exhibit A.***

The comments received as part of the collaborative process are attached to this memo as Exhibit B.

## Next Steps

Planning Commission review of public comments and recommendation on Statement of Goals.

EDA review of public comments and Planning Commission recommendation. Staff presents financial data related to trunk sewer system.

Recommendation brought forward to City Council to adopt Statement of Policy. Adjustments to Comprehensive Plan and Zoning Code will be included in 2040 Comprehensive Plan Update, or as requested.

DRAFT

City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303  
763-427-1410  
[www.cityoframsey.com](http://www.cityoframsey.com)

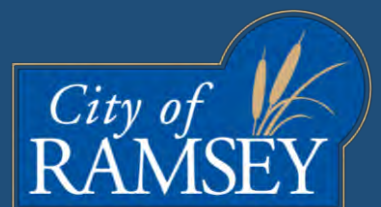


Exhibit A – September 26, 2013 Collaborative Process Invite



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7550 Sunwood Drive NW • Ramsey, MN 55303  
City Hall: 763-427-1410 • Fax: 763-427-5543  
[www.cityoframsey.com](http://www.cityoframsey.com)

**Ramsey wants to invite you to participate in a public discussion to review appropriate land uses for the node at 167<sup>th</sup> Avenue and Saint Francis Boulevard (Highway 47)**

The City of Ramsey is reaching out to you as a Property Owner near the 167<sup>th</sup> Node. Historically, this has been a neighborhood-retail anchored area surrounded by residential properties and adjacent to the Rum River Hills Golf Course. The scope of the review is the current retail corner. The corner is currently experiencing high vacancy rates and deteriorating building conditions. Many of these owners have asked the City to amend the zoning to allow for additional permitted uses. Before the City considers any Comprehensive Plan and Zoning Amendment, we want to hear from you about what land uses or redevelopment would be compatible with the surrounding area.

The City invites you to participate in being part of the process and reviewing alternatives (ranging from new/amended uses and standards to no changes at all).

*Thursday, September 26, 2013 at 6:00 p.m.  
Ramsey Municipal Center, Alexander Ramsey Room  
7550 Sunwood Drive NW, Ramsey, MN 55303*

The City desires to hear your thoughts on:

- What land uses would you find as acceptable being a neighboring property owner?
- Would you support additional residential development near this intersection?
- Would you support warehousing or other business type uses at this intersection?
- What general questions or concerns regarding the node do you have?

This initial public process hosted by the City on September 26<sup>th</sup> will begin with a short background presentation at 6:00 p.m. followed by an open public forum and process.

The Planning Commission, in conjunction with the Economic Development Authority, will likely be reviewing potential amendments to the City's 2030 Comprehensive Plan over the next several months. In order for that review to be effective, your feedback and assistance in developing a potential, new Future Land Use Map for the area is critical. We want you to be part of the process, not simply reacting to future proposals.

Please consider joining us on September 26, 2013 to be part of the discussion and solution. You may also submit comments to [tgladhill@cityoframsey.com](mailto:tgladhill@cityoframsey.com) or by calling 763-576-4308. For more background information, visit our webpage at [www.cityoframsey.com/167](http://www.cityoframsey.com/167).

Sincerely,

CITY OF RAMSEY

A handwritten signature in blue ink that reads "Tim Gladhill".

Tim Gladhill  
Development Services Manager



Project Summary – 167<sup>th</sup> Avenue Node at Saint Francis Boulevard

**167<sup>TH</sup> COMMERCIAL NODE MEETING**  
**September 26, 2013**

**GROCERY STORE**

- Nearest one is 7-8 miles away, would be nice to have one closer
  - Have to be a one-stop shop
- We don't want manufacturing
- Restaurant would work – no restaurants near
- The road and traffic may not help a grocery store
- All the businesses need to be working together in order to have success
- People need a reason to stop, not just one business
- Dollar Store (?)
- Multiple businesses need to be uniform and work together
- Someone says no residential, another says townhomes on water tower property
- Don't want it to be re-zoned
  - Small business is OK (perhaps residential)
- Mid to upscale restaurant would be a good fit – decided by all the group
  - People need a place to stop
  - Need something that will make people go out of their way
- A gun range – needs a draw, sustainable businesses, working together
- The regulars may keep a business going
- A business must see a profit

**SMALL BUSINESS**

- Problems
  - Population is needed for retail
    - No Apartments
- Other close retail
- City didn't help keep retail there
- Warehouse
- Bar/Lounge – No
- Septic System Upgrade

**NEED - Retail/Residential**

- Single/Townhomes – no rental
- Light at intersection
- Hardware store
- Restaurant/bagel coffee shop
- Gas station
- City support area
  - Advertising/promote
- Coop store (grocery)

- Senior housing
- New location/corner
- Fast food
- Athletic area

#### **RUM RIVER HILLS GOLF COURSE**

- Problem
  - Need tunnel under Highway 47
  - Septic/water sewer
  - Traffic Signal
  - Can we get a path along Highway 47?
- Pros
  - More roof tops
  - Retirement Community
  - More people to accommodate commercial on 167th Avenue
  - Banquet facility
  - Add cross country ski trails
  - Ability to cross Highway 47

MEETING COMMENT SHEET	
<b>Project:</b> 167 <sup>th</sup> Avenue/TH 47 Node	<b>Meeting Date:</b> September 26, 2013
<b>Commenter:</b>	<b>Place/Room:</b> Alexander Ramsey Room
<b>Do You Want a Follow Up?</b> Y/N?	<b>Phone Number:</b>
<b>Email:</b>	<b>Address:</b>

General Comments:	City should have learned a lesson being involved with buying property at the COR and not buy any land. If the golf course can do their expansion without our taxes going up I am in favor.
How do you feel about additional residential development in the area?	Need population for retail to survive.
What are your thoughts on continuing the current amount of commercial retail in the area?	
What are your thoughts on warehousing uses with outside storage?	NS.



Small Business	Need
<p><u>Problems</u></p> <ul style="list-style-type: none"> <li>1) Population is needed for retail</li> <li>No Apts</li> <li>other close retail</li> <li>city didnt help keep retail here</li> <li>w/ release</li> <li>Bar/Lounge No</li> <li>Septic System</li> <li>2) Upgrade</li> </ul>	<p><u>Retail/Residential</u></p> <ul style="list-style-type: none"> <li>* 1) Single/Town Home</li> <li>* No Rental</li> <li>2) Light at Intersection</li> <li>3) No Low store</li> <li>4) Restaurant/Bagel</li> <li>* 5) Gas Station * K</li> <li>6) City Support Here</li> <li>Advertising/Promote</li> <li>7) Coop store (Grocery)</li> <li>* Senior Housing</li> <li>* New location/comm.</li> <li>8) Fast Food</li> <li>9) Athletic Area</li> </ul>



## Exhibit C – Statement of Goals

*Drafted by Patrick Brama, Adopted XXXX/2013*

City of Ramsey

### **STATEMENT OF GOALS: 167TH AVENUE AND TRUNK HIGHWAY 47 RETAIL NODE DRAFT**

#### **BACKGROUND**

The retail node located at 167th Avenue and Trunk Highway 47 has been a topic of discussion with City Councils and EDA boards for several years (“167/47 Node”). The 167/47 Node has struggled to become economically viable for some time, is experiencing high vacancy rates, an increase of blighted building conditions and escalating crime.

The City has received significant number of inquiries from property and business owners located in the 167/47 Node from 2012 to 2013 requesting assistance to help correct a market failure.

Additionally, the City of Ramsey owns an inventory of real property located adjacent to the 167/47 Node totaling 16.52 acres. Said property was identified as surplus City owned land in 2012 and is available for sale.

The EDA, Planning Commission and City Council have expressed interest in addressing the 167/47 Node.

#### **PURPOSE**

To guide City participation in the redevelopment of the 167/47 Node; and, specifically identify a common goal, vision, working parameters and a process to garner public input.

The desired outcome of this document is to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals are received. The Ramsey Economic Development Authority (EDA) shall represent the City of Ramsey in relation to the 167/47 Node by utilizing this document.

Note: The City Council makes all final policy decisions; which may deviate from this document. This document is not a legally binding agreement.

#### **GOAL**

To improve and/or **remove properties-of-concern** and encourage **sustainable market-driven redevelopment** of the 167/47 Node that will benefit the entire City of Ramsey.

Please reference Appendix A: Primary Area of Concern.

#### **VISION**

**A mixture of residential and retail uses.** Residential users may include single family residential, townhomes, apartments or senior living units as directed by the market. Retail will include a market driven neighborhood commercial node. Redevelopment of the 167/47 Node should include a connection to Elmerest Park and/or nearby trails.

## PARAMETERS

Listed below are a number of parameters intended to develop a clear, consistent, transparent and fair process the City, prospective developers, property owners and Staff can rely on as proposals and inquiries are received.

A. City Land Acquisition: The City does not support purchasing property to redevelop the 167/47 retail node.

B. Marketing: The Ramsey EDA is interested in the idea of **facilitating** a professional marketing package for the 167/47 retail node to entice redevelopment/investment; which would include:

I. Information matrix: asking prices, County valuations, tax information, utility information, ownership buy-in, maps, current zoning information, future land use information, etc.

II. An inventory of what City and State financial assistance options exist for a potential redevelopment project.

III. **Professional material developed in partnership with the City and proactively marketed by a third party broker. Broker will be chosen by ownership group. The City will not be responsible for broker fees.**

IV. List of desirable uses (i.e. retail and wide range of residential); and, other allowable uses (i.e. compatible to surrounding residential)

C. Zoning:

I. The City would support a Comprehensive Plan and Zoning Amendment to allow retail or residential (of the appropriate density that balances compatibility of the surrounding area and market viability) land uses at 167/47 Node.

II. The City does not support a Comprehensive Plan and Zoning Amendment for the 167/47 Node to allow warehouse and/or light manufacturing land uses.

III. The Planning Commission will review requests for additional Permitted or Conditional Uses.

D. City Financial Tools:

I. The City has a number of financial assistance programs potentially available for qualified redevelopment projects; including

- i. Redevelopment Tax Increment Financing District (TIF)
- ii. Tax Abatement

- iii. Ramsey EDA Fund and Revolving Loan Fund (RLF)\*
- iv. Anoka County HRA Account
- v. State Redevelopment Grant and Loan Program
- vi. Land Write Down
- vii. Sewer Trunk Fund\*

The City will consider all financial assistance programs listed above for projects that directly address existing blighted properties; see Appendix A: Primary Area of Concern.

The City will consider financial assistance programs vi-vii listed above for projects that do not directly address existing blighted properties; see Appendix A: Primary Area of Concern.

Utilization of financial assistance requires completion and approval of a Business Subsidy Application by the Ramsey EDA and City Council.

*\*Sewer Trunk Fund.* The 167/47 Node is not currently connected to City sanitary sewer service. Through the City's Comprehensive Sewer and Water Plan, it has been determined a trunk sanitary sewer line *could* be constructed to serve the 167/47 Node in the future (estimated \$1.5M expenditure 2013). However, the 167/47 Node sewer trunk line is identified as a special trunk line; which means, it was not included in the pro forma to determine sewer trunk fees.

It is estimated, at full build out, the special 167/47 Node sewer trunk line would recapture XXXXX dollars in sewer trunk fees (based on the pro forma). Therefore, the City would be subsidizing XXXXX dollars, after collection of sewer trunk fees, for the proposed trunk line.

The City does have sufficient dedicated funding available to construct said sewer trunk line (City Sewer Fund balance estimated \$3.4M 2013). In order to replenish the City Sewer Fund, the City would only support an extension of the sewer trunk line if a XXXXXXXX demand was created by new development. [need council direction—may not be political support]

#### **PUBLIC INPUT:**

It is important to compile public input regarding the 167/47 Node before final adoption of this document by the City Council. Two levels of public input are important to this process: (I) Property Owners; and (II) Surrounding Property Owners.

- A. Primary Property Owners: The City does support facilitating an ownership meeting group to brainstorm options, share information and to investigate opportunities for redevelopment and additional uses that are compatible with the surrounding residential area. This effort will be led by the Economic Development Authority (EDA).

The City desires a consistent, collaborative approach with a single voice amongst all Owners if the City is to assist in the process. Several separate messages per individual Owners is not a desired nor effective approach.

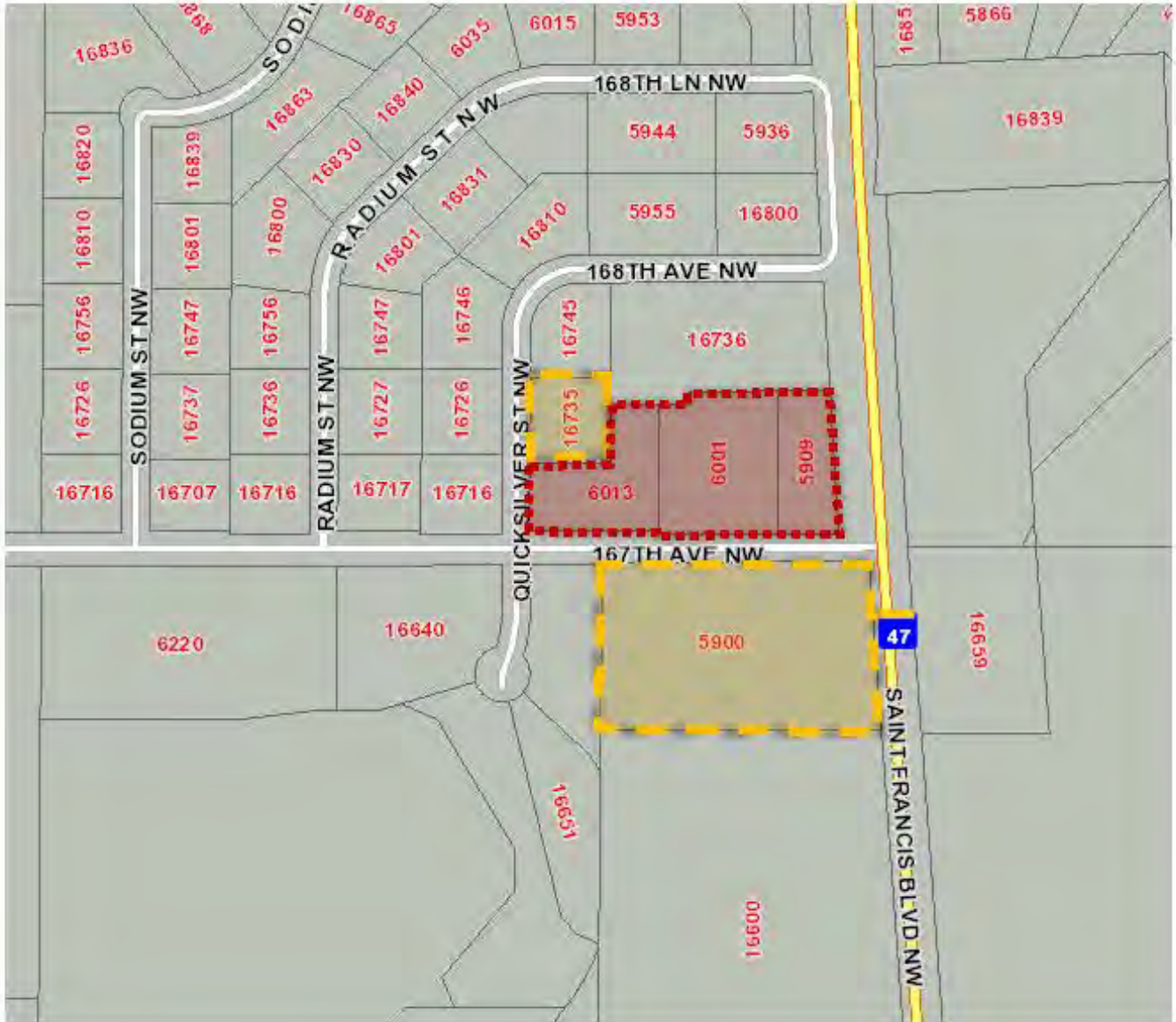
**B. Surrounding Property Owners:** The Planning Commission will be responsible for drafting a public input process structure; and, facilitation of this process.

NOTES [needs to be amended]: The EDA has suggested the use of a project webpage, notification in the Ramsey Resident and one of the following two options: (1) survey (online or direct mail) or (2) a public open house.

The purpose of public input is general feedback; not proposal specific. For example: what are your general thoughts regarding the 167/47 Node, what do you think are appropriate land uses, what do you think are in appropriate land uses?

### APPENDIX A

RED [Sort Dash]: Primary Area of Concern  
YELLOW [Long Dash]: Secondary Area of Concern



**Economic Development Authority (EDA)**

**4.3.**

**Meeting Date:** 11/14/2013

**Submitted For:** Patrick Brama,

**By:**

Patrick Brama, Administrative Services

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**Title:**

EDA Updates

**Purpose/Background:**

Attached to this case are a number of updates regarding various EDA projects. If time permits, Staff will review in the meeting.

**Notification:**

NA

**Observations/Alternatives:**

NA

**Funding Source:**

NA

**Recommendation:**

NA

**Action:**

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**Attachments**

[EDA Updates 11082013](#)

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**Form Review**

**Inbox**

Kurt Ulrich

Form Started By: Patrick Brama

Final Approval Date: 11/08/2013

**Reviewed By**

Kurt Ulrich

**Date**

11/08/2013 01:56 PM

Started On: 11/08/2013 09:44 AM

# EDA Updates 11082013

## **(1) Old Municipal Center Site Development**

### Background

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, 2013 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.

On July 9, 2013 the City Council directed Staff to formulate a study group consisting of various stakeholders; including: surrounding property owners, at large Ramsey residents, one Planning Commission member, one Economic Development Authority member and one City Council member.

The purpose of the Study Group is to better understand under what circumstances would a data center development be an acceptable use for the Subject Property. The key outcome of this process is a proposal for Council consideration; which will include (1) further documentation/information addressing specific concerns (2) mitigation proposals addressing specific concerns (3) updated site concept maps.

### Update

The OMC study group met for the first time on Monday, November 4, 2013 to hold a scoping meeting. The meeting began with introductions and a presentation by City staff—which, outlined the history/background of OMC site. At the conclusion of the presentation, the OMC study group was asked to brainstorm topics (i.e. concerns) they would like to discuss moving forward—with the intention of diving into each concern in detail at subsequent meetings.

A number of concerns/ topics were raised by the OMC study group during in the scoping meeting—and, initial/ preliminary discussions and dialog took place. Topics included: Noise, Aesthetics/Building Design, Property Values, Traffic, Safety and Electrical Field Hazards. A copy of the written comments from the scoping meeting are attached for your review.

Based on consensus from the OMC study group, listed below is the proposed\* meeting schedule:

Meeting 1: Noise (Monday, December 16, 6:00 p.m., Lake Itasca Room)

Meeting 2: Aesthetics/Building Design, Property Values

Meeting 3: Traffic, Safety, Electrical Field Hazards

\*Subject to change, per the OMC study group.

## **(2) Prospect Updates**

### Molin Concrete

#### **LAST UPDATE: NOVEMBER**

Molin Concrete is a pre-cast concrete panel manufacturer with locations in Ramsey and Lino Lakes. Over the past few years Molin has experienced significant growth, and expects the trend to continue for the foreseeable future. As the EDA may know, Molin's Ramsey location has remained vacant and unused for a number of years.

Recently, Staff learned Molin Concrete is planning to re-open their Ramsey operations this winter—which will include a 10,000 square foot expansion and creation of 15-20 high quality jobs. Additionally, Molin has indicated they will be completing a second, significant, expansion to their facility in Ramsey next year (2014).

### Cullinan Rigging

#### **LAST UPDATE: NOVEMBER**

Cullinan Rigging is a machinery moving and rigging business located in Ramsey's industrial park. Cullinan expanded their existing 40,000 square foot facility by 10,000 square feet this summer—and, expects to need additional space in the coming years. At this point, Cullinan is out of space for future expansion. Therefore, Staff will be working with Cullinan moving forward to find a long term solution for their facility in Ramsey.

### Diamond Graphics

#### **LAST UPDATE: NOVEMBER**

Diamond Graphics purchase a 4.8 acres City owned parcel for \$410,000 in July 2013 for the purpose of expansion from their existing site located at 14280 Azurite St NW. Diamond Graphics would like to complete a 30,000 square foot expansion to their existing building by winter 2013. Diamond Graphics has gone through the site plan review process and has recently granted a building permit.

### Prospect Alpha

#### **LAST UPDATE: NOVEMBER**

A small sized Ramsey precision manufacturer is experiencing significant growth and is looking to expand at their existing location in 2014. However, due to size limitations of their existing site, this manufacturer is also looking for a long term solution. Staff is working with this prospect to provide options for expansion on their existing site as well as other locations in Ramsey. NOTE: Staff has worked with this prospect multiple times over the past few years.

### Prospect Beta

#### **LAST UPDATE: NOVEMBER**

A significantly sized and well known Ramsey manufacturing is in need of 10-20,000 square feet of warehouse space. Additionally, said manufacturer has previously expressed interest in a long term solution for their growing need for space. Staff is working with this prospect to provide potential solutions in Ramsey (including existing space and new build).

### Prospect Echo

#### **LAST UPDATE: OCTOBER**

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 110,000 square feet in Ramsey and about 100,000 square feet in a different metro city.

Staff is working with prospect Echo now; and has made development proposal. Additionally, Staff has provided options for expansion at their existing Ramsey location; along with lease options. The prospect is reviewing opportunities outside of Ramsey as well.

### **(3) 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 (November 18). Events, admin tasks, leases, responding to prospects, 167/47 and the old municipal center and the future business park projects are taking priority.

NOTE: staff has conducted 4-6 'reactive' business visits since January.

#### Update

In reaction to information received from the 2012 EDA Business Retention and Expansion Visits—the Ramsey Police Department will be visiting all Ramsey Businesses over the next two months. The purpose of visits is: (A) network/touch-base/meet and (B) conduct preliminary safety checks of Ramsey businesses—which will include providing information/suggestions on common business concerns/issues.

### **(4) Economic Development Manager Position**

#### Update

The City Council will consider hiring the City's new economic development manager on Tuesday November 18, 2013. Staff will provide an update at the November EDA meeting.

### **(5) 167/47 Commercial Node**

#### Update

Please reference the EDA agenda (this is a separate case).

### **(6) Future Business Park**

#### Background

Historically, the City of Ramsey has remained competitive in economic development recruitment and expansion opportunities. Unfortunately, the City of Ramsey has recently run low on an inventory of available land for business recruitment (new businesses) and expansion (existing business). Therefore, the City of Ramsey is currently not in a strong position to compete for economic development prospects.

The Ramsey City Council and EDA have recognized the state of the City's economic development position and have identified finding a solution a priority. For the past three months the EDA has discussed potential future business park locations. The EDA reviewed six major sites. As a result, the EDA provided staff with direction to pursue the Al Pearson Site (north) as the primary future business park for the City. Said action included a public input process and a feasibility study (to begin the process).

#### Update

The City will be holding a public input session on December 12, 6:00 p.m. at the Ramsey Municipal Center regarding a potential future landuse change (i.e. allowing for a business park) on the Al Pearson property.

## **(7) Award Letters/Plaques**

### Update

Formal letters were drafted, placed in plaques, signed by various City officials and recently delivered to eight Ramsey businesses for various accomplishments.

- MN Manufacturer: Small-Size Manufacturer: Dynamic Group, Finalist
- MN Manufacturer: Mid-Size Manufacturer: Sign Zone, Winner
- New Business: Noble Romans Pizza
- New Business: Dollar Cents
- New Business: Fairway Liquors (1 year)
- Re-Branded Business: Salon Ciry (St. Germain)
- Anoka Chamber: Retail/Mfg. Biz of the Year: Bank of the West, Winner
- Anoka Chamber: Service Biz of the Year: Acapulco, Finalist

## **(8) RFP, Real Estate Services**

### Update

The City Council direct staff to conduct a RFP for real estate services on September 10, 2013.

Staff solicited about 100 brokers to provide a response to the adopted RFP, the City received five total responses and Staff conducted three informal interviews. One response included interest in listing both commercial and residential real estate--the remaining four responses indicated interest in listing residential real estate only.

Overall, Staff was unsatisfied with the number, and quality, of RFP responses received. However, through the original RFP process, Staff has concluded a better model is evident (for real estate broker services) than was prescribed in the original RFP. Consequently, staff is proposing the City Council terminate the original RFP process initiated on September 10; and, consider a new process for soliciting real estate broker services--Request for Qualifications (RFQ).

On Tuesday, November 12, the City Council will be considering a case to terminate the original RFP process initiated on September 10; and, consider a new process for soliciting real estate broker services--Request for Qualifications (RFQ). Please review case via agenda quick for details. Staff would expect a broker to be selected mid-December or early January.