

EDA Updates 11082013

(1) Expo Date

Move forward with determining April 19th or May 10th; based on availability at Fountains of Ramsey

(2) 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:

- a. Meeting 1: Noise (Monday, December 16, 6:00 p.m., Lake Itasca Room)—Update at EDA mtg.
- b. Meeting 2: Aesthetics/Building Design, Property Values
- c. Meeting 3: Traffic, Safety, Electrical Field Hazards

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

(3) COR Apartments

Staff has a meeting set with COR Apartments on Monday, December 16th. Current leases: 74 at above pro-forma rates.

(4) Sophia-Ramsey Agreement Termination Request

Please see agenda as this item requires action.

(5) Prospect Updates

Diamond Graphics

LAST UPDATE: DECEMBER

Diamond Graphics purchased a 4.8 acre City owned parcel for \$410,000 in July 2013 for the purpose of expansion from their existing site located at 14280 Azurite St NW. All walls and roof of the new 30,000 sq. ft. structure are up at this time, as planned.

Prospect Alpha

LAST UPDATE: DECEMBER

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. This prospect has indicated interest in utilizing State and City loan funds for the purchase of a 5-axis CNC machine. Prospect was offered assistance in filling out the applications (walking them through the process)—applications were provided. No feedback to date.

(6) Business Retention & Expansion Program

Update

Police Department continues to visit businesses. With additional staff in the capacity of an EDA Manager, BR&E activities will commence in January 2014—and have begun informally. I am proposing utilizing Greater MSP's program for use of their Salesforce system (aggregate data, trend mapping, potential project management components as well). Use of this system not only is free, at this time, but benefits our community through proper database management and provides regional data utilized to drive strategic economic development initiatives (which sectors to target, issues to correct, funding needed through DEED, legislative adjustments, etc.). Questions to be asked will be a combination of our existing questions and Greater MSP's. This objective is an effort to streamline our efforts and strengthen the relationship with Greater MSP and their team (business investment team as well). Staff will showcase Greater MSP's system and resources at the meeting.

(7) 167/47 Commercial Node

Update

Discuss potential initiatives to provide conversation prods for the upcoming public input session; January 16th at 6pm in the Lake Itasca room. Staff has meetings set with various property owners for introduction purposes as well as for new Staff to increase understanding and scope of project. Please see the attached Statement of Goals for discussion and to craft potential agenda items for January 16th.

(8) 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 held a public input session on December 12, 6:00 p.m. at the Ramsey Municipal Center regarding a potential future land use change (i.e. allowing for a business park) on the Al Pearson property and planning around that area and up to Armstrong. The feedback was welcomed and is helpful for Staff in determining its future land use. General consensus of the attendees was to create a mix of residential on the northern side of the Pearson property with commercial on the southern side flowing into the Hageman property south of Bunker and transitioning to retail towards Armstrong. The property owners have expressed thanks in being a part of the planning process and were open to business park usage, with some caveats. With this feedback, Staff will work internally to summarize the conversation more formally and offer suggestions based upon it (i.e. a rough zoning map). Staff is working to collect basic information in regards to planning a business park in that area-- information includes an analysis of estimated costs for infrastructure, potential users/hot industries to cater the park towards, preferred broker insight, utility usage, etc.

(9) Award Letters/Plaques

Update

Formal letters were drafted, placed in plaques, signed by various City officials and recently delivered to:

- a. New Business: Midwest Overhead Crane Corporation
- b. Local Business Awarded: Cornerstone Custom Construction, BBB Award for Ethics
- c. New Business: Skeeter Boat Center

(10) 2014 Work Plan Review

Please see agenda for attached supportive documents. This items requires input and potential action.

(11) RFQ, Real Estate Services

[Update](#)

Staff received 10 proposals from brokers in response to the most recent RFQ for Brokerage Services. Of the 10, 3 were interviewed. Those 3 include; Northco, CBC Griffin, and CBRE. Those not selected to move forward include; KW Coon Rapids, KW Elk River, Arthur Grant, Edina Realty, Mid-America, Premier Commercial Properties, and American Dream Realty Midwest. Staff was satisfied with the responses and identified 3 finalists, which were then interviewed. The interview process and further analysis led to a recommendation by Staff to move forward with CBRE. On December 10th the City Council accepted Staff's recommendation to select CBRE of Minneapolis to be our preferred real estate broker. With Council's approval we will now begin negotiations of an agreement (listings, terms, etc.). Attached is CBRE's proposal.