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**CITY COUNCIL  
CITY OF RAMSEY  
ANOKA COUNTY  
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, September 22, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen  
Councilmember Mark Kuzma  
Councilmember John LeTourneau  
Councilmember Chris Riley  
Councilmember Melody Shryock  
Councilmember Kristine Williams

Members Absent: Councilmember Jill Johns

Also Present: City Administrator Kurtis Ulrich  
Finance Director Diana Lund  
Fire Chief Dean Kapler  
Police Chief Jeff Katers  
Public Works Superintendent Grant Riemer  
Parks and Assistant Public Works Superintendent Mark Riverblood  
Human Resources Manager Colleen Lasher  
Community Development Director Timothy Gladhill  
City Engineer Bruce Westby  
Asst. City Administrator/Economic Development Manager Patrick Brama  
City Attorney Joe Langel  
Public Information and Event Specialist Nichole Wenberg

**1. CALL TO ORDER**

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

**2. PRESENTATION**

**2.01: Proclamation Declaring October 2015 as Domestic Violence Awareness Month**

Mayor Strommen read aloud the proclamation declaring October 2015 as domestic violence awareness month, noting that the item will be approved on the consent agenda tonight.

**2.02: 2015 Happy Days Festival Recap Presentation**

Public Information and Event Specialist Wenberg provided an overview of the Happy Days festivities which began on Thursday, September 10<sup>th</sup> with the Taste of Ramsey. She highlighted and provided a summary of the events which took place on Saturday, September 12<sup>th</sup> including the 5k, bike tour, 63 expo vendors, the classic car show, the parade which featured 50 floats, activities for children and adults, live entertainment and fireworks. She stated that the Happy Days Committee thanks all of those that volunteered their time and efforts for the event and she also thanked the Happy Days Committee for their continued dedication. She thanked the sponsors of the event beginning with the platinum sponsors who donated at least \$1,000 or more, the gold sponsors who donated at least \$500, and the silver sponsors who donated at least \$250. She stated that the date has already been set for the 18<sup>th</sup> Annual Happy Days Festival which will be held on Saturday, September 10<sup>th</sup>. She stated that those interested in participating in the process and planning for next year may contact her.

Mayor Strommen thanked Ms. Wenberg and the Happy Days Committee for their efforts in creating another great event.

Councilmember Kuzma reported that there was a great turnout for the pancake breakfast and recognized Coborn's for their donation of the food items for the event.

### **3. CITIZEN INPUT**

None.

### **4. CONSENT AGENDA**

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to approve the following items on the Consent Agenda:

4.01: Receive July 2015 Financial Reports – General Fund and Enterprise Funds

4.02: Receive August 2015 Financial Reports – General Fund and Enterprise Funds

4.03: Approve Licenses:

Temporary Liquor

Church of St. Katharine Drexel/7101 143<sup>rd</sup> Avenue NW

4.03: Approve the following Commission and Board Meeting Minutes:

1) City Council Work Session dated September 8, 2015

2) City Council Regular dated September 8, 2015

4.05: Adopt Resolution #15-09-235 Approving Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of September 3, 2015 through September 16, 2015

4.06: Adopt Resolution #15-09-236 Proclaiming October 2015 Domestic Violence Awareness Month

4.07: Adopt Resolution #15-09-225 Approving Findings of Fact #0952 Relating to a Request for an Amended Conditional Use Permit for an Expansion of the Green Valley Greenhouse Operation in a Residential District and Adopt Resolution #15-09-226 Approving the Issuance of an Amended Conditional Use Permit for the Green Valley Greenhouse Operations Located in the R-1 Residential District

- 4.08: Adopt Resolution #15-09-231 Approving Partial Payment to Pearson Bros. Inc. for IP 15-00 2015 Street Maintenance Program Division A
- 4.09: Adopt Resolution #15-09-234 to Hire an Assistant Finance Director to Fill the Current Vacancy
- 4.10: Adopt Resolution #15-09-232 Approving Partial Payment to Kuechle Underground, Inc. for IP 13-10 Garnet Street – 168<sup>th</sup> Avenue Improvements
- 4.11: Adopt Resolution #15-09-233 Approving Partial Payment to Brennan Construction of MN, Inc. for IP #14-30 Fire Station #2
- 4.12: Adopt Resolution #15-09-237 Authorizing the Execution of a Certificate of Completion in Relation to a Development Agreement with Basalt Properties LLC
- 4.13: Adopt Resolution #15-09-238 Authorizing the Execution of a Certificate of Completion in Relation to a Development Agreement with Riverside Manufacturing Inc.
- 4.14: Adopt Resolution #15-09-228 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for Garnet Street and 168<sup>th</sup> Avenue Reconstruction; Improvement Project 13-10
- 4.15: Adopt Resolution #15-09-229 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for Jarvis Street and Railroad Crossing Quiet Zone Improvements; Improvement Project 15-20
- 4.16: Adopt Resolution #15-09-230 Ordering Preparation of Assessment Roll and Calling for Assessment Hearing for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project 15-00

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Riley, LeTourneau, Kuzma, Shryock, and Williams. Voting No: None. Absent: Councilmember Johns.

## **5. APPROVE AGENDA**

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, Riley, Shryock, and Williams. Voting No: None. Absent: Councilmember Johns.

## **6. PUBLIC HEARING**

### **6.01: Public Hearing and Levy of Assessments for Past-Due Charges on Municipal Utility Bills and Current Services Rendered**

#### **Presentation**

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #15-09-227 adopting assessments for past-due charges on municipal utility bills and current services rendered.

#### **Public Hearing**

Mayor Strommen called the public hearing to order at 7:19 p.m.

**Citizen Input**

There was none.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to close the public hearing.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, Kuzma, LeTourneau, Riley, and Williams. Voting No: None. Absent: Councilmember Johns.

The public hearing was closed at 7:19 p.m.

**Council Business**

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to Adopt Resolution #15-09-227 Adopting Assessments for Past-Due Charges on Municipal Utility Bills (Which May Include Water, Sewer, Street, Lighting, Recycling, Storm Water Charges and Penalties Incurred) and Current Services Rendered.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Williams, Kuzma, Riley, and Shryock. Voting No: None. Absent: Councilmember Johns.

**6.02: Public Hearing to Consider Multiple Actions Related to a Potential Life Fitness Expansion Project**

Mayor Strommen recused herself from the discussion, disclosing that her husband works for Life Fitness and although she does not believe there to be a conflict of interest, she would like to avoid the perception of a conflict.

**Presentation**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to adopt Resolution #15-09-216 to modify Development District 1, establish TIF District 15, and Adopt a Plan for TIF District 15; adopt Resolution #15-09-242 authorizing execution of a TIF Agreement, subject to changes by the City Attorney; and adopt Resolution #15-09-239 authorizing establishment of an inter fund loan for TIF District 15.

**Public Hearing**

Acting Mayor LeTourneau called the public hearing to order at 7:28 p.m.

**Citizen Input**

There was none.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to close the public hearing.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Kuzma, Shryock, and Williams. Voting No: None. Abstaining: Mayor Strommen. Absent: Councilmember Johns.

The public hearing was closed at 7:28 p.m.

### **Council Business**

Jason Aarsvold, Ehlers, stated that they did review the project noting that the biggest driver in this project was the ability to clean up a site that needed to be cleaned up, noting that the facility will also bring jobs into the community. He explained the but/for test that is conducted and noted that the cost to clean up the site to prepare for redevelopment would be \$600,000. He stated that the City is only being asked for \$200,000 in assistance and therefore the but/for test has been met as Life Fitness is picking up the majority of the costs.

Councilmember Shryock stated that this property is within her Ward and has needed improvement for some time. She is excited that this project is moving forward and that a Ramsey business is continuing to grow and thrive.

Councilmember Riley provided additional information on the creation of a new TIF District. He referenced the jobs that will be created and stated that this is going to be the minimum of what is required, compared to the information that has been provided by Life Fitness earlier in the process, and asked why the City would accept the minimum when they had been sold on a different idea.

Asst. City Administrator/Economic Development Manager Brama provided additional information noting that the State has a lower minimum wage than the City, at around \$12.60 per hour, and therefore there are additional jobs being created but a lesser number of jobs that meet the minimum wage outlined by the City.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #15-09-216 Adopting a Modification to the Development Program for Development District No. 1; and Establishing Tax Increment Financing District No. 15 – Life Fitness Therein and Adopting a Tax Increment Financing Plan Therefore.

Further discussion: Acting Mayor LeTourneau stated that this would assist in growing the tax base, improve a blighted site, and secure a Fortune 500 Company in Ramsey.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Shryock, Kuzma, and Williams. Voting No: None. Abstaining: Mayor Strommen. Absent: Councilmember Johns.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #15-09-239 Authorizing an Inter Fund Loan for Advance of Certain Costs in Connection with Tax Increment Financing District No. 15.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Shryock, Kuzma, and Williams. Voting No: None. Abstaining: Mayor Strommen. Absent: Councilmember Johns.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #15-09-242 Authorizing Execution of a Tax Increment Financing Agreement.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Shryock, Kuzma, and Williams. Voting No: None. Abstaining: Mayor Strommen. Absent: Councilmember Johns.

Mayor Strommen rejoined the Council.

## **7. COUNCIL BUSINESS**

### **7.01: Consider Adopting Resolution #15-09-218 Adopting Proposed 2016 Payable Tax Levies (General, EDA and Debt Services) and Schedule Public Meeting for December 8, 2015**

Mayor Strommen asked and received confirmation that this information presented by staff would include this item as well as the next agenda item.

Finance Director Lund reviewed the staff report and recommendation to adopt Resolution #15-09-218 approving the proposed 2015, payable 2016 tax levy and schedule a budget/levy public meeting date on Tuesday, December 8, 2015 at 7:00 p.m.; and to adopt Resolution #15-09-219 adopting the proposed 2016 general fund budget and Resolution #15-09-220 adopting the proposed 2016 EDA budget.

Mayor Strommen noted that the Council can comment on both this item and the next agenda item as one discussion.

Councilmember LeTourneau asked for additional information on the impact to the average homeowner.

Finance Director Lund stated that the City portion of the taxes would increase by \$62 but noted that the levies of the other agencies could have an impact and actually lower that amount.

Councilmember Riley stated that as proposed this would be an increase of 8.17 percent. He compared that to other rates of increase ranging from wages and revenue to the rate of growth. He stated that he would not be willing to support this item.

Councilmember Williams stated that she also does not support the proposed increase and would not support this item.

Mayor Strommen stated that the Council has discussed this item over several work session discussions and will continue to discuss the item.

Councilmember Kuzma noted that part of the increase is for roads and advised that the Council decided not to pursue the option of franchise fees the previous year. He stated that there are contract obligations as well and added staff positions, noting that two of which are positions within the police department. He stated that Ramsey is a great and safe community. He stated that one of the positions would be a Drug Task Force Officer that would focus on Ramsey and would make a proactive effort in Ramsey. He stated that he will be supporting this item.

Councilmember Shryock stated that based on the comments and discussion that the Council has had previously, this is a preliminary budget and the Council will continue to discuss the items on the list to really determine if cuts could be made. She asked where residents could provide input on this item if they have concerns.

Finance Director Lund stated that residents can contact her and if necessary she can direct them to the appropriate staff person.

Councilmember LeTourneau stated that he feels that the community is in a substantial growth mode and as a result there are interesting challenges that come forward such as the aging road system and cost associated with that. He stated that the situation is more unique and therefore he cannot rely on the indicators that Councilmember Riley provided regarding inflation and rates of growth. He stated that the Council has strategic planning discussions in order to stay focused and communicate that information to the public. He noted that while this is a difficult decision to make, it is the type of decision the Council has been asked to make for the community. He acknowledged that certifying this information tonight would ensure that the discussions can continue to occur over the next few months and therefore would be supporting the case.

Mayor Strommen stated that there are a number of factors she considers including the Council's effort to increase transparency to the public, which has an impact on the General Fund; personnel continues to be a large portion of the budget, and will be the case as the City is a service orientated entity; and Ramsey is a growing community, noting that investments will need to be made into the community on a strategic basis and investments need to be balanced with the long-term sustainability of the community. She stated that her focus is not solely on the 2016 budget but the impact that decisions will have on the future years. She believed that the City is in a good place for the preliminary budget and levy and encouraged the Council and staff to look at the budget and refinements along with the Strategic Plan. She commented that she has been involved in several budget conversations throughout the years and appreciates the process that the City has development, commending both staff and Council for their continued hard work and effort. She noted that the City benefits from the different perspectives that are brought to the discussion.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to Adopt Resolution #15-09-218 Approving the Proposed 2015, Payable 2016 Tax Levy and Schedule Budget Public Meeting Date.

Further discussion: Councilmember LeTourneau stated that he is looking forward to the future discussions that will attempt to lower the preliminary budget and tax levy. Councilmember Riley stated that he would like to see the decrease made tonight. Councilmember LeTourneau stated that his anticipation is that there will be a discussion regarding possible opportunities.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Shryock, and Kuzma. Voting No: Councilmembers Riley and Williams. Absent: Councilmember Johns.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to schedule Budget/Levy public meeting on Tuesday, December 8, 2015 at 7:00 p.m.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Shryock, and Kuzma. Voting No: Councilmembers Riley and Williams. Absent: Councilmember Johns.

**7.02: Consider Adopting Resolution #15-09-219 Adopting Proposed 2016 General Fund Budget and Resolution #15-09-220 Adopting Proposed 2016 EDA Budget**

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Adopt Resolution #15-09-219 Adopting the “Proposed” 2016 City of Ramsey General Fund Operating Budget.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, and Shryock. Voting No: Councilmembers Riley and Williams. Absent: Councilmember Johns.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Adopt Resolution #15-09-220 Adopting the “Proposed” 2016 City of Ramsey Economic Development Authority Fund Budget.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, and Shryock. Voting No: Councilmembers Riley and Williams. Absent: Councilmember Johns.

**7.03: Consider Approving Anoka Ramsey Athletic Association’s Request to Fund and Construct Dugouts and Fencing Replacement at Central Park**

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to approve the Anoka Ramsey Athletic Association’s request to fund and construct dugouts and fencing replacement at Central Park. He noted that there was a joint work session earlier in the night and acknowledged that ARAA has contributed more than \$100,000 in investments in park infrastructure in Ramsey.

Councilmember Shryock thanked staff and Anoka Ramsey Athletic Association (ARAA) for the great partnership that they have created that benefits the youth and the businesses of the City.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to approve Anoka Ramsey Athletic Association’s donation and construction of dugouts and fencing

replacement at Central Park, and the Memorandum of Understanding and Commitment agreements that identifies the roles and responsibilities for the project.

Further discussion: Councilmember Kuzma stated that there was a great discussion between the Council and ARAA during the work session tonight which he believes will be beneficial in future planning. Councilmember Williams echoed the comments of Councilmember Kuzma and stated that she looks forward to the future improvements and partnership between the two groups.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers Shryock, LeTourneau, Kuzma, Riley, and Williams. Voting No: None. Absent: Councilmember Johns.

**7.04: Consider Adopting Resolution #15-09-241 Approving Development Agreement for COR Parkview Addition and Development Permit for Parkview East, Case of PSD, LLC**

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Resolution #15-09-241 approving the Development Agreement for COR Parkview Addition and the Development Permit for Parkview East. He stated that there have been changes to the engineer's estimate, noting that the revised estimate for the Development Agreement would be \$273,218 compared to the estimate of \$226,670, which was published while the changes to the Development permit be a revised estimate of \$480,711 compared to the published amount of \$486,940.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to approve the Development Agreements for COR Parkview Addition and Parkview East as revised.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, Riley, Shryock, and Williams. Voting No: None. Absent: Councilmember Johns.

**7.05: Consider Request from PSD LLC for a Housing Subsidy**

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation for the Council to direct staff to draft a TIF Agreement with PSD LLC for \$500,000 subsidy.

Mr. Aarsvold stated that in this case there was a detailed memorandum prepared by Ehlers and included in the staff report. He stated that the memorandum provided an assessment of the pro forma and stated that the firm found that the information meets the industry standards, noting that there were some minor amendments suggested by the firm. He stated that a projected rate of return to the developer can be created from that point and they would like to see a number below 10 percent if the City is going to participate in the project. He stated that before the City assistance, the rate was 5.91 percent and after the assistance the rate is 9.21 percent which is below the 10 percent threshold and therefore found to be acceptable.

Councilmember LeTourneau stated that this development came forward previously without a request for assistance which was great. He noted that PSD LLC has been a great participant in the development of Ramsey and believed that the information justifies the assistance. He believes that this project will bring value and a desired amenity to the community and therefore finds it to be a worthwhile investment.

Councilmember Riley asked and received confirmation that this would not change the fact that there are public improvements being installed by PSD, including the extension of a public roadway. He stated that he was interested to hear the input from Ehlers and see their report, as he found that information to be very helpful. He stated that he has been skeptical but the City has been told time and time again that the City needs more rooftops to encourage development in The COR.

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to direct staff to draft a TIF Agreement with PSD LLC for \$500,000 subsidy.

Further discussion: Councilmember Williams stated that she was not a fan of the speculative sale of the property but stated that if this will help other projects move forward that would be great. She stated that she would like to see this tied to actual construction. Mayor Strommen stated that she completely agrees with what has been said that the pro forma justifies the support, additional rooftops are needed, the plans are in line with the vision for the City, and PSD LLC has been a great partner to the City. She stated that in spite of all of those items that show benefit she cannot support the project. She stated that it is not personal but the Council has taken the approach to be market driven and have made a lot of changes to the plan in order to facilitate those changes. She believed that the Council should have the discussion regarding the desire to be market driven and whether they would need to continue to subsidize projects. She felt that the Council needs to ask and answer the larger question before decisions like this could be made.

Motion carried. Voting Yes: Councilmembers Kuzma, LeTourneau, Riley, Shryock, and Williams. Voting No: Mayor Strommen. Absent: Councilmember Johns.

#### **7.06: Consider Approval of The COR Development Plan Comparison Document**

Community Development Director Gladhill reviewed the staff report and recommendation to adopt The COR Development Plan comparison document.

Mayor Strommen thanked staff and the Boards and Commissions that have provided their time and input.

Councilmember LeTourneau stated that he is glad the City is reviewing this document as it was time for a check-in.

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to adopt the Comparison Document for The COR.

Further discussion: Mayor Strommen referenced page five, under the policy questions and believed the process and vision questions should be listed first. Community Development Director Gladhill noted that change can be made, noting that was the last section to be added to the document. Councilmember Riley asked and received confirmation that this is the first step in a larger more detailed process. He stated that he is very excited to look ahead and move forward in this process. Councilmember Shryock stated that there has been great involvement in the past planning for The COR and believed that this chance for revision provides the ability to focus on where Ramsey is headed and the desire of the residents. She thanked the residents and Boards and Commissions for their future participation.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Williams, Kuzma, Riley, and Shryock. Voting No: None. Absent: Councilmember Johns.

## **8. MAYOR, COUNCIL AND STAFF INPUT**

City Administrator Ulrich announced upcoming meetings and events.

Councilmember Shryock stated that tickets are available for the Taste of Community event for \$30. She stated that she has been involved in Youth First/Promise and is very excited at the work that the organization does and the benefit they provide.

## **9. ADJOURNMENT**

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 8:43 p.m.

Respectfully submitted,

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Kurtis G. Ulrich  
City Administrator

ATTEST:

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Jo Ann M. Thieling  
City Clerk

Drafted by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*