

**ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, November 3, 2016, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Philip Brunt
 Member Brian Burandt
 Member Glen Hardin
 Member Chris Riley
 Member Wayne Skaff
 Member Kristine Williams (arrived at 7:37 a.m.)

Members Absent: None

Also Present: Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator
 Tim Gladhill, Community Development Director
 Kurt Ulrich, City Administrator

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member Skaff, seconded by Member Hardin, to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Brunt, Burandt, and Riley. Voting No: None. Absent: Member Williams.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated October 6, 2016

Chairperson Steffen stated he was absent and did not call the meeting to order and asked this to be corrected in the minutes.

Motion by Member Riley, seconded by Member Hardin, to approve the October 6, 2016, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Riley, Hardin, Brunt, Burandt, and Skaff. Voting No: None. Absent: Member Williams.

4. EDA BUSINESS

4.01: Future Business Park: Right of First Refusal

Economic Dev. Mgr/Assistant City Administrator Brama stated the Board is asked to consider acting on the “Right of First Refusal to Purchase Real Estate”. The agreement states the City has the ability to purchase roughly 48 acres of land owned by Pearson Properties, by November 16, 2016, for \$1 more than offered by a third party (Capstone Homes offer: \$1,465,500, \$30,000 per acre, October 1, 2016).

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report. He reviewed different alternatives to purchasing the property as stated in the “Right of First Refusal”.

Member Williams arrived at 7:37 a.m.

Alternatives consist of:

1. Purchase Pearson Property
2. Don't Purchase Pearson Property

Future Alternatives consist of:

1. Rezone Pearson Property
2. Wait out Capstone PA
3. Hageman Holdings School Site for Business Park
4. Add Connexus Energy Site to Industrial Land Inventory
5. Wait out Platinum Property PA
6. Reconsider Big Picture Land Use Plan.

Member Skaff indicated he was not interested in purchasing the land at that price and it may come back on the market and he supported the alternatives.

Chairperson Steffen agreed and wondered how the discussion with Capstone was going.

Economic Dev. Mgr/Assistant City Administrator Brama stated Capstone has received the City communications and have reserved their response for a later date. They want to see what happens with the right of first refusal before moving forward.

Member Skaff asked what the zoning of the land is at this point.

Community Development Director Gladhill stated there is a variety of zoning on this site from medium residential to high density to commercial. They are looking for something different to do than what is currently there but the roads would be a big discussion because they could not deviate from the design standards.

Chairperson Steffen wondered why Hageman is open to rezoning on the school site.

Economic Dev. Mgr/Assistant City Administrator Brama thought there were a few motivations. Mr. Mike Hageman is a resident of Ramsey and a supporter of what the City wants to do and wants to work with the City through the entire process and wants to be a partner. He felt there was some level of desire to see something happen and there are also assessments on the site that need to be paid and there is the financial side to this which is a motivating factor for them as well.

Chairperson Steffen asked if a business park would come first even if a school is what is desired there.

Economic Dev. Mgr/Assistant City Administrator Brama stated that was correct.

Chairperson Steffen asked if that plat of land can be zoned as a business park and school at the same time.

Community Development Director Gladhill stated they do not have any zoning district that would allow for a business park and school or residential and school. He stated they do not have a tool right now for this type of zoning. He stated at this time they would leave the business park zoning and if a school would come forward they would then carve out or follow up on a different zoning.

Chairperson Steffen asked if the entire site is school or split up.

Community Development Director Gladhill stated 88 acres is all public/quasi-public to allow for a school.

Member Riley thought working with Hageman and his property first made more sense than working with the Pearson property because it is closer to Armstrong and he thought development would then move west from Armstrong and not skip over property if possible.

Consensus from the EDA was to not move forward with the purchase of the Pearson property.

4.02: Job Fair Support

Economic Dev. Mgr/Assistant City Administrator Brama stated Anoka-Ramsey Technical & Community College hosts an annual regional job fair at Anoka Tech every February. The planning event is underway. He stated the event will take place on February 22, 2017 from 10 a.m. to 2 p.m.

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report, stating Deed will put \$1,500 into social media campaigns and asked Ramsey to help with marketing of the event by paying for a shuttle bus to bring people from surrounding areas to the event. The cost would be \$500.

Chairperson Steffen asked if this would be an equal contribution from all three cities.

Economic Dev. Mgr/Assistant City Administrator Brama stated the contribution would come from Coon Rapids and Ramsey because Anoka stated their budget would not allow it this year but they would put it in their budget for next year. This year it would be \$250 from Coon Rapids and Ramsey.

Member Burandt stated he would concur because he thought this was a logical step to get engaged. He thought it was good to partner with this Organization and it looked good to the Ramsey businesses that the City is helping to solve some of the problems they have.

Chairperson Steffen asked if they would be helping Anoka Tech with Ramsey businesses or how do businesses participate.

Economic Dev. Mgr/Assistant City Administrator Brama stated Anoka Tech has their local businesses they work with but Ramsey can do a better job of reaching out to their businesses and will reach out this year to make them aware of this event. There will be a general flyer and target specific flyer going out to the businesses in Ramsey.

Consensus of the EDA was to approve staff to use \$250 for half of the cost of a shuttle bus for the event with the other half coming from Coon Rapids.

5. MEMBER / STAFF UPDATE

Economic Dev. Mgr/Assistant City Administrator Brama updated the Commission on EDA involved projects in the City.

Community Development Director Gladhill reviewed the projects he has been working on in the City.

City Administrator Ulrich updated the Board on the Council actions and activities in the City.

6. ADJOURNMENT

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

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, Brunt, Burandt, Riley, and Williams. Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 8:15 a.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator

Draft by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.