

**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, October 6, 2016, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Chairperson Wayne Skaff (left the meeting at 8:30 a.m.)
 Member Philip Brunt
 Member Glen Hardin
 Member Chris Riley
 Member Kristine Williams (arrived at 7:36 a.m.)

Members Absent: Chairperson Jim Steffen
 Member Brian Burandt

Also Present: Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator
 Kurt Ulrich, City Administrator
 John LeTourneau, Anoka Area Chamber of Commerce
 Jason Aarsvold, Ehlers & Associates
 Brian Pincrates, City Realtor
 Jeff Hagen, Platinum Properties
 James Polk, Platinum Properties

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated September 1, 2016

Motion by Member Riley, seconded by Member Hardin, to approve the September 1, 2016, minutes as presented.

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

4. EDA BUSINESS

4.01: Platinum Properties Purchase Agreement

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Member Williams arrived at 7:36 a.m.

Mr. Jeff Hagen, Platinum Properties made a brief presentation to the Board.

Mr. Jason Aarsvold, Ehlers reviewed the project with the Board.

Brian Pankratz thought this project fit what the City was looking for.

RECESS AND RECONVENE

Motion by Member Williams, seconded by Member Hardin, to recess to a closed session.

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

The EDA Commission recessed at 7:40 a.m.

The EDA Commission reconvened the regular meeting at 8:00 a.m.

The Board thanked the speakers for their presentations.

4.02: CBRE Update

Mr. Pankratz presented market overview to the Board.

Member Hardin asked if the City should look at trying to market retail on the south side of Hwy 10.

Mr. Pankratz stated they have done that in the past and have not had success to date but he thought it would be a good opportunity if they can attract retail users on that site. Access off of Armstrong now is fantastic. He thought this would bring in some competition for the north side of Hwy 10 and he thought the visibility would probably be a little better but there is no density there because of the river.

Member Hardin asked if density a quarter of a mile away was a big deal for retail.

Mr. Pankratz did not think so but stated the developers think it is because they will take a demographics study and review it for negative and positive components.

The Board thanked Mr. Pankratz for his presentation and input.

4.03: Future Business Park

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Acting Chairperson Skaff left the meeting at 8:30 a.m.

Member Riley chaired the remainder of the meeting.

Member Hardin stated under alternatives he did not see any alternative to sit down with Capstone to discuss a partnership with them.

Economic Dev. Mgr/Assistant City Administrator Brama stated they did have a conversation with Capstone Homes about that opportunity and their desire is to use the entire property for residential, that is what they want. They understand that a partnership is likely needed if they are going to get City help and because of that they are willing to work with the City on some level.

Member Brunt asked if it was the intent to do residential throughout the entire 48-acre site and when do they propose to do that.

Economic Dev. Mgr/Assistant City Administrator Brama stated that was correct. He showed the layout to the Board. He stated the intent of Capstone Homes is to purchase the entire Pearson Property parcel, 88 total acres, and they want the entire parcel to be residential. They have indicated on the south side of their site, near the railroad tracks, they would be willing to let that go for a business park (15-20 acres). They do not desire to do that, but are willing to do that.

Acting Chairperson Riley stated Capstone has been one of the good builders in the City. He is glad to see there is still continued interest. He stated the City has a different idea for that use there but does not mean they would not allow residential there but they have a different plan. He stated he was concerned that Capstone is still counting on the same tentative agreement that the City had of cost share, with the idea of bringing in a business park and he understands that the City would not do that same cost share to bring in residential. He stated there is a huge difference in what they would allow and what they would subsidize and in this case the City was very interested in bringing in a business park. He did not think the City would have the same appetite for bringing in more residential and he was concerned that Capstone is counting on that and he thought staff should make sure that Capstone understands that they would have to start over the negotiation process with the City and not count on what the City already committed to in the business park.

Member Hardin felt that was a good reason to sit down with Capstone to discuss this further and make sure there is no misunderstandings.

4.04: Begin Discussion RE Strategy for Marketing and Selling City Owned Land

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

There were no comments by the EDA members.

4.05: Select Date and Speaker for 2016 EDA Business Networking Event

Economic Dev. Mgr/Assistant City Administrator Brama presented the staff report.

Mr. LeTourneau made a presentation to the Commission on Millennials in the Workplace.

The Board discussed possible speakers for the upcoming EDA Business Networking Event. Staff was directed to work with Tim Herold of Herold Precision Metals for a keynote speaker. If staff needed additional time, the event could be delayed a month. If staff couldn't get Tim to commit, staff could work with a paid keynote speaker.

4.06: NCDA Termination Proposal

City Administrator Ulrich presented the staff report.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 9:45 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.