

**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, August 9, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Brian Burandt
 Member Glen Hardin
 Member Dominic Kanaventi
 Member LeAnn Lambrecht
 Member John LeTourneau
 Member Chris Riley

Members Absent: None

Also Present: Tim Gladhill, Development Services Manager
 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 Hardin, seconded by Member Lambrecht, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Lambrecht, Burandt, Kanaventi, LeTourneau, and Riley. Voting No: None. Absent: None.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated July 12, 2018

Member Riley noted under Item 4.02, it should state, "...~~NIC~~ NIK Construction..."

Motion by Member Riley, seconded by Member Hardin, to approve the July 12, 2018, minutes as amended.

Motion carried. Voting Yes: Chairperson Steffen, Members Riley, Hardin, Burandt, Kanaventi, Lambrecht, and LeTourneau. Voting No: None. Absent: None.

4. EDA BUSINESS

4.01: Review Draft 2019 Preliminary EDA Budget and Levy

Community Development Director Gladhill presented the staff report.

Member Hardin referenced the specific account numbers included on the chart and received confirmation on the account number used for professional services. He asked for additional information on another item.

Community Development Director Gladhill noted that he would confirm the details and respond to the EDA.

Chairperson Steffen asked staff to verify the current EDA account balances and interest being earned as well. He stated that the budget will then go forward to Council to be incorporated into the total City budget. It was confirmed that a case will come forward to the EDA at the next meeting to have a high-level review of the budget being considered by the City Council.

Motion by Member Hardin, seconded by Member Kanaventi, to recommend to City Council to adopt the 2019 Preliminary EDA Budget and Levy.

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Kanaventi, Burandt, Lambrecht, LeTourneau, and Riley. Voting No: None. Absent: None.

4.02: Review Pricing Strategy for Land Sales (Portions of this case may be closed to the public)

Community Development Director Gladhill presented the staff report. He stated that the recommendation of staff would be to pause and wait for the new Economic Development Manager to come on board before amending the pricing chart. He welcomed any broad discussion or feedback that could be provided to assist in the future discussion.

Member Hardin referenced parcels which will require fill and received confirmation from staff on which two parcels those are.

Community Development Director Gladhill stated that the City is working with Bolton & Menk on an infrastructure study and the amount of fill that will be needed for one of those sites will be included in that report.

Chairperson Steffen referenced the old municipal center site and stated that it appears the previous potential purchaser seemed to know the amount of fill that would be needed and perhaps the City could use that as a starting point.

Community Development Director Gladhill stated that engineering staff is going to further assess the site.

Chairperson Steffen noted that there is not a purpose to go into closed session at this time as pricing is not going to be discussed.

Member Riley stated that the pricing was updated about six months ago and agreed that the process could continue to be updated as the experts see necessary.

Member Burandt asked if the intent of the Bolton & Menk study would be for the City to make these sites shovel ready/pad ready by bringing the necessary fill in.

Community Development Director Gladhill explained that the decision has not yet been made and the EDA will be involved in those discussions. He stated that a recent developer chose to make the infrastructure investments themselves upfront through an agreement with the City.

Chairperson Steffen asked for details on the land sale proceeds.

Community Development Director Gladhill explained that current land sale proceeds are paying back an interfund loan and once that is paid back, proceeds would be distributed per the City policy.

4.03: 2018 City of Ramsey Resident Survey

City Administrator Ulrich presented the staff report.

Chairperson Steffen noted that this is a lot of data and asked if there are action items developed from the data.

City Administrator Ulrich stated that the survey is used when developing goals and action items for the strategic planning process.

Member Burandt stated that he does not view a Wisconsin community as Ramsey's peer group and would think the neighboring communities are the peer group of the City.

City Administrator Ulrich stated that the survey looks at midwestern communities because weather and infrastructure needs are similar. He stated that it is intended to be a broader view, narrowed down by geographical areas. He stated that he could reach out to determine if a more specific metro breakdown could be obtained.

Chairperson Steffen asked if other Anoka County communities use the same company for their surveys.

City Administrator Ulrich stated that he was unsure how many communities use the firm but confirmed that some cities also use the same firm.

5. MEMBER / STAFF UPDATE

Community Development Director Gladhill introduced the new Economic Development Administrative Assistant. He provided updates on recent development activity.

City Administrator Ulrich commended Community Development Director Gladhill for his excellent work on the closing for the Affinity property.

Member Burandt stated that a save the date was sent out for the solar array on October 25th and there are already 100 RSVPs. He stated that they are fielding questions from around the world as this is the first project of its kind. He provided an update on the project timeline, noting that the site will be producing power by October. He stated that the company has another larger project in Athens that is moving a little behind the Ramsey schedule.

6. ADJOURNMENT

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

Motion carried. Voting Yes: Chairperson Steffen, Members Hardin, Burandt, Kanaventi, Lambrecht, LeTourneau, and Riley. Voting No: None. Absent: None.

The regular meeting of the Economic Development Authority adjourned at 8:21 a.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Timothy Gladhill
Community Development Director

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.