

**City of Ramsey**  
**Agenda**  
**Economic Development Authority (EDA)**  
**Thursday, November 8, 2018**  
**7:30 am**  
**Council Chambers, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
  1. Approve the Following Meeting Minutes:
    - 1) EDA Regular Meeting - October 11, 2018
- 4. EDA Business**
  1. 2019 Annual EDA Business Expo: Select Venue & Date
- 5. Member/Staff Input**
  1. Receive Development Update
- 6. Adjournment**

**Economic Development Authority (EDA)**

**3. 1.**

**Meeting Date:** 11/08/2018

**Submitted For:** Sean Sullivan, Community Development

**By:** Sean Sullivan, Community Development

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**Title:**

Approve the Following Meeting Minutes:

1) EDA Regular Meeting - October 11, 2018

**Purpose/Background:**

Purpose: The purpose is to approve the meeting minutes for the EDA meeting held the prior month.

Background: The meeting minutes are attached for review and approval.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

**Action:**

Motion to approve the following EDA meeting minutes:

1) EDA Regular Meeting - October 11, 2018

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**Attachments**

10-11-18 EDA Minutes

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**Form Review**

**Inbox**

Sean Sullivan (Originator)

Tim Gladhill

Form Started By: Sean Sullivan

Final Approval Date: 11/02/2018

**Reviewed By**

Sean Sullivan

Tim Gladhill

**Date**

11/01/2018 05:57 PM

11/02/2018 08:32 AM

Started On: 10/12/2018 02:09 PM

**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 11, 2018, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Acting Chair Brian Burandt  
                          Member Glen Hardin  
                          Member LeAnn Lambrecht  
                          Member John LeTourneau  
                          Member Chris Riley

Members Absent:     Chairperson Jim Steffen  
                          Member Dominic Kanaventi

Also Present:         Sean Sullivan, Economic Development Manager  
                          Tim Gladhill, Community Development Director  
                          Kurt Ulrich, City Administrator  
                          Mark Riverblood, Parks and Assistant Public Works Superintendent  
                          Jacquel Hajder, Anoka County Economic Development Specialist

**1.     CALL TO ORDER**

Acting Chairperson Burandt called the Economic Development Authority meeting to order at 7:33 a.m.

**2.     APPROVE AGENDA**

Motion by Member Hardin, seconded by Member Lambrecht, to approve the agenda.

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

**3.     APPROVE MINUTES**

**3.01:   Approve Meeting Minutes Dated September 13, 2018**

Motion by Member Riley, seconded by Member Hardin, to approve the September 13, 2018, minutes as presented.

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

#### **4. EDA BUSINESS**

##### **4.01: Presentation: Anoka County Regional Economic Development Partnership**

Jacqueline Hajder, Anoka County Economic Development Specialist, introduced herself noting that she began her position with Anoka County in July. She provided background information on the partnership and study that brought the need for her position forward. She stated that Anoka County is defining the roles to determine how it can work with regional partners as it relates to economic development marketing, incentives, business retention and expansion; ensure that the communities in Anoka County are ready for development; and address and work to change the perception of Anoka County. She highlighted the employment and target industries that were identified in the study and provided information on employment distribution throughout the County. She reviewed the members of the Executive Committee that she works with which includes Connexus, four city representatives, County Commissioners and staff, Metro North Chamber, three Subcommittees, and herself. She reviewed the issues that the Marketing Subcommittee, Readiness Subcommittee and the Alignment and Regionalism Subcommittee are focusing on. She identified additional partnerships and opportunities for leads to bring new businesses into the communities of Anoka County. She highlighted some of the regional coordination and local assistance that she is able to provide for communities. She provided information on the budget for the program that is provided by the cost-share of the communities. She explained that the cost-share portion for each community is based on the population of each community.

Acting Chairperson Burandt asked if some of the goals have been accomplished.

Ms. Hajder replied that there are some projects that came from Connexus Energy with businesses that had specific needs and that they were able to locate within the County. She stated that some of the partners that she has talked to are glad to see Anoka County take this kind of action and regional coordination. She noted that some communities also find it helpful to have a point person at the County to assist in resolving challenges towards economic development. She explained that a perception of a regional level can hurt the communities at a local level and that is what they are attempting to change.

Economic Development Manager Sullivan stated that he would be looking for action from the EDA on the recommendation to the City Council regarding participation in the Anoka County Economic Development Partnership and cost-share. He stated that the City Attorney had reviewed the form and content of the documents and found them satisfactory.

Member Riley asked from the perception of staff whether this would be beneficial to the City.

Economic Development Manager Sullivan agreed that this would be helpful to have the partnership and noted that an active regional approach by Anoka County would increase potential leads for the City of Ramsey and the Region. He stated that there are additional services relating to the use of the MNCAR membership that are able to be provided from Ms. Hajder upon request.

Community Development Director Gladhill stated that there was a time when Ms. Hajder was a great interim resource to staff prior to Economic Development Manager Sullivan being hired in the City of Ramsey. He stated that even with a full staff, it is helpful to have that backup assistance when support is needed. He noted that Anoka County HRA funds could be used to fund this partnership.

Member LeTourneau stated that he believes that this initiative is well placed and commended the County for taking this action. He stated that there has been a long tradition of underserving the County in terms of economic development and is glad to see that changing. He noted that he was interested to see the leakage of people in terms of employment, which indicates a large number of people that are leaving the County to work each day. He stated that this partnership will provide an opportunity to recapture some of that employment within the County. He stated that having a partner with Anoka County and the regional players will be to everyone's advantage. He stated that the more employment opportunities there are in Anoka County helps to increase the demand for housing and retail. He believed that the investment requested is very reasonable and believed that Ramsey should join this effort.

Acting Chairperson Burandt agreed that this position at the County level is much needed and he would also support this action.

A member from the public in attendance of the meeting stated that he found the presentation very interesting. He stated that it was emphasized twice that negative perceptions of Anoka County exist. He asked for additional information on the negative perceptions that might be out there for Anoka County and what the marketing will focus on.

Ms. Hajder reviewed some of both the positive and negative perceptions that exist for the County and regional area and how the marketing efforts will attempt to change those negative perceptions. She explained that if you are not telling your message, the question will be who is telling that message for you and that is where perceptions come in.

Motion by Member Riley, seconded by Member Hardin, to recommend to City Council to participate in the Anoka County Economic Development Partnership and to forward to the City Council for consideration of approval to sign Memorandum of Understanding and Voluntary Cost Share Agreement, subject to City Attorney approval.

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

**4.02: Authorize Trail Easement over West 20 Feet of 5195 142<sup>nd</sup> Avenue (aka former AMOCO site)**

Parks and Assistant Public Works Superintendent Riverblood presented the staff report.

Member Hardin asked if there would be any negative aspects on the future buildability of the lot, parking, or setbacks.

Parks and Assistant Public Works Superintendent Riverblood stated that he did not see any negative aspects, noting that the easement would be counted towards the required greenspace for the site.

Community Development Director Gladhill stated that the trail easement would not have any impact on building code. He stated that this will be done in a way that will not inhibit the site in terms of future buildability.

Member Riley commented that the Public Works Committee has been looking at the City's trails in general to determine gaps and this was identified as one of the highest priorities. He noted that the City currently owns the parcel and believed that this makes sense.

Member LeTourneau asked if there is an expectation for the trail to continue south.

Parks and Assistant Public Works Superintendent Riverblood stated that the trail is in place south of 142<sup>nd</sup> on both sides of 47, which connects to the other trails in the area along Bunker Lake Boulevard and Puma Street. He stated that this will be an important connection not only for the City system but also the overall regional system.

Acting Chairperson Burandt stated that his family often bikes in this area and agreed that this segment of trail is definitely needed for safety and connection.

Parks and Assistant Public Works Superintendent Riverblood stated that when the site is developed, they would also request a sidewalk along 142<sup>nd</sup>, which would be separate from this action.

Motion by Member Hardin, seconded by Member Lambrecht, to authorize staff to proceed with recording a 20-foot trail easement over the City owned property at 5195 142<sup>nd</sup> Avenue NW.

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

#### **4.03: Approve Program Outline, Speakers, and Emcee for 2018 EDA Business Networking Event**

Economic Development Manager Sullivan presented the staff report.

Member LeTourneau stated that having Mr. Ro Schara as Keynote Speaker would be great. He asked for information on timing and when the decision would be made.

Economic Development Manager Sullivan estimated that by October 19<sup>th</sup> there will be a definite answer from the proposed Keynote Speaker. He stated that if the speaker cannot be booked, staff does have another suggestion for a speaker that would be pursued.

Motion by Member Riley, seconded by Member Hardin, to approve the draft format of the event and flexibility to move date to accommodate Keynote Speaker for the 2018 EDA Business Networking Event.

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

## **5. MEMBER / STAFF UPDATE**

### **5.01: Receive Development Update**

Community Development Director Gladhill provided a development update.

### **5.02: UpRiver: Anoka County Commercial Real Estate Broker Event (October 17, 2018)**

Community Development Director Gladhill stated that Ms. Hajder mentioned an upcoming broker event which is taking place on October 17<sup>th</sup>. He stated that this is an opportunity for the communities of Anoka County to speak with brokers and recruit potential projects. If EDA members wish to attend they should contact staff to get signed up.

## **6. ADJOURNMENT**

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

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

The regular meeting of the Economic Development Authority adjourned at 8:38 a.m.

Respectfully submitted,

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Sean Sullivan  
Economic Development Manager

ATTEST:

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Tim Gladhill  
Community Development Director

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

## Economic Development Authority (EDA)

4. 1.

**Meeting Date:** 11/08/2018

**By:** Sean Sullivan, Community  
Development

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### **Title:**

2019 Annual EDA Business Expo: Select Venue & Date

### **Purpose/Background:**

Annually, the Ramsey EDA sponsors a Business Expo. The purpose of this event is to promote Ramsey's businesses (typically retail and service industries) to the community. Normally, this event draws 200-300 participants and 45-50 business exhibitors. Preliminary planning has commenced and staff is open to new ideas and suggestions to continue to have a successful event.

The purpose of this case is to select a date and venue for the 2019 event so event planning can continue.

### **Notification:**

N/A

### **Observations/Alternatives:**

Below is a status update on a number of items related to this event:

- Venue: The Fountains of Ramsey (\$800 estimated) or Adrenaline Sports Center (\$600 estimated)
- Equipment Rentals: tables, chairs and drapes (\$1,300 estimated)
- Event Flyer and Registration: Not created yet (2018 version attached)
- Registration Fees for 2018: Ramsey Business-\$50, Non-Ramsey Business-\$65, Electricity-\$5
- Preference given to Ramsey area retail, service, restaurant and other industries. Craft / Merchant vendors and Non-Ramsey businesses will be placed on a waiting list.
- Giveaway: TBD, Last year we did Ramsey Bags (\$1,500 estimated)
- Entertainment: Balloon Artist (\$600 estimated)
- Marketing:
  - Mailers, 9,600 qty, 2 weeks before event
  - Mobile Sign Boards (5)
  - Color Full Page Color Flyer, qty 750 and Sandwich Board Posters
  - Anoka County Shopper Ad Space
  - Anoka County Union Article
  - Ramsey Resident, Facebook, City Website

The EDA allocation budgeted for this event is \$6,000. Considering the items above expenditures will be approximately \$7,500-8,300. Staff estimates revenue will be approximately \$2,370 (based on 2018 Revenue)

The successful event has been at the Fountains at Ramsey due to its location in the COR, quality facilities. Space, however, has been tight due to the success of the event. Adrenaline Sports would provide a larger venue but is more utilitarian in nature. Staff is open to discuss the pros and cons of these potential venues.

### **Funding Source:**

EDA and Event Revenue. See Observations section above.

### **Recommendation:**

DATE SELECTION

Saturday March 23, March 30, or April 6. Based on input from 2016 Survey and staff observations (feedback received in the past) it appears as if an earlier date is preferred by vendors and patrons alike. Past events were held on the following dates: March 31, 2018, April 1, 2017, and April 16, 2016.

VENUE SELECTION

The Fountains at Ramsey or Adrenaline Sports Center

**Action:**

Motion to select \_\_\_\_\_ as the date of the 2019 Business Expo.

Motion to select \_\_\_\_\_ as the venue for the 2019 Business Expo.

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**Attachments**

2018 Ramsey Business Expo Flyer

Budget 2018

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**Form Review**

**Inbox**

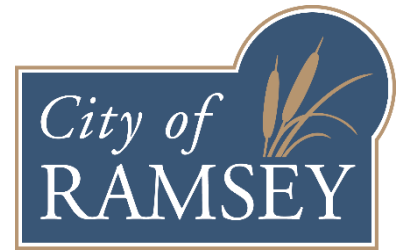
Sean Sullivan (Originator)  
Tim Gladhill  
Form Started By: Sean Sullivan  
Final Approval Date: 11/02/2018

**Reviewed By**

Sean Sullivan  
Tim Gladhill

**Date**

11/01/2018 05:57 PM  
11/02/2018 08:32 AM  
Started On: 10/30/2018 04:06 PM



10<sup>th</sup> Annual City of Ramsey  
Economic Development Authority



# BUSINESS EXPO

## 2018

### Join us for the 10<sup>th</sup> Annual Ramsey Business Expo

Experience the variety of businesses that the City of Ramsey has to offer. Bring the whole family for an afternoon of fun giveaways and a chance to learn about the products and services of **50 local businesses** including restaurants, professional services, retail and much more!

### HIGHLIGHTS

- Admission is FREE
- Each guest will receive a City of Ramsey tote bag at the door!
- Giveaways & exciting contests
- Local business coupons, deals & information
- *A Touch of Magic* balloon art & fun for the kids!

**Event:** Ramsey Business Expo

**Date:** Saturday, March 31  
2018

**Time:** 10:00 am – 2:00 pm

**Location:**

The Fountains of Ramsey  
7533 Sunwood Drive NW,  
Ramsey, MN 55303

**For more information:**

[cityoframsey.com/BusinessExpo](http://cityoframsey.com/BusinessExpo)  
[nwenberg@cityoframsey.com](mailto:nwenberg@cityoframsey.com)

763-433-9831

## 2018 Budget

<b>EXPENSES</b>	<b>Total</b>
The Fountains reservation	\$ (1,400.00)
Tables/chairs- Grand Rental Station	\$ (750.50)
Tradeshow drapes- Broadway Rental	\$ (630.70)
Bag Giveaway (ACE Sales)	\$ (890.00)
Postcard invites (print)- Countryside Printing	\$ (999.96)
Postcard invites (postage)	\$ (1,723.26)
Express Signs	\$ (580.00)
Sandwich board signs & flyers- Do All	\$ (48.00)
Shopper Ad space	\$ (160.00)
Balloon Artist (A Touch of Magic)	\$ (525.00)
Facebook advertising	
Misc. Supplies	\$ (36.60)
<b>Total Expenses</b>	<b>\$ (7,744.02)</b>
<b>REVENUES</b>	
Applications	\$ 2,370.00
EDA allocation	\$ 6,000.00
<b>Total Revenues</b>	<b>\$ 8,370.00</b>
<b>BALANCE:</b>	<b>\$ 625.98</b>

**Economic Development Authority (EDA)**

**5. 1.**

**Meeting Date:** 11/08/2018

**By:** Tim Gladhill, Community Development

**Title:**

Receive Development Update

**Purpose/Background:**

This case is for informational purposes only. Below are several updates of potential interest to the Economic Development Authority.

**Notification:**

**Observations/Alternatives:**

General Development Patterns - 2018

Type	Amount
Detached Single Family Homes	126
Multifamily Units	173 (1 Building)
Industrial	60,000 square feet
Commercial	28,000 square feet
New Construction Value	\$35M

Affinity at Ramsey (Inland Group)

This 173 unit senior housing development located west of Center Street, north of Sunwood Drive is under construction. The project site was previously land owned by the City. The project encountered some minor delays due to weather conditions in early fall. Completion is planned by the end of 2019.

Brookside Elementary School (Anoka Hennepin School District No. 11)

This 225,000 square foot elementary school located east of Nowthen Boulevard at 170th Avenue plans to house approximately 800 students. Construction is planned to complete in time for the Fall 2019 start to the 2019-2020 Academic Year.

Bunker Lake Industrial Park (PSD, LLC)

This proposed 60,000 square foot industrial building is planned for south of Bunker Lake Boulevard, west of Armstrong Boulevard. This is the third building in the Bunker Lake Industrial Park. Construction is for the week of November 5. The Developer needs to submit final fees and documents.

Connexus Solar Farm

Construction of this 17-acre solar farm and battery storage utility located south of Highway 10, west of Llama Street is nearing completion. Production is expected to begin in late 2018 or early 2019.

Cottages at The COR (Centra Homes)

This 40 unit detached townhome development is located on City-Owned Property at the southwest intersection of Ramsey Boulevard and Bunker Lake Boulevard. The Developer is working on final plan revisions so that the real estate transaction and required agreements can be executed. Centra Homes expects to commence construction this fall.

Greenway Terrace (Aeon)

Construction on this 47 unit multifamily development is complete. The Project Site was previously owned by the City. The project is fully occupied. A second phase is planned for 2019 construction.

Lazydays RV

This is the former Shorewood RV located on the south side of Highway 10 west of Armstrong Boulevard. Lazydays RV is planning a second building focused on a new service center. The Developer is completing required plan revisions. A case approving final plans is expected for November 13. Lazydays RV expects to start construction this Fall.

Regency Ponds Self Storage

This planned self-storage facility planned to be located at the northeast intersection of Ramsey Boulevard and Bunker Lake Boulevard is currently on hold. The original Developer is attempting to sell the project to a new Developer. The new Developer is revising plans based on City direction and comment.

Springs at Ramsey (Continental Properties)

This 300-unit rental townhome development was being explored for the northwest intersection of Bunker Lake Boulevard and Armstrong Boulevard, abutting Ramsey Fire Station No. 1. There was no official submittal or application. Staff has not received any recent updates from the Developer, so it is unknown if there is a plan to move forward.

**Funding Source:**

**Recommendation:**

**Action:**

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**Attachments**

*No file(s) attached.*

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Sean Sullivan	Sean Sullivan	11/02/2018 09:23 AM
Tim Gladhill (Originator)	Tim Gladhill	11/02/2018 10:09 AM
Form Started By: Tim Gladhill		Started On: 11/02/2018 08:34 AM
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