

**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, December 6, 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 John LeTourneau

Members Absent: Member LeAnn Lambrecht
 Member Chris Riley

Also Present: Sean Sullivan, Economic Development Manager
 Tim Gladhill, Community Development Director
 Kurt Ulrich, City Administrator
 Brian Pankratz, CBRE

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 Kanaventi, to approve the agenda.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated November 8, 2018

Motion by Member Hardin, seconded by Member Burandt, to approve the November 8, 2018, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Purchase Agreement for Harvest Estates 2nd Addition (former Municipal Center); Case of Meadow Creek Builders

Economic Development Manager Sullivan presented the staff report.

Chairperson Steffen asked how this site concept compares to the previously proposed concept.

Community Development Director Gladhill explained that the lot sizes would be slightly smaller with 65-foot-wide lots rather than 80-foot lots. He stated that the product would be detached townhomes with an HOA maintained area. He noted that the Planning Commission would flush out the details in terms of zoning. He summarized that there would be slightly smaller lots to provide the developer with three additional lots.

Chairperson Steffen noted that this proposed price is much better than the \$10,000 proposed by the previous developer. He asked if staff has any idea how the Planning Commission will react to this proposal.

Community Development Director Gladhill noted that the Planning Commission will review this concept the evening of December 6, 2018, therefore he does not know how they will react. He stated that there is another development in the area with 70-foot-wide lots.

Member Hardin stated that there was notification provided to adjacent property owners and asked if there has been any input from residents.

Community Development Director Gladhill stated that it is a bit early in the process for input from the public. He stated that the policy discussion tonight for the Planning Commission would be how they feel about 65-foot lots.

Economic Development Manager Sullivan stated that moving the Purchase Agreement forward and getting it executed gives some certainty to the developer to be able to move forward.

Chairperson Steffen asked if the property was listed after the last deal fell through and if there were other interested parties.

Economic Development Manager Sullivan stated that the property was re-listed and there was no other offers from other parties.

Member Hardin asked if there is an estimate for the cost of the fill that will be needed.

Economic Development Manager Sullivan stated that engineering staff reviewed the information the estimated price for fill provided by the developer is correct.

Motion by Member Burandt, seconded by Member Kanaventi, to recommend to City Council to approve the Purchase Agreement for Lot 25, Block 1, Harvest Estates.

Further discussion: Member LeTourneau stated that this is a good step forward as this would allow the City to sell the land and would also allow homes to be built on the property, which is what the neighboring property owners desire.

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

4.02: Review Concept for 32 Unit Assisted Living and Memory Care Facility in The COR; Case of Suite Living (Hampton Companies)

Economic Development Manager Sullivan presented the staff report.

Brian Pankratz stated that Hampton Companies builds a product called Suite Living, which is a senior living product with a continuum of care. He stated that a number of these facilities have been constructed around the metro area and are single level on 1.5 to two acres. He stated that there is a well on the proposed site which would impact what could be done in the area directly around the well. He stated that in his opinion this product type would fit within Ramsey and within The COR as it would provide a close location for people to visit family members and would provide jobs.

Chairperson Steffen noted that the property is zoned for retail.

Community Development Director Gladhill stated that four or five years ago there was a proposal for a four to five story senior housing project on this site, for many of the same reasons Hampton Companies is interested in the site. He stated that there was a similar discussion at that time on whether the Commissions and Council would be interested in rezoning the parcel for housing. He stated that at that time the decision was to leave the property as retail. He noted that much has changed since that time and therefore staff is open to policy decision on whether the site should continue to be held for retail or whether that should be opened up for housing.

Mr. Pankratz stated that there is a medical care component provided by staff that would be working within the building.

Joel Larson, President of Hampton and Suite Living, stated that they have looked at several sites in the area and this is the number one choice because of the possibility of signage from Highway 10. He stated that they also like the site because of the proximity to the daycare, as they believe that is a good mix between the young and the old. He stated that they have a similar mix in another city and it works well. He stated that there are several of these projects under construction or operational and would welcome staff and Commission members to visit a site. He estimated that 22 to 25 full-time jobs would be created as a result this project.

Chairperson Steffen asked and confirmed that Mr. Larson's company would stay on as owner/operator after the project is constructed.

Mr. Pankratz stated that after construction there could be an outlot on the Coborns corner that could be used in the future for a building or other use.

Mr. Larson stated that they would be flexible and could purchase the entire site or a portion of the site and leave an outlot with the City.

Chairperson Steffen asked if the visibility to Highway 10 is important.

Mr. Larson confirmed that visibility is important.

Chairperson Steffen asked if there is a waiting list for the other properties.

Mr. Larson stated that it is a need driven product, but there is a short waiting list. He stated that the properties are 100 percent occupied. He stated that they do also work with senior waivers, which allow placement of seniors that run out of funds.

Chairperson Steffen asked if the company would consider a lot interior to The COR.

Mr. Larson stated that they would look at it but noted that there are looking at ten different sites throughout the metro and will build about eight of the products in the next year. He was unsure that he would want to build on another site in Ramsey.

Member Hardin stated that this is not a residential setting, as the materials reference for the product.

Mr. Larson stated that there is a residential feeling because of the neighboring apartments and the daycare location next to the site. He stated that Ramsey is a growing area and people want their parents that need care closer to home.

Member Kanaventi stated that he would be interested in visiting an existing site.

Chairperson Steffen stated that four or five years ago a similar site use was declined. He stated that since that time more housing has been built within The COR and his hesitation is that if the City scratches a potential retail site for additional housing there could be concern from the community. He noted that this would also be a site where the residents would not be using the nearby retail locations.

Mr. Larson stated that it is correct that the residents themselves would not be leaving the site but the people visiting the site would use the nearby retail locations.

Member Hardin stated that he supports the project but does not believe that this is the right location. He suggested another location in The COR be looked at.

Member Burandt agreed that this is a great project but not the best location.

Economic Development Manager Sullivan stated that there are some additional sites within The COR that could fit the project but would also need to fit the needs of the developer. He asked if there is a criteria staff should use for determining a better location.

It was the consensus of the Board that the area surrounding Coborns should be reserved for retail.

Chairperson Steffen noted that there is a park with a lake that may be a good neighboring fit.

Mr. Larson stated that a park is not a big push because the residents are not leaving the site for the most part. He stated that traffic and adjacent activity is a big push for them.

Chairperson Steffen confirmed the consensus of the EDA that this is not the right site but to direct staff to work with the developer to determine if another site would work.

4.03: Consider Marketing Materials Update Proposal

Economic Development Manager Sullivan presented the staff report.

Chairperson Steffen asked if these would be mostly digital documents that would live online or whether the materials would also be printed and used.

Economic Development Manager Sullivan noted that material would be used online and also be printed depending on the audience. He believed that it is important to illustrate the story of the City in a professional manner in order to attract commercial/retail development and noted that the City's material is dated.

Member Hardin asked if the documents could be updated by staff when properties are sold.

Economic Development Manager Sullivan confirmed that the documents would be editable by staff.

Chairperson Steffen asked if the only difference between options A and B would be the interactive element.

Economic Development Manager Sullivan confirmed that is the only difference. He stated that he likes the flexibility and puts the City's best foot forward professionally.

Member Hardin asked if staff would be able to make the edits.

Community Development Director Gladhill explained that the templates are setup by the designer and staff is then able to update the templates with the information.

Chairperson Steffen stated that clearly the materials are out of date and therefore he would support this update.

Member Hardin stated that the interactive piece is a good feature to have.

Motion by Member Hardin, seconded by Chairperson Steffen, to approve marketing contract with WSB for Option B and COR Mapping Update for a cost not to exceed \$6,500.

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

5. MEMBER / STAFF UPDATE

5.01: Receive Update on Concept Plan for Hotel/Multifamily Development in The COR; Case of Allied Development

Economic Development Manager Sullivan stated that a proposed development concept was included in the Board packet. The concept includes a hotel with retail on the first floor on the site owned by PSD. He stated that the second phase would include housing along Center Street. He stated that staff believes that this type of development in the area would be beneficial.

Chairperson Steffen noted that this project would be in the right spot and encouraged staff to continue to explore this project.

Member Hardin asked if there would be underground parking for the hotel.

Economic Development Manager Sullivan noted that this is very preliminary in nature and there is not underground parking proposed at this time. He stated that surface parking with the potential structured parking ramp would be possible.

Chairperson Steffen stated that there are unique features with retail on the first floor and a hotel above, with housing to come connected to that product. He expressed support for the project.

Member Burandt stated that he would also be supportive of hearing more about this project and moving forward.

Economic Development Manager Sullivan noted that he communicate on the support of the EDA to the developer.

Member LeTourneau stated that perhaps a comment should be made about parking. He noted that initially surface parking is considered but would like to see structured parking as an element not only for this use but as a shared use as the community continues to build out.

Chairperson Steffen noted that it would depend whether the structured parking would be an amenity for the hotel or the City. He noted that if the benefit is to the City, then the City would consider sharing in the cost if the structure. He stated that the sketch does show structured parking and asked if that was brought forward by the developer or suggested by staff.

Economic Development Manager Sullivan noted that the structured parking was suggested by staff, and the developer was open to that.

5.02: Other

Economic Development Manager Sullivan stated that the recent business networking event hosted by the EDA at the Fountains was a success. 120-130 people were estimated to be in attendance.

City Administrator Ulrich noted that the City held the tree lighting earlier this week with the biggest attendance yet, noting that the event continues to gain momentum.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:17 a.m.

Respectfully submitted,

Sean Sullivan
Economic Development Manager

ATTEST:

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.