

**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, May 9, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Chairperson Chris Riley
 Member Shang Berg
 Member Glen Hardin
 Member Mark Kuzma

Members Absent: Chairperson Jim Steffen
 Member Brian Burandt
 Member Dominic Kanaventi

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

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

Further discussion: Member Hardin suggested tabling Item 3.02 (Review Real Estate Management Strategy for City Owned Land) from the discussion until the full Board is present. Economic Development Manager Sullivan stated that moving the item to the June meeting would still allow negotiations but would diminish the negotiation window. Acting Chairperson Riley agreed there should be full membership present for the discussion.

Member Kuzma withdrew his motion.

Motion by Member Hardin, seconded by Member Kuzma, to approve the agenda as amended, tabling item 3.02.

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

3. EDA BUSINESS

3.01: Consider Second Amendment to Purchase Agreement for Greenway Terrace 2; Case of AEON Ramsey 2 LLC (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Economic Development Manager Sullivan highlighted the fact that AEON is applying for Minnesota Housing Funds and that their application requires the property to be under contract through the November 21, 2019 award date. He also stated that this property has been under contract since 2017 and that the EDA should consider re-opening all terms of the negotiations, including the sales price, if the proposed extension to January 13, 2020 is asked to be extended again.

Member Kuzma asked and received confirmation that there would be a payment of \$10,000 from the applicant for the extension.

Economic Development Manager Sullivan confirmed that the applicant has already paid \$10,000 on two occasions and this extension would equate to another payment of \$10,000 that would be non-refundable.

Motion by Member Hardin, seconded by Member Kuzma, to recommend to City Council to approve the Second Amendment with AEON Ramsey 2, LLC to extend the closing date until January 13, 2020, including an additional \$10,000 in non-refundable earnest money. All other items, including the purchase price are to remain the same.

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

~~3.02: Review Real Estate Management Strategy for City Owned Land~~

3.03: Receive 2019 Business Expo Summary

Economic Development Manager Sullivan presented the staff report.

Member Kuzma commented that better signage could have assisted with parking and entrance into the event.

Economic Development Manager Sullivan asked if a banner or signage on the north entrance of the building would be the type of signage member Kuzma was referring to.

Member Kuzma indicated this was the type of signage he thought would be effective.

Member Hardin stated that the venue was very nice and had a lot of space. He stated that he would like to see a presence from the police and fire departments in addition to the City booth.

Acting Chairperson Riley agreed that it was a good venue and he liked the layout. He stated that it was a good way to build on what has been done in the past.

It was the consensus of the EDA to select Adrenaline Sports Center as the home of the 2020 Business Expo and to reserve the venue for April 4, 2020.

3.04: Discuss 2019 Business Appreciation Day Event

Economic Development Manager Sullivan presented the staff report.

Acting Chairperson Riley noted that the details have been discussed little by little and this sounds good as proposed.

Member Kuzma agreed that the previous start time was early and preferred the later start time.

Member Hardin stated that he liked the 10:00 a.m. start as it allowed people to get home around the same time as the workday.

Acting Chairperson Riley stated that he heard a 50/50 mix from the business owners. He stated that the 11:00 a.m. start would hit the middle of that as a compromise. He suggested that they try the 11:00 a.m. start this year.

Member Hardin stated that he would support the 11:00 a.m. start time this year. He asked the actual out of pocket net for the event.

Economic Development Manager Sullivan stated that the EDA contributes \$4,000 to the event and the event usually ends up with a balance of about \$600.00. Based on this information the net out of pocket for the EDA has been about \$3,400.

Motion by Member Kuzma, seconded by Member Hardin, to allocate the EDA budget of \$4,000 for the event and authorize staff to move forward with the event planning and coordination of the 2019 Business Appreciation Day event on Tuesday, August 20, 2019 to be held at the Links at Northfork and catered by Wells Catering with a start time of 11:00 a.m.

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

3.05: Select 2019 Business of the Year

Economic Development Manager Sullivan presented the staff report. He referenced the answers to the questions by each nominee and highlighted some accomplishments from Panther Precision machine and Anderson Dahlen.

Member Hardin stated that his list included Anderson Dahlen, Panther Precision, and Dynamic Group in that order.

Member Kuzma agreed that Anderson Dahlen would be a great choice with their expansion.

Member Berg agreed with Anderson Dahlen.

Acting Chairperson Riley stated that he likes that the City has such great companies and gets to have this discussion each year. He stated that he likes the idea of recognizing businesses in the community.

Motion by Member Hardin, seconded by Member Kuzma, to select Anderson Dahlen as the 2019 Ramsey EDA Business of the Year.

Further discussion: Member Hardin asked if there could be a runner up, recognizing other businesses as well. Economic Development Manager Sullivan stated that this discussion makes that point. He suggested staying away from awarding a runner up, noting that this discussion creates the short list for the next year.

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

Economic Development Manager Sullivan asked if any businesses should be moved to the short list.

Member Hardin suggested moving Molin Concrete to the short list and also asked about the status of Armstrong Kennels and Diamond Graphics.

Acting Chairperson Riley stated that he would be open to suggestion from staff as well.

Economic Development Manager Sullivan agreed with the recommendation of moving Molin Concrete to the short list.

4. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan indicated that site plans have been submitted for Delta ModTech and Anderson Dahlen and provided an update.

Community Development Director Gladhill provided an update on current planning cases and projects moving forward.

Member Hardin asked if there are MPCA funds available for the site cleanup at Riverwalk.

Community Development Director Gladhill noted that the two most common source of funds for this type of activity would come from DEED or the Metropolitan Council, noting that both funds have been applied for.

Economic Development Manager Sullivan stated that the Purchase Agreements were executed on the PSD retail Parcel 45 and City storm water infiltration basin site.

City Administrator Ulrich provided an update on the recent City visit to Washington D.C., noting that members of staff, the City Council and Mr. Tinklenberg attended the visit. He stated that Councilmember Shryock resigned from the Council, effective at the end of April and advised that a special election will occur in conjunction with the regular November election. He stated that the Council did adopt a remote attendance policy for Council and Commission members, noting that additional details will be available once the equipment is installed.

Acting Chairperson Riley stated that he recently read an article stating that the Anoka Highway 10 project is fully funded, which puts Ramsey in the hopper.

5. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:11 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.