

**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 10, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Brian Burandt
 Member Scott Cords
 Member Mark Kuzma
 Member Chris Riley

Members Absent: Member Glen Hardin

Also Present: Sean Sullivan, Economic Development Manager
 Tim Gladhill, Community Development Director

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 Cords, seconded by Member Burandt, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Burandt, Kuzma, and Riley.
Voting No: None. Absent: Member Hardin.

3. APPROVE MINUTES

3.01 : Approve Meeting Minutes Dated September 12, 2019

Motion by Member Riley, seconded by Member Kuzma, to approve the September 12, 2019, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Riley, Kuzma, Burandt, and Cords.
Voting No: None. Absent: Member Hardin.

4. EDA BUSINESS

4.01 : Consider Site Selection Option for New Salon Concept

Economic Development Manager Sullivan presented the staff report. He stated that staff believes that this is a worthy project for this parcel and is generally comfortable with either alternative site selection, noting that the salon group would prefer the western portion of the site.

Chairperson Steffen asked if the parcel would be split in half and whether the salon would choose a smaller portion, leaving a larger portion for the hotel.

Economic Development Manager Sullivan confirmed that there would be enough space remaining for the hotel group. He stated that he did speak with the hotel group and they would be comfortable with the eastern site. He noted that the lot line will be based on site plan submittals and COR requirements.

Community Development Director Gladhill stated that staff will ensure that the lots created will not create an awkward remnant parcel.

Member Cords asked if there is a proposed timeline for the development of the salon.

Economic Development Manager Sullivan explained that would occur once the purchase agreement is complete and provided additional details on the process. He estimated perhaps a spring or summer 2020 construction. He stated that he would anticipate that the purchase agreement could come back to the EDA at the next meeting in November.

Member Cords asked if the construction for the salon would conflict with a similar building process for the hotel.

Economic Development Manager Sullivan explained that once the property line and lot size is determined, construction could occur on each site on their own timelines. He stated that at this time it is unknown whether either project will truly move forward and therefore staff is simply asking for direction for the site plan being presented for the salon.

Chairperson Steffen confirmed the consensus that the EDA would like to see this project continue to move forward.

4.02 : Recommend 2020 EDA Work Plan

Economic Development Manager Sullivan presented the staff report. He noted that the purpose is to review and amend the 2019-2020 City of Ramsey Economic Development Work Plan. He noted that a 2019 EDA Work Plan was not developed or adopted due to the timing of the transition to the new Economic Development Manager. The City Council adopted its revised Strategic Plan in 2019 and the items relating to the EDA have been included in the proposed 2019-2020 Work Plan.

Member Cords asked if the comments related to fill were in relation to the large piles of fill from the COR Infiltration Basin.

Economic Development Manager Sullivan confirmed that to be true.

Member Riley stated that residents continue to desire restaurants and retail and asked if there is a way to emphasize or target that development.

Chairperson Steffen confirmed that restaurants and retail should be added to number two. He asked for details on the item related to zip code.

Economic Development Manager Sullivan stated that City Administrator Ulrich continues to work on that task and provided an update.

Community Development Director Gladhill confirmed that obtaining a zip code for the City of Ramsey remains a goal of the City and was recently discussed at the City Council meeting related to legislative platform and goals. He explained that while the zip code continues to be a priority for the City, it was decided that the State legislative platform was perhaps not the best method in attempting to complete that task.

Member Riley commented that the Council discussed the State legislative platform and noted that the State does not appear to have the ability to push that task and therefore more of an effort will be made on the Federal level.

Motion by Chairperson Steffen, seconded by Member Kuzma, to recommend to City Council to approve the 2020 EDA Work Plan.

Motion carried. Voting Yes: Chairperson Steffen, Members Kuzma, Burandt, Cords, and Riley. Voting No: None. Absent: Member Hardin.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

Economic Development Manager Sullivan indicated a Save the Date that will be emailed for the 2019 Highway 10 Business Network Breakfast. He noted that the goal is to secure speakers from the County, MnDOT, Bolton & Menk, and City staff. He stated that he and Community Development Director Gladhill attended the Upriver Event at TPC in Blaine, which highlighted development opportunities in Anoka County and Ramsey.

Community Development Director Gladhill noted that the website and social media pages have been updated with current development project updates. He stated that Delta ModTech held a groundbreaking ceremony earlier in the week. He also provided updates on the Armstrong Retail project, Sapphire Apartments, two self-storage projects, and Suite Living. He noted that River Walk Village will hopefully begin the cleanup process of their site this fall to prep for development of that site this spring.

Chairperson Steffen asked for an update on the ICO Station property.

Community Development Director Gladhill stated that some cleanup and improvements on the site have occurred noting that there is still some question to the user for the front business area.

Chairperson Steffen asked if Anderson-Dahlen would be a spring construction.

Economic Development Manager Sullivan explained that the Anderson Dahlen project is on hold by the direction of the business. He stated that staff recently toured the Affinity at Ramsey project earlier this month and residents are expected to move in the week of October 15th.

6. ADJOURNMENT

Motion by Chairperson Steffen, seconded by Member Kuzma, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Kuzma, Burandt, Cords, and Riley.
Voting No: None. Absent: Member Hardin.

The regular meeting of the Economic Development Authority adjourned at 7:58 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.