

**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, February 14, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Brian Burandt
 Member Dominic Kanaventi
 Member Mark Kuzma
 Member Chris Riley

Members Absent: Member Glen Hardin

Also Present: Sean Sullivan, Economic Development Manager
 Tim Gladhill, Community Development Director
 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 Riley, seconded by Member Kanaventi, to approve the agenda.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated January 10, 2019

Motion by Member Kanaventi, seconded by Member Kuzma, to approve the January 10, 2019, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Exchange of Parcel 45 for Part of Outlot A, Ramsey Town Center 13th Addition

Economic Development Manager Sullivan presented the staff report.

Chairperson Steffen asked for details on what will occur in the red shaded area adjacent to the pond.

Economic Development Manager Sullivan stated that the pond to the east will stay and this will be an additional storm water management infiltration basin. He stated that right-of-way is being acquired on the northern portion through this process that will be used for future Veteran's Drive.

Community Development Director Gladhill stated that within The COR there has been a regional stormwater approach. He noted that the pond was a portion of that regional capacity and this will be another element, along with the future **Lake Ramsey**. He stated that the Veteran's Drive extension is another element of the Highway 10 project that will be needed, as that will eventually connect to Ramsey Boulevard as a right-in/right-out.

Chairperson Steffen asked and received confirmation that this land acquisition would not only provide the necessary storm water treatment but also provide for the road extension.

Member Kuzma noted that this is a necessary acquisition as the City is under contract with the Lower Rum River Water Management Organization (LRRWMO) to provide this treatment for development that has already occurred.

Member Burandt asked if this is the only infiltration basin within The COR.

Community Development Director Gladhill confirmed that this is the only infiltration basin within The COR, although there are other stormwater improvements. He stated that projects have been approved and constructed, with developers paying into a fund to support this improvement. He confirmed that the LRRWMO has provided an extension for the City to construct this stormwater treatment improvement, so it is needed to support the current and future development.

Member Riley stated that this is a good deal for the City as necessary stormwater treatment can be provided, along with development on another currently City owned parcels.

Economic Development Manager Sullivan added that this infiltration basin and storm water systems benefits all landowners in the COR including PSD, LLC.

Matt Kuker, PSD, stated that PSD has contributed to the fund that will help develop and manage this storm water treatment system. He noted that at this time they will be building a shell building without a current tenant on Parcel 45. He stated that when the Armstrong Blvd bridge

was built it reduced visibility for this and other parcels but believed that could be solved with appropriate signage. He stated that the proposed project would be the first step to increase development on the west side of Armstrong Blvd. He stated that the concept would be similar to the retail near Coborns with multiple tenants. He noted that the second building could be a restaurant/food service tenant. He explained that typically quick service food will not come until other business fills in around it. He stated that he would begin on the speculative building once the spring thaw is complete and the planning process is complete.

Motion by Member Kuzma, seconded by Member Kanaventi, to recommend to City Council to approve the terms of the land exchange, subject to City Attorney approval.

Further discussion: Member Burandt stated that this is a win/win for the City as the City will receive the land for the infiltration basin and in return will get additional development on the west side of Armstrong Blvd.

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

4.02: Select Dates for Remaining 2019 EDA Events

Economic Development Manager Sullivan presented the staff report. He recommended moving the Business Appreciation Day back to the third Tuesday in August and confirmed consensus of the EDA. He recommended moving the Business Network Meeting to one of the first three Thursdays in November.

Chairperson Steffen asked if the Fountains would be willing to hold a couple of those November dates, which would allow flexibility for the availability of the speaker.

Economic Development Manager Sullivan confirmed that he could verify that potential with the Fountains and would hope to lock in a speaker for the event earlier so that the date could be finalized.

Member Kuzma stated that he would prefer November 7th.

Economic Development Manager Sullivan provided an update on the Business Expo, reporting that 34 businesses have signed up for the event. He stated that a total of 55 to 60 businesses could be allowed at the new venue.

Motion by Chairperson Steffen, seconded by Member Kuzma, to select August 20, 2019 as the date for the 2019 Business Appreciation Day.

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

Motion by Chairperson Steffen, seconded by Member Burandt, to select a preferred date of November 7, 2019, with alternate dates as November 14th or 21st as the date for the 2019 Business Network Meeting at the Fountains of Ramsey.

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

5. MEMBER / STAFF UPDATE

5.01: Receive Update on Highway 10 Transportation Plan (Ramsey Gateway)

Community Development Director Gladhill provided an update on the process to update the Ramsey Highway 10 transportation plan/Ramsey Gateway. He stated that staff and the City Council, along with partners throughout Anoka County have been working to better define the scope of the Ramsey portion, as both Anoka and Elk River have received funding and approvals for large projects. He stated that different concepts for each intersection have been reviewed, and some eliminated, in order to present some of the preferred options at an upcoming public open house. He explained the evaluation process that was completed to narrow down the options for the Ramsey Boulevard and Sunfish Lake Boulevard intersections, along with the west end concepts. He noted that the west end will likely lag behind the other elements in the plan.

Member Burandt asked if there is any talk of moving the weigh station.

Community Development Director Gladhill stated that City staff has had talks with MnDOT and the Highway Patrol and as of today there are no plans to relocate that, although they are considering other elements that would help to improve safety. He stated that the project in Anoka is fully funded and has actually been expanded with some additional MnDOT projects, so that construction will begin at 7th Avenue and continue through Thurston Avenue. He noted that the City of Elk River also received funding to replace traffic signals on 169 and to also evaluate eliminating signals at Highway 10 and the 101/169 interchange. He reviewed upcoming dates for the public involvement plan which includes a meeting of the Steering Committee, property owner meetings, and a public open house.

Chairperson Steffen asked if the entire stretch of the Anoka project would begin in 2022 or whether that would be phased in multiple years.

Community Development Director Gladhill stated that there will be two projects, the Anoka portion and the MnDOT portion, but noted that both projects are anticipated to begin in 2022.

Chairperson Steffen asked the timing for Ramsey Boulevard and Sunfish Lake Boulevard.

Community Development Director Gladhill noted that the date is uncertain at this time, as the design is still about one year out and then once that is completed, the search for funding can begin.

5.02: Other

City Administrator Ulrich stated that the Council recently approved the use of HRA funds to complete a housing market study.

Community Development Director Gladhill stated that there is demand for small lot single-family from developers and multi-family and therefore the City believed that this would be a good time to review the market to ensure that Ramsey does not become oversaturated with one housing product and continues to have a good balance of housing products available.

Economic Development Manager Sullivan noted the joint worksession with the City Council and EDA on February 26th.

6. ADJOURNMENT

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

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

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.