

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

Members Present: Acting Chairperson Chris Riley
 Member Scott Cords
 Member Glen Hardin
 Member Mark Kuzma

Members Absent: Chairperson Jim Steffen
 Member Brian Burandt

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

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated October 10, 2019

Motion by Member Hardin, seconded by Member Kuzma, to approve the October 10, 2019, minutes as presented.

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

4. EDA BUSINESS

**4.01: Consider Purchase Agreement for Part of Outlot A, COR Stone Brook Academy;
 Case of GiGi's Salon and Spa, Inc. (Portions may be closed to the public)**

Economic Development Manager Sullivan presented the staff report.

Member Cords asked if there has been concern by the potential hotel buyer related to the site selection.

Economic Development Manager Sullivan explained that the hotel developer does not prefer the corner site and therefore this would not impact that project.

Acting Chairperson Riley explained that it is often difficult to plan for a development that has not officially come forward and may not eventually come forward but agreed that it is helpful to attempt to plan ahead.

Member Hardin stated that the City paid for fill to improve that lot at the cost of approximately \$1 per square foot, which would make a \$4 per square foot net at \$3 per square foot. He asked if the purchase price is sufficient.

Economic Development Manager Sullivan explained that the price for the Stonebrook site was \$3.11 and fill was not placed on that site. He provided additional details on the price per square foot the City paid for the lot, with the fill and noted that the purchase price would cover that cost.

Member Kuzma stated that he supports this project as this will sell another piece of City owned property and place it back on the tax rolls.

Motion by Member Kuzma, seconded by Member Cords, to recommend to City Council to approve the Purchase Agreement for part of Outlot A, COR Stone Brook Academy, subject to City Attorney approval.

Further discussion: Member Scott asked if there is any additional funding requested from the City for this project, such as TIF. Economic Development Manager Sullivan stated that in this case assistance has not been requested by the buyer. Acting Chairperson Riley agreed that this seems to be a good deal for the City to sell additional land and retain a Ramsey business.

Motion carried. Voting Yes: Acting Chairperson Riley, Members Kuzma, Cords, and Hardin.

Voting No: None. Absent: Chairperson Steffen and Member Burandt.

4.02: Consider Resolution #19-272 Approving Second Purchase Agreement for Lot 1, Block 1, Anderson Dahlen South Addition; Case of Knoll Properties LLC

Economic Development Manager Sullivan presented the staff report.

Acting Chairperson Riley asked if this would simply extend the current PA to January 31, 2020

Economic Development Manager Sullivan explained that as it stands currently the applicant is in default of the PA because a notice to proceed was not issued. He stated that this is a new PA which extends that term to January 31, 2020. He stated that the applicant has plans ready at this

time and this would allow a few extra months for the applicant to make the necessary business decision.

Member Cords stated that it appears that the additional 75 to 80 days to proceed seems a reasonable course of action.

Acting Chairperson Riley stated that Anderson Dahlen has been a great local business and he is supportive of the business continuing to try to move forward with expansion. He agreed that the extension seems to make sense. He stated that if the January 31st date comes and goes, the City would then need to reconsider other offers.

Economic Development Manager Sullivan stated that there was another letter of interest on the property but not a formal offer and that there is some potential interest relating to the Public Works Facility design.

Motion by Member Hardin, seconded by Member Cords, to recommend to City Council to adopt Resolution #19-272 approving Purchase Agreement for Lot 1, Block 1, Anderson Dahlen South Addition; subject to City Attorney review and approval.

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

4.03: Consider Alternative Land Use Options for Northwest Quadrant of The COR

Community Development Director Gladhill presented the staff report.

Economic Development Manager Sullivan explained that one acceptable development alternative includes three quadrants of medium density residential and one quadrant identified for retail. He asked if the EDA would support the ability for all four quadrants to be developed as residential. He noted that it would be helpful information to have when approached by developers.

Acting Chairperson Riley stated that different groups in the City could bring forward different opinions on this matter. He stated that citizens certainly want a certain type of development.

Member Hardin stated that he is not opposed to medium density housing in the area but would prefer to see retail on the parcels closest to the roundabout, with the other two areas medium density. He stated that he would also not be opposed to modifying some of that into residential.

Member Kuzma echoed the comments that he would prefer to see retail over residential. He noted that there is the PSD project across the street and believed the property near the roundabout would be the most valuable for retail. He asked why access could not be provided from Armstrong or Bunker.

Economic Development Manager Sullivan explained that the City and County have a JPA regarding access onto the County roads and the only approved entry at this time is Zeolite. He

noted that there may be ability to add a right-in/right-out on Bunker Lake Boulevard but that distance from the intersection and the limited access would not be conducive to retail. He stated that the input that they have received from brokers and potential developers is that the northwest portion of the site is not attractive for retail because of the reduced visibility from Highway 10 and that it is not convenient to access.

Community Development Director Gladhill stated that in 2021 or 2022 there are plans to expand Bunker Lake Boulevard to four lanes, which changes the existing conditions.

Member Cords asked if that entire section of Bunker Lake Boulevard would be four lanes divided by a median.

Community Development Director Gladhill confirmed that to be true. He noted that there is a section in the industrial park area that does not have plans to expand to four lanes at this time, but the County is reviewing that section. He stated that the intersection treatments will be determined during the design process.

Member Cords stated that he likes the proposal with the lower left-hand quadrant being reserved for retail.

Acting Chairperson Riley confirmed the direction of the EDA to reserve one quadrant of the site for future retail rather than requiring retail on the entire site.

Economic Development Manager Sullivan noted that the Planning Commission will also review this topic again and were interested to hear the input of the EDA. He stated the three quadrant residential and one quadrant retail that the EDA supported were actually created by the Planning Commission in a worksession.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on the business network event which will take place on November 19, 2019.

Community Development Director Gladhill provided brief updates on development projects.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:08 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.