

**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, March 12, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Brian Burandt
 Member Scott Cords
 Member Glen Hardin
 Member Chris Riley

Members Absent: Member Mark Kuzma

Also Present: Sean Sullivan, Economic Development Manager
 Tim Gladhill, Deputy 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 Burandt, seconded by Member Hardin, to approve the agenda.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated February 13, 2020

Motion by Member Riley, seconded by Member Cords, to approve the February 13, 2020, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider First Amendment to Purchase Agreement for Part of Outlot A, COR Stone Brook Academy; Case of Cobblestone Hotel Development, LLC (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Chairperson Steffen asked if the salon would be taking more land as Cobblestone will be taking a little less.

Economic Development Manager Sullivan explained that the area around the well will be retained as greenspace buffer. The two businesses are almost splitting the remaining parcel in half.

Member Cords asked if the name change means that the entity is based in Minnesota.

Economic Development Manager Sullivan stated that the new LLC entity is based in Minnesota which is common practice when businesses open in new states. He further explained that it is the same ownership group, which was based out of Wisconsin.

Motion by Member Cords, seconded by Member Burandt, to recommend to City Council to approve the First Amendment to Purchase Agreement for Part of Outlot A, COR Stonebrook Academy, subject to City Attorney approval as to legal form.

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

4.02: Consider Purchase of 6336 Highway 10 NW (JAC Auto) (Portions of this case may be closed to the public)

Deputy City Administrator Gladhill presented the staff report.

Member Cords stated that staff mentioned that Anoka County has discussed possible interchange designs that could impact Do All Printing. He asked if the City or Anoka County would be responsible for the property acquisition if that land is needed for the Highway 10 project.

Deputy City Administrator Gladhill stated that the hope is that the funding would come from the 47M bonding bill being considered by the state legislature. He noted that if there is a gap in funding for the project there would be a continued negotiations. An example is the Armstrong interchange project where the City acquired some parcels and the County acquired some parcels. He noted that if the City purchases the property that cost would likely count towards the City's contribution for the project.

Member Hardin asked if the city would be eligible to be reimbursed for the cost of this parcel if it ends up being part of the Highway 10 project.

Deputy City Administrator Gladhill stated that the City may not see cash back, but if the parcel is used for the highway project, that purchase cost would be counted towards the City's contribution towards the overall project.

Member Hardin asked if the value of the structure is known.

Deputy City Administrator Gladhill explained that he would not believe that the structures would have much value. He explained that the purpose of the purchase would be to remove blight in the corridor.

Member Hardin asked for information on recent sales adjacent to this parcel.

Deputy City Administrator Gladhill provided an update on the adjacent parcels which are currently listed for sale (and have been for some time) and/or may have been purchased recently.

Member Hardin asked about the offer that was previously placed on the bookstore location, believing that it was around \$2 per square foot.

Economic Development Manager Sullivan was not sure what the offer was for that site for the previous project. (Staff later identified the offer to purchase was at \$2.33 per square foot) He stated that the previous bookstore location that is owned by the City has some challenges because the site does not have access to storm water system and the size of the site seems to limit the onsite storm water treatment options available.

Chairperson Steffen asked when the realignment of Highway 10 would be known.

Deputy City Administrator Gladhill stated that the City hopes to have a much better sense of the alignment within the next two years.

Chairperson Steffen asked if the City would remove the building, clean up the site and put it back on the market if the site is ultimately not needed for the highway project.

Deputy City Administrator Gladhill confirmed that to be true. He noted that the site would most likely be occupied by another business at that time looking for additional space.

Chairperson Steffen asked how long the property has been listed on the market.

Deputy City Administrator Gladhill confirmed that the property has been on the market listed for sale for multiple years.

Motion by Member Hardin, seconded by Member Cords, to recess the meeting to Closed Session at 7:51 a.m.

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

The meeting reconvened to Open Session at 8:05 a.m.

Deputy City Administrator Gladhill summarized the discussion of the closed session noting that the EDA directed staff to negotiate at a different price and the item will come back to the EDA for additional discussion.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

Economic Development Manager Sullivan highlighted the upcoming Business Expo. He indicated it was full with 70% of the registered business coming from Ramsey. He reported on a recent sale of the Dahlheimer/Grosslein building for 2.5M to Global Glove, an expanding Ramsey business.

6. ADJOURNMENT

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.