

**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, September 10, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Member Glen Hardin

Also Present: Sean Sullivan, Economic Development Manager
 Tim Gladhill, Deputy City Administrator
 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 Cords, seconded by Member Kuzma, to approve the agenda.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated August 13, 2020

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

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

4. EDA BUSINESS

4.01: Consider Purchase Agreement for Part of Outlot GG, Ramsey Town Center Addition; Case of Java Properties (Portions May be Closed to the Public)

Economic Development Manager Sullivan presented the staff report.

Member Cords asked the expected start time if all approvals are gained.

Economic Development Manager Sullivan explained that because assistance is not proposed with this project, if approved today this purchase agreement could go forward to the next City Council meeting. He noted that the developer would then have 180 days to complete due diligence, noting that process could be extended. He estimated that the project would be constructed in 2021.

Andy Urness, representing Java Properties, stated that they are a preferred developer for O'Reilly Auto Parts and provided background information on their development experience. He stated that the company wants to be in Ramsey and liked this parcel location. He stated that they are excited about the opportunity and confirmed that the business would remain corporate owned. He explained that Java Properties would own the land and O'Reilly Auto Parts would lease the space.

Chairperson Steffen asked how this site was chosen in Ramsey.

Mr. Urness stated that they like this area because of the proximity to Highway 10, the new Casey's Gas Station building, and the commercial development in the area.

Commissioner Heineman asked the financial impact that O'Reilly has experienced because of the pandemic.

Mr. Urness replied that he has five buildings under construction and has about seven projects proposed for 2021 thus far. He stated that his company continues to build Caribou Coffee and O'Reilly Auto Parts locations as those businesses do incredibly well in both strong and weak times of the economy.

Motion by Member Burandt, seconded by Member Cords, to recommend to City Council to approve the Purchase Agreement for part of Outlot GG, Ramsey Town Center Addition, subject to City Attorney approval.

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