

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

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

Members Absent: Chairperson Jim Steffen

Also Present: Sean Sullivan, Economic Development Manager
 Tim Gladhill, Deputy City Administrator

4. EDA BUSINESS

4.01: Consider Approval of Third Amendment to Purchase Agreement for Lots 1, 2, and 3, Block 1, COR TWO; Case of RGH RAMSEY LLC (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Riley asked if there has been any other interest in these properties.

Economic Development Manager Sullivan stated that there have not been any additional requests in the site but noted that the site is not listed in the market due to an active PA. He stated that the market interest from retail is not strong right now because of COVID. He stated that the applicant has been working hard to bring different prospects to the site and has shared those communications with staff. He stated that the applicant has not been able to gain traction because the retail market remains in a holding pattern. He stated that the applicant has invested \$40,000 in the process thus far and still wants to make it work. He stated that due to the COVID environment and anticipated winter conditions, staff supports the amendment.

Commissioner Heineman asked if there are other similar parcels in the City that garnered retail interest recently.

Economic Development Manager Sullivan stated that the only retail interest in recent times has been for the site adjacent to Casey's Gas Station by O'Reilly's, noting that business has not been impacted by COVID in the same manner other businesses have been.

Member Cords asked how this project would compare to the strip mall constructed across Armstrong from this location. He asked if that would have similar tenants and whether it would compete for tenants.

Economic Development Manager Sullivan replied that rather than a multi-tenant building, which is across Armstrong, this project would have a different structure with three separate owner-occupied buildings.

Member Kuzma commented that this is a reasonable request with the challenges of COVID.

Motion by Member Kuzma, seconded by Member Cords, to recommend to City Council to approve the Third Amendment to Purchase Agreement for Lots 1, 2, and 3, Block 1, COR TWO; subject to City Attorney review as to legal form.

Further discussion: Member Cords agreed that this is a reasonable request based on the current economic and other conditions.

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