

**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

1. CALL TO ORDER

Acting Chairperson Burandt called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

Economic Development Manager Sullivan requested to remove Item 4.03 from the agenda noting that the developer could not fit the desired size building onto the site and therefore has withdrawn the request to purchase the parcel.

Motion by Member Cords, seconded by Member Kuzma to approve the agenda as amended.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated October 8, 2020

Motion by Member Riley, seconded by Member Cords, to approve the October 8, 2020, minutes as presented.

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

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.

4.02: Consider Lease Agreement for 6710 Highway 10 NW; Case of Potter’s House Christian Community Church (Portions of the meeting may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Cords referenced the lease accepted the previous month and asked if this lease would occupy the remainder of the building.

Economic Development Manager Sullivan confirmed that this lease for Potter’s House Church would occupy the remainder of the space as the other portion is occupied by Youth First.

Member Cords noted the concern related to parking for a church use at the last meeting and asked for input on how there would be sufficient parking for two churches.

Economic Development Manager Sullivan explained that Connections Church withdrew its lease and therefore this lease would replace that and use that same proposed space which provided enough parking.

Member Kuzma asked the timeline if the City exercised the opt out clause.

Economic Development Manager Sullivan commented that the lease would require a 90-day notice from either side to terminate.

Member Kuzma hoped that more notice could be provided as the Highway 10 planning effort continues and more information is known.

Member Heineman asked if there are two different occupants for the north and south sides of the building.

Economic Development Manager Sullivan identified the areas of the building used by Youth First and proposed area to be leased by Potter’s House Church. He stated that the neighboring tenant has a lease that expires in March 2021 and additional parking opportunities could arise.

Motion by Member Cords, seconded by Member Kuzma, to recommend to City Council to approve of the lease as presented, subject to City Attorney review.

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

~~4.03: Consider Purchase Agreement for 6590 141st Avenue NW; Case of City Moving and Storage (Portions of the meeting could be closed to the public)~~

5. MEMBER / STAFF UPDATE

- Receive Update on Major Development Projects.

Economic Development Manager Sullivan highlighted potential commercial and industrial development projects that could come forward and also provided an update on the status of previously approved projects. He also provided an update on the City's small business grant program reporting that 30 grants were awarded for roughly \$295,000. He stated he also worked with Ramsey business owners to apply for the Anoka County grant program.

Deputy City Administrator Gladhill reviewed current development trends and provided an update on residential development in the community. He also provided an update on a possible water treatment facility, noting that much of the expense has already been planned for and believed that the majority of the project could potentially be funded through funds on hand that have been collected by sewer and water fees through development.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:05 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.