

**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, August 12, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Scott Cords
 Member Chelsee Howell
 Member William MacLennan
 Member Michael Olson
 Member Chris Riley

Members Absent: Member Rachal Johnson

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.

4.02: Consider Recommendation to Approve Establishment of TIF District 18, TIF Plan, and TIF Agreement; Case of Oppidan

Economic Development Manager Sullivan presented the staff report.

Chairperson Cords stated that there were a few minor things that staff was going to do additional research on. He asked if there are fundamental changes since the previous discussion.

Economic Development Manager Sullivan stated that those questions were related to the TIF agreement, which is the second portion of the case. He provided clarification on the job creation requirement which included a job creation number of 100 with minimum wages of \$17.50 / hr. He noted that in order to qualify to be within a TIF District, the use would need to be in line with the district in terms of manufacturing/distribution/warehousing type uses. He noted that if the use changed, one of those buildings could potentially be removed from the district. He clarified that the EDA actions could be taken in one motion all at once if supported by the EDA. He noted that this would go forward to the City Council for a public hearing on August 24th.

Member Howell referenced the 40 and 60 percentages and asked how that was negotiated and accepted.

Economic Development Manager Sullivan stated that 60/40 split is unique in the recent past it has been a 90/10 split with the developer receiving 90 percent of increment for project reimbursement. He stated that in this instance staff negotiated the 60 (developer) / 40 (City) split percent for the City in order to support a portion of City costs associated with needed infrastructure improvements in that area such as Bunker Lake Boulevard adjacent to the site.

Motion by Member Cords, seconded by Member MacLennan, to recommend to City Council:

- Approve the Modification to the Development Program for Development District No. 1
- Establish Tax Increment Financing District No. 18: (Oppidan Industrial) within Development District No. 1
- Approve the Tax Increment Financing Plan. The TIF plan outlines the boundary of the district, TIF eligible expenses/costs and tax impacts (tax base and taxing jurisdictions). The TIF Plan outlines how the project follow statutory requirements for creation of the TIF District.
- Approval of TIF Agreement (business subsidy) with Ramsey Industrial Owner LLC and Oppidan Incorporated; subject to attorney review.

Motion carried. Voting Yes: Chairperson Cords, Members MacLennan, Howell, Olson, Riley, and Steffen. Voting No: None. Absent: Member Johnson.

6. ADJOURNMENT

Motion by Member Steffen, seconded by Member MacLennan, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Cords, Members Steffen, MacLennan, Howell, Olson, and Riley. Voting No: None. Absent: Member Johnson.

The regular meeting of the Economic Development Authority adjourned at 8:17 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.

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