

**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 9, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

4. EDA BUSINESS

4.01: Consider Purchase Agreement for Lot 4, Block 1, Riverside West; Case of Windows and Doors USA (Portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Riley stated that he would like to hear from the applicant.

Frank Serna, applicant, stated that he has been working with staff for the past year. He stated that he has been in business since 2000 and is currently located in Ham Lake. He stated that he has had a hard time finding a property that would work for his business and believes that this would be a good location. He stated that he owns four businesses and is working to grow the windows and doors business and provided additional details on the Weathershield products they will highlight in the showroom.

Member Steffen asked the number of employees.

Mr. Serna replied that he did have 17 employees at one time but that was reduced to seven and now down to three. He stated that he would look to bring in ten employees with the expanded location in Ramsey.

Member Olson thanked him for his service and stated that it sounds like this is well thought out and he is excited about it.

Chairperson Cords asked if all the businesses would be run out of this location.

Mr. Serna replied that two of his businesses are home-based. He stated that the general contracting company that he owns is kept to a minimum, with 12 customers perhaps per year. He provided background information on how his general contracting business led to him starting the window and door business.

Chairperson Cords commented that it sounds like a good opportunity and a good fit for Ramsey.

Member Johnson commented that she knows the applicant's wife and asked if she should abstain from voting. She confirmed that it is just a personal relationship.

Member Riley commented that because it is just a personal relationship, he did not believe she would need to recuse herself.

Member Steffen stated that this will be a great project for Highway 10, and he will be excited to never again call this property the old bookstore.

Member Riley asked if there have been negotiations on the property price.

Economic Development Manager Sullivan stated that the hardest part was finding a property that would be suitable for the use. He stated that the offer provided by the applicant was fair and therefore he did not push back. He stated that the asking price was \$4 per square foot, while the offer was around \$3 per square foot in addition to what this development would bring to the site. He noted that this site would have great visibility from Highway 10.

Mr. Serna commented that staff had been great reaching out to him and following up. He noted that the main reason for the length of time was that he was trying to find a site that had a structure that would work for him. He noted that because he was unable to do that and Economic Development Manager Sullivan continued to reach out to him, he decided to pursue this site and build.

Member MacLennan asked if there is a timeline for construction.

Mr. Serna replied that he would like to begin as soon as possible. He stated that they are working on the blueprints and Weathershield will do the inside build out.

Motion by Member MacLennan, seconded by Member Steffen, to recommend that the City Council approve the Purchase Agreement for Lot 4, Block 1, Riverside West, subject to City Attorney review.

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

6. ADJOURNMENT

Motion by Member Olson, seconded by Member Johnson, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:16 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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