

**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 18, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Scott Cords  
                          Member Chelsea Howell  
                          Member William MacLennan  
                          Member Michael Olson (via Zoom)  
                          Member Chris Riley

Members Absent:     Member Rachal Johnson  
                          Member Jim Steffen

Also Present:         Sean Sullivan, Economic Development Manager  
                          Brian Hagen, Deputy City Administrator/Community Development  
                          Director

**1.     CALL TO ORDER**

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

**2.     APPROVE AGENDA**

Motion by Member Riley, seconded by Member MacLennan, to approve the agenda.

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Chairperson Cords	aye
Member MacLennan	aye
Member Olson	aye

Motion carried.

**4.     EDA BUSINESS**

**4.01:   Consider Purchase Agreement for Parcel 50; Case of Java Properties**

Economic Development Manager Sullivan presented the staff report.

Chairperson Cords stated that he likes the idea and is positive about moving forward. He stated that there is a discussion about securing a right-in/right-out access and asked if there has been thought about how that will work with the Highway 10 improvements.

Mark Krogh, Java Companies, commented that the right-in/right-out is for Veterans Drive and is critical to the whole development. He stated that the phase one tenants are ready to go. He stated that he will get details from staff about that concern. He noted that they have talked about the Highway 10 construction with the tenants.

Economic Development Manager Sullivan commented that access to any County road requires discussion and approval from the County. He noted that once the PA is approved, they will move forward to the County for review. He stated that speaking with engineering there would be a six-to-eight-foot elevation change to the ramp and therefore Veterans Drive would be sloped to connect. He stated that realistically the official layout will be approved within the next few weeks and then engineering will design the details for the Highway 10 improvements.

Chairperson Cords referenced the six-to-eight-foot rise and asked if that would be handled with retaining walls or whether parking would be lost.

Mr. Krogh believed that they could handle it with grading but could also use boulder walls if necessary. He referenced a project they completed in Champlin with similar product used.

Member Riley thanked Java for being present. He stated that this is an exciting project, and he is glad Java stayed through the discussions with PACT. He asked for details on the timing of phases one and two.

Mr. Krogh stated that once they are under contract, they will begin civil architecture. He noted that they have letters of intent or verbal commitments with the phase one tenants. He noted that the phase one tenants are fast moving and therefore believes that will be done in 2022. He stated that the phase two tenants are slower moving and therefore it is unlikely that would go through in 2022. He believed they would start entitlement for phase two in late summer of 2022 with a 2023 deal.

Member MacLennan asked if the tenants could be elaborated on.

Mr. Krogh stated that there is a quick service Mexican concept restaurant, a carwash, drive-thru only coffee shop, and a dollar store. He noted that there is a financial institution interested and they are trying to figure out how that could fit into the plan. He stated that they could swap out the dollar store for the financial institution.

Member Olson commented that this sounds good, and he did not have any questions.

Motion by Member MacLennan, seconded by Member Howell, to recommend to City Council to approve Purchase Agreement on Parcel 50 with Java Properties as presented, subject to City Attorney review.

A roll call vote was performed:

Member Olson            aye  
Member MacLennan    aye  
Chairperson Cords    aye  
Member Riley            aye  
Member Howell        aye

Motion carried.

## **6.        ADJOURNMENT**

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

A roll call vote was performed:

Member Olson            aye  
Member MacLennan    aye  
Chairperson Cords    aye  
Member Riley            aye  
Member Howell        aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:19 a.m.

Respectfully submitted,

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Sean Sullivan  
Economic Development Manager

ATTEST:

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Wendy Schlueter  
Economic Development Administrative Assistant

Draft by Amanda Staple

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