

**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, May 12, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Michael Olson
 Member Chelsee Howell
 Member William MacLennan
 Member Chris Riley
 Member Shanna Stewart
 Member Scott Wiyninger

Members Absent: Member Rachal Johnson

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 14, 2022

Motion by Member Wiyninger, seconded by Member Stewart, to approve the April 14, 2022, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Renewal of Anoka County Regional Economic Development Partnership (ACRED)

Economic Development Manager Sullivan presented the staff report.

Samantha Markman, ACRED, thanked the City of Ramsey for its continued support for the partnership. She stated that her last day with Anoka County is the following day and introduced County Administrator Rhonda Sivarajah that will oversee the partnership until the position is filled. She stated that all 21 communities within the county participate in the partnership to varying degrees. She provided details on the structure of the group along with its goals and initiatives. She presented the 2021 year in review, highlighting different events, marketing tools, and projects. She also reviewed some initiatives looking ahead into 2022 along with a schedule of events for the year. She commented that it has been an incredible opportunity to see the communities come together and work cooperatively.

Chairperson Olson asked for specific benefits that Ramsey has received through the program.

Ms. Markman highlighted the different benefits that Ramsey receives through the partnership.

Economic Development Manager Sullivan commented that CBRE lists a number of City owned properties but there are four properties that are not listed with CBRE and are instead listed through MNCAR which is hosted through ACRED. He commented that it is money well spent.

Member Stewart asked how many properties have been sold through MNCAR.

Economic Development Manager Sullivan replied that there have been inquiries on those properties and leads generated through that tool. He commented that this is a relatively new tool as it just been used through the last three years.

The EDA thanked Ms. Markman for her presentation.

Motion by Member MacLennan, seconded by Member Wyingner, to recommend to City Council participation in the Anoka County Economic Development Partnership (ACRED) and approval of the \$1,576 continued voluntary cost-share to the partnership.

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

4.02: Consider Authorization to Import, Place and Compact Fill for Outlot B, Affinity at The COR

Economic Development Manager Sullivan presented the staff report.

Chairperson Olson asked if the \$40,000 would be a total cost to bring the site to grade.

Economic Development Manager Sullivan reviewed the elements would be covered in the cost and noted that the cost would cover the entirety of the process including re-establishment of turf.

Member Wyingner asked how this would impact the ability to sell the site or the revenue that would be gained through sale of the property.

Economic Development Manager Sullivan replied that bringing the site to grade and to a marketable condition would save the developer from incurring the cost at a later date. He stated that there has been some interest in the site, therefore if it is closer to development ready it would make the site more attractive.

Member Riley commented that this is a great idea that would be opportunity driven as fill becomes available. He agreed that this would make the site more marketable.

Member MacLennan agreed that this would be a good idea. He asked what the desired development use of the property would be.

Economic Development Manager Sullivan replied that the property is zoned COR 1, which is mixed use, and therefore provides flexibility. He stated that in an ideal situation he would love to see a restaurant with a roof patio. He stated that it is a smaller site and therefore does not lend itself to an apartment type use. He noted that it could be a fast casual eatery as well.

Member MacLennan stated that his father recently moved into the Affinity complex and those residents would love to have something like that in this location that is easily walkable.

Motion by Member Wyingner, seconded by Member MacLennan, to recommend to City Council that to pre-authorize up to \$40,000 to obtain clean fill, place, compact, and re-establish turf for Outlot B, Affinity at The COR.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on recent development activity and interest. He also provided an update on the joint meeting that occurred the previous night involving the EDA, Planning Commission and City Council.

Member MacLennan asked the rationale in adding another liquor store between two liquor stores on TH 47.

Economic Development Manager Sullivan commented that the property was zoned accordingly to support that use. He stated that the business owners have a model which has their liquor store and gas station adjacent to each other and this is following that model. He stated that there were no incentives and the land was zoned accordingly, so the request did not come before the EDA.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:08 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sean M. Sullivan". The signature is written in a cursive style.

Sean Sullivan
Economic Development Manager

ATTEST:

A handwritten signature in black ink that reads "Wendy Schlueter". The signature is written in a cursive style.

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.