

**City of Ramsey**  
**Agenda**  
**Economic Development Authority (EDA)**  
**Thursday, November 10, 2022**  
**7:30 am**  
**Council Chambers, 7550 Sunwood Drive NW**

Remote Attendance available at [www.cityoframsey.com/meetings](http://www.cityoframsey.com/meetings).  
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Approve Agenda**
3. **Approve Minutes**
  1. Approve Meeting Minutes for October 13, 2022
4. **EDA Business**
  1. Approval of 2023 Business Network Meeting
5. **Member/Staff Input**
  1. Project update
6. **Adjournment**

**Economic Development Authority (EDA)**

**3. 1.**

**Meeting Date:** 11/10/2022

**Submitted For:** Sean Sullivan, Community Development

**By:** Wendy Schlueter, Community Development

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**Title:**

Approve Meeting Minutes for October 13, 2022

**Purpose/Background:**

Purpose: The purpose is to approve the meeting minutes for the EDA meeting held the prior month.

Background: The meeting minutes are attached for review and approval.

**Notification:**

**Observations/Alternatives:**

**Funding Source:**

**Recommendation:**

Approval of October 13, 2022 meeting minutes.

**Action:**

Motion to approve October 13, 2022 EDA meeting minutes.

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**Attachments**

[EDA Minutes](#)

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**Form Review**

**Inbox**

Sean Sullivan

Brian Hagen

Form Started By: Wendy Schlueter

Final Approval Date: 10/20/2022

**Reviewed By**

Sean Sullivan

Brian Hagen

**Date**

10/14/2022 04:07 PM

10/20/2022 01:50 PM

Started On: 10/14/2022 03:04 PM

**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, October 13, 2022, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Michael Olson  
                              Member Chelsee Howell  
                              Member Rachal Johnson  
                              Member William MacLennan  
                              Member Chris Riley  
                              Member Shanna Stewart

Members Absent:     Member Scott Wyinginger

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 Riley, seconded by Member Johnson, to approve the agenda.

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

**3.     CONSENT AGENDA**

**3.01:   Approve Meeting Minutes Dated September 8, 2022**

Motion by Member MacLennan, seconded by Member Stewart, to approve the September 8, 2022, minutes as presented.

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

**4.     EDA BUSINESS**

**4.01:   Request Recommendation to Complete COR Site Improvements, Infrastructure and Wetland Analysis**

Economic Development Manager Sullivan presented the staff report.

Member Howell asked if task one has already been completed or whether there would be more work needed to complete that in addition to the delineation that was completed.

Economic Development Manager Sullivan replied that the delineation work in task one has been completed but more wetland analysis was yet to be done. He explained that in order to complete a delineation, the vegetation has to be growing and therefore that was completed during the appropriate season to ensure there would not be additional delay to complete the report.

Member Howell asked how these project costs would be recouped through development.

Economic Development Manager Sullivan replied that some of these costs have been identified in the CIP, such as Zeolite Street improvements. He stated that the other costs are able to be funded through TIF or could be scheduled through the CIP or street improvement program. He stated that most of the costs, aside from building the waterfront park, are TIF eligible expenses. He explained that those costs could be spent now and reimbursed later if TIF is used. He stated that once the costs are better known, staff would present more specific options for funding. He noted that the study itself could be funded through TIF.

Member Stewart asked for clarification on purchasing wetland somewhere else.

Economic Development Manager Sullivan replied that in the past if you filled a wetland there were a few options in that you could create additional wetlands onsite, you could purchase wetland credits, or purchase wetlands offsite.

Member Stewart asked where the new wetlands would be purchased and whether that would be somewhere the City does not want to develop in the future.

Kevin Kielb, Bolton & Menk, stated that people establish wetlands in certain watersheds and areas in the state. These wetlands are “certified and banked” and are available for purchase to offset other wetlands that are filled in. He noted that other parties can then purchase the credits from that bank to offset their wetland impacts. He provided additional details on the process for the creation of wetland credits. He provided some general estimates of the cost for wetland credits, noting that price fluctuates depending on availability and geographic location. He stated that thus far they have delineated the wetlands in the COR and they are researching where wetlands have been moved or created. He explained that if one acre of wetlands is disturbed, two acres would need to be replaced. He reviewed some of the additional details that would be within the report that will help to eliminate hidden costs.

Chairperson Olson asked if the wetland credits would be local.

Mr. Kielb replied that the credits would need to be within a reasonable watershed, noting that he was unsure of the exact boundaries but advising that it would be within the regional area.

Member Johnson recognized that there would be a water feature in The COR and asked if there is a plan to have more wetlands or water features within that area.

Economic Development Manager Sullivan replied that the areas marked in red are anticipated to be filled to create more buildable area within The COR. He stated that once they have the costs known, they would determine if that is a cost the City would want to bear. He stated that the City could then choose whether that cost is rolled into the land price or split between the City and future development. He stated that staff believes that there will be an economy of scale in using the dirt from the excavation of the waterfront area to fill the desired areas.

Member Riley commented that this would seem to be follow up to the decision the EDA made in February. He stated that the work has not been able to be done in-house and therefore this action would contract that work out.

Economic Development Manager Sullivan confirmed that to be true and noted that the intention was to keep the EDA informed in the process. He recognized that there may be more cost than originally anticipated due to wetland replacement and that will be flushed out through this study.

Member Riley stated that his other question was whether this would be the right time to complete this work but acknowledged that the TIF funds are available now and the work would need to be done prior to November of 2023 if that funding is going to be used.

Motion by Member Stewart, seconded by Member MacLennan, to recommend to City Council to authorize the Wetland and COR Infrastructure proposals utilizing TIF District (2, 14) funds.

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

#### **4.02: Consider Cancellation of Purchase Agreement for Parcel 50; Case of Java Companies, LLC**

Economic Development Manager Sullivan presented the staff report.

Member Howell asked if the City would need to have to setup a purchase agreement in the same way if this developer were to come back, or whether the notice to proceed language could be removed so that if the developer did not move forward again the City would not lose out on the earnest money after holding land for a significant amount of time.

Economic Development Manager Sullivan replied that every purchase agreement can be negotiated with terms the EDA and Council agree to. He stated that those agreements are setup in that way to allow the due diligence, tenant and site plan approval work. He commented that in this case the developer is aware of who the tenants would be and therefore could be an ask if they were to come back for a future purchase agreement. He noted that the one thing that would be problematic is that typically the development review process occurs during that six months as well. He noted that the money is therefore allowed to be refundable during that time in the case that perhaps the City does not approve the development plans. He noted that time period could be

shortened. He believed that this developer would come back at a later time as they are interested in the site but noted that the site will go back on the market and someone else may be interested before that time.

Member Stewart stated that land prices will increase and therefore she would recommend that the developer lose out on this price if they were to come back.

Economic Development Manager Sullivan commented that he would love to see a developer come forward and be willing to endure the shutdown of Ramsey Boulevard, but there will be a turn lane constructed that would make the site more marketable therefore after those improvements have been made the site would likely increase in price. He agreed that the market could be different in two years and the pricing could change for the developer.

Member Riley commented that this site would then be available for sale and would be marketed.

Chairperson Olson asked if it is known as to whether all the tenants were backing out, or just a few.

Economic Development Manager Sullivan replied that two tenants did not want to move forward under the scenario and therefore with only one tenant potentially committed the developer did not want to move forward.

Chairperson Olson commented that he surprised that the developer had proposed this project with that timing to begin with, with the knowledge of the upcoming shutdowns for the Highway 10 project.

Economic Development Manager Sullivan commented that the west side of The COR, along Armstrong will become more marketable because that will not be closed and will have more traffic during Highway 10 construction.

Member MacLennan agreed with Member Stewart that if the developer were to come back, the land price would not remain at this level. He understood the need for the developer to not move forward at this time.

Member Howell stated her concerns with the refund of the additional earnest money related to the extension of the due diligence period. She suggested that in future purchase agreements the additional earnest money for the extensions of the due diligence period not be refundable.

Motion by Member Stewart, seconded by Member MacLennan, to recommend to City Council to approve Cancellation Agreement for Parcel 50 with Java Companies, LLC as presented, subject to City Attorney review.

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

## **5. MEMBER / STAFF UPDATE**

Economic Development Manager Sullivan provided a brief update on potential development activities, projects that staff has been reviewing, and items that will come forward to the EDA in the near future.

**6. ADJOURNMENT**

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

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

The regular meeting of the Economic Development Authority adjourned at 8:05 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  
*TimeSaver Off Site Secretarial, Inc.*

**Economic Development Authority (EDA)**

4. 1.

**Meeting Date:** 11/10/2022**Submitted For:** Wendy Schlueter, Community Development**By:** Kathy Schmitz, Administrative Services**Title:**

Approval of 2023 Business Network Meeting

**Purpose/Background:**

The purpose of this case is to allocate a budget, approve the program, and to select a date for the 2023 Business Network Meeting.

Staff has been planning for the 2023 Business Network Event. In past events, the City has had Keynote speakers on various topics. Two of the biggest items that come up during business visits are the Hwy 10 project and problems in with hiring workers in all sectors. Staff is proposing having Tim O'Neill, DEED Regional Market Analyst for the Metro Area provide information on Labor Market data and trends for Ramsey and the region. Staff has also reached out to County Engineer Joe MacPherson and his team to provide an update on the Hwy 10 project. The City would also provide a development / city update as part of this meeting. Historically, the Business Network event has been well attended in January and doesn't have the holiday/vacation conflicts that we have in November and December. Staff is proposing the above format of the event been considered for 2023 and that the timing of the Event remain in January for the foreseeable future. Traditionally, the event has been held at the Fountains of Ramsey and this venue has served the event well. A hot breakfast has been part of the event in the past and staff suggests continuing. The Kitchen Table is no longer the exclusive caterer for the Fountains. As such, Staff has obtained two quotes for the breakfast which are attached to this case and are highlighted below in Observations.

**Notification:**

N/A

**Observations/Alternatives:**

The main cost for this event is the food as we have been fortunate to have speakers that have not required a speaking fee. Business pricing/service has changed during and coming out of Covid. Staff obtained quotes (including the Room Rental and associated charges) from the Kitchen Table (\$5,026.09) and Lyndes/Wells Catering Service (\$2,448.36). Staff always looks at local vendors/caterers first and gives some preference if costs are close. However, this year there is a large difference in cost for the food and catering and staff believes that the EDA should consider using Lyndes/Wells Catering service in 2023 due to the significant cost savings.

The only city costs for this event is the venue, signage and breakfast as outlined in the attached budget. Staff has provided the historic cost for this event for review and believes that with the new quote the EDA will be able to reduce its contribution for the 2023 breakfast to \$3,500. This amount would provide flexibility in the event that registration exceed 100 people.

The Business Network Event has traditionally had a start time of 8 AM and usually runs for just over an hour. Staff has consulted with Tim O'Neill, DEED Analysis, County Engineer and Joe MacPherson (Hwy 10) and they are both available on January 31, 2023. Mr. O'Neill would present on local and regional workforce trends and data and be available to answer questions. The Hwy 10 presentation would include timing for all aspects of the project in Anoka and Ramsey as well an opportunity to ask questions.

City Staff (Sullivan, Hagen, Others) would also put together a City presentation and be available for some questions on relevant topics.

Staff is proposing the following agenda:

1. Networking & Breakfast - Will have displays set up with Hwy 10 intersections and alignments
2. Welcome & Introductions
3. City Update – City of Ramsey - City Staff
4. Highway 10 Presentation and Q & A: - Joe MacPherson – Anoka County Highway Engineer and Team
5. Labor Market Trends and Data and Q & A: - Tim O'Neill, DEED Regional Analyst
6. Closing Remarks

**Funding Source:**

EDA allocation of \$3,500-6,000 from 9230-6249 (Operating) and 9230-6246 (Marketing)

**Recommendation:**

Based on Discussion.

**Action:**

Motion to:

- 1) Allocate (select one) **\$3,500 or \$6,000** for the 2023 Business Network Meeting and (select one) **Lyndes/Wells Catering or Kitchen Table**
- 2) Approve the proposed Agenda
- 3) Select Business Network Meeting date of January 31, 2023

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**Attachments**

2023 Proposed Budge Network Mtg

Lynde Food Quote

Kitchen Table Food Quote

Fountains Room Rental Info

Draft Event Flyer

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**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Sean Sullivan	Kathy Schmitz	11/04/2022 11:15 AM
Brian Hagen	Kathy Schmitz	11/04/2022 11:15 AM
Form Started By: Kathy Schmitz		Started On: 11/04/2022 11:06 AM
Final Approval Date: 11/04/2022		

## 2023 Projected Budget - Business Network Meeting

			<i>Kitchen Table</i>		<i>Lyndes/Wells</i>		
<b>EXPENSES</b>	<u>2018 Actual</u>	<u>2019 Actual</u>	<u>2022 Plan</u>	<u>2022 Actual</u>	<u>2023 Plan</u>	<u>2023 Plan</u>	<u>2023 Actual</u>
Breakfast- Kitchen Table		\$ 1,950.00	\$ 2,350.00	\$ 2,350.00	\$ 3,000.00	\$ 1,449.00	
Linens		\$ 280.00	\$ 280.00	\$ 340.00	\$ 340.00	included	
Room Cleaning Fee (Fountains)		\$ 150.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	
Service Charge		\$ 562.00	\$ 652.00	\$ 666.00	\$ 470.00	\$ 260.82	
Sales Tax		\$ 211.20	\$ 248.09	\$ 283.01	\$ 307.09	\$ 121.82	
<b>Subtotal</b>	<b>\$ 1,742.06</b>	<b>\$ 3,153.20</b>	<b>\$ 3,730.09</b>	<b>\$ 3,839.01</b>	<b>\$ 4,317.09</b>	<b>\$ 2,031.64</b>	<b>\$ -</b>
Room Rental (Fountains)	\$ 150.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 309.00	\$ 300.00	
Per Person Charge (Fountains)	\$ 80.00	\$ 130.00	\$ 130.00	\$ 130.00	\$ 100.00	\$ 100.00	
Service Staff				\$ -	\$ 300.00		
Contingency (sound,Mkt)			\$ 500.00				
<b>Total</b>	<b>\$ 1,972.06</b>	<b>\$ 3,583.20</b>	<b>\$ 4,660.09</b>	<b>\$ 4,269.01</b>	<b>\$ 709.00</b>	<b>\$ 400.00</b>	<b>\$ -</b>
<b>Invoice from KT</b>	\$ 1,972.06	\$ 3,583.20		\$ 4,255.01			
Inky Elf Signs (reuseable)				\$ 100.00	\$ 60.00	\$ 60.00	
<b>Total</b>	<b>\$ 1,972.06</b>	<b>\$ 3,583.20</b>	<b>\$ 4,660.09</b>	<b>\$ 4,355.01</b>	<b>\$ 5,086.09</b>	<b>\$ 2,491.64</b>	<b>\$ -</b>
<b>REVENUES</b>							
EDA Allocation	\$ 3,000.00	\$ 3,000.00	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
<b>BALANCE</b>	<b>\$ 1,027.94</b>	<b>\$ (583.20)</b>	<b>\$ 339.91</b>	<b>\$ 644.99</b>	<b>\$ (86.09)</b>	<b>\$ 2,508.36</b>	<b>\$ 5,000.00</b>

Menu: scrambled eggs, bacon, sausage, ham, cheesy potatoes, fruit platters, coffee, orange juice, water

# Wells Catering Service

209 County Road 81  
Osseo, MN 55369  
(763) 712-0987

# Proposal

Date	Proposal #
1/5/2023	333

Bill To:
Wendy Schlueter City of Ramsey 7550 Sunwood Drive Ramsey, MN 55303

Deliver To:

Description	Qty	Rate	Amount
Scrambled Eggs with Cheese	100	14.49	1,449.00T
Crispy Bacon			0.00T
Breakfast Pork Sausage Links			0.00T
Honey Baked Ham			0.00T
Road Side Potatoes - Creamy Cheese Hashbrowns			0.00T
Fresh Fruit			0.00T
Coffee Includes Insulated Coffee Cups with Lid, Cream, Sugar, and Stir Sticks			0.00T
Ice Cold Bottled Water			0.00T
Bottled Breakfast Juice - Orange			0.00T
18% Service Fee	1,449	0.18	260.82T
MEAL WILL BE SERVED BUFFET STYLE. ALL WHITE CHINA AND LINENS WILL BE FURNISHED BY US. ALL SET UP AND CLEAN UP WILL BE DONE BY US.			0.00T
*** Time and date still needed. M.A. took order			

<b>Invite us to your next event!</b> <b>Your Table or Ours.</b>		<b>Subtotal</b>	\$1,709.82
		<b>Sales Tax (7.125%)</b>	\$121.82
<b>E-mail</b>	<b>Web Site</b>	<b>Total</b>	\$1,831.64
cathy@wellscatering.com	www.wellscatering.com		



# Banquet Event Order BEO# 09182022

<b>NAME</b>	Wendy Schluter
<b>CONTACT</b>	Wendy Schluter
<b>EMAIL</b>	wschluter@ci.ramsey.mn.us
<b>PHONE</b>	763-286-4114
<b>DATE</b>	1/2023
<b>TIME</b>	? ?
<b>HEADCOUNT</b>	100
<b>LOCATION</b>	Fountains of Ramsey

Breakfast Buffet for 100 to include:  
Scrambled eggs, bacon, sausage, ham, cheesy potatoes, fruit platters, coffee and condiments  
Bottled orange juice, and Bottled water

Room Cleaning Fee \$200.00

Room Rental \$309.00 (no Tax)

Fountains of Ramsey Charge pp \$100

Linens \$340

Food \$3000.00

Service Staff \$ 300.00

Service Charge \$ 470.00

Subtotal \$ 4719.00

Sales Tax 7.125% \$307.09

**Total \$5026.09**

## The Fountains of Ramsey Event Center

### Weekday Contract

#### General Information

The Fountains of Ramsey facility is available for rent from 10:00a.m. - 1:00a.m. (unless other hours are approved) and includes use of the banquet room, outdoor patio, and lawn area. The banquet room will accommodate up to 400 people for a seated dinner or 625 people for a cocktail-style reception. Only caterers that have been approved and featured as an authorized caterer may hold functions at The Fountains of Ramsey Event Center.

#### The Fountains of Ramsey Weekday Rates:

Monday- Thursday full room: \$300 plus \$1/per person in attendance \*

Monday- Thursday 1/2 room: \$150 plus \$1/per person in attendance \*

\*Plus a cleaning charge of \$200.00

#### Inclusions:

- Tables and chairs for use in banquet room and patio.
- Screen, projector, microphone, DVD player, sound system and Wi-Fi internet.
- Wine glasses, pint glasses, mugs, pitchers, plates, silverware and serving equipment.
- Bar in the Event Center to serve beverages.
- Set up of chairs and tables before the event.
- Cleaning after the event, consisting of wiping down windows, chairs, sills, glass doors, mopping the dance floor and vestibule, vacuuming and cleaning the bathrooms (Assuming all the trash and debris is cleared from room).

#### Set Up

- Party may gain access to the Event Center for set up after 10:00 AM.
- A date and time for decorating must be predetermined.
- No tape, staples or other potentially damaging adhesives may be used on walls.
- Floor plan must be provided at least one week prior to event and be approved by The Fountains of Ramsey.
- Tables and chairs will be set up accordingly.

## Decorating

Decorating must be performed during the rental agreement times agreed upon. No decorations are allowed that leave any kind of residue; This includes confetti, glitter, silly string, tacks, staples, all types of tape or other items inside or outside The Fountain of Ramsey. Only votive candles and candles in hurricane style enclosures are allowed. No water gel beads for floral arrangements/vases. All decorations must be removed at the end of the event. Anything hung from the ceiling must be done by an insured decorator.

## Food

All caterers must be approved by The Fountains of Ramsey management.

### The caterer is responsible for:

- Setting up/serving/ replenishing food.
- Clearing plates, silverware, glasses and trash.
- Washing all plates, glasses and utensils used by guests in the party.
- Clean plates are to be placed in the appropriate tray or rack they came from.
- Cleaning kitchen, tables and other areas used by caterer.
- Removing all garbage and placing into dumpster on site.
- The caterer may use the catering kitchen for prepping/plating the food.
- No BBQ/grill may be used on the premises without permission.
- Caterers are responsible for removing their garbage from the premises and placing it into the on-site dumpster.

## Music and Entertainment

All musicians and/or DJs must cease playing by 12:00 AM (midnight). This will allow for time for musicians and/or DJs to dismantle their equipment and be off the premises by 1:00 AM. Bubble machines, dance wax or any other compound or substance spread on the floor is not allowed. Musicians/DJs may use the back parking lot to unload/load their vehicles.

## Deposit and payment

To confirm the date of your event, a deposit of half the rental fee is required along with this signed contract. The deposit will go towards your final bill. **The deposit or any payments made are not refundable upon cancellation of the event.** If the date is changed, the party is subject to a \$500 fee unless the original date is booked by another party. The full payment of the rental fee is due 30 days before the date of your event. A credit card number is required on file for any additional charges that may occur. A fee of \$5 per item will be charged if wine glasses or plates are broken or missing. The Fountains of Ramsey cannot and will not be responsible for acts of God, inclement weather or parties change of plans. A charge of \$300/hour will be assessed for every hour past contracted limit (this includes all guest/DJ/band/caterer/etc. For your protection, all guests should be notified of these hours. Additional fees may be assessed for extra cleaning.

### **Additional Information**

- Guest may not use the kitchen, production room, warehouse, back of building.
- The Fountains of Ramsey is a smoke free facility; smoking allowed outside only.
- No sparklers, bottle rockets, sky lanterns, firecrackers or any other fireworks allowed.
- Absolutely no weapons or firearms are allowed on The Fountains of Ramsey Event Center or grounds.
- Children must be supervised at all times.
- The Fountains of Ramsey representative will be on call should a problem arise.
- Linens may be furnished by the caterer.

**BY LAW, NO ONE UNDER 21 YEARS OF AGE MAY CONSUME OR TASTE ALCOHOLIC BEVERAGES.**

Management may ask guests for identification to verify age. The Fountains of Ramsey and/or the caterer reserves the right to ask the entire party to leave if a minor is consuming alcohol or an adult is providing alcohol to a minor. The party renting the facility shall ensure that no underage drinking is allowed. The Fountains of Ramsey is unable to assume responsibility for damages or loss of any merchandise or articles left on premise before, during or after your event. The Fountains of Ramsey personnel have the authority to contact law enforcement officials, if necessary, to protect The Fountains of Ramsey and personnel. The Fountains of Ramsey will not be held liable for injuries or property damage/loss during this function, including, but not limited to: death, personal injury, property damage and any other incidents that may occur to any person(s) by use of the building and premises during the term of this agreement. The term of the agreement begins when the first guest arrives on the property and concludes when last person leaves the property.

### **Hold Harmless and Indemnification**

The Fountains of Ramsey shall not be liable for any claim, loss, injury, damage or expense, either with respect to person or property, sustained by you, or any of your employees, agents, invitees and guests due to your use of the facilities, or arising out of the use, operation or condition of any equipment, machines or appliances used in the facilities or arising from any acts of negligence or the negligence of any employees, agents, invitees or guests of yours. It is agreed and understood that you hereby expressly release and discharge The Fountains of Ramsey and its owners, officers, employees, and agents from any and all demands, claims and actions arising out of any such causes. Moreover, it is agreed and understood that you shall defend, indemnify and hold harmless The Fountains of Ramsey and its officers, directors, employees and agents from and against any and all claims, demands, actions, losses, costs, damages and expenses (including, without limitation, reasonable attorney fees) or any cause or action occasioned by or arising out of any accident or other occurrence whatsoever causing or inflicting injury and/or damage to any person or property and/or occurring in, upon or about the facilities due directly or indirectly to your use of the facilities. This obligation of yours to protect, indemnify and hold harmless The Fountain of Ramsey shall include the obligation to pay all reasonable expenses incurred by The Fountains of Ramsey and defending any such claims, including reasonable attorney's fees.

*The Fountains of Ramsey reserves the right to change the conditions of, or cancel, this agreement up to 60 days prior to rental. All deposits and payments will be returned in the event of The Fountains of Ramsey cancels the event.*

**The Fountains of Ramsey Event Center Agreement Form**

Date of event \_\_\_\_\_ Type of event \_\_\_\_\_

No. of guests \_\_\_\_\_ Event timeframe \_\_\_\_\_

Name 1 \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Name 2 \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Credit Card Number \_\_\_\_\_

Exp. Date \_\_\_\_\_ CVV \_\_\_\_\_

Total Rental Fee \_\_\_\_\_

Deposit paid today \_\_\_\_\_

Remaining Balance \_\_\_\_\_ (including remaining rental fee, additional rentals and kegs)

Balance due by date \_\_\_\_\_

*Payment for any hosted beverages will be due at the end of your event before you leave.*

The Fountains of Ramsey Event Center location information:

The Fountains of Ramsey  
7533 Sunwood Dr NW, Suite 100  
Ramsey, MN 55303  
[info@thefountainsof Ramsey.com](mailto:info@thefountainsof Ramsey.com)

I, \_\_\_\_\_ (Renter's name) have read and agree to all terms in this contract.

Renter's approval and signature \_\_\_\_\_

Date \_\_\_\_\_

Caterer's approval and signature \_\_\_\_\_

Date \_\_\_\_\_

The Fountains of Ramsey approval and signature \_\_\_\_\_

Date \_\_\_\_\_

City of Ramsey  
Economic Development Authority presents:

# 2023 BUSINESS NETWORKING BREAKFAST



*Ramsey business and community leaders are invited to join us for a morning of networking, information and discussion on topics relevant to Ramsey. A hot breakfast will be provided.*

## Agenda

1. Networking & Breakfast
2. Welcome & Introductions
3. City Update  
City of Ramsey Staff
4. Highway 10 Update  
Anoka County
5. Keynote Speaker – Labor Market Update  
Tim O'Neill, Labor Market Analyst  
MN Department of Employment and Economic  
Development (DEED)
6. Closing Remarks

**Date:**

Tuesday, January 31, 2023

**Time:**

8:00 a.m. – 9:30 a.m.

**Location:**

The Fountains of Ramsey  
7533 Sunwood Drive, Suite 108  
Ramsey, MN 55303

**Registration:**

RSVP by **January 24, 2023**

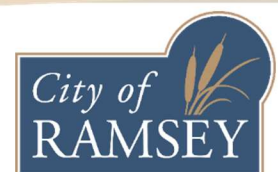
[www.cityoframsey.com](http://www.cityoframsey.com)

**Contact:**

Wendy Schlueter 763-433-9828

Sean Sullivan 763-433-9868

[econdev@cityoframsey.com](mailto:econdev@cityoframsey.com)



**Meeting Date:** 11/10/2022

**By:** Sean Sullivan, Community  
Development

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**Title:**

Project update

**Purpose/Background:**

The purpose of this case is to provide an update on active purchase agreements and other EDA projects underway, recently completed or in the project pipeline. This is an information item.

**Notification:**

N/A

**Observations/Alternatives:**

**Recently Completed Projects**

- Anderson Dahlen Expansion - 65,000 SF - Manufacturing - The building was completed in 2022 and the company is moving equipment into the building and starting operations.
- Oppidan 1 - 111,300 SF - Industrial Flex - Building completed in November 2022. Lexington Manufacturing (city generated lead) inked lease for 63,000 SF.
- BLIP 4 - 67,000 SF - Industrial Flex - Building completed in early 2022. Integrity Tool (city generated lead) inked lease for 37,000 SF.
- O'Reilly Auto Parts - 7,000 - Building completed in 2022 and business is open. Wall along Sunwood Drive currently under construction with 2022 completion date.
- West Armstrong Retail - 15,000 SF - Retail - Building almost fully leased (Big Adventures Daycare, Papa Murphys and Anytime Fitness).
- Allison's Petite Pastries - Retail. Opened in Summer 2022. Utilized \$1,500 Restaurant Sign/Awning Program.
- Miss Iz Ice Cream and Soda Shop - Opened in Fall 2022. Utilized \$1,500 Restaurant Sign/Awning Program.

**Projects Under Construction**

- Oppidan 2 - 147,000 - Industrial Flex - Anticipated construction to be completed in December 2022. Working with developer to find tenants.
- North Star Marketplace (across from Coborn's) - 7,200 - Retail - Anticipated construction to be completed in Spring / Summer of 2023. This completes the last building of the project.
- Pact Charter School - Pre-construction Meeting complete - 2022-2023 construction. Completion anticipated in 2023.

**Projects under LOI/ PA / Right of Re-Entry Agreements**

- Reliable Holdings (Blueline Collision) - 10,000 SF - Commercial - Construction to commence Spring 2023 with fall/winter 2023 completion. RORE Agreement in place - C/O required by December 31, 2023.
- Storyteller Cafe - 12,000 SF - Mixed Use - Site Plan needs to be resubmitted for approval.(expired) Construction to commence Spring 2023 with fall/winter 2023 completion. RORE Agreement in place - C/O required by December 31, 2023.
- Schiebout Family LP - 82 unit Hilton Home 2 - Commercial - Executed Purchase Agreement with Notice to Proceed by March 26, 2023. Business Assistance TIF Application in process - December EDA Meeting for TIF review/recommendation.
- COR Trust Bank - 3-6000 SF - Commercial - Executed Purchase Agreement with Notice to

Proceed by March 30, 2023. Site plan in development, likely January/February 2023 submittal.

- Convenience Grocer - 22,000 SF - Retail - Executed LOI outlining terms of future Purchase Agreement. Drafting of Purchase Agreement taking longer than anticipated. Hopeful to have PA in front of EDA in December 2023.

## Other Projects

- West Armstrong / Ferret Street Road and Utility Reconstruction - Plan design is at 80% which means that we should have cost estimates very soon. The potential ARAA sportsdome project could have impacts on design, so two versions are being looked at. Anticipated completion of Study is the end of November 2023.
- COR Infrastructure / Wetland Analysis - The City Council approved moving forward with the complete study at the October 25, CC meeting. The Wetland item is proving to be complex and Staff continues to work with B & M to find cost effective solutions. Anticipated completion is the End of December 2022.
- ARAA Sportsdome - Staff continues to meet with ARAA Project Team. Site plan review meeting scheduled for November 7. ARAA hopeful that this project to be constructed in 2023 which would need to coincide with proposed Ferret Street Reconstruction and installation of utilities.

## Funding Source:

N/A

## Recommendation:

N/A Informational Item

## Action:

N/A Informational Item

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## Attachments

Development Project Map Nov 2022

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## Form Review

### Inbox

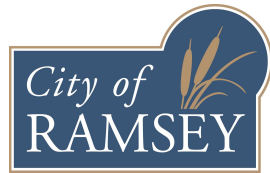
Sean Sullivan (Originator)  
Brian Hagen  
Form Started By: Sean Sullivan  
Final Approval Date: 11/03/2022

### Reviewed By

Sean Sullivan  
Brian Hagen

### Date

11/03/2022 02:41 PM  
11/03/2022 02:44 PM  
Started On: 11/02/2022 03:51 PM



# Development Projects November 2022

## Complete

- #1 – Riverstone North – Single Family Homes
- #2 – Delta ModTech – 230,000 SF Mfg (2020)
- #3 – PSD LLC BLUP 1 – 64,000 SF Industrial (2018)
- #4 – PSD LLC BLUP 2 – 54,000 SF Industrial (2018)
- #5 – PSD LLC BLUP 3 – 60,800 SF Industrial (2019)
- #6 – West Armstrong Retail (PSD) Bldg (2020)
- #7 – New Horizon Daycare – 9200 SF (2018)
- #8 – Affinity at Ramsey – 174 Senior Units (2019)
- #9 – Greenway Terrace – 54 Workforce Units (2018)
- #10 – Sapphire Apts – 118 Rental Units (2020)
- #11 – Parkview East – 121 Rental Units (2017)
- #12 – Cottages at COR – Detached Townhomes (40)
- #13 – Lazy Days RV – 30,000 SF (2019)
- #15 – PSD LLC BLUP 4 – 67,000 SF Industrial (2022)
- #16 – Gigi's Salon & Spa – 9,000 SF Salon/Spa (2022)
- #20 – Anderson Dahlen – 65,000 SF Mfg (2022)
- #21 – O'Reilly Auto Parts – 7,800 SF Retail (2022)
- #22 – Oppidan Inc – 258,300 SF Industrial Flex

## Under Construction

- #14 – Parkside Village – Attached Townhomes (65)
- #18 – Preserve at Northfork – Single Family Homes
- #19 – Garden View – Detached Townhomes
- #23 – Northstar Marketplace Exp – Retail (7200 SF)
- #24 – Riverstone South – Attached, Detached Homes
- #25 – Lynwood – Attached, Detached Homes
- #26 – Northfork Meadows – Single Family Homes
- #27 – Oppidan Inc – 147,000 SF Industrial Flex

## Concept

- #101 – Letter of Intent (LOI)
- #102 – ARAA Athletic Dome
- #103 – City Water Treatment Plant
- #104 – Lil Explorers Childcare Center
- #105 – Hotel – Under Contract
- #106 – COR Trust Bank – Under Contract

