

**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 12, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Chairperson Shanna Stewart
 Member Chelsee Howell
 Member Brittany Lindahl
 Member Chris Riley

Members Absent: Chairperson Scott Winyinger
 Member Rachal Johnson
 Member William Mac Lennan

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated September 14, 2023

Motion by Member Lindahl, seconded by Member Howell, to approve the September 14, 2023, minutes as presented.

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

4. EDA BUSINESS

4.01: Approval of 2024 Business Network Meeting at LaFontaine Event Center

Economic Development Manager Sullivan presented the staff report.

Member Riley commented that Wells Catering has been doing the breakfast and Business Appreciation Day dinner for many years and therefore thought that should be discussed as to whether to continue with that caterer.

Economic Development Manager Sullivan replied that LaFontaine is the owner of the venue and can control which caterers they allow in the venue. He noted that LaFontaine has expressed interest in being the caterer for this event at its own venue and plans to advertise their new venue during the event as well. He noted that he would continue to use Lyndes/Wells for the golf event.

Acting Chairperson Stewart commented that she would like to give LaFontaine the opportunity to do the breakfast for this event.

Economic Development Manager Sullivan commented that Lyndes/Wells does provide quality food for the events, and the decision to use another caterer is not due to poor performance by Lyndes/Wells.

Member Riley asked when the date would be solidified.

Economic Development Manager Sullivan replied that he would anticipate that the date would be locked in within the next two weeks after he gets confirmation from the Communication Team at Zan and Associates. He asked if there were any dates on the list that would be conflicts.

Acting Chairperson Stewart noted that there is an EDA meeting on February 8th and commented that date should be removed unless that event will take the place of the regular meeting.

Economic Development Manager Sullivan commented that the budget for the event was \$4,000 last year and recommends to keep that flat.

Motion by Member Lindahl, seconded by Member Riley, to allocated \$4,000 for the 2024 Business Network Meeting at LaFontaine Event Center and to select LaFontaine as the caterer; approve the proposed agenda; and approve the following dates (1/31, 2/1, 2/6, and 2/7) for the meeting.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided a recap of the recently held Chamber Breakfast, noting Ramsey businesses (Inky Elf, Minnesota Tool and Die and Bob FM) that were recognized. He provided an update on development project progress, development activity and interest.

Member Riley asked if the updates to Ferret Street attracted the new development interest.

Economic Development Manager Sullivan confirmed that the developer would not have been interested without the installation of the new street, sewer, water and storm. He explained the challenges and increased costs relating to septic systems and fire suppression systems if there was not City Services to the site. He then referenced the south portion parcel 42 (Aldi on the north), noting that two oil change businesses are looking at that spot. He asked if the EDA would support that type of use on that site.

Member Lindahl noted that with Aldi blocking the view that would be a good complimentary use. She noted that the new buildings of that type often look nice and therefore it would blend well.

Member Riley commented that while he would prefer a restaurant, he recognized that this is what the market is bringing. He stated that as long as the building meets the standards, he could support that.

Economic Development Manager Sullivan referenced the former Anytime Fitness space and noted that there is a potential restaurant user looking to build out that space. He noted that there are also potential users to backfill the vacant restaurant space formerly occupied by the Kitchen Table. He noted another site that has interest from a senior housing developer. He noted that perhaps if that site is chosen, they would want to request first floor retail or encourage the developer to look at another location.

Member Lindahl commented that she would think that frontage should be preserved, as she would think that senior housing would include fencing. She noted that perhaps a park feature for grandkids could be added near the street and the building could be pushed back.

Economic Development Manager Sullivan noted that all the buildings in that stretch have to be close to the street, which is why his thought was first floor retail. He noted that perhaps another site not on the main roadway would be better fitting for that project. He stated that perhaps it would make the most sense to hold out on that site as the hotel on the adjacent parcel could help bring more retail opportunities.

Acting Chairperson Stewart stated that perhaps the building is pushed more towards West Ramsey Parkway which would leave frontage on the main street for retail opportunities.

Member Riley commented that he would not support that location and would need to think more about a different location.

Acting Chairperson Stewart agreed with Member Riley. She stated that she would also prefer to have the oil change business located near O'Reilly's.

Economic Development Manager Sullivan noted that was discussed but there is no interest by the oil change businesses to go in that location because up the upcoming Ramsey Boulevard interchange project. He noted that the traffic counts are also higher on Armstrong and the businesses both preferred that area. He commented that Aldi does have use restrictions in place and is likely willing to work with these users.

Member Riley asked if Aldi and the oil change business would use up that land.

Economic Development Manager Sullivan confirmed that would use up the majority of that vacant land with some additional parking area. He provided additional background information on an agreement with Northstar Marketplace which states that when that vacant area develops, the developer of the site would provide additional parking.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:04 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.