

**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, December 14, 2023, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wyinginger
 Member Chelsee Howell
 Member Rachal Johnson
 Member Brittany Lindahl
 Member William MacLennan (arrived at 7:35 a.m.)
 Member Chris Riley
 Member Shanna Stewart

Members Absent: Member William MacLennan

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member Johnson, seconded by Member Stewart, to approve the agenda.

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated October 12, 2023

Motion by Member Johnson, seconded by Member Lindahl, to approve the October 12, 2023, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Loan Application from Restaurant Subsidy Program: Bossman Inc. dba Chanticlear Pizza

Economic Development Manager Sullivan presented the staff report.

Member MacLennan arrived.

Chairperson Wyinginger invited the applicant to speak.

Nicholas Swanson, applicant, stated that he has had the location on the Anoka/Ramsey border for 16 years and most of their delivery business is to Ramsey. He stated that he has also lived in Ramsey since 2014 and has been considering a location in the COR for many years. He stated that he is ready for the full-service idea as the two other locations have been working well.

Member Riley noted that the case stated that this will be a full-service restaurant and not just a to-go pizza place and asked applicant to better describe the full-service restaurant concept

Mr. Swanson commented that the two existing Chanti Grille concepts in Maple Grove and Coon Rapids do not have a large delivery business and more focus is on dine-in. He stated that there will be 160 seats in Ramsey.

Member MacLennan asked if this is a franchise restaurant.

Mr. Swanson commented that the delivery/carry-out businesses are franchised but the grill concept has not yet been franchised and is available through license. He stated that he has a full team set up and the owners of the Coon Rapids and Maple Grove locations are also assisting.

Member Johnson asked for details on the menu.

Mr. Swanson commented that it would be typical American sports bar fare, catered for a Ramsey audience.

Member Johnson asked if the pizza location would remain.

Mr. Swanson commented that he will be selling that location, so it will remain in business under a new operator with a larger delivery area. He stated that the restaurant will have a very small delivery area.

Member Riley commented that residents, the Council and EDA have had a goal to bring in full-service restaurants. He stated that the SAC and WAC are an obstacle for new businesses and this program is a good way to assist businesses in coming to Ramsey. He believed that this would be a good use of EDA resources to meet a need and want from residents.

Motion by Member Johnson, seconded by Member Stewart, to recommend to City Council approval of a \$30,538.20 (70%) SAC and WAC loan to Bossman Inc. dba Chanticlear Pizza; subject to underwriting and City Attorney review.

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

Economic Development Manager asked the applicant what the time frame was for opening the restaurant.

Mr. Swanson stated that the lease commencement is January 1st with an estimated 12 weeks of construction and anticipated opening on May 1st.

4.02: Consider EDA Funding for Replacement of Entrance Monument at TH #47 and Bunker Lake Boulevard NW

Economic Development Manager Sullivan presented the staff report.

Member Johnson asked what the sign used to look like as she could not recall.

Member Riley commented that it was a smaller sign that was lit but did not match any of the other City signs. He noted that it did not stand out.

Member Johnson stated that there has not been a sign in that location for a few years and she had not noticed the previous sign. She asked if that would be the proper focal point and perhaps those funds would be better allocated in another location.

Economic Development Manager Sullivan stated that he likes signage that is done right and looks good. He agreed that the previous sign did not stand out. He commented that the Public Works Committee and Parks put a lot of thought into this to ensure that it will look nice and stand out. He noted that other communities have this type of signage at key entry points into the community. He stated that location does have a lot of eyes on it and trusted that the design is something that will be seen and will be a landmark. He stated that he does support the sign and noted that there is a significant EDA fund balance that has not been touched for a number of years and would consider this to be a capital expense as there should not be much for ongoing maintenance costs. He believed that there would still be funds to do other things in the COR and this expenditure would not limit the ability to do other projects in the future.

Member Johnson stated that she does like the sign and was just questioning the location.

Member Lindahl commented that perception is exactly why the sign should be there to alert people to the break between Anoka and Ramsey. She stated that the COR is easily identified as Ramsey while that area may be confusing as to where Anoka and Ramsey split.

Chairperson Wyingner agreed that it will be helpful to extend the branding to that edge and put the Ramsey stamp there.

Member Riley stated that the City does have an existing location for the sign as well, which is helpful. He stated that they are limited as to what can be done in that location and this does follow

the City sign guidelines to create cohesive branding throughout the community. He believed that this would be an appropriate use of fund balance as well. He commented that while the cost of signage is always a shock, this will be built right to last with little ongoing maintenance costs.

Member Johnson asked if only one bid was received.

Economic Development Manager Sullivan commented that this falls under the threshold for bidding, but the City did make its best attempt to receive multiple quotes and therefore proceeding with the one quote would be acceptable.

Chairperson Wiyninger referenced the options for funding before the EDA. He asked where the remaining funding would come from if the EDA were to only recommend funding half of the balance.

Economic Development Manager Sullivan commented that would need to be determined. He stated that initially the sign was fully funded through the EDA and therefore that could be done again.

Member Stewart commented that she could support 50 percent but would not want to fund more than that from the EDA. She stated that she would also like to see more quotes.

Chairperson Wiyninger stated that he looks at the businesses that are there that have aligned their businesses with Ramsey and this would be a way to show that the EDA recognizes that and supports those businesses as well.

Economic Development Manager Sullivan commented that both landowners for the multi-tenant spaces have recently reinvested into their properties to enhance that vision and therefore the sign would show commitment to the area as well.

Motion by Member Johnson, seconded by Member Howell, to allocate up to \$21,500 from the EDA Unencumbered Fund Balance for the construction of a monument sign at the NW corner of Highway 47 and Bunker Lake Boulevard NW. (Note that the \$4,500 in insurance money already received would be allocated in addition to the \$21,500)

Further discussion: Member Stewart commented that she does not agree that this would be the best way to spend these funds in order to support these businesses. She asked why the money would only come from one fund, rather than be split between the different funding sources. Economic Development Manager commented that this is not a budgeted expense and therefore the \$21,500 would come from the unencumbered fund balance and believed that within the budget the funds would most likely be coded as marketing but ultimately would be decided by the Finance Director.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan noted previous discussion about a potential senior development interested in a parcel within the COR and the direction from the EDA was a preference for another location. He stated that the developer has come back to determine if there would be interest in first floor retail with senior living above.

Member Stewart asked if there would be ample parking.

Economic Development Manager Sullivan commented that there would be parking on both sides of Sunwood and there would likely be some type of shared parking behind the building for both the retail and residential uses.

Member Stewart stated that she would support that concept if there is ample parking.

Member MacLennan stated that he would be in favor of seeing the proposal as that would include business and additional residents. He stated that his only concern would be whether that would cause competition with Affinity.

Member Lindahl asked the type of senior living.

Economic Development Manager Sullivan stated that he believes the developer is flexible on that element. He noted that Affinity is 55 plus and is amenity rich. He believed that there is a lot of room within that market and that this building would target a different market.

Chairperson Winyinger stated that he would support additional retail and believes that would be a strong move for that area. He stated that he would advocate more for 55 plus rather than memory care as those residents would be patrons of the local businesses whereas memory care residents would not.

Member Johnson asked if there is a height regulation in that area of the COR.

Economic Development Manager Sullivan confirmed that there are such regulations that would be handled by the Planning Commission. He noted that there is a decent height allowed, and existing within the COR, so he would assume that this would follow that trend.

Chairperson Winyinger confirmed the consensus of the EDA in support of seeing more information on this concept with retail on the first floor and senior living above.

Economic Development Manager Sullivan provided a general update on ongoing and proposed development projects and interest.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:22 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sean M. Sullivan".

Sean Sullivan
Economic Development Manager

ATTEST:

A handwritten signature in black ink that reads "Wendy Schlueter".

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.