

**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, February 8, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Scott Wiyninger  
                          Member Chelsee Howell  
                          Member Rachal Johnson  
                          Member Brittany Lindahl  
                          Member William MacLennan  
                          Member Chris Riley  
                          Member Shanna Stewart

Members Absent:     None

Also Present:         Sean Sullivan, Economic Development Manager

**1.     CALL TO ORDER**

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

**3.     CONSENT AGENDA**

**3.01:   Approve Meeting Minutes Dated January 11, 2024**

Motion by Member Johnson, seconded by Member Lindahl, to approve the January 11, 2024, minutes as presented.

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

**4.     EDA BUSINESS**

**4.02: Consider Approval of Purchase Agreement Lot 2, Block 1, COR FOUR; (Portions may be closed to the public)**

Economic Development Manager Sullivan presented the staff report.

Tim Eaton, Take 5, introduced himself and recognized that this is not a well-known concept in this market. He stated that the Take 5 business is the third largest oil change company in the country and identified how the business sets itself apart. He also presented a concept plan that they developed that would include this business with room for a 3,000 square foot restaurant/drive-thru concept.

Economic Development Manager Sullivan noted the location of the building on the eastern side of the lot which would leave room for another user.

Mr. Eaton stated that in conversations with staff there was discussion about the building location, whether the business should be on the east or west side of the lot. He noted that Take 5 is a skinnier concept which is why this location was chosen, but noted that they could swap those locations if desired.

Economic Development Manager Sullivan commented that it would be challenging to figure out parking if there is a building on the east side. He noted that generally those types of details are worked out more with the Planning Commission but recognized that the business is flexible. He asked the business to speak about their potential timeline.

Mr. Eaton commented that once they reach due diligence, they will attempt to gain all City approvals so they can move forward with construction within a week or two following closing. He stated that the Coon Rapids location was open 90 days after closing. He stated that if all approvals were granted, they would be open later this year in 2024.

Chairperson Wyingner asked if an oil change business in the COR would be the right location.

Mr. Eaton commented that an oil change is a convenience item, and they attempt to locate with weekly needs businesses, so that it is convenient for the customer to get an oil change while running errands. He stated that this is a premium service, and they want it to feel like a better experience than the typical oil change. He commented that they work with higher finish buildings and want the business to look nice. He stated that they did look at other sites and typically they look at more established communities, but they recognize that Ramsey is growing, and they can grow with Ramsey.

Economic Development Manager Sullivan continued his presentation with the Valvoline proposed site plan and the remainder of his staff report.

Member Stewart asked for clarification on the net purchase price between the two offers.

Economic Development Manager Sullivan replied that the information in the staff report is correct, noting that the difference in the purchase price is based off construction of the additional parking

stalls. He noted that the Valvoline price to construct the parking was slightly less than the Take 5 parking construction costs. He stated that the Take 5 concept provides a connection between the developments, whereas the Valvoline plan does not provide that connection. He commented that Take 5 has been very responsive to staff while it has been more difficult to get information from Valvoline but anticipated that if Valvoline was asked to provide that same connection, that cost would increase as well.

Commissioner MacLennan referenced the remnant space that would be left and asked if there would be an agreement for the party to construct the other business within a certain length of time. He also asked what type of business would be anticipated.

Economic Development Manager Sullivan replied that the concept proposed a restaurant/drive-thru business, but it could also be a multi-tenant retail space. He stated that there would not be a requirement to build upon that part of the land, but the business would be purchasing the property at asking price and therefore there would be incentive for the business to develop that parcel.

Mr. Eaton commented that they are motivated from both a financial standpoint and increased traffic point of view. He stated that his retail broker has had initial discussions with some groups, and he has spoken with developers related to food, coffee, and dental users.

Economic Development Manager Sullivan commented that there is already a dental user in that area and therefore a dental user would not be preferred in such close proximity.

Mr. Eaton replied that would also not be their preference for users.

Member MacLennan asked if the business would be building and leasing the space.

Mr. Eaton commented that their preference would not be to sell, but there are different options to consider. He stated that they do have the capability to build for another user.

Member Riley referenced the requirement for the parking lot and asked where that would be located.

Economic Development Manager Sullivan identified the parking stalls that would be built as part of the requirement the City would have upon development of that area. He stated that the idea was to provide additional parking for the employees and/or customers of the building south of that area.

Member Riley commented that he is supportive of this use and would like to see the lots connected as proposed.

Member MacLennan commented that he was in that southern building, and it can be tough to get in and out. He wanted to ensure that the parking is available to all users and that there is a good flow for traffic. He commented that this is an odd shape lot, and it is great to see a proposed use.

Motion by Member Stewart, seconded by Member Johnson, to recommend to City Council to approve Purchase Agreement and Right of Re-Entry Agreement with Garage RE LLC (Take 5); subject to City Attorney review.

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

## 6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 9:20 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.*