

**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, January 11, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Scott Wyingner  
                          Member Chelsee Howell  
                          Member Rachal Johnson  
                          Member Brittany Lindahl  
                          Member William MacLennan  
                          Member Chris Riley (via Zoom)  
                          Member Shanna Stewart

Members Absent:     None

Also Present:         Sean Sullivan, Economic Development Manager

**1.     CALL TO ORDER**

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

**2.     APPROVE AGENDA**

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

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

**3.     CONSENT AGENDA**

**3.01:   Approve Meeting Minutes Dated December 14, 2023**

Motion by Member Lindahl, seconded by Member Stewart, to approve the December 14, 2023, minutes as presented.

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

**4. EDA BUSINESS**

**4.01: Consider Approval of Purchase Agreement for Lot 1, Block 1, Rivers Bend Plaza 2<sup>nd</sup> Addition; Case of MW Properties LLC (Complete Auto)**

Economic Development Manager Sullivan presented the staff report. He provided a summary of the acquisition and demolition of the Amoco building in 2005 and the site challenges (deed restrictions, soils, access) leading to the reduced sale price of the property. He also highlighted that the property is properly zoned for the proposed use and requires a conditional use permit. He asked the EDA members if they had any issues with the auto repair use at this location. No objections were shared by the EDA.

Chairperson Wyingner invited the applicant to address the group.

Mitchell Webb, MW Properties LLC (Complete Auto), applicant, commented that they have multiple locations with employees and awesome customers. He stated that he has worked with Ramsey staff to renovate the strip mall and has enjoyed that experience. He stated that he currently has a lot of customers from the Anoka/Ramsey area that are receiving service at the Andover location and therefore believes that this would be a good location. He also shared that his sister operates a successful daycare in the renovated mall on 167<sup>th</sup> in Ramsey owned by Webb.

Motion by Member Stewart, seconded by Member Johnson, to recommend to City Council to approve the Purchase Agreement and Right of Reentry Agreement as presented, subject to City Attorney review.

A roll call vote was performed:

Member Lindahl	aye
Member MacLennan	aye
Member Johnson	aye
Member Stewart	aye
Member Howell	aye
Member Riley	aye
Chairperson Wyingner	aye

Motion carried.

**4.02: Consider Renewal of MOU with Anoka County Regional Economic Development Partnership (ACRED)**

Greg Frahm-Gilles, Director of Economic Development at Anoka County Regional Economic Development (ACRED), introduced himself. He provided information on economic development and the purpose of coordinating on a regional level. He reviewed the ACRED goals and initiatives, target industries, and related market statistics. He also provided information on business support, publicity, and available services provided through ACRED, along with development readiness, workforce and housing programs/services. He provided the approved 2024 ACRED budget and

highlighted recent and upcoming events. He stated that they are requesting a 12-month extension of the existing Memorandum of Understanding (MOU).

Economic Development Manager Sullivan stated that the action before the group today is to consider the MOU as well as the voluntary cost share financial contribution of \$1,637 which was 11 dollars more than last year.

Motion by Member Johnson, seconded by Member Stewart, to recommend to City Council to extend the MOU one year with Anoka County Economic Development Partnership (ACRED) and payment of the \$1,637 continue voluntarily cost share to the partnership.

Further discussion: Member Riley commented that he agrees that a county-wide initiative is a great idea but also sees the value that City staff receives from this resource.

A roll call vote was performed:

Member Howell	aye
Member Stewart	aye
Member Johnson	aye
Member MacLennan	aye
Member Lindahl	aye
Member Riley	aye
Chairperson Wyinginger	aye

Motion carried.

#### **4.03: Consider Extension of CBRE Real Estate Listing Agreement for City Owned Land in COR**

Member Lindahl commented that she will be recusing herself from this item as she works for the same company as the listing agent.

Economic Development Manager Sullivan presented the staff report.

Brian Pankratz, CBRE, commented that they receive many calls for the open City-owned parcels that may not fit, but are then referred to privately owned property in Ramsey.

Chairperson Wyinginger thanked Mr. Pankratz for his work with Aldi and the hotel. He noted that the replaced real estate signs look great.

Motion by Member Johnson, seconded by Member MacLennan, to recommend to City Council to approve of the Listing Agreement with CBRE from February 1, 2024 through January 31, 2025 as presented.

A roll call vote was performed:

Member Lindahl	abstained
Member MacLennan	aye
Member Johnson	aye
Member Stewart	aye
Member Howell	aye
Member Riley	aye
Chairperson Wyingner	aye

Motion carried.

**5. MEMBER / STAFF UPDATE**

Economic Development Manager Sullivan provided an update on recent and ongoing development activity and interest. He also noted the upcoming Business Networking Event on February 7<sup>th</sup>, 2024 already had 120 people that were signed up.

**6. ADJOURNMENT**

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

A roll call vote was performed:

Member Howell	aye
Member Riley	aye
Member Stewart	aye
Member Johnson	aye
Member MacLennan	aye
Member Lindahl	aye
Chairperson Wyingner	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:13 a.m.

Respectfully submitted,



Sean Sullivan  
Economic Development Manager

ATTEST:

*Wendy Schlueter*

Wendy Schlueter  
Economic Development Administrative Assistant

Draft by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*