

**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 10, 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 Chris Riley
Member Shanna Stewart

Members Absent: Member William MacLennan

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

Chairperson Wyingner noted a request to amend the agenda to swap the positions of items 4.1 and 4.2.

Motion by Member Johnson, seconded by Member Lindahl, to amend the agenda, swapping the positions of Items 4.1 and 4.2.

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated August 8, 2024

Motion by Member Riley, seconded by Member Stewart, to approve the August 8, 2024, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Provision of Sewer and/or Water Access Charge Assistance for New Brewery in Ramsey (Previously Case 4.02)

Economic Development Manager Sullivan presented the staff report.

Bill Burt, applicant, stated that he originally leased a building in Monticello and then purchased the building on contract to deed. He stated that it became too hard to own the building and do all the brewing operations while still maintaining his regular job. He stated that he has not yet found a new location that is suitable until he found the location in Ramsey. He stated that all his equipment is in storage and ready to move.

Member Stewart asked if the location would allow for a forklift to go in and out for transport.

Mr. Burt stated that he spoke with the current owner, stating that it would be nice to have a garage door on the back for moving things easily and the owner had no issue with that.

Commissioner Wyingner asked if there would be some type of food or partnership with local restaurants to offer food.

Mr. Burt commented that in the previous location they used food trucks but was unsure that would be an option in this location. He stated that he would most likely speak with local restaurants to try to partner to offer food.

Economic Development Manager Sullivan reviewed the options before the EDA for consideration and provided additional details on those options for financial assistance.

Member Stewart stated that she did not like the idea of modifying the policy outside of full-service restaurants but does support allocating the excess SAC units.

Chairperson Wyingner agreed with the comments of Member Stewart and supported the staff recommendation to allocate the excess SAC units.

Member Riley also agreed with that direction. He recognized that bringing a brewery into Ramsey has been a goal of the EDA and City Council for some time and also believed residents would be happy to have this use in the community.

Motion by Member Stewart, seconded by Member Lindahl, to direct staff to work with Rustech Brewery, and to recommend to City Council, the allocation of SAC credits to the project.

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

4.02: Consider Sale and Select Developer for Outlot D, Waterfront Village (Previously Case 4.01)

Economic Development Manager Sullivan presented the staff report. He provided an overview of the Phillips Edison Group proposal.

Member Stewart asked for clarification on the offer price from Phillips Edison Group.

Economic Development Manager Sullivan replied that offer is willing to pay for the pad site on the corner but not the remainder of the site. He stated that each developer has a different proposal.

Member Stewart asked if this plan would cut off the ability to use the area shown in purple.

Economic Development Manager Sullivan replied that group did not have interest in developing that area and did not have a tenant they would have to fit that space. He stated that under that proposal, development of lot two would be negotiated with a future developer and that area shown in purple could be part of that discussion.

Member Riley asked if the City would retain the area shown in red.

Economic Development Manager Sullivan replied that under this proposal, Phillips Edison Group would retain the entire area shown, but would not want to pay for the entire area.

Member Riley asked if the road would be owned and maintained by that group as well.

Economic Development Manager Sullivan confirmed that to be true noting that in this proposal the developer of lot 2 would be responsible to reimburse 50% of the costs of the internal roadway and turn lanes to Phillips Edison.

Chairperson Wyingner clarified that the user would propose a price of \$400,000 for everything south of the line.

Economic Development Manager Sullivan stated that the City worked hard with Anoka County to obtain a right-in access for the property with the turn lanes. He stated that the access has to be that far north in order to meet the requirements of Anoka County and therefore that is the access proposed for all of the developments. He then provided details on the proposal from Capital Real Estate.

Rick Hauser, Capital Real Estate, welcomed any questions the EDA may have.

Chairperson Wyingner noted that a Chipotle was mentioned and asked if that is a hope or whether that is something that has been locked in.

Mr. Hauser commented that they build Chipotles in multiple states and do have a commitment from Chipotle for this site. He stated that they are currently talking to other clients that typically tag along with Chipotle. He noted a location in Blaine they recently finished which can help to show some of the other potential clients.

Chairperson Wyingner noted that there is an oil change company, Take 5, building right now in Ramsey and asked if there would be support for a restrictive covenant on the property to ensure that another oil change business is not constructed.

Mr. Hauser stated that they do not like to place restrictive covenants on their properties, especially when they are paying top dollar along with hundreds of thousands of dollars into their projects. He stated that Take 5 is one of their clients.

Economic Development Manager Sullivan presented the proposal from Circle K.

Kasner Sturm, Circle K, provided background information on Holiday convenience and gas stations, which were purchased by Circle K. He stated that they would love to bring another store to Ramsey and continue their partnership. He recognized that food is an important element to Ramsey which is why they proposed to add the Godfather's location to this site. He recognized the wetland impacts in the original concept and stated that they have worked to change the site plan to avoid/minimize the wetland mitigation to the extent possible.

Member Riley commented that the City was told that the wetland could not be developed and asked for more information.

Economic Development Manager Sullivan stated that the City did a mass grading project and compacted soils to be pad ready. He stated that the City spoke with the WMO about the ability to potentially fill in more of the wetland for development and you cannot fill in a wetland to have more developable space, but you can do that as part of a specific project. He stated that wetland fill, and mitigation would still need approval from the WMO and likely would be expensive.

Elliott Christianson, Westwood Professional Services, stated that they are a local civil engineering consulting project and worked on a recent project with Phillips Edison Group as well. He stated that they do have specialists that work on wetland mitigation and water quality.

Motion by Chairperson Wyingner, seconded by Member Stewart, to enter closed session at 8:12 a.m. pursuant to Minnesota Statutes Section 13D.05, Subdivision 3(c)(3) to consider offers or counteroffers for the purchase or sale of real or personal property of the property described at Outlot D, Waterfront Village, PID 28-32-25-22-0107.

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

The EDA returned to open session at 8:24 a.m.

Chairperson Wyingner stated that during closed session the EDA discussed which proposal would best serve the community with the highest and best use.

Motion by Member Johnson, seconded by Member Lindahl, to direct staff to negotiate a Purchase Agreement with Capital Real Estate, Inc. and present a Purchase Agreement to the EDA for consideration at a later meeting.

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

Chairperson Wyingner thanked all the developers for their interest in Ramsey, noting that the EDA looks forward to working with Capital Real Estate, Inc. on this project.

4.03: Approval of 2025 Business Network Meeting at La Fontaine Event Center

Economic Development Manager Sullivan presented the staff report.

Member Riley stated that he likes the idea of having people available at a table for Highway 10 questions, although not making that a part of the presentation.

Economic Development Manager Sullivan stated that he would still propose that the communications team briefly speak on Highway 10, but could also not do that and just have people available for questions.

Chairperson Wyingner stated that they would still be going into another construction season for the highway project in 2025 and therefore he would support the brief mention, but not having it be a focal point.

Member Howell asked how the cost for this keynote speaker would compare to previous speakers.

Economic Development Manager Sullivan replied that he has not yet paid for a speaker for the event, but perhaps there was payment for that during the 2010 to 2018 time period. He stated that the last two speakers have spoken for free, but noted that one was from a state organization, and another was a Ramsey resident (Ron Schara). He stated that this would maybe spike interest in the event from new people and businesses.

Member Johnson stated that she likes that the speaker is also bringing in his business to the community and he is a good speaker, therefore she believes there is value in that decision.

Member Stewart agreed that he is a good speaker and asked if there could be a chance that the speaker would bring in additional guests and how that would be budgeted.

Economic Development Manager Sullivan stated that is possible. He stated that the only difference in cost for attendees would be food and typically there has been a lot of food leftover, so he was not concerned. He stated that if attendance increased, he would be pleased to see more members of the community in attendance.

Member Howell stated that she does not oppose paying for a speaker. She stated that this may bring in additional business for the speaker and therefore perhaps the rate should be discounted.

Chairperson Wyingner stated that this rate is about ten percent of the typical payment, therefore this would be a significant discount.

Economic Development Manager Sullivan confirmed that he did negotiate to get to the discounted rate.

Motion by Member Johnson, seconded by Member Stewart, to allocate \$6,500 for the 2025 Business Network Meeting at La Fontaine Event Center, selecting La Fontaine as the caterer and hiring Keynote Speaker Ben Utecht; approving the proposed agenda; and approving the preferred date of January 29, 2025 for the 2025 Business Network Meeting.

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

Motion by Member Johnson, seconded by Member Stewart, to approve the proposed agenda; and to approve the preferred date of January 29, 2025 for the 2025 Business Network Meeting.

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

4.04: 2024 Business Appreciation Day Wrap Up and Selection of 2025 Date and Location

Economic Development Manager Sullivan presented the staff report.

Member Riley stated that this is a very successful event each year and he always receives positive feedback from attendees. He stated that (The Links at) Northfork also does a great job working with the City. He stated that they had a similar conversation about hole sponsors last year. He was unsure if changing the fee would help, but if staff believes that will help he could support that. He stated that they could have individual bags of chips or something at a City sponsored hole. He agreed that pre-drawing the prizes is vital for the event. He agreed with the date and was surprised that additional signage would be needed but could support that.

Member Stewart stated that she does not believe that the City should be responsible for feeding people (lunch) and that should fall to individuals and/or Northfork. She stated that if there is food for sale, Northfork should be advertising that.

Member Johnson stated that they could simply state that food is available for sale by Northfork.

Economic Development Manager Sullivan stated that he would not want to do that, noting that people are adults and should be able to figure that out.

Chairperson Wyingner stated that he participated in eight scrambles this year and only one provided a box lunch, therefore he does not feel that is necessary. He stated that one scramble offered a prize for the most average team, which was exciting for people that may not be the best and could still compete. He was unsure if \$60 would make a business send someone and believed that they just continue to make the request, and businesses will determine whether there is value in sending someone.

Member Johnson liked the idea of a prize for the average team and perhaps the worst team as well.

Economic Development Manager Sullivan confirmed that they could do a prize for the best, worst and average teams. He stated if there is not a reduction for the hole sponsors, they should be able to make the \$5,500 budget work but noted \$6,000 would allow additional funds for operations and door prizes.

Member Stewart stated that she does not believe the cost for a hole sponsor should be reduced, noting that she has been a hole sponsor and did attend. She did not believe that lowering the cost would incentivize more businesses to send representatives.

Motion by Member Johnson, seconded by Member Lindahl, to select the event date of Tuesday August 19, 2025 and the Links at Northfork as the venue for the 2025 Business Appreciation Day Event; and a \$6,000 EDA contribution for the event, incorporating additional prizes as discussed.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on recent items of interest to the EDA.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:55 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.