

**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 9, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wyingner
 Member Brittany Lindahl
 Member Michael Olson
 Member Chris Riley (remote attendee)

Members Absent: Member Rachal Johnson
 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

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

A roll call vote was performed:

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|----------------------|-----|
| Member Olson | aye |
| Chairperson Wyingner | aye |
| Member Lindahl | aye |
| Member Riley | aye |

Motion carried.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated December 12, 2024

Motion by Member Lindahl, seconded by Member Olson, to approve the December 12, 2024, minutes as presented.

Further discussion: Member Riley noted that two of the voting members were not present at the meeting and perhaps it would make sense to delay action on this item to the next meeting.

Member Lindahl withdrew the motion.

Motion by Chairperson Wyingner, seconded by Member Lindahl, to table the December 12, 2024, minutes to the next meeting.

A roll call vote was performed:

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| Member Riley | aye |
| Member Lindahl | aye |
| Chairperson Wyingner | aye |
| Member Olson | aye |

Motion carried.

4. EDA BUSINESS

4.01: Consider Approval of Amended and Restated Right of Re-Entry Agreement: Ramsey Properties, LLC

Economic Development Manager Sullivan presented the staff report.

Chairperson Wyingner invited the applicant to address the EDA.

Emily Allegra, from Ramsey Properties LLC, introduced herself and her project manager.

Garret Noonan, project manager, provided a progress update on the construction of the building on each floor. He stated that there was an amended permit for the swimming pool and bathroom that was approved, and work has begun on that amenity. He stated that the goal is to be completed by March. He stated that he joined the project at the start of November to help with completion.

Ms. Allegra stated that she has a management team on board and they are ready to get the hotel moving once the building is completed and they receive the Certificate of Occupancy. She stated that they are excited for this to be operational in the community.

Member Riley stated that he wanted to ensure that this length of time to obtain a Certificate of Occupancy (June 30, 2025) would be enough time to avoid having to review this again, but that seems to have been answered by the applicant.

Motion by Member Lindahl, seconded by Member Olson, to recommend to City Council to approve the Amended and Restated Right of Re-Entry Agreement as presented, subject to City Attorney review.

A roll call vote was performed:

Member Olson aye
Chairperson Wyinginger aye
Member Lindahl aye
Member Riley aye

Motion carried.

4.02: Consider Extension of CBRE Real Estate Listing Agreement for City-Owned Land in COR

Economic Development Manager Sullivan presented the staff report.

Brian Pankratz, CBRE, stated that it has been ten years since they began listing properties in the City of Ramsey. He commented that residents wanted restaurants and retail, but he let them know they would need more housing and daytime workers to attract those industries. He stated that it has been great to see the development that has happened with the apartments, industrial area, and retailers that have begun to come. He stated that the completion of the Highway 10 improvements will also help with transportation and investment in Ramsey. He commented that with the west side of the COR filling out, parcel 50c will attract more interest. He noted that the hotel will also help to attract more businesses to the City. He stated that construction costs remain high but have leveled out and hopefully financing rates will stabilize as well. He also provided a general update on the climate for different types of development.

Member Riley commented that with the changes on Highway 10, it would make sense to continue this agreement for another year.

Economic Development Manager Sullivan reviewed the proposed change for the properties that staff would market, which would leave CBRE to focus on commercial and retail within the COR.

Motion by Member Olson, seconded by Member Lindahl, to recommend to City Council approval of the Listing Agreement with CBRE from February 1, 2025, through January 31, 2026, as presented.

Further discussion: Member Lindahl disclosed that although she and Mr. Pankratz both work for CBRE, they are in separate operating entities and there is no crossover in their business and is no conflict of interest.

Chair Wyinginger noted that the EDA is recommending body and that official action on the Agreement would need to be approved by the City Council

A roll call vote was performed:

Member Riley aye
Member Lindahl aye
Chairperson Wyinginger aye

Member Olson aye

Motion carried.

4.03: Receive 2024 Business Retention and Expansion Presentation and Adopt 2025 Goals

Economic Development Manager Sullivan presented the staff report.

Chairperson Wyingner asked if the concern around Hwy 10 construction is the impact of construction or the communication from the City about the construction.

Economic Development Manager Sullivan stated that he believes that it is related to communication from the Bolton and Menk about impacts on specific properties from construction. He explained that sometimes that notice can be provided but sometimes there are unforeseen circumstances that delayed things and kept holes open that were not anticipated and did not meet the expectations shared with the businesses. He stated that the City has done a much better job of that and changed firms to manage that. He stated that Bolton & Menk hired a new staff member to go out and meet with the businesses to discuss their concerns and provide updates and that he has been well received by the businesses.

Member Olson thanked Economic Development Manager Sullivan and his staff for the great work they do and for keeping the EDA and Council informed.

Member Riley echoed those comments. He stated that this is a vital service the EDA does through staff.

Chairperson Wyingner echoed those thoughts and recognized the time it takes to schedule and meet with 30 businesses during the year. He thanked Economic Development Manager Sullivan and Economic Development Assistant, Wendy Schlueter for their great work.

Motion by Member Lindahl, seconded by Member Olson, to accept the 2024 Business Retention Report and adopt the goals for 2025.

A roll call vote was performed:

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|----------------------|-----|
| Member Lindahl | aye |
| Chairperson Wyingner | aye |
| Member Olson | aye |
| Member Riley | aye |

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on the status of proposed development projects and items of interest to the EDA.

Member Riley mentioned the changes being made to ACRED and asked if that is solely related to funding or how they work with communities.

Economic Development Manager Sullivan replied that Anoka County has taken the program under its own funding and cities will no longer be asked to contribute. He stated that the services provided through ACRED will be unchanged as far as he knows.

6. ADJOURNMENT

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

A roll call vote was performed:

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| Member Riley | aye |
| Member Olson | aye |
| Chairperson Wyingner | aye |
| Member Lindahl | aye |

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:23 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.