

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION #25-200

RESOLUTION IN SUPPORT OF ZERO ZONE REFRIGERATION, LLC APPLYING TO THE JOB CREATION FUND PROGRAM

WHEREAS, Zero Zone Refrigeration, LLC (the "Developer") has requested the City of Ramsey, Minnesota (the "City") to assist with the financing of certain costs to be incurred in connection with the construction of an approximately 55,000 square foot manufacturing/office project located in the City (the "Project"); and

WHEREAS, the Developer is requesting \$360,000 in Tax Increment Financing in the form of a 6% interest bearing Pay-Go TIF Note and additional financial assistance from the Minnesota Investment Fund (MIF) and Job Creation Fund (JCF); and

WHEREAS, the Developer has completed a Business Assistance Application and financial analysis was completed. Ehlers, City Staff and the EDA have reviewed the information and have determined that the request for financial assistance is not unduly enriching the developer and the it meets the "but-for" test required to provide Tax Increment financing; and

WHEREAS, the City of Ramsey, Minnesota (the "City"), desires to assist Zero Zone Refrigeration, LLC, a limited liability company, which is proposing to construct a facility in the City; and,

WHEREAS, the City of Ramsey understands that Zero Zone Refrigeration, LLC, through and with the support of the City, intends to submit to the Minnesota Department of Employment and Economic Development an application for an award and/or rebate from the Job Creation Fund Program and Minnesota Investment Fund; and,

WHEREAS, the City of Ramsey held a city council meeting on August 26, 2025, to consider this matter.

WHEREAS, a future public hearing, pursuant to the Business Subsidy Act, is required to create the TIF District and to award the Business Subsidy if the City Council awards it; and

WHEREAS, The EDA met on August 14, 2025 and unanimously recommended that the City Council Approve a \$360,000 6% interest bearing TIF Note and a requirement for the Developer to create 55 Jobs with a minimum wage of at least \$21.00 / hour and is supportive of applications to MIF and JCF.

WHEREAS, Zero Zone Refrigeration LLC is active and in good standing with the Minnesota Secretary of State Office as of August 22, 2025

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA THAT, AFTER DUE CONSIDERATION, THE MAYOR

AND CITY ADMINISTRATOR OF THE CITY OF RAMSEY, MINNESOTA, HEREBY ADOPTS THE FOLLOWING FINDINGS OF FACT RELATED TO THE PROJECT PROPOSED BY ZERO ZONE REFRIGERATION, LLC AND ITS APPLICATION FOR AN AWARD AND/OR REBATE FROM THE JOB CREATION FUND PROGRAM AND EXPRESS THEIR APPROVAL:

1. Finding that the project is in the public interest because it will encourage the growth of commerce and industry, prevent the movement of current or future operations to locations outside Minnesota, result in increased employment in Minnesota, and preserve or enhance the state and local tax base.
 - a) List reasons and facts supporting this particular finding for the project. **Zero Zone Refrigeration, LLC previously invested in Dyersville, Iowa in 2021 based on incentives offered by Iowa and the availability of workforce instead of expanding in Minnesota. Minnesota lost this investment. Zero Zone is currently looking at Minnesota and Iowa for its next investment and financial incentives are an important factor in locking in the site. Zero Zone is committed to the creation of 55 new jobs with wages at least \$21.00 per hour excluding benefits as a result of the expansion in Minnesota or Iowa. The total project investment cost is approximately 11 Million dollars. The state and local incentives being requested by Zero Zone, if granted likely will result in the future investment in Minnesota rather than Iowa.**
2. Finding that the proposed project, in the opinion of the City Council, would not reasonably be expected to occur solely through private within the reasonably foreseeable future.
 - a) List reasons and facts supporting this particular finding for the project. **The City of Ramsey contracted Ehler's Public Finance Advisors to review the request for Public Assistance that included TIF, MIF and JCF. Ehlers' analysis concluded that the amount of assistance requested by Zero Zone Refrigeration, LLC was warranted, met the "But-For" analysis and does not unduly enrich the developer. Without the assistance the project would not provide the financial return necessary to invest in Minnesota.**
3. Finding that the proposed project conforms to the general plan for the development or redevelopment of the City as a whole.
 - a) List reasons and facts supporting this particular finding for the project. **The site for the proposed business expansion is located in a Business Park in the City of Ramsey within Development District No. 1. The site is zoned appropriately for the manufacturing expansion. Job Creation of 55, increasing Tax base and providing living wages for employees are City Council and EDA Goals within this development district that are being met as a result of this project**

4. Finding that the proposed project will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment or development of the project by private enterprise.

- a) List reasons and facts supporting this particular finding for the project. **The proposed 55-58,000 SF Expansion will fully build out the site for Zero Zone Refrigeration, and maximize tax base and employment potential for the site. The 55 living wage jobs in Ramsey that would be created as a result of this project will provide employment opportunities for Ramsey and surrounding community residents. The increase of tax base will ultimately help the future financial security for the City of Ramsey and its residents. Zero Zone is committed to listed employment opportunities in places/services that will be seen in and outside of the City of Ramsey and present opportunities for all Minnesotans.**

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of August.

Mayor

ATTEST:

City Clerk