

**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, August 14, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
 Member Rachal Johnson (remote attendee)
 Member Hannah Karpen
 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 Wiyninger called the Economic Development Authority meeting to order at 7:30 a.m.

4. EDA BUSINESS

4.01: Consider Recommendation to Provide Business Assistance to Zero Zone

Economic Development Manager Sullivan presented the staff report.

Jason Aarsvold, Ehlers, stated that he has been working with the City to complete the but-for analysis and estimates the available tax increment amount to be \$360,000. He stated that in this case, the “but-for” test is about the fact that the investment may go elsewhere outside of Ramsey. He provided additional details on the analysis that was completed and related findings.

Economic Development Manager Sullivan provided additional details on the business subsidy policy related to job creation. Zero Zone will be required to create 55 jobs with wages of at least \$21.00/hour. He commented that this would bring many more quality jobs per public dollar than the minimum requirement of the State of Minnesota Statutes. He commented that not all projects score as well as this project.

Phil Peterson, representing Zero Zone, stated that he has been with the company for 15 years, and it has been great to see the growth of the company throughout that time. He provided additional information on the project, which would allow the company to grow its industrial side. He stated

that they love Ramsey and would love to remain in Ramsey. He commented that their Iowa location attracts more employees overall, but the Ramsey community attracts more qualified employees, which is why they would like to expand this more technical side in Ramsey.

Member Karpen asked how the company plans to attract these employees.

Mr. Peterson replied that they do have an HR Assistant, and they will also use recruiters. He stated that they may offer things such as relocation assistance to bring in engineers. He stated that they do have training centers in Iowa and Minnesota.

Member Riley commented that they love to see the expansion of businesses in Ramsey and commented that he enjoyed a previous visit to Zero Zone. He stated that they often talk about bringing new businesses to Ramsey, but they also support the expansion of local businesses.

Mr. Peterson stated that in 2024, they invested in improving everything in their current location in Ramsey to make the location a better place to work for their employees.

Economic Development Manager Sullivan identified future considerations and actions for this project, as well as key terms of the TIF Agreement.

Motion by Member Lindahl, seconded by Member Johnson, to recommend that the City Council approve a TIF Agreement/Business Subsidy including \$360,000 (6% interest) TIF Pay Go Note and the requirement for the creation of 55 jobs with a minimum wage of \$21.00/hour or higher by Zero Zone

Further discussion: Chairperson Wyingner stated that he loves to see businesses expand in Ramsey and continue to invest in the community. He noted that this would be a great use of the property and would bring opportunity to the community.

A roll call vote was performed:

Member Johnson	aye
Member Karpen	aye
Member Lindahl	aye
Chairperson Wyingner	aye
Member Riley	aye
Member Stewart	aye

Motion carried.

6. ADJOURNMENT

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

A roll call vote was performed:

Member Johnson aye
Member Karpen aye
Member Lindahl aye
Chairperson Wyingner aye
Member Riley aye
Member Stewart aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:12 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.