

Councilmember Riley introduced the following resolution and moved its adoption:

RESOLUTION #25-204

RESOLUTION APPROVING SUBMITTAL OF APPLICATION TO MINNESOTA INVESTMENT FUND FOR ZERO ZONE REFRIGERATION, LLC

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, that the City of Ramsey act as the legal sponsor for the project contained in the Minnesota Investment Fund Application to be submitted on or about August 28, 2025 and that Mayor and City Administrator are hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of Ramsey; and,

WHEREAS, that the City of Ramsey has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to administer the proposed project; and,

WHEREAS, that the City of Ramsey has not violated any Federal, State, or local laws pertaining to fraud, bribery, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.; and,

WHEREAS, that upon approval of its application by the State, City of Ramsey may enter into a Grant Contract with the State of Minnesota for the approved project, and that City of Ramsey certifies that it will comply with all applicable laws, statutes, regulations and rules as stated in the Grant Contract and described in the Project Compliance Certification of the Application.; and,

WHEREAS, that the City of Ramsey and Ehler’s has completed financial analysis on the project and has reviewed credit reports and credit information on Zero Zone Refrigeration, LLC. Upon full review by the City of Ramsey and Ehlers it has been determined that no adverse findings or concerns regarding, but not limited to, tax liens, judgments, court actions, and filings with state, federal and other regulatory agencies were identified. Failure to disclose any such adverse information could result in revocation or other legal action; 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 and MIF program, is required; 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 26, 2025

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA:

1. that the Mayor and City Administrator, or their successors in office, are hereby authorized to execute the Grant Contract and amendments, thereto, as are necessary to implement the project on behalf of the City of Ramsey; subject to City Attorney review.

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

Mayor Heineman
Councilmember Riley
Councilmember Olson
Councilmember Buscher
Councilmember Peters
Councilmember Specht
Councilmember Stewart

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

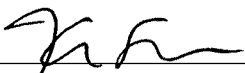
None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of August, 2025.



Mayor

ATTEST:



City Clerk