

**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, December 12, 2024, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Scott Wiyninger  
                              Member Chelsee Howell  
                              Member Brittany Lindahl  
                              Member William MacLennan  
                              Member Shanna Stewart

Members Absent:     Member Rachal Johnson  
                              Member Chris Riley

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.

**2.     APPROVE AGENDA**

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

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

**3.     CONSENT AGENDA**

**3.01:   Approve Meeting Minutes Dated October 10, 2024**

Motion by Member Lindahl, seconded by Member Stewart, to approve the October 10, 2024, minutes as presented.

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

**4.     EDA BUSINESS**

#### **4.01: Consider Recommendation of Approval of Purchase Agreement and Right of Re-Entry Agreement for Part of Outlot D, Waterfront Village: Case of Capital Real Estate, Inc.**

Economic Development Manager Sullivan presented the staff report.

Chairperson Wiyninger invited the applicant to speak.

Rick Hauser, Capital Real Estate, commented that since the last meeting, he has been working to secure the tenant lineup for this location and they do have several tenants in the LOI phase. He stated that they have Taco Bell, Starbucks, and Chipotle all in negotiations.

Chairperson Wiyninger stated that he visited some of the developer's other locations and commented that they are clean and easy to get in and out of.

Member Stewart asked for details on the type of signage.

Mr. Hauser stated that they would envision a tall monument sign with a brick base and sides, with panels for each of the three tenants. He commented that they could put some type of City branding on the top of the sign as well.

Motion by Member Stewart, seconded by Member Lindahl, to recommend to City Council to Approve Purchase Agreement and Right of Re-Entry Agreement with Capital Real Estate, Inc., subject to City Attorney review.

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

#### **4.02: Receive New Community Profile and One Page Brochure**

Economic Development Manager Sullivan presented the staff report.

Member Stewart asked for and received clarification on how the different documents would be used.

Chairperson Wiyninger stated that he would like the history to be ordered the same way, noting one section that starts from the past and moves forward while another starts from now and moves backward. He appreciates the concise approach and intentionality of staff when developing these documents.

Member Stewart commented that she would be unsure which side of the one-page brochure is the front and suggested changing the logo or doing something different to identify the front page.

Member Howell suggested using different photos on the one-page brochure.

Chairperson Wyingner proposed using alternative photos in the one-page brochure to better appeal to the targeted industrial audience and effectively promote Ramsey.

## **5. MEMBER / STAFF UPDATE**

Economic Development Manager Sullivan stated that the Planning Commission has been reviewing the sign code to make it more consistent. He asked if the EDA would be interested in receiving a presentation from planning staff related to the proposed changes.

Chairperson Wyingner stated that he has had multiple businesses reach out to him with questions about signage and therefore would find it helpful to learn more information.

Members Stewart and Lindahl agreed that it is important for the EDA to better understand what is allowed.

Member Howell agreed as well, noting that the EDA looks more from a marketing standpoint, which may be helpful to planning staff as well.

Economic Development Manager Sullivan stated that he received approval from the Met Council to assist in selling some outlots. He advised of the Take 5 ribbon cutting later today, and also highlighted other upcoming events, and provided a summary of recent Council action on EDA-related items.

## **6. ADJOURNMENT**

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

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

The regular meeting of the Economic Development Authority adjourned at 8:07 a.m.

Respectfully submitted,

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Sean Sullivan  
Economic Development Manager

ATTEST:

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Wendy Schlueter  
Economic Development Administrative Assistant

Draft by Amanda Staple

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