

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday, March 13, 2025
7:30 am
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**
2. **Approve Agenda**
3. **Approve Minutes**
 1. Approve EDA Meeting Minutes for February 13, 2025.
4. **EDA Business**
 1. Consider Loan Application for Restaurant Subsidy Program: King Baguette
 2. 2025 Business Network Breakfast Summary and Approval of 2026 Business Network Meeting Budget
5. **Member/Staff Input**
6. **Adjournment**

Economic Development Authority (EDA)

Meeting Date: 03/13/2025

Primary Strategic Plan Initiative: Enhance City’s communication through transparency and accountability.

Title:

Approve EDA Meeting Minutes for February 13, 2025.

Purpose/Background:

Purpose: The purpose is to approve the meeting minutes for the EDA meeting held the prior month.

Background: The meeting minutes are attached for review and approval.

Recommendation:

Approval of February 13, 2025 EDA meeting minutes.

Outcome/Action:

Motion to approve February 13, 2025 EDA meeting minutes.

Attachments

EDA Meeting Minutes

Form Review

Inbox

Sean Sullivan

Brian Hagen

Form Started By: Wendy Schlueter

Final Approval Date: 02/20/2025

Reviewed By

Sean Sullivan

Brian Hagen

Date

02/14/2025 03:48 PM

02/20/2025 08:14 AM

Started On: 02/14/2025 12:30 PM

**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, February 13, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wyingner
 Member Rachal Johnson
 Member Brittany Lindahl
 Member Chris Riley
 Member Shanna Stewart

Members Absent: Member William MacLennan

Also Present: Sean Sullivan, Economic Development Manager
 Adam Martin, City Planner

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 Johnson, seconded by Member Lindahl, to approve the agenda.

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

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated December 12, 2024

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

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

3.02: Approve Meeting Minutes Dated January 9, 2025

Motion by Member Johnson, seconded by Member Lindahl, to approve the January 9, 2025 minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Purchase Agreement and Sale of Part of Outlot B, COR Five to CorTrust Bank N.A. (portions may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Chairperson Wyingner invited the applicant to address the EDA, asking for more information on the desire to re-engage the project.

Dean Suchy, CorTrust Bank, recalled that they began on the original project in 2022, and this is a very desirable location for the bank. He stated that the bank likes to own its own property and is currently operating in a rented location in Anoka. He stated that this would provide the ability for the bank to own their property and be in a desired location.

Motion by Member Johnson, seconded by Member Lindahl, to recommend to City Council to approve Purchase agreement and Right of Reentry Agreement with CorTrust Bank for the sale and development of Part of Outlot B, COR FIVE as presented, subject to City Attorney Review.

Further discussion: Member Riley thanked the bank for coming back and appreciated that the bank still wants to be located in Ramsey. He looked forward to having the bank in Ramsey.

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

4.02: Sign Code Update Introduction Presentation

City Planner Martin presented the staff report.

Chairperson Wyingner thanked City Planner Martin for the presentation and knowledge about the sign code. He appreciated the approach to streamline and make it easier for business owners to understand.

Member Stewart asked if this would address signage for a residential home-based business.

City Planner Martin replied that while there is information within the home occupation portion of the ordinance, it would be reiterated.

Member Riley appreciated the presentation and desire to involve the EDA. He asked if Economic Development Manager Sullivan has been a part of this review, providing his input as well.

Economic Development Manager Sullivan confirmed that he has been heavily involved in the process, advocating for businesses.

Chairperson Wyingner asked if there have been conversations with impacted business owners and whether there would be any existing signs that would no longer be allowed.

City Planner Martin replied that there have been initial discussions with upcoming projects and favorable responses have been received related to the proposed updates. He stated that they would establish a nonconformities section to address any sign that could fall out of conformance with the new regulations to ensure that existing signs could remain in place. He stated that the updates are not meant to create challenges but to make things easier.

Economic Development Manager Sullivan replied that there has not been a specific open house to solicit information from the business community. He stated that the Planning Commission and City Council process involves the public through a public hearing and multiple ordinance readings by the Council. He stated that if there are concerns from the business community, they would likely come forward during the public process.

Member Stewart asked if these updates would change the allowed sizes of signs.

City Planner Martin replied that there will be some changes to size allowances but noted that those changes proposed are generally increases.

Economic Development Manager Sullivan replied that is an area where he had a lot of input, also noting the ability for shared signage between monument signs and wall signs in some districts within the COR.

City Planner Martin recognized that the input of Economic Development Manager Sullivan has been monumental throughout this process. He noted other staff members that have been involved, such as the Building Official, to ensure they are thinking about things from all sides.

Member Stewart referenced the statement that spoke to preserving the rural character of Ramsey but urged staff to be cautious as there will now be increases to the allowed sizes of signs.

Economic Development Manager Sullivan commented that signs are much more limited in rural areas.

City Planner Martin commented that the intention is to steer signage to commercial and industrial districts as well as the COR. He reviewed the limited types of signage that would be allowed in the rural areas.

Chairperson Wyingner thanked City Planner Martin for the presentation and planning staff for their work on this topic.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan stated that the business breakfast meeting was well attended. He provided updates on upcoming events and activities as well as general development updates and interest.

Chairperson Winyinger commented that the business network breakfast event was great, Ben Utecht was well received, and thanked Economic Development Manager Sullivan and his staff for their great work.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:00 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.

Economic Development Authority (EDA)**Meeting Date:** 03/13/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Consider Loan Application for Restaurant Subsidy Program: King Baguette

Purpose/Background:

The purpose of this case is to review the proposed request by King Baguette for financial assistance utilizing the Restaurant Subsidy Program. Staff has received a mostly complete application and is asking the EDA to review the business type to see if they would qualify for the program. Upon review from Staff there are facets of the project that meet the intent of the program but others that are uncertain. Feedback from residents, businesses, visitors, and elected/appointed officials states that attracting more restaurants is a priority for Ramsey. The city has received an application (mostly complete) from King Baguette for financial assistance relating to the 5 units of SAC and WAC Fees for a new restaurant build-out in the vacant building located at 7912 Sunwood Drive NW, Unit 100 in Northstar Marketplace. Staff is asking the EDA to provide feedback to Staff and the City Council as to whether this business qualifies for the restaurant subsidy program and if the EDA is supportive of providing SAC and WAC deferral assistance to the project.

King Baguette Background

King Baguette provides a combination of take-out, drive thru and dine-in services focused on the Vietnamese Banh Mi Sandwich, Vietnamese Pho, Boba Tea and Bakery. There is over a 450K investment for the applicant as shown in the application. This is a new restaurant concept for Ramsey and would be a nice alternative to traditional American cuisine. Staff has spoken with Thao Do (co-applicant) regarding the operation of the restaurant. She has indicated that customers will be able to order their food at the counter but will also have wait staff taking orders at tables if they prefer. This combination of ordering does not fully embrace the "Full Service" restaurant style that normally comes to mind; it is more of a hybrid in Staff's opinion. However, Staff would like to have the EDA and City Council determine if they feel it meets the spirit of the program or not. Below are a few excerpts from the program. The full policy is attached to this case.

- *A full-service restaurant is defined as one that has washable plates, cups and utensils, wait staff, food served at tables, and whose projected SAC/WAC fees are charged at a rate of X unit per seat.*
- *Eligible applicants are for-profit restaurant businesses considering new, additional or the expansion of existing restaurants in The City of Ramsey. Eligible businesses must devote a majority of their floor space to the restaurant concept. All applicants must be a permitted use in compliance with all laws, zoning ordinances, rules and regulations applicable to the business. The Ramsey EDA will review each application on a case-by-case basis and reserves the right to exclude activities not consistent with the City's Comprehensive Plan, or if the concept does not benefit the health, safety and welfare of the community.*

The applicant has not provided complete financial information and staff has not worked with a 3rd party (CMDC) to conduct a review of the loan. The applicant is waiting to get feedback to see if it would qualify for the program before investment in the restaurant build-out of the space and paying for the building permit; including the SAC and WAC charges. They have signed a lease and the Landlord has commenced construction of a demising wall for the space at the cost of the Landlord. King Baguette hopes to open in June. Staff has been working with the restaurant for over a year and thinks they would be a great addition to the community.

Notification:

None required

Time Frame/Observations/Alternatives:

The proposed 453K investment would help bring a 1600 SF with Drive Thru King Baguette concept to Ramsey. The full SAC Charge (Metropolitan Council) is estimated to be \$12,425 and the WAC Charge (City of Ramsey) is estimated to be \$7,405. These fees total \$19,830. King Baguette is requesting a loan of \$13,881 (70% of the Total SAC AND WAC Charges) from the Full Service Restaurant Subsidy Program (See attached). As previously mentioned, King Baguette has an executed lease but has not pulled its restaurant build-out permit and paid the SAC and WAC fees at the time this case was written.

The project will result in approximately 10+ jobs coming to Ramsey with an average wage of \$18/hr.

The owner is securing \$30,000 in private bank financing, providing an injection of cash and is requesting a city SAC and WAC forgivable loan. If the restaurant qualifies for the SAC and WAC Deferral Program, Staff supports approval of a 70%, 0% interest loan, forgivable loan for both the SAC and WAC Fees in the amount of \$13,881; subject to satisfactory underwriting by CMDC. The proposed funding sources for the loan would be the City Water Fund (WAC) and the EDA Fund (SAC). The applicant would also be required to pay \$5,949 (30%) for the SAC and WAC charges upfront and closing costs estimated to be around \$1000. The financing of this deal would likely include a loan agreement, and a UCC filing against collateral owned by the applicant since King Baguette is not the owner of the real estate. The applicant leases the space and a real estate mortgage would not be obtainable in this circumstance. Staff will work with the applicant to gather necessary financial information necessary to complete underwriting of the loan if the Loan is recommended for approval by the EDA. The Applicant has already provided some financial information/projections needed to complete underwriting but a few more pieces of information are needed. If the EDA supports determines that the project qualifies for the Program, Staff would bring this to the City Council, for consideration. The applicant does not want to move forward with underwriting of the loan if they do not have approvals by the EDA and Council that qualify them for the program.

Loan Approval / Qualification Recommendation

1. The EDA recommend to the City Council approval of a \$13,881 (70%) SAC and WAC loan to King Baguette.
2. The EDA recommend to the City Council approval of a \$_____ (___%) SAC and WAC loan to King Baguette.
3. Something Else

Funding Source:

\$5,183.50 - City Water Fund

\$8,697.50 - EDA Fund

The unencumbered EDA fund currently has balance of approximately 1.4M

Recommendation:

Staff recommendation is for the EDA to recommend to the City Council for contingent approval of a \$13,881 (70%) SAC and WAC loan to King Baguette; subject to underwriting, project qualification and City Attorney review.

Outcome/Action:

Motion to recommend to the City Council for contingent approval of a \$13,881 (70%) SAC and WAC loan to King Baguette; subject to underwriting, project qualification and City Attorney review.

or Something else

Site Location Map
Business Assistance Application
SAC and WAC Breakdown
Restaurant Subsidy Program Policy

Form Review

Inbox

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 03/06/2025

Reviewed By

Brian Hagen

Date

03/06/2025 08:38 AM

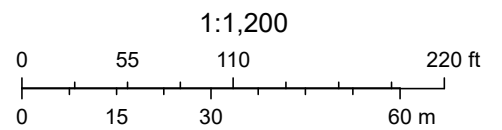
Started On: 03/04/2025 02:10 PM

King Baguette



3/4/2025, 3:01:05 PM

- Multi-units



C. PUBLIC PURPOSE OBJECTIVES

It is the policy of the City and EDA of Ramsey that the business assistance should result in a public benefit as identified in items 1-10 below. Please indicate how the proposed project will accomplish this by checking the appropriate boxes. **Attach additional narrative as Part 7.**

1. To encourage redevelopment.
2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
3. To enhance and/or diversify the City's economic base.
4. To encourage additional unsubsidized private (re)development.
5. To remove blight and/or encourage (re)development of commercial and industrial areas.
6. To create housing opportunities.
7. To provide a diversity of housing.
8. To provide a variety of family housing ownership alternatives and housing choices.
9. To promote neighborhood stabilization and revitalization by the removal of blight and the upgrading of existing housing stock in residential areas.
10. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
- Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

D. SOURCES & USES OF FUNDS

Attach additional information as Part 8

<u>SOURCES</u>	<u>AMOUNT</u>
Bank Loan	\$ <u>40,000.00</u>
Other Loans	\$ _____
Owner Equity	\$ <u>200,000.00</u>
Fed Grant/Loan	\$ _____
State Grant/Loan	\$ _____
Industrial Development Bonds	\$ _____
Tax Increment Financing	\$ _____
Tax Abatement	\$ _____
70% SAC / WAC Loan	\$ <u>13,881</u>
Other	\$ <u>200,000.00</u>
TOTAL	\$ <u>453,881.00</u>

<u>USES</u>	<u>AMOUNT</u>
Land Acquisition	\$ _____
Site Development	\$ _____
Construction	\$ <u>285,000.00</u>
Machinery & Equipment	\$ <u>144,051.00</u>
Architectural/Engineering Fees	\$ <u>5,000.00</u>
Debt Service Reserve	\$ _____
Contingencies	\$ _____
SAC and WAC Fees (permit)	\$ <u>19,830</u>
TOTAL	\$ <u>453,881.00</u>

Total Amount of business assistance requested from either Revolving Loan Fund, Abatement, Tax Increment Financing or another source: \$13,881

E. ADDITIONAL DOCUMENTATION AND CHECKLIST

Applicants will also be required to provide the following documentation. All personal financial information will be kept private and confidential.

- 1. Written business plan or a description of the business, ownership/ management, date established, products and services, and future plans.
- 2. Financial statements for past two years, including profit and loss statements and balance sheets.
- 3. Two year financial projections.
- 4. Personal financial statements of all major shareholders (principals) including the most recent 2 years of tax returns. (If requested.)
- 5. Letter of commitment from other sources of financing, stating terms and conditions of their participation in the project.
- 6. Administrative fee of up to \$5,000. In addition to defraying the cost of staff time, the fee will be used to pay costs associated with processing this request for financial assistance such as legal, engineering and financial analysis. The City reserves the right to stop the processing of the request until additional fees are paid should the original amount be insufficient to pay such costs. That portion which remains unspent, if any, will be returned only if the project is denied approval.
- 7. Attach the following documentation:
 - _____ Part 1 – Corporation/Partnership Description
 - _____ Part 2 – List of Shareholders/Partners
 - _____ Part 3 – Description of Project
 - _____ Part 4 – *But For* Analysis
 - _____ Part 5 – List of Prospective Lessees (If requested)
 - _____ Part 6 – Legal Description, Property Identification Numbers, maps of the project area, and project renderings
 - _____ Part 7 – Public Purpose Narrative
 - _____ Part 8 – Sources & Uses of Funds – Additional Information

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned’s knowledge. The undersigned authorizes the City and EDA of Ramsey to check credit references, verify financial and other information, and share this information with other political subdivisions as needed. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name _____ Date _____

By _____

Its _____

EXHIBIT B
BUSINESS ASSISTANCE REVIEW WORKSHEET
FOR COMMERCIAL/INDUSTRIAL PROJECTS
TO BE COMPLETED BY APPLICANT AND CITY STAFF

A. The project meets which of the following objectives as set forth in Section C of the Business Assistance policy:

- 1. To encourage redevelopment.
- 2. To retain local jobs and/or increase the number and diversity of jobs that offer stable employment and/or attractive wages and benefits.
- 3. To enhance and/or diversify the City's economic base.
- 4. To encourage additional unsubsidized private (re)development.
- 5. To remove blight and/or encourage (re)development of commercial and industrial areas.
- 6. To accomplish other public policies which may be adopted such as the promotion of quality urban or architectural design, energy conservation, and decreasing capital and/or operating costs of local government.
 - Utilization of architectural and landscaping techniques that will enable the components of the project to blend with the natural environment.
 - Mitigation of project impact on the natural environment.

B. Ratio of Private to Public Investment in Project:

\$ 230,000.00 Private Investment
 \$ 13,881 Public Investment
> 5:1 **Ratio Private : Public Financing**

Points:	5
5:1	<u>5</u>
4:1	<u>4</u>
3:1	<u>3</u>
2:1	<u>2</u>
Less than 2:1	<u>1</u>

C. Job Creation:

10+ Net *new* jobs (minimum 40 hours per week) or fulltime equivalents

Points:	3
50+	<u>5</u>
20+	<u>4</u>
10+	<u>3</u>
5+	<u>2</u>
Less than 2	<u>1</u>

D. Wage Level of jobs created:

Average hourly wage
 Of *new* jobs \$18

Points:	4
Over \$21/hour	<u>5</u>
\$18-21/hour	<u>4</u>
\$14-17/hour	<u>3</u>
\$10-13/hour	<u>2</u>
Under \$10/hour	<u>1</u>

E. Ratio Of Business Assistance To New Jobs Created: **Points:** 5
\$ 13,881.00 Business assistance requested \$5,000 or less 5
15 Number of net *new* jobs created \$15,000 or less 4
\$ 1,388.00 of business assist. per net *new* job created \$25,000 or less 3
\$50,000 or less 2
Over \$75,000 1

F. Project size: **Points:** 1
The project will result in the construction 75,000+ 5
of 1600 square feet 50,000+ 4
25,000+ 3
10,000+ 2
5,000 or less 1

G. Type of Project: **Points:** 3
 100% Owner Occupied 5
x Mix Owner Occupied & Investment 3
 Investment Property 1

H. Likelihood that the project will result in unsubsidized, spin-off development: **Points:** 1
 High 5
 Moderate 3
x Low 1

I. 5
3
4
5
1
3
1

Sub-Total Points 22 of a possible 35 points.

Bonus Points **Bonus Points:** 0
The project will be 100% *pay-as-you-go* financing. 0
The project is a redevelopment project. 0

Total Points: 22

Overall project analysis: High 35 points
 Moderate 25 points
 Low 15 points
 Not Eligible 5 points

The business is setting up as a S corporation with Cuong Phan as a CEO, 100% owner. The project is for King Baguette, new restaurant constructions build out. The restaurant provides a combine of takeout and dine-in services. An Asian concept that focuses on Banh Mi Sandwich, Pho, Boba tea and bakery. The projections of business sale for the first year is \$400,000.00 to \$500,000.00 Second year projections: \$500,000.00 - \$700,000.00.

King Baguette is located at Northstars Marketplace. It includes other tenants such as Coborns, Carribou Coffee, Subway, Chanticlear Grill Pizza, Acapulco restaurant, LA Nails, etc. The lease is 10 years term.

At King Baguette, we serve delicious and diverse sandwiches that combine the best of French Baguette and Vietnamese flavors, in a casual but upscale atmosphere that you feel like you're dining in Parisian café right here in the heart of twincities.

We offers a variety of fresh, made-to-order Vietnamese banh mi sandwiches, a collection of spring rolls and egg rolls, pho, and popular boba drink menu featuring a variety of delicious flavors of fruit teas, milk teas, boba, matcha, and coffee. In addition, we also offer a collection of freshly baked authentic French patisseries to complement your meal perfectly.

Our foods can be ordered in store, through our online website or via third parties ordering (Doordash, Grubhub, Uber eat, etc). The concept is fast and easy take out or dining at your convenience. Price is reasonable averagely in the range of \$10-\$20/order.

Vietnamese Pho, Banh Mi and Boba Tea are well-known by local and become even more popular in the recent years. More and more people come to support the local Vietnamese food business. People at all age love our delicious food/drink items. We believe this concept will be a great hit to the community and stand out amongst the others.

Company website: www.kingbaguette.com (coming soon)

Social Media: Facebook, Instagram, and Tiktok (coming soon)

Catering is also an option once the business is established.



Greetings!

Please see the determination below.

Project Name: King Baquette
Project Address: 7912 Sunwood Dr
Suite #/Campus: #100
City Name: Ramsey
Applicant: Steve Binstock, Trinity Commercial Contracting

Special Notes: It is the Council’s understanding there will be no outdoor seating. If at any time outdoor seating is added, a determination is required and additional SAC may be due.

Charge Calculation:

Food & Drink: 1556 sq. ft. @ 300 sq. ft. / SAC = 5.19

Total Charge: 5.19

Credit Calculation:

Northstar Retail (SAC 8/22)

Retail: 1556 sq. ft. @ 3050 sq. ft. / SAC = 0.51

Total Credit: 0.51

Net SAC: 4.68 = **5 SAC Due**

The business information was provided to MCES by the applicant at this time. It is the City’s responsibility to substantiate the business use and size at the time of the final inspection. If there is a change in use or size, a redetermination will need to be made. If you have any questions, email me at: Jessica.nye@metc.state.mn.us.

Thank you,

Jessie Nye

Manager, SAC Program

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION
 A. PROJECT NAME: King Baguette
 B. PROJECT LOCATION: 7912 Sunwood Drive, Ramsey, Minnesota

APPLICABLE CODES:
 A. RAMSEY ZONING ORDINANCE Current Edition
 B. MINNESOTA STATE BUILDING CODE (MSBC) - INCLUDING -
 C. CHAPTER 1305 - INT'L BUILDING CODE 2020 Edition
 D. CHAPTER 1311 - INT'L EXISTING BUILDING CODE 2020 Edition
 E. CHAPTER 1315 - NATIONAL ELECTRIC CODE 2023 Edition
 F. CHAPTER 1322/23 - INT'L ENERGY CONSERVATION CODE 2024 Edition
 G. CHAPTER 1341 - MN ACCESSIBILITY CODE 2020 Edition
 H. CHAPTER 1346 - INT'L MECHANICAL CODE 2020 Edition
 I. CHAPTER 4714 - MN PLUMBING CODE 2020 Edition

BUILDING CLASSIFICATION
 A. OCCUPANCY GROUPS / TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
 1. Restaurant - Group A-2 Less Than 50 Occupants = Group B
 - Type of Construction - II-B
 - Area - 1,680 s.f.
 2. Mixed Occupancy (IBC 508)
 - Group B Is A Non-Separated Use From Adjacent Occupancies
 3. Incidental Uses (IBC 509)
 - None

B. FIRE-RESISTANCE-RATED CONSTRUCTION
 1. Fire Walls (IBC 706)
 - Not Required -
 2. Fire Barriers (IBC 707)
 - Not Required -
 3. Fire Partitions (IBC 708)
 - Not Required -

C. INTERIOR FINISH REQUIREMENTS
 1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/Exit Passageways	Class B
Exit Access Corridors/Other Exit ways	Class C
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS
 A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

MEANS OF EGRESS
 A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)
 1. Total Occupants = 24 Occupants (See Plan)

B. EXIT / EXIT ACCESS
 1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
 2. Number of Accessible Required (IBC 1009) = 1
 3. Arrangement (IBC 1007)
 - Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
 4. Travel Distance Maximums
 - Exit Access (IBC 1017) = 300'
 - Common Path of Egress (IBC 1006.2.1) = 100'
 - Dead Ends (IBC 1020.4) = 50'
 5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
 - Design Egress Sizing (IBC 1005.3)
 Stairways (Occ Load x .3) = N/A
 Other Components (Occ Load x .2) = 4.8"
 - Stairways (IBC 1011.2) = 36"
 - Corridors (IBC 1020.2) = 36"
 - Exit Passageways (IBC 1024.2) = 36"
 - Exit Doors (IBC 1010.1.1) = 32" Min Clear, 48" Max Nom

6. Doors
 - Swing (IBC 1010.1.2.1)
 - Side Hinged Swinging Out At Occupant Load Of 50 Or More Landings (IBC 1010.1.6)
 Width Not Less Than Width of Door Or Stairway
 Length in Direction of Travel Not Less Than 44"
 - Thresholds (IBC 1010.1.7)
 Max Height = 1/2" - 1-1/2 Beveled Edge If 1/4"-1/2"
 - Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
 - Lock or Latch (IBC 1010.1.9)
 Operable From Egress Side Without Use of Knowledge or Keys
 Manually Operated Flush Bolts Permitted on Inactive leaf.
 - Panic / Fire Exit Hardware (IBC 1010.1.10)
 Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES
 A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
 1. Based On 24 Occupants - Restaurant Occupancy
 - 12 Male Occupants
 - 12 Female Occupants

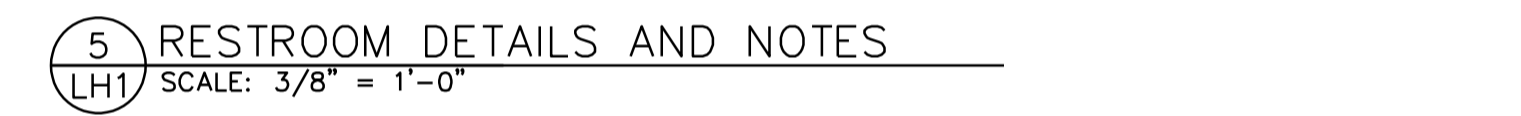
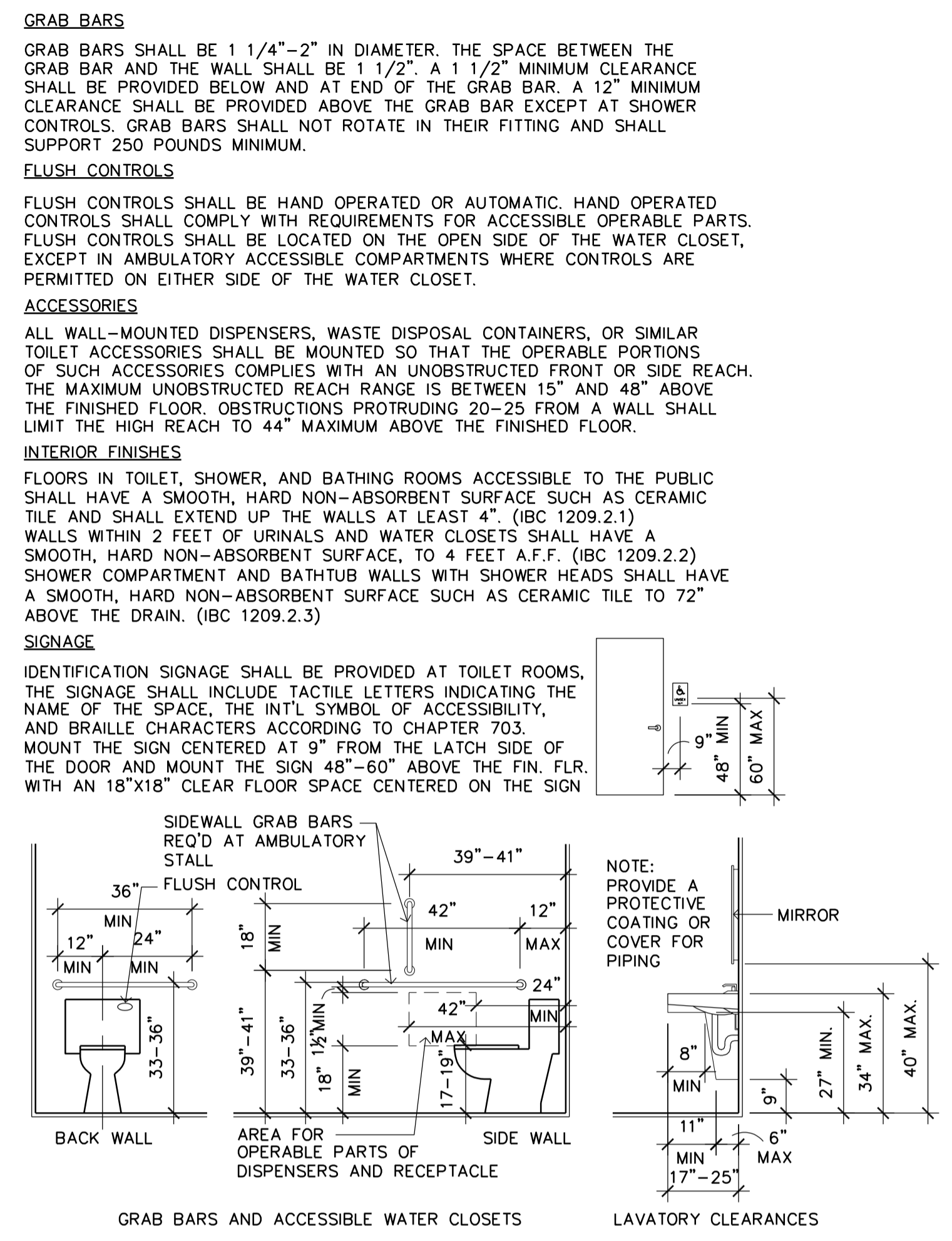
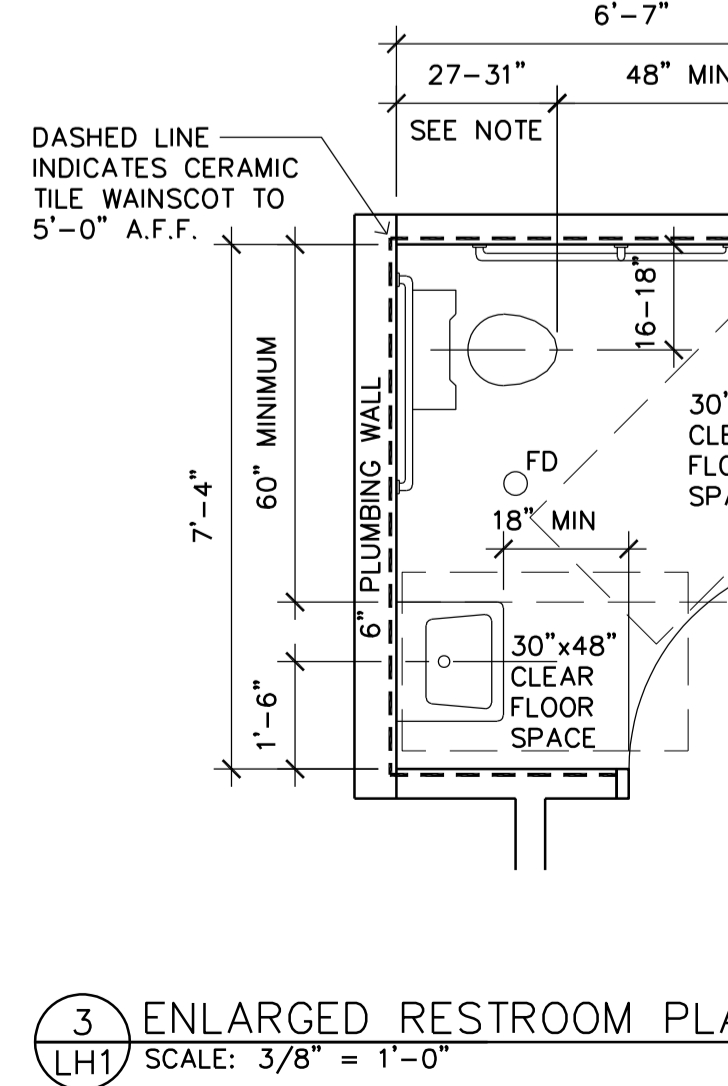
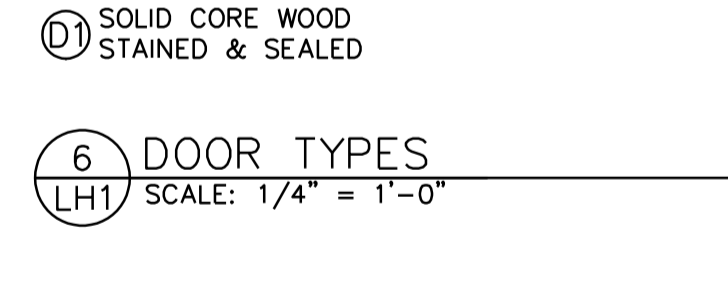
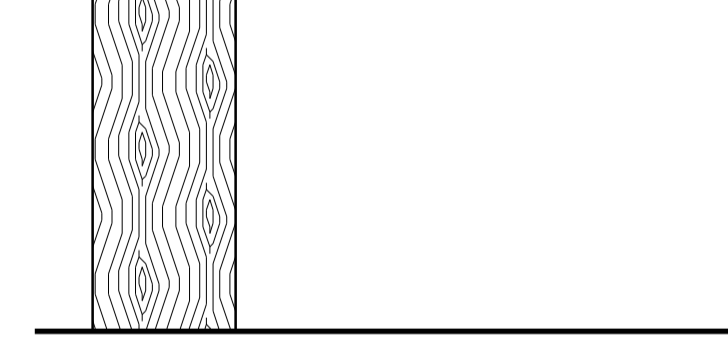
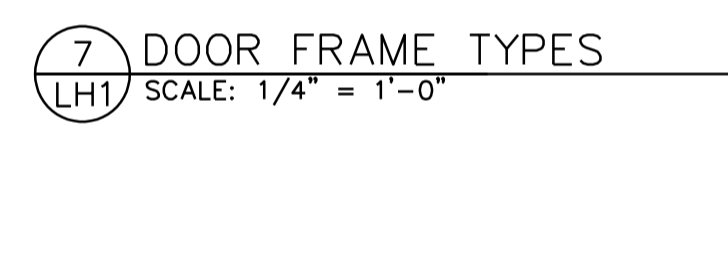
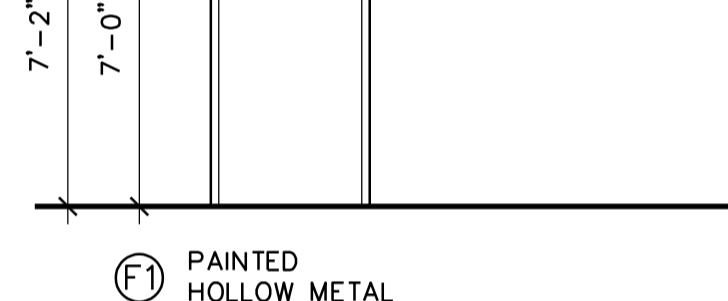
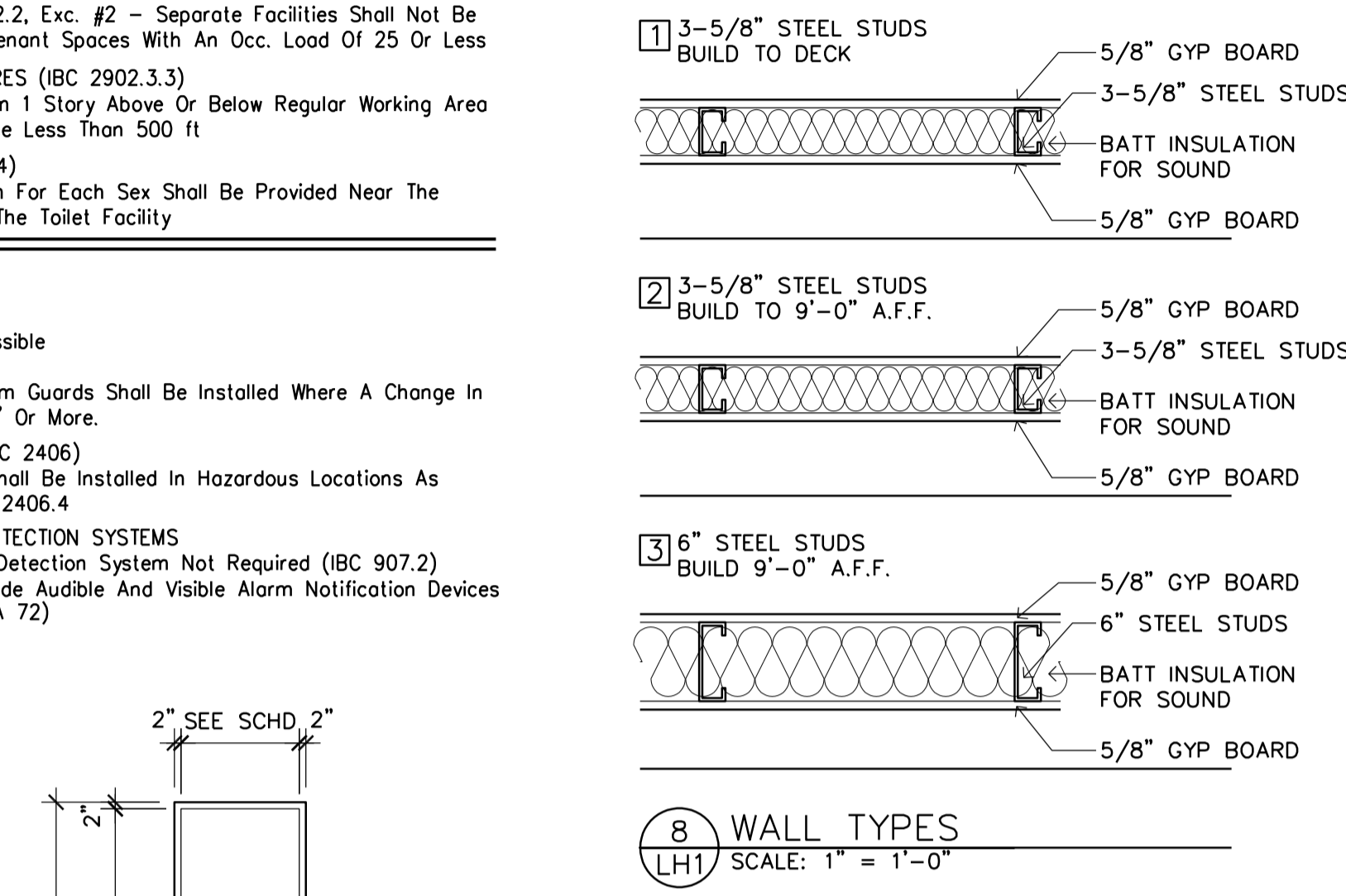
Fixture	Required		Provided		
	Men	Women	Men	Women	Unisex
Water Closets	0.16	0.16	-	-	1
Urinals	-	-	-	-	-
Lavatories	0.06	0.06	-	-	1
Bathubs/ Showers	-	-	-	-	-
Drinking Fountains	-	-	Not Required		
Service Sink	1	-	1	-	-

Note: Footnote h. - A Drinking Fountain Shall Not Be Required in Buildings or Tenant Spaces Having An Occupant Load Of Less Than 50
 Note: MSBC 2902.2, Exc. #2 - Separate Facilities Shall Not Be Req'd in Tenant Spaces With An Occ. Load Of 25 Or Less

B. LOCATION OF FIXTURES (IBC 2902.3.3)
 - Not More Than 1 Story Above Or Below Regular Working Area
 - Travel Distance Less Than 500 ft

C. SIGNAGE (IBC 2902.4)
 - A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER
 A. ACCESSIBILITY
 1. Building is Accessible
 B. GUARDS (IBC 1015)
 1. 42" High Minimum Guards Shall Be Installed Where A Change in Levels Drops 30" Or More.
 C. SAFETY GLAZING (IBC 2406)
 1. Safety Glazing Shall Be Installed in Hazardous Locations As Specified in IBC 2406.4
 D. FIRE ALARM AND DETECTION SYSTEMS
 1. Fire Alarm And Detection System Not Required (IBC 907.2)
 2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)



ROOM FINISH SCHEDULE

RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT	REMARKS
101A	DINING AREA	LVT	VINYL	OPEN	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	-
101B	ORDER AREA	LVT	VINYL	OPEN	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	-
102	ORDER COUNTER	Q.T.	Q.T.	PT/GYP	PT/GYP	OPEN	PT/GYP	WOOD	VARIES	-
103	KITCHEN	Q.T.	Q.T.	FRP	FRP	FRP	FRP	V. ACT	8'-10"	-
104	JANITOR	Q.T.	Q.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	V. ACT	8'-10"	4'-0" FRP AT MOP SINK
105	UNISEX	C.T.	C.T.	CT/WST	-	-	-	PT/GYP	9'-0"	-

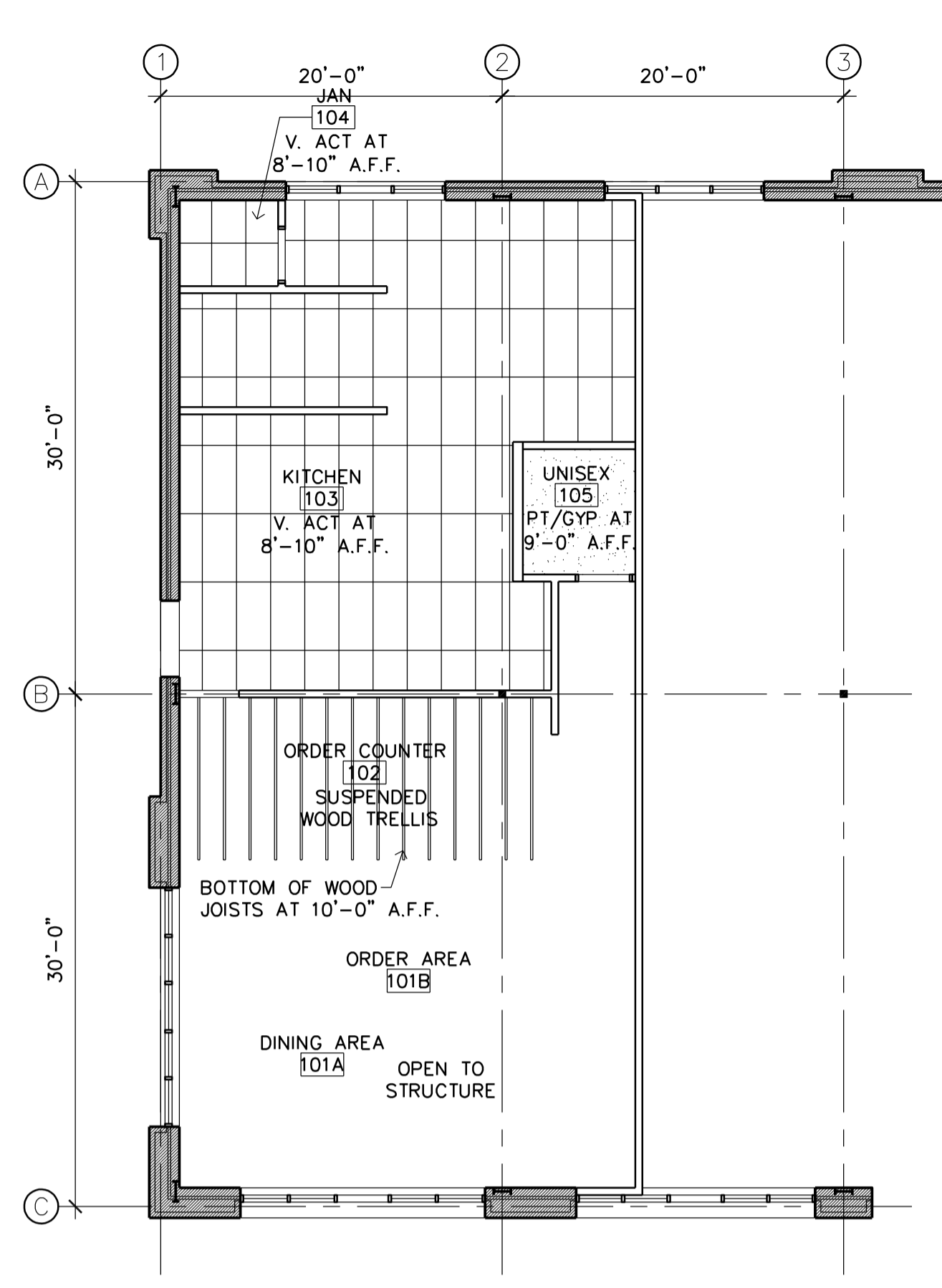
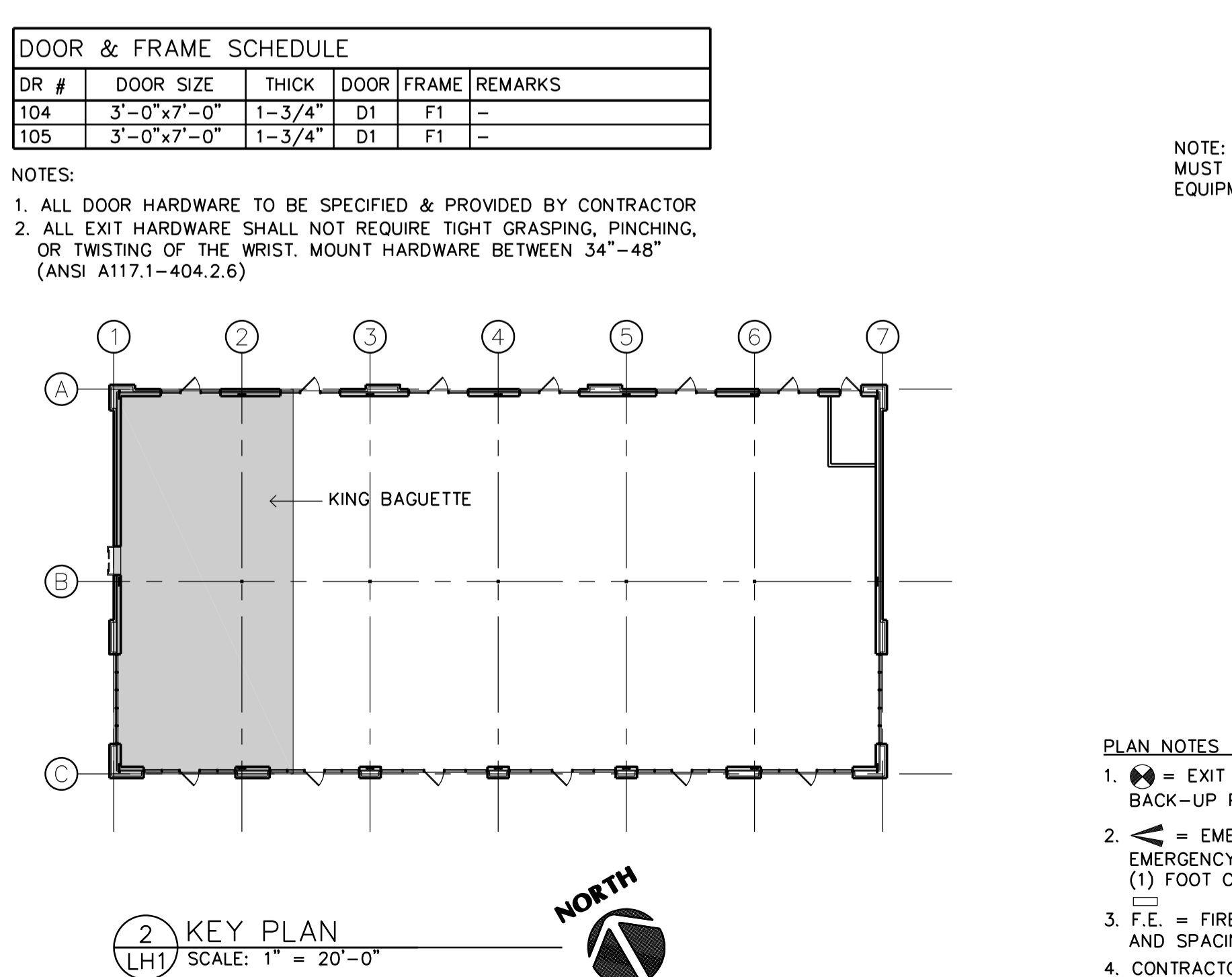
ABBREVIATIONS:
 C.T. = CERAMIC TILE
 LVT = LUXURY VINYL TILE
 Q.T. = QUARRY TILE
 CT/WST = CERAMIC TILE WAINSCOT TO 5'-0" A.F.F.
 FRP = FIBER REINFORCED PLASTIC PANELS
 PT/GYP = PAINTED GYPSUM BOARD
 ACT = ACOUSTICAL CEILING TILE
 V. ACT = VINYL BACKED CEILING TILES
 WOOD = SUSPENDED WOOD TRELLIS

NOTES:
 ALL COUNTER TOPS TO BE QUARTZ

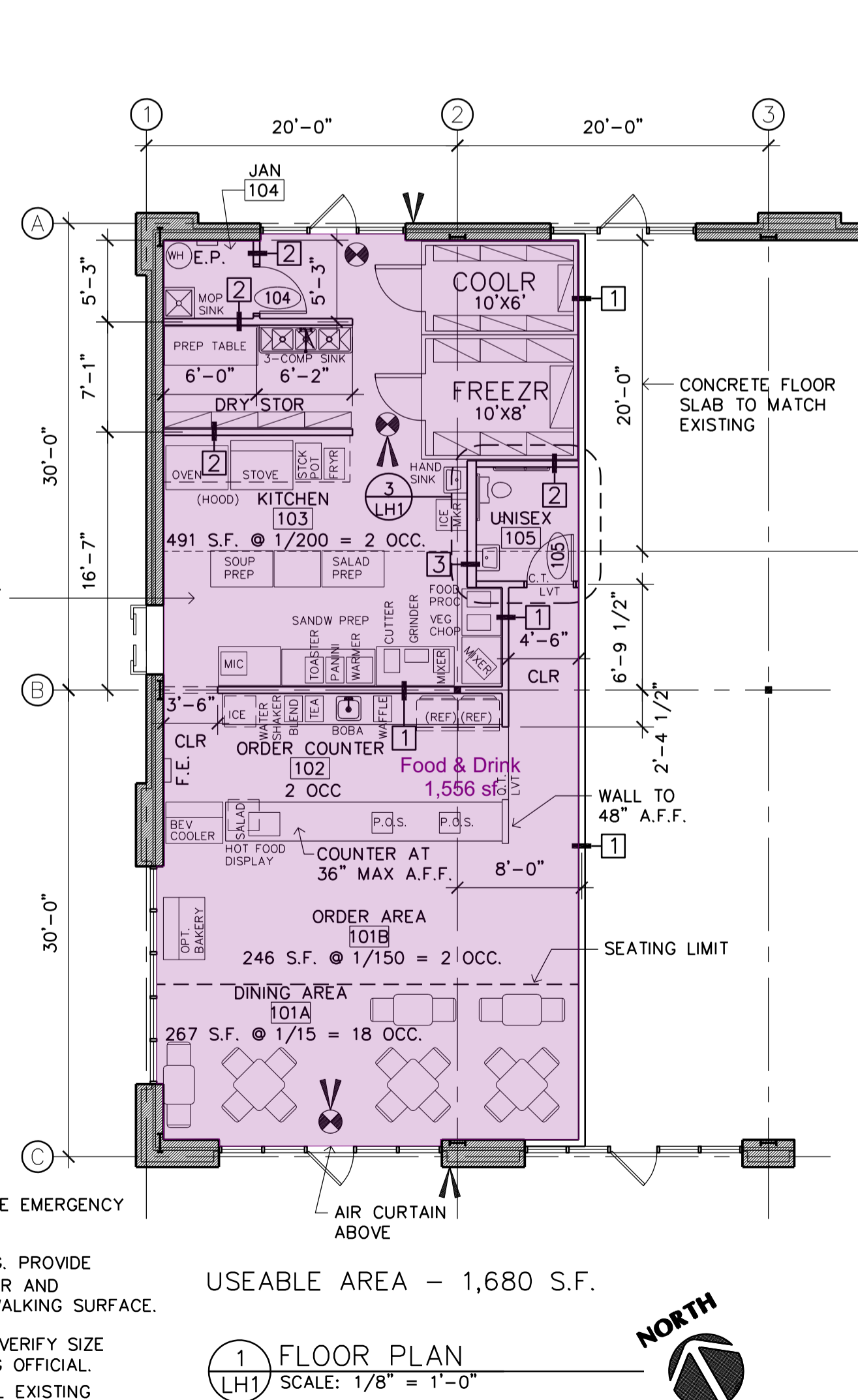
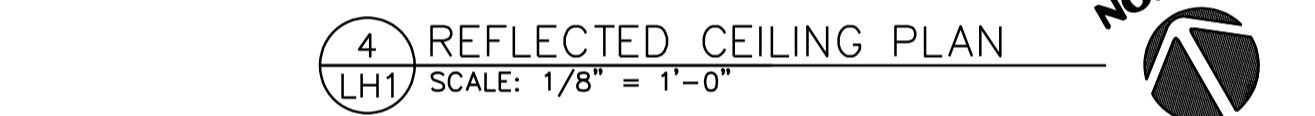
DOOR & FRAME SCHEDULE

DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
104	3'-0"x7'-0"	1-3/4"	D1	F1	-
105	3'-0"x7'-0"	1-3/4"	D1	F1	-

NOTES:
 1. ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
 2. ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)



PLAN NOTES
 1. REFLECTED CEILING PLAN IS FOR APPROXIMATE GRID PLACEMENT ONLY. VERIFY LOCATION OF ALL DIFFUSERS, SPRINKLER HEADS, LIGHTS, ETC. WITH APPROPRIATE DESIGN BUILD CONTRACTOR.



PLAN NOTES
 1. EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
 2. EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
 3. FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
 4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS.
 THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.

LAMPERT ARCHITECTS
 420 Summit Avenue
 St. Paul, MN 55102
 Phone: 763.755.1211 Fax: 763.757.2849
 lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

LEONARD LAMPERT
 PRINT NAME
 13669
 LICENSE NO.
 12/19/24
 DATE

KING BAGUETTE
 7912 Sunwood Drive, Ramsey, MN

Copyright 2024
 Leonard Lampert Architects Inc.
 Project Designer: JAMES B
 Drawn By: JRB
 Checked By: LL
 Revisions
 12/3/24 PRELIMINARY
 12/18/24 FINAL REVIEW
 12/19/24 ISSUE FOR PERMIT

CODE REVIEW FLOOR PLANS DETAILS
 Sheet Number
LH1
 Project No. 241113-1

Filename: KING BAGUETTE\KING BAGUETTE-LH1

Office of the Minnesota Secretary of State Certificate of Incorporation

I, Steve Simon, Secretary of State of Minnesota, do certify that: The following business entity has duly complied with the relevant provisions of Minnesota Statutes listed below, and is formed or authorized to do business in Minnesota on and after this date with all the powers, rights and privileges, and subject to the limitations, duties and restrictions, set forth in that chapter.

The business entity is now legally registered under the laws of Minnesota.

Name: King Baguette Inc.

File Number: 1465851300026

Minnesota Statutes, Chapter: 302A

This certificate has been issued on: 03/26/2024



A handwritten signature in black ink that reads "Steve Simon".

Steve Simon
Secretary of State
State of Minnesota

Office of the Minnesota Secretary of State
Minnesota Business Corporation/Articles of Incorporation
Minnesota Statutes, Chapter 302A



The individual(s) listed below who is (are each) 18 years of age or older, hereby adopt(s) the following Articles of Incorporation:

ARTICLE 1 - CORPORATE NAME:

King Baguette Inc.

ARTICLE 2 - REGISTERED OFFICE AND AGENT(S), IF ANY AT THAT OFFICE:

Name

Address:

**2503 123RD CT NE 2503 123RD CT NE BLAINE MN 55449 6262
USA**

ARTICLE 3 - MAXIMUM SHARES THE CORPORATION MAY ISSUE: 1

ARTICLE 4 - INCORPORATOR(S):

Name:

Address:

Cuong Q Phan

2503 123RD CT NE MINNEAPOLIS MN 55449

DURATION: PERPETUAL

If you submit an attachment, it will be incorporated into this document. If the attachment conflicts with the information specifically set forth in this document, this document supersedes the data referenced in the attachment.

By typing my name, I, the undersigned, certify that I am signing this document as the person whose signature is required, or as agent of the person(s) whose signature would be required who has authorized me to sign this document on his/her behalf, or in both capacities. I further certify that I have completed all required fields, and that the information in this document is true and correct and in compliance with the applicable chapter of Minnesota Statutes. I understand that by signing this document I am subject to the penalties of perjury as set forth in Section 609.48 as if I had signed this document under oath.

SIGNED BY: Cuong Phan

MAILING ADDRESS: None Provided

EMAIL FOR OFFICIAL NOTICES: None Provided



Work Item 1465851300026
Original File Number 1465851300026

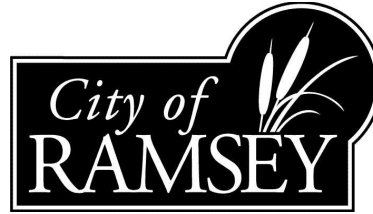
STATE OF MINNESOTA
OFFICE OF THE SECRETARY OF STATE
FILED
03/26/2024 11:59 PM

Steve Simon

Steve Simon
Secretary of State

SAC and WAC Charge Summary (2025 Rates)

	SAC UNITS	SAC Unit Charge	SAC	WAC unit Charge	WAC	Total
Project total	5	\$ 2,485	\$ 12,425.00	\$ 1,481.00	\$ 7,405.00	\$ 19,830.00
70% Loan			\$ 8,697.50		\$ 5,183.50	\$ 13,881.00
30% King Baguette			\$ 3,727.50		\$ 2,221.50	\$ 5,949.00



Full-Service Restaurant Subsidy: Water Availability Charge (WAC) and Sewer Availability Charge (SAC) Program

The Program

This subsidy program is intended to serve as a catalyst for securing new restaurants and to promote the expansion of existing restaurants in Ramsey by providing financial assistance to qualified restaurant businesses. The full-service restaurant must be located in The City of Ramsey. To facilitate new full-service restaurants, the EDA would provide zero interest, forgivable loans to eligible full-service restaurants for the purpose of financing their water and sewer connection fees. The maximum loan amount would be 70% of the proposed restaurant's Water Availability Charge (WAC fee) and Sewer Availability Charge (SAC fee). The 70% cap would ensure that the businesses are covering some of the fixed capital costs for the City's water system. The loan would be recorded as a subordinated mortgage, or security and the principal would be forgiven if the restaurant remained in operation and in good standing with the City for five years. The loan principal would be forgiven at a rate of 20% per year.

In establishing the loan amount and the percentage of WAC and SAC subsidy, the EDA would advise the Ramsey City Council regarding several factors. The factors are (1) the size of the restaurant's capital investment, (2) the financial need and potential for long-term viability, and (3) the quality of the restaurant's concept. A full-service restaurant is defined as one that has washable plates, cups and utensils, wait staff, food served at tables, and whose projected SAC/WAC fees are charged at a rate of X unit per seat.

Funding Source

The funding for the Water Availability Charge (WAC) and Sewer Availability Charge (SAC) Program will come from the EDA Fund.

Eligibility

Eligible applicants are for-profit restaurant businesses considering new, additional or the expansion of existing restaurants in The City of Ramsey. Eligible businesses must devote a majority of their floor space to the restaurant concept. All applicants must be a permitted use in compliance with all laws, zoning ordinances, rules and regulations applicable to the business. The Ramsey EDA will review each application on a case-by-case basis and reserves the right to exclude activities not consistent with the City's Comprehensive Plan, or if the concept does not benefit the health, safety and welfare of the community.

Application Process

The applicant must submit a completed Business Assistance Application and all required attachments to the City's Economic Development Department. The Ramsey Economic Development Authority will make a recommendation on the full-service restaurant subsidy to the Ramsey City Council. Applicants will be notified of EDA and City Council meetings and may be asked to attend to present their request for assistance. Any financial assistance to full-service restaurants as part of this program is subject to City Council approval. Moreover, such financial assistance is limited by the availability of City Water Funds. The City will underwrite the loan request to ensure that the business concept is financially viable.

Implementation Procedures

The program does require the applicant pay upfront permit fees, and a minimum of 30% of all applicable Water Access Charges (WAC) and Sewer Access Charge (SAC fees) that the City of Ramsey is required to pay on behalf of the project to the City and Metropolitan Council. To be in good standing with the City, applicant and/or landlords must be current on all municipal taxes, special assessments, City utility bills, or EDA loans. Principal forgiveness will cease if the applicant and/or landlords fail to be current on these obligations. Principal forgiveness will cease if the applicant discontinues the business, moves the business, or fails to comply with any and all building, fire, health, or zoning codes or regulations.

Sunset Date

There is no Sunset Date on this program and it will remain in place until such date that the City Council determines it is no longer necessary.

Economic Development Authority (EDA)**Meeting Date:** 03/13/2025**Primary Strategic Plan Initiative:** Enhance City's communication through transparency and accountability.**Title:**

2025 Business Network Breakfast Summary and Approval of 2026 Business Network Meeting Budget

Purpose/Background:**Purpose:**

Provide EDA with 2025 Business Network Breakfast Summary and Approval of 2026 Business Network Meeting Budget

Background:

Staff has put together a short presentation summarizing the 2025 Business Network Breakfast that took place on January 29, 2025 including the finalized budget. EDA Events are designed to be informational, provide networking/marketing opportunities and to strengthen the City/Business relationships. General and Survey feedback was extremely positive; especially regarding the quality and message of the paid speaker (Ben Utecht). The cost for the Keynote speaker was \$2,500 which was a great value. Staff believes that securing speakers of that quality in the future likely will be more difficult and potentially more expensive.

There were quite a few no shows and food left over. Discussion/suggestions/improvements from the EDA relating to this topic are welcomed by Staff.

Staff is asking the EDA for feedback from the 2025 event and approval of the 2026 budget and format of the Business Network Meeting.

Notification:

N/A

Time Frame/Observations/Alternatives:**2025 Business Network Breakfast Summary**

The 2025 Business Network Breakfast took place on January 29, 2025 at LaFontaine Event Center. There were 157 RSVP's (the most responses for any EDA networking event) with an estimated 115 attendees representing 49 businesses, including 7 elected officials. A full breakfast buffet was provided for attendees. City and Highway 10 project updates were presented. Keynote speaker, Ben Utecht, spoke about having a strong culture in organizations and businesses. A follow-up survey was conducted after the event which included 20 respondents. The feedback was overwhelmingly positive: 90% rated the overall event as "Excellent" and 100% of respondents indicated they would participate again next year. Comments and suggestions for future event topics were solicited and are attached to this case.

Budget (2025 Event):

The EDA allocated \$6,500.00 for the 2025 Business Network Breakfast based on a headcount of 130 with an allotment of \$2,500 for a speaker. Expenses came in at \$6,829.84 due to an increase in more attendees than originally planned, leaving a deficit of -(\$329.84). With 157 RSVP's received, food was ordered for 145 people, based on a history of generally 20 no-shows for the event.

Items that need resolution / direction include:**1) Left over food**

- Order less food - Percentage? 145 meals ordered last year with 157 RSVP's (92%) Maybe 75-80% in future?

- Be OK with the food and cost waste (Cost of doing business)

2) Attendance (157 signed up vs.115 attended)

- How do we get better attendance from people that signed up?
- Service Fee of \$5.00 for registration? (returned if attended) Send bill of \$5.00 if business doesn't attend?
- Education - Let them know food is ordered based on sign-up (Disclaimer)
- Incentives
 - Maybe an Attendee List to be provided to only people that attend.
 - Drawing for those in attendance

Future event topics suggested by attendees include:

- Leadership
- Enhance management skills/strategy
- Police or Fire and expectations of businesses in Ramsey
- Team building and improving your organization
- County level Economic Development
- Community and law enforcement response to the drug epidemic. Recovery/addiction services, overdose prevention.
- Environmental stewardship/responsibilities of businesses

Other Options for Speakers/Topics

- Company Culture
- Rags to Riches Story
- Business Climate / Market
- Banking / Economic Forecast
- ?City Development / Investment Updates
- Business Succession Planning
- Famous Sports People / Business Development
- Local Celebrities

Future (2026 Event):

Staff has put together three options for the 2026 proposed budget:

1. Option 1 (2024 Format) - Free Speaker (EDA contribution of approximately \$4,000)
2. Option 2 (2025 Format) - \$2,500 for Speaker (EDA contribution of approximately \$6,500)
3. Option 3 (2026) - \$5,000 for Speaker (EDA contribution of approximately \$8,000)

NOTE: Staff will bring back to EDA a recommended speaker or speaker options based on the option selected. Staff will solidify the date once speaker options are identified. Based on EDA actions/recommendations, Staff will develop an agenda.

Funding Source:

Funding for the 2026 Business Network Meeting will be from EDA budget line items 9230.6249 (Operations) and 9230.6246 (Marketing)

Funding will vary from \$4,000 to \$8,500 depending on the format and utilization of a Speaker for the Event.

Recommendation:

1. Motion to select LaFontaine Event Center as the venue with a date of late January/early February 2026.

and

2. Motion to Adopt 2026 Business Network Meeting Budget (Option 1, Option 2 or Option 3) (Based on discussion)

Outcome/Action:

1. Motion to select La Fontaine Event Center as the venue with a date of late January/early February 2026. (Staff to lock in date based on speakers/venue availability)

and

2. Motion to Adopt 2026 Business Network Meeting Budget (Option 1 (\$4,000), Option 2 (\$6,500) or Option 3 (\$8,000). (Based on discussion)

Attachments

2025 BNB Summary

2025 BNB Survey Details

Form Review

Inbox

Brian Hagen

Form Started By: Wendy Schlueter

Final Approval Date: 03/06/2025

Reviewed By

Brian Hagen

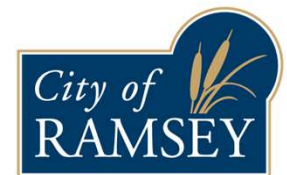
Date

03/06/2025 01:51 PM

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2025 EDA Business Network Breakfast Event Summary and 2026 Budget



Event Photos



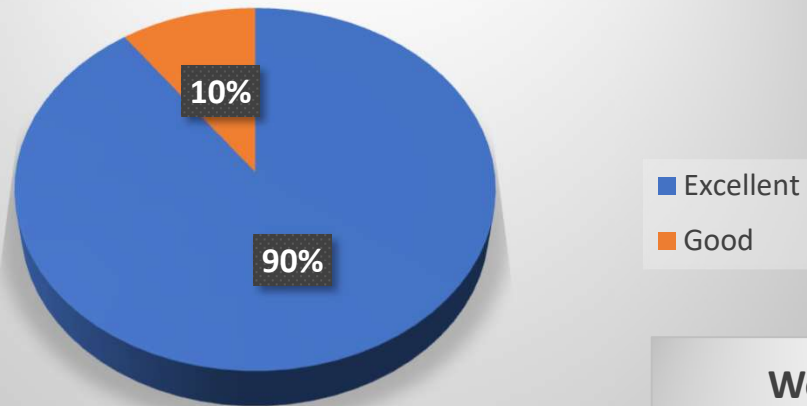
Summary

- 157 RSVP's
- 115 Estimated Attendees
- 49 Businesses in Attendance
- 7 Elected Officials Represented

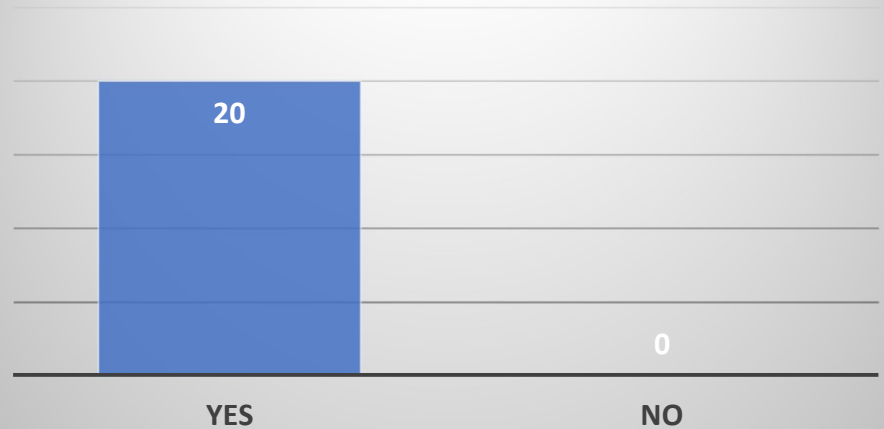


Feedback

Overall Event Rating



Would you participate again next year?



Attendee Comments

- “Utecht was great!”
- “This year’s speaker Ben Utecht was the best I can recall. I enjoyed it very much and it's the highlight of my month.”
- “Ben was motivating and inspiring.”
- “I liked what the keynote speaker had to say. I loved the city updates on development.”
- “I found Ben's culture presentation to be excellent!”
- “Great event once again! It is very apparent that you put a lot of time and work into making these events a success. Company culture at this last one had a lot of great takeaways”
- “The speakers are great, the networking opportunities are fantastic!”
- “Speaker was an excellent choice. Best I’ve heard in a long time.”
- “I thought Ben was fantastic!”
- “Ben was an outstanding speaker. His presentation was the highlight of the morning.”
- “Tremendous event. Great networking, great food, amazing keynote!”
- “Loved the Company Culture and Leadership topics.”

Future Event Suggestions

- “Motivational topics that provide takeaways for business leaders and employees alike.”
- “More on Leadership.”
- “I appreciated the opportunity to network with other Ramsey businesses but wish there would have been an opportunity to see what businesses were going to be present so I could be intentional about who to seek out to network with.”
- “We'd like to keep seeing network events include ways to enhance management skills/strategy.”
- “Potentially hear from the Police or Fire about their jobs and expectations of businesses in Ramsey.”
- “Similar to what we heard this year. It was excellent!”
- “I would encourage more speakers focusing on team building and improving your organization.”
- “Anoka County Commissioner or County Economic Development Director attend to briefly talk about what's happening at the county level on the topics of ED.”
- “Recovery/addiction services, overdose prevention, Community and law enforcement response to drug epidemic.”
- “Environmental stewardship/responsibilities of businesses. Importance of community outreach. Safe workspaces.”

Budget / Event Summary

2026 Budget - Business Network Breakfast		
	La Fontaine	
Headcount	130	145
	2024 Actual	2025 Actual
EXPENSES		
Breakfast	\$ 2,340.00	\$ 2,755.00
Linens (Black)	\$ 250.00	\$ 300.00
Coffee (2)		included
Bottled Water		included
Bottled Juice		included
Service Charge	\$ 468.00	\$ 551.00
Sales Tax	\$ 210.44	\$ 223.84
Subtotal	\$ 3,268.44	\$ 3,829.84
Room Rental	\$ 500.00	\$ 500.00
Keynote Speaker Fee		\$ 2,500.00
Total	\$ 500.00	\$ 3,000.00
Misc		\$ -
Total	\$ -	\$ 6,829.84
REVENUES		
EDA Allocation	\$4,000	\$6,500
BALANCE	\$ 231.56	\$ (329.84)

- Highest Attendance 115
- Lots of Energy in Room
- 42 No-Shows
- Food left over – Order Less?
- \$329.84 over budget

2026 Business Network Breakfast

- Select Venue: LaFontaine Event Center
- Event Timing: Late January-Early February
- Commit to Speaker?
 - Increase EDA contribution for Speaker?
 - \$6,500 last year (\$2,500)
 - \$8,000 (\$5,000)?
 - Every other year paid speaker?

Proposed 2026 Budget Options

2026 Budget - Business Network Breakfast			
	La Fontaine		
Headcount	130	130	130
	<u>2026 Plan</u>	<u>2026 Plan</u>	<u>2026 Plan</u>
EXPENSES	Option 1	Option 2	Option 3
Breakfast	\$ 2,470.00	\$ 2,470.00	\$ 2,470.00
Linens (Black)	\$ 300.00	\$ 300.00	\$ 300.00
Coffee (2)	included	included	included
Bottled Water	included	included	included
Bottled Juice	included	included	included
Service Charge	\$ 494.00	\$ 494.00	\$ 494.00
Sales Tax	\$ 200.69	\$ 200.69	\$ 200.69
Subtotal	\$ 3,464.69	\$ 3,464.69	\$ 3,464.69
Room Rental	\$ 500.00	\$ 500.00	\$ 500.00
Keynote Speaker Fee	\$ -	\$ 2,500.00	\$ 5,000.00
Total	\$ 500.00	\$ 3,000.00	\$ 5,500.00
Misc	\$ -	\$ -	\$ -
Total	\$ 3,964.69	\$ 6,464.69	\$ 8,964.69
REVENUES			
EDA Allocation	\$4,000	\$6,500	\$9,000
BALANCE	\$ 35.31	\$ 35.31	\$ 35.31

- Option 1 (2024) - Free Speaker
- Option 2 (2025) - \$2,500 for Speaker
- Option 3 (2026) - \$5,000 for Speaker
- Order less Food?

Questions / Discussion



EDA Action

- Motion to Select Venue – LaFontaine Event Center and Late January / Early February Date
- Motion to Adopt 2026 Business Network Meeting Budget (Option 1, Option 2 or Option 3)

NOTE: Staff will bring back a recommended speaker or speaker options based on Option selected. Staff will solidify date once speaker options are identified. Based on recommendations Staff will develop Agenda

Entry Id	Day of Event	Time of Event	Location of Event	Communication of Event	Online Registration Process	Food	Speakers	Topics Discussed	Overall Event	Explain ratings 2 or less	What topics or speakers you would like to see at future EDA Network events? Other comments and/or suggestions.	Would you participate again next year?
1	Excellent	Good	Excellent	Good	Good	Good	Excellent	Good	Good		Utecht was great!	Yes
2	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent			Yes
3	Excellent	Excellent	Excellent	Good	Excellent	Excellent	Excellent	Excellent	Excellent		Motivational topics that provide take aways for business leaders and employees alike. This years speaker Ben Utecht was the best I can recall. I enjoyed it very much and it's the highlight of my month.	Yes
4	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent			Yes
5	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent			Yes
6	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent		More on Leadership, Ben was motivating and inspiring.	Yes
7	Excellent	Good	Excellent	Excellent	Excellent	Excellent	Good	Average	Good	I liked what the keynote speaker had to say but I got out of there 30 minutes late. I loved the city updates on development. Thank you for inviting us. We love to attend and connect.		Yes
8	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	I found Ben's culture presentation to be excellent! I appreciated the opportunity to network with other Ramsey businesses but wish there would have been an opportunity to see what businesses were going to be present so I could be intentional about who to seek out to network with.	Not sure, but I look forward to the next one.	Yes
9	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent		Great event once again! It is very apparent that you put a lot of time and work into making these events a success. We'd like to keep seeing network events include ways to enhance management skills / strategy. Company culture at this last one had a lot of great take-aways. Thanks!	Yes
10	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent		The speakers are great, the networking opportunities are fantastic! Potentially here from the Police or Fire about their jobs and expectations of business' in Ramsey	Yes
11	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent		Speaker was an excellent choice. Best I've heard in a long time.	Yes
12	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent		I thought Ben was fantastic!	Yes
13	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent		Similar to what we heard this year. It was excellent!	Yes
14	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent			Yes
15	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent		Ben was an outstanding speaker, and I would encourage more speakers focusing on team building and improving your organization. His presentation was the highlight of the morning. I also appreciated the networking time as well.	Yes
16	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Tremendous event. Great networking, great food, amazing keynote!		Yes
17	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent			Yes
18	Excellent	Good	Excellent	Good	Good	Excellent	Excellent	Excellent	Excellent		Recovery / Addiction services, overdose prevention, Community and law enforcement response to drug epidemic.	Yes
19	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent		Anoka County Commissioner or Economic Development Director attend to briefly talk about what's happening at the county level on the topics of ED.	Yes
20	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent	Excellent		Loved the Company Culture and Leadership topics - could always revisit those multiple times from different angles/perspectives. Environmental stewardship/responsibilities of businesses Importance of community outreach Safe workspaces (physically, mentally)	Yes