

**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.

**2.     APPROVE AGENDA**

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

A roll call vote was performed:

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

Motion carried.

**3.     MINUTES**

**3.01:   Approve Meeting Minutes Dated July 10, 2025**

Motion by Member Karpen, seconded by Member Lindahl, to approve the July 10, 2025, meeting minutes as presented.

A roll call vote was performed:

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

Motion carried.

#### **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 Winyinger 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 Winyinger	aye
Member Riley	aye
Member Stewart	aye

Motion carried.

#### **4.02: Consider Recommendation for Approval of 2026 EDA Budget**

Economic Development Manager Sullivan presented the staff report.

Commissioner Karpen asked for details on how the EDA fund is established.

Economic Development Manager Sullivan stated that the largest share of the revenue is received through the property tax levy and highlighted other forms of revenue received.

Commissioner Lindahl asked for information related to the changes in the administrative services line item in 2023, 2024, and 2025.

Economic Development Manager Sullivan was unsure but thought it could be a coding issue in the budget. He stated that he could provide follow-up information from the Finance Director in an email to EDA.

Chairperson Winyinger appreciated that the budget remains relatively flat even in this time of inflation.

Motion by Member Karpen, seconded by Member Lindahl, to recommend to City Council the adoption of the proposed 2026 EDA Budget and Levy as presented.

A roll call vote was performed:

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

Motion carried.

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

Economic Development Manager Sullivan noted the upcoming Taco Bell groundbreaking on August 18<sup>th</sup> (*later rescheduled to August 21<sup>st</sup>*), noting that this will be the 100<sup>th</sup> restaurant to be opened in Minnesota.

Chairperson Wyingner encouraged the members of the EDA to attend these events when possible.

Member Riley stated that the Taco Bell site appears to have a lot of ground broken already and asked for more information.

Economic Development Manager Sullivan stated that a grading permit was issued for the entire site, and the main developer has begun the rough grading on all three parcels. He stated that the developer has sold the Taco Bell lot to that business, as they will own and build their own building, while the main developer will construct and lease the space to the other two tenants of that development, including Chipotle. He stated that because this is the 100<sup>th</sup> store, there was some coordinating with corporate to complete the formal groundbreaking for that business.

Member Stewart referenced the RALF properties and asked if the church had found a new home in Ramsey.

Economic Development Manager Sullivan commented that the church had previously requested to terminate their lease in order to move to another location, but has since decided to complete their lease. He stated that the church is working with a realtor and staff has been working with them in an attempt to find a new location.

Economic Development Manager Sullivan provided updates on other items of interest to the EDA.

## **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,

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Sean Sullivan  
Economic Development Manager

ATTEST:

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Wendy Schlueter  
Economic Development Administrative Assistant

Draft by Amanda Staple  
*TimeSaver Off Site Secretarial, Inc.*