

**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, October 9, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: Member Hannah Karpen

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

Chairperson Wyingner called the Economic Development Authority meeting to order at 7:30 a.m.

Chairperson Wyingner expressed gratitude to Member MacLennan for his service on the EDA, noting that he has stepped down. He introduced Nichole Bauer, who has joined the EDA.

Member Bauer introduced herself.

2. APPROVE AGENDA

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated August 14, 2025

Motion by Member Johnson, seconded by Member Lindahl, to approve the August 14, 2025, minutes as presented.

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

4. EDA BUSINESS

4.01: Consider Recommendation to Approve TIF Plan, TIF Agreement, and Business Subsidies; Case of Zero Zone; Case of Zero Zone Refrigeration, LLC

Economic Development Manager Sullivan presented the staff report.

Motion by Member Johnson, seconded by Member Bauer, to recommend to City Council to approve of TIF Agreement, TIF Plan, and TIF Business Subsidy for Zero Zone Refrigeration, LLC; subject to City Bond Attorney review and to accept the MIF (350K) and JCF (450K) awards and enter into required contracts to accept these funds and to authorize 50K MIF loan with Zero Zone Refrigeration, LLC; subject to City Bond Attorney review.

Further discussion: Member Riley acknowledged that the EDA and City Council have thoroughly discussed this project at previous meetings, and this is simply a follow-up in that process now that the details have been worked out. Member Bauer stated that as a member of the Planning Commission, she has also reviewed this case, and the job creation estimate stated at that meeting was 170. Economic Development Manager Sullivan provided additional details on the MIF loan.

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

4.02: Consider Speakers and Budget for 2026 Business Network Breakfast

Economic Development Manager Sullivan presented the staff report.

Member Bauer commented that she enjoys the speakers and would prefer to choose the paid speaker, recognizing the discounted price for that service.

Member Lindahl agreed, noting the success from the previous year, which featured a paid speaker. She stated that she also supports input from public safety at the meeting, as that is something that had been requested.

Member Stewart stated that she could not recall the discussion from the previous year as to whether they were going to have a paid speaker each year or every other year.

Economic Development Manager Sullivan provided additional context on that discussion, recognizing that the EDA did not want to pay \$5,000 each year for a speaker but could support a \$2,500 speaker within the budget.

Chairperson Wyingner noted the 90 percent excellent and 10 percent good ratings on the survey, which reflect support for the featured speaker. He recognized that \$2,500 is a very low price for a speaker.

Motion by Member Johnson, seconded by Member Lindahl, to recommend to City Council to select La Fontaine Event Center as the venue with a date of late January/early February 2026.

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

Motion by Member Stewart, seconded by Member Bauer, to adopt the 2026 Business Network Meeting budget option two of \$7,000, with a presentation from public safety to be included.

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

4.03: Consider Conversion of Salesforce License and Data Migration for Business Visits and Contacts

Economic Development Manager Sullivan presented the staff report.

Chairperson Wyingner stated that he supports staff continuing to use the tools that make them successful.

Motion by Member Johnson, seconded by Member Lindahl, to approve the Development Services Contract to implement Ramsey Salesforce with Conrin (\$4,000) and to continue Annual License with Salesforce (\$1,971.20).

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

4.04: 2025 Business Appreciation Day Wrap Up and Selection of 2026 Date and Location

Economic Development Manager Sullivan presented the staff report.

Member Stewart stated that Ehlers mentioned that they would possibly be interested in sponsoring box lunches and suggested that staff reach out to them to investigate that option.

Member Lindahl asked which year the event is in, noting the suggestion to potentially invite former mayors for a key year of the event.

Member Riley recognized the goal of sponsorship participation at the holes and noted that they did not succeed with that at the last event. He asked if there were any ideas on how they could increase participation.

Economic Development Manager Sullivan was unsure if businesses do not want to dedicate time for their staff to attend an event like this, or whether it was just an odd year. He was unsure what else they could do to promote participation.

Member Riley stated that perhaps they could offer a discount on the sponsorship if the hole will be staffed.

Economic Development Manager Sullivan agreed that they could offer that option, but it may discourage others who cannot attend from sponsoring. He stated that they could reach out to the past sponsors as a follow-up to try to promote attendance.

Chairperson Wyingner agreed that it would be good to have a follow-up with the sponsors to gain input on why they did or did not attend the event. He noted that the information will help to guide the future process.

Economic Development Manager Sullivan agreed that staff could put together a survey to send to sponsors.

Member Riley stated that this is a business appreciation event, which does not have anything specifically to do with mayors, and perhaps inviting past mayors would be more appropriate for another City event.

Member Stewart agreed.

Member Bauer commented that the Anoka Area Chamber of Commerce had a great time as a sponsor at the event. She noted that the temperatures were very hot, and she ended up with heat stroke after the event, so that may have deterred some sponsors from attending.

Motion by Member Lindahl, seconded by Member Johnson, to select an event date of August 18, 2026, and the Links at Northfork as the venue for the 2026 Business Appreciation Day Event and approve a \$6,000 EDA contribution for the 2026 Business Appreciation Day Event.

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

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided updates on recent business openings, construction progress, and other items of interest to the EDA.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:20 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.

DRAFT