

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday, December 11, 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 October 9, 2025

4. **EDA Business**
 1. Review Status and EDA Involvement in Redevelopment of Parcels in West Armstrong Redevelopment Area

5. **Member/Staff Input**

6. **Adjournment**

Economic Development Authority (EDA)

Meeting Date: 12/11/2025

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

Title:

Approve EDA Meeting Minutes for October 9, 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 October 9, 2025 EDA meeting minutes.

Outcome/Action:

Motion to approve October 9, 2025 meeting minutes.

Attachments

EDA Meeting Minutes

Form Review

Inbox

Sean Sullivan

Brian Hagen

Form Started By: Wendy Schlueter

Final Approval Date: 11/06/2025

Reviewed By

Sean Sullivan

Brian Hagen

Date

11/05/2025 04:17 PM

11/06/2025 09:27 AM

Started On: 10/20/2025 03:02 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, October 9, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
 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 Wiyninger called the Economic Development Authority meeting to order at 7:30 a.m.

Chairperson Wiyninger 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 Wiyninger, 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 Wiyninger, 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

Economic Development Authority (EDA)**Meeting Date:** 12/11/2025**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Review Status and EDA Involvement in Redevelopment of Parcels in West Armstrong Redevelopment Area

Purpose/Background:

The purpose of this case is to receive direction from the EDA on potential future redevelopment/land acquisition/demolition opportunities in the West Armstrong Redevelopment Area and prioritization of funding for said activities. (Portions of the meeting may be closed to the public under Minnesota Statutes Section 13D.05 Subdivision 3(c)(3) to consider the purchase of real property). If the EDA decides to go into closed session, it must identify the specific properties it would be discussing potential offers for or potential projects that could incorporate public assistance. The Tax ID numbers and legals for Parcels 2,3 and 4 are:

Parcel 2- 8049 146th Avenue NW. Anoka County PID is 29-32-25-14-0011. Legal Description is Lot 4, Block 2, Hy-10 Ramsey

Parcel 3 - 8050 147th Avenue NW. Anoka County PID is 29-32-25-14-0008. Legal Description is Lot 1, Block 2, Hy-10 Ramsey

Parcel 4- 14700 Armstrong Blvd NW. Anoka County PID is 29-32-25-11-0008

Background and EDA Past Actions

On April 8, 2021 and May 13, 2021 the EDA discussed investment, strategic land acquisition and redevelopment in the area known as the West Armstrong Redevelopment Area. Staff identified the following items and the EDA provided consensus to Staff and Council on how to proceed:

Infrastructure: (April 8, 2021 discussion, May 13, 2021) Consensus to prepare plans and specs for Ferret Street and Utilities and fund with TIF - See Attached Minutes)

-Ferret Street extension and reconstruction and installation of utilities. **(Ferret Street Project completed August of 2023 - Funded with TIF 14)**

Land Acquisition: (April 8, 2021 discussion, May 13, 2021) Consensus to wait until Ferret Street improvements were made to area and to revisit - See Attached Minutes)**Purchasing Blighted / Underutilized, /Strategic Properties: (Updates Below)**

1. 8100 146th Avenue NW. Anoka County PID is 29-32-25-14-0012. Legal Description is Lot 1, Block 1, Hauser Addition **(Purchased and demolished by PSD 3/6/23)**
2. 8049 146th Avenue NW. Anoka County PID is 29-32-25-14-0011. Legal Description is Lot 4, Block 2, Hy-10 Ramsey **(Unlisted, potentially for sale in future)**
3. 8050 147th Avenue NW. Anoka County PID is 29-32-25-14-0008. Legal Description is Lot 1, Block 2, Hy-10 Ramsey **(Unlisted, Lease Expiring, potentially for sale in future)**
4. 14700 Armstrong Blvd NW. Anoka County PID is 29-32-25-11-0008. Legal Description is Lot 3, Block 1, Hy-10 Ramsey 3rd Add **(Under Private Contract part of larger development concept)**
5. XXXX Ferret St NW, Anoka County PID is 29-32-25-11-0009. Legal Description is Lot 1, Block 1,

Hy-10 Ramsey (a few private purchase agreements, no sales)

Status Update - West Armstrong Redevelopment Parcels

Parcel 1 (No Action)

Parcel 1 was acquired by PSD in 2023. PSD demolished the building and is currently holding to potentially combine with adjacent parcels if a project warrants it.

Parcel 2 (Potential Acquisition / Demolition)

Parcel 2 is the home of Lawn Monster. This parcel is one of three parcels with older, unimpressive buildings. Lawn Monster has periodically looked for alternative locations but has not been able to find anything suitable. The owner would be willing to talk to potential buyers but the property is not on the open market. Staff is asking the EDA to consider acquiring, or providing demolition assistance if a redevelopment opportunity presents itself, the price is reasonable and there is a willing seller. This parcel is in TIF 14 and TIF could be used for demolition or acquisition to facilitate development. The estimated cost of demolition of this building is \$17,500. The ability to use TIF ends on November 28, 2026.

Parcel 3 (Potential Acquisition / Demolition)

Parcel 3 is owned by John Leukam and it is currently leased by a limousine company. This parcel is one of three parcels with older, unimpressive buildings. This lease is coming up and the property could hit the market soon. The owner is willing to talk to potential buyers but the property is not on the open market. Staff is asking the EDA to consider acquiring, or providing demolition assistance if a redevelopment opportunity presents itself, the price is reasonable and there is a willing seller. This parcel is in TIF 14 and TIF could be used for demolition or acquisition to facilitate development. The estimated cost to demolish this building is \$20,000. The ability to use TIF ends on November 28, 2026.

All Day Retail Concept - Development Interest (Parcel 4, 6 and 7) (Potential Demolition Assistance for Parcel 4)

Staff had been working with All Day Retail on a retail development concept for Parcel 4 and land owned by National Growth (Parcel 6 and 7) as depicted on the Site Location Map. The development has evolved over time and has varied from three to five buildings and acreages. Parcel 4 was identified as a potential acquisition by Staff back in 2021 but now this parcel is still under contract with All Day Retail. However, All Day Retail has let the Purchase agreement with National Growth terminate but based on the interest and visibility in this area, Staff is not recommending consideration of land acquisitions in this area at this time. The Developer identified a lack of a Right In Access off of Armstrong as a reason it could not develop the site but there could also be other factors. Staff would be supportive of the provision of public assistance relating to the redevelopment and demolition of Parcel 4 as a part of a larger development if a need is demonstrated by a future developer. The estimated cost for demolition of the building on Parcel 4 is \$13,000. The ability to use TIF ends on November 28, 2026.

Parcel 5 (No Action)

Parcel 5 is vacant with no tenants or activity. A previous leaser that had trouble with code compliance has left the site and it is much more presentable now. Staff believes this parcel will develop through private investment. Staff is not recommending the city consider acquiring this property as there are no blighted buildings deterring redevelopment. This parcel is in TIF 14 and TIF could be used for site improvements or acquisition to facilitate development. The ability to use TIF ends on November 28, 2026.

Property Valuation Increases in West Armstrong Redevelopment Area (Summary)

Since 2021, Property values for the parcels identified have increased from \$3,369,600 to \$5,377,400 (\$2,007,800). Attached to this case is a summary of Anoka County tax valuation changes since 2021 and after the investment in Ferret Street extension / reconstruction for reference.

City Property Inventory (not including RALF)

Since 2021, the City has sold 12 properties in the COR and surrounding area totaling 39.20 acres. The sale of these properties has added properties back to the tax rolls, strengthened TIF 14 and brought private

investment to the community. Two properties in the COR, not included above, (CorTrust Bank and Roer's Apartments) totaling 4.7 acres are currently under contract and expect to close early in 2026. The City has 8 properties left to sell, mostly in the COR and currently listed, totaling 35.89 acres. One of these parcels is 15.53 acres and is located between the new Hilton Home2 Suites and Affinity at Ramsey. The EDA has previously communicated concerns that the City owned too much land and that it was not supportive of adding land to the portfolio to sell. Based on the recent sale of approximately 40 acres of land inventory, Staff would like the EDA to revisit its willingness to temporarily add land to its portfolio for redevelopment purposes.

EDA Considerations

Staff believes that the acquisition, or facilitating the acquisition and/or redevelopment of Parcels 2, 3 and 4 would be a benefit to the City. Redevelopment of these sites including the demolition / renovation of buildings would increase the property value and future property taxes. In the opinion of Staff, if the City were to acquire one or two of these parcels, it would not require a lengthy duration to facilitate redevelopment activities and the City would also recoup most of the acquisition/redevelopment spent through the resale of property and taxes generated by the new development. Staff also believes that Parcels 2 and 3 will not redevelop quickly without City involvement and have the strong potential to have buildings and site conditions to deteriorate over time.

Notification:

None required.

Time Frame/Observations/Alternatives:

Based on the above information and EDA discussion, Staff is looking for direction from the EDA to pursue acquisition, or to facilitate redevelopment through incentives, for TIF for Parcels 2, 3 and 4. This action would only be supported by Staff if the property owners are willing sellers / re-developers. Alternatives (in no particular order) by the EDA could include:

- 1) Direct Staff to enter into negotiations to acquire and redevelop Parcels 2, 3 and 4 if the property owners are willing sellers and to bring back negotiations to the EDA for future consideration. (Land Acquisition)
- 2) Direct Staff to work with property owners of Parcel 2, 3 and 4 to facilitate redevelopment utilizing incentives for demolition/acquisition/site improvements. (Land Acquisition/Site Improvements/Demolition/Incentives)
- 3) Direct Staff to work with property owners of Parcel 2, 3 and 4 to facilitate redevelopment utilizing incentives for demolition only. (Demolition Incentives Only)
- 4) No Action.
- 5) Something Else.

In addition to determining what level of activity the EDA feels is appropriate to help facilitate or expedite redevelopment/investment in the area, the EDA should consider how much of the available funding sources (RLF, City HRA (Anoka County), EDA Unencumbered Fund balance, and to a lesser extent TIF 14) could be utilized without impacting the ability to participate in other projects.(i.e. RALF Redevelopment and other larger projects with community-wide impact.

Funding Source:

Possible Funding Sources:

TIF 14 until November 28, 2026 (acquisition, site improvements, demolition) - It should be noted that currently there are no TIF Funds available. Any TIF used will need to be generated by new improvements.

EDA unencumbered Fund Balance (acquisition, site improvements, demolition) - \$1,650,000 balance

City HRA allocation from Anoka County (acquisition, site improvements, demolition) - \$2,208,514.97

City RLF (acquisition, site improvements, demolition) - \$253,000

Recommendation:

Based on Discussion

Staff is looking for general direction for level of City involvement in redevelopment activities in West Armstrong Redevelopment Area including but not limited to:

- Identifying and prioritizing redevelopment sites (Parcels 2, 3, 4)
- Identifying possible parcel acquisitions (Parcels 2, 3 and 4)
- Setting Staff negotiation / policy parameters (acquisition / demolition / site improvements)
- Give the private sector more time to redevelop - No City Action
- EDA should consider how much of the available fund sources (RLF, City HRA (Anoka County), EDA Unencumbered Fund balance, and to a lesser extent TIF 14) could be utilized without impacting the ability to participate in other projects.(i.e. RALF Redevelopment, TIF 14 obligations, and other larger projects with community-wide impact. (Opportunity Cost)

Outcome/Action:

Based on Discussion

Attachments

- Site Location Overview Map
- Property Valuation 2021-2026 - Reference
- 4-8-21 EDA Case - Reference
- 4-8-21 EDA Minutes - Reference
- 5-13-21 EDA Case - Reference
- 5-13-21 EDA Minutes - Reference

Form Review

Inbox

Brian Hagen
Sean Sullivan (Originator)
Form Started By: Sean Sullivan
Final Approval Date: 11/26/2025

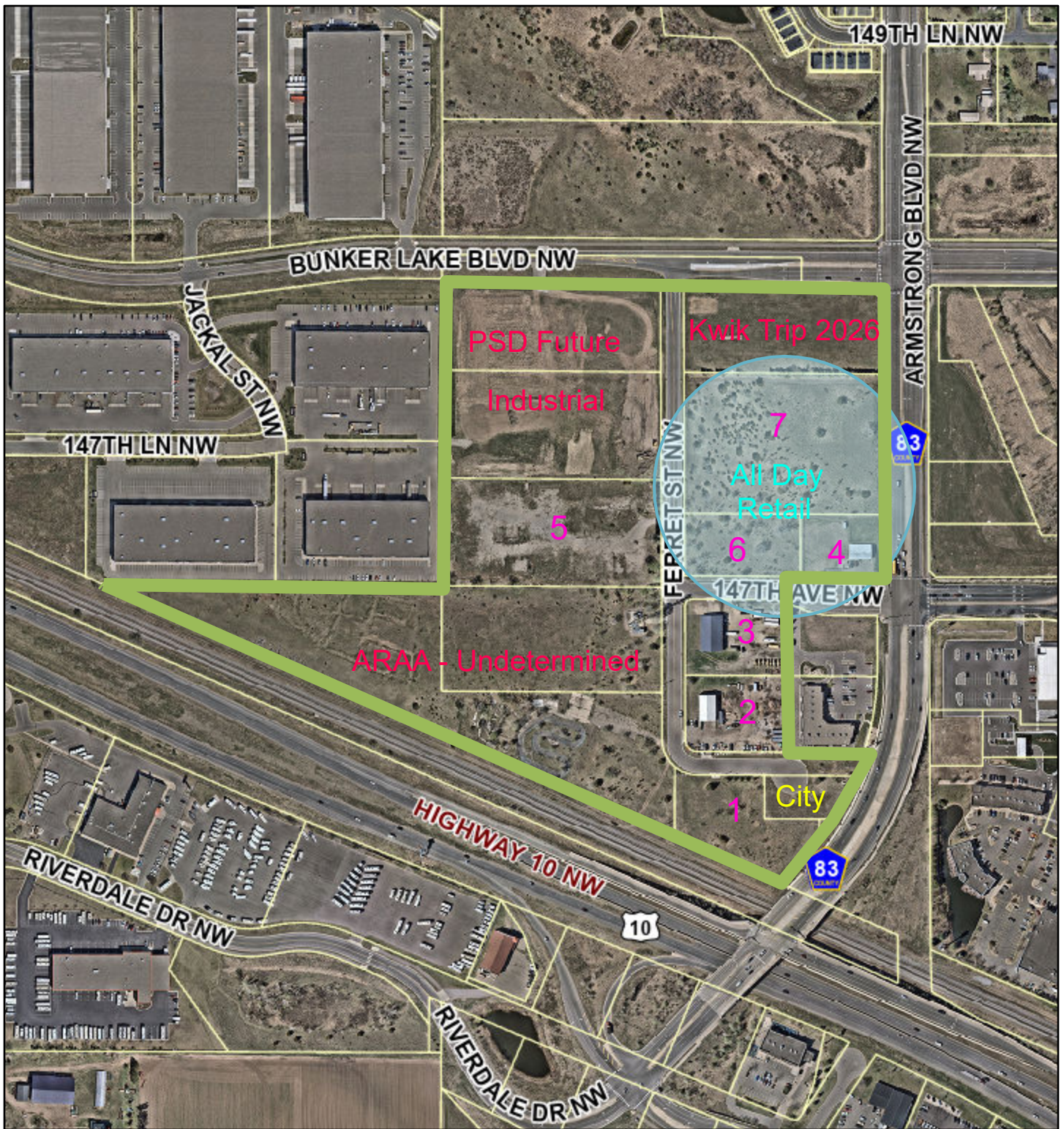
Reviewed By

Brian Hagen
Sean Sullivan

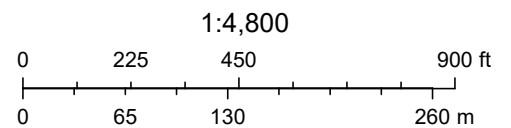
Date

11/06/2025 01:04 PM
11/26/2025 11:50 AM
Started On: 11/04/2025 09:27 AM

West Armstrong Redevelopment



11/5/2025, 12:22:54 PM



Property Valuation West Armstrong Redevelopment Area 11-5-25

Parcel ID	Pay 2021 Tax Value	Pay 2022 Tax Value	Pay 2023 Tax Value	Pay 2024 Tax Value	Pay 2025 Tax Value	Pay 2026 Tax Value	Increase Ferret	Increase Historic
1 (Building Demo)	\$ 344,300	\$ 379,600	\$ 365,100	\$ 509,000	\$ 392,600	\$ 398,900	\$ 33,800	\$ 54,600
2	\$ 239,000	\$ 258,500	\$ 300,000	\$ 461,100	\$ 493,800	\$ 460,300	\$ 160,300	\$ 221,300
3	\$ 352,100	\$ 425,700	\$ 518,100	\$ 700,000	\$ 808,700	\$ 744,600	\$ 226,500	\$ 392,500
4	\$ 192,300	\$ 190,400	\$ 206,700	\$ 303,900	\$ 340,700	\$ 321,500	\$ 114,800	\$ 129,200
5	\$ 493,400	\$ 566,900	\$ 529,800	\$ 758,300	\$ 832,900	\$ 846,300	\$ 316,500	\$ 352,900
6 (All Day Retail)	\$ 149,400	\$ 171,800	\$ 160,500	\$ 230,000	\$ 252,700	\$ 256,800	\$ 96,300	\$ 107,400
7 (All Day Retail)	\$ 344,300	\$ 379,600	\$ 365,100	\$ 509,000	\$ 392,600	\$ 398,900	\$ 33,800	\$ 54,600
ARAA Combined	\$ 652,500	\$ 772,600	\$ 751,300	\$ 939,500	\$ 1,002,300	\$ 1,012,700	\$ 261,400	\$ 360,200
PSD Industrial	\$ 602,300	\$ 692,000	\$ 602,300	\$ 859,700	\$ 945,200	\$ 937,400	\$ 335,100	\$ 335,100
	\$ 3,369,600	\$ 3,837,100	\$ 3,798,900	\$ 5,270,500	\$ 5,461,500	\$ 5,377,400	\$ 1,578,500	\$ 2,007,800

Before Ferret Street Improvements

After Ferret Street Improvements

Economic Development Authority (EDA)

4. 3.

Meeting Date: 04/08/2021

By: Sean Sullivan, Community
Development

Title:

Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to consider purchase of real property)

Purpose/Background:

Purpose:

To discuss a potential project west of Armstrong Blvd and to consider purchase of:

1. 8100 146th Avenue NW. Anoka County PID is 29-32-25-14-0012. Legal Description is Lot 1, Block 1, Hauser Addition
2. 8049 146th Avenue NW. Anoka County PID is 29-32-25-14-0011. Legal Description is Lot 4, Block 2, Hy-10 Ramsey
3. 8050 147th Avenue NW. Anoka County PID is 29-32-25-14-0008. Legal Description is Lot 1, Block 2, Hy-10 Ramsey
4. 14700 Armstrong Blvd NW. Anoka County PID is 29-32-25-11-0008. Legal Description is Lot 3, Block 1, Hy-10 Ramsey 3rd Add.
5. XXXX Ferret St NW, Anoka County PID is 29-32-25-11-0009. Legal Description is Lot 1, Block 1, Hy-10 Ramsey

(Number Identified on attached Map)

*Portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to consider purchase of real property.

Background:

The Industrial market remains strong in the City of Ramsey. Industrial land over 1 acre, that is ready for development is becoming harder to find in Ramsey. Staff has received inquiries from existing Ramsey business looking to expand or build new buildings (15-50,000 SF Range) in the near future. Currently, the 43 acres east of Delta Mod Tech and the 14 acres south of Connexus are under contract. That leaves approximately 20 acres west of Armstrong Blvd off Bunker Lake Boulevard as the only larger piece of land shovel ready for industrial development.

Purpose

The purpose of this case is to seek high-level policy direction as a recommendation to the City Council to discuss how aggressive the City should be to preserve the vision for cleanup and redevelopment of the industrial park generally west of Armstrong Boulevard and north of Highway 10.

There are 3 major components of planning in this area.

1. Future Land Use Planning/Zoning/Non-Conforming Uses
2. Economic Development Tools to Facilitate Cleanup/Blight Removal and Redevelopment
3. Infrastructure and Roads/Pavement Management Program

Background

Future Land Use Planning/Zoning/Non-Conforming Uses

From approximately 2015 through 2018, the City convened a series of public engagement meetings that led to the visioning and small area plan for this area. The planning area also included areas now known as the Bunker Lake Industrial Park and Riverstone Neighborhood. This redevelopment area is the final piece of this small area plan.

This area pre-dates current zoning regulations and zoning district, providing protections under lawful, non-conforming statutes. This area is generally characterized by aging, underutilized buildings and significant outside storage. As the surrounding areas of The COR, Bunker Lake Industrial Park and Riverstone Neighborhoods continue to develop, this aging industrial park appears to be in conflict with these surrounding areas. Public Nuisance Complaints continue to increase. A former gas station and former liquor store were previously purchased and removed to make way for the Armstrong Interchange.

The future land use vision contemplates this entire area redeveloping. Most of the Property Owners share this redevelopment vision, but timing, financing and market conditions appear to be a barrier. The areas east of Ferret Street are visioned as redeveloping as a primary retail corridor for the community. This area includes the new West Armstrong Retail Center. The areas west of Ferret Street are visioned as redeveloping as another business park similar to the Bunker Lake Industrial Park.

The City continues to respond to numerous zoning inquiries for uses that are not allowed by code and not protected by lawful, non-conforming statutes. The City has shown some flexibility through the issuance of Interim Use Permits that allow a temporary use until such time redevelopment occurs. Staff seeks policy direction as to whether this continued allowance for interim uses is appropriate, or a more aggressive approach is desired.

Economic Development Tools

Redevelopment projects are naturally more complicated and more expensive than 'greenfield' development of raw land. It is unlikely that the City will achieve the broader blight removal and redevelopment vision without financial assistance of some degree, including but not limited to potential acquisition of key parcels to preserve said vision. The site is located within TIF District #14 that also includes The COR.

Infrastructure and Roads/Pavement Management Program

In 2017-2018, the City began planning for the reconstruction of 146th Avenue, 147th Avenue and Ferret Street. In January of 2019, the City cancelled/delayed the project until future land use planning and visioning were complete. With the completion of the 2040 Comprehensive Plan Update, that visioning and land use planning is now complete and the City should be able to move forward with this needed pavement management plan without interfering with the redevelopment vision. In fact, investment in basic infrastructure in this area may leverage interest in private redevelopment. Based on current economic conditions and demand for industrial land, Staff thought this would be a good time to revisit this position. This project expands sewer and water in the area and also connect Ferret Street to Bunker Lake Boulevard (new infrastructure in addition to reconstruction of existing infrastructure).

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

The current uses (outside storage/industrial) by many of the businesses in the area (generally east of Ferret Street) are not consistent with current zoning (COR Retail). The industrial uses are considered lawful, non-conforming and can continue to operate as long as the use does not change and they are in compliance with city code. A few of these properties have required code enforcement actions to bring them into compliance due to excess outside storage and site use issues and the frequency of this has increased. Staff has been contacted by some landowners in the area west of Armstrong Blvd asking if the City would be interested in acquiring their properties. If the City is committed to a redevelopment City infrastructure project in the area, a strategy should be developed around the prioritization

of land acquisition.

Alternatives:

At this time, this is simply a discussion item to determine the EDA level of interest in the proposed redevelopment project and to potentially identify parcels for acquisition. Nothing in this case should be interpreted as the City is actually considering additional land acquisition. Staff has not formulated a formal recommendation, and is seeking broad EDA recommendation. Here are some questions to contemplate:

- Is the EDA OK with using TIF/EDA/HRA dollars to prepare plans and specs for roads and utilities?
- Is the EDA OK with using TIF/EDA/HRA dollars to extend utilities, rebuild roads and extend Ferret St?
- Is the EDA interested in purchasing properties with blight and zoning issues (tied to recent zoning requests)?
- Is the EDA interested in purchasing strategically located properties to help facilitate this redevelopment project?

Funding Source:

If as a matter of policy and priority, the City felt this was an appropriate acquisition(s), there likely would be adequate economic development funds. Possible funding sources include:

1. EDA Fund
2. Anoka County HRA (Housing and Redevelopment Authority) Fund
3. TIF (Tax Increment Financing)

Recommendation:

Based on discussion.

Action:

Based on discussion.

Attachments

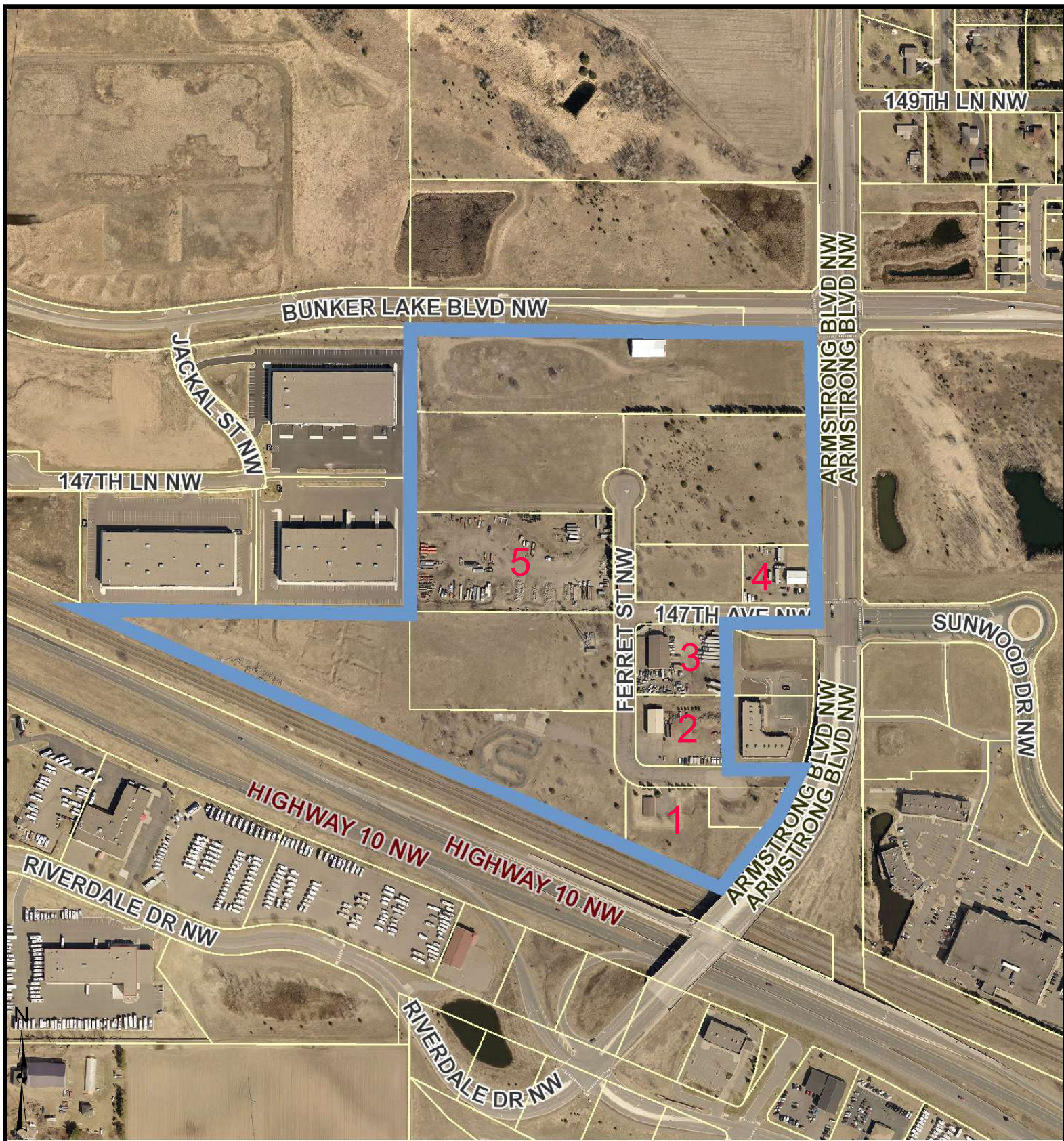
Site and Parcel Location Map

January 2019 Project Termination Letter

Form Review

Inbox	Reviewed By	Date
Sean Sullivan (Originator)	Sean Sullivan	03/29/2021 04:54 PM
Tim Gladhill	Tim Gladhill	03/30/2021 08:11 PM
Tim Gladhill	Tim Gladhill	04/01/2021 08:50 AM
Sean Sullivan (Originator)	Sean Sullivan	04/01/2021 11:03 AM
Tim Gladhill	Tim Gladhill	04/01/2021 11:54 AM
Form Started By: Sean Sullivan		Started On: 03/24/2021 04:23 PM
Final Approval Date: 04/01/2021		

West Armstrong Redevelopment Area



Parcel Information: Approx. Acres: 45
 Commissioner: MATT LOOK

Owner Information:



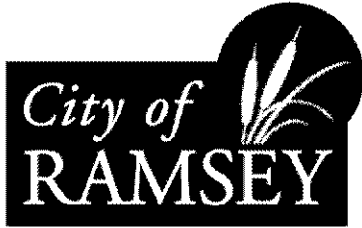
Plat:

Sean Sullivan

1:4,800

Date: 3/29/2021

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

January 22, 2019

Re: Termination of City Improvement Project #18-02, HY-10 Street Reconstructions

On Tuesday, October 23, 2018, the Ramsey City Council adopted Resolution #18-218 accepting the Feasibility Report for Improvement Project #18-02, HY-10 Ramsey Street Reconstructions, including Staff's recommendation to shelve the project until it is no longer needed, or until abutting property owners request that the streets be repaired, such as in the form of a petition.

The City strives to allocate resources as cost-effectively as possible by completing the proper improvements at the proper time. Considering the significant potential for re-development of the HY-10 Ramsey development, the City felt it would make the most sense to shelve Improvement Project #18-02 at this time. This effectively means the City will not propose to improve the streets in this development while waiting to determine if re-development will occur.

Even though Improvement Project #18-02 was shelved, the City's Public Works Department plans to repair and/or replace the bituminous pavement in and around the intersection of 147th Avenue and Ferret Street this summer.

This will be the last communication you will receive regarding this terminated improvement project. If you have any questions, please contact me at 763-433-9825 or bwestby@cityoframsey.com.

Sincerely,

Bruce Westby
City Engineer

**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, April 8, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Scott Cords
 Member Chelsee Howell
 Member William MacLennan
 Member Michael Olson
 Member Chris Riley

Members Absent: Member Rachal Johnson

Also Present: Sean Sullivan, Economic Development Manager
 Tim Gladhill, Deputy City Administrator

1. CALL TO ORDER

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

Chairperson Steffen recognized the newest members of the EDA, Members MacLennan and Olson and invited them to introduce themselves.

Members MacLennan and Olson introduced themselves to the group.

2. APPROVE AGENDA

Motion by Member Cords, seconded by Member Riley, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Riley, Howell, MacLennan, and Olson. Voting No: None. Absent: Member Johnson.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated March 11, 2021

Motion by Member Cords, seconded by Member Howell, to approve the March 11, 2021, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Howell, MacLennan, Olson, and Riley. Voting No: None. Absent: Member Johnson.

4. EDA BUSINESS

4.01: Appoint Chairperson and Vice Chairperson

Economic Development Manager Sullivan stated that this is the annual time of appointment for Chair and Vice-Chair.

Chairperson Steffen opened the floor for nominations for the position of Chair and Vice-Chair.

Member Riley nominated Jim Steffen for the position of Chair and Scott Cords for the position of Vice-Chair.

There were no other nominations.

Motion by Member Cords, seconded by Member MacLennan, to elect Jim Steffen as Chairperson and Scott Cords as Vice-Chair of the Economic Development Authority.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, MacLennan, Howell, Olson, and Riley. Voting No: None. Absent: Member Johnson.

4.02: Review Request for Interest/Proposals for a Dynamic Display Billboard for Retail Advertising on Highway 10 Near The COR

Economic Development Manager Sullivan presented the staff report.

Chairperson Steffen asked for details on the scoring system developed by staff and why the different scores were given.

Economic Development Manager Sullivan reviewed the items included in the scoring of the proposals. He stated that the RFI provides a summary of the different categories. He provided additional explanation on the different ranking criteria including display, advertising slots, leasing, sign location, and ordinance experience and explained why the three vendors were scored differently in the categories. He commented that iDigital Media was ranked first, Clear Channel second and Lamar third. He stated that the group could select one company to move forward with or could move forward with multiple companies to determine which would be the best fit.

Chairperson Steffen asked if the lease revenue is contingent upon sales in all three proposals.

Economic Development Manager Sullivan commented that the Lamar proposal was a flat revenue annually, but the other two proposals were based upon sales.

Chairperson Steffen asked and received confirmation that something would be displayed on the board at all times, even if that is City messaging. He asked if the difference in display would be noticeable to the general public.

Economic Development Manager Sullivan commented that it would be a preference on how clear you would want the display but any of the vendors would have effective displays. He stated that as this moves along, display quality and type would most likely have regulations within ordinance.

Member MacLennan asked if the quality of the display would be important for those businesses that may advertise.

Economic Development Manager Sullivan was unsure that would be a point in the sales pitch to businesses.

Member Cords asked if the quality dimension is the size of the pixel or distance between.

Economic Development Manager Sullivan replied that it is the distance between pixels. He stated that iDigital provided a proposal with both horizontal and vertical options which provides additional versatility and flexibility, noting that vertical options would most likely have a smaller footprint.

Member Riley commented that from an EDA standpoint the most important criteria would be the business advertising and City advertising, along with location. He stated that he likes the ranking that was done. He asked if those three criteria were weighted would the same company come out on top.

Economic Development Manager Sullivan again clarified that this was his scoring system and confirmed that iDigital would still be rated as the top choice if those categories were weighted based on impact for Ramsey business advertising.

Chairperson Steffen asked for clarification on the lease term and whether a longer term would be preferred.

Economic Development Manager Sullivan replied that the City is looking to have a strong partnership over a period of time and commitment for the company to be in that location. He stated that the longer lease term, the more guarantee there would be for lease revenue.

Chairperson Steffen asked if the sign would be maintained and upgraded over time during that 30 years.

Economic Development Manager Sullivan commented that repairs are often needed around the ten-year period and he would imagine a company would want to keep their product in good working order. He noted that maintenance would be addressed in a contract and/or lease agreement. He stated that the only cost to the City would be the staff time to develop the ordinance and therefore this would be considered a revenue generator.

Member Cords commented that there would also be staff time to develop messaging for the City but noted that would not differ from the messaging the City already generates.

Economic Development Manager Sullivan commented that the City would continue to post its messages on the City reader board sign. He stated that each of the companies will work with municipalities to develop City messaging. He stated that there are also opportunities to post Ramsey messaging on other billboards owned by the companies and other locations. He used the example of advertising for the Happy Days event, which could be displayed on billboards in other communities outside of Ramsey. He confirmed that City messaging would be free in all three proposals.

Chairperson Steffen asked if there would be a discount for Ramsey businesses or whether the cost to advertise would be the same for all businesses.

Economic Development Manager Sullivan provided details on the ranking for local business advertising costs. He stated that two of the companies provided discounts for Ramsey business advertising.

Member Riley commented that his highest priority is Ramsey advertising and therefore because Lamar is not offering a discount and was also ranked third, he would suggest eliminating that company from the discussion. He stated that location is also a high priority for him. He stated that none of the companies chose the spot the City was thinking and asked if that should be taken into consideration and whether one of the locations the companies chose should be considered further.

Economic Development Manager Sullivan commented that he believed that Clear Channel stated that they could work with the City site, whereas iDigital preferred Sunfish or Ramsey Boulevard but noted that those would be temporary locations because of the upcoming construction projects. He stated that his attempt was to provide a clear comparison between the companies for the same sign at the same location but agreed that alternate locations could be considered.

Member Cords asked if there were justifications for the alternate locations, noting that the companies have the expertise.

Economic Development Manager Sullivan stated that justification was not included in the proposals. He stated that his perception was that the sign locations were chosen in locations that would be most effective and generate the most income. He agreed that if there were not interchanges Ramsey or Sunfish Lake Boulevards would be ideal, but there will be interchanges at those intersections. He stated that once iDigital was made aware of the interchange locations, they agreed the 7443 would be a better location.

Chairperson Steffen asked for details on the RALF acquisition with M&G.

Economic Development Manager Sullivan replied that the acquisition happened years ago. He stated that the lease payments from M&G for that site are paid back to RALF. He confirmed that future lease funds generated on that site would go back to RALF until RALF is paid back. He explained that additional review would be needed related to RALF and the related payback. He noted that additional information will be likely be known once the design of the Highway 10 project is complete.

Deputy City Administrator Gladhill stated that there are some official steps that will be taken in the coming months to finalize the Highway 10 design vision. He provided an update on the funding secured for the Highway 10 project, noting that included in that plan is payoff of the RALF funds. He noted that the City would make decisions on which properties will be needed and which could be sold.

Chairperson Steffen asked if the existing ordinance would allow for this signage or whether there would be work to be done.

Deputy City Administrator Gladhill commented that this type of sign is currently prohibited and therefore work would need to be done. He commented that it was known from the start that updates would be needed, and this would be the driver to update the language within the code. He confirmed that currently there are no billboards allowed and the existing billboards were established prior to the prohibition and exist as lawful nonconforming uses.

Economic Development Manager Sullivan commented that although this was done as an RFI, all the information on quality and pricing was included and therefore did not believe additional information would be gained by an RFP.

Chairperson Steffen stated that he would support dropping Lamar, as Member Riley suggested, and confirmed the consensus of the group.

Economic Development Manager Sullivan commented that he is looking for a recommendation from the EDA on how this should move forward. He stated that the EDA could select one vendor or could recommend that staff work with two vendors to move forward.

Deputy City Administrator Gladhill stated that the due diligence has been done and would recommend negotiation occur with one vendor. He stated that the recommendation could be based off the information that was supplied and scoring that staff completed, or the EDA could request that both companies provide a presentation to the EDA in order for the group to make a decision.

Chairperson Steffen asked the contact that staff has had and whether an in-person presentation would be needed.

Economic Development Manager Sullivan commented that he has not met in person but has talked with all three companies on the telephone and is comfortable with them. He stated that the decision would be of the EDA as to whether they would feel that there would be benefit to in person presentations. He stated that even if one vendor is chosen, he did not believe construction would occur this fall as additional work will be needed to select the location and move forward.

Chairperson Steffen asked if this could happen this year based on the work that would be needed.

Deputy City Administrator Gladhill commented that he would feel more comfortable with early 2022, based on the timing of the Highway 10 project and right-of-way acquisition discussions.

Economic Development Manager Sullivan commented that the City currently has the ability to lease RALF property, therefore a lease and sign could be constructed with the knowledge that it may need to be moved in the future. He stated that iDigital stated that they would be willing to relocate a sign, if needed, at no cost to the City.

Member Riley stated that the City previously received a presentation from another company that stated they would not participate in an RFI. He asked if there was a sense as to how the proposal of that company would have compared.

Economic Development Manager Sullivan commented that he is unsure. He stated that it was a smaller company and perhaps they felt that they could not compete, but they did not submit a proposal and therefore it would be unfair to those that did to include that in the discussion.

Chairperson Steffen asked the next steps if this were narrowed down to one company today.

Economic Development Manager Sullivan stated that the first step would be to obtain City Council authorization to move forward. He stated that the City would then begin negotiations and review potential ordinance language.

Member Howell stated that she appreciated that iDigital offered a third spot or half spot option for business advertising as that would make advertising available to more businesses. She stated that she also liked the inclusion of a vertical option.

Member MacLennan stated that the choice seems to be clear as iDigital had a lower price, better quality, more options, and they are willing to relocate at no cost to the City.

Chairperson Steffen commented that he agrees. He stated that his only hesitancy is that Clear Channel has been in the market for a long time and is established. He asked what would happen if there was an issue that owns the sign.

Economic Development Manager Sullivan stated that he did review that element. He stated that Clear Channel is well known because they have a lot of signs and media in this market and metro area. He stated that iDigital has more saturation north and west and the number of signs between the companies are very similar overall. He stated that maintenance and operations would be included in the lease and if a company is not performing the City would have the ability to terminate the lease and/or require a company to remove a sign that is not functional.

Member Cords stated that when reading the proposals, he randomly scored Clear Channel and iDigital about the same but following the discussion he tends to prefer iDigital. He stated that he would not be fundamentally against continuing with more detailed negotiations with both companies.

Member MacLennan asked the cost of advertising for businesses, specifically if the better deal for the City has an impact through higher advertising costs.

Economic Development Manager Sullivan stated that the advertising costs were identified with specific rates in the staff report. He reviewed the discount offered by Clear Channel along with the different advertising choices offered by iDigital.

Chairperson Steffen asked and received confirmation that a digital sign makes sense on Highway 10. He commented that this is a unanimous decision by the EDA that this digital billboard should move forward. He asked if there is a preference for one company or the flexibility of two companies.

Member Riley commented that he would prefer to have the input of the EDA as he will be able to provide his input as a Councilmember during the Council discussion.

Member Howell commented that she preferred the multiple options that were made available through iDigital because of the options it would provide to local businesses.

Chairperson Steffen asked if the EDA were to select iDigital, would the Clear Channel proposal not move forward to the Council.

Economic Development Manager Sullivan replied that he will move this forward as the EDA prefers. He stated that if the groups wants to move forward with two, he would prefer to have it further vetted at EDA and the group then make a single recommendation to the Council. He commented that there is a lot of value to the iDigital proposal, but he would also feel comfortable that Clear Channel could also provide a good sign. He stated that iDigital would be entering a new market and therefore that proposal is aggressive, and they are motivated. He stated that Clear Channel is in the market and therefore would perhaps want to defend that turf. He stated that he would prefer not to develop competing proposals but rather focus on what is best for Ramsey businesses. He stated that the cheapest advertising for Ramsey businesses would be provided through iDigital.

Deputy City Administrator Gladhill commented that the recommendation would be provided to the Council, but they would still receive the information within the case. He stated that the decision of the EDA would be whether it feels confident making a recommendation today or whether it would like to interview the two groups in May and make a recommendation at that time.

Member Olson commented that Lamar should clearly be out and believed that both iDigital and Clear Channel would be viable options. He stated that iDigital appears to be the better choice and the higher quality sign will stand out moving forward as lower quality would begin to look outdated sooner. He stated that he also likes that the company would be willing to move the sign.

Chairperson Steffen agreed that iDigital seems to be the preferred choice and recognized that the next step would be to determine whether the Council would support a digital billboard.

Motion by Member Cords, seconded by Member MacLennan, to recommend to City Council to further investigate and approve the concept of a digital billboard on Highway 10 with the EDA preference for vendor as iDigital.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, MacLennan, Howell, Olson, and Riley. Voting No: None. Absent: Member Johnson.

4.03: Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (Portions of meeting may be closed to the public)

Economic Development Manager Sullivan presented the staff report.

Member Riley commented that five parcels were identified and asked how many of those were willing sellers.

Economic Development Manager Sullivan stated that as it sits, he is aware of willing sellers for parcels four, two and one. He stated that there is a sign north of parcel four, but he has not spoken to that property owner. He stated that from a development standpoint and attempting to make commercial and retail development viable it would make sense to cleanup that area.

Deputy City Administrator Gladhill stated that in conversations with property owners, the majority of property owners have purchased the properties in that area with development opportunity and would appreciate that the area be cleaned up. He stated that the code enforcement issues and complaints are detracting from multi-millions dollar investment. He stated that the Planning Commission is reviewing a proposal tonight next to the brand-new building for a tree clearing company that would like to shred the trees onsite and have a mound of woodchips. He stated that is the type of interest that is coming forward and therefore the question is how aggressive the City would like to be to clamp down on those non-desirable uses.

Chairperson Steffen asked why the piece adjacent to Bunker Lake Boulevard and the two parcels south of that are not included.

Economic Development Manager Sullivan commented that when a City gets involved in a redevelopment project, the associated costs are to clear the sites and prepare them for development and therefore that was the focus. He commented that the other sites are also good but believed that if sewer and water were run into that area that many parcels would more likely develop under open market. He stated that the sites mentioned in the case are more challenging and therefore it would be recommended that the City be involved in order to help achieve the vision. He commented that the end goal is not for the City to own land but to bring forward development and job creation. He stated that sometimes the City needs to be involved in order to bring about that development, but if the sites could be developed without the City being involved, he would not recommend the City purchase property just because there is a willing seller.

Chairperson Steffen commented that it seems there are two parts to the case, cleaning up blight and identifying future industrial land.

Economic Development Manager Sullivan confirmed that they are separate issues, but they are interrelated. He stated that there will not be an appetite for people to acquire parcels that could not be developed. He stated that if the City purchased all of the sites, razed all the buildings, and

marketed them for development he is unsure how successful it would be without sewer and water. He commented that it is inevitable that sewer and water will be needed.

Member MacLennan asked where the sewer and water stops.

Economic Development Manager Sullivan confirmed that the new building has sewer and water and did not believe sewer and water extends past the newly developed PSD LLC retail building.

Member MacLennan asked if it would be difficult to run sewer and water through the site once the building is removed.

Economic Development Manager Sullivan described the path sewer and water services would most likely follow. He commented that sewer and water would run within the road right-of-way and simply provide access for the properties to connect to.

Deputy City Administrator Gladhill commented that the roads need to be reconstructed and therefore it would make sense that utilities could be extended at the same time. He did not anticipate that development/redevelopment would happen in the area without those services available.

Member Riley commented that the City was about to rebuild the road because of the poor condition, but with the potential redevelopment the landowners asked that it hold off as things may change. He stated that from an EDA standpoint, this makes sense as this is a development area and industrial and commercial land is needed. He commented that this is the blight that they would like to get cleaned up. He commented that the City may have to step in and do the work on some parcels but on some parcels the City could provide assistance in getting that work done. He stated that he does not like the City owning land but would be willing to support it from an EDA standpoint.

Member Cords asked what would be needed in order to clean up the sites and who would be responsible for removing the materials on site.

Economic Development Manager Sullivan commented that there have been changes in ownership for some parcels. He stated that the standard tool is through code enforcement, which can lead to the City completing the necessary action to bring the property into compliance. He stated that in terms of improving the aesthetic of the property in order to support development there are not tools to deal with that. He stated that if a property meets the minimum standards there would not be a tool the City could use in terms of code enforcement and those are cases when purchasing the property in order to bring about development would be the appropriate tool. He stated that while there is not an immediate need for industrial property today, there will be a need in the next two to four years. He stated that this seems like a reasonable and well thought out plan in order to clean up the area and provide more land for industrial development, which will also help to bring about interest from retailers and restaurants. He stated that in this area there are smaller lots as well that would support expansion of local Ramsey businesses that do not require huge buildings/spaces. He stated that he is optimistic that there are a few industrial projects that will move forward this summer in excess of 75,000 square feet.

Deputy City Administrator Gladhill commented that there is no deadline to this request and therefore the EDA could consider this an introduction to the topic and further discussion could continue at the May meeting. He stated that there are no current offers or time restriction. He stated that additional questions could be provided to staff through email, which staff could then use to build a case for May.

Economic Development Manager Sullivan commented that is a good way to look at this. He stated that there are two parts to this, the potential acquisition, and the vision for the future. He stated that he would like direction to authorize the design using HRA or TIF funds to develop a cost estimate for the utility work. He commented that this area is within a TIF District and the City has the ability to complete projects with that TIF revenue. He stated that the City has applied for an extension of the district through legislation but if that is not approved, the funds would have to be expended by November of 2021. He stated that this could move forward on a parcel-by-parcel basis as well. He was unsure what more would need to be discussed at the next meeting unless there are specific questions. He asked for general direction.

Member Cords commented that staff indicated that three of the property owners have indicated that they are willing to sell and asked if there is an urgency by any of those sellers.

Economic Development Manager Sullivan commented that the momentum of those sellers is between casual and pushing. He noted that there are for sale signs posted, which expresses intent. He felt that some of the parcels have frustration as to what can and cannot be done on the property and therefore perhaps are having difficulty finding tenants and are more open to selling. He commented that there is not an extreme urgency from any of the properties, but they would like to sell. He noted that sometimes it is beneficial to take advantage of willing sellers in a redevelopment area.

Member MacLennan agreed that the area is a blight. He agreed that access to City water and sewer would improve the chances of development. He stated that he would not want to see the City own more land. He commented that it could be a detractor for people to develop on the east side when the west side looks as it does.

Chairperson Steffen referenced parcel two, which needs cleanup. He commented that the parcel is retail and not prime retail and therefore the City could clean it up but would most likely own the property for a length of time. He recognized that cleaning up the site may increase the chances of other properties developing in the area.

Economic Development Manager Sullivan commented that parcels two and three could be combined for an office showroom type building. He stated that he would not want to discount those parcels as unable to move in the market but agreed that the City would want to be strategic in the parcels it acquires and the timing. He stated that bringing in sewer and water may help to facilitate the redevelopment and sale of properties. He believed that the design would need to be done and the cost estimate would need to be known in order for the City to be able to act.

Deputy City Administrator Gladhill encouraged the group to look at this on not only a real estate investment but issue of blight. He stated that staff has spent a lot of time on code enforcement and reviewing development applications that do not meet the zoning code. He understood that the EDA has typically invested more in industrial, but retail sites are important as well.

Chairperson Steffen commented that parcel four is visible, on a corner and listed for sale today. He asked if the property owner could sell that property without assistance from the City.

Economic Development Manager Sullivan commented that sewer and water is available at that site, but it is a small site from an individual owner which has challenges. He commented that bringing sewer and water to that area will help to revitalize that area and bring forward additional interest.

Deputy City Administrator Gladhill commented that this discussion has been helpful to frame the case moving forward. He stated that additional information can be gathered based on the questions asked to present this case again at the May meeting in more detail.

Chairperson Steffen confirmed the consensus of the EDA to continue this discussion at the May meeting.

Deputy City Administrator Gladhill asked that members email additional questions they may have in order for staff to build a more robust case for the next meeting.

Chairperson Steffen commented that it would seem that the infrastructure cost could have a higher cost than acquisition.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan advised of the park dedication taking place tonight at Central Park for the renaming of the park.

6. ADJOURNMENT

Motion by Member Cords, seconded by Chairperson Steffen, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Howell, MacLennan, Olson, and Riley. Voting No: None. Absent: Member Johnson.

The regular meeting of the Economic Development Authority adjourned at 9:13 a.m.

Respectfully submitted,



Sean Sullivan

Economic Development Manager

ATTEST:

A handwritten signature in black ink that reads "Wendy Schlueter". The signature is written in a cursive, flowing style.

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Economic Development Authority (EDA)**4.2.****Meeting Date:** 05/13/2021**By:** Sean Sullivan, Community Development**Title:**

Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to consider purchase of real property)

Purpose/Background:

Further direction on this case was originally tabled at the April EDA Meeting. Staff is compiling any final questions submitted by EDA Commissioners and will be making further recommendations on or about Monday, May 10. This agenda will be updated at that time.

Purpose:

To discuss support for a potential infrastructure project west of Armstrong Blvd and to consider City role in the potential purchase of property in the area from willing sellers. The parcels below currently have active businesses or structures on site:

1. 8100 146th Avenue NW. Anoka County PID is 29-32-25-14-0012. Legal Description is Lot 1, Block 1, Hauser Addition
2. 8049 146th Avenue NW. Anoka County PID is 29-32-25-14-0011. Legal Description is Lot 4, Block 2, Hy-10 Ramsey
3. 8050 147th Avenue NW. Anoka County PID is 29-32-25-14-0008. Legal Description is Lot 1, Block 2, Hy-10 Ramsey
4. 14700 Armstrong Blvd NW. Anoka County PID is 29-32-25-11-0008. Legal Description is Lot 3, Block 1, Hy-10 Ramsey 3rd Add.
5. XXXX Ferret St NW, Anoka County PID is 29-32-25-11-0009. Legal Description is Lot 1, Block 1, Hy-10 Ramsey

(Number Identified on attached Map)

*Portions of meeting may be closed to the public under Minnesota Statutes Section 13.D.05 Subdivision 3(c)(3) to consider purchase of real property.

Background:

The Industrial market remains strong in the City of Ramsey. Industrial land over 1 acre, that is ready for development is becoming harder to find in Ramsey. Staff has received inquiries from existing Ramsey business looking to expand or build new buildings (15-50,000 SF Range) in the near future. Currently, the 43 acres east of Delta Mod Tech and the 14 acres south of Connexus are under contract or are in negotiations. That leaves approximately 20 acres west of Armstrong Blvd off Bunker Lake Boulevard as the only larger piece of land shovel ready for industrial development.

Purpose

The purpose of this case is to seek high-level policy direction as a recommendation to the City Council to discuss how aggressive the City should be to preserve the vision for cleanup and redevelopment of the industrial park generally west of Armstrong Boulevard and north of Highway 10.

There are 3 major components of planning in this area.

1. Future Land Use Planning/Zoning/Non-Conforming Uses
2. Economic Development Tools to Facilitate Cleanup/Blight Removal and Redevelopment

3. Infrastructure and Roads/Pavement Management Program

Background

Future Land Use Planning/Zoning/Non-Conforming Uses

From approximately 2015 through 2018, the City convened a series of public engagement meetings that led to the visioning and small area plan for this area. The planning area also included areas now known as the Bunker Lake Industrial Park and Riverstone Neighborhood. This redevelopment area is the final piece of this small area plan.

This area pre-dates current zoning regulations and zoning district, providing protections under lawful, non-conforming statutes. This area is generally characterized by aging, underutilized buildings and significant outside storage. As the surrounding areas of The COR, Bunker Lake Industrial Park and Riverstone Neighborhoods continue to develop, this aging industrial park appears to be in conflict with these surrounding areas. Public Nuisance Complaints continue to increase. A former gas station and former liquor store were previously purchased and removed to make way for the Armstrong Interchange.

The future land use vision contemplates this entire area redeveloping. Most of the Property Owners share this redevelopment vision, but timing, financing and market conditions appear to be a barrier. The areas east of Ferret Street are visioned as redeveloping as a primary retail corridor for the community. This area includes the new West Armstrong Retail Center. The areas west of Ferret Street are visioned as redeveloping as another business park similar to the Bunker Lake Industrial Park.

The City continues to respond to numerous zoning inquiries for uses that are not allowed by code and not protected by lawful, non-conforming statutes. The City has shown some flexibility through the issuance of Interim Use Permits that allow a temporary use until such time redevelopment occurs. Staff seeks policy direction as to whether this continued allowance for interim uses is appropriate, or a more aggressive approach is desired.

Economic Development Tools

Redevelopment projects are naturally more complicated and more expensive than 'greenfield' development of raw land. It is unlikely that the City will achieve the broader blight removal and redevelopment vision without financial assistance of some degree, including but not limited to potential acquisition of key parcels to preserve said vision. The site is located within TIF District #14 that also includes The COR.

Infrastructure and Roads/Pavement Management Program

In 2017-2018, the City began planning for the reconstruction of 146th Avenue, 147th Avenue and Ferret Street. In January of 2019, the City cancelled/delayed the project until future land use planning and visioning were complete. With the completion of the 2040 Comprehensive Plan Update, that visioning and land use planning is now complete and the City should be able to move forward with this needed pavement management plan without interfering with the redevelopment vision. In fact, investment in basic infrastructure in this area may leverage interest in private redevelopment. Based on current economic conditions and demand for industrial land, Staff thought this would be a good time to revisit this position. This project expands sewer and water in the area and also connect Ferret Street to Bunker Lake Boulevard (new infrastructure in addition to reconstruction of existing infrastructure).

Notification:

Notification is not required.

Observations/Alternatives:

Observations:

The current uses (outside storage/industrial) by many of the businesses in the area (generally east of Ferret Street) are not consistent with current zoning (COR Retail). The industrial uses are considered lawful, non-conforming and can continue to operate as long as the use does not change and they are in compliance with city code. A few of these properties have required code enforcement actions to bring them into compliance due to excess outside storage and site use issues and the frequency of this has increased. Staff has been contacted by some landowners in the area west of Armstrong Blvd asking if the City would be interested in acquiring their properties. If the City is committed to a redevelopment City infrastructure project in the area, a strategy should be developed around the prioritization of land acquisition.

Alternatives:

At this time, this is simply a discussion item to determine the EDA level of interest in the proposed redevelopment project and to potentially identify parcels for acquisition. Nothing in this case should be interpreted as the City is actually considering additional land acquisition. Staff has not formulated a formal recommendation, and is seeking broad EDA recommendation. Here are some questions to contemplate:

- Does the EDA support making more industrial zoned property with sewer and water infrastructure available?
- Would the EDA support using TIF/EDA/HRA dollars to prepare plans and specs for roads and utilities?
 - TIF would be an eligible funding source if funds are expended prior to November 28, 2021
- Would the EDA support using TIF/EDA/HRA dollars to extend utilities, rebuild roads and extend Ferret Street north to Bunker Lake Boulevard?
 - TIF would be an eligible funding source if funds are expended prior to November 28, 2021
- Is the EDA interested in purchasing properties with blight and zoning issues (tied to recent zoning requests)?
- Is the EDA interested in purchasing strategically located properties to help facilitate this redevelopment project (i.e, locations for regional storm water)?

Funding Source:

If as a matter of policy and priority, the City felt this was an appropriate acquisition(s), there likely would be adequate economic development funds. Possible funding sources include:

1. EDA Fund
2. Anoka County HRA (Housing and Redevelopment Authority) Fund
3. TIF (Tax Increment Financing) (Expenses incurred prior to November 28, 2021)

Recommendation:

Based on discussion.

Action:

Based on discussion.

Attachments

Site and Parcel Location Map
January 2019 Project Termination Letter

Form Review

Inbox

Sean Sullivan (Originator)
Tim Gladhill
Form Started By: Sean Sullivan
Final Approval Date: 05/07/2021

Reviewed By

Sean Sullivan
Tim Gladhill

Date

05/05/2021 04:20 PM
05/07/2021 10:21 AM
Started On: 04/23/2021 03:31 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, May 13, 2021, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Scott Cords
 Member Chelsee Howell
 Member Rachal Johnson (arrived at 7:33 a.m.)
 Member William MacLennan
 Member Michael Olson
 Member Chris Riley

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager
 Tim Gladhill, Deputy City Administrator

1. CALL TO ORDER

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

2. APPROVE AGENDA

Motion by Member Cords, seconded by Member Olson, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Olson, Howell, MacLennan, and Riley. Voting No: None. Absent: Member Johnson.

3. CONSENT AGENDA

3.01: Approve Meeting Minutes Dated April 8, 2021

Motion by Member Cords, seconded by Member Steffen, to approve the April 8, 2021, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Cords, Howell, MacLennan, Olson, and Riley. Voting No: None. Absent: Member Johnson.

4. EDA BUSINESS

**4.01: Consider First Amendment to Purchase Agreement with Java Properties, LLC
(Portions of meeting may be in closed session)**

Member Johnson joined the meeting.

Economic Development Manager Sullivan presented the staff report.

Member Cords asked if the buyer has any feelings on the suggested approach from the City.

Economic Development Manager Sullivan commented that the developer approached the City with concern related to these additional costs and this is the solution reached between the parties.

Chairperson Steffen asked if it were out of the ordinary that these additional expenses would come along so late in the process.

Economic Development Manager Sullivan stated that intuitively the connection would come directly from the street for sewer and water rather than running along a future roadway. He stated that this process would avoid disruption to Sunwood Drive, which has become a busy roadway.

Chairperson Steffen asked how the anticipated infrastructure/utility costs are being covered through the process.

Economic Development Manager Sullivan replied that typically those costs come into play when a street is constructed. He stated that this method will provide easier connection for the adjacent development lot, which is why the City is asking to cover some of that cost, as this would not be the typical route for utility connection.

Deputy City Administrator Gladhill stated that some of these details had been discussed during the development process. He stated that typically the cost would be born of the developer, but the City agreed to cost share in order to provide utility connection to the adjacent City owned parcel and avoid disruption to Sunwood Drive. He stated that some of these details had been discussed early in the development process, but what had not been known was the exact path they would take to avoid disruption to Sunwood.

Chairperson Steffen asked why the choice was made to reduce the property cost in order to provide the cost-share.

Economic Development Manager Sullivan replied that the developer agreed to this method and it will allow the project to stay on schedule.

Deputy City Administrator Gladhill noted that another benefit would be that the developer would install the utilities, which avoids the City having to go through its own plan prep, bidding, and construction process.

Member Cords stated that he understands the shared access safety concerns. He asked if an additional access would be added or whether people would be blocked from accessing from Casey's.

Economic Development Manager Sullivan replied that the second access is more of a reliever and access still can be gained through Casey's entrance.

Motion by Member Cords, seconded by Member Johnson, to recommend to City Council to approve the First Amendment to Purchase Agreement as presented, subject to City Attorney review.

A roll call vote was performed:

Member MacLennan	aye
Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

4.02: Review West Armstrong Redevelopment Plans and Discuss Opportunities for Strategic Acquisition to Preserve Redevelopment Vision (Portions of meeting may be closed to the public to consider purchase of real property)

Economic Development Manager Sullivan presented the staff report.

Deputy City Administrator Gladhill provided additional details on the land uses contemplated in the redevelopment vision for the area within the Comprehensive Plan. He stated that if they do want to see industrial growth, the next step would be to construct the roads and put in utilities.

Chairperson Steffen asked what has changed.

Economic Development Manager Sullivan explained in 2019 there was not a willingness from the property owners to support redevelopment, whereas now there are willing sellers and developers interested in the installation of sewer, water and roads. He stated that some landowners want to see utilities brought to the area, which is different than what the City heard back in 2019. He stated that PSD and Delta ModTech have been active in area and noted that the site to the east of Delta ModTech is under contract. He stated that the amount of industrial land in the community is dwindling and therefore it would help to create more industrial development opportunities.

Chairperson Steffen asked if the properties marked one through five were the willing sellers.

Economic Development Manager Sullivan noted that those are the properties with existing buildings. He noted that some of those properties are willing sellers, but not all of them.

Matt Kuker, PSD, stated that they have been working to develop the Bunker Lake Industrial Park for the past three to four years and are 100 percent full, working on their fourth building. He stated that some people want to stand alone, with 20,000 or 30,000 square feet. He explained that their concept is to have larger buildings with shared infrastructure, but some people simply prefer to have their own building. He stated that he has an interested party, but that party chose to go elsewhere because of the condition of the road that provides access from Ferret Street and with the time it would add for the trucks to be weighed at the nearby scale site. He stated that the road has come up multiple times when he is showing his site to potential users. He supported Ferret St to be extended north to Bunker.

Chairperson Steffen asked if there is additional space on the PSD site for additional buildings after building four.

Mr. Kuker replied that he would have 18 to 20 acres to the west of the fourth building in Bunker Lake Industrial Park. He noted that the number of buildings that could fit on the remainder of the site would vary depending on the shape and/or size but noted that if they stay consistent with the size they have been building, he would estimate about three more buildings. He stated that they would support Ferret Street running across their property. He stated that he believes that the western portion of that parcel would be more suited for industrial rather than retail. He believed a 20,000/15,000 square foot building or small industrial user would fit on that area that would be created by splitting the parcel with the road. He provided additional details on the other PSD property in the area, anticipating a quick service food restaurant or gas station. He commented that the City has recently been doing a good job of cleaning up the blight on properties in that area. He commented on the cost to construct an industrial building and noted that those property owners do not want to see blight adjacent to their expensive newly constructed building.

Chairperson Steffen asked whether this could be done through development or whether the City would need to step in.

Economic Development Manager Sullivan commented that the first decision would be whether the EDA supports additional industrial use and then the question can be asked as to the involvement the City should have.

Member Cords commented that it sounds like the first step would be fixing 147th and Ferret Street.

Mr. Kuker agreed that the road is the first step as that is the first thing people notice when coming to look at the property. He stated that an owner-occupied building would also generate additional tax dollars.

Member Cords asked fixing the roads would mean that sewer and water would need to be added while the road is being reconstructed.

Economic Development Manager Sullivan commented that it is his understanding that the overlay was not done in the past as there was a desire to make the best use of City funds. He stated that sewer and water will ultimately be in this area and therefore the City wants to make sure the project is done right.

Mr. Kuker agreed that industrial uses would need access to sewer and water.

Deputy City Administrator Gladhill commented that if the City puts that infrastructure in the ground, that cost can be recouped through development. He stated that if the City were going through the expense of redoing the roadway, it would make sense to put in the utilities at the same time.

Chairperson Steffen asked and received confirmation that there is sewer and water at the PSD site and then stops.

Deputy City Administrator Gladhill commented that it seemed there was consensus in the past for industrial on the west and retail on the east and staff just wanted to confirm that remains true today.

Chairperson Steffen commented that seems to make sense. He asked and received confirmation from Mr. Kuker that he would support having his parcel on the southwest corner of Bunker and Armstrong cut in half with half industrial and half retail. He confirmed the consensus of the EDA with that direction.

Economic Development Manager Sullivan asked if the EDA feels that moving forward with a project to put in sewer and water and complete the road is a good idea. He noted that the first step would be to put together plans and specifications and the second step would be to determine how that process would be funded. He noted that once the plans and specifications are completed, the estimated project cost would be known. He asked if the EDA would support the use of TIF, HRA funds, or EDA dollars to prepare the plans and specifications for the roads and utilities in this area.

Member Cords commented that seems reasonable.

Chairperson Steffen agreed that it would seem that the City would lead the project.

Economic Development Manager Sullivan provided additional details on the timeline related to the use of TIF district funds. He confirmed that TIF dollars would be the preferred choice of funding as it would provide the greatest flexibility. He acknowledged the tough timeline but believed it could be met.

Chairperson Steffen confirmed the consensus of the EDA with the recommendation of staff to prepare plans and specifications, with a preference for using TIF funds for that cost.

Economic Development Manager Sullivan asked if there would be support from the EDA for the City to be a partner in the extension of utilities.

Member MacLennan asked if those properties would be more attractive to developers if there was sewer and water already available. He asked the possibility of a developer going in on that investment with the City.

Mr. Kuker replied that if lot five had sewer and water it would be much more attractive and open to many more uses. He stated that typically roads are funding through assessment or franchise fees.

Member Johnson commented that it seems that investing these funds today would provide benefit in the future as additional tax dollars would be generated through development.

Mr. Kuker commented that PSD is on the third year of the blue building. He stated that the taxes for just the lot were \$6,000 per year, whereas with the blue building his taxes are now \$141,000 a year.

Member Johnson stated that it seems economically beneficial to have these properties developed and that the City could recoup the road and utility costs through those development benefits.

Deputy City Administrator Gladhill commented that the EDA is not here to solve the whole project proforma. He asked if TIF, HRA and/or EDA dollars could be a part of this process and the negotiations.

Member MacLennan commented that he does agree that this would be the job of the City to lead the project and the funds should be used.

Chairperson Steffen confirmed the consensus of the EDA in support of that.

Economic Development Manager Sullivan moved to the next question within the staff report as to whether the EDA would like to be proactive in acquiring some of the parcels that have caused a lot of time from code enforcement issues or whether the EDA would prefer to let the market drive the change of ownership.

Deputy City Administrator Gladhill commented that he did not have an exact dollar amount, but staff has spent more staff time on code enforcement and abatement on those two properties than any other commercial/industrial properties in the community. He stated that at some point the amount of staff time invested in code enforcement for these properties will exceed the value of the properties.

Member Cords commented that he does not like the idea of buying more property but if the sites are that problematic and given the discussion to clean up that area to make it more attractive to developers, it could make sense to look into it.

Member MacLennan agreed that it might make sense to look into that option, but once the road is reconstructed and utilities are available, a developer might be interested in one of those properties.

Mr. Kuker commented that on parcel three the owners were parting out vehicles on the road and causing disruption to vehicles attempting to reach his site. He noted that with the condition of that building and site, other desired uses are not going to be attracted to the adjacent parcels for development.

Economic Development Manager Sullivan asked how active the City should be and where the efforts should be focused. He stated that acquisition of parcels two and three could be pursued if/when there is a willing seller in order to help promote redevelopment in that area. He stated that the decision today is whether the City should approach the property owners to determine if they are willing sellers. He asked if there is support from the EDA to proactively acquire properties in instances of blight and/or strategic planning.

Chairperson Steffen stated that he would be hesitant to add more retail property to the City's land inventory.

Member MacLennan stated that he would prefer to move forward with the roads and infrastructure and then review the situation again.

Chairperson Steffen agreed that there is no rush to engage those properties owners, and this could come back after the roads and infrastructure is in place as developers may be interested in the properties after that time. He confirmed the consensus of the EDA that there is not support to acquire additional properties.

Economic Development Manager Sullivan asked if there were interest from a private party to purchase one of the properties, would the EDA support a City partnership related to demolition and site prep.

Chairperson Steffen commented that he could be open to that if a private buyer were interested.

Economic Development Manager Sullivan commented that the question related to strategic acquisition could wait but asked if there is appetite to acquire strategic parcels.

Chairperson Steffen stated that he would be more interested in acquisitions needed to facilitate related to industrial development.

Deputy City Administrator Gladhill confirmed the statement that the EDA does support strategic acquisition of industrial property.

4.03: 2021 Business Appreciation Day Event

Economic Development Manager Sullivan presented the staff report.

Member Johnson stated that she would prefer to use a Ramsey business rather than an outside business.

Member MacLennan commented that he would love to keep it local.

Chairperson Steffen agreed. He asked if proposals could be requested from both Lisa's and Kitchen Table.

Economic Development Manager Sullivan confirmed that could be done. He asked that staff be provided the ability to make the decision based on a per meal budget of \$40 per meal. He stated that he could meet that with Wells Catering but is unsure that could be done with the other two vendors as of yet. He stated that in looking at the website for Lisa's Catering he did see a steak meal under \$40. He asked that flexibility be provided to ensure that staff can verify that the vendor could meet the demands of the event.

Chairperson Steffen commented that the consensus is to provide the opportunity to those Ramsey businesses, but provide staff with the flexibility to make the decision.

Motion by Member Steffen, seconded by Member Cords, to authorize EDA budget allocation of \$5,000, direct staff to select a preferred caterer (preferably from Ramsey) and select Tuesday, August 17th at The Links at Northfork for the 2021 Business Appreciation Day Event.

A roll call vote was performed:

Member MacLennan	aye
Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

4.04: Consider Implementation of Metropolitan Council Sewer Availability Charge (SAC) Deferral and Financing Program

Economic Development Manager Sullivan presented the staff report.

Member Cords asked if any opportunities have been lost recently.

Economic Development Manager Sullivan commented that no projects have been lost. He stated that there is a project that has asked for assistance in reaching the finish line for their project and this tool could potentially be utilized.

Member MacLennan commented that this could be a good tool for businesses to use and exploring this option would not hurt.

Chairperson Steffen asked and received confirmation that the restaurant policy remains in place.

Member Cords noted that the mentioned project is a non-profit and therefore not eligible for the program.

Economic Development Manager Sullivan provided additional details on how the program would work.

Deputy City Administrator Gladhill provided additional details on the SAC program with the Metropolitan Council. He noted that the City has been close to losing prospects because of those charges. He noted that there are businesses that have struggled with SAC and this program would provide another option.

Member Riley asked if this would apply to every building that would be built in the City with sewer and water and asked if other cities have this same type of program.

Economic Development Manager Sullivan replied that there are a number of communities that have programs of this nature which are more attractive to businesses. He did not believe this program would be used all of the time, as most businesses do not want to pay interest when they do not have to.

Chairperson Steffen commented that he does not see a reason not to further explore this option.

Motion by Member Steffen, seconded by Member MacLennan, to direct/nor direct staff to conduct further research and to bring back a draft SAC Deferral Policy for future EDA review.

A roll call vote was performed:

Member MacLennan	aye
Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan indicated that there is one vacancy for the Chamber Gala event and welcomed interested members of the EDA. He advised of an upcoming Ramsey Employee Appreciation Day at Sunwood Nutrition. He stated that the Council directed staff to move forward on the billboard process with iDigital. He provided an update on the Storyteller Café project. He asked if the EDA would be willing to consider utilizing the revolving loan fund or SAC/WAC fund for a non-profit business.

Member Johnson commented that it sounds like a good organization and would be interested in pursuing that option.

Member Riley commented that he would also support allowing the current policy to be used for this non-profit restaurant business.

Member MacLennan agreed that the program should be allowed to be used.

Chairperson Steffen asked if that program would be enough to help the business reach the finish line.

Economic Development Manager Sullivan commented that he is unsure of the exact details. He noted that the question was simply whether there would be support from the EDA and it appears there is consensus as such.

Member Johnson introduced herself to the other members of the EDA.

6. ADJOURNMENT

Motion by Member Steffen, seconded by Member Cords, to adjourn the meeting.

A roll call vote was performed:

Member MacLennan	aye
Member Olson	aye
Member Cords	aye
Member Johnson	aye
Member Riley	aye
Member Howell	aye
Chairperson Steffen	aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:56 a.m.

Respectfully submitted,



Sean Sullivan
Economic Development Manager

ATTEST:

Wendy Schlueter

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.