

**ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, December 11, 2025, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Scott Wiyninger
 Member Nicole Bauer
 Member Rachal Johnson
 Member Hannah Karpen
 Member Brittany Lindahl
 Member Chris Riley
 Member Shanna Stewart

Members Absent: None

Also Present: Sean Sullivan, Economic Development Manager

1. CALL TO ORDER

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

2. APPROVE AGENDA

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

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated October 9, 2025

Motion by Member Johnson, seconded by Member Bauer, to approve the October 9, 2025, minutes as presented.

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

4. EDA BUSINESS

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

Economic Development Manager Sullivan presented the staff report.

Member Stewart asked for more information on the soil concerns.

Economic Development Manager Sullivan stated that parcel five was a contractor yard with absentee owners that had been in noncompliance for a number of years. He stated that staff worked with the owners to bring the site into compliance, which resulted in those leasing the space leaving the site. He commented that there have been two interested purchasers, and some site investigation had been completed, which indicated that soil corrections likely were needed, but not the extent of the corrections. He stated that he would not recommend the City acquire the parcel, but if an interested owner wanted assistance with the potential corrections, the City could consider participation in that.

Member Stewart asked if those issues would impact the land around that parcel.

Economic Development Manager Sullivan replied that Kwik Trip proceeded with due diligence and is moving forward with construction, as has PSD, noting that both properties are in close proximity to parcel five. He stated that if there were serious issues that would have impacted other properties, those most likely would have been identified by Kwik Trip or PSD.

Motion by Member Johnson, seconded by Member Bauer, to move into closed session at 7:50 a.m. pursuant to Minnesota Statutes Section 13D.05 Subd. 3(c)(3) to consider the purchase of real property (Parcels 2, 3 and 4)

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

The meeting reconvened in open session at 8:41 a.m.

Economic Development Manager Sullivan stated that in closed session, the EDA discussed parcels 2, 3, and 4 related to potential acquisition, negotiation strategies, and incentives. Consensus was provided to City staff to work with parcel three at this time and wait on parcels two and four. It was decided that HRA funds would potentially be used for these activities.

5. MEMBER / STAFF UPDATE

Economic Development Manager Sullivan provided an update on recent development interest and activity, and other items of interest to the EDA.

6. ADJOURNMENT

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

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

The regular meeting of the Economic Development Authority adjourned at 8:49am.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sean M. Sullivan". The signature is written in a cursive style.

Sean Sullivan
Economic Development Manager

ATTEST:

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

Wendy Schlueter
Economic Development Administrative Assistant

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.