

City of Ramsey
Agenda
Economic Development Authority (EDA)
Thursday, January 8, 2026
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 December 11, 2025

4. **EDA Business**
 1. Receive 2025 Business Retention and Expansion Presentation and Adopt 2026 Goals

5. **Member/Staff Input**

6. **Adjournment**

Economic Development Authority (EDA)

Meeting Date: 01/08/2026

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

Title:

Approve EDA Meeting Minutes for December 11, 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 December 11, 2025 EDA meeting minutes.

Outcome/Action:

Motion to approve December 11, 2025 meeting minutes.

Attachments

EDA Minutes

Form Review

Inbox

Sean Sullivan

Brian Hagen

Form Started By: Wendy Schlueter

Final Approval Date: 01/02/2026

Reviewed By

Kathy Schmitz

Kathy Schmitz

Date

01/02/2026 12:07 PM

01/02/2026 12:09 PM

Started On: 12/12/2025 04:22 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, 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,

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:** 01/08/2026**Primary Strategic Plan Initiative:** Promote economic growth and development.**Title:**

Receive 2025 Business Retention and Expansion Presentation and Adopt 2026 Goals

Purpose/Background:

The purpose of this case is to receive the attached report/information on the 2025 Business Retention & Expansion Program with a focus on Business Visits/Surveys. The 2025 goal was to make 30 or more business visits. In 2025, 30 formal business visits/surveys were conducted. All visits were done "in-person" which is the preferred method. Implementation of the new Salesforce template for documenting business visits and surveys is ongoing.

Notification:

Not required

Time Frame/Observations/Alternatives:

Staff will present the attached report for detailed observations for 2025 and 2026 recommendations. Staff is also looking for feedback on the 2026 Development Guide and 2026 Community Profile. Staff is recommending the following Goals/Intiatives for 2026:

- Conduct 30 or more Business Visits
- Implement new Salesforce database
- Visit Newer Businesses to Ramsey
- Focus on Highway 10 Based Businesses
- Continue Coordination of Ground Breakings and Ribbon Cuttings with Anoka Area Chamber of Commerce
- Continuously Improve EDA-Sponsored Events
 - 2026 Expo: Collaborate with Parks & Rec
- EDA website: ADA compliance by 2027

Alternatives:

- 1) Motion to accept 2025 Business Retention Report and adopt the Goals for 2026 (as presented)
- 2) Motion to accept 2025 Business Retention Report and adopt the Goals for 2026 (with changes)
- 3) Something else

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Motion to accept 2025 Business Retention Report and adopt the goals for 2026 (as presented)

Outcome/Action:

1) Motion to accept 2025 Business Retention Report and adopt the Goals for 2026 (as presented)
(RECOMMENDATION)

2) Motion to accept 2025 Business Retention Report and adopt the Goals for 2026 (with changes)

3) Something else

Attachments

2025 Biz Retention Report

2026 Development Guide

2026 Community Profile

Form Review

Inbox

Sean Sullivan (Originator)

Brian Hagen

Form Started By: Sean Sullivan

Final Approval Date: 01/02/2026

Reviewed By

Sean Sullivan

Kathy Schmitz

Date

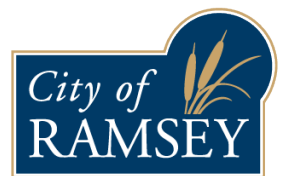
01/02/2026 11:14 AM

01/02/2026 12:07 PM

Started On: 12/29/2025 04:31 PM

Economic Development

2025 Business Retention & Expansion Program



2025 BR&E Visit Summary



Business Visits Overview

- The Economic Development Manager and EDA Commissioners conduct business visits year-round.
- Visits typically last 30–60 minutes and may include a facility tour.
- The City uses a customized version of the Greater MSP Salesforce survey template, updated over several years.
- These visits help build and maintain relationships with local businesses and identify opportunities for improvement or confirmation of effective City practices.

Business Visit Results

- Goal: At least 30 formal business visits.
- Completed: 30 formal visits.
- Numerous additional informal visits and communications occurred but are not included in the formal summary data.

Economic Trends (DEED, 2025 Q2)

- Net decrease of 22 business establishments (from 630 to 608).
- Net decrease of 64 employees (from 7,556 to 7,492).
- This marks the first decline in these categories since COVID.

2025 Ramsey Business Visits

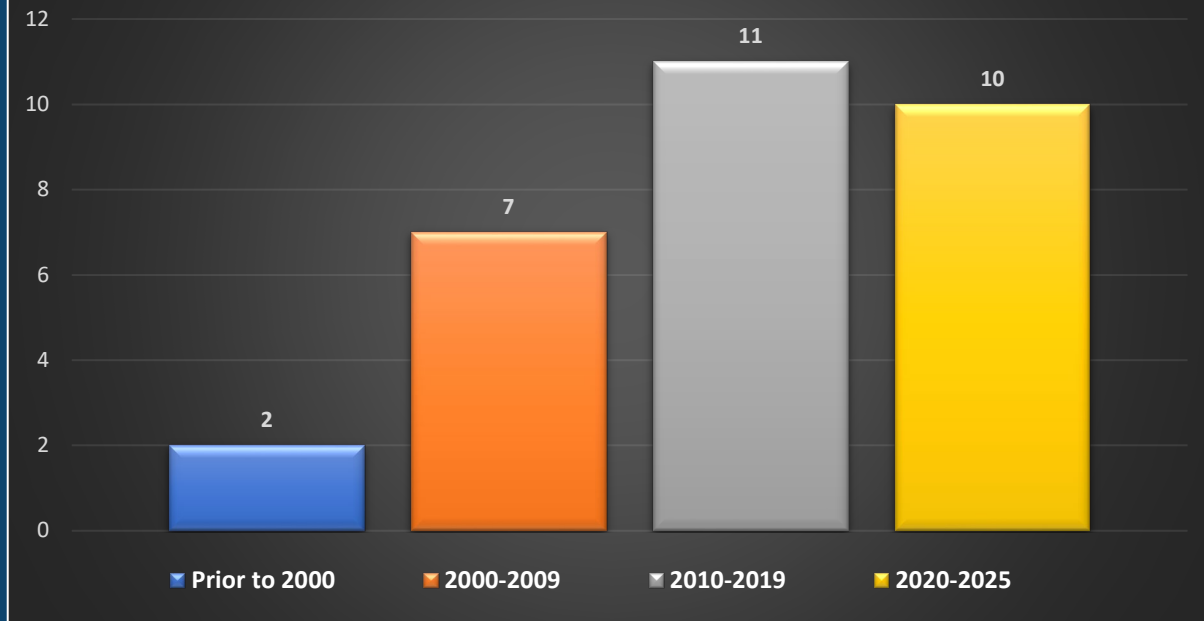


- Airgas USA
- Anytime Fitness - Ramsey
- Anytime Fitness - Rum River
- AQK9
- Bolton & Menk Inc - Ramsey
- Branch Manager Attachments LLC
- Broken Arrow Tattoos
- Coborn's Inc #2033
- EWS USA
- Fetched Up
- Frederick's Accounting & Tax Service
- Globus Global Safety Inc
- H2O Innovation USA
- Jam Hops
- KinderCare Learning Center
- King Kong Hobbies
- Lake Country Concrete Plumbing
- LazyDays RV
- Minnesota Waterjet Inc
- Northland Construction & Fence LLC
- Papa Murphy's
- Path Machining & Automation
- Security Bank & Trust Co
- Sunwood Dental
- Tornado Alley Sportswear
- TSharp Hair Salon LLC
- Village Bank - Ramsey
- Wildlife Research Center Inc
- Your Computer Hero
- ZTech Precision

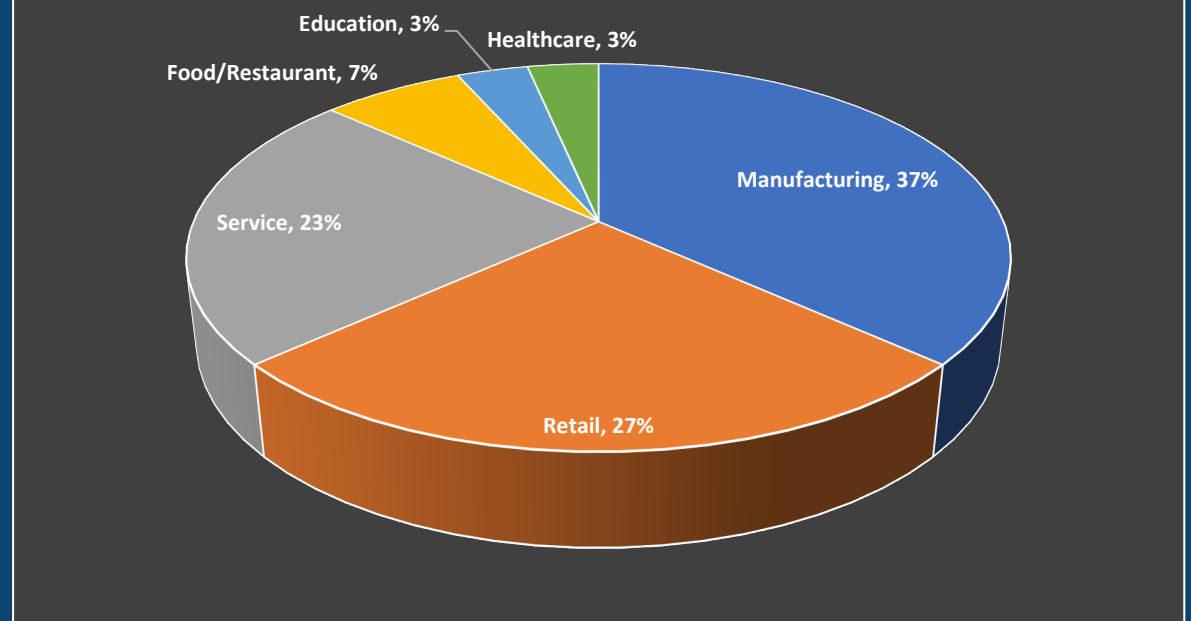
Business Profiles



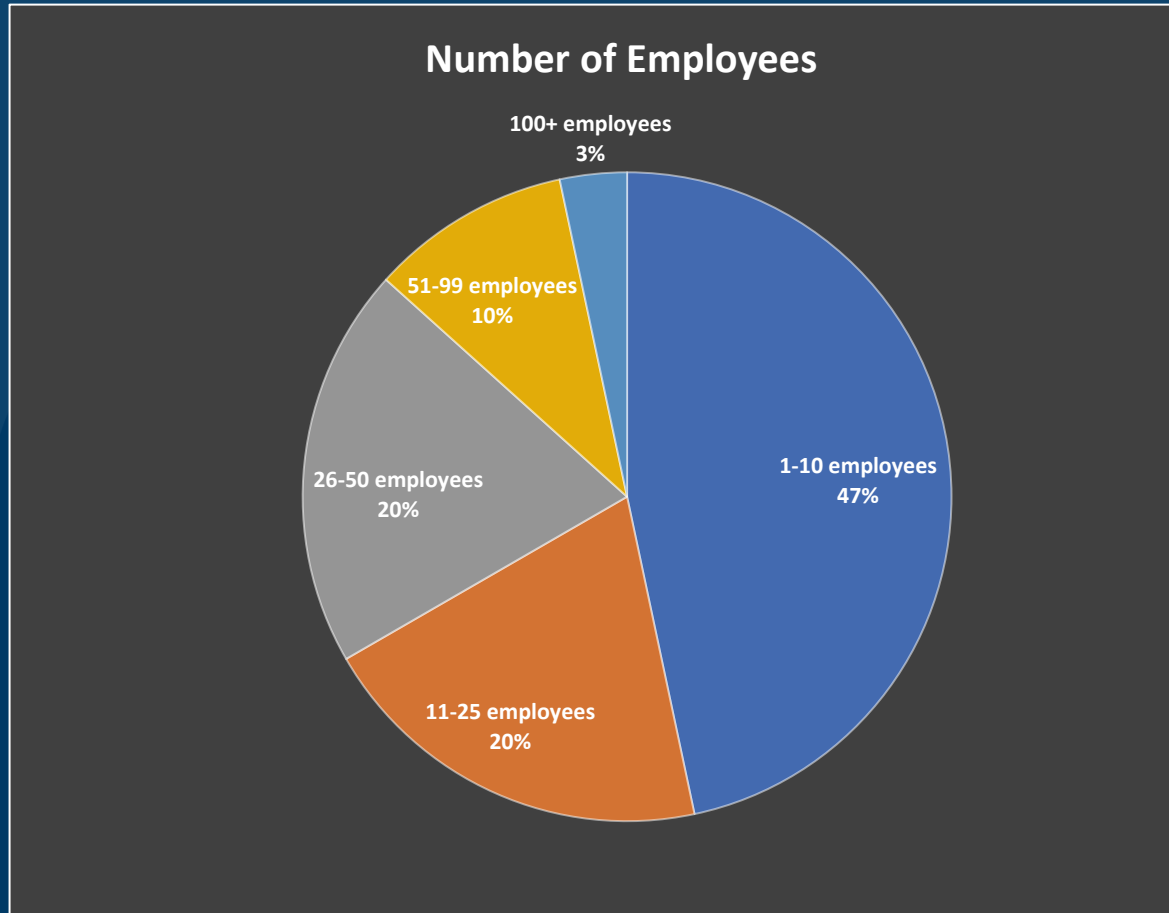
Year Business Located to Ramsey



Types of Businesses

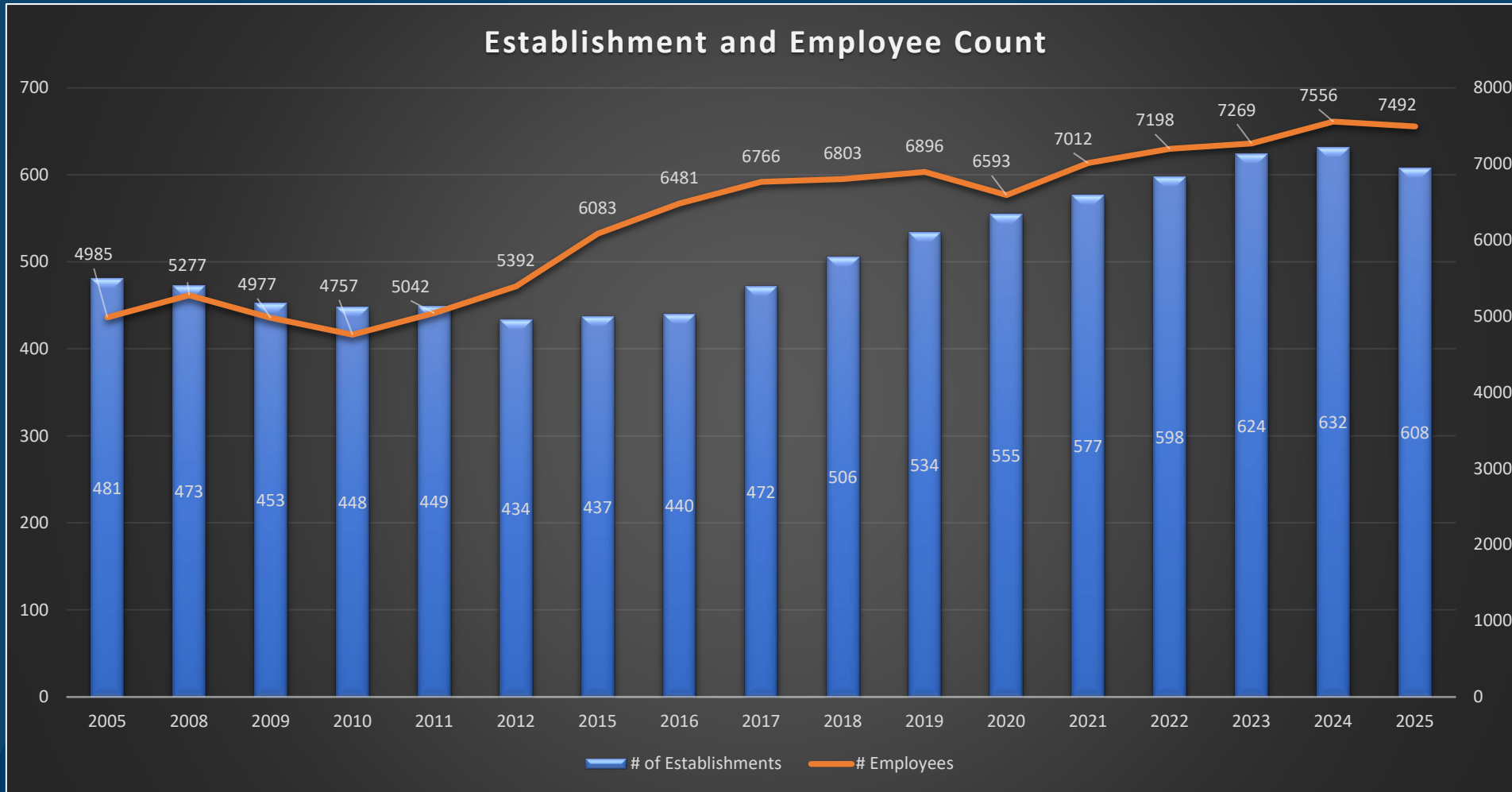


Employees



- % Businesses that plan to hire in next 2-5 years
 - 2025: 100%
 - 2024: 87%
 - 2023: 87%
 - 2022: 97%
 - 2021: 73%
- Reasons Job Openings Hard to Fill:
 - 36% Lack of candidates (*↓ 9% from 2024*)
 - 36% Poor work ethic (*↑ 16% over 2024*)
 - 18% Lack of technical skills (*↓ 2% from 2024*)
 - 9% Competition (*↓ 1% from 2024*)

Employee / Establishment Changes

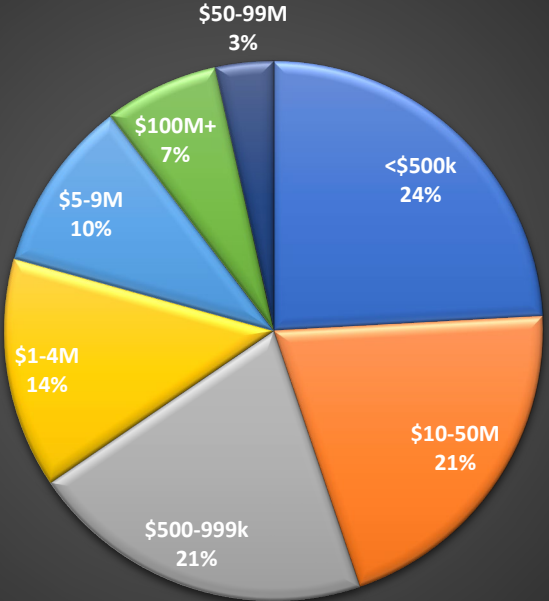


Source Q2 2025: Minnesota Department of Employment and Economic Development (DEED)

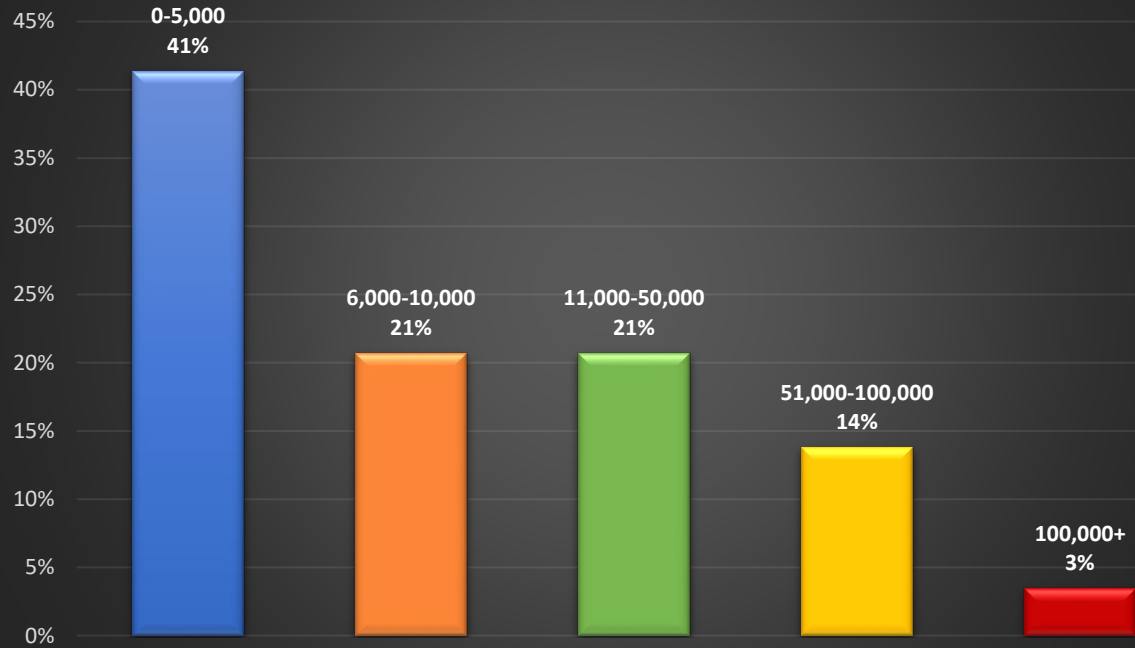
Annual Revenue / Facility Size



Gross Annual Revenue



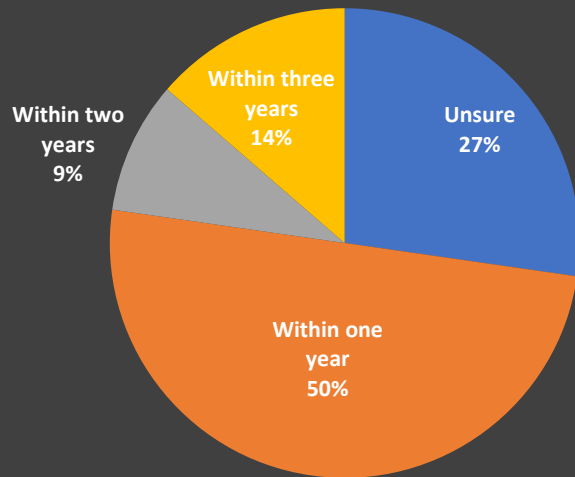
Facility Size (Square Feet)



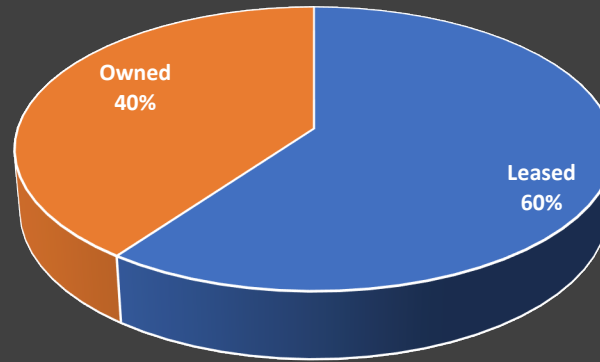
Ownership / Investment / Succession



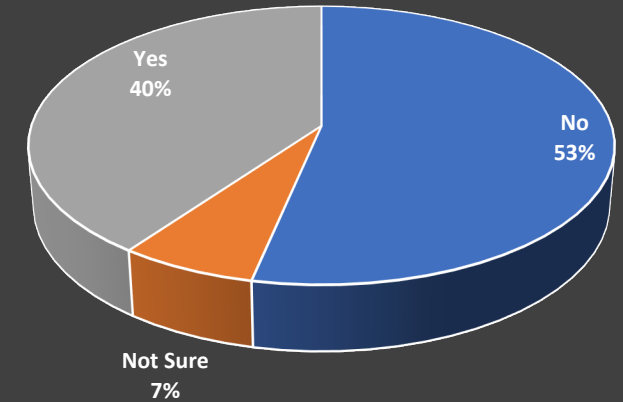
Approximate Date of Investment



Facility Ownership



Business Succession Plan



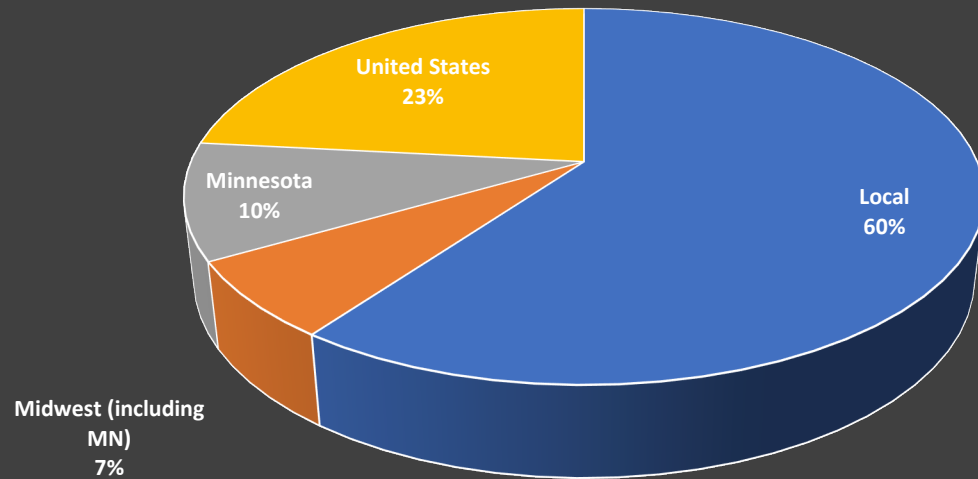
Does this company plan to...?

- 33% No Expansion/Renovation Plans
- 30% Renovate/Expand current facilities
- 15% Make major equipment purchases (*↓ 13% from 2024*)
- 22% Invest in new facilities (*↑ 15% over 2024*)

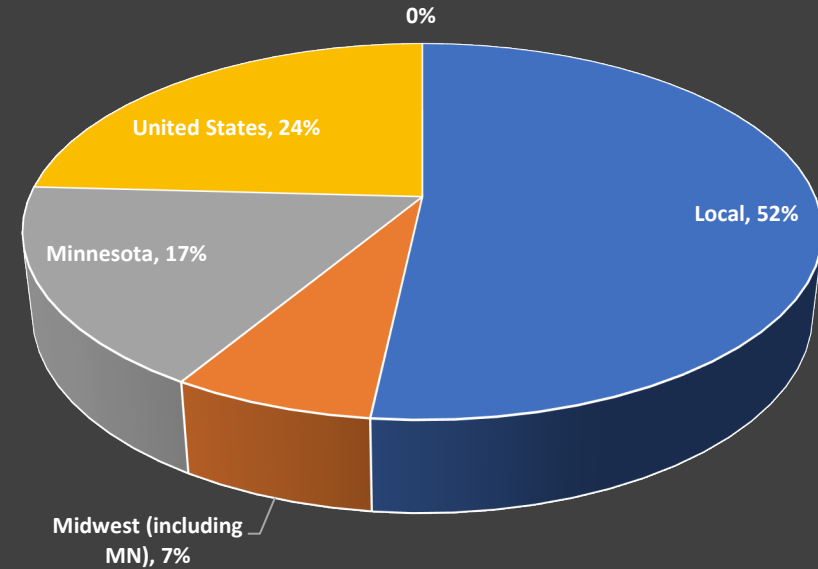
Markets Served / Outlook



Primary Markets



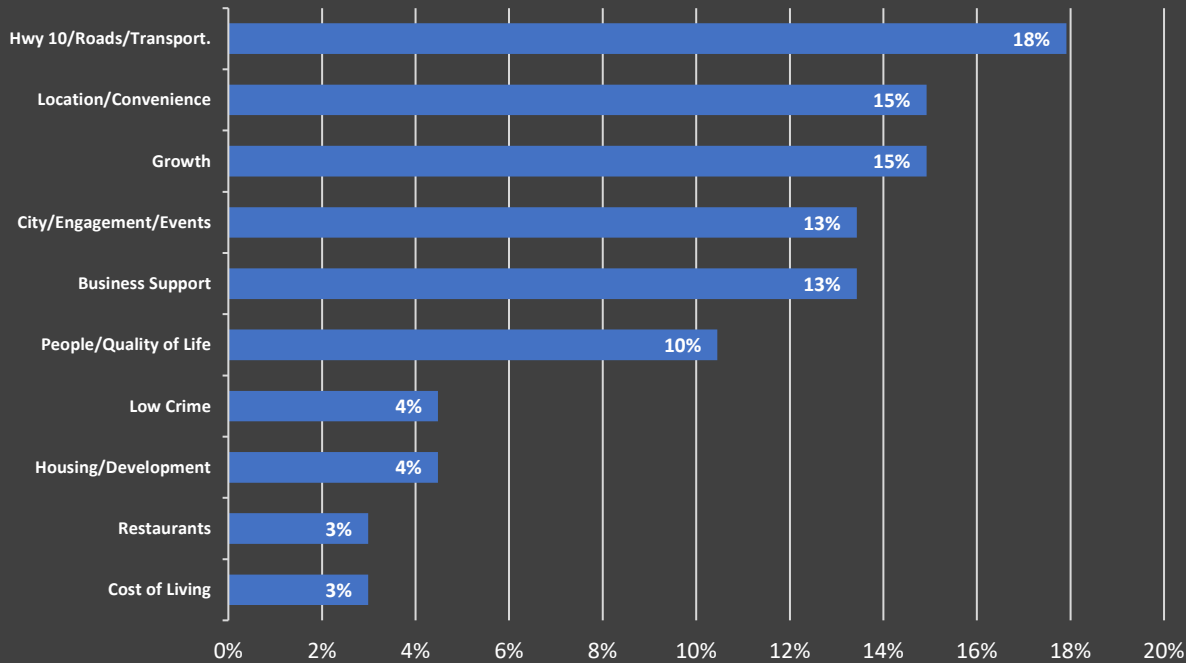
Fastest Growing Geo Markets



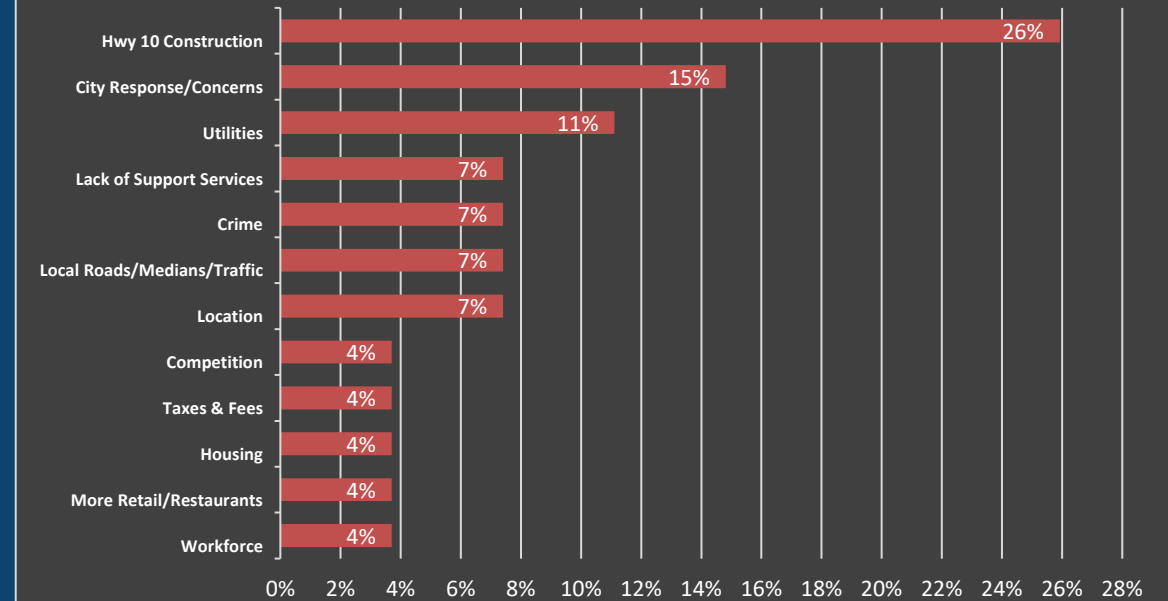
Community Strengths & Weaknesses



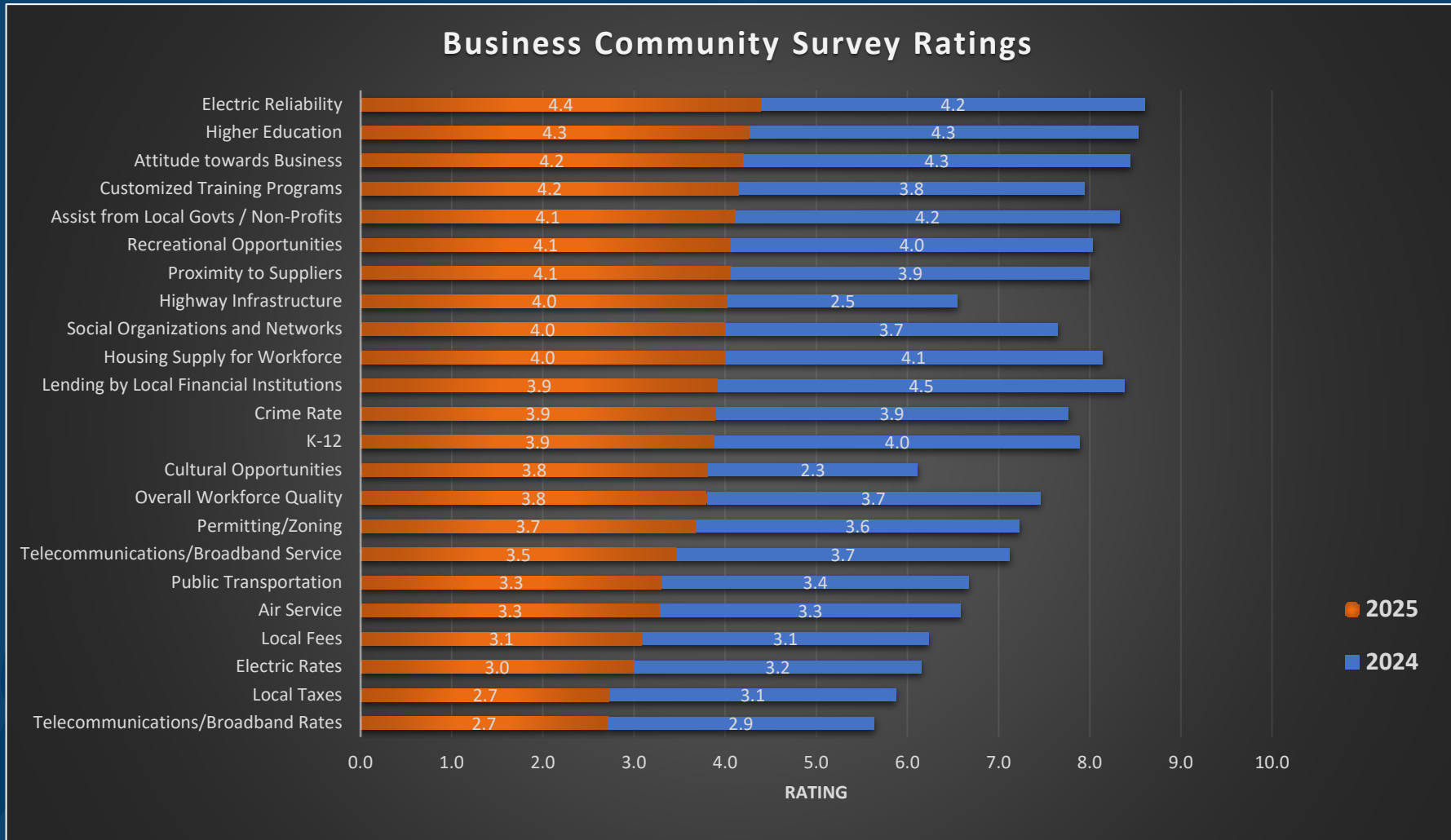
Strengths



Weaknesses



Community Ratings



Priority Projects to Enhance Business Climate



- 28% More Restaurants
- 18% Hwy 10
- 15% Signage *(liked temporary signage option, need more signs/visibility on frontage roads)*
- 13% More People/Homes
- 5% Taxes/Fee Reduction
- 5% Local Roads Access *(Hwy 47)*
- 5% Promote Local Businesses
- 5% Parks & Rec Amenities *(Splash pad, community center)*
- 3% City Code Changes *(relax zoning for businesses)*
- 3% Reduce Crime
- 3% More Community Events

2025 Achievements | Goals for 2026



- Development Guide & Community Profile revision
- Highway 10 project communications to businesses (email, social media)
- Business spotlight social media campaign
- Temporary signage for businesses
- Highway 10 project completed
- New businesses, business expansions, groundbreaking/ribbon cuttings
- Conduct 30 or more Business Visits
- Implement new Salesforce database
- Visit newer businesses to Ramsey
- Focus on Highway 10 Based Businesses
- Continue coordination of ground breakings and ribbon cuttings with Anoka Area Chamber of Commerce
- Continuously improve EDA-sponsored events
 - 2026 Expo: Collaborate with Parks & Rec
- EDA website: ADA compliance by 2027

Ramsey Business Changes



New Ramsey Businesses in 2025*

- Arbor Trimz Photography
- Beeline Plumbing • King Baguette
- Begin Anew • MKP Motors
- Belle Marie Photography • MnUSA (Minnesota United Snowmobiles Assn)
- Blue Lagoon Hot Tubs
- Complete Auto Service • NextGen Woodworks Inc
- DJ3 Mattress, Inc
- Gifted Home Health Care LLC • Paradise Market European Foods
- H2O Innovation USA • Secure Arms LLC
- HHH Pediatric Therapy • Sole Care Rx
- Home2 Suites by Hilton • SUR by Vita Bella
- In the Game Pickleball & Golf • Taco Bell #42672
- JAZ Properties • True North Outdoor Services
- Jennifer Beck Photography • Trinity Glass Int'l
- Jill Johnson • Tuned Up Custom Rods
- Welllderly LLC

Businesses Left Ramsey in 2025

- 401 Manufacturing (*merged with Integrity Engineering & Mfg dba Path Machining*)
- AMB Auto
- Authority Machining, LLC
- Dex Auto
- Golden Auto Sales LLC
- Heritage Millwork Inc
- Hirshfield's
- Mighty Auto Sales Inc
- Sammy's Pizza Ramsey
- Sharp Studios
- Speedway #4508
- Superior Striping (retired)
- Supreme Star Auto, LLC

Potential New Businesses 2026

- Borealis Eye (Optometrist)
- Chipotle Mexican Grill
- COR Trust Bank
- Hom Dee Thai Cuisine
- Hooked Up Cannabis
- Kwik Trip #1782
- Lightbridge Academy
- High Ten Ramsey Dispensary
- U-Haul International
- Verizon
- Voice of Hope Church

**Added to the Economic Development Business List in 2025*

2025 Minnesota's Best: Ramsey Businesses

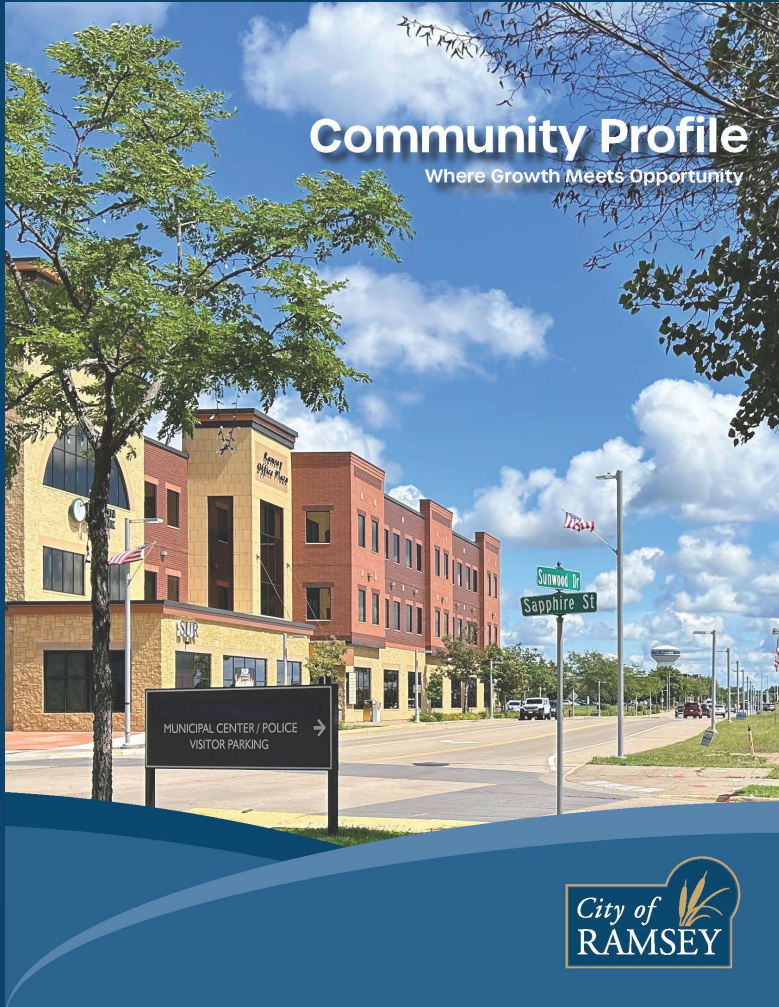


Congratulations to these Ramsey businesses named Minnesota's Best in 2025!

*All Seasons Garage Door
Award Staffing
Culligan International
Hirshfield's
Metro Dental
Miss Iz Ice Cream
New Horizon Academy
New Creations Child Care & Learning Center
Northland Fence
Power Lodge
Rum River Scout Camp
Suite Living Senior Care*

Source – <https://www.minnesotasbest.com/>

2026 Community Profile | Development Guide



Community Profile

Where Growth Meets Opportunity



Minnesota

DEVELOPMENT GUIDE

Working Together to Responsibly Grow Our Community



The City of Ramsey is a beautiful community located 18 miles northwest of the Twin Cities on the banks of the Mississippi & Rum Rivers. Home to over 29,000 people, it is the fifth largest city in Anoka County. Ramsey has experienced strong and steady development over the past two decades and boasts an urban downtown, an impressive manufacturing sector, and a pro-active local government. For residents, outdoor recreation opportunities are endless with 18 developed municipal parks, 2 regional parks and more than 80 miles of trails. Ramsey offers diverse housing options from apartments and townhomes within walking distance of the downtown area (COR) to rural lots and single-family homes surrounded by nature and wildlife.

#2 BEST PLACE TO RAISE A FAMILY
2023 Waltheub

#7 BEST PLACE TO START A CAREER
2023 Forbes

#4 BEST PLACE TO LIVE IN THE U.S.
2024 U.S. News & World Report



POPULATION
2024 - 29,143
2050 - 37,181



HOUSEHOLDS
2024 - 10,401
2050 - 13,598



MEDIAN AGE
38.9



MEDIAN HOUSEHOLD INCOME
\$110,212



HOME OWNERSHIP RATE
84.8%



MEDIAN PROPERTY VALUE
\$334,200

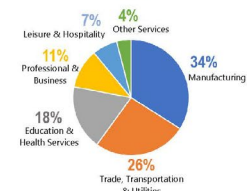
Source: Metropolitan Council of the Twin Cities & Census.gov



Sean Sullivan | Economic Development Manager | 763.433.9868 | ssullivan@cityoframsey.com

cityoframsey.com

EMPLOYMENT BY INDUSTRY (2024)



MAJOR EMPLOYERS



Exceptional Healthcare



The Northwest Metro VA Clinic is a community-based outpatient clinic. As one of the largest clinics in the VA system, they offer the most expansive scope of primary and specialty care services.

Allina Clinic Ramsey is part of the Allina Health system that has earned local and national recognition for exceptional care, innovation and community



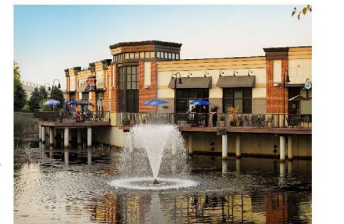
Thriving Economy



- ◊ National + International Businesses
- ◊ Commercial & Industrial Properties Available
- ◊ Workforce of 7,500 employees
- ◊ Easy Access to Highways 10 & 169
- ◊ Shovel Ready Sites
- ◊ Business Assistance

The COR

- ◊ Shopping
- ◊ Restaurants
- ◊ Lodging
- ◊ Housing Available
- ◊ Waterfront Park
- ◊ Splash Pad (2026)
- ◊ Fishing Pier (2026)
- ◊ The Draw Amphitheater
- ◊ Development Opportunities
- ◊ Transit Hub



Sean Sullivan | Economic Development Manager | 763.433.9868 | ssullivan@cityoframsey.com

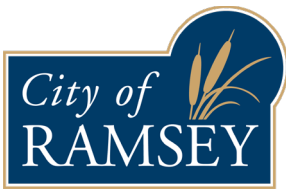
cityoframsey.com

Questions and EDA Action



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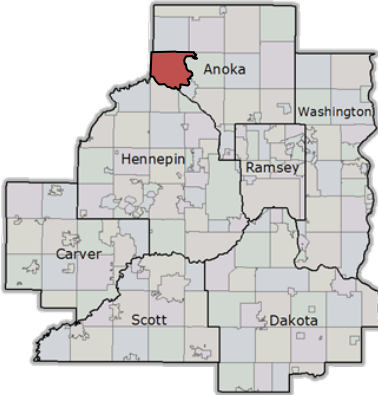




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2023 Wallethub

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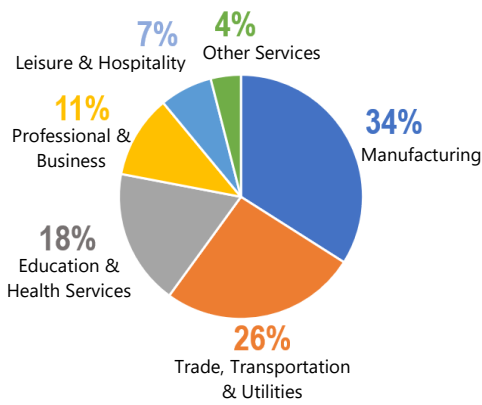


MEDIAN PROPERTY VALUE
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Source: Metropolitan Council of the Twin Cities & Census.gov



EMPLOYMENT BY INDUSTRY (2024)



MAJOR EMPLOYERS



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Thriving Economy

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- ∅ Transit Hub



Forward Thinking

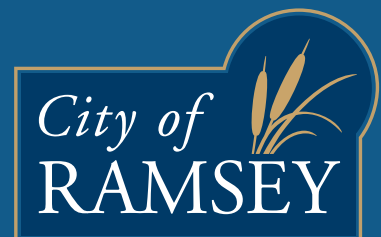


Business Friendly



Community Profile

Where Growth Meets Opportunity



CITY OF RAMSEY

The City of Ramsey, located in the northwest Twin Cities Metro area, offers a blend of urban and outdoor experiences. With an active downtown, abundant recreational opportunities, and a robust manufacturing sector, it emerges as a vibrant community.

For the past two decades, Ramsey has experienced strong and steady growth. It has over 300 acres of developable land conveniently situated near U.S. Highway 10. The strategic location supports its pro-economic development stance, evidenced by a history of successful business parks and downtown initiatives.

This profile highlights key aspects of Ramsey's development, the business climate, and quality of life, reflecting the city's commitment to fostering growth and building community.

Overview

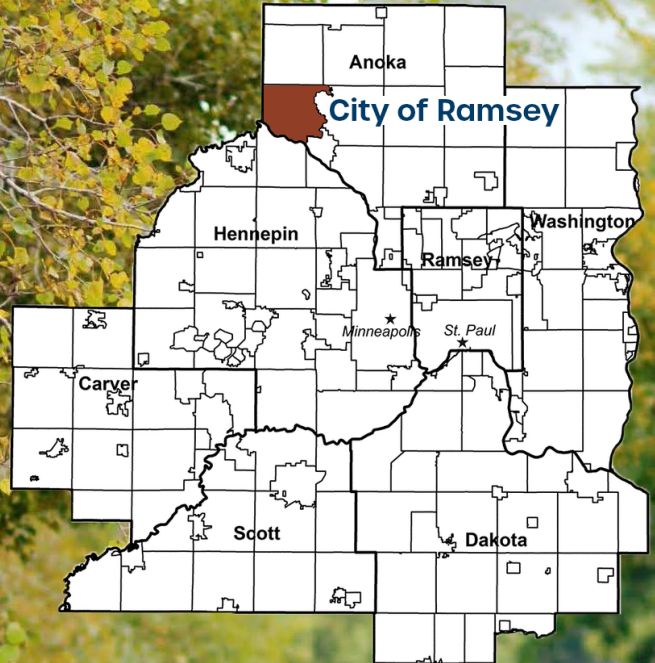
- Bordered by the Mississippi and Rum Rivers, offering unique outdoor amenities
- Located along major transportation corridors: U.S. Highway 10, U.S. Highway 169, State Highway 47, and Northstar Commuter Rail.
- Manufacturing hub: 34% of businesses in Ramsey
- The COR, Ramsey's transit-oriented, urban downtown center, includes retail, commercial, housing and recreational opportunities.

Demographics

- Ramsey is 30 square miles
- 2024 estimated population: 29,143
- Median household income: \$110,212
- 600+ businesses and non-profit organizations
- 7,500 jobs

Livability

- 18 developed municipal parks, 2 regional parks, 80+ mile trail system, 15% protected wetlands, two championship golf courses, 160-acre regional scouts camping reserve
- Housing diversity: single-family, apartments, townhomes, assisted living, and rural lots
- K-12 education options, Anoka Technical College, Anoka Ramsey Community College
- Exceptional community events:
 - » Game Fair (50,000+ attendees)
 - » Happy Days Festival (5,000+ attendees)
 - » The Draw Summer Concert Series (400+ attendees each concert)
 - » Business Expo (600+ attendees)



#2 BEST PLACE TO RAISE A FAMILY
2023 WALLETHUB

#4 BEST PLACE TO LIVE IN THE U.S.
2024 U.S. NEWS & WORLD REPORT

#7 BEST PLACE TO START A CAREER
2023 FORBES





RESIDENTIAL

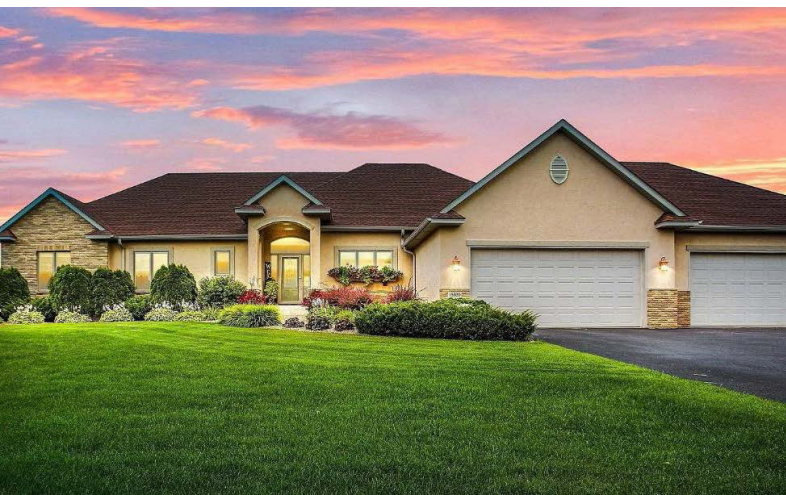
The City of Ramsey is the second fastest-growing community in Anoka County. Residents are drawn to the diverse housing options, extensive local amenities, and convenient access to the Twin Cities, all while being connected to Minnesota's beautiful natural resources. U.S. Highway 10 has been upgraded to freeway standards, resulting in faster commutes into and out of Ramsey.



Residential Development Patterns

Average 230 new housing units annually.

2024	377 total housing units single-family 183, townhomes 61, apartments 133
2023	185 total housing units single-family 125, townhomes 54, apartments 6
2022	124 total housing units single-family 88, townhomes 30, apartments 6
2021	183 total housing units single-family 168, townhomes 15
2020	176 total housing units single-family 156, townhomes 20
2019	252 total housing units single-family 123, townhomes 11, apartments 118
2018	314 total housing units single-family 140, apartments 174



Major Active Single-Family Developments

- Harmony Farms 2nd Addition - 57 single-family homes by Lennar (2025)
- Waterfront Village - 108-unit detached townhomes by Centra Homes (2024)
- Trott Brook Crossing - 270 single-family homes by Creative Homes (2023)
- Parkside Village - 77 attached townhomes by Centra Homes (2023)
- Riverstone South - 244 single-family homes by Capstone Homes (2022)
- Preserve at Northfork - 90 single-family homes by Capstone Homes (2022)
- Northfork Meadows - 88 single-family homes by Lennar (2022)
- Lynwood - 137 single-family homes and attached/detached townhomes by Lennar (2022)

COMMERCIAL/INDUSTRIAL

The City of Ramsey is committed to being a pro-economic development community. This commitment is reflected in its successful history of developing industrial parks with new businesses and exemplified by existing businesses choosing to expand in Ramsey. The city emphasizes commercial and industrial growth through the City's strategic and comprehensive plans. These plans ensure that economic development remains a central focus for the community's future.

The cities of Ramsey and Anoka share a large business park spanning 1,000 acres. This business park includes office, warehouse, assembly, and manufacturing users and is home to 10,000 jobs.

Since 2020, almost 900,000 square feet of industrial building space and 400,000 square feet of commercial and retail space have been constructed. The Bunker Lake Industrial Park has experienced the most significant activity in recent years.

Major Recent Development

- Zero Zone - 55,000 sq ft expansion (Projected 2026)
- Diamond Graphics - 68,000 sq ft expansion (2025)
- Bunker Lake Industrial Park
 - » PSD, LLC - BLIP5 84,000 sq ft (2024)
 - » Oppidan, Inc - 405,000 sq ft, three buildings (2023)
 - » PSD, LLC - BLIP4 67,000 sq ft (2022)
 - » Delta ModTech - 229,000 sq ft (2020)
- SA Group (Soderholm) - 46,000 sq ft expansion (2024)
- Jam Hops - 22,000 sq ft (2024)
- Lil Explorers Child Care - 16,000 sq ft (2023)
- Anderson Dahlen - 65,000 sq ft expansion (2022)
- City of Ramsey Public Works - 68,000 sq ft (2021)

Top Employers

1.	HOYA Vision Care	306 employees
2.	Life Fitness	272 employees
3.	Anderson Dahlen	270 employees
4.	Showdown Displays	258 employees
5.	Anoka-Hennepin ISD 11	247 employees
6.	Connexus Energy	224 employees
7.	Delta ModTech	219 employees
8.	PACT Charter School	204 employees
9.	Diamond Graphics	191 employees
10.	Zero-Zone	180 employees
11.	Green Valley Greenhouse	168 employees
12.	Coborn's Superstore	160 employees
13.	Ace Solid Waste	127 employees
14.	City of Ramsey	116 employees
15.	In'Tech Industries	100 employees
16.	MultiSource Manufacturing	100 employees
17.	NAU Country	100 employees
18.	Dynamic Group	97 employees
19.	Virtex Enterprises	90 employees
20.	Allina Clinic	83 employees





THE COR

The City of Ramsey's COR is an impressive 400+ acre transit-oriented and walkable urban development. Strategically located near U.S. Highways 10 & 169, it promotes accessibility and convenience. This mixed-use area features a blend of residential, retail, office, recreational spaces, and government facilities. The COR aims to create a cohesive community that supports sustainable living and economic growth, making it a key focal point for residents and visitors.

In 2009, the City of Ramsey acquired The COR to transform it into a vibrant urban center through a public/private partnership. Nearly 50 acres within The COR is available for development, with about 20 acres owned by the city. In addition, 40 acres next to The COR is designated for commercial and retail development, boosting growth potential and attracting new businesses. This makes The COR an exciting opportunity for developers and investors focused on community revitalization and growth.

Recent Major Activity

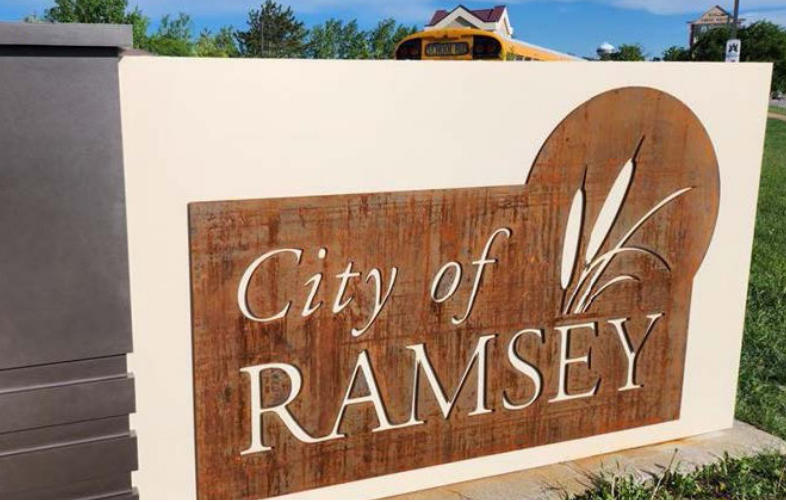
- Kwik Trip (Projected 2026)
- Chipotle Mexican Grill (Projected 2026)
- Home2Suites by Hilton - 98 unit ext. stay hotel (2025)
- Taco Bell (2025)
- King Baguette (2025)
- Ramsey & Sunfish Lake Boulevard Exchanges (2025)
- Skyline on Sunwood - 133-unit apartments + 10,000 sq ft retail space (2025)
- ALDI - 20,664 sq ft grocery store (2024)
- Take 5 - 1,860 sq ft quick oil change (2024)
- Waterfront Park - 16.1 acres with trails, lake (2024); splash pad & fishing pier (Projected 2026)
- Waterfront Village - 108-unit detached townhomes (2024)
- O'Reilly Auto Parts - 7,800 sq ft retail store (2022)
- Gigi's Salon & Spa - 9,000 sq ft spa and salon (2022)



Pre-2020 COR Projects

- Affinity at Ramsey - 174 units market-rate (55+) amenity-rich housing (2019)
- New Horizon Childcare - 9,200 sq ft daycare and preschool (2018)
- Greenway Terrace - 54-unit affordable housing by Aeon (2018)
- Armstrong Boulevard Interchange (2016)
- Casey's Retail Co - 4,500 sq ft convenience store (2016)
- Parkview East - 121 units of market-rate apartments (2016)
- Metro Transit Station: connected to an 800-stall covered parking ramp by skyway with service to Minneapolis and MSP Airport (2012)
- Allina Medical Clinic - 25,000 sq ft clinic (2011)
- Veterans Affairs (VA) Outpatient Clinic - 40,000 sq ft (2011)
- Midwest Medical Examiner's Office - 18,350 sq ft (2008)
- Ramsey Office Plaza - 80,000 sq ft office and restaurant (2006)
- Ramsey Municipal Center - 65,500 sq ft (2006)
- Coborn's - 95,000 sq ft anchored multi-tenant retail center (2005, remodel 2022)
- PACT Charter Elementary School - 72,000 sq ft (2004)
- \$3M The Draw Park & Amphitheater





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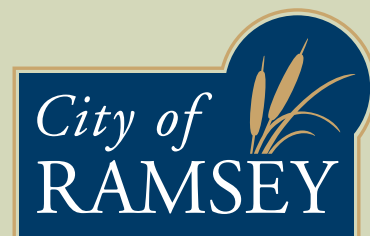
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