

**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 14, 2026, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Scott Wiyninger  
                              Member Nicole Bauer (remote)  
                              Member Cheryal Hills  
                              Member Rachal Johnson (remote)  
                              Member Brittany Lindahl  
                              Member Chris Riley  
                              Member Shanna Stewart

Members Absent:     None

Also Present:         Sean Sullivan, Economic Development Manager  
                              Stephanie Hanson, Community Development Director

**1.     CALL TO ORDER**

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

**2.     APPROVE AGENDA**

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

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Wiyninger	aye

Motion carried.

**3.     CONSENT AGENDA**

**3.01:   Approve Meeting Minutes Dated April 9, 2026**

Motion by Member Lindahl, seconded by Member Stewart, to approve the April 9, 2026, minutes as presented.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wyingner	aye

Motion carried.

#### **4. EDA BUSINESS**

##### **4.01: Consider Recommendation for Tax Increment Financing Assistance for Trident Development**

Economic Development Manager Sullivan presented the staff report.

Roger Fink, Senior Vice President of Trident Development, introduced himself and provided background information on the company. He stated that Trident focuses on multi-family housing, both market-rate apartments and senior living, and provided information on the communities that they have created and continue to own and operate. He stated that their management is handled by LifeSpark, which brings the highest level of care to residents of these communities. He stated that they use Lyon Contracting for construction, noting other complexes within The COR that have also been constructed by Lyon. He commented that Trident has been watching the senior market in the metro for many years, and Ramsey has always been of interest to them. He believed that the timing was right to add more senior housing to this market. He stated that they are considering a continuum of care campus, which includes independent senior living, assisted living, and memory care. He stated that a Preliminary Plat request will come forward to clean up the lot boundaries and create a parcel for the TIF District. He provided additional information on why this number of units is proposed, noting that the property would be staffed 24/7, with a commercial kitchen and dining room, as well as other amenities. He stated that the independent senior living building would be adjacent to the assisted/memory care facility, and the details for that project, including the number of units, are still being finalized. He commented that of the projects they have completed, half of them have received some type of financial assistance through TIF, many of which have involved Ehlers underwriting. He provided information on the proposed timeline for the project, hoping to break ground this fall. He thanked the EDA for considering this application.

Chairperson Wyingner asked if an economic impact study has been done or whether there is an anticipated amount of revenue that would be brought into the community.

Mr. Fink replied that they have done a market study but have not completed an economic impact study.

Jason Aarsvold, Ehlers, presented additional information on the underwriting and analysis completed by Ehlers for this request. He stated that without the tax increment assistance, there would be an internal rate of return of 11 percent, and developers like to see that between 13 and 16 percent. He stated that with the proposed TIF assistance, they would be just under 13.5 percent; therefore, the requested assistance would not unduly enrich the developer.

Economic Development Manager Sullivan stated that he has outlined the next steps and timeline within the packet, if the EDA is comfortable moving forward, and reviewed those.

Chairperson Wyingner stated that it appears that they would create TIF District 20 for the assisted and memory care building, but there would be no TIF for the independent building. He asked if the buildings would be tied together or whether the developer could move forward with one building and not the other.

Economic Development Manager Sullivan replied that they would not require construction of the independent living project that as part of this process. He stated that the developer would be acquiring this site, and in order to generate necessary revenue, they would most likely want to move forward with the independent building in addition to the assisted/memory care building, but that would not be part of a development agreement.

Motion by Member Hills, seconded by Member Lindahl, to recommend to City Council support for the project and provision of \$4,147,000 raw TIF, \$2,350,000 present value to Trident Development as presented.

Further discussion: Member Riley provided additional information on the TIF process discussed by the Council at work session and the recommended shorter period of time.

Member Stewart stated that she was pleased to hear the report from Ehlers, which confirms that this will be a great project.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wyingner	aye

Motion carried.

**4.02: Consider Sale of City Land to LH Road, LLC (Wildlife Research Center) for Building Expansion**

Economic Development Manager Sullivan presented the staff report.

Sam Burgeson, Wildlife Research Center, introduced himself and provided background information on the company. He commented that they would like to consolidate some of their other locations to this site. He provided additional information on the proposed construction project and timing. He noted the challenges in expanding on this property, which is more expensive than choosing another site, but they like the site and would like to remain there. He commented that the MPCA has been accommodating, and they are fully confident they will be able to navigate that process.

Chairperson Wyingner asked if employees from other locations would be consolidating or whether those locations did not have employees.

Mr. Burgeson replied that those locations did not have employees. He stated that they will need more staff as they continue to expand.

Chairperson Wyingner recognized that the business has been a great partner to the City, and this has been a long process to find a place for expansion in Ramsey.

Economic Development Manager Sullivan reviewed a summary of the proposed term sheet.

Member Stewart asked and received confirmation that the soil testing results are positive to move forward.

Motion by Member Lindahl, seconded by Member Hills, to recommend to City Council to approve Term Sheet, Purchase Agreement, and Right of Re-Entry Agreement as presented, subject to City Attorney review.

Further discussion: Member Riley commented that this is a great project, and this will help a local business stay in the community.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Wyingner	aye

Motion carried.

**4.03: EDA Organization: Elect Ramsey Economic Development Authority Officers**

Economic Development Manager Sullivan presented the staff report.

Chairperson Wyingner opened nominations for the position of President.

Motion by Member Johnson, seconded by Member Bauer, to nominate Scott Wyingner as President/Chairperson.

There were no other nominations.

Motion by Member Lindahl, seconded by Member Bauer, to appoint Scott Wyingner as President/Chairperson of the Ramsey Economic Development Authority through March 31, 2027.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	aye
Chairperson Wyingner	abstain

Motion carried.

Chairperson Wyingner opened nominations for the position of Vice President.

Member Johnson nominated Brittany Lindahl for the position of Vice President.

There were no other nominations.

Motion by Member Bauer, seconded by Chairperson Wyingner, to appoint Brittany Lindahl as Vice President/Vice Chairperson of the Ramsey Economic Development Authority through March 31, 2027.

A roll call vote was performed:

Member Bauer	aye
Member Johnson	aye
Member Hills	aye
Member Lindahl	abstain
Member Riley	aye
Member Stewart	aye
Chairperson Wyingner	aye

Motion carried.

Chairperson Wyingner opened nominations for the position of Secretary.

Member Stewart nominated Cheryal Hills for the position of Secretary.

There were no other nominations.

Motion by Member Lindahl, seconded by Member Bauer, to appoint Cheryal Hills as Secretary of the Ramsey Economic Development Authority through March 31, 2027.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	abstain
Member Bauer	aye
Member Johnson	aye
Chairperson Wyingner	aye

Motion carried.

Chairperson Wyingner opened nominations for the position of Treasurer.

Member Stewart nominated Rachal Johnson for the position of Treasurer.

There were no other nominations.

Motion by Member Hills, seconded by Member Lindahl, to appoint Rachal Johnson as Treasurer of the Ramsey Economic Development Authority through March 31, 2027.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye
Member Bauer	aye
Member Johnson	abstain
Chairperson Wyingner	aye

Motion carried.

#### **4.04: Adopt Resolution #26-109 Initiating Process for Establishment of a Redevelopment Plan**

Economic Development Manager Sullivan presented the staff report.

Dustin Reeder, ARAA, introduced himself and provided information on the volunteer-based organization that has operated in Ramsey since 1979. He stated that they purchased land off Armstrong in 2022 and went through the development process, developed plans, and ultimately, that had to shift. He believed that the new location would be a better fit with access to the river and an opportunity to offer other programs. He stated that this would generate money and business for the community and provided examples in other communities. He stated that this location will become an amenity for the community and will attract families with children to Ramsey.

Chairperson Winyinger asked for a brief overview of the project.

Mr. Reeder provided information on the proposed 100,000 square foot athletic facility building they would like to construct, which would allow all sports to be played inside the facility. He commented on the ability they would have to hold multiple games of different sports at the same time. He stated that the facility would be used for practices during the week and would also be used for tournaments. He stated that families travel for sports, and this will bring people from outside of the community into Ramsey. He stated that they would be moving forward with phase one at this time and have not yet set an identified timeline for phase two. He spoke about the ancillary development that typically follows this type of development, which would also be a benefit to the community.

Member Hills asked if there is any risk of the verbal monetary commitments not coming to fruition.

Economic Development Manager Sullivan replied that is always a risk, but they have been working on this for six months, and the lion's share of the \$750,000 is from an interested party who owns the land adjacent, and therefore it is in their best interest for this project moving forward. He stated that should they come in a bit short of that commitment, there is flexibility in what the City could approve, noting that the City Council has expressed comfort in up to \$2,000,000, and ARAA could also have some other funds that could be contributed.

Mr. Reeder stated that they are very hopeful that everything will move forward as planned. He commented that they have been conservative in their numbers because they are a volunteer organization.

Member Riley stated that ARAA is already paying for all of the spaces they rent, so this would not be a new expense and would consolidate the operations of the organization.

Mr. Reeder replied that ARAA currently rents multiple facilities for the kids to play sports in multiple communities, which is stressful for parents commuting between sports. He stated that economically, bringing all those sports to one location owned by ARAA would be a benefit in many ways. He stated that the rent ARAA would be saving would be one source of revenue for the facility.

Member Riley stated that this case could have been a very lengthy discussion because there have been many iterations of this project and negotiations. He stated that every time it has gotten better, and he feels that this is the right place and right agreement for all parties. He provided additional background information on the use of County HRA funds and how this would be a good use. He noted the vast amount of support for this project from the community and its local businesses. He stated that as the money is paid back, it would allow the opportunity for other redevelopments as well. He believed that this would be a good use of funds that would provide a good result for everyone.

Member Hills recognized that during this meeting, they had seen support projects of the entire age spectrum of the community, from youth to seniors.

Chairperson Wyingner agreed with the statement that this type of development often spurs more development of things like retail and restaurants.

Motion by Member Lindahl, seconded by Chairperson Wyingner, to adopt Resolution #26-109 Initiating Process for Establishment of a Redevelopment Plan and a commitment to complete an HRA loan up to \$2,000,000 to ARAA.

A roll call vote was performed:

Member Johnson	aye
Member Bauer	aye
Member Hills	aye
Member Lindahl	aye
Member Riley	aye
Member Stewart	aye
Chairperson Wyingner	aye

Motion carried.

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

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

## **6. ADJOURNMENT**

Motion by Member Lindahl, seconded by Chairperson Wyingner, to adjourn the meeting.

A roll call vote was performed:

Member Stewart	aye
Member Riley	aye
Member Lindahl	aye
Member Hills	aye

Member Bauer                    aye  
Member Johnson                aye  
Chairperson Wyinginger       aye

Motion carried.

The regular meeting of the Economic Development Authority adjourned at 8:53 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