

**City of Dayton**  
**Economic Development Authority (EDA)**  
**November 19, 2024**  
**7:30 a.m.**

7:30 1. **Call to Order**

The EDA consists of seven members including two City Councilmembers and five members of the Dayton business community or residents of the City of Dayton with business and/or economic development expertise, each with an interest in promoting the economic growth and development of the City of Dayton. The EDA shall have all the powers, duties, and responsibilities set forth in Minnesota Statutes §469.090 to §469.1081.

7:30 2. **Approval of the Agenda**

7:30 3. **Consent Agenda**

A. Approval of Minutes, October 15, 2024

7:30 4. **Open Forum**

Time is limited to 3 minutes. No EDA Action will be taken. However, direction can be given to staff for future meetings.

5. **Old Business**

7:30 A. Discussion: MN Bonding Bill to purchase property

6. **New Business**

7:40 A. Discussion: Abandoned/damaged utilities in public right-of-way

7:45 B. Discussion: Business Assistance flyer

7:55 C. Discussion: Q&A with EDA Attorney

8:05 7. **Staff & Board Updates** (verbal)

A. Staff Updates

- HoliDayton
- EDA Bylaws
- Tax Forfeiture property, PID: 31-120-22-13-0010
- Development updates

B. Board Updates

The next EDA meeting will be Tuesday, December 17, 2024, 7:30 am

8:20 8. **Adjourn**

**MINUTES OF THE OCTOBER 15, 2024  
ECONOMIC DEVELOPMENT AUTHORITY MEETING**

Chair Huttner called the October 15, 2024, EDA to order at 7:30 a.m.

**Roll Call**

Present: EDA Chair Huttner, Anderson, Bernens, Fashant, Luther, Peralta, Salonek

Absent: None

Also, in attendance: Jon Sevald, Community Development Director; Hayden Stensgard, Planner II; Amanda Johnson, EDA Attorney

**Approval of the Agenda**

Motion to approve the agenda by Salonek seconded by Bernens all ayes. Motion passed unanimously.

**Consent Agenda**

**A. Approval of EDA Minutes from September 17, 2024**

Motion to approve the minutes by Luther seconded by Peralta all ayes. Motion passed unanimously.

**Open Forum**

No one came forward for open forum.

**Old Business**

**A. Oath of Office, Dave Anderson, EDA Member**

Huttner administered the Oath of Office.

**New Business**

**A. Resolution 01-2024, Amending EDA Bylaws**

Huttner asked how to amend the EDA Bylaws, stating that he'd like the language regarding excused and unexcused absences to return to the official EDA Bylaws.

Johnson explained that by passing the amendment, the language will be added back to the EDA Bylaws.

Motion by Luther and seconded by Peralta to approve Resolution 01-2024, Amending EDA Bylaws. Motion passed unanimously.

**B. Discussion of Bonding Bill, MN Senator John Hoffman (34, DFL)**

Senator John Hoffman was sitting at the dais and invited to speak by Huttner. Hoffman stated that Huttner requested that he explain the meaning of Bonding in the State of Minnesota. Hoffman referred to a PowerPoint presentation that he provided to the EDA Members through their packet.

Hoffman stated that Huttner has asked if the EDA has the authority to bond.

Hoffman stated that bonding bills authorize state governments to borrow to pay for certain construction projects. The money comes through the sale of general obligation bonds that eventually need to be repaid. Because the State is taking on debt, the passage of a bonding bill requires a 60% vote in the House and Senate to pass.

The discussion shifted to the healthcare system in Minnesota and then shifted to some of the things that have been funded by bonds.

Hoffman stated that the dynamic plus the pressure that lawmakers feel to deliver projects for their home communities can make the bonding bill a crucial chip in negotiations for other issues, especially for the minority.

Hoffman stated that the EDA is a public political body.

Hoffman shared some links for additional resources.

Anderson asked if bonding is essentially a loan for very low to no interest. The answer is yes.

Anderson asked if the borrowed money was generated from taxes. The answer is no.

Hoffman stated that the money comes from the General Operating Fund.

Anderson asked if the State was actually paying the interest. The answer is no. The money is granted from the State of Minnesota to the entity.

After some back-and-forth discussions, Hoffman conceded that the interest is actually paid through taxes.

Salonek asked if bonding was involved in the Mississippi Crossings in Champlin. The answer is yes.

Huttner asked how to begin the process if the EDA needed some cash funding. Hoffman stated that you begin with an idea, submit it to Hoffman, and Hoffman's staff would begin to work on it.

### **C. Recommendation of Support for States Manufacturing applications to DEED for MIF and JCF program funding**

Wyatt Shawbetter, CEO of States Manufacturing, an electrical power distribution company that is located in Champlin. Shawbetter stated that he is the fourth generation in his family-owned business. States Manufacturing was established in 1922. Two years ago, the company relocated from Golden Valley to Champlin. In Golden Valley, the company had 62 employees. Today, the company has 127 employees.

Shawbetter explained that States Manufacturing is not planning to move their business to Dayton. Rather the intent is to expand the business into Dayton. Shawbetter stated that there has been very little local investment made in the grid. States Manufacturing has invested heavily and wishes to continue investing even more.

Shawbetter stated that States Manufacturing is looking to build a partnership with Dayton. The request from the Minnesota Investment Fund (MIF) is for \$1.45 million forgivable loan capital equipment purchases and from the Job Creation Fund (JCF) is for \$1.35 million.

Huttner asked how many jobs the expansion would bring to Dayton. Shawbetter stated that when States Manufacturing is up to full scale, there should be between 350 and 400 new jobs.

Huttner asked how Shawbetter felt about a railroad spur. Shawbetter stated that one is not needed today. Huttner asked if the jobs would be low-, medium-, or high-paying. Shawbetter stated that there would be high-paying production floor jobs. The current average wage is \$60 per hour.

Huttner asked if The Cubes is going to be big enough. The answer is yes. States Manufacturing intends to utilize half of the space.

Bernens asked if part of the business model is to build prefab buildings and ship them on specially trucks. The answer is yes, in addition to other items as well. Bernens asked if everything remains inside the building. The answer is yes.

Sevald explained that the City acts as an administrator for the funding.

Huttner asked that if something goes wrong, what is the liability for the City. Sevald explained that the State doesn't give Dayton money, and Dayton doesn't give States Manufacturing any money.

Motion by Luther and seconded by Peralta to approve the recommendation of support for States Manufacturing applications to DEED for MIF and JCF program funding. Motion passed unanimously.

**D. Resolution 02-2024, Approving the Purchase Agreement of real property, PID: 36-121-23-41-0021, 36-121-23-41-0010, 36-121-23-41-0011, and 36-121-23-41-0012**

Johnson stated that the Purchase Agreement was provided in the EDA packet. The purchase price is \$150,000 for 1.198 acres, the earnest money is \$10,000, and the contingency date is December 1, 2024. The title analysis needs to be completed within 30 days of the execution of the purchase agreement. The closing date would be on or before December 31, 2024. Johnson stated that she is still awaiting a few additional documents from Mr. Lent to confirm that he actually has the authority to sign the Purchase Agreement on behalf of the Estate.

Anderson asked if the property is vacant. The answer is yes.

Bernens stated that it is an interesting plot of land.

Anderson stated that the property is right in downtown Dayton.



Motion by Peralta and seconded by Luther to approve Resolution 02-2024, Approving the Purchase Agreement of real property, PID: 36-121-23-41-0021, 36-121-23-41-0010, 36-121-23-41-0011, and 36-121-23-41-0012. Motion passed unanimously.

#### **E. Discussion – Tax Forfeit property, PID: 31-120-22-13-0010**

Johnson stated that the parcel is currently owned by the City of Dayton under a Special Use Deed. Johnson is working on acquiring the documents for this property. Johnson stated that the Deed on this property was acquired in 2016, which has use restrictions. The use restriction is on the property for 30 years, which means 22 years are remaining on the use restriction. At the end of the full 30-year period, the City will own the property outright with no restrictions on how it is to be used.

Johnson stated that the City has the option to go back to the County and state that the City would like to use the property for some other type of public use other than for transportation. Johnson stated that the last estimated value that the County has for the property was from 2021 for \$1.4 million. Johnson asked if the EDA would like for her to continue researching to find a potential loophole.

Peralta asked about how much time it would take. Johnson stated that it would probably take about three hours.

Additional discussion ensued.

Luther suggested a separate meeting to fully discuss the options.

Additional conversation ensued.

#### **F. Recommendation Adopting Affordable and Lifecycle Goals for the 2021-2030 Decade**

Sevald stated that in order to participate in the Livable Communities Act program, cities have to adopt a policy to support the production of 183 and 333 affordable housing units and 1,140 Lifecycle housing units by the year 2030. Lifecycle housing units are large projects with a variety of housing densities.

Sevald stated that Dayton doesn't necessarily have to build the units. It is only necessary that the City creates the environment necessary to build through zoning. Participating in LCA provides the opportunity for the City to receive certain grants through the Met Council.

Huttner stated that this doesn't sound like a function of the EDA. Sevald stated that indeed it is. Sevald stated that he's looking for a recommendation from the EDA to the Council to participate.

Huttner stated that this is kryptonite and he wouldn't touch it with a ten-foot pole. Salonek stated that he has no interest in it.

Bernens stated that it doesn't feel like there would be much benefit for the City.

Motion by Luther and seconded by Salonek to deny recommendation adopting Affordable and Lifecycle Goals for the 2021-2030 decade. Motion passed unanimously.

### **Staff Updates**

#### **A. Development Updates**

Sevald stated that the following projects are in process: 1) States Manufacturing; 2) Dayton Creek Addition; and 3) Parkway Neighborhood. Sevald gave a very brief overview of each project.

#### **B. Morris Leatherman Opinion Survey**

Sevald provided an overview of the survey. There were 400 residents interviewed over the telephone. The average conversation lasted about 14 minutes. Sevald shared the slide that illustrated development in Dayton. Sevald stated that the survey results are available on the City's website.

#### **C. Master Plan Open House, October 15, 2024, 6:30-8:00 p.m. at Activity Center**

Sevald stated that another Open House was held in October or November of last year. Tonight's Open House will be a presentation following up on the previous Open House. Sevald stated that the Master Plan will come before the EDA at a future meeting along with the Planning Commission, the Park Commission, and the City Council.

#### **D. Approval of Development District (Nov 19<sup>th</sup>)**

Johnson stated that on November 19, 2024, there will be a Resolution for the EDA's approval. The EDA Statutes require the City to recognize what your Development District is. The original documents approved did not identify a Development District. Johnson stated that she essentially made the EDA Development District the entire City of Dayton. Johnson stated that the Resolution must be passed before the EDA can close on the Lent property.

Huttner redirected the conversation to "the triangle property" (Item E, above).

Bernens asked if there would likely be some negative feedback about having the Development District encompassing the entire City. Johnson stated that she has never not used the entirety of a city because one can never know definitively where economic growth will develop.

### **Board Updates** - None

### **Adjourn**

Motion by Luther and seconded by Salonek to adjourn at 8:48 a.m. Motion passed unanimously.

Respectfully submitted,  
Jon Sevald, Community Development Director

**ITEM:**

Discussion: MN Bonding Bill to purchase property

**APPLICANT:**

N/A

**PREPARED BY:**

Jon Sevald, Community Development Director

**POLICY DECISION / ACTION TO BE CONSIDERED:**

Motion to prepare anything necessary to request MN Bonding to acquire property in the Historic Village to clear and redevelop blighted areas and to perform those duties according to the Comprehensive Plan.

**BACKGROUND:**

During the EDA's October 15<sup>th</sup> meeting, MN Senator John Hoffman (34, DFL) presented information about bonding. Staff continues to research how bonding can be used to implement the Historic Village Framework Plan (2023).

**CRITICAL ISSUES:**

Internally, Staff has discussed making the following bonding requests:

- Water Tower
- Wellhead Treatment Plant
- Fire Training Center
- Fernbrook Lane (CR 121) improvements
- **Historic Village land acquisition**

**RELATIONSHIP TO COUNCIL GOALS:**

*Planning Ahead to Manage Thoughtful Development*  
*Create a Sought After Community*

**BUDGET IMPACT:**

TBD

**RECOMMENDATION:**

Staff requests direction.

**ATTACHMENT(S):**

(none)

**ITEM:**

Discussion: Abandoned/damaged utilities in public right-of-way

**APPLICANT:**

N/A

**PREPARED BY:**

Jon Sevald, Community Development Director

**POLICY DECISION / ACTION TO BE CONSIDERED:**

N/A

**BACKGROUND:**

An EDA member requested the EDA to discuss abandoned and damaged utilities.

Abandoned or unused equipment located in the right-of-way, after two years, is a Public Nuisance. The city may order the utility provider to repair or remove the equipment or the city may take possession of it.<sup>1</sup>

**CRITICAL ISSUES:**

N/A

**COMMISSION REVIEW / ACTION (IF APPLICABLE):**

N/A

**60/120-DAY RULE (IF APPLICABLE):**

	60-Days	120-Days
N/A		

**RELATIONSHIP TO COUNCIL GOALS:**

Build Quality Infrastructure

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Abandoned or damaged utilities within the right-of-way should be reported to Public Works.

**ATTACHMENT(S):**

Photo example

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<sup>1</sup> City Code 152.62(B) (Abandoned and Unusable Facilities and Equipment)





**ITEM:**

Discussion: Business Assistance Flyer

**APPLICANT:**

N/A

**PREPARED BY:**

Jon Sevald, Community Development Director

**POLICY DECISION / ACTION TO BE CONSIDERED:**

N/A

**BACKGROUND:**

An EDA member requested the EDA to discuss creating a flyer to distribute to Dayton Businesses.

The Dayton Communicator (8 pages) is mailed every other month to every mailing address. About half of the issues include development updates.

The city's website includes helpful links, including a community profile and Revolving Loan fund policy.

The EDA administers a Low Interest Loan program, \$5,000 - \$50,000. Interest rate is prime minus 2% (e.g. 5.75%). Businesses are to be located within the Historic Village, Balsam Lane, southwest Dayton, or the County Road 81 corridor. Eligible activities include acquisition of land, land improvements, building renovation, major construction, or purchase of equipment (5 year useful life). Currently, the EDA is not administering any loans (no applicants).

Staff's intent is to begin a Business Retention & Expansion (BR&E) program in 2025. This involves Staff and EDA members visiting every business on a regular cycle (2-3 years) to learn about the business and anything the city can do to assist with their stability or expansion. Currently, Staff has not had time to pursue this.

**CRITICAL ISSUES:**

From the EDA's business perspective, what information do businesses want to receive from the city? What can the city do to assist the stability or expansion of your business (or the businesses you're familiar with)?

**RELATIONSHIP TO COUNCIL GOALS:**

Create a Sought After Community.

**BUDGET IMPACT:**

TBD

**RECOMMENDATION:**

Staff requests direction.

**ATTACHMENT(S):**

Examples

- LeSueur
- Monticello
- Pierz
- Ramsey



A decorative graphic in the top left corner showing a close-up of a spiral-bound notebook with a grid pattern and a pen resting on it.

## CONTACT US

203 South 2nd Street  
Le Sueur, MN 56058  
(507) 593-8318  
[www.cityoflesueur.com](http://www.cityoflesueur.com)

# LE SUEUR ECONOMIC DEVELOPMENT AUTHORITY

A decorative graphic on the right side consisting of two concentric white circles on a dark blue background.

## ABOUT US

The Economic Development Authority (EDA) is a seven member independent board of City residents. They operate under Minnesota Statutes 469.090-469.182 and have the responsibility of researching, reviewing, and making recommendations on issues related to economic development. The EDA recognizes the need to stimulate private sector investment in order to create and retain jobs, increase the overall tax base, and encourage investment, expansion, and rehabilitation of commercial and retail buildings.







## The Le Sueur EDA, serving our Community since 1988!

### OUR PURPOSE

The purpose of the Economic Development Revolving Loan Fund (RLF) is to provide financial assistance to new and expanding businesses in the City of Le Sueur. The RLF is meant to serve as a bridge between the amount the borrower can obtain on the private market or through equity and the amount needed to start or grow a business.

### LOANS FUNDING

The maximum amount of a loan from this program is \$150,000. Working Capital loans are capped at \$25,000. Any fund requests that exceed program guidelines must receive special approval by the EDA.

### ELIGIBLE ACTIVITIES

- Working Capital
- Land or Building Acquisition
- New Construction
- Facade & Building Renovation
- Machinery & Equipment
- Demolition
- Infrastructure Improvements

### LOAN PRIORITIES

Priority will be given to projects which include one or more of the following:

- Job Creation, specifically jobs paying at least 150% of state minimum wage.
- Job Retention
- A beneficial impact to Downtown Le Sueur
- Increase in property valuation



# Connecting **NATURE & BUSINESS**



**Monticello is the best of both worlds. We are close enough to the big city but it feels like a small town. And don't forget the views! You can't get views like this just anywhere. "**

## GET HERE!

Connection  
between Interstate  
94 and Highway 25,  
and 2 miles from  
Highway 10!

**45 MIN**

From the St. Paul/  
Minneapolis Airport

**20 MIN**

From the St. Cloud  
Regional Airport

Monticello serves as a gateway to the Twin Cities metro area and a major connection to northern Minnesota adventures. Job opportunities are endless and growing. Reach your career goals during the day and enjoy all that the outdoors have to offer at night. Get connected with business, nature, and a vibrant quality of life.



## NATURE IN YOUR BACKYARD

Monticello is located right along the Mississippi River with over 17 miles of trails to explore. Even more adventures can be had at Bertram Chain of Lakes Regional Park showcasing hiking, cabins, lakes, and fun!



## A ROCK WALL AND WATERPARK!

When the weather doesn't cooperate, take advantage of indoor amenities like a rock climbing wall and water park located inside the City's community center.

**Top-Rated**  
Public Schools



**Low Crime**  
Rates



**One of the  
Lowest Tax Rates** \$  
in Wright County

**30+**  
City Parks



**One of the Few Cities  
in the U.S.** with Multiple  
Fiber Optic Providers



**17+** Miles of Biking,  
Hiking, and  
Walking Trails



**10K** Acres of State &  
Regional Parkland

**GET CONNECTED!** Learn More: [www.ci.monticello.mn.us/101](http://www.ci.monticello.mn.us/101)



# Connecting **NATURE & BUSINESS.**

## What to Check Out:



Monticello  
Community Center



MontiArts



Bertram Chain of  
Lakes Regional Park



Monticello Country  
Club



Nordic & Rustech  
Brewing



Swan Park

**Over 30 Public Parks! We've got  
something for everyone.**



**We moved from the  
Twin Cities to Monticello  
because it offered better  
opportunities for my  
children. And I'm so glad  
we did because they are  
thriving."**



## EVENTS, ART, & CULTURE

Connectivity through creativity. Downtown Monticello is covered in art and bursting with culture. Events like Walk & Roll, Riverfest, Music on the Mississippi, Let's Chalk, GlowFest, and art collaboration with MontiArts, keep **our community connected all year long.**

### TOP RANKED SCHOOLS



Monticello has a **94% graduation rate and is ranked within the top 20% of all Minnesota schools** in reading and math proficiency. With a 17:1 student to teacher ratio, access to teachers, and connections that offer unique opportunities, start your child off on the right step.

### ADVANCED HEALTH CARE



Quality of life living in Monticello is enhanced by its access to quality healthcare. Located right in Monticello is the CentraCare Hospital home to **state-of-the-art technology and expert providers.**

### ENDLESS CAREER OPPORTUNITIES



Even with a small town feel, Monticello offers big time opportunities. The City is home to companies ranging from **large technology-driven manufacturing to multi-national corporations, and innovative energy.**

### CONNECTED BUSINESS COMMUNITY



The City works to make Monticello feel like home, starting with relationships. **Get connected with a network of business leaders, peers, supportive services, and leadership opportunities.**



## GET CONNECTED!

Learn More: [www.ci.monticello.mn.us/101](http://www.ci.monticello.mn.us/101)

# Welcome to the City of Pierz

The City of Pierz and its Economic Development Authority (EDA) are proud to offer varying interest loans to current and new businesses located or expanding to Pierz! It is the goal and desire of the Pierz City Council to provide assistance to our growing business community to support business retention and expansion. We realize the importance of development to the City of Pierz and that is it in the best interest of the health, safety, prosperity, and general welfare of all residents in Pierz.

We welcome you to explore the opportunities that Pierz has to offer and to inquire about the assistance program made available through the Pierz Economic Development Authority.



“We need to be proactive,  
making sure we keep Main  
Street alive and viable.”

Mayor Toby Egan

## City of Pierz Economic Development Authority

*Our Mission is to offer encouragement and financial support of economic development and redevelopment in the City of Pierz that is vital to the orderly development of the City of Pierz, and in the best interests of the health, safety, prosperity, and general welfare of its citizens.*

Contact us at **320-468-6471**

or visit [www.pierzmn.org](http://www.pierzmn.org) for more  
information.

City of Pierz  
101 Main Street S  
Pierz, MN 56364  
320-468-6471



**City of Pierz Economic  
Development  
Authority**

*Opening Doors  
For Businesses*

City of Pierz  
101 Main Street S  
Pierz, MN 56364  
320-468-6471





*The Purpose of the Loan Program is to Support Business Retention, Expansion of Employment Opportunities, goods and/or services.*

# Loan Guidelines

**ELIGIBLE APPLICANTS:** includes credit worthy building owners and/or tenants of commercial or industrial buildings in Pierz or future businesses in Pierz. Ineligible applicants include loans made for political or religious purposes.

**LEVERAGE:** All applicants must provide dollars from other sources as their main source of funding. City loan dollars shall be considered “gap financing” leverage money and shall be used for no more than 20% of the main source of funding. Main funding must be proven before loan funds from City are secured.

**LOAN AMOUNT:** Maximum of 10% of the value of the project, not to exceed the available funds as determined by the EDA

# Looking For a Place to Call Home?

*Invest in the City of Pierz, a community centrally located in Minnesota, with State Highways 25 and 27 traveling directly through the City. Experience a community with high amounts of local and tourist traffic and residents that fully support local businesses.*

## General Program Guidelines

### ELIGIBLE USES >>>

Loan dollars may be used for acquisition and development of real property and real property rehabilitation (expansion or improvement). Loan dollars may not be used for working capital or equipment/material purchases.

### LOAN TERMS >>>

The general term is not to exceed five (5) with an interest rate to be determined by market conditions or other financial indicators. Interest rate is a minimum of 60% of the Wall Street Journal prime lending rate.

### EMPLOYMENT >>>

The average wage of jobs created or retained with the loan dollars shall meet or exceed at least \$8.50 per hour, not including benefits. At least one job must be created for every \$10,000 loaned and retained for the life of the loan.

### COLLATERAL >>>

Collateral is a requirement and items to be used as collateral may include: liens on real property either personally or professionally, machinery and or equipment liens, or personal and/or corporate guarantees.

### CRITERIA FOR LOAN CONSIDERATION >>>

The City and EDA shall consider the following as part of the loan review:

- Public Purpose to be served by the project
- Compatibility with City’s development plans
- Retention and creation of jobs
- Impact on City Services
- Type of Business
- Type of Facility to be built
- Potential adverse affects to existing businesses in the City of Pierz
- Leverage dollars provided
- Collateral involved

*The City of Pierz City Council and EDA reserve the right to restrict the use of the loan fund and approve loans on a case by case basis only.*



### City of Pierz Disclosures >>>

It is the policy of the City to use sound practical credit philosophy and standards in providing loans with the understanding that a certain calculated level of risk may apply and is acceptable. Additionally, the primary lending institution will be relied upon as a financial expert to aid the City in the decision making process. A waiver of loan criteria may be approved upon recommendation by the EDA and approval by the Pierz City Council.

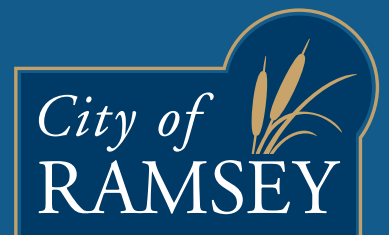
## WE ARE WITH YOU EVERY STEP OF THE WAY >>>

To make **APPLICATION** for the City of Pierz EDA Loan Program, please visit our website at [www.pierzmn.org](http://www.pierzmn.org) or visit City Hall for an application. Please do not submit an application until after a primary lender/funding source has been secured. City/EDA staff will review the application and forward completed applications/requests that meet all above requirements, to the EDA. The EDA will review applications and requests on the 2<sup>nd</sup> or 4<sup>th</sup> Monday of every month. More information regarding the application and approval process can be obtained by calling Pierz City Hall and speaking with the City Administrator.





# Community Profile





# 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

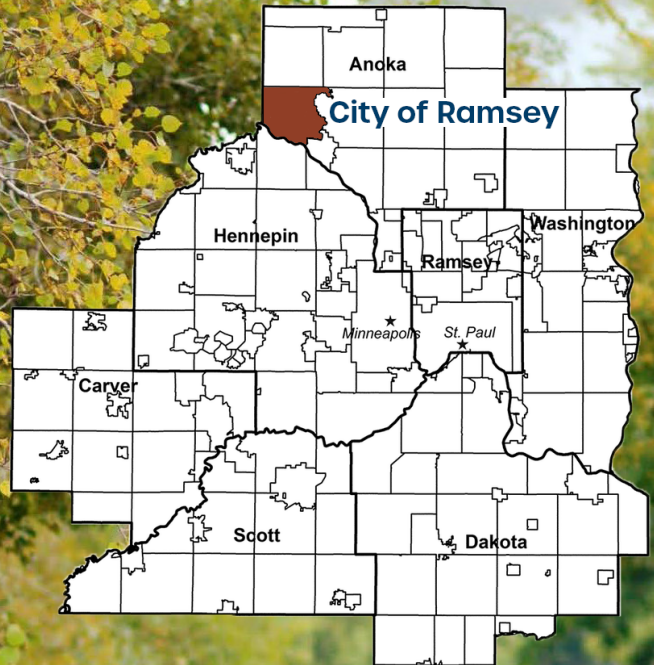
- Bordered by the Mississippi and Rum Rivers, offering unique outdoor amenities
- Located along major transportation corridors: U.S. Highway 10, U.S. Highway 169, State Highway 47, and Northstar Commuter Rail.
- Manufacturing hub: 34% of businesses in Ramsey
- The COR, Ramsey's transit-oriented, urban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

## Demographics

- Ramsey is 30 square miles
- 2023 estimated population: 28,560
- Median household income: \$110, 212
- 626 businesses and non-profit organizations
- 7,372 jobs

## Livability

- Over 500 acres of parkland with 31 parks, an extensive 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 Ramsey Technical 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 is being upgraded to freeway standards, resulting in faster commutes into and out of Ramsey.



### Residential Development Patterns

Average 205 new housing units annually.

- 2017** 200 total housing units  
single-family 78, townhomes 68, apartments 54
- 2018** 314 total housing units  
single-family 140, apartments 174
- 2019** 252 total housing units  
single-family 123, townhomes 11, apartments 118
- 2020** 176 total housing units  
single-family 156, townhomes 20
- 2021** 183 total housing units  
single-family 168, townhomes 15
- 2022** 124 total housing units  
single-family 88, townhomes 30, apartments 6
- 2023** 185 total housing units  
single-family 125, townhomes 54, apartments 6



### Major Active Single-Family Developments

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

- Bunker Lake Industrial Park
  - Delta ModTech – 229,000 sq ft (2020)
  - Oppidan, Inc – 405,000 sq ft, three buildings (2023)
  - PSD, LLC – BLIP4 67,000 sq ft (2022)
  - PSD, LLC – BLIP5 84,000 sq ft (2024)
- 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)
- Ramsey Storage Center – 50,000 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. Highway 10, U.S. Highway 169, and the Ramsey Northstar Commuter Rail Station, 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 53 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

- ALDI – 20,664 sq ft grocery store (2024)
- Home2Suites Hotel by Hilton – 98 units (projected 2025)
- Take 5 – 1,860 sq ft quick oil change (projected 2024)
- Waterfront Village – 108-unit detached townhomes (2024)
- Skyline on Sunwood – 133-unit apartments + 10,000 sq ft retail space (projected 2025)
- Northstar Marketplace – 7,200 sq ft retail center (2023)
- O'Reilly Auto Parts – 7,800 sq ft retail store (2022)
- Sapphire – 118-unit market-rate apartments (2020)
- West Armstrong Retail – 15,000 sq ft retail center (2020)
- Gigi's Salon & Spa – 9,000 sq ft spa and salon (2022)
- Cottages at the COR – 40 single-family villa units (2020)
- Waterfront Park – 16.1 acres with trails, lake (2024)

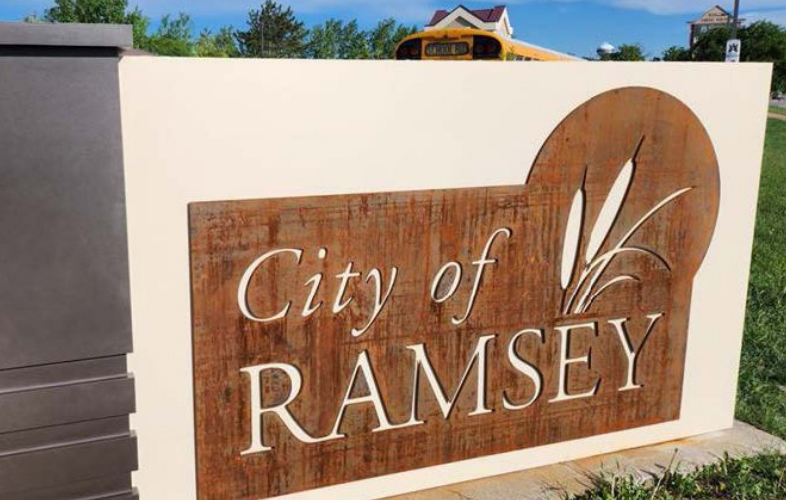


### Pre-2020 COR Projects

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



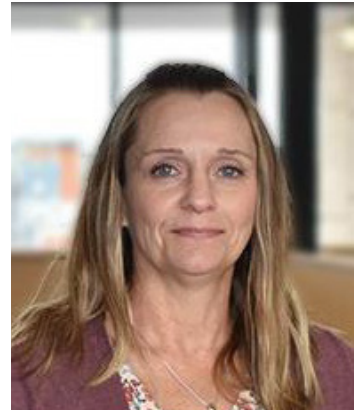




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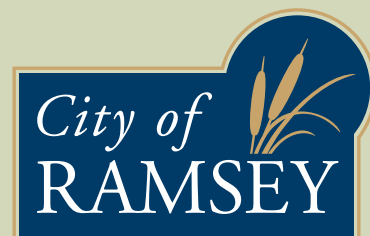
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**ITEM:**

Discussion: Q&A with EDA Attorney

**APPLICANT:**

N/A

**PREPARED BY:**

Jon Sevald, Community Development Director

**POLICY DECISION / ACTION TO BE CONSIDERED:**

N/A

**BACKGROUND:**

An EDA member requested time for a Question & Answer session with the EDA Attorney, Amanda Johnson (LeVander Gillen & Miller). Questions should relate to EDA functions, and items not on the Agenda.

**CRITICAL ISSUES:**

N/A

**RELATIONSHIP TO COUNCIL GOALS:**

N/A

**BUDGET IMPACT:**

N/A

**RECOMMENDATION:**

Ask questions.

**ATTACHMENT(S):**

None