

**HOUSING AND REDEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, February 15, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson David Jeffrey
 Commissioner Randy Backous
 Commissioner David Elvig
 Commissioner Colin McGlone
 Commissioner Bob Ramsey
 Commissioner Jason Tossey
 Commissioner Jeffrey Wise

Members Absent: None.

Also Present: City Administrator Kurtis G. Ulrich
 Public Works Director Brian Olson
 City Engineer Tim Himmer
 City Attorney Bill Goodrich
 Development Manager Darren Lazan

CALL TO ORDER

Chairperson Jeffrey called the regular meeting of the Housing and Redevelopment Authority to order at 8:15 p.m.

OPEN FORUM

There was none.

APPROVAL OF MINUTES

Motion by Commissioner Elvig, seconded by Commissioner Wise, to approve the following minutes:

Special Meeting Minutes dated January 4, 2011
Special Meeting Minutes dated January 25, 2011

Motion carried. Voting Yes: Chairperson Jeffrey, Commissioners Elvig, Wise, Backous, McGlone, Ramsey, and Tossey. Voting No: None. Absent: None.

APPROVAL OF AGENDA

Case #2 was moved to the first agenda item and Case #4 will be postponed due to the fact that Executive Director Nelson is absent.

Motion by Commissioner Ramsey, seconded by Commissioner Backous, to approve the agenda as amended.

Motion carried. Voting Yes: Chairperson Jeffrey, Commissioners Ramsey, Backous, Elvig, McGlone, Tossey and Wise. Voting No: None. Absent: None.

HRA BUSINESS

Case #2: Outstanding Title Issues

City Attorney Goodrich explained there are two property restrictions in connection with the Ramsey Town Centre Project. They were signed by Community National Bank. One was challenged by Coburnø and they won. The other issue would be easier to clear from the title than securing a voluntary release. All this is a matter of public record. He emphasized this is a housekeeping detail.

Development Manager Lazan pointed out the issue is that this is still on the Cityø title. It can be ignored for a short time, but it would be better to clear it up.

City Attorney Goodrich stated at the time the covenant was created, Community National Bank did not own the property. He added that this could turn into a lawsuit, which would be a cost to both sides. Since it is on the title, it could pose a risk in a potential sale.

City Administrator asked how long it would take to remove this from the title.

City Attorney Goodrich responded it would take three to four months. If it is not released voluntarily, the City will have to notify that it will take legal action.

Development Manager Lazan explained he wanted the issue acknowledged and added the City needs to be aware that it needs to be dealt with.

The HRA reached a consensus to direct Staff to respond with a letter requesting a voluntary release.

Development Manager Lazan brought up a second issue regarding the parcel diagonal from City Hall. There is substantial parking construction on Mr. Dealø property. The City requires 60 feet of right-of-way north of Sunwood. Ramsey Town Centre sold 60 feet of land to Mr. Deal. The seller kept the money and did not pay the bank. Therefore, the bank did not release the mortgage and foreclosed on the property. Mr. Deal says he bought the property, but the title now belongs to the City. The City made an informal offer to Mr. Deal last week which includes the creation of a third PUMA C. The 60 feet of land would be included in the new PUMA and the City could allocate 65 parking stalls to Mr. Deal. The City would work with him to allow more parking which would allow him to build to the full potential of his parcel. Mr. Deal is not opposed to

this, and is taking it under consideration. Development Manager Lazan said he would like to formalize that offer and present it to Mr. Deal.

Commissioner Elvig questioned whether a monthly fee per stall would be charged to Mr. Deal.

Development Manager Lazan confirmed it would.

Commissioner Elvig asked how this fits into a Special Services District.

Development Manager Lazan explained the PUMA is different than the Special Services District. The PUMA would oversee the SSD.

Commissioner Backous inquired if there is a disagreement on who owns the parking spaces.

Development Manager Lazan replied Mr. Deal states he paid for them once, and feels the City should give them to him. He is aware he does not own the title.

Commissioner Elvig commented he would like to know more of the story before making a decision.

Discussion took place regarding the differences between a Special Services District and a Master Declaration, and which is most appropriate.

Motion by Commissioner Elvig, seconded by Commissioner Tossey, to formalize the offer presented to Mr. Deal last week.

Motion carried. Voting Yes: Chairperson Jeffrey, Commissioners Elvig, Tossey, Backous, McGlone, Ramsey, and Wise. Voting No: None. Absent: None.

Case #1: Consider Amendment to the Development Management Agreement with Regard to the Hot List

City Administrator Ulrich reviewed the staff report.

Chairperson Jeffrey questioned why the contract would be amended now and not wait for the new contract that is due in one month.

Development Manager Lazan explained this amendment establishes the rules to keep the work he has done so far as the property of the City. If the contract is not amended, the protection is not in place.

Commissioner McGlone said it is a good idea to request the amendment for the new contract.

City Administrator Ulrich noted this clarifies the criteria for both sides. If this contract is terminated, both sides are protected.

Motion by Commissioner Tossey, seconded by Commissioner Wise, to approve the proposed amendment to the DM contract.

Further discussion: Commissioner Wise asked if this does anything to help with the hot list that will be public information. Development Manager Lazan responded there is no hot list. If the contract is terminated, the list of names that met the criteria becomes public. He said he could give the list to a new consultant, though he needs protection for the work he has done. Commissioner Elvig stated he is against moving forward. Development Manager Lazan stated before there was a set of subjective criteria and the only criteria was to say that substantial discussion took place. Now the request is to include a specific set of criteria, and the City would be protected on these items. The list of criteria would require the items on the list had to take place in the past 12 to 24 months. He said he would keep a spreadsheet with criteria and check each off as it relates. Commissioner Elvig said he would like to have a review done on a 30 day basis. Commissioner Ramsey stated he is in favor of moving this forward. Commissioner Backous commented he has no problems with this change. Chairperson Jeffrey noted he is not in favor of moving this forward.

Motion carried. Voting Yes: Commissioners Tossey, Wise, Backous, Elvig, McGlone, and Ramsey. Voting No: Chairperson Jeffrey. Absent: None.

Case #3: ICSC Conference Attendance

Development Manager Lazan reviewed the staff report.

Councilmembers Wise, Ramsey, Elvig and McGlone will attend. Development Manager Lazan, Deputy City Administrator Nelson, and City Administrator Ulrich will also attend.

Case #4: Review 2011 Strategic Planning Items Related to the Development Management Team and The COR

This item was postponed to the next scheduled meeting of the HRA.

COMMITTEE REPORTS

None.

EXECUTIVE DIRECTOR'S REPORT

None.

COMMISSIONER INPUT

Commissioner Ramsey noted there is a County officials meeting with the Minnesota Legislators in Washington DC March 4 though 9, 2011. He requested permission to travel to the meeting one day and return the next.

Consensus was reached to allow Commissioner Ramsey to attend.

ADJOURNMENT

Motion by Commissioner Wise, seconded by Commissioner Elvig, to close the Special Session of the Housing and Redevelopment Authority.

Motion carried.

The Special Session of the Housing and Redevelopment Authority adjourned at 9:49 p.m.

Respectfully submitted,

Heidi Nelson
HRA Executive Director

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.