

City of Ramsey
Agenda
Housing and Redevelopment Authority (HRA)
Regular Session
Tuesday June 14, 2011
Immediately following the City Council meeting
Council Chambers, 7550 Sunwood Drive NW

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
 1. Approve the following HRA meeting minutes:
HRA meeting minutes dated April 26, 2011
5. **HRA Business**
 1. Appoint Chairperson for the HRA
 2. Consider Grading and Turf Establishment in RTC 12th Addition
 3. Update on Flaherty and Collins Financing - The Residences at The COR Project
6. **Executive Director's Report**
7. **Commissioner Input**
8. **Adjournment**

HRA Regular Session

4. 1.

Meeting Date: 06/14/2011

By: JoAnn Shaw, Community Development

Title:

Approve the following HRA meeting minutes:

HRA meeting minutes dated April 26, 2011

Background:

n/a

Funding Source:

n/a

Council Action:

n/a

Attachments

04.26.11

Form Review

Inbox	Reviewed By	Date
Heidi Nelson	JoAnn Shaw	06/09/2011 02:34 PM
Form Started By: JoAnn Shaw		Started On: 06/09/2011 02:20 PM
	Final Approval Date: 06/09/2011	

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, April 26, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Vice Chair Bob Ramsey
 Commissioner David Elvig
 Commissioner Colin McGlone
 Commissioner Jason Tossey
 Commissioner Jeffrey Wise

Members Absent: Chairperson David Jeffrey
 Commissioner Randy Backous

Also Present: City Administrator Kurtis G. Ulrich
 Executive Director Heidi A. Nelson
 Public Works Director Brian Olson
 City Engineer Tim Himmer
 City Attorney Bill Goodrich

CALL TO ORDER

Vice Chair Ramsey called the regular meeting of the Housing and Redevelopment Authority to order at 7:25 p.m.

CITIZEN INPUT

There was none.

APPROVAL OF AGENDA

Motion by Commissioner Wise, seconded by Commissioner Tossey, to approve the agenda as submitted.

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

APPROVAL OF MINUTES

None.

HRA BUSINESS

Case #1: Recommend Park Development Implementation Plan for ‘North Commons’ in The COR.

Development Manager Lazan reviewed the staff report. He noted the maximum number of units that could be built in the development is six to seven. The minimum lot width in this sample plan is standard size and the number of units built would depend on the product the developer brings forward. He explained most of the park dedication dollars have been allocated toward The Draw and other projects prior to this one. Proceeds of these sales would be dedicated to park improvements.

Vice Chair Ramsey clarified this plan is only showing the maximum number of units that could be there and there is no proposal at this point. He noted that every homeowner in the area has expressed interest in widening the lots and agreed it would be a better use to have fewer units with wider lots.

Commissioner Tossey questioned how this could be controlled in the future. He noted this was going to be zoned a park originally and was not determined to be residential high density.

Parks Supervisor Riverblood explained the proposal would come through as a site plan approval. The character of the proposal would be at the height of concern.

Development Manager Lazan noted the HRA is the Commission that plats the property and will have the opportunity to approve the site going forward. He pointed out the City is contributing more property to the parks than they are using.

Discussion took place regarding the original plan for the area and the expectation of the neighbors.

Commissioner Tossey stated he has an issue with the fact that this was planned to be part of the original park and somehow that land ended up in the State’s possession.

Development Manager Lazan explained that is partially correct. The part that the HRA forfeited is gone. The HRA will seek this out with the State and acquire ownership on behalf of the park.

Development Manager Lazan posed the question of what should be done with the proceeds of the sales.

Discussion ensued on hypothetical costs for the park and what the proceeds could be.

Commissioner Elvig suggested if there were proceeds off the property, they should go to build the park.

Commissioner Wise offered his opinion that some of the proceeds need to pay loans.

Commissioner Tossey stated all proceeds should go to this park. He indicated he met with some of the residents and they would prefer there was no more development. However, there would not be a park without a development. In that case, the residents would like to see minimally invasive buildings. He noted it was part of the deal that if this were to be parceled out, the proceeds were to go to the park and not to debt.

Commissioner Wise explained since there are funds from other park dedication areas, they could be used for this park. The proceeds from this development could then be used to pay debt.

Public Works Director Olson agreed. He said this is a compromise from the neighborhood perspective and the staff perspective. He suggested this would spur other development due to the fact that the development of this area would be enhanced.

Commissioner McGlone stated there has been interest in this property and all ideas would be considered at this point. The neighborhood will have a better park than they would have originally because of their involvement. He said he was in favor of using all the funds from the lots for the park. There will be other lots that the funds can be used for debt reduction.

Commissioner Wise clarified he is not looking for a lesser park. He said the Commission has to abide by a policy and if the proceeds are not used to pay down debt, he would not support this.

Vice Chair Ramsey stated this park would be a catalyst for the neighborhood, and he is in favor of using all the proceeds for the park.

Development Manager Lazan sought to clarify that the parcels were not on the Dashboard and income was not anticipated from them. Up until last year, the parcels were labeled "park" so it is unexpected money.

Commissioner Tossey stated he would oppose this. He said his concern was the number of the lots and the amount of space that would be there.

Public Works Director Olson explained that a member of City Council could approve or disapprove of the site plan and request what the houses would look like and consider any deals struck with adjacent properties. He said they are asking to move forward with the process now. If there is a sale, he asked if Commissioner Tossey would approve that the proceeds go toward the park.

Commissioner Tossey stated he would take Mr. Olson's advice and support the plan on how to spend the proceeds but warned he would be very strict on how this is done in the future.

City Administrator Ulrich offered a contrary view and suggested if the Commission is proceeding with a concept and going out into the community, the direction of the community would be helpful now.

Motion by Commissioner McGlone, seconded by Commissioner Elvig, that the HRA create, develop and sell up to 7 residential lots in and around “North Commons” for the purpose of initiating certain park improvements and allocating 100% of any proceeds to the park.

Discussion: Vice Chair Ramsey indicated there has been interest by builders and they seem to have a desire to have larger lots. He stated he would like to have this item on an agenda again and when the item is submitted back to the Council or HRA, it can be re-worked and possibly proposed to work in phases. Commissioner Wise questioned what the area is zoned for. Senior Planner Gladhill responded he did not have the exact number but he said it would be consistent with density standards with the rest of the area.

Commissioner McGlone called the question, seconded by Vice Chair Ramsey.

Motion failed. Voting Yes: Vice Chair Ramsey, Commissioners McGlone, and Elvig. Voting no: Commissioners Tossey and Wise. Absent: Chairperson Jeffery and Commissioner Backous.

COMMITTEE REPORTS

None.

EXECUTIVE DIRECTOR’S REPORT

HRA Executive Director Nelson stated she, along with City Administrator Ulrich, Commissioner McGlone and Planning Intern Brama testified in regard to requested amendments to the City’s TIF legislation. She also reported that staff is preparing for an event this week at the Minnesota Shopping Centers Association in St. Louis Park, and for a tour on Thursday for the Northstar Transit Oriented Development Tour. Marketing materials are being developed and assembled and sponsors are recruited.

HRA Executive Director Nelson explained discussions are continuing with Flaherty and Collins and a finance team. There have been conference calls with the financial advisor and the real estate attorney. This item will be submitted to the Council at their next meeting for options and recommendations.

Economic Development/Marketing Manager Backman reported preparations are in progress for the Business Expo on April 30. He mentioned that Clear Choice Countertops, one of the businesses that previously received an RLF Loan, paid off the loan three years early (about \$12,700). He provided an update on the MultiSource Manufacturing expansion. They expect to be completed with renovations with the building on Sunwood Drive by June 2011 and will start with 85 employees. He noted that there has been a signed purchase agreement for the Wyatt or Diamonds Property on Highway 10. He also explained that there have been a number of activities related to the project with Jeff LaFavre on the Bury & Carlson site. No decision by the company’s board has been made in terms of expansion and in March had indicated the process was taking longer than originally planned. The City of Ramsey is in the running, but they are considering other sites in other states.

COMMISSIONER INPUT

Vice Chair Ramsey requested the motion makers on Case #1 reconsider.

Commissioner Tossey stated if the language on the motion were changed to not include “up to 7 lots”, he may reconsider.

Commissioner McGlone pointed out the parcels should be sold in a block.

Commissioner Tossey stated he could not vote in favor of the motion because it includes the language of selling up to 7 lots.

Motion by Vice Chair Ramsey, seconded by Commissioner Tossey, to reconsider the motion made for Case #1.

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

Commissioner Elvig pointed out the goal is to build a neighborhood that is consistent with the existing buildings. This will be a multi-faceted approach.

Vice Chair Ramsey noted the motion was for up to 7 units and this proposal would have to go through the Council and the HRA to make it a reality.

Development Manager Lazan suggested the language of the motion be changed to “up to 6 lots” and change the “assessment of proceeds to 15% to allocate to debt reduction.”

Motion by Commissioner McGlone, seconded by Commissioner Wise, to amend the motion for Case #1 to read, that the HRA create, develop and sell up to 6 residential lots in and around “North Commons” for the purpose of initiating certain park improvements and allocating 15% of any net proceeds to debt reduction and the balance to the park.

Discussion: Commissioner Tossey requested a guarantee that the park be finished be included in the motion.

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

ADJOURNMENT

Motion by Commissioner Tossey, seconded by Commissioner McGlone, to close the regular meeting of the Housing and Redevelopment Authority.

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 8:51 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.

HRA Regular Session

5. 1.

Meeting Date: 06/14/2011

By: JoAnn Shaw, Community Development

Title:

Appoint Chairperson for the HRA

Background:

Due to the resignation of the current Chairperson of the HRA, the HRA must consider appointing a new Chairperson to the HRA. Per HRA by-laws, the officers of the HRA include a Chairperson, a Vice-Chairperson, and Secretary/Treasurer. Prior to the resignation of Councilmember David Jeffrey, Mr. Jeffrey had been serving as the Chairperson. Mayor Ramsey currently serves as the Vice-Chair and Councilmember Jeff Wise serves as the Secretary/Treasurer.

Funding Source:

n/a

Council Action:

Motion to appoint _____ as Chairperson to the HRA.

Form Review

Inbox
Heidi Nelson

Form Started By: JoAnn Shaw

Reviewed By
Heidi Nelson

Final Approval Date: 06/09/2011

Date
06/09/2011 01:13 PM
Started On: 06/09/2011 10:48 AM

HRA Regular Session

5. 2.

Meeting Date: 06/14/2011

By: Heidi Nelson, Administrative Services

Title:

Consider Grading and Turf Establishment in RTC 12th Addition

Background:

The plat of RTC 12th Addition includes the u-shaped parcel that is guided for townhome style residential development. The grading that was previously completed by the former master developer of RTC, graded the lots for walk-out style townhomes. Turf was not formally established on the site to prevent erosion at the time of grading. Erosion continues to be an issue in this area often depositing soil on the paved trail that runs along Bunker Lake Boulevard. Staff did place a silt fence along the slope of the site, however, the erosion has become a greater problem than the silt fence can prevent.

Staff is proposing to re-grade the sloped area, maintaining the walk-out grading of the lots, with in-house staff and equipment and soil that is available within The COR. The flat graded area is proposed to be seeded with in-house staff and equipment. Seed for the flat grade seeding would need to be purchased. Staff is proposing that private contractor be utilized to hydroseed the sloped area to ensure stability of the grade.

Staff anticipates the cost of the seeding work (contracted and purchased seed) to be \$10,000.

Recommendation:

Staff recommends the HRA authorize grading work in 12th Addition and expenditure of HRA funds for seed and hydroseeding not to exceed \$10,000.

Funding Source:

HRA fund balance, to be reimbursed with land proceeds.

Council Action:

HRA Action: Authorize grading work in 12th Addition and expenditure of HRA funds for seed and hydroseeding not to exceed \$10,000.

Attachments

12th Addition Site Map

photo 1

photo 2

photo 3

12th Addition Re-grade plan

Form Review

Inbox
Heidi Nelson (Originator)
Form Started By: Heidi Nelson

Reviewed By
Heidi Nelson

Date
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Started On: 06/09/2011 03:04 PM

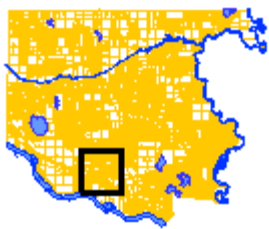
Final Approval Date: 06/09/2011

RTC 12th Addition



- Legend**
- Highlighted Feature
 - Street Names
 - Street Centerlines
 - Ponds
 - Rivers
 - Creeks
 - Parks
 - Parcels
 - 2008 Color Aerial Photo

Map created with ArcIMS - Copyright (C) LOGIS GIS 2005



PID: 283225210030

Ramsey, MN 55303



Property

PID: 283225210030
City Address:
Zip Code: 55303
School District: undefined
Elem School: undefined
Middle School: undefined
High School: undefined
Water District: undefined

Owner

Fee Owner: RAMSEY CITY OF HRA
Tax Payer: RAMSEY CITY OF HRA
Tax Address: 75501 SUNWOOD DR NW
Tax City: RAMSEY
Tax State: MN
Tax Zip: 55303

Zoning

Area: 130674.16192
Perimeter: 3400.33984493
Acres: 2.99987819
Year Built:

Assessing

Total Value: \$490,000.00
Land Value: \$490,000.00
Bldg Value:
Feature Value:
Class Value:
Special Asses:

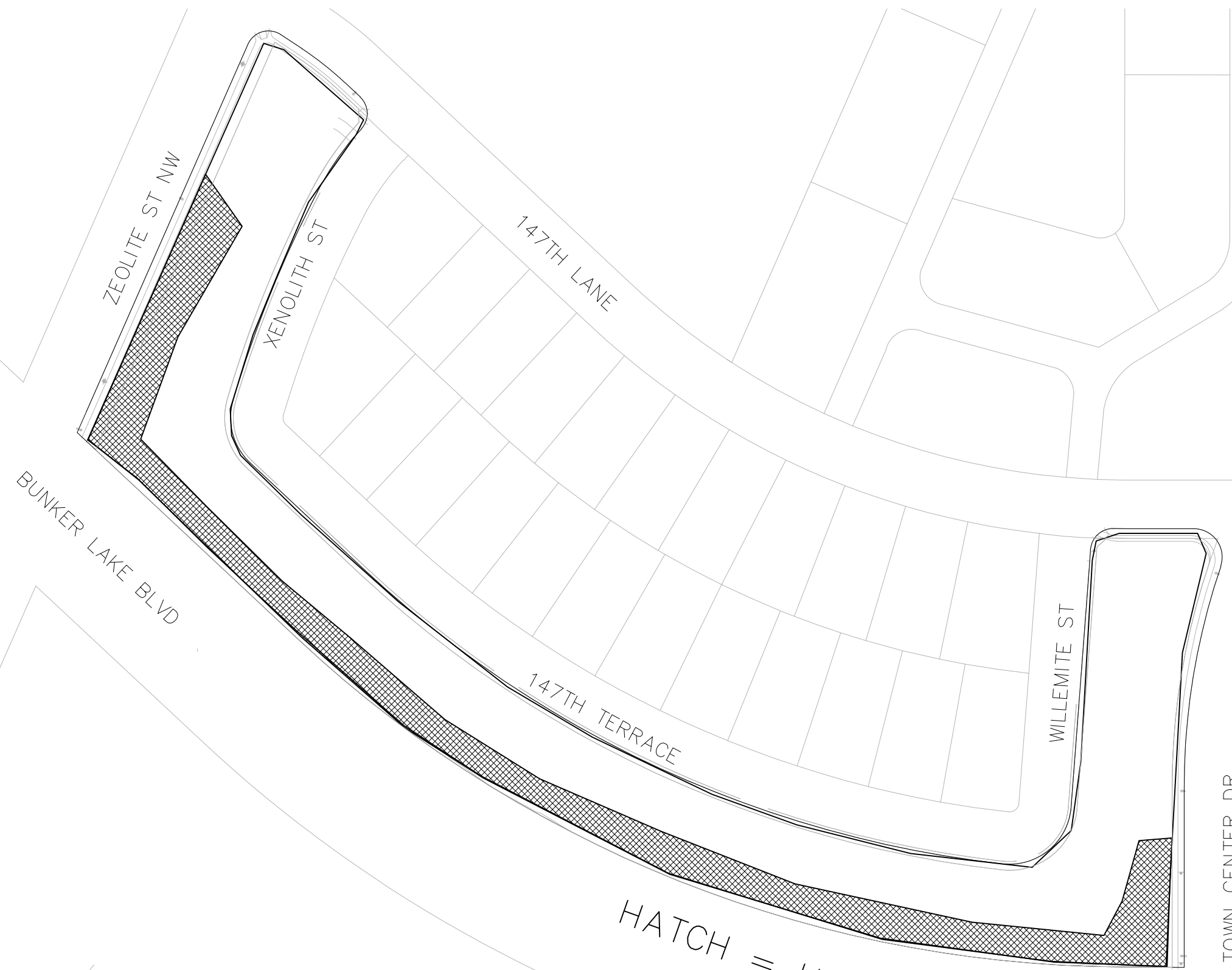
Sales

Sale Price: \$6,750,000.00
Sale Date: 20090626
Tax Capacity:









HATCH = HYDROSEED

HYDROSEED 39,000 SF \$7,800
 TOPSOIL 2" 825 CY from city
 SEED 2.2 ACRE \$2,200

COUNTY

HRA Regular Session

5. 3.

Meeting Date: 06/14/2011**By:** Heidi Nelson, Administrative Services**Title:**

Update on Flaherty and Collins Financing - The Residences at The COR Project

Background:

Over the past two weeks, work has continued on finalizing financing for the Flaherty and Collins - The Residences at The COR project. City representatives met with Flaherty and Collins representatives at the ICSC conference as well as a representative of the bank financing the deal. On Thursday June 9th, Flaherty and Collins was scheduled to meet with their bank. Staff will provide an update of those meetings and a status of the financing during the HRA work session.

Staff will review with the HRA the current structure of financing that is being considered for the Flaherty and Collins project.

Notification:**Observations:****Recommendation:**

No action required.

Funding Source:

No funding required for discussion item.

Council Action:

No HRA action required.

Form Review

Inbox	Reviewed By	Date
Heidi Nelson (Originator)	Heidi Nelson	06/09/2011 02:16 PM
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