

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, June 14, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None – HRA Member Vacancy

Also Present: Executive Director Heidi A. Nelson
 City Administrator Kurtis G. Ulrich
 City Attorney Bill Goodrich
 Development Manager Darren Lazan

CALL TO ORDER

Vice Chair Ramsey called the regular meeting of the Housing and Redevelopment Authority to order at 8:36 p.m.

OPEN FORUM

There was none.

APPROVAL OF MINUTES

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

Regular Meeting Minutes dated April 26, 2011

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

APPROVAL OF AGENDA

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

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

HRA BUSINESS

Case #1: Appoint Chairperson to the HRA

Executive Director Nelson reviewed the staff report.

Motion by Vice Chair Ramsey, seconded by Commissioner Wise, to appoint Commissioner Elvig as Chairperson to the HRA and Commissioner McGlone as Vice Chair.

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

Case #2: Consider Grading and Turf Establishment in RTC 12th Addition

Executive Director Nelson reviewed the staff report.

Vice Chair McGlone inquired about the utilities stubbed on the inner horseshoe on the north side and asked for caution when regrading.

Development Manager Lazan said the only concern will be the surface markers because the utilities are deep enough.

Vice Chair McGlone said the grading is long overdue and said if we grade more than one acre it will require the silt fence as well.

Commissioner Wise said the quote on hydro seeding seems high.

HRA Executive Director Nelson said the area estimated for seeding is 39,000 square feet at \$7,800 which is almost an acre. She stated we do not have the equipment to apply the hydro seeding, which increases the costs. She added the regular seeding for the remaining 2.2 acres will be \$2,200 for materials and staff would do the work utilizing the City's topsoil.

Commissioner Tossey thanked Development Manager Lazan for bringing this grading concern to the HRA's attention.

Chair Elvig inquired about the current negotiations.

Development Manager Lazan said negotiations will soon continue but they have yet to find a townhome product that would fit on the horseshoe parcel because of the two to three-foot shortage for minimum lot depths.

Chair Elvig asked if the parcels can be refigured.

Development Manager Lazan said not really because of Bunker Lake Boulevard on the other side.

Motion by Commissioner Ramsey, seconded by Vice Chair McGlone, to authorize grading work in the 12th Addition and an expenditure of HRA funds for seed and hydro seeding not to exceed \$10,000.

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

Case #3: Update on Flaherty and Collins Financing - The Residences at The COR Project

Development Manager Lazan reviewed the staff report and stated staff will be reviewing the site and The COR with Flaherty and Collins this week and hope to resolve any questions so they can bring the project to their loan committee to finalize. After consultations with the financial consultant, Development Manager Lazan reviewed a rough analysis for the Authority with regard to rents and cash flow. He said if the Authority proceeds to finance the project based on the figures today there are adequate funds to service the debt, so nothing will fall back to the taxpayers. He outlined the proposed schedule leading to the June 28 regular HRA meeting.

Commissioner Ramsey cautioned the Authority about getting ahead of itself. He said negotiations are still occurring with the bank and there has been no Planning and Zoning Commission review.

Commissioner Tossey agreed, adding it will be important to allow time to discuss the possibilities. He stated the decision will be based on how each member feels about the finances of this project and how City government should be involved in private development.

Commissioner Ramsey asked the City Attorney to review the closed session statutes regarding the sale or purchase of personal or real property.

Development Manager Lazan said they understood the gravity of the project and will clearly outline the pros and cons for the Authority's consideration.

COMMITTEE REPORTS

None.

EXECUTIVE DIRECTOR'S REPORT

HRA Executive Director Nelson stated that much of her time has been directed toward public relations and media efforts but, hopefully, they have addressed the issues and can begin work on the development project. She stated that Flaherty and Collins will arrive on June 16 and staff has been busy preparing for their visit with Ehlers and Associates. HRA Executive Director Nelson

shared upcoming events, including summer concerts at The Draw beginning June 23 and continuing through September and a movie-in-the park event in September. She stated staff will be hosting a COR booth at the Game Fair, sponsoring a hole at the EDA golf event in August, and at Happy Days in September, which should provide opportunity for the community to engage and learn more about The COR. HRA Executive Director Nelson added that the Holiday Station on Highway 10 has been demolished and sign projects will be completed soon, hopefully in time to utilize the community reader board for the Game Fair. She concluded that the follow-up from the ICSC has resulted in some great leads, and while they had experienced some vendor problems and had to make some changes, the website is good.

COMMISSIONER INPUT

Commissioner Wise complimented staff on taking the necessary steps to locate a new vendor in order to get the website operational.

Commissioner Ramsey invited the public to attend the Town Hall meeting on June 16.

ADJOURNMENT

Motion by Commissioner Backous, seconded by Vice Chair 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 9:05 p.m.

Respectfully submitted,

Heidi Nelson
HRA Executive Director

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Cathy Sorensen
TimeSaver Off Site Secretarial, Inc.