

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

The Housing and Redevelopment Authority conducted a special meeting on Tuesday, June 21, 2011, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None – HRA Member Vacancy

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

Chairperson Elvig called the special meeting of the Housing and Redevelopment Authority to order at 8:28 p.m.

OPEN FORUM

There was none.

APPROVAL OF AGENDA

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

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

APPROVAL OF MINUTES

None.

HRA BUSINESS

Case #1: Consider Letter of Intent - West 50 Retail

Development Manager Lazan reviewed the staff report. He pointed out the name “West 50” is a placeholder name which staff created in the interim. He noted there is an offer that may be brought forward for consideration in the near future and suggested a discussion take place to determine if the idea is viable. It would involve having cash proceeds to go the City, possibly using some TIF dollars, and a co-marketing effort between the City and the developer. The City would partner with a group.

Chairperson Elvig questioned whether this situation would overlap or be in competition with Landform.

Development Manager Lazan replied that issues would have to be worked through and noted this scenario could be relevant for the 30 acres versus the West 50.

Commissioner Ramsey agreed with this idea of development and that private enterprise needs to get move involved. As the parcels are taken up, the tax rolls increase which is what the City needs.

Commissioner McGlone stated he is in favor of pursuing this type of arrangement.

Public Works Director Olson pointed out the roadways should be planned and funded in such a way that the possibility of using State Aid is possible.

Commissioner Backous stated he is in favor of going forward if the developer checks out.

Commissioner Ramsey asked if the City has the final decision on this.

Development Manager Lazan replied the City is the seller, so they have ultimate control. A development agreement would be drawn up for each parcel.

Chairperson Elvig raised the concern of wetland, and the possibility of a bidding war.

Development Manager Lazan addressed the issues and stated there will be contingencies and there is a lot to consider. He did not foresee a bidding war taking place.

Chairperson Elvig stated he preferred to work with the 30 acres for this scenario rather than the West 50.

Case #2: Consider Development of the Southeast Quadrant of Armstrong Boulevard and Sunwood Drive

Development Manager Lazan reviewed the staff report.

Public Works Director Olson added this development is very conceptual and a lot of details need to be worked out.

Commissioner Ramsey stated he was in favor to move forward, and was in favor of the roundabout to help prevent traffic stacking up.

Commissioner McGlone noted the roundabout would need to be constructed so that a semi truck can handle it.

Commissioner Wise stated since this issue involves him as a business owner, he was concerned about the length of time he should participate in these types of discussions.

Chairperson Elvig suggested the City Attorney research this question. Chairperson Elvig stated he is concerned about the zoning, noting the citizens were clear about what they wanted to see. However, the vision they saw at one time is no longer buildable. Chairperson Elvig suggested it would be beneficial to schedule a Council work session to discuss the zoning.

Executive Director Nelson noted staff is working on a draft amendment of the zoning code that would address the retail uses that are now contemplated. It is not a tremendous change but it is shifting uses and staff has a sense of what that would look like. Now that there is a Planning Consultant on board, this is something that can be worked on.

Commissioner Backous stated the zoning will never line up perfectly. He said he is in favor of the concept.

Development Manager Lazan mentioned the concern of a left turn onto Sunwood Drive as it is realigned, which could create a larger sense of entry. He noted a feasibility study needs to take place regarding the intersection with Armstrong Boulevard.

Chairperson Elvig pointed out there are some properties to acquire for this potential development.

City Administrator Ulrich stated the City Attorney handles right-of-way acquisitions. Ultimately, the City has the choice to take property by eminent domain for realignments.

Commissioner McGlone suggested meeting with the owners before using eminent domain.

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

Executive Director Nelson reviewed the staff report. She explained Commissioner Ramsey and Chairperson Elvig participated in a tour of the site along with the developer and the bank and visited other comparables in the market. The bank, PNC, left hoping to increase their loan amount since they better understood the market and competition. Executive Director Nelson advised that she was involved in a conference call earlier in the day with Stacie Kvilvang with

Ehlers and discussed the financing that is under consideration. What the bank proposes for their loan amount will be a large factor in the financing.

Development Manager Lazan added the bank gained more trust in the market and this project. He explained County Commissioner Look was involved in the meeting as well. Discussion took place on how the TIF dollars would work and the participants also learned the importance of the rail stop to the project.

Commissioner Tossey asked what the closing date is.

Development Manager Lazan answered it is July 15, which is the last date to opt out.

City Administrator Ulrich confirmed this item raises a lot of discussion. He said he will present this project as an investment opportunity to the HRA. An overview of the project and possible financing for the ramp will be on the next HRA meeting agenda. He stated the City will present a proposal that does not use any of the General Obligation Fund.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Nelson presented the following:

Five builders submitted bids for the parking ramp. Adolphson Peterson proposed a bid of \$2.896 million. The bids will be presented at the next Council meeting, and there are 60 days to award the bid.

Some employees are participating in the Unity/Mercy event on July 11.

Planning is underway for the City's booth at the Game Fair. This will take place over two weekends in August and they are looking for volunteers to sign up for shifts.

Tuesday, August 16, is the City EDA golf events. This is the same day as the election for the new Councilmember. She noted she will bring the marketing effort forward.

TIF Certification is going forward to the County this week.

The Holiday StationStore is torn down.

The sign for The Core is installed and the electrical will be run underground.

The Concert at the Draw will be Big Walter Smith this Thursday at 7:00 p.m. to 8:30 p.m. Parking could be an issue.

Executive Director Nelson and Development Director Lazan had taped a show on QCTV regarding The COR.

City Administrator Ulrich noted the first race scheduled at the new raceway is planned for July 8.

COMMISSIONER INPUT

None.

ADJOURNMENT

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to close the meeting of the Housing and Redevelopment Authority.

Motion carried.

The special meeting of the Housing and Redevelopment Authority adjourned at 9:56 p.m.

Respectfully submitted,

Heidi A. Nelson
HRA Executive Director

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.