

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, August 9, 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: Commission Vacancy

Also Present: City Administrator Kurtis Ulrich
 Deputy City Administrator Heidi A. Nelson
 Finance Officer Diana Lund
 Public Works Director Brian Olson
 Economic Development/Marketing Director Aaron Backman
 Senior Planner Tim Gladhill
 City Engineer Tim Himmer
 Development Manager Darren Lazan
 City Attorney William Goodrich
 Planning Intern Patrick Brama

CALL TO ORDER

Chairperson Elvig called the regular meeting of the Housing and Redevelopment Authority to order at 8:03 p.m.

CITIZEN INPUT

Anoka County Commissioner Matt Look spoke regarding the rail stop. He noted the Anoka County Regional Authority met and voted unanimously to support the rail stop in Ramsey. He reviewed the funding strategy.

Commissioner Elvig expressed appreciation for his support.

APPROVAL OF AGENDA

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

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

APPROVAL OF MINUTES

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

Work Session Meeting Minutes dated Tuesday, June 7, 2011

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

HRA BUSINESS

Case #1: Consider Amendment to Purchase Agreement Toti Development/Suite Living

Development Manager Lazan reviewed the staff report. He introduced Mr. Wingus and Mr. Crowley from Dougherty Funding.

Mr. Wingus explained the need for an extension. He noted they spent some time deciding between modular and traditional construction. Modular construction could be done inside throughout the winter, meanwhile keeping construction jobs in Minnesota. He said they chose modular construction and showed a video from the company they will contract with.

Mr. Crowley stated his firm was excited about the site in Ramsey and decided it would be a great project to help finance.

Development Manager Lazan indicated the funding commitment has been received and reviewed, and the work with the Building Official has begun. There is one last payment due, and they are proposing an additional \$15,000 by September 1, which is an extension fee, and not hard money.

Motion by Commissioner McGlone, seconded by Commissioner Ramsey, to approve the second amendment to the Purchase Agreement with Toti Development and direct staff to execute based on the discussion at the meeting.

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

Case #2: Consider Letter of Intent on Sunwood/Armstrong retail parcel

Development Manager Lazan reviewed the staff report. He noted that this meeting can move into closed session to discuss the Letter of Intent.

Motion by Commissioner McGlone, seconded by Commissioner Backous, to move to closed session.

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

The HRA meeting moved into a closed session at 8:28 p.m.

The closed session ended at 8:48 p.m.

Motion by Commissioner Wise, seconded by Commissioner Tossey, to approve the terms outlined in the discussion and direct staff to prepare documents to proceed with the necessary documents pursuant to a letter of intent and discussion.

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

Case #3: Update on 2011 COR Marketing Efforts and Consider Game Fair Financial Participation

Deputy City Administrator Nelson reviewed the staff report.

Game Fair

Commissioner Wise stated it was brought to his attention that the City's participation in the Game Fair was partly to have Mr. Delaney publish the location of the Game Fair as Ramsey. There were some commercials and public print ads that used the wording "west of Anoka". He asked if that was that brought to Mr. Delaney's attention.

City Administrator Ulrich stated he did have discussions with Mr. Delaney and asked him to revise the media type advertisements.

Deputy City Administrator Nelson noted Mr. Delaney is providing 150 guest passes to the Game Fair worth about \$1,500 to the EDA Golf Event.

Motion by Commissioner McGlone, seconded by Commissioner Ramsey, to approve paying for one third of the total security costs for the 2011 Game Fair located in the City of Ramsey, up to a maximum of \$3,500.00.

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

COMMITTEE REPORTS

None.

EXECUTIVE DIRECTOR'S REPORT

HRA Executive Director Nelson stated there is a HRA session scheduled for Monday, August 15 after the Public Works meeting. Development Manager Lazan will provide an update on the Flaherty and Collins financing.

Development Manager Lazan noted the new pylon sign is being erected. Staff will request a discussion on placing a sign at the Ramsey Boulevard location.

HRA Executive Director Nelson noted the issue of landscaping at the old Holiday gas station site will be on the agenda on August 23. She also noted there is a developer proposal for the West 30 parcel, which she would schedule a discussion for on August 15. Also on August 15, she would like to review the final terms sheet on the Flaherty and Collins project.

HRA Executive Director Nelson stated the realignment feasibility study on Sunwood Drive was approved, and the numbers came back higher than anticipated. There was an impact on transportation. There will be a meeting to review the numbers and the potential issues.

HRA Executive Director Nelson noted there will be a conference call Thursday, August 12, at 9:00 a.m. to discuss PNC's terms and there is room for another member to join.

COMMISSIONER INPUT

Chairperson Elvig stated he was pleased to hear the success on the rail. He said he believes the Ramsey Station is a done deal.

ADJOURNMENT

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

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 9:06 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.