

City of Ramsey
Agenda
Housing and Redevelopment Authority (HRA)
Work Session
Tuesday, November 1, 2011
Immediately following the City Council work session
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
- 5. HRA Business**
 1. Discuss RTC Master Declaration/Association
 2. Consider Offer to Purchase Property - Sunwood/Ramsey and Sunwood/Armstrong (portions may be closed to the public)
 3. Consider purchase of Tax Forfeit parcel at North Commons
 4. Update on Sunwood Realignment
- 6. Executive Director's Report**
- 7. Commissioner Input**
- 8. Adjournment**

HRA Work Session

5. 1.

Meeting Date: 11/01/2011

By: Heidi Nelson, Administrative Services

Title:

Discuss RTC Master Declaration/Association

Background:

The HRA's legal counsel will be present to provide an update to the HRA regarding the status of the RTC Master Declaration/Association.

Funding Source:

HRA Legal Budget.

Council Action:

No action required.

Form Review

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

Reviewed By
Heidi Nelson

Final Approval Date: 10/27/2011

Date
10/27/2011 01:22 PM
Started On: 10/27/2011 11:00 AM

HRA Work Session

5. 2.

Meeting Date: 11/01/2011

By: Darren Lazan, Housing &
Redevelopment Authority

Title:

Consider Offer to Purchase Property - Sunwood/Ramsey and Sunwood/Armstrong (portions may be closed to the public)

Background:

The development team has received an offer to purchase property at both the southwest corner of Sunwood/Ramsey and the Southeast corner of Sunwood/Armstrong.

Notification:

Observations:

Recommendation:

The development team recommends the HRA consider the proposed offer and provide consensus direction as to proceeding to purchase agreement.

Funding Source:

N/A

Council Action:

Provide consensus direction on the offer to purchase the proposed property.

Form Review

Inbox
Heidi Nelson

Reviewed By
Heidi Nelson

Date
10/27/2011 02:47 PM
Started On: 10/27/2011 09:44 AM

Form Started By: Darren Lazan

Final Approval Date: 10/27/2011

HRA Work Session

5.3.

Meeting Date: 11/01/2011**By:** Darren Lazan, Housing &
Redevelopment Authority

Title:

Consider purchase of Tax Forfeit parcel at North Commons

Background:

At a previous meeting of the HRA, direction was given to table discussion of the option to develop up to six single family parcels on the west side of the property known as North Commons.

The original concept considered the development of these parcels to generate revenues that could be contributed to the completion of improvement contemplated for the park, but not considered in current capital improvement plans. When a preliminary pro-forma was developed it was determined that the cost of providing services and the typical development fees associated with the project left little or no revenue that could be dedicated to the park improvements.

There is a current proposal into Anoka County to acquire this property for both park and development purposes. The development team would like direction on how the HRA would like to proceed with the acquisition of the property.

The options to proceed include:

- A) Do nothing, let the property move through the state process for tax forfeit properties.
- B) Acquire the entire parcel for park purposes at a cost of approximately \$300-\$500
- C) Acquire the park portion of the property for \$300-\$500 and the developable portion for \$15,000 keeping the option to develop the property open for future consideration.

Notification:**Recommendation:**

The development team recommends the HRA acquire the property to ensure it's eventual use fits the surrounding uses, and to provide direction as to whether this acquisition should include the option for future development as previously discussed.

Funding Source:

Depends on acquisition approach

Council Action:

Provide consensus direction to proceed with the acquisition of the property based on discussion, and present the final agreements for consideration at a future regular meeting.

AttachmentsPreliminary Pro-formaParcel ExhibitCurrent Concept

Form Review

Inbox
Heidi Nelson

Reviewed By
Heidi Nelson

Form Started By: Darren Lazan

Date

10/27/2011 03:45 PM

Started On: 10/27/2011 09:43 AM

Final Approval Date: 10/27/2011

North Commons Plat

Development Costs

Income

Lot Sales	6	\$35,000		\$ 210,000
-----------	---	----------	--	------------

Expenses

Acquisition

Original Acquisition			\$ 60,000	
Tax forfeit Parcel			\$ 15,000	\$ 75,000

Development Fees

	Units	PerUnit		
Park Dedication	6	2475	\$ 14,850	
Trail Development Fee	6	600	\$ 3,600	
Water Lateral	6	9102	\$ 54,612	
Sanitary Sewer Lateral	6	3989	\$ 23,934	
Water Trunk	6	2308	\$ 13,848	
Sanitary Sewer Trunk	6	1318	\$ 7,908	
Stormwater Management	6	465	\$ 2,790	
SAC**	6	2230	\$ 13,380	
WAC**	6	1701	\$ 10,206	
SAC Handling Fee**	6	200	\$ 1,200	\$ 146,328

Entitlement Fees

Application Fee (Major Plat)			\$ 200	
Escrow (Major Plat)			\$ 1,500	\$ 1,700

Professional Fees

Legal			\$ 5,000	
Engineering/Survey			\$ 12,000	
Development Fee	6	4000	\$ 24,000	\$ 41,000

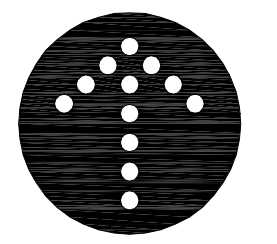
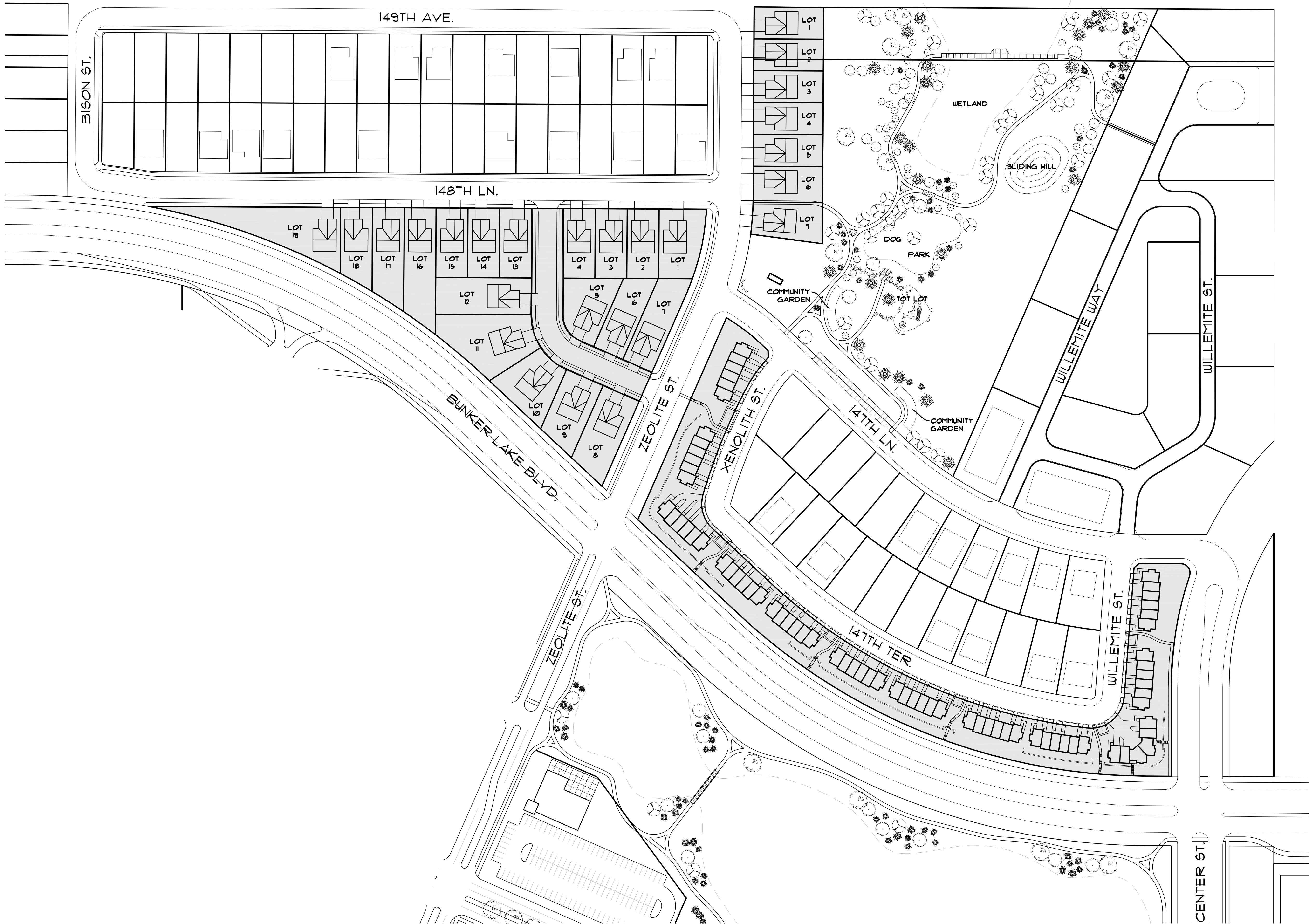
Construction

Grading	6	2000	\$ 12,000	
Topsoil	6	5000	\$ 30,000	
Utilities	6	3000	\$ 18,000	\$ 60,000

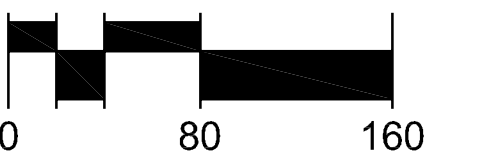
Total Costs				\$ 324,028
-------------	--	--	--	------------

Total Costs per Unit				\$ 54,005
----------------------	--	--	--	-----------

Profit (Loss)				(\$114,028)
---------------	--	--	--	-------------



NORTH



LANDFORM
From Site to Finish

**NORTH COMMONS
CONCEPT**

3.10.2011

HRA Work Session

5. 4.

Meeting Date: 11/01/2011

By: Darren Lazan, Housing & Redevelopment Authority

Title:

Update on Sunwood Realignment

Background:

Work has continued on the feasibility of the realignment of Sunwood Drive to it's perminant intersection with Armstrong Boulevard. Potential development interest on HRA property south and west of the new alignment has necessitated consideration of this work, and the effort to establish the alignment and consider this project.

The intersection location contemplated by the current Development plan does not align with current 147th alignment, nor does the current right-of-way for West Ramsey Parkway.

There has been considerable discussion on the proposed Armstrong/Sunwood intersection and the best way to phase these improvements with the Armstrong Interchange.

Notification:

Observations:

The development team would like to discuss the status of this effort, the proposed alignment options, and the approach to the associated right-of-way necessary for both this project and the interchange.

Recommendation:

Consider Options for Sunwood Alignment and right-of-way acquisition.

Funding Source:

N/A

Council Action:

The development team seeks consensus direction from the HRA on the proposed Sunwood alignment and the acquisition of necessary right-of-way.

Form Review

Inbox	Reviewed By	Date
Heidi Nelson	Heidi Nelson	10/27/2011 02:56 PM
Darren Lazan (Originator)	Darren Lazan	10/27/2011 03:11 PM
Form Started By: Darren Lazan		Started On: 10/27/2011 09:52 AM
	Final Approval Date: 10/27/2011	