

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #12-02-XXXX

RESOLUTION DEFINING PROCESS FOR ACQUISITION OF PARCEL OWNED BY M & W HOLDING COMPANY LLC – JEFF WISE (14590 ARMSTRONG BLVD NW)

WHEREAS, the City of Ramsey’s Housing and Redevelopment Authority (HRA) acquired 150 acres of land in its downtown project in June of 2009, The COR at Ramsey, for which the HRA is acting as Master Developer, and;

WHEREAS, the City has entered into a joint powers agreement with Anoka County for the development of plans and specifications and eventual construction of a grade separated interchange at Armstrong Boulevard and US Highway 10. Said improvement has been determined to be critical to both the safety and mobility of the public and the creation of economic development opportunities in the four quadrants around the interchange; and

WHEREAS, the HRA has authorized the preparation of plans and specifications for the realignment of Sunwood Drive necessary to prepare for the Interchange at US10 and Armstrong Boulevard and to facilitate development of retail parcels in the COR at Ramsey east of Armstrong Boulevard; and

WHEREAS, the three properties west of Armstrong Boulevard are all affected to various degrees by the current project to realign Sunwood Drive and/or the Armstrong interchange currently under preliminary design; and

WHEREAS, the HRA has directed and authorized the development team to approach three property owners on the west side of Armstrong Boulevard, as willing buyers, to discuss acquisition of their properties as part of the Armstrong Interchange and Sunwood realignment projects; and

WHEREAS, the HRA authorized and completed independent appraisals for three properties west of Armstrong Boulevard; and

WHEREAS, the parcel located at 14590 Armstrong Boulevard NW, which is one of the three impacted parcels, is owned by M & W Holding Company LLC, Mr. Jeff Wise; and

WHEREAS, the parcel located at 14590 Armstrong Boulevard NW has been determined to require complete acquisition in all viable options considered for the construction of the proposed interchange at US Highway 10; and

WHEREAS, the City Council and HRA recognize the impacts of both the Sunwood Drive realignment and the interchange at US10 will require the acquisition of the parcel located at 14590 Armstrong Boulevard NW and the two other parcels west of Armstrong Boulevard; and

WHEREAS, Mr. Wise has expressed an interest in relocating his business to The COR, which the HRA and City Council recognizes as consistent with the plans and vision of the development; and

WHEREAS, Mr. Jeff Wise is a seated City Councilmember, HRA member and EDA member in the City of Ramsey; and

WHEREAS, the HRA and City Council recognize the potential for real and/or perceived conflicts of interest in the negotiations and acquisition of the parcel owned by Mr. Wise; and

WHEREAS, the HRA and City Council desire to ensure transparency in the acquisition of the parcel owned by Mr. Wise and fair treatment of all parties.

NOW THEREFORE BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the City Council of the City of Ramsey will utilize the valuations provided by the independent appraiser for the property owned by Mr. Jeff Wise.
- 2) That the City Council and the Housing and Redevelopment Authority of the City of Ramsey will commission an additional third-party technical review of the independent appraisers final report.
- 3) That the City Council and the Housing and Redevelopment Authority of the City of Ramsey will utilize third-party expert consultants for the determination of value for relocation benefits and fixtures.
- 4) That the acquisition price and related deal points will all be reviewed and approved by the City Council and the Housing and Redevelopment Authority in an open meeting and made available for public review.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember , and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of February 2012.