

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, December 13, 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 Sarah Strommen  
  Commissioner Jason Tossey  
  Commissioner Jeffrey Wise

Members Absent:                   None

Also Present:                       City Administrator Kurtis G. Ulrich  
  HRA Executive Director Heidi A. Nelson  
  Public Works Director Brian Olson  
  Finance Officer Diana Lund  
  Development Manager Darren Lazan  
  City Attorney Bill Goodrich

**CALL TO ORDER**

Chairperson Elvig called the regular meeting of the Housing and Redevelopment Authority to order at 10:03 p.m.

**CITIZEN INPUT**

There was none.

**APPROVAL OF AGENDA**

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

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

**APPROVAL OF MINUTES**

None

## **HRA BUSINESS**

### **Case #1: Consider Waiving / Not Waiving Statutory Tort Limits**

HRA Executive Director Nelson reviewed the staff report and presented the costs from 2008 to purchase additional coverage.

The Commission discussed the purpose of tort limits and HRA Executive Director Nelson answered questions relating to the cost to purchase additional liability insurance for the HRA. She explained the HRA tort limit is split out to provide an additional level of coverage because of the kind of work being done by the HRA.

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to adopt Resolution #HRA-11-12-008, Not to Waive the Statutory Tort Limits for League of Minnesota Cities Insurance Trust Liability (LMCIT) Coverage.

Further discussion: Commissioners McGlone and Tossey stated their intention to not support the motion based on the principle of tort limits or considering special treatment for the City.

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

### **Case #2: Adopt Resolution Amending and Approving 2012 HRA Levy**

Finance Officer Lund reviewed the staff report.

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to adopt Resolution #HRA-11-12-009, Establishing a HRA Property Tax Levy Payable in 2012 under Minnesota Statutes Chapter 469.

Further discussion: Finance Officer Lund answered the Commission's questions related to the size of the HRA levy and expenditures contained in the HRA budget. It was noted the HRA levy had already been approved and the consideration tonight was to correct a \$17 error.

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

### **Case #3: Update on Sunwood Realignment Feasibility Study and Authorization to Proceed with Appraisals**

HRA Executive Director Nelson reviewed the staff report.

Development Manager Lazan displayed graphics depicting the realignment of Sunwood Drive and improvements to Armstrong Boulevard. An animation of traffic movements through the proposed turnabout was presented. Mr. Lazan described the rights-of-way necessary to complete the project, noting acquisition costs have not been included in project estimates. He described

the appraisal initiatives for rights-of-way strips as well as for three parcels: 8020 147<sup>th</sup> Avenue NW; 14590 Armstrong Boulevard NW; and, 8019 146<sup>th</sup> Avenue NW. This work would be done in advance of the interchange project.

HRA Executive Director Nelson indicated staff met with City Attorney Goodrich to review the 2006 appraisals completed as part of the Ramsey Crossings Project. She stated the appraisers approached had done work in this area and staff was comfortable with the appraisal from Hosch Appraisal and Consulting.

Commissioner Wise indicated he would abstain from this consideration because he owns one of the subject sites.

The HRA discussed staff's recommendation.

Motion by Commissioner Ramsey seconded by Commissioner Backous, to authorize the proposal from Hosch Appraisal and Consulting in an amount not to exceed \$13,500.

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

#### **Case #4: Consider First Amendment to Development Management Contract**

HRA Executive Director Nelson reviewed the staff report.

Commissioner Tossey stated his preference to assure the public money is made whole prior to payment to the development contractor.

Commissioner Backous indicated he would support the amendment, finding it to be a step in the right direction, but remains concerned about the ongoing \$15,000 monthly administrative costs.

Motion by Commissioner Ramsey, seconded by Commissioner Wise (for discussion), to approve Amendment #1 of the Development Management contract and direct staff to execute the agreement.

Further discussion: Commissioner Wise stated his intention to oppose the motion. Commissioner McGlone noted Mr. Lazan had been instrumental in closing deals with the train station, Veterans Clinic, and negotiations were close to completion on several other projects.

Motion by Commissioner Ramsey, seconded by Commissioner McGlone, to call the question.

Motion carried. Voting Yes: Chairperson Elvig, Commissioners Ramsey, McGlone, Backous, Strommen, and Wise. Voting No: Commissioner Tossey.

Motion carried. Voting Yes: Chairperson Elvig, Commissioners Ramsey, Backous, McGlone, Strommen, and Tossey. Voting No: Commissioner Wise.

Commissioner Ramsey left the meeting at 10:48 p.m.

**EXECUTIVE DIRECTOR'S REPORT**

HRA Executive Director Nelson reported on upcoming meetings and negotiations.

**COMMISSIONER INPUT**

None.

**ADJOURNMENT**

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

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 10:49 p.m.

Respectfully submitted,

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Heidi A. Nelson  
HRA Executive Director

ATTEST:

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Jo Ann M. Thieling  
City Clerk

Drafted by Carla Wirth  
*TimeSaver Off Site Secretarial, Inc.*