

HRA member 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 HRA recognizes 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 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 recognizes 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 desires 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 Housing and Redevelopment Authority 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 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 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 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 HRA member , 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 Housing and Redevelopment Authority this the 14<sup>th</sup> day of February 2012.