

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

The Housing and Redevelopment Authority conducted a special meeting on Tuesday, March 17, 2009, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:           Chairperson John Dehen  
                                  Commissioner David Elvig  
                                  Commissioner Matt Look  
                                  Commissioner Colin McGlone  
                                  Commissioner Bob Ramsey  
                                  Commissioner Jeffrey Wise

Members Absent:           Commissioner David Jeffrey

Also Present:              City Administrator Kurtis Ulrich  
                                  Assistant City Administrator Heidi A. Nelson  
                                  City Attorney William Goodrich  
                                  Public Works Director Brian Olson  
                                  Community Development Director Amber Miller  
                                  Economic Development Coordinator Sean Sullivan  
                                  Finance Officer Diana Lund  
                                  Jim Lasher, Consultant  
                                  Tom Bray, Attorney Briggs and Morgan

**CALL TO ORDER**

Chairperson Dehen called the regular meeting of the Housing and Redevelopment Authority to order at 8:06 p.m.

**APPROVAL OF AGENDA**

The agenda was approved as submitted.

**HRA BUSINESS**

**Case #1:       Consider Recommended Actions from the City Council Regarding the City of Ramsey vs. Minnwest Bank Central Litigation and the Ramsey Town Center Addition**

City Attorney Goodrich stated that this is a special meeting of the HRA which was announced at the regular Council meeting on March 10, 2009 and posted beginning March 11, 2009 for the public to be aware of this meeting. He stated that the HRA has received a recommendation from the Council to enter into a Purchase Agreement for certain properties in Ramsey Town Center

Addition. He asked Mr. Bray to review the Purchase Agreement that the HRA is being asked to consider.

Mr. Bray stated that this will be a rehash of what the Council heard at the earlier meeting, but since the HRA is a separate body, it is important that the terms of the agreement are included in the record for the HRA. He stated that the property consists of approximately 150 acres and the purchase price will be adjusted to \$6.75 million, not \$7 million, as is reflected in the current document before the HRA. He stated that the closing date is scheduled for June 26, 2009. He reviewed and explained the details of the Purchase Agreement, including the removal of Section 20. He stated that the HRA is also part of the Consent to Settlement and Release and the Release Agreement with Ramsey Town Center.

Chair Dehen asked if these documents were available for the public to view.

Mr. Bray confirmed that they are available for public review.

Mr. Lasher stated that the source of funds will be \$1.5 million from the existing Letter of Credit, \$500,000 from back taxes, and a \$4.75 million internal fund transfer for the balance.

City Attorney Goodrich suggested that Mr. Bray explain why this should be discussed by the HRA.

Mr. Bray stated that the City could have been the purchaser, but they felt the HRA was a better vehicle, because this is what they do by acquiring land for development or redevelopment.

City Attorney Goodrich read aloud the proposed Resolution #09-03-XX, as follows: Whereas, the City Council has recommended that the HRA enter into a Purchase Agreement attached as Exhibit A for the purchase of certain lands in the Ramsey Town Center Addition, which lands are legally described in said Purchase Agreement, and Whereas, the Purchase Agreement is a central term for the settlement of that certain lawsuit known as City of Ramsey vs. Minnwest Bank Central, Anoka County District Court File No. 02-CV-07-2643, and Whereas the HRA finds that it is in the City's best interests of the continued economic development of the City that it approve the Purchase Agreement. Now, therefore, be it resolved by the HRA as follows: 1. That the Purchase Agreement is contingently approved and the HRA's Chairperson and Secretary/Treasurer are authorized to execute on behalf of the HRA, contingent on the following: a. The City Council's final approval of the Settlement Agreement for the settlement of the above referenced lawsuit. b. Agreement between the City Attorney and Minnwest Bank Central's attorney on the form of the title commitment to be attached to the Purchase Agreement as Exhibit B and the correct references to that Exhibit in Section 5 (a)(iii) of the Purchase Agreement. 2. Further resolved that the HRA approves of and authorizes its Chairperson and Secretary/ to sign the Consent to Settlement Agreement and Release with the Participant Banks, subject to the conditions as described in no. 1 above. 3. Further resolved that the HRA approves of and authorizes its Chairperson and Secretary/Treasurer to sign the Release Agreement with Ramsey Town Center, LLC. 4. Further resolved that the HRA delegates authority to Chairperson Dehen and Boardmembers Look and Ramsey to authorize execution of the final draft of the Purchase Agreement referenced in this resolution upon their finding that said Purchase Agreement

conforms in concept to the Purchase Agreement terms as approved by the HRA pursuant to direction given by the HRA at its special HRA meeting on March 17, 2009 regarding this subject.

Motion by Commissioner <sup>003</sup>Look, seconded by Commissioner Ramsey, to approve Resolution #HRA-09-03-XX which is a Resolution conditionally approving a Purchase Agreement with Minnwest Bank Central for the purchase of certain lands in Ramsey Town Center Addition, Anoka County, Minnesota, which lands are to be purchased on the terms and conditions of the Purchase Agreement attached hereto as Exhibit A and legally described in the said Purchase Agreement.

Motion carried. Voting Yes: Chairperson Dehen and Commissioners Look, Ramsey, Elvig, McGlone and Wise. Voting No: None. Absent: Commissioner Jeffrey.

Chair Dehen thanked everyone for their hard work to make this possible.

Commissioner Elvig noted that Commissioner Jeffrey is out of town working and could not attend tonight's meeting.

Commissioner McGlone asked for Commissioner Ramsey's cell phone number.

Commissioner Ramsey stated that his cell phone number is 763-286-0171.

#### **COMMITTEE REPORTS**

None.

#### **EXECUTIVE DIRECTOR'S REPORT**

None.

#### **COMMISSIONER INPUT**

None.

#### **ADJOURNMENT**

Motion by Commissioner Look, seconded by Commissioner Elvig, to close the special meeting of the Housing and Redevelopment Authority.

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 8:20 p.m.

Respectfully submitted,

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Executive HRA Director

ATTEST:

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Jo Ann M. Thieling  
City Clerk

Drafted by Kayla Atkins-Rokosz  
*TimeSaver Off Site Secretarial, Inc.*