

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, June 26, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Colin McGlone
 Commissioner Randy Backous (arrived at 9:30 p.m.)
 Commissioner David Elvig
 Commissioner Bob Ramsey
 Commissioner Sarah Strommen
 Commissioner Jason Tossey
 Commissioner Jeffrey Wise

Members Absent: None.

Also Present: HRA Executive Director Kurtis G. Ulrich
 City Engineer Tim Himmer
 City Attorney Bill Goodrich
 Development Manager Darren Lazan

1. CALL TO ORDER

Chairperson McGlone called the regular meeting of the Housing and Redevelopment Authority to order at 9:25 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVAL OF AGENDA

Development Manager Lazan requested the removal of Item 5.01, Consider Offer to Purchase Land – Senior Housing, since that group will be considering other parcels. This item will be scheduled for discussion at the July 17, 2012, HRA meeting.

Motion by Commissioner Ramsey, seconded by Commissioner Tossey, to approve the agenda as revised to remove Case 5.01.

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

4. APPROVAL OF MINUTES

None.

5. HRA BUSINESS

5.01: Consider Offer to Purchase Land – Senior Housing (Portions may be closed to the public)

This item was removed from the agenda upon adoption.

5.02: Consider HRA Contribution to Sunwood Drive Relocation Project

Development Manager Lazan reviewed the staff report.

City Engineer Himmer explained that since the bids for the Sunwood Drive Relocation Project were \$500,000 under estimates, a \$500,000 contribution from the HRA was no longer needed.

Commissioner Backous arrived at 9:30 p.m.

Development Manager Lazan modified staff's recommendation and offered three options for consideration.

City Administrator Ulrich clarified if it was the HRA's desire, it could put funds towards the Sunwood Drive Relocation Project and the City Council could then decide where to reduce other funding sources.

The HRA noted the Sunwood Drive Relocation Project bid came in \$500,000 lower than expected so this funding was no longer needed. Support was indicated to not waive the distribution policy since the \$500,000 had not been part of the original funding package and was only considered as an option in case there was a funding shortfall.

Motion by Commissioner Elvig, seconded by Commissioner Tossey, to distribute the proceeds of the land sale per the existing land sale distribution policy.

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

5.03: Review Development Dashboard

Development Manager Lazan presented the development dashboard and advised of updates that will be made to hard costs. It was noted the dashboard includes \$15 million for incentives anticipating \$8 million coming from TIF and the rest from land proceeds.

The HRA requested a printed copy of the development dashboard.

5.04: Review COR History and Exit Strategy

City Administrator Ulrich and Development Manager Lazan reviewed the staff report.

Commissioner Strommen asked about the transition from the risk abated to the return realized, noting it would be good to look at where the HRA is on that spectrum and what is needed to get to the return realized category. She asked what should the HRA focus on to get there and mitigate risk as quickly as possible.

Development Manager Lazan explained this is all part of the strategic planning piece and will be placed on a future agenda to gain HRA input.

Commissioner Tossey stated it appears the focus has changed since the start of the project when it was thought pad ready sites would lead to return realized. He stated his support to get the City out of the development business and asked when the HRA will start to get offers.

Development Manager Lazan explained that is difficult to answer because it is multifaceted. He advised the market on the commercial side is seeing a return, though not yet proven, and market confidence is important to getting offers.

Commissioner Tossey asked if the HRA was not prepared when this strategy was created, the market did not allow it, or was that still unknown.

Development Manager Lazan stated he struggles with the feeling that the HRA is behind with pieces of the project, such as when the bridge is coming, clearing title, or the timing of the Flaherty & Collins project. He concurred that momentum and market confidence were issues. Development Manager Lazan stated he is excited with what has been accomplished in two years to complete title work, get the rail station, and the Sunwood Drive project because retailers want a timeline on the overpass before proceeding.

Commissioner Ramsey stated the HRA could not get to the exit strategy because the property was not aligned. Now that has occurred and the Master Declaration issues were completed.

6. DEVELOPMENT TEAM REPORT

Development Manager Lazan reported the first North Commons lot is under contract and the plat will be considered on July 10, 2012. He also reported that Jonathan Myers who owns the townhome sites outside of The COR is excited with the progress being made and will be in town to talk about his project.

HRA Executive Director Ulrich provided road project updates and announced upcoming events.

7. COMMISSIONER INPUT

None.

8. ADJOURNMENT

Motion by Commissioner Strommen, seconded by Commissioner Tossey, to adjourn the regular meeting of the Housing and Redevelopment Authority.

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 10:08 p.m.

Respectfully submitted,

Kurtis G. Ulrich
HRA Executive Director

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.