

City of Ramsey
Agenda
Housing and Redevelopment Authority (HRA)
Regular Session
Monday, August 13, 2012
Immediately following CC
Council Chambers, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve the Following HRA Meeting Minutes:
 1. HRA Special Session - June 5, 2012
 2. HRA Regular Session - June 12, 2012
 3. HRA Regular Session - June 26, 2012
 4. HRA Regular Session - July 10, 2012
 5. HRA Work Session - July 17, 2012
- 5. HRA Business**
 1. Consider Public Trail Easement - Armstrong Boulevard
 2. Consider Award of Construction Project - North Commons
 3. Discuss use of Anoka County HRA Fund Balance
- 6. Development Team Report**
- 7. Commissioner Input**
- 8. Adjournment**

HRA Regular Session

4. 1.

Meeting Date: 08/13/2012

By: Jo Thieling, Administrative Services

Information

Title:

Approve the Following HRA Meeting Minutes:

1. HRA Special Session - June 5, 2012
2. HRA Regular Session - June 12, 2012
3. HRA Regular Session - June 26, 2012
4. HRA Regular Session - July 10, 2012
5. HRA Work Session - July 17, 2012

Background:

Attached are meeting minutes for approval.

Funding Source:

N/A

Council Action:

Motion to Approve the Following HRA Meeting Minutes:

- HRA Special Session - June 5, 2012
 - HRA Regular Session - June 12, 2012
 - HRA Regular Session - June 26, 2012
 - HRA Regular Session - July 10, 2012
 - HRA Work Session - July 17, 2012
-

Attachments

HRA Spec - 06/05/12

HRA Reg - 06/12/12

HRA Reg - 06/26/12

HRA Reg - 07/10/12

HRA WS - 07/17/12

Form Review

Inbox

Kurt Ulrich

Reviewed By

Kurt Ulrich

Date

08/09/2012 09:58 AM

Form Started By: Jo Thieling

Started On: 08/08/2012 10:47 AM

Final Approval Date: 08/09/2012

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

The Housing and Redevelopment Authority conducted a Special Session meeting on Tuesday, June 5, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Colin McGlone
 Commissioner David Elvig (arrived at 7:54 p.m.)
 Commissioner Bob Ramsey
 Commissioner Sarah Strommen
 Commissioner Jason Tossey
 Commissioner Jeffrey Wise

Members Absent: Commissioner Randy Backous

Also Present: HRA Executive Director Kurtis G. Ulrich
 City Engineer Tim Himmer
 Fire Chief Dean Kapler
 Parks Supervisor Mark Riverblood
 Senior Planner Timothy Gladhill
 Management Analyst Patrick Brama
 Development Manager Darren Lazan

1. CALL TO ORDER

Chairperson McGlone called the Special Session meeting of the Housing and Redevelopment Authority to order at 7:03 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve the Following Meeting Minutes:
4.01.1: HRA Work Session – February 28, 2012

- 4.01.2: HRA Regular Session dated February 28, 2012**
- 4.01.3: HRA Work Session dated March 20, 2012**
- 4.01.4: HRA Work Session dated March 27, 2012**
- 4.01.5: HRA Regular Session dated March 27, 2012**
- 4.01.6: HRA Work Session dated April 10, 2012**
- 4.01.7: HRA Regular Session dated April 24, 2012**
- 4.01.8: HRA Work Session dated May 1, 2012**
- 4.01.9: HRA Regular Session dated May 8, 2012**

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to approve the following minutes: HRA Work Session dated February 28, 2012; HRA Regular Session dated February 28, 2012; HRA Work Session dated March 20, 2012; HRA Work Session dated March 27, 2012; HRA Regular Session dated March 27, 2012; HRA Work Session dated April 10, 2012; HRA Regular Session dated April 24, 2012; HRA Work Session dated May 1, 2012; and, HRA Regular Session dated May 8, 2012.

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

5. HRA BUSINESS

5.01: Consider Offer to Purchase Land – North Commons (portions may be closed to the public)

Development Manager Lazan reviewed the staff report.

Commissioner Ramsey asked if the entire North Commons area is being encompassed or just the HRA parcels.

Development Manager Lazan stated it would encompass all of the parcels and reviewed the perimeter boundaries.

Commissioner Tossey asked if money has been put aside for the second lift.

City Engineer Himmer advised there is about \$180,000 in escrow from the former Town Center 8th and 10th Additions. However, the estimated cost for the two improvements mentioned by Development Manager Lazan is \$200,000 so there is not quite enough money in escrow. City Engineer Himmer noted it is anticipated that portions of this project will add extra money into the pool to complete that work.

Development Manager Lazan completed presentation of the staff report and financial proforma.

Commissioner Ramsey asked if the lot sale cost of \$45,000 and \$60,000 is realistic.

Development Manager Lazan stated it is aggressive pricing.

Commissioner Strommen asked about the expense side that includes income back to the HRA and City.

Development Manager Lazan explained he set up the proforma as if it was a separate project/development. Some of the income would flow back to the City so even if break even, there will be one-quarter of a million dollars of recovered land sales proceeds and one-quarter of a million dollars of development fees.

City Engineer Himmer noted the cost for sewer and water laterals are offset.

Development Manager Lazan explained the cost side is included and did not reduce the construction fees but reduced the development fees. Lateral fees will be assessed to a project and if water and sewer stubs to the property, that is the HRA's share of those costs. Development Manager Lazan indicated the HRA would have a zero profit proforma as a project but funds will flow to reimburse the HRA for land costs and utility and park fee reimbursements.

Chairperson McGlone noted it will also get the most challenged pieces of land "off our back," which will be a benefit.

Commissioner Wise asked if the HRA knows its costs per square foot plus holding and legal fees.

Development Manager Lazan stated the basis today on the land is about \$2/foot and the dashboard contains the costs for holding over time. He explained value was created in the deal structure and moving forward would close the gap. Development Manager Lazan advised the HRA received an offer and earnest money was placed in the form of a check. Staff issued a purchase agreement draft that is currently under due diligence process. Development Manager Lazan advised there was rumor that lots are selling for as low as \$15,000 to \$20,000 and discussion held to get to \$35,000. He stated he wanted to present the proforma, what a zero net proceed delivers to the City, and impact of downward pressure on lot sale price.

HRA Executive Director Ulrich noted another offset will be changing the land from tax exempt to taxable with value. He indicated the biggest risk is that the HRA puts up front costs into the project should the lots sell slower than anticipated in the proforma or have to be discounted to get them sold.

Development Manager Lazan noted this property is outside the TIF District and the builder is interested in one to three lots this year and having a house open for the Parade of Homes. He agreed the pace in closing lots is the risk component in being the developer.

Commissioner Ramsey asked about dropping the lot cost and having the developer take on construction commitments to forego some of the risk.

Development Manager Lazan explained the idea is to pull some risk from the developer to bring the price to a break-even proforma. The HRA is taking on some of the risk and acting as the developer, would get the entitlement, file the plat, create the lots, and close on a lot-by-lot basis

according to the schedule. He stated the HRA could wait three to four years until the market improves but the return of investment is to get homes built, park dedication, and create synergy that is of benefit.

Chairperson McGlone felt someone has to develop it or the lots will never sell.

Commissioner Strommen noted it indicates “funding source to be determined” and asked what is the funding source to cover the up-front costs of acting as the developer.

Development Manager Lazan explained the HRA is paying itself for the land and development fees can come in over time but professional fees and construction costs are up front.

HRA Executive Director Ulrich stated in order to ensure the City has the cash to carry through; it would encumber undesignated money from the Landfill Trust Fund so it would not impact the General Fund tax base.

Development Manager Lazan stated the HRA will sell one lot within 60 days and receive earnest money.

It was noted that under Minnesota Statutes, the meeting can move into closed session to discuss confidential or non-public appraisal data and acquisition negotiations. Development Manager Lazan indicated closed session discussion will relate to the sale of property located at Bunker Boulevard and Azurite Street NW, known as the North Commons residential parcels, and creation of roughly 17 residential lots on HRA property as well as platting of the parkland associated with North Commons. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to move to closed session.

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

The Special Session HRA meeting moved into a closed session at 7:23 p.m.

The Special Session HRA meeting was opened to the public 7:50 p.m.

Development Manager Lazan stated the HRA held discussion and no final decision was reached on the Purchase Agreement.

The consensus of the HRA was to support the proforma for the proposed North Commons area.

The HRA agreed to reorder the agenda to next consider Case 5.03.

5.03: Review Single Family Lot Creation at North Commons – Grading and Soil Corrections

Parks Supervisor Riverblood reviewed the staff report.

Commissioner Elvig arrived at 7:54 p.m.

Commissioner Ramsey asked if soil borings had been done and why they did not reveal the extent of the organics.

City Engineer Himmer advised the borings were done and showed some organics, such as sod and clay, in a two to three foot thickness across the area of 250 feet. The soil borings were not done when this project moved forward so that information was not available at that time.

Commissioner Ramsey asked if there was not time to come back and ask the Council for an additional \$10,000.

Parks Supervisor Riverblood explained this problem was not anticipated in this area but it was learned that Rehbein salvaged sand and brought back organics. At the same time, the HRA had a buyer for the lots that wanted to fast track for the Parade of Homes. It was decided to move forward because of that and the cost of pulling the contractor off and then getting them back would have cost \$5,000 to \$10,000 in mobilization.

Commissioner Ramsey stated he understands why it was moved forward but the problem should have been known when three soil borings showed organics.

Commissioner Strommen noted it was indicated the extent of the organics was not known from the three borings.

HRA Executive Director Ulrich acknowledged it is a lesson learned that soil borings are needed prior to mobilizing. In this case, there was not much choice but to move forward. He agreed if the City was going to be responsible for soil corrections, staff needed to do a better job of identifying risk ahead of time.

Chairperson McGlone felt that lesson should have been learned from the water tower project.

Commissioner Tossey agreed there had been pressure from a buyer and Parade of Homes schedule and noted this is a relatively minor change order compared to the water tower change order.

Chairperson McGlone agreed with the need to drill holes prior to mobilization.

Commissioner Ramsey stated he can support the additional cost but wanted to know the process of what had happened.

Commissioner Elvig stated this project is to create lots for sale for housing and noted many houses are built on less than perfect soils. He asked why this soil correction had to be done.

Chairperson McGlone explained the organic soil discovered was not usable.

Fire Chief Kapler confirmed that was the case and stated it was imported soils, not natural soils.

Chairperson McGlone stated if dump trucks of organics were brought in, it can be assumed we will find same problem and there needs to be more due diligence next time.

Commissioner Elvig asked how deep the organic soils go.

Chairperson McGlone declined asking staff to respond and asked if there were other questions.

Commissioner Elvig stated he would like his question answered.

Commissioner Strommen asked where COR Revolving Funds come from.

HRA Executive Director Ulrich explained it is a special project fund established for The COR.

Commissioner Strommen asked if the COR Revolving Fund is the same as funding from land proceeds.

HRA Executive Director Ulrich answered it is essentially the same thing but the Revolving Fund may include revenues other than land proceeds, such as interest earnings.

Commissioner Tossey stated concern that the owners know the location of the property boundary, noting the walking path is public property and not included.

Parks Supervisor Riverblood stated at Brookfield the City placed markers on the lot line that said, "private property do not enter" and on the other side said "public trail."

Commissioner Ramsey felt the property owner could install a boundary marker, if desired, thinking this is no different than Northfork lots that abut a golf course.

Commissioner Tossey explained he wanted to assure the property owner did not assume their property extended all the way through the walking trail.

Motion by Commissioner Tossey, seconded by Commissioner Ramsey, to approve funding the overage cost for earthwork at North Commons in the amount of \$9,812 from the COR Revolving Fund.

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

Commissioner Elvig stated he abstained from the vote because his question had not been answered so he was unable to get the information needed.

Commissioners Elvig and Tossey left the meeting at 8:09 p.m.

5.02: Consider Option for the Preparation of Land for Development – Sunwood Retail

Development Manager Lazan reviewed the staff report.

Chairperson McGlone asked if sufficient borings will be taken.

HRA Executive Director Ulrich answered in the affirmative and stated borings will also be taken on the site where the fill will be placed.

Commissioner Ramsey asked about dewatering.

City Engineer Himmer explained the intent is to not excavate below the water table because then the material would have to be dried. He noted this means the site will go from having mounds of stockpiles to a large hole. Staff will also address how to restore the site and reconfigure ponding.

Commissioner Ramsey noted Lake Ramsey is in the plan but the Council had also discussed reconfiguring it or not including it.

Development Manager Lazan explained the scope will include plans specific to this corner to determine the extent of the excavation but would commit excavating a portion of the Ramsey Lake.

City Engineer Himmer estimated it will involve excavating about one-half of Lake Ramsey.

Development Manager Lazan indicated the earth work estimates did not go deeper than eight feet, a minimum depth.

Chairperson McGlone stated he heard the school will be postponed for one year due to monetary reasons and it is likely the school has stockpiled a lot of material. He noted if the City does not excavate here it could use that offsite fill and maintain flexibility in this area for the future.

City Engineer Himmer stated staff met with Legacy several weeks ago because it has about 60,000 yards of material. However, Legacy said it will be clay and not usable for road projects but it would be open to allowing a deal for that material for other uses like green spaces.

Commissioner Strommen asked if this is the most efficient way to get this done.

City Engineer Himmer answered in the affirmative and noted the cost is \$10 to \$12/yard to import native fill material and this would cost about \$4/yard.

Commissioner Ramsey stated he supports staff's recommendation, even if it excavates only one-half of Lake Ramsey and allows for reconfiguration and other options in the future.

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to approve the proposed scope of services and request staff to add the proposed scope to the current project out for bid,

and to direct the development team to prepare an agreement with the City for the proposed funding, as discussed.

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

City Engineer Himmer advised staff will present a case next week on the budget and funding scenario for this project along with acquisitions.

5.03: Review Single Family Lot Creation at North Commons – Grading and Soil Corrections

This case was considered prior to Case 5.02.

5.04: Discuss Development Plan 6.0

The HRA agreed with the suggestion of Commissioner Strommen that this topic be presented for informational purposes but discussion and decision be held until a full HRA is in attendance.

Development Manager Lazan reviewed the staff report.

Commissioner Wise asked if the cable currently being buried will have to be moved.

City Engineer Himmer indicated that is a County initiative and they are aware of this realignment project. In addition, conduit will be placed in Sunwood Drive that can be spliced into in the future. City Engineer Himmer added that the seed mix will be low maintenance.

Commissioner Ramsey stated the City needs to assure the proper utilities are being placed if it is known how it will be developed.

Development Manager Lazan completed presentation of Development Plan 6.0.

Commissioner Ramsey asked if it is possible to design the road alignment so it can accommodate a roundabout in the future.

Development Manager Lazan answered in the affirmative.

Commissioner Ramsey stated he hears townhomes will not be built for a long time and asked why a different use is not being contemplated.

Development Manager Lazan stated they could consider a different use but this is the only townhome area in The COR.

Senior Planner Gladhill noted access spacing is an issue if not townhomes on that corner.

Commissioner Ramsey stated he was not suggesting retail for the corner but, perhaps, something like Glendale, a high-end senior community.

Development Manager Lazan stated there had been interest in townhomes for this area so it was left in Version 6.0 but there was also interest in an apartment for a portion of this corner site.

Commissioner Wise noted townhomes is only a holding place and if something else comes in it will be entertained.

Commissioner Ramsey indicated he sees no problems with Version 6.0.

City Engineer Himmer advised that the two wetland pieces will be considered for sequencing analysis by the LRRWMO in June.

Commissioner Strommen stated she does not see a problem with LRRWMO consideration of the wetland pieces.

Senior Planner Gladhill stated staff will prepare a memorandum on the new development plan that explains in detail what the changes mean to other adopted plans.

6. EXECUTIVE DIRECTOR'S REPORT

HRA Executive Director Ulrich reported the June 12, 2012, agenda will include presentation of the dashboard, consideration of exit strategy, development plan Version 6.0, funding for Armstrong improvements, and update on International Conference on Shopping Centers (ICSC).

Development Manager Lazan presented updated COR marketing materials. He also reported that PSD executed the Master Declaration, a binding agreement and staff was moving forward to schedule meetings with the townhome owners association and master association to get vote on the second amendment.

Commissioner Ramsey asked what the process had cost.

Development Manager Lazan stated it was a two-year process with considerable legal fees, estimating in excess of \$100,000. He noted the County is currently subject to the Master Declaration and asked for thoughts whether the Management Team should reach out to the County.

Prior to discussing exit strategies, Commissioner Ramsey requested staff provide a summary and chronology of events since the beginning.

7. COMMISSIONER INPUT

None.

8. ADJOURNMENT

Motion by Commissioner Ramsey, seconded by Chairperson McGlone, to adjourn the special session meeting of the Housing and Redevelopment Authority.

Motion carried.

The special session meeting of the Housing and Redevelopment Authority adjourned at 8:45 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.

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, June 12, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Colin McGlone
 Commissioner Randy Backous
 Commissioner Bob Ramsey
 Commissioner Sarah Strommen
 Commissioner Jason Tossey (left at 10:01 p.m.)
 Commissioner Jeffrey Wise

Members Absent: Commissioner David Elvig

Also Present: HRA Executive Director Kurtis 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 9:11 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVAL OF AGENDA

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

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

4. APPROVAL OF MINUTES

- None.

5. HRA BUSINESS

5.01: Approve Development Plan 6.0

Development Manager Lazan presented Development Plan 6.0 and answered questions of the Commissioners relating to the proposed use of the COR 6 plat that changed from neighborhood commercial to residential due to access restriction and the potential uses for the five-acre Sunwood Retail site. He noted the potential relocation site for Wisser Choice Liquor and described points of access.

Motion by Commissioner Ramsey, seconded by Chairperson McGlone, to approve Development Plan 6.0.

Further discussion: City Engineer Himmer recommended the Development Plan reflect the access and median change on Sunwood Drive; assure adequate space to accommodate a roundabout; and, address proximity of access to Ramsey Boulevard at the southeast corner of Ramsey Boulevard and Sunwood Drive. Commissioner Tossey stated his intent to not support approval and concern that such action may result in locking the HRA into having to approve certain projects. He stated he does not think it is for government to do this type of planning. Development Manager Lazan explained the Development Plan acts as a sales tool, can be changed to react to the market, quantifies the City's vision for the property, and is useful for calculating traffic loads, AUAR and Metropolitan Council considerations, and grant applications. He indicated this Development Plan resulted from a community-based effort, received input from all property and business owners, and allows the Development Team to do its work while the HRA oversees and assures it reflects the City's vision for the project.

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

5.02: Update on Sunwood Drive Realignment Project – Portions of this discussion may be closed to the public

Commissioner Wise recused himself due to a potential conflict of interest and left the Council Chambers at 9:37 p.m.

Development Manager Lazan reviewed the staff report.

Commissioner Ramsey referred to the original TIF Plan that calculated roads, parking, and future roads.

Commissioner Strommen stated the action is whether to contribute land proceeds in deviation of the HRA's disbursement policy for land proceeds. She indicated additional information is needed related to the balance sheet on proceeds from this user as well as development fees to Landform since this is a unique situation involving a sitting member of the HRA and having to pay relocation fees.

Development Manager Lazan explained the expenses in general were included in the TIF Plan, but the question is if the HRA has the revenue to contribute those dollars. He noted a spending plan was developed. Expected revenue derived from the land sales is \$85 million and expenses

are \$65 million. Because of the need to address cash flow, an informal policy was set to contemplate each project as it comes forward, to calculate TIF from that project, and use it to support that specific project. He asked the HRA if it wanted to step in advance of receiving revenue, or wait for revenue to be in place.

City Administrator Ulrich indicated the HRA's basis in the land is \$2.50/square foot. He noted the Sunwood Drive project adds both value and costs, and eventually the City needs to reach a break-even point for the money it put into the project. City Administrator Ulrich stated land proceeds are an important part of the disbursement policy to pay back the Water Fund for money borrowed to purchase the land. He believed there was a good argument to say the HRA was still investing in the property to do a land trade between the HRA and City and put the land proceeds into infrastructure costs to make it more probable to get additional land proceeds.

Commissioner Ramsey supported the recommendation of staff and the Development Team for the HRA to give this parcel to the City to invest into this project.

Commissioner Tossey agreed and stated he could also support, in this particular case, to use those proceeds for this project.

City Engineer Himmer asked if the HRA knows the size of the parcel, noting it has not yet been platted.

Development Manager Lazan stated they contemplated a one-acre parcel for a net usable one-acre parcel at just over \$500,000.

City Engineer Himmer noted it will be more than an acre because of the need to develop access roads and parking to support it and future lots.

Development Manager Lazan agreed the HRA also takes on the burden to reconfigure access from Sunwood Drive to the Colburn's anchored site.

Commissioner Strommen requested staff provide all of the details mentioned by City Engineer Himmer as well as the budget with all costs so the HRA has a full understanding of how to get to net proceeds.

The consensus of the HRA was to move forward and direct staff to prepare a resolution for consideration at a future meeting to donate the land sale proceeds.

Commissioner Wise returned to the meeting at 9:54 p.m.

5.03: Consider Offer to Purchase Land – North Commons – Portions of this discussion may be closed to the public

Development Manager Lazan reviewed the staff report.

City Attorney Goodrich advised that under Minnesota Statutes, the meeting can move into closed session to discuss confidential or non-public appraisal data and acquisition negotiations. He indicated closed session discussion will relate to an offer to purchase a single-family HRA-owned lot described as being in the northwest quadrant of Zeolite and Bunker Lake Boulevard. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

Motion by Commissioner Ramsey, seconded by Chairperson McGlone, to move to closed session to discuss acquisition negotiations.

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

The HRA meeting moved into a closed session at 10:01 p.m.

The HRA reconvened in open session at 10:18 p.m. It was noted that Commissioner Tossey was not in attendance.

Motion by Commissioner Wise, seconded by Commissioner Backous, to approve the Purchase Agreement and authorize staff to execute Purchase Agreement and related documents and approve authorizing the preparation of engineering documents to complete the development, subject to review and approval by Attorney.

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

5.04: Review COR History and Exit Strategy

City Administrator Ulrich reviewed the staff report.

The HRA considered the history information and noted several corrections to reference the 2006 to 2007 Ramsey3 process and \$50,000 grant. It was also suggested including additional information relating to the RFP process used when Landform was hired and correctly reference the property as the Ramsey Town Center prior to rebranding as The COR, possibly creating differentiation by using a different color.

Commissioner Ramsey requested additional detail and meeting minutes from 2009 when the Council discussed its rationale to become involved in purchasing the Ramsey Town Center. He noted that to determine exit strategy, the HRA needs to first understand why the City got involved.

Commissioner Strommen asked if the purpose is for the HRA's information, to show the story to the public, or to market the property.

Commissioner Wise stated he wants to assure transparency so the public understands what is going on with their money.

Commissioner Backous stated he would like to see the story of how Landform was selected.

Due to the late hour, the HRA agreed to table consideration of the exit strategy to a future meeting.

Development Manager Lazan asked the HRA to provide its comments on the exit strategy prior to the next meeting so he can revamp that information for additional discussion.

The consensus of the HRA was to direct staff to revise the history information as discussed and create a narrative describing why the City became involved in the Ramsey Town Center property, the risk, benefit, hiring of Landform, and decisions the Council faced that resulted in the City getting into the development business.

6. EXECUTIVE DIRECTOR'S REPORT

6.01: Review Development Dashboard

The HRA supported the suggestion of Commissioner Backous to table this item for additional discussion.

6.02: Recap of Activities and Materials from ICSC Spring Conference

Development Manager Lazan presented a report on the International Conference of Shopping Centers (ICSC) Spring Conference. He indicated there was a fair amount of recognition and compliments on the City's booth and The COR marketing materials. Development Manager Lazan presented the ICSC budget, estimating costs will be \$14,000 to \$15,000 including all marketing materials, which is about \$2,000 under budget.

7. COMMISSIONER INPUT

Commissioner Ramsey stated a QuickTrip is being built in Anoka and he has been asked why Ramsey lost that project.

Development Manager Lazan clarified that QuickTrip was under contract to construct in Anoka prior to opening discussions with Ramsey. He stated he is hopeful to talk with QuickTrip again this fall if a parcel is available.

8. ADJOURNMENT

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

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 10:47 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.

**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.

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, July 10, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Colin McGlone
 Commissioner Randy Backous
 Commissioner David Elvig (arrived at 8:11 p.m.)
 Commissioner Bob Ramsey
 Commissioner Sarah Strommen
 Commissioner Jason Tossey
 Commissioner Jeffrey Wise

Members Absent: None.

Also Present: HRA Executive Director Kurtis G. Ulrich
 Senior Planner Timothy Gladhill
 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 8:09 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVAL OF AGENDA

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

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

4. APPROVAL OF MINUTES

None.

Commissioner Elvig arrived at 8:11 p.m.

5. HRA BUSINESS

5.01: Approve Plans and Specifications and Advertise for Bids – North Commons

Development Manager Lazan reviewed the staff report.

Motion by Chairperson McGlone, seconded by Commissioner Elvig, to approve the plans and specifications and authorize the advertisement for bids on North Commons, a 17-lot subdivision in The COR.

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

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

Development Manager Lazan advised that due to a death in the petitioner's family, it is requested that this item be rescheduled to a future Work Session.

Motion by Commissioner Ramsey, seconded by Commissioner Backous, to postpone consideration of the Offer to Purchase Land – Senior Housing, to a future Work Session.

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

6. DEVELOPMENT TEAM REPORT

Development Manager Lazan reported on progress made to resolve the Master Declaration and provided an update on COR Special Service District (SSD) options. He displayed a map depicting three districts: COR 2 SSD, COR 1 SSD, and area of existing master declaration.

7. COMMISSIONER INPUT

None.

8. ADJOURNMENT

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

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 8:18 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.

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

The Housing and Redevelopment Authority conducted a Work Session meeting on Tuesday, July 17, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Colin McGlone
 Commissioner Randy Backous
 Commissioner David Elvig
 Commissioner Bob Ramsey
 Commissioner Sarah Strommen
 Commissioner Jason Tossey
 Commissioner Jeffrey Wise

Members Absent: None.

Also Present: Deputy City Administrator/Finance Director Diana Lund
 Police Chief James Way
 Public Works Superintendent Grant Riemer
 City Attorney Bill Goodrich
 Development Manager Darren Lazan

1. CALL TO ORDER

Chairperson McGlone called the Work Session meeting of the Housing and Redevelopment Authority to order at 5:54 p.m.

2. TOPICS FOR DISCUSSION

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

Development Manager Lazan reviewed the staff report.

Phil Geese, Edgewood Group, stated he is the founder and owner of this company, which is the largest assisted living provider in the Midwest and the largest housing and services provider in Minnesota. He presented the proposed site plan for senior living, noting it will contain a pharmacy, coffee shop, and fitness center. Mr. Geese stated their offer for the initial site, their preferred site, is \$5/sq. ft. and \$250,000 in service fees to the City. He stated they don't like flat roof designs but can work within the design requirements as long as it does not add a lot of additional costs. Mr. Geese stated they understand this concept will require more brick and upscale look than constructed ten years ago, which Edgewood Group can do. He stated he has not yet completed a new site plan or building elevation but once the site is secured, everything can be "nailed down" in three to four months. Mr. Geese stated Edgewood Group does not need

to secure financing but does have to update the feasibility study. Once the feasibility study is completed, they will complete elevation design and architectural drawings to assure it will work for The COR. Mr. Geese stated they anticipate about 78 residents with one employee per resident and would like to move their regional corporate office from Ham Lake to Ramsey.

Marty Fisher, Premier Commercial Properties representing Edgewood Group, iterated the six points and main attributes of the proposal: 1. Offer at \$5/sq. ft. on the land; 2. No request for TIF; 3. No financing contingency since it will be self financed; 4. Due diligence period is four months predicated on development study that was done earlier and development agreement; 5. Edgewood Group is a well-respected organization with several locations, an educated developer; and, 6. Allowing this project to move forward will create synergy for The COR.

Development Manager Lazan ran a video depicting exterior building elevations of an Edgewood Group project.

Mr. Fisher stated they understand there will be a requirement for updated building materials, which they are willing to address.

Development Manager Lazan noted they have indicated they prefer the initial site and asked if the alternate site is a concern.

Mr. Geese stated the alternate site is at a major corner with signalization so the traffic and noise will be greater. He stated they do not prefer that corner, noting residents would like views and something to do so they prefer the initial site.

Commissioner Elvig asked about the types of care that will be offered.

Mr. Geese stated they provide assisted care and possibly memory care beds as well. He explained there will be physician offices in the buildings so residents can see their doctor without going to the clinic.

Commissioner Elvig asked if the project would offer complete living arrangements with kitchen and bath.

Mr. Geese indicated each unit has a small kitchen but also a common dining room that provides three meals a day. They also offer medication management, bathing, and activities for daily living.

Commissioner Elvig noted the traffic to and from this project will facilitate additional shopping and retail in The COR and asked about the possibilities for future expansion.

Mr. Geese stated they had originally discussed doing one side now and the second side later but think they would develop the entire site, depending on the feasibility study, and it may be more than 72 units. He advised that memory care is becoming a larger component and requires an outside courtyard for those residents to enjoy.

Chairperson McGlone noted the HRA has entertained offers from other developers but some projects have been delayed because they were not as well funded. He stated it is the HRA's objective to consider deals with developers who will build now and not hold the property for a future date.

Mr. Geese stated they have other investment companies as financial partners and use a real estate investment trust to make acquisitions and start the project. He indicated they own eight facilities worth \$30 million and also raise money from the outside, mostly from North Dakota and some from Minnesota. Mr. Geese stated they do not have unlimited access to resources, but it has not been a problem for his company.

Chairperson McGlone noted the initial site is along Lake Ramsey. He asked if they are proposing a two-story project or if there is anything at four stories.

Development Manager Lazan stated the HRA is looking for an urban project with a minimum of two stories. Farther south, the HRA wants to focus three- and four-story buildings but the initial site for this proposal is on the other side of the parkway where two stories would be appropriate.

Mr. Geese stated they prefer two stories and would locate the dining room on the second level. He advised that typically a third level is used for more independent residents but the entire facility is licensed for housing with services. Mr. Geese assured the HRA they would definitely look at a third story because a two-story building with a flat roof does not look that great. In addition, they could locate their corporate offices in the third story.

Development Manager Lazan advised that under Minnesota Statutes, the meeting can move into closed session to discuss acquisition negotiations. He indicated the closed session discussion will relate to the sale of property, 3.5 acres located at the northeast quadrant of Center Street and Ramsey Parkway. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

Motion by Commissioner Tossey, seconded by Commissioner Wise, to move to closed session to discuss land purchase negotiations.

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

The HRA meeting moved into a closed session at 6:15 p.m.

The HRA reconvened in open session at 6:41 p.m.

City Attorney Goodrich stated the HRA held discussion and gave direction to staff to negotiate an offer.

2.02: Consider Offer to Purchase Land – Drive-Thru Restaurant (portions may be closed to the public)

Development Manager Lazan reviewed the staff report.

Commissioner Wise recused himself due to a potential conflict of interest and left the meeting room at 6:44 p.m.

City Attorney Goodrich advised that under Minnesota Statutes, the meeting can move into closed session to discuss acquisition negotiations. He indicated closed session discussion will relate to the sale of property to be platted as Lot 4, Block 1, COR 2. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

Motion by Commissioner Tossey, seconded by Commissioner Backous, to move to closed session to discuss land purchase negotiations.

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

The HRA meeting moved into a closed session at 6:45 p.m.

The HRA reconvened in open session at 7:05 p.m.

Development Manager Lazan stated the HRA held discussion and provided direction to staff in how to respond to the offer.

2.03: Update on Resolution of Master Declaration Issue

Development Manager Lazan reviewed the staff report.

Informational; no action required.

3. DEVELOPMENT TEAM REPORT

Development Manager Lazan reported he received an e-mail on advanced registration for 2013 International Conference of Shopping Centers (ICSC) to improve booth location.

Commissioner Ramsey reported the City was offered a booth at this year's Anoka County fair, but he is unsure of the cost.

Chairperson McGlone stated he is not interested in the Anoka County fair because it would require additional discussion and the time is too short. He also did not support changing the ICSC arrangement.

The majority of the HRA agreed.

Development Manager Lazan reported the HRA has an application for The COR 3 storm water management before the Lower Rum River Water Management Organization (LRRWMO). He

explained this was previously designed; however, the LRRWMO Third Generation Plan has now been adopted and the new Plan has resulted in a considerable hardship. Development Manager Lazan stated they have been working with the LRRWMO's engineering consultant and its recommendation went from denial to presenting the facts and letting the LRRWMO make the decision.

Commissioner Strommen stated she will represent the HRA's position before the LRRWMO.

4. COMMISSIONER INPUT

None.

5. ADJOURNMENT

Motion by Commissioner Wise, seconded by Commissioner Ramsey, to adjourn the Work Session meeting of the Housing and Redevelopment Authority.

Motion carried.

The Work Session of the Housing and Redevelopment Authority adjourned at 7:13 p.m.

Respectfully submitted,

Diana Lund
Deputy City Administrator/Finance Director

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

HRA Regular Session

5. 1.

Meeting Date: 08/13/2012**By:** Darren Lazan, Housing &
Redevelopment Authority

Information**Title:**

Consider Public Trail Easement - Armstrong Boulevard

Background:

Plans and specifications prepared for Armstrong Boulevard by WSB contemplated an 8 foot wide trail along the east side of Armstrong Boulevard from the new Sunwood Drive to Bunker Lake Boulevard. During construction, the Interim City Engineer and Public Works expressed concern that this does not meet current city requirements and have directed the plans to be revised to reflect a 10' wide trail be installed. The primary reason for the standard is ease of maintenance as these trails are maintained with trucks utilizing 10' plows.

The increased width and alignment now present a conflict with both existing and proposed utility and signal box locations at the SE quadrant of Armstrong and Bunker Lake Boulevard.

WSB has proposed an alternate alignment that resolves the conflict, but the trail now falls on HRA property.

To accommodate this new alignment, the development team proposes a temporary trail easement be recorded to allow immediate construction, then a permanent easement to be recorded with all other easements associated with the plat of COR TWO now underway.

Notification:**Observations:**

The proposed alignment presents no issues with the current development plan and the proposed easement appears to be the best option for the resolution of this issue.

Recommendation:

The development team recommends the HRA approve the easement depicted on the attached exhibit, and direct the development team to prepare and record a temporary easement to facilitate construction of the public trail.

The development team further recommends the HRA approve a permanent easement over the same, or similar area to be recorded concurrent to the plat of COR TWO.

Funding Source:

N/A - DM Admin

Council Action:

Approve the public trail easement depicted in the attached exhibit and direct the development team to prepare both temporary and permanent easements and record as necessary to construct the proposed trail.

AttachmentsEasement Depiction

Revised Trail Plans

Form Review

Inbox

Kurt Ulrich

Form Started By: Darren Lazan

Reviewed By

Kurt Ulrich

Date

08/09/2012 12:02 PM

Started On: 08/08/2012 01:30 PM

Final Approval Date: 08/09/2012



Proposed Permanent Easement
Area = 1652 sq ft

BUNKER LAKE BLVD



ARMSTRONG BLVD NW

R/W

118'

14'

CITY OF RAMSEY HRA

R/W

K:\0973-00\Survey\TrailEasement.dgn



701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
www.wsbang.com

& Associates, Inc. 763-541-4800 - Fax 763-541-1700
INFRASTRUCTURE • ENGINEERING • PLANNING • CONSTRUCTION

Trail Easement Sketch

Armstrong Boulevard NW
Improvements
City of Ramsey, Minnesota

WSB Project No. 1783-010 Date: 08/08/12

CITY OF RAMSEY
HRA PARCEL

BITUMINOUS & AGGREGATE							A
STATION TO STATION	2360 TYPE SP 12.5 WEARING COURSE MIXTURE (4,C) (SPWEB440C) (1)	2360 TYPE SP 12.5 NON WEARING COURSE MIXTURE (4,B) (SPNWB430B) (1)	AGGREGATE BASE (CV) CLASS 5 MODIFIED	AGGREGATE BASE (CV) CLASS 5 MOD. (4" CONCRETE WALK)	AGGREGATE BASE (CV) CLASS 5 MOD. (2.0" BITUMINOUS WALK)	AGGREGATE SHOULDERING (CV) CLASS 5 MODIFIED	2" BITUMINOUS WALK
	TON	TON	CU YD	CU YD	CU YD	CU YD	SQ FT
S.A.P. 199-020-010							
CSAH 83 (ARMSTRONG BLVD)							
27+82.04 TO 38+00	1954	1079	2896	54	14	56	821
38+00 TO 45+24.37	555	341	866	54	102		7582
146TH AVE NW	183		141		7		
147TH AVE NW	573		429		6		
PROJECT TOTALS	3265	1420	4332	108	129	56	8403

NOTES:
(1) TACK COAT IS INCIDENTAL.
(2) SEE SHEET 74 FOR LOCATION OF PAVEMENT SECTION CHANGE BETWEEN CSAH 83 AND 147TH AVE NW.

CONCRETE										B
STATION TO STATION	CURB & GUTTER				CONCRETE WALK			6" CONCRETE DRIVEWAY PAVEMENT (1)	MEDIAN NOSE DESIGN 7113	TRUNCATED DOMES
	CURB AND GUTTER DESIGN B424	CURB AND GUTTER DESIGN B418	CURB AND GUTTER DESIGN B618	CURB AND GUTTER DESIGN B612	6" CONCRETE VALLEY GUTTER (1)	4" CONCRETE WALK	4" CONCRETE MEDIAN			
	LIN FT	LIN FT	LIN FT	LIN FT	SQ YD	SQ FT	SQ FT			
S.A.P. 199-020-010										
CSAH 83 (ARMSTRONG BLVD)										
27+82.04 TO 38+00	487	525	123			1989	3842		4	124
38+00 TO 45+24.37	584	823					4298			
146TH AVE NW.				392	12			6		
147TH AVE NW	55		656							
PROJECT TOTALS	1126	1348	779	392	12	1989	8140	6	4	124

GENERAL NOTES:
- SEE BITUMINOUS & AGGREGATE TABULATION FOR AGGREGATE BASE QUANTITY LOCATED BELOW THE CONCRETE WALK AND BITUMINOUS TRAIL.

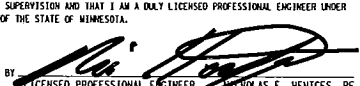
NOTES:
(1) HIGH EARLY CONCRETE

Date Printed: 8/7/2012 WSB Filename: K:\0973-00\Cad\Plan\CD020295.tbl.dgn

NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	NEH	AJP	EAST SIDE TRAIL REVISED

Design By: NEH
Pion By: CWK
Checked By: AJP
Approved By: NEH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CERTIFIED BY: 
LICENSED PROFESSIONAL ENGINEER NICHOLAS E. HENTGES, PE
DATE: 04/03/12 L.I.C. NO: 44620

WSB & Associates, Inc.
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
www.wsbeng.com
763-541-4800 - Fax 763-541-1700
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City of RAMSEY
Armstrong Blvd at Sunwood Drive
City of Ramsey, Minnesota

CITY OF RAMSEY, MINNESOTA

TABULATED QUANTITIES
S.A.P. 199-020-010 / C.P. 12-20

SHEET
7R
OF
153
SHEETS

CSAH 83 IMPROVEMENTS (RAMSEY, MN)

E

Earthwork Summary

CSAH 83 at Sunwood Drive / 147th Avenue NW
EXCAVATION

CSAH 83 at Sunwood Drive / 147th Avenue NW EARTHWORK ACCOUNTING

COMMON EXCAVATION

S.A.P. 199-020-010 8018 CU YD (EV)

COMMON MATERIAL BALANCE

AVAILABLE FROM EXCAVATION

SUBGRADE EXCAVATION

S.A.P. 199-020-010 2207 CU YD (EV)

SUBGRADE EXC. + COMMON EXC.
(2207 + 8018)

CU YD (EV) /1.25 = 8180 CU YD (CV)

EMBANKMENT

S.A.P. 199-020-010 18268 CU YD (CV)

(8180 - 18268)

= 10088 CU YD (CV) BORROW

SELECT GRADING

S.A.P. 199-020-010 5861 CU YD (CV)

SELECT GRANULAR BALANCE (5861) CU YD (CV)

= 5861 CU YD (CV) BORROW

SELECT GRANULAR EMBANKMENT

S.A.P. 199-020-010 1649 CU YD (CV)

TOPSOIL BALANCE (1649) CU YD (CV)

*1.4 = 2309 CU YD (LV) BORROW

TOPSOIL

GENERAL NOTES:

- 125% SHRINKAGE FACTOR USED FROM EXCAVATED VOLUME (EV) TO COMPACTED VOLUME (CV) FOR COMMON EXCAVATION. 130% EXPANSION FACTOR USED FROM COMPACTED VOLUME (CV) TO LOOSE VOLUME (LV) FOR SELECT GRANULAR AND SELECT GRADING
- ANY MATERIAL NOT UTILIZED ON THIS PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR, THE DISPOSAL OF WHICH SHALL BE HIS RESPONSIBILITY WITH NO ADDITIONAL COMPENSATION PAID OTHER THAN THE PRICE BID FOR COMMON EXCAVATION.
- SELECT GRANULAR BALANCE ASSUMES NO EXCAVATED MATERIAL WILL MEET SELECT GRANULAR SPECIFICATIONS.

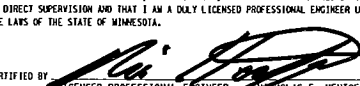
* SEE SHEETS 60A - 62A FOR SAP 199-104-010 MASS GRADING PLAN AND FOR THE LAKE RAMSEY BORROW AREA GRADING PLAN. GRANULAR AND SELECT GRANULAR BORROW TO BE TAKEN FROM THE LAKE RAMSEY BORROW AREA, UNLESS OTHERWISE APPROVED BY THE ENGINEER. SEE SHEETS 61A FOR LOCATION AND DETAILS.

Date Printed: 8/17/2012
WSB Filename: K:\01973-010\Cad\Plan\CD0202955_ew.dgn

NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	NEH	AJP	EAST SIDE TRAIL REVISED - COMMON FILL INCREASED

Design By: NEH
Plan By: CWK
Checked By: AJP
Approved By: NEH

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

CERTIFIED BY: 
LICENSED PROFESSIONAL ENGINEER NICHOLAS E. HENTGES, PE
DATE: 04/03/12 L.I.C. NO: 44620

WSB
& Associates, Inc.
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www.wsbeng.com
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City of RAMSEY
Armstrong Blvd at Sunwood Drive
City of Ramsey, Minnesota

CITY OF RAMSEY, MINNESOTA
EARTHWORK TABULATION & SUMMARY
S.A.P. 199-020-010 / C.P. 12-20

SHEET
9R
OF
153
SHEETS

EARTHWORK TABULATION							F	
STATION TO STATION	EXCAVATION			EMBANKMENT				
	COMMON	TOPSOIL	SUB-GRADE	SUITABLE GRADING	SELECT GRANULAR BORROW (ROADWAY)	TOPSOIL		
	CU YD (EV)	CU YD (EV)	CU YD (EV)	CU YD (CV)	CU YD (CV)	CU YD (CV)		
CSAH 83								
27+85	TO	28+00	24	27	26	7	26	9
28+00	TO	28+50	78	86	87	22	88	31
28+50	TO	29+00	77	82	89	16	89	32
29+00	TO	29+50	80	80	90	18	93	31
29+50	TO	30+00	67	88	92	31	101	30
30+00	TO	30+50	45	73	95	26	111	33
30+50	TO	31+00	23	49	69	24	128	32
31+00	TO	31+50	14	35	24	34	147	31
31+50	TO	32+00	16	32	4	86	157	33
32+00	TO	32+50	29	152		295	164	41
32+50	TO	33+00	37	277		677	170	50
33+00	TO	33+50	28	309		1065	176	59
33+50	TO	34+00	30	338		1350	182	68
34+00	TO	34+50	34	358		1626	187	74
34+50	TO	35+00	8	74		347	38	16
35+00	TO	35+50	49	349		1578	192	72
35+50	TO	35+91	23	280		1305	172	50
35+91	TO	37+21		674		3391	561	137
37+21	TO	37+50	3	127		501	121	28
37+50	TO	38+00	19	282		775	213	53
38+00	TO	38+50	32	282	6	672	213	56
38+50	TO	39+00	19	274	52	586	213	56
39+00	TO	39+50	13	257	134	477	213	56
39+50	TO	40+00	69	235	176	369	213	54
40+00	TO	40+50	144	214	184	279	206	54
40+50	TO	40+95	135	159	172	171	174	42
40+95	TO	41+00	10	12	14	13	13	3
41+00	TO	41+50	63	79	90	120	81	17
41+50	TO	41+90	46	57	73	84	65	11
41+90	TO	42+00	5	12	9	15	8	2
42+00	TO	42+50		52		50		10
42+50	TO	43+00		44		38		8
43+00	TO	43+50		45		41		8
43+50	TO	44+00		53		57		10
44+00	TO	44+50		58		67		12
44+50	TO	45+00		74		174		17
45+00	TO	45+24		42		135		10
SUBTOTALS			1220	5721	1486	16522	4515	1336

174
135
▲

EARTHWORK TABULATION							F	
STATION TO STATION	EXCAVATION			EMBANKMENT				
	COMMON	TOPSOIL	SUB-GRADE	SUITABLE GRADING	SELECT GRANULAR BORROW (ROADWAY)	TOPSOIL		
	CU YD (EV)	CU YD (EV)	CU YD (EV)	CU YD (CV)	CU YD (CV)	CU YD (CV)		
147TH AVE NW								
11+09	TO	11+50	40	9	71		68	7
11+50	TO	12+00	61	16	96		92	9
12+00	TO	12+50	59	27	115	1	116	9
12+50	TO	13+00	29	40	101	10	135	12
13+00	TO	13+50	2	49	42	58	139	18
13+50	TO	14+00		55	4	203	137	24
14+00	TO	14+50		69		434	150	32
14+50	TO	14+63		23		167	46	10
SUBTOTALS			191	288	429	873	883	121

EARTHWORK TABULATION							F	
STATION TO STATION	EXCAVATION			EMBANKMENT				
	COMMON	TOPSOIL	SUB-GRADE	SUITABLE GRADING	SELECT GRANULAR BORROW (ROADWAY)	TOPSOIL		
	CU YD (EV)	CU YD (EV)	CU YD (EV)	CU YD (CV)	CU YD (CV)	CU YD (CV)		
SUNWOOD DRIVE								
20+42	TO	20+50		21		109	29	7
20+50	TO	20+75		63		402	83	
20+75	TO	20+94		48		339	59	
SUBTOTALS				132		850	171	7

EARTHWORK SUMMARY									F
ALIGNMENT	STATION TO STATION	EXCAVATION			EMBANKMENT				
		COMMON	TOPSOIL (1)	SUB-GRADE	SUITABLE GRADING	SELECT GRANULAR BORROW (ROADWAY)	TOPSOIL BORROW		
		CU YD (EV)	CU YD (EV)	CU YD (EV)	CU YD (CV)	CU YD (CV)	CU YD (CV)		
CSAH 83	27+85 TO 45+24	1,220	5,721	1,486	16,522	4,515	1,336		
147TH	11+09 TO 14+63	191	288	429	873	883	121		
SUNWOOD	20+42 TO 20+94		132		850	171	7		
CUL-DE-SAC		425	41	292	23	292	185		
TOTALS		1,836	6,182	2,207	18,268	5,861	1,649		

NOTES:
(1) PAID AS COMMON EXCAVATION. QUANTITY IS NOT INCLUDED IN THE COMMON EXCAVATION COLUMN.

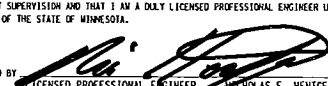
* SEE SHEETS 60A - 62A FOR SAP 199-104-010 MASS GRADING PLAN AND FOR THE LAKE RAMSEY BORROW AREA GRADING PLAN. GRANULAR AND SELECT GRANULAR BORROW TO BE TAKEN FROM THE LAKE RAMSEY BORROW AREA, UNLESS OTHERWISE APPROVED BY THE ENGINEER. SEE SHEETS 61A FOR LOCATION AND DETAILS.

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NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	NEH	AJP	EAST SIDE TRAIL REVISED - COMMON FILL INCREASED

Design By: NEH
Plan By: CWK
Checked By: AJP
Approved By: NEH

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CERTIFIED BY: 
LICENSED PROFESSIONAL ENGINEER - NICHOLAS E. HENTGES, PE
DATE: 04/03/12 L.C. NO: 44620

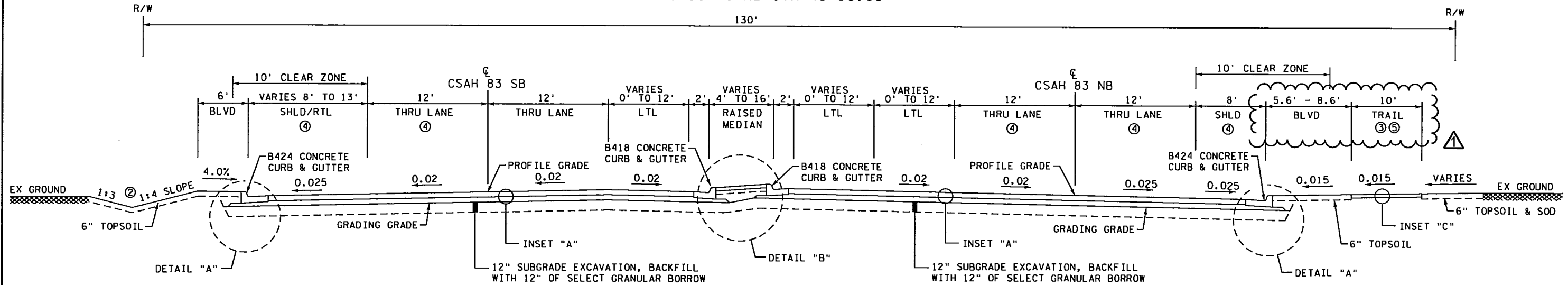
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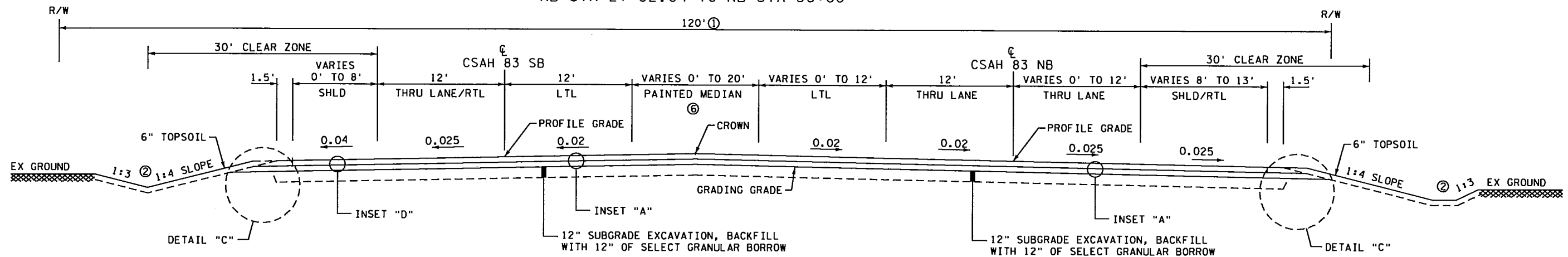
CITY OF RAMSEY, MINNESOTA
EARTHWORK TABULATION & SUMMARY
S.A.P. 199-020-010 / C.P. 12-20

SHEET
10R
OF
153
SHEETS

CSAH 83 (ARMSTRONG BLVD)
NB STA 36+00 TO NB STA 41+90.68



CSAH 83 (ARMSTRONG BLVD)
NB STA 27+82.04 TO NB STA 36+00



GENERAL NOTES:

INPLACE PAVEMENT DEPTHS ARE BASED ON SOIL BORINGS AND BEST AVAILABLE INFORMATION. NO GUARANTEES ARE MADE REGARDING THE UNIFORMITY OF THE PAVEMENT THICKNESS.

UNLESS OTHERWISE SPECIFIED, THE GRADING GRADE CROSS SLOPES WILL BE THE SAME AS THE PROPOSED DRIVING SURFACE.

ALL EDGE DIMENSIONS ARE FACE TO FACE OF CURB OR TO THE EDGE OF THE BITUMINOUS PAVEMENT.

FOR LANE WIDTHS SEE CONSTRUCTION PLANS AND FOR CROSS SLOPES AND SUPERELEVATION SEE DRAINAGE, TURF AND EROSION CONTROL PLANS.

ALL CROSS SLOPES ARE FT/FT.

SEE SHEET 12 FOR INSETS AND DETAILS.

NOTES:

① R/W 120' FROM STA 27+00 TO 31+50 & VARIES FROM 160' TO 175' FROM STA 32+00 TO 36+00

② DITCH WIDTH AND DEPTH VARIES. SEE SHEETS 76 - 77 AND CROSS SECTIONS FOR DITCH PROFILES AND WIDTHS

③ TRAIL CONTINUES TO STA 45+26.5

④ CONSTRUCTION ENDS AT STA 40+77.55

⑤ 2 FOOT CLEAR ZONE ON EITHER SIDE OF TRAIL.

⑥ RAISED MEDIAN FROM STA 34+28 (NB) TO STA 35+78 (NB). SEE SHEET 74R.

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NO.	DATE	BY	CHK	REVISIONS
1	8/06/12	NEH	AJP	EAST SIDE TRAIL REVISED FROM 8 FEET TO 10 FEET.

Design By: NEH
Plan By: CWK
Checked By: AJP
Approved By: NEH

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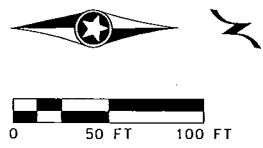
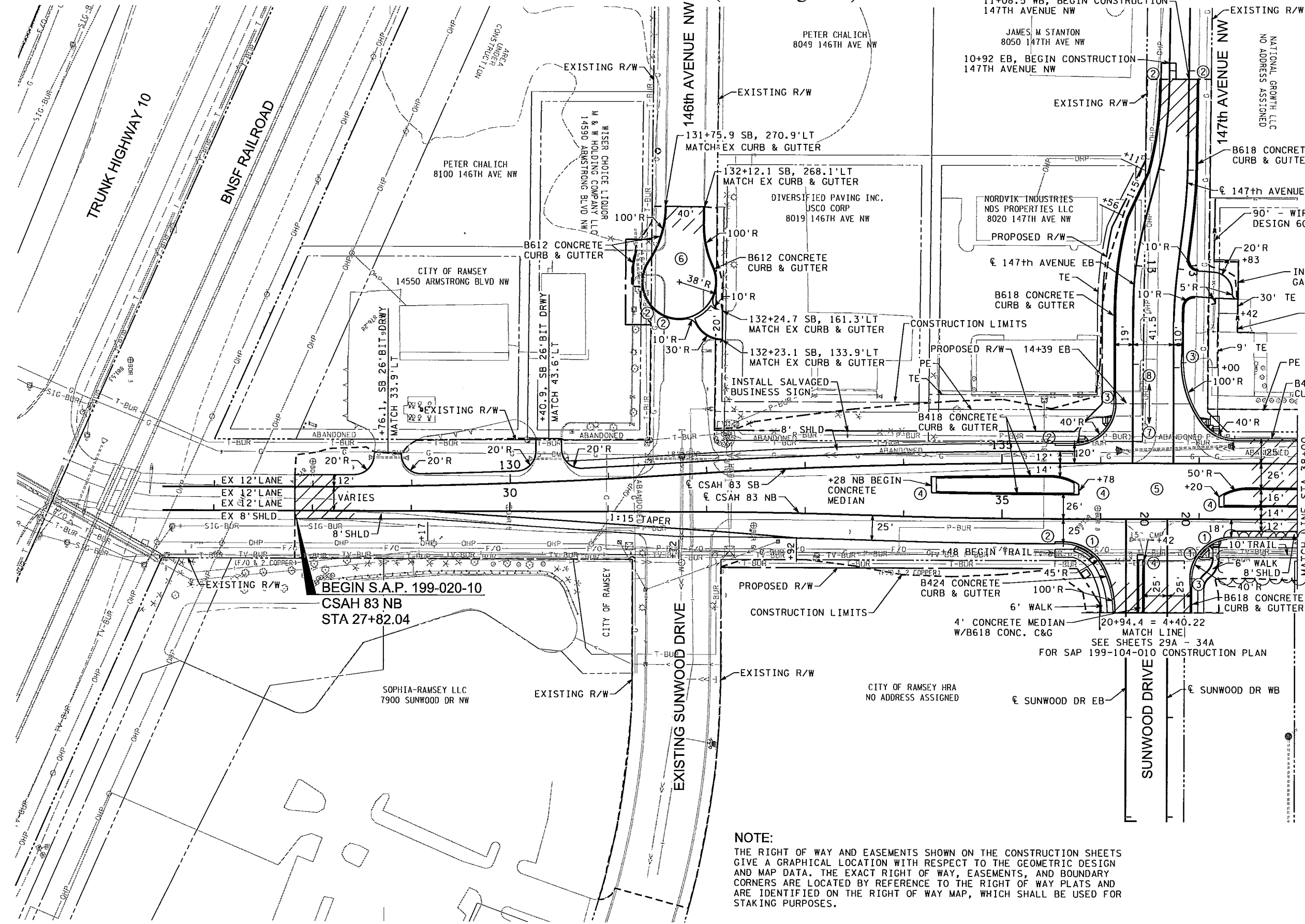
CERTIFIED BY: *Nicholas E. Hentges*
LICENSED PROFESSIONAL ENGINEER
DATE: 04/03/12 LIC. NO: 44620

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CITY OF RAMSEY, MINNESOTA
SHEET 14R OF 153 SHEETS
TYPICAL SECTIONS
S.A.P. 199-020-010 / C.P. 12-20

CSAH 83 (Armstrong Blvd)



LEGEND

- ① PEDESTRIAN CURB RAMP
SEE DETAILS, SHEETS DT1-DT6
- ② 3' CURB TRANSITION FROM
FULL HEIGHT TO 0" HEIGHT
- ③ 10' TRANSITION FROM B424 TO
B618 CONCRETE CURB & GUTTER
- ④ CONCRETE APPROACH NOSE
DESIGN 7113
- ⑤ SEE SHEET 79 FOR CSAH 83 &
SUNWOOD DR./147TH AVE
INTERSECTION DETAILS.
- ⑥ SEE SHEET 80 FOR 146TH
AVE NW CUL-DE-SAC DETAILS.
- ⑦ SEE INSET A ON SHEET 12
FOR PAVEMENT SECTION
- ⑧ SEE INSET B ON SHEET 12
FOR PAVEMENT SECTION
- INPLACE ROADWAY
- ▨ NEW CONSTRUCTION

NOTES

1. ALL ROADWAY DIMENSIONS ARE TO EDGE OF BITUMINOUS UNLESS OTHERWISE NOTED.
2. SEE SIGNING AND PAVEMENT MARKING PLAN FOR LANE WIDTHS AND TRAFFIC DIRECTIONS.
3. SEE DRAINAGE & SUPERELEVATION PLAN FOR PAVEMENT CROSS SLOPES & STORM SEWER.

NOTE:

THE RIGHT OF WAY AND EASEMENTS SHOWN ON THE CONSTRUCTION SHEETS GIVE A GRAPHICAL LOCATION WITH RESPECT TO THE GEOMETRIC DESIGN AND MAP DATA. THE EXACT RIGHT OF WAY, EASEMENTS, AND BOUNDARY CORNERS ARE LOCATED BY REFERENCE TO THE RIGHT OF WAY PLATS AND ARE IDENTIFIED ON THE RIGHT OF WAY MAP, WHICH SHALL BE USED FOR STAKING PURPOSES.

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NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	NEH	AJP	EAST SIDE TRAIL REVISED FROM 8 FEET TO 10 FEET.

Design By: NEH
 Plan By: CWK
 Checked By: AJP
 Approved By: NEH

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CERTIFIED BY: *Nicholas E. Hentges*
 LICENSED PROFESSIONAL ENGINEER
 DATE: 04/03/12 L.I.C. NO: 44620

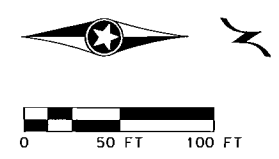
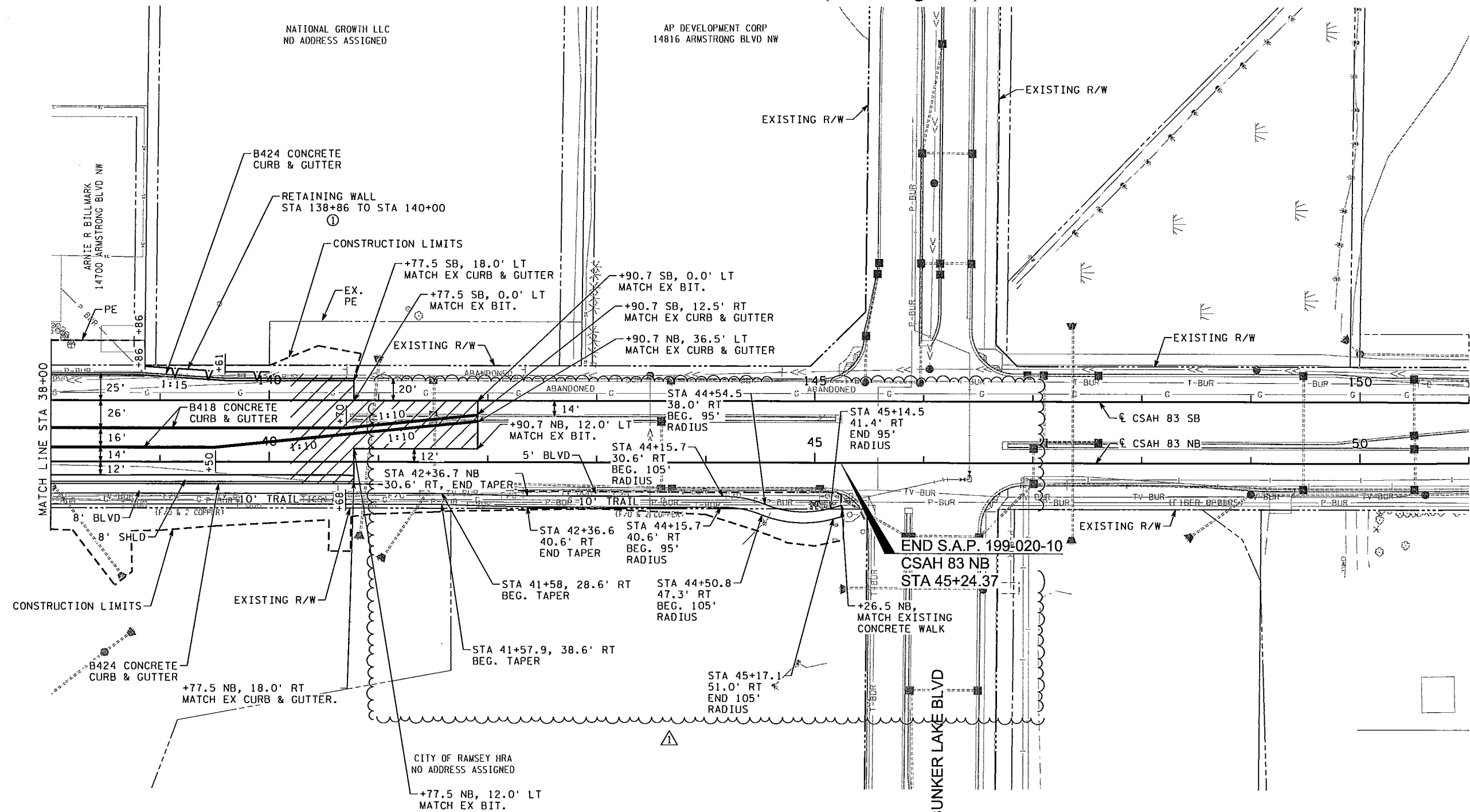
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CITY OF RAMSEY, MINNESOTA
 STA 26+00 TO STA 38+00
CONSTRUCTION PLAN
 S.A.P. 199-020-010 / C.P. 12-20

SHEET
74R
 OF
153
 SHEETS

CSAH 83 (Armstrong Blvd)



LEGEND

	INPLACE ROADWAY
	NEW CONSTRUCTION
	SEE SHEET 81 FOR DETAILS

- NOTES**
- ALL ROADWAY DIMENSIONS ARE TO EDGE OF BITUMINOUS UNLESS OTHERWISE NOTED.
 - SEE SIGNING AND PAVEMENT MARKING PLAN FOR LANE WIDTHS AND TRAFFIC DIRECTIONS.
 - SEE DRAINAGE & SUPERELEVATION PLAN FOR PAVEMENT CROSS SLOPES & STROM SEWER.

Date Printed: 8/17/2012
 WSB Filename: K:\01973-010\Cad\Plan\CD020295_cp02.dgn

NO.	DATE	BY	CHK	REVISIONS
1	8/06/12	NEH	AJP	EAST SIDE TRAIL REVISED FROM 8 FEET TO 10 FEET. ALIGNMENT REVISED NEAR BUNKER LAKE BLVD.

Design By: NEH
 Plan By: CWK
 Checked By: AJP
 Approved By: NEH

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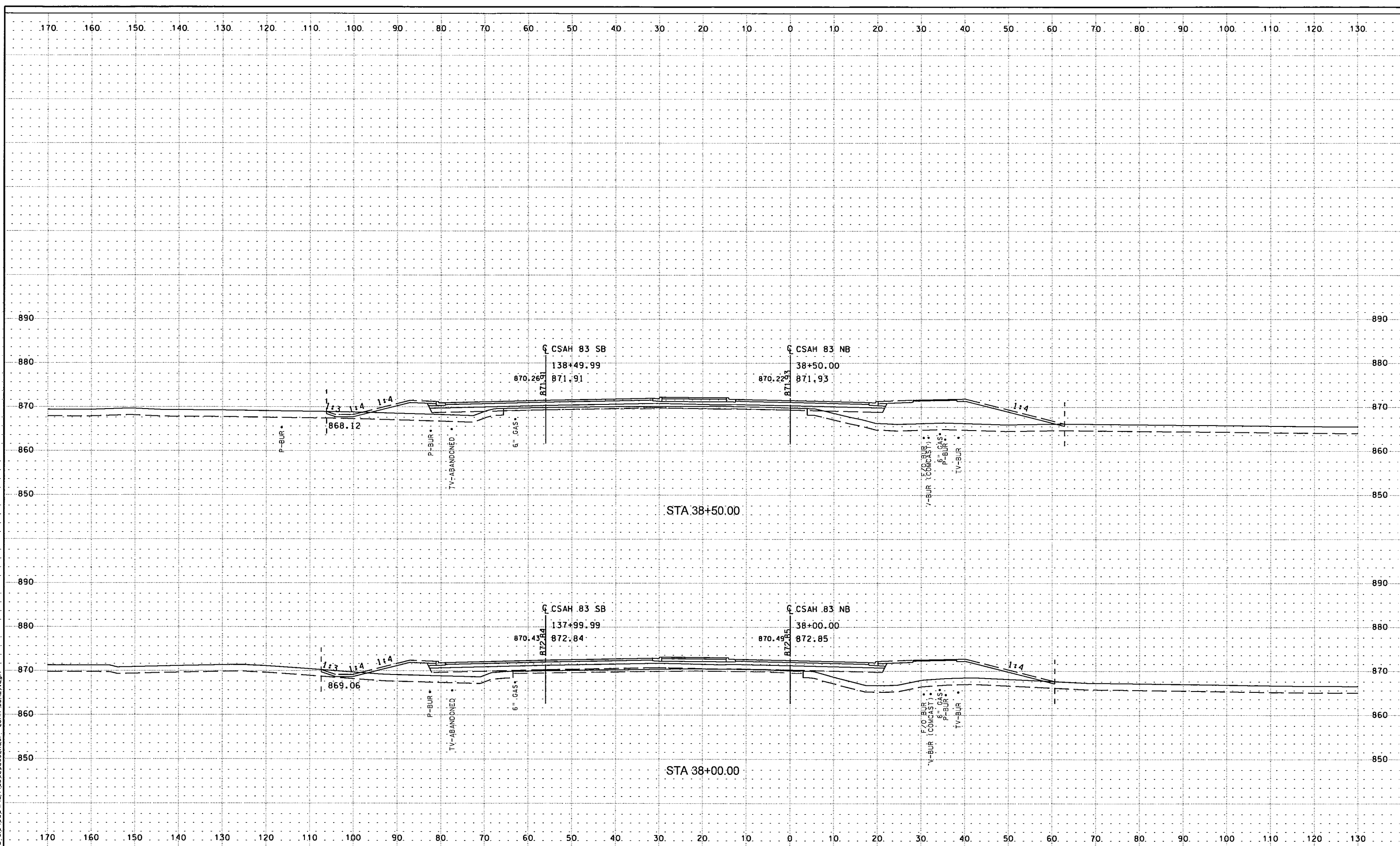
Signature
 CERTIFIED BY: [Signature]
 LICENSED PROFESSIONAL ENGINEER: NICHOLAS E. HEWIGES, PE
 DATE: 04/03/12 L.C. NO.: 44620

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CONSTRUCTION PLAN
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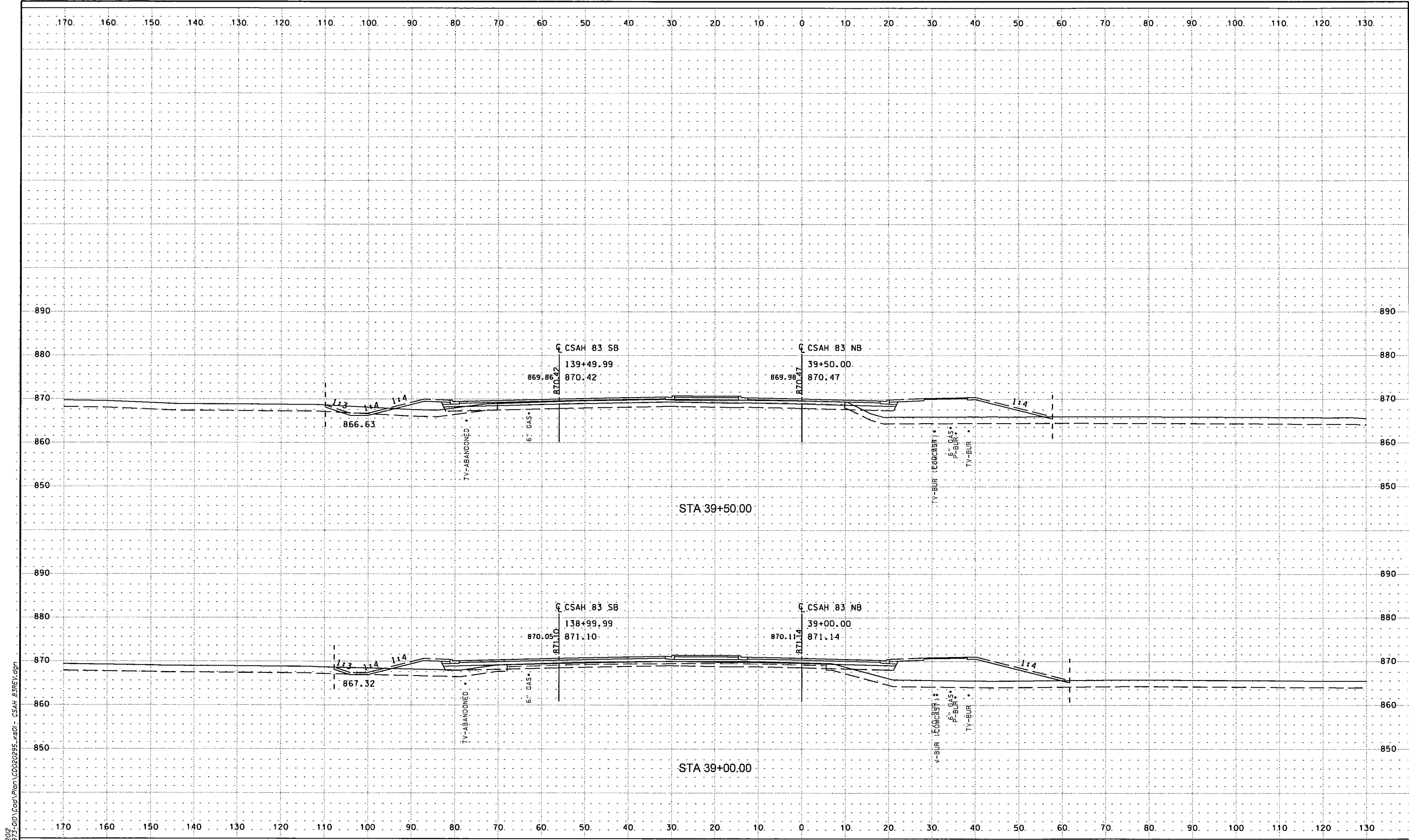
NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	MEH	AJP	EAST SIDE BLVD AND TRAIL REVISED

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CROSS SECTIONS - CSAH 83
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SHEET
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153
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Date Printed: 8/7/2012
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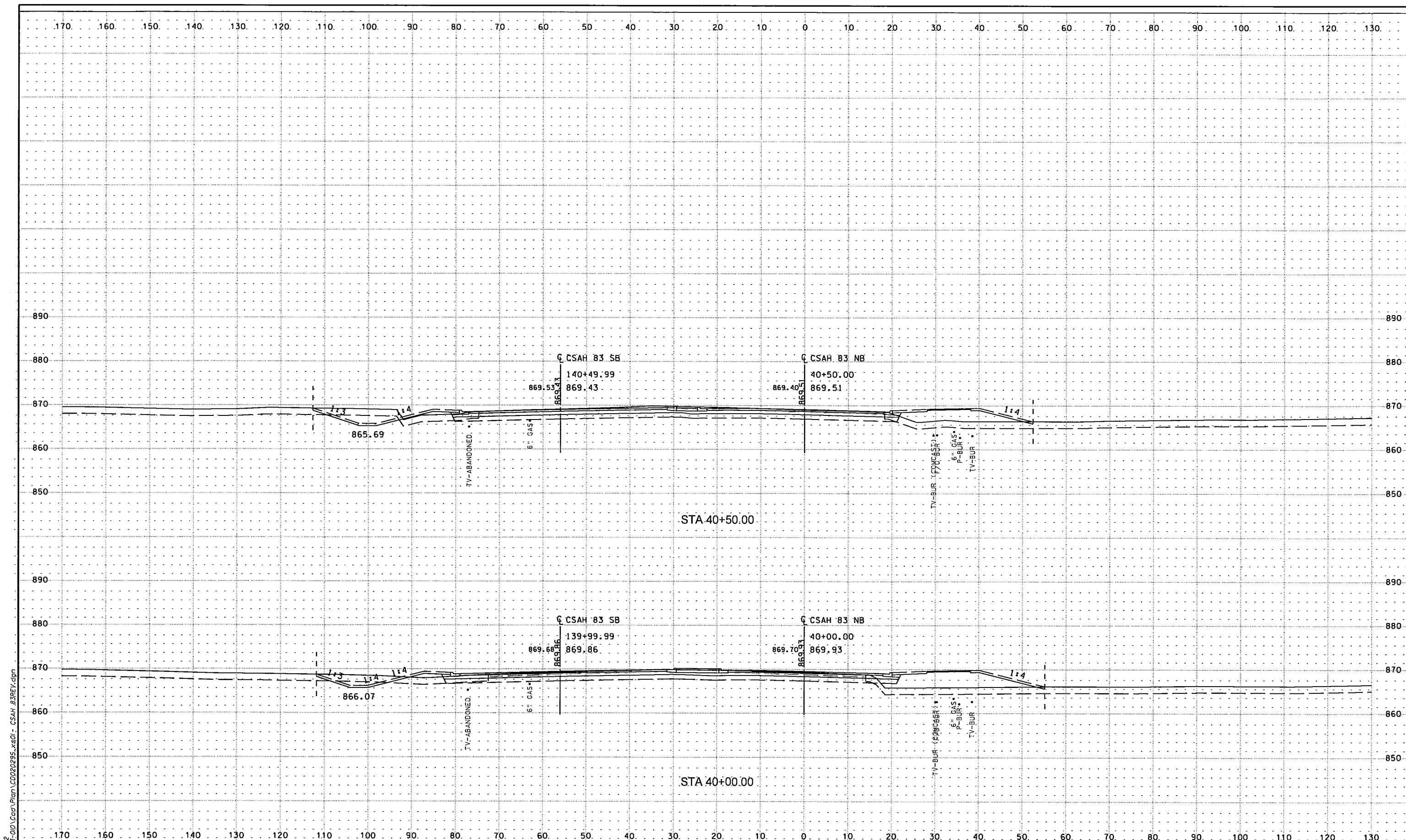
NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	MEH	AJP	EAST SIDE BLVD AND TRAIL REVISED


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SHEET
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Date Printed: 8/7/2012
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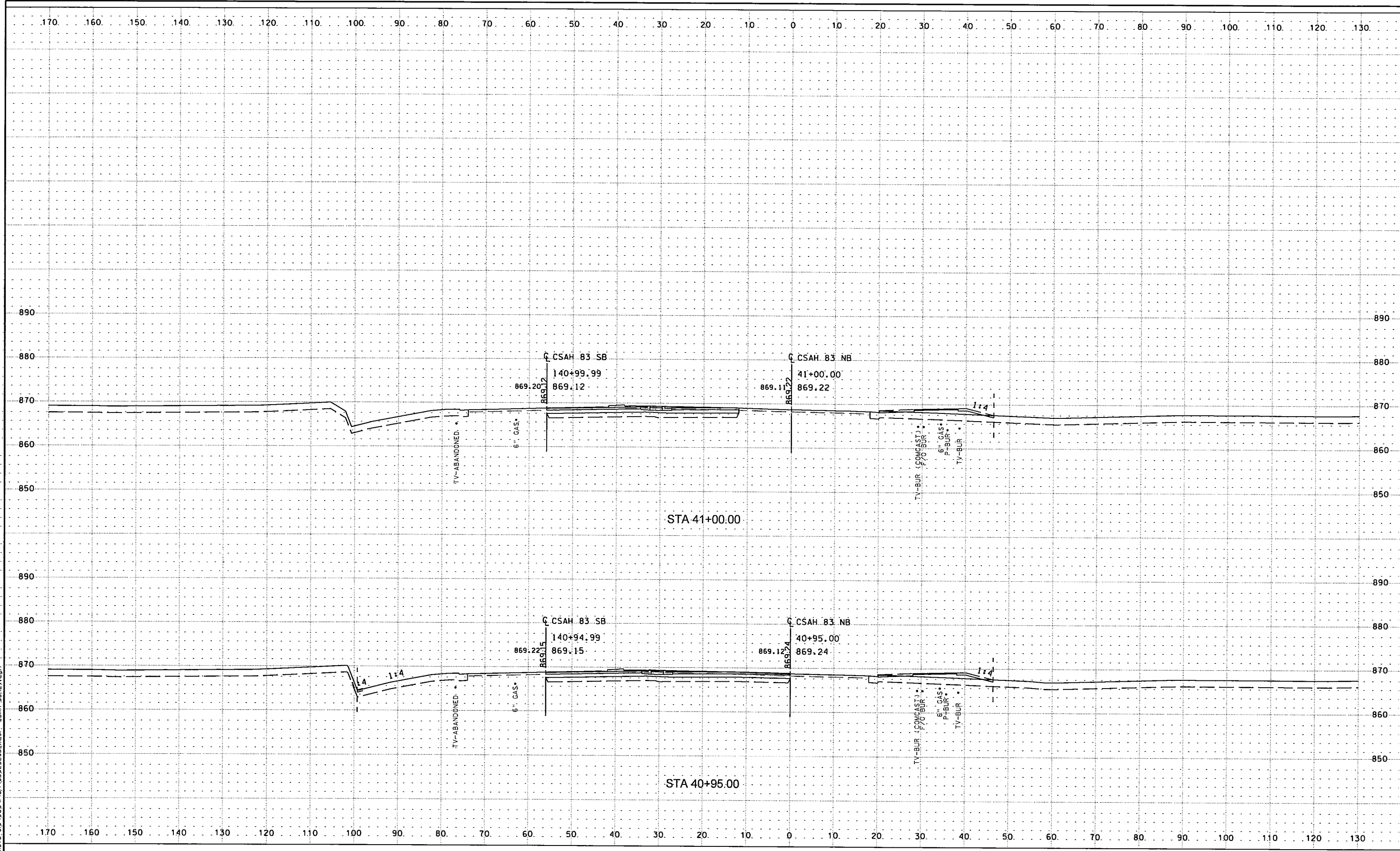
NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	MEH	AJP	EAST SIDE BLVD AND TRAIL REVISED


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CROSS SECTIONS - CSAH 83
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SHEET
141R
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153
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Date Printed: 8/7/2012
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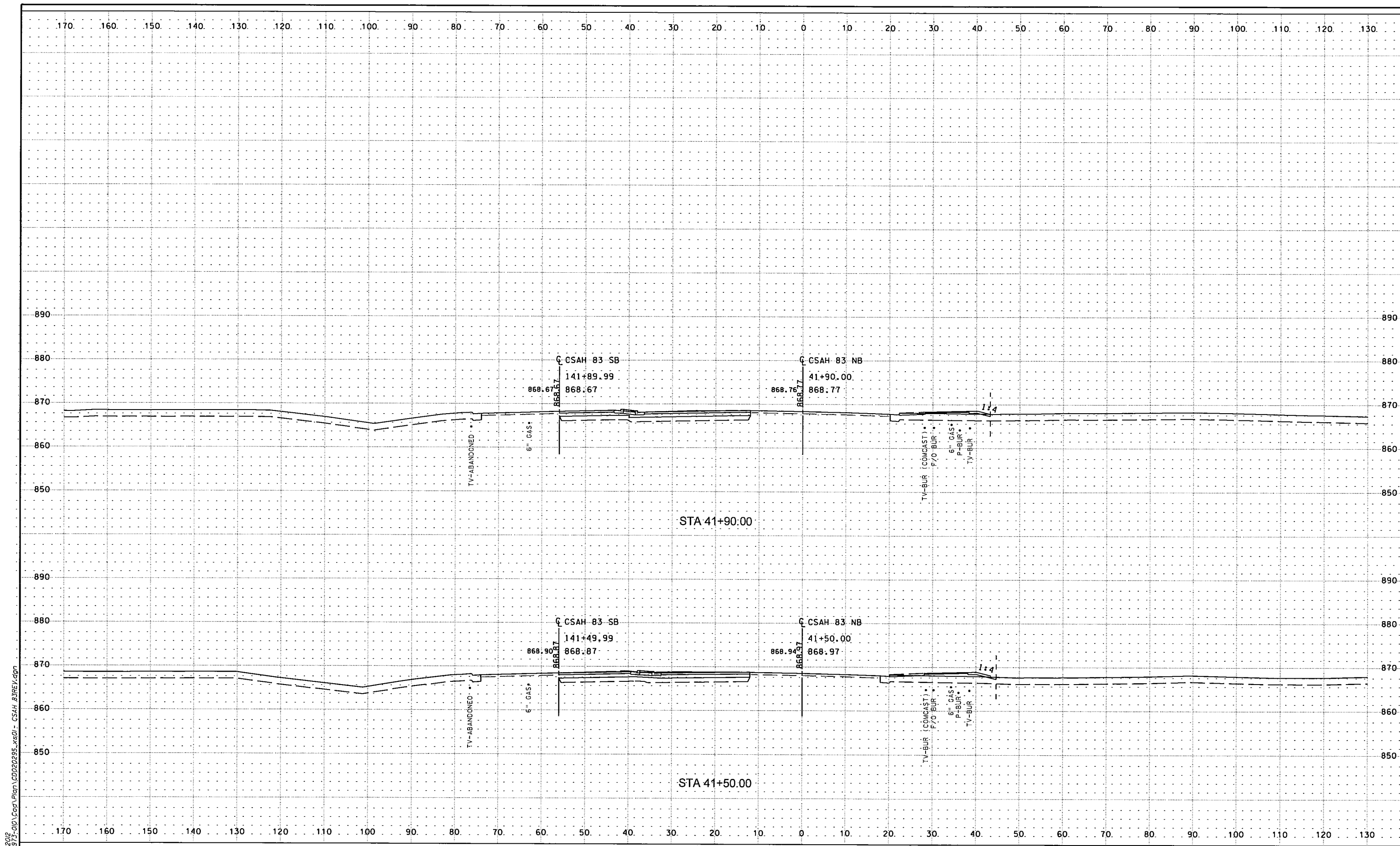
NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	MEH	AJP	EAST SIDE BLVD AND TRAIL REVISED


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SHEET
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 153
 SHEETS



Date Printed: 8/7/2012
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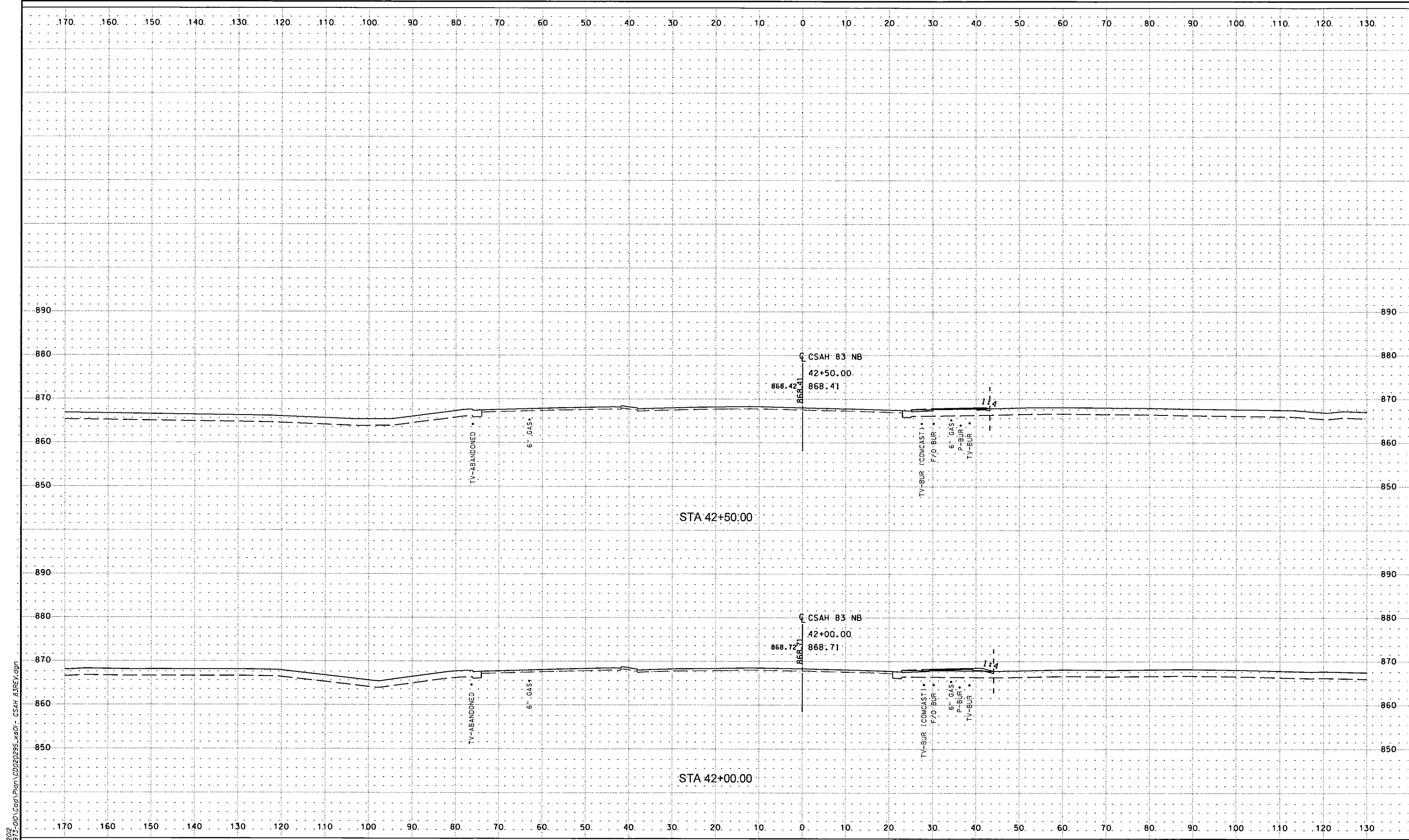
NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	MEH	AJP	EAST SIDE BLVD AND TRAIL REVISED


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SHEET
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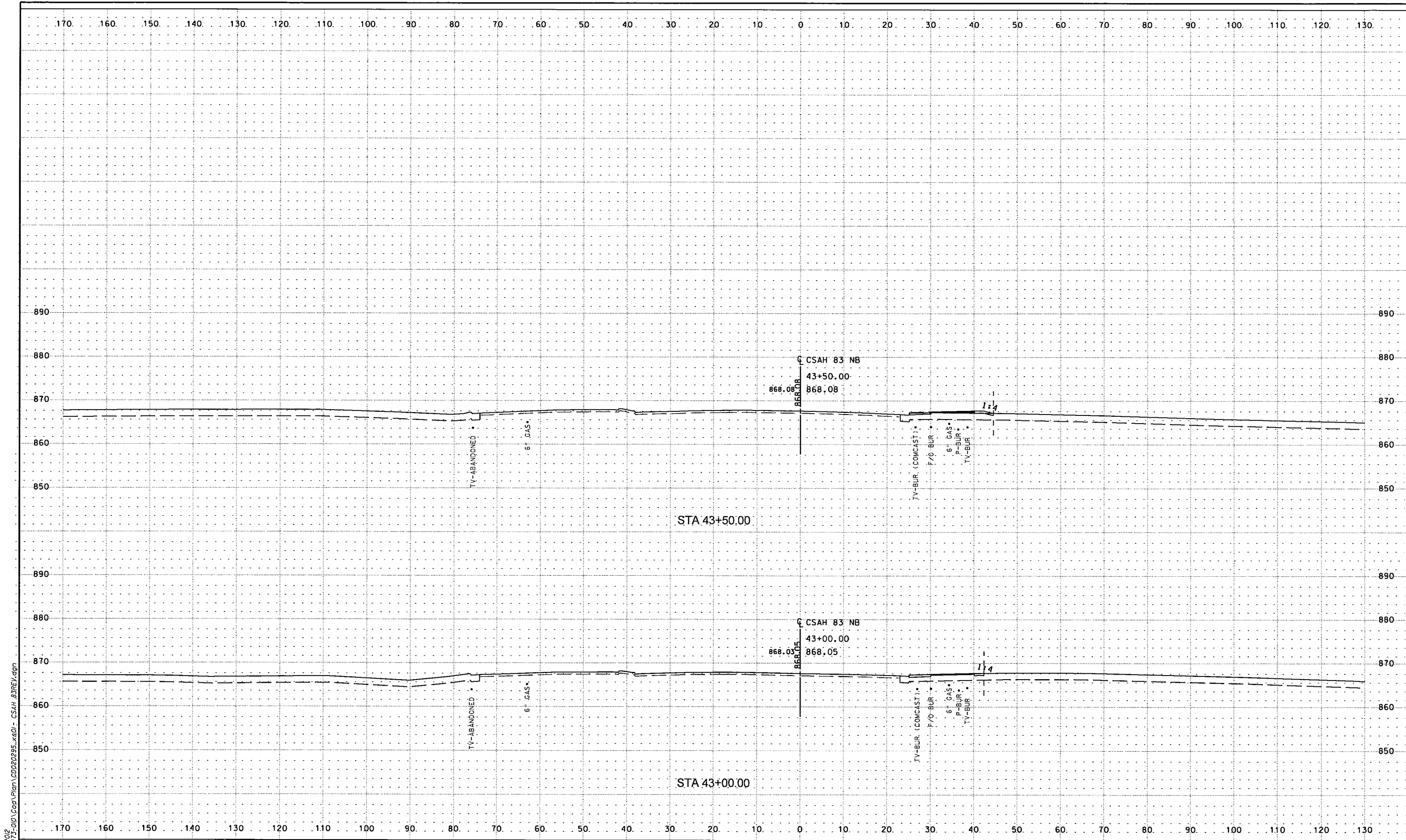
NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	MEH	AJP	EAST SIDE BLYD AND TRAIL REVISED


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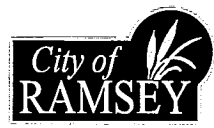
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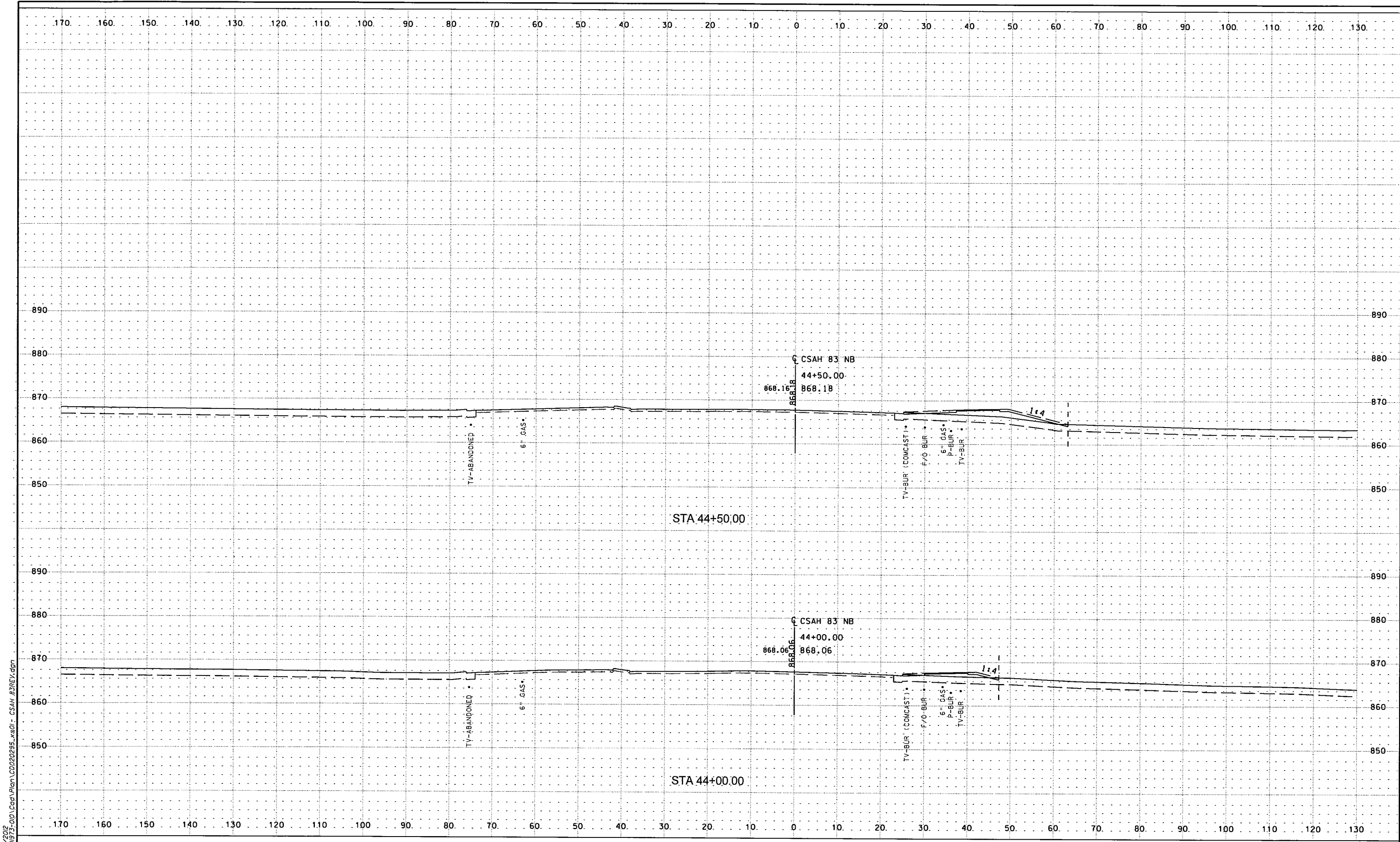
NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	NEH	AJP	EAST SIDE BLVD AND TRAIL REVISED


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 STA 43+00.00 TO STA 43+50.00
CROSS SECTIONS - CSAH 83
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SHEET
145R
 OF
153
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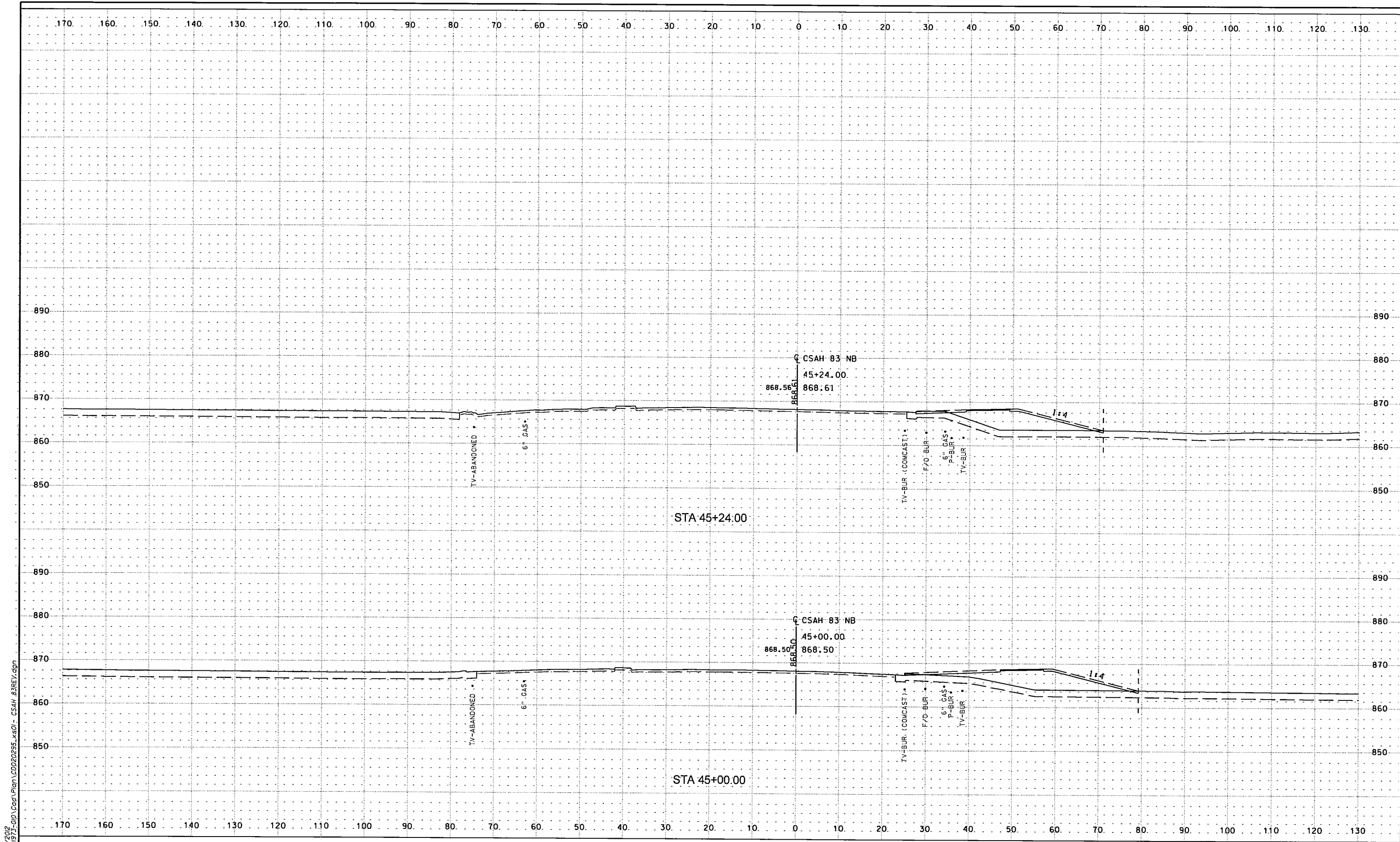
NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	MEH	AJP	EAST SIDE BLVD AND TRAIL REVISED


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CROSS SECTIONS - CSAH 83
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SHEET
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 OF
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 SHEETS



Date Printed: 8/7/2012
 WSB Filename: K:\01975-010\Cad\Plan\CD020295.xsd - CSAH 83REV.dgn

NO.	DATE	BY	CHK	REVISIONS
1	08/06/12	HEH	AJP	EAST SIDE BLVD AND TRAIL REVISED


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CITY OF RAMSEY, MINNESOTA
 STA 45+00.00 TO STA 45+24.00
CROSS SECTIONS - CSAH 83
 S.A.P. 199-020-010 / C.P. 12-20

SHEET
147R
 OF
153
 SHEETS

HRA Regular Session

5. 2.

Meeting Date: 08/13/2012

By: Darren Lazan, Housing &
Redevelopment Authority

Information

Title:

Consider Award of Construction Project - North Commons

Background:

At the regular meeting of the HRA on July 10, 2012, the HRA approved plans and specifications for North Commons, the 17 lot subdivision on HRA property. This work consists of the grading, utilities, street, and storm sewer improvements necessary to develop the proposed property.

When plans and specifications were ordered, the project scope was used to develop a pro-forma which was presented to the HRA for approval. This pro-forma contemplates the cost of development, city development fees, and proceeds remaining for the HRA. This pro-forma was approved by the HRA and contemplated a break-even proposition for the HRA at an average lot price of \$35,000. This presumes all development costs and development fees were paid to the city, and the HRA received their land costs back from the sale of these lots.

The first of these lots is under contract for sale at \$35,000.

Bids were received and opened Tuesday August 7th, 2012. Three contractors bid the project. One contractor bid all 8 sections of the proposed work, while two other contractors combined to cover all 8 sections. The apparent low bid was in the amount of \$461,752.00 and was proposed by Dave Perkins and Sauter and Sons. The pro-forma estimate for construction costs was roughly \$330,000. The \$160,000 difference can be accounted for in a couple significant components.

During the review of the plans by LRRWMO, they requested our project meet the new requirements of the Generation 3 plan which would have added considerable cost to the project. While we were able to negotiate a reasonable solution, there were still items added to the plans that were not contemplated in the original approvals for this area, or in the original pro-forma.

- The addition of an outlet pipe from the existing North Commons pond.
- Additional fill to create a greater separation from the high water elevation.
- Modifications to the existing storm water system.

There were additional costs for grading and import of material due to proximity to the site. The original pro-forma contemplated material available for this project from the area now excavated as Lake Ramsey. When the HRA agreed to allow that material to be used for fill on BOTH Armstrong Boulevard and Sunwood Drive we depleted the available material. We will now open a second borrow area east of the tree line and west of proposed Center Street. There were higher grading costs associated with that effort.

Finally, the project is carrying both the initial contribution for the park construction, as well as the additional costs associated with the soil corrections approved by the HRA. This is currently approximately \$40,000.

Notification:

Observations:

The development team modified the pro-forma with the revised construction numbers to evaluate the impact on the proceeds. Assuming ALL of the additional costs are carried by this development, which is arguable as to appropriate allocation.

The result of the additional construction cost drives the break-even price per lot to approximately \$42,000. While this is above the current offer, we believe the market will rise as these lots are developed, and accordingly so will the average price realized.

The development team believes the project remains a positive improvement to The COR for the following reasons:

- The project will bring in approximately \$200,000 in development fees that would otherwise not be realized - including \$42,000 in park dedication fees needed to develop North Commons Park.
- The project will bring additional tax base to the community.
- The project will contribute funds to the cost of a second lift on existing streets
- Progress and improvements in the North Commons area will improve salability and home values.
- The project will make certain infrastructure improvements necessary, but without funding solutions currently.

Notably, North Pines Aggregate, apparent high bidder, has stated some concerns regarding the process. The City Attorney is reviewing the bid process and will report at the meeting in regard to whether the apparent low bid is legally acceptable.

Recommendation:

Subject to approval by the Attorney, the development team records the HRA approve the bid received from Dave Perkins Contracting and Sauter and Sons Excavating for the combined amount of \$461,762.00.

The development team recommends the HRA approve the revised pro-forma attached and proceed with the development of North Commons as planned.

Funding Source:

Landfill Trust Fund - as loan on sale proceeds - \$400,000

Stormwater Management Fund - for area storm water improvements - \$50,000

Staff is also reviewing whether County HRA funds are eligible to use on this project.

Council Action:

Award contract for the construction of North Commons to Dave Perkins Construction and Sauter and Sons as outlined on the project bid tabulation.

Approve the revised project pro-forma and direct the development team to proceed with the project based on costs outlined within the pro-forma.

Attachments

Revised Pro-Forma

Bid Tabulation

Site Plan

Form Review

Inbox
Kurt Ulrich

Reviewed By
Kurt Ulrich

Date
08/09/2012 03:27 PM

Form Started By: Darren Lazan

Started On: 08/08/2012 01:29 PM

Final Approval Date: 08/09/2012

North Commons Development Pro-forma

Development Costs

6/10/12

DBL

Income	Units	Price/EA	Extended			Notes:
Lot Sales						
Block 1 Lot Sales	13	\$ 45,000	\$ 585,000	\$ 40,000	\$ 520,000	
Block 2 Lot Sales	4	\$ 60,000	\$ 240,000	\$ 55,000	\$ 220,000	
Total	17		\$ 825,000		\$ 740,000	
Expenses						
Construction						
		Cost	Adjusted			
Sanitary Sewer		\$ 11,800	\$ 11,800			
Watermain		\$ 12,300	\$ 12,300			
Storm Sewer		\$ 9,300	\$ 9,300			Resolves unrelated issues
Streets		\$ 100,000	\$ 100,000			Takes share of final lift
Grading		\$ 120,000	\$ 120,000			
Park Share of Const		\$ 40,000	\$ 40,000			Participates in Park
Misc		\$ 6,000	\$ 6,000			
Contingency		10% \$ 29,940	\$ 29,940	Actual		
		\$ 329,340	\$ 329,340	\$ 461,752		
Sub-Total			\$ 363,248		\$ 278,248	
Professional Fees						
			Total			
Legal			\$ 5,000			
Engineering/Survey			\$ 22,000			
Construction Administration			\$ 8,000			
Development Fee	17	\$ 3,700	\$ 62,900			Based on \$185,000 avg sale price
Closing Costs		5%	\$ 41,250			
			\$ 139,150			
Sub-Total			\$ 224,098		\$ 139,098	
Development Fees						
	Units	PerUnit	Extended	Adjusted		
Park Dedication	17	\$ 2,475	\$ 42,075	\$ 42,075		
Trail Development Fee	17	\$ 600	\$ 10,200	\$ -		Credit for Sidewalks
Water Lateral	17	\$ 9,102	\$ 154,734	\$ 84,734		Offset \$70,000 by cost to serve
Sanitary Sewer Lateral	17	\$ 3,989	\$ 67,813	\$ 7,813		Offset \$60,000 by cost to serve
Water Trunk	17	\$ 2,308	\$ 39,236	\$ 39,236		
Sanitary Sewer Trunk	17	\$ 1,318	\$ 22,406	\$ 22,406		
Stormwater Management	17	\$ 465	\$ 7,905	\$ -		Resolves STS issyes / Add storage
			\$ 344,369	\$ 196,264		
Sub-Total			27,834		(57,166)	
Acquisition						
	SqFt	\$/acre	Extended	Total		Notes
Original Acquisition	112200	\$ 2	\$ 224,400	\$ 224,400		buildable lot area
Sub-Total			(196,566)		(281,566)	
		Proceeds	HRA	27,834	(57,166)	Proceeds to HRA
		City	196,264	196,264		Proceeds to City

Bid Proposal for Grading, Utilities, Paving and Landscaping
North Commons

Dave Perkins Contracting North Pine Aggregate, Inc Sauter & Sons, Inc.

Item	Description	Unit	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	02230 Site Clearing	LS	1		0.00	2,795.00	2,795.00	4,500.00	4,500.00
2	02300 Earthwork	LS	1		0.00	185,550.00	185,550.00	177,000.00	177,000.00
3	02370 Erosion Control	LS	1		0.00	58,695.00	58,695.00	5,000.00	5,000.00
4	02530 Sanitary Sewer	LS	1	70,000.00	70,000.00	44,500.00	44,500.00		0.00
5	2510 Watermain	LS	1	37,000.00	37,000.00	44,500.00	44,500.00		0.00
6	02360 Storm Sewer	LS	1	36,000.00	36,000.00	39,805.00	39,805.00		0.00
7	02700, 2740, 2750 Paving	LS	1	124,252.00	124,252.00	135,765.00	135,765.00		0.00
8	02900 Landscaping	LS	1		0.00	7,500.00	7,500.00	8,000.00	8,000.00
					267,252.00	519,110.00		194,500.00	
Sauter & Sons 1,2,3,8 Dave Perkins 4,5,6,7					461,752.00				



North Commons Improvements

2012 Initial Phase Improvements:

- Grading
- Turf, Plantings, & Irrigation
- Top Soil Test Plots
- Community Garden

Phase II Improvements:

- Trails / Boardwalks
- Playground
- Dog Park
- Parking

HRA Regular Session

5.3.

Meeting Date: 08/13/2012

Submitted For: Kurt Ulrich

By: Jo Thieling, Administrative Services

Information

Title:

Discuss use of Anoka County HRA Fund Balance

Background:

This item is to allow discussion with regard to the County's HRA fund balance. Funds are accumulating at a rate of about \$118,000 for each half year tax collection. One year of levy is required to be retained by the HRA for senior housing use. If not used, funds roll into the fund balance. Bottom line - \$575,000 is currently available for housing and redevelopment activities in the city.

In order to access the money, the city must pass a resolution requesting the use of funds and identify the project and dollar amount they want to request. The project must be an eligible activity within the statutory guidelines of the state.

The Economic Development Authority (EDA) is currently exploring the option of requesting of the Council the use of these monies for economic development activity, which would be allowed if the Council entered into a joint powers agreement with the County. The EDA has asked staff to explore the pros and cons of such an arrangement..

Observations:

Staff is obtaining a list of eligible activities from the County for this money. If eligible, the HRA can consider for use on additional infrastructure to support housing development and possibly scattered site acquisitions to remove or rehabilitate dilapidated housing.

Funding Source:

County HRA unencumbered fund balance of \$575,000.

Council Action:

Based upon discussion, it is recommended that the HRA direct staff on the desired utilization of County HRA monies.

Form Review

Inbox

Kurt Ulrich

Reviewed By

Kurt Ulrich

Date

08/09/2012 02:13 PM

Form Started By: Jo Thieling

Started On: 08/06/2012 11:57 AM

Final Approval Date: 08/09/2012