

**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, September 4, 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 Jeffrey Wise

Members Absent: Commissioner Jason Tossey

Also Present: HRA Executive Director Kurtis Ulrich
 Finance Director Diana Lund
 Development Services Manager Timothy Gladhill
 Development Manager Darren Lazan

1. CALL TO ORDER

Chairperson McGlone called the special session meeting of the Housing and Redevelopment Authority to order at 6:32 p.m.

2. OPEN FORUM

There was none.

3. APPROVAL OF AGENDA

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

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

4. APPROVAL OF MINUTES

- None.

5. HRA BUSINESS

5.01: Approve Purchase Agreement for Lot 5, Block 1, COR TWO (Portions may be closed to the public)

Development Manager Lazan reviewed the staff report and stated the purchase agreement is with KONA Properties for a convenience store. The letter of intent is for two parcels of property. He noted that staff had provided the HRA with the purchase agreement, site map, and deal sheet. Development Manager Lazan advised that under Minnesota Statutes the meeting can move into closed session to discuss confidential negotiations. He indicated closed session discussion will relate to property sale of Lot 5, Block 1, COR TWO for future development. 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 Elvig, to move to closed session to discuss confidential negotiations.

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

The HRA meeting moved into a closed session at 6:35 p.m.

The HRA reconvened in open session at 6:50 p.m.

Gary Gabrielson, Pine Creek Associates representing KONA Properties, stated they are a private investment group and the proposed convenience store would be subject to long-term leases to partnership. He stated Amcon will be the developer of the project.

Development Services Manager Gladhill asked Mr. Gabrielson if they had acknowledged that the design framework and architectural standards are acceptable.

Mr. Gabrielson confirmed that Amcon's architects have reviewed the design framework and architectural standards and he knows of no issues at this time. Mr. Gabrielson stated it is amazing what the City of Ramsey has done with The COR, he has enjoyed working with Development Manager Lazan, and they are looking forward to being part of The COR.

Motion by Commissioner Elvig, seconded by Commissioner Ramsey, to approve the purchase agreement for Lot 5, Block 1, COR TWO, as revised to include language that the purchaser has acknowledged and agreed with the design framework and architectural standards, and direct the Development Team to execute the agreement and prepare all documents necessary to close.

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

6. DEVELOPMENT TEAM REPORT

None.

7. COMMISSIONER INPUT

None.

8. ADJOURNMENT

Motion by Commissioner Strommen, seconded by Commissioner Ramsey, 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 6:52 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.