

**City of Ramsey**  
**Agenda**  
**Housing and Redevelopment Authority (HRA)**  
**Special Session (Portions may be closed to the public)**  
**Tuesday April 3, 2012**  
**Immediately following CCWS**  
**Lake Itasca Room, 7550 Sunwood Drive NW**

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
- 5. HRA Business**
  1. Consider proposed use for the NE quadrant of Sunwood Drive and Center Street (Portions may be closed to the public)
  2. Consider First Amendment to Purchase Agreement - The Residence at The COR
- 6. Executive Director's Report**
- 7. Commissioner Input**
- 8. Adjournment**

**HRA Special Session**

**5. 1.**

**Meeting Date:** 04/03/2012

**By:** Darren Lazan, Housing &  
Redevelopment Authority

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**Title:**

Consider proposed use for the NE quadrant of Sunwood Drive and Center Street (Portions may be closed to the public)

**Background:**

Earlier this year, the Development Team was contacted by the leadership of Northgate Church for the consideration of a proposed new building in The COR. Northgate believes The COR represents an ideal location for their facility, planning to utilize the current and future amenities and facilities rather than building duplicative services within their own facility. Their current plans include only the minimal space needed to provide worship space, classrooms, child care, and support services. Northgate would then utilize the existing facilities such as The Falls, The Fountains, office space in existing buildings, and other amenities. Northgate has also been in discussions with PACT Charter School and the community theatre groups to contemplate a public use of their facility during underutilized times of the week. This could be further explored to provide a more formal agreement on the public use of this space for large meetings, performing arts uses, community events, etc.

There has been considerable discussion on the location chosen by Northgate, as well as the sale price proposed. The development team has performed a development cost analysis on the proposed project, and had discussions with Northgate regarding this project's feasibility and relative affordability of this site. Currently Northgate believes the public component offered as part of their project has a tremendous public benefit that cannot be quantified by the development team by any real estate measures.

Included in this case is Northgate's current vision for their new facility and plans of the proposed project.

**Notification:**

**Observations:**

Northgate Church would like to present their updated plans and project graphics for the proposed site. They would like the HRA to consider their offer for the public use of this space, and provide feedback that would help them evaluate their offer and guide further negotiations.

**Recommendation:**

The development team recommends the HRA consider the project proposed by Northgate Church and provide direction that would assist in continued negotiations.

**Funding Source:**

N/A

**Council Action:**

Provide direction to the Development Team to guide continued negotiations.

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**Attachments**

Northgate Vision

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## Form Review

**Inbox**  
Heidi Nelson

Form Started By: Darren Lazan

**Reviewed By**  
Heidi Nelson

Final Approval Date: 03/29/2012

**Date**  
03/29/2012 02:48 PM  
Started On: 03/29/2012 02:24 PM

## NORTHGATE VISION

### ■ Passion

**Outwardly-focused.** We see “**outwardly-focused**” people whose **hearts beat** for those **outside** the church. We see people who don't cater to their personal preferences, but **stick to God's purpose** first and foremost of reaching as many other people as possible for Christ.

**Evangelists.** We see people who are increasingly **devoted** to reaching those far from God, even if it means moving out of their personal comfort zones; people who **know**, because **Jesus Christ has changed their lives**, the difference he can make in other people's lives; people who **see** a lost and confused world, stranded in sin, and **are willing** to do something about it.

### ■ People

**Warmth.** We see a **down-to-earth** church. . . an **informal** and **welcoming** environment for all people from all walks of life.

**Growing.** We see people who are **exploring Christ** becoming followers of Christ; people who are following Christ **getting closer** to Christ; and people who are close to Christ **becoming full-blown**, God-centered, fully devoted **followers of Christ** who are willing to **risk** anything and everything for the Gospel.

### ■ Purpose

**Families.** We see a church that **helps** hurting families living in very **complicated** times. . . a church that **heals** broken marriages, **restores** the hearts of the divorced, **challenges** the vision of singles, and raises up a new generation of young Christ-followers.

**Loving.** We see a church on a mission of **radical** and **demonstrative** love. A church that **feeds** the hungry, clothes the poor, volunteers in the community, **fights** disease, **protects** the vulnerable, and lets loose **compassion** on those who need it the most, whether it's across the street or over an ocean.

## **NORTHGATE CHURCH: LOOKING BACK**

What has God done at Northgate? In 20 months:

- Northgate's average attendance has grown by 70%! We are averaging between 700-750 in total attendance each week
- We have had the privilege of watching over 150 people make first time commitments to Christ! 85 of these people made the decision in just the last two months of 2011.
- Financial commitments for the operating budget grew by 35% from 2011 – 2012. Additionally, we have operated debt-free since inception and are poised to remain so through 2012 as well.

## **NORTHGATE CHURCH: LOOKING AHEAD**

What will God do in the future at Northgate?

- Statistically, we know that only 17% of the population in the northern suburbs attends church regularly.
- Northgate has a growth goal of at least 25% a year. That means in just five years, the average attendance will exceed 2000.

## **NORTHGATE CHURCH: HIGH IMPACT OPPORTUNITY**

Northgate Church is excited to announce an amazing opportunity for those who call Northgate "home". As you can see, Northgate is set for explosive growth now and into the future. Our current rental facility is simply not going to meet the needs in the near future. We believe that God has called us to take the next step in the growth of His church to build a facility.

This building, built in this location, at this time, will allow Northgate to

- Provide a visible location that will help us continue to reach out and provide for the un-churched in Ramsey and surrounding communities.
- To be an integral part of the community by allowing its building to be used as a performing arts center for concerts, meetings, and other events.

## THE BUILDING

In order to continue to deliver on the vision of passionately helping people become who God has purposed them to be, Northgate is proposing the following facility:

**LOCATION** a facility right in the center of the Ramsey COR development located directly across from City Hall and the Public Parking Ramp.

**SITE SIZE** approximately 55,000 square feet

**BUILDING SIZE** approximately 20,000 square feet

**FACILITY** **Worship/ Performing Arts Center** - seats 500 with expansion possibility to 700  
**Large, multi-Purpose rooms** – flexible spaces to meet the different needs of children, youth and adults  
**Large gathering area**

**POTENTIAL AMENITIES** coffee shop, small conference rooms

**COST ESTIMATE** approximately \$3 million dollars for land and building

**TIME FRAME** estimated ground-breaking date - late fall 2012  
estimated completion date – December 2013  
First Service – Christmas 2013

**VALUE** In this location, much infrastructure is already in place.

Parking facilities are available nearby, thus reducing costs significantly.

Resources can be utilized easily by the entire community.

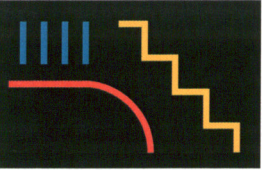


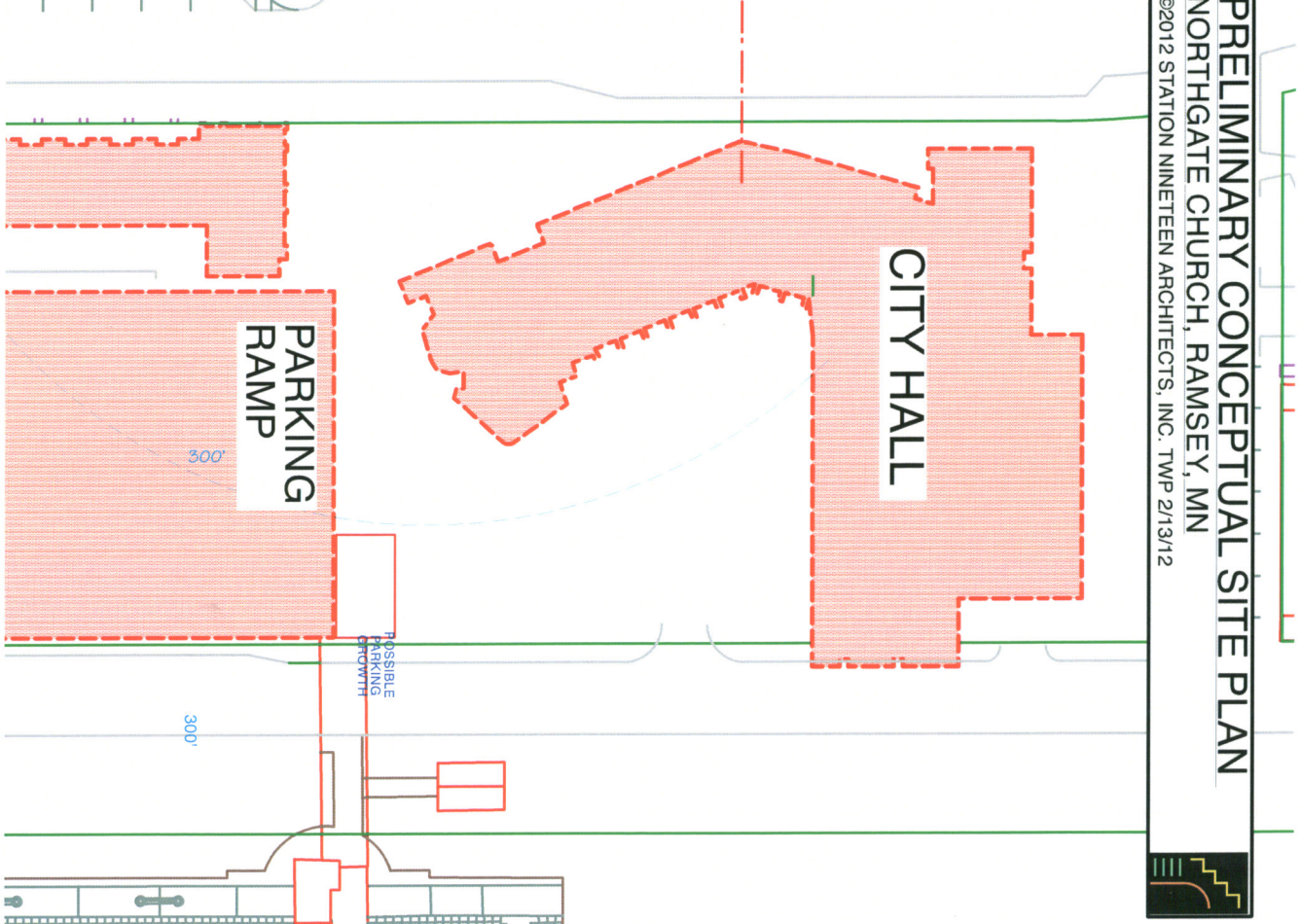
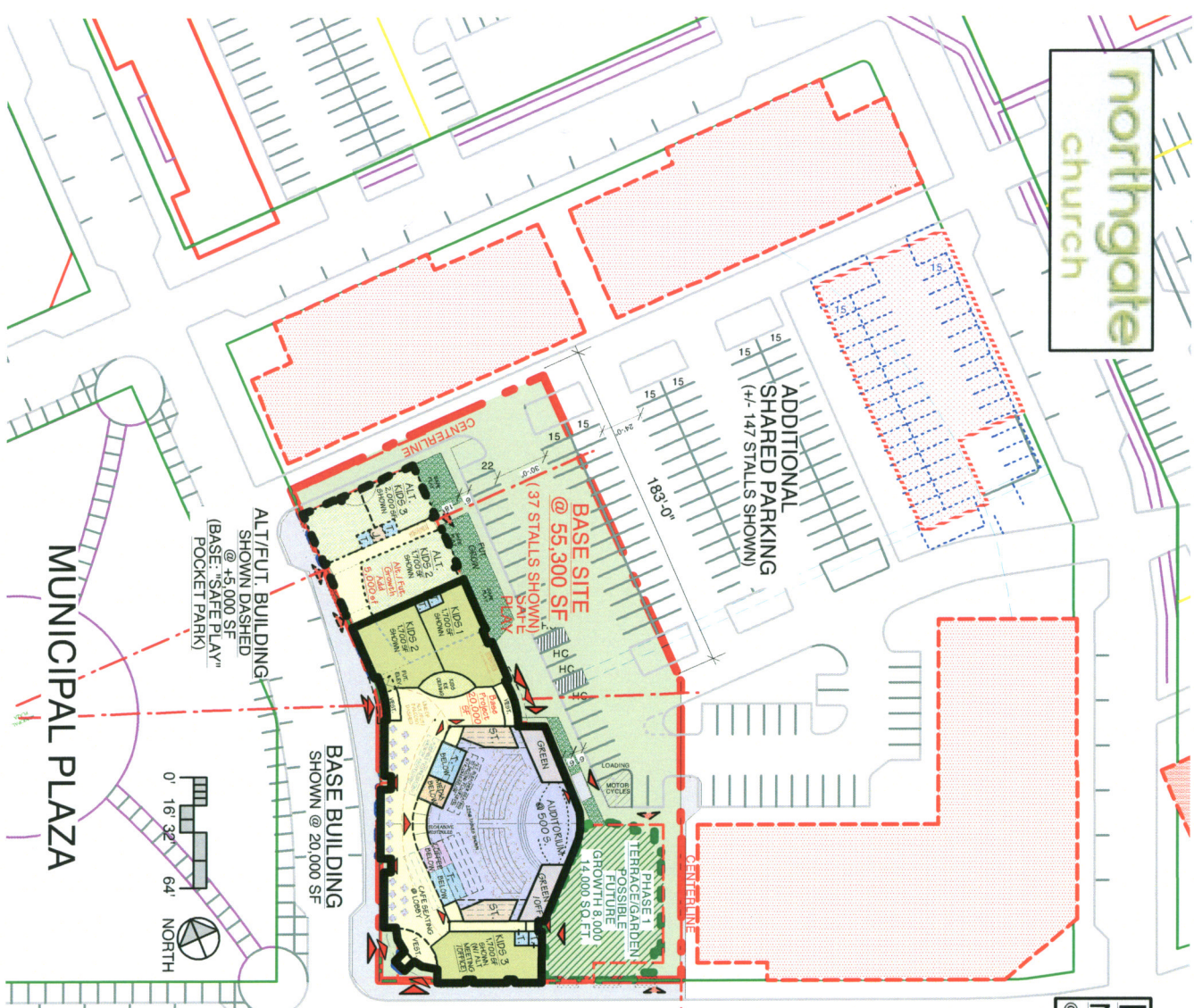
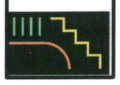
# northgate church

ramsey, minnesota

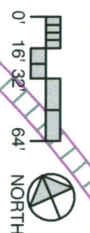
[www.ngatechurch.org](http://www.ngatechurch.org)

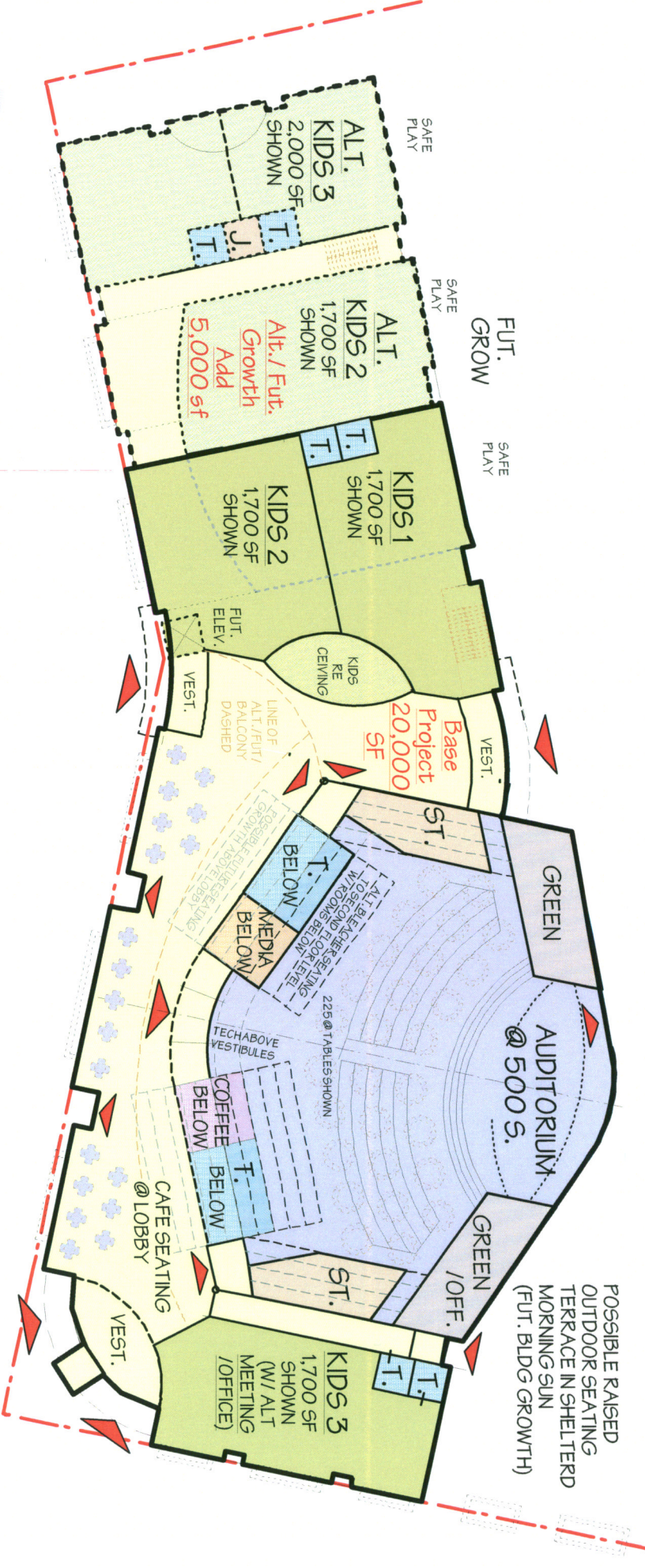
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MINNEAPOLIS, MN  
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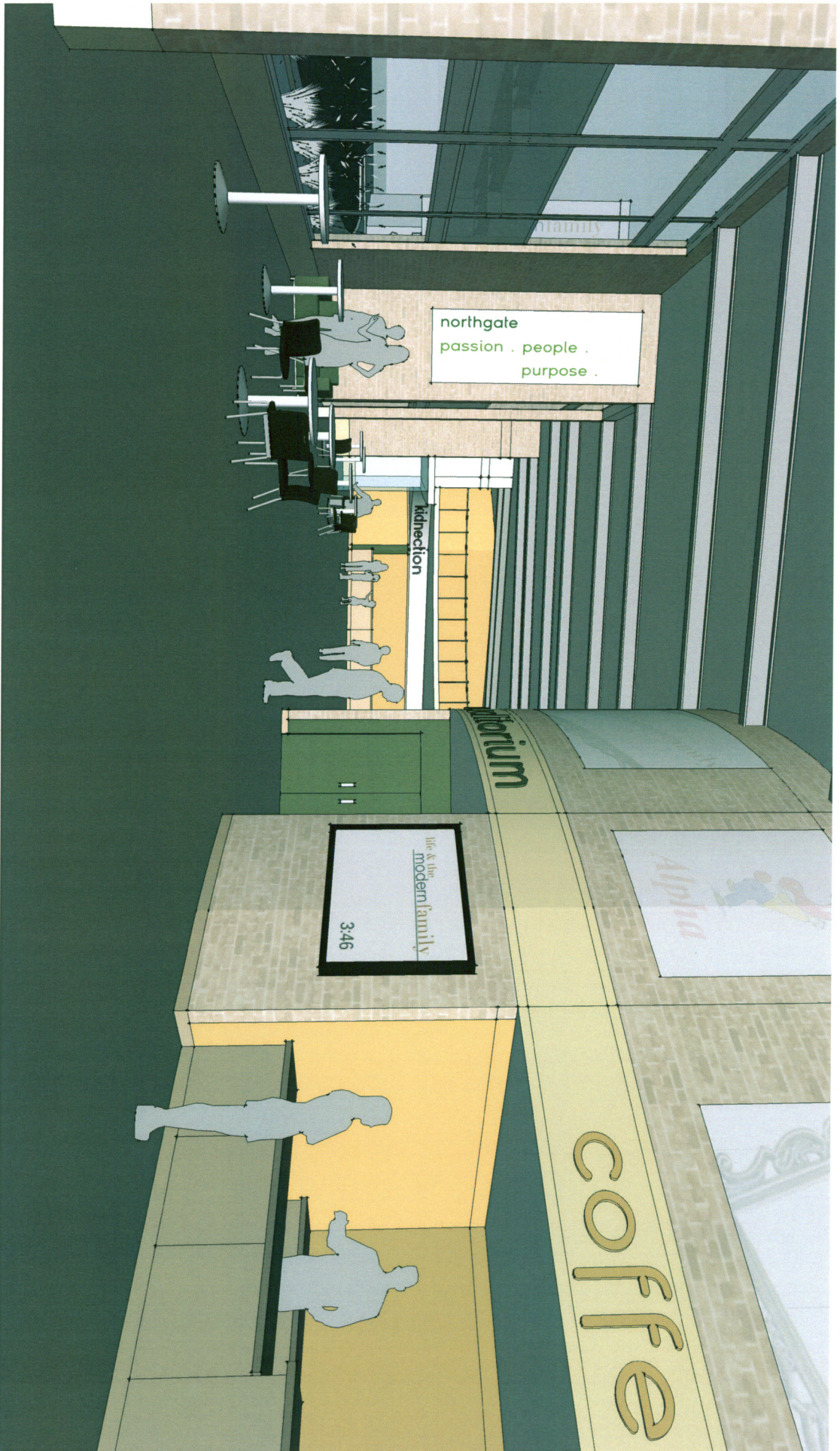
MUNICIPAL PLAZA





PRELIMINARY PLAN & WEST BUILDING ELEVATION AS SEEN FROM FUTURE MUNICIPAL PLAZA  
 NORTHGATE CHURCH, RAMSEY, MN  
 ©2012 STATION NINETEEN ARCHITECTS, INC. 2/7/12 TWP



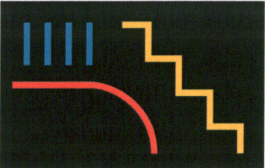


# northgate church

ramsey, minnesota

[www.ngatechurch.org](http://www.ngatechurch.org)

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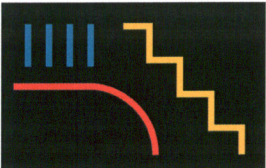
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ramsey, minnesota

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MINNEAPOLIS, MN

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**HRA Special Session**

**5. 2.**

**Meeting Date:** 04/03/2012

**By:** Darren Lazan, Housing &  
Redevelopment Authority

**Title:**

Consider First Amendment to Purchase Agreement - The Residence at The COR

**Background:**

On March 27th, 2012 the City Council adopted the resolution approving the disposition of excess land owned by the City of Ramsey and transferring ownership to the HRA. This property is generally described as:

PART OF LOT 1, BLOCK 1, RAMSEY TOWN CENTER 5TH ADDITION, OWNED BY THE CITY OF RAMSEY, TO BE CONVEYED TO BE A PORTION OF LOT 3, BLOCK 1, COR ONE

The effective date of this ordinance will be April 30th, 2012.

The current purchase agreement approved by the HRA required the parties to close on or before March 29th, 2012. Because the HRA will not have marketable title to the property until April 30th, they cannot convey by the date outlined in the current agreement.

The attached amendment to that agreement extends the closing date to April 30th, 2012.

**Notification:**

**Observations:**

**Recommendation:**

The Development Team recommends the HRA approve the proposed First Amendment to the Purchase Agreement and direct staff to execute the document and deliver to the buyer.

**Funding Source:**

N/A

**Council Action:**

Approve the First Amendment to the Purchase Agreement and direct staff to execute the document and deliver to the buyer.

**Attachments**

First Amendment

Parcel Description

**Form Review**

**Inbox**  
Heidi Nelson

**Reviewed By**  
Heidi Nelson

**Date**  
03/29/2012 03:00 PM  
Started On: 03/29/2012 02:46 PM

Form Started By: Darren Lazan

Final Approval Date: 03/29/2012



## FIRST AMENDMENT TO PURCHASE AGREEMENT

This First Amendment to Purchase Agreement dated this \_\_\_ day of \_\_\_\_\_, 2012 by The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota, a public body politic and corporate under the laws of the State of Minnesota (“Seller”), the City of Ramsey, Minnesota, a home rule charter city organized and existing under the constitution and laws of the State of Minnesota (“City”) and F&C Ramsey Apartments, LLC, an Indiana limited liability company (“Buyer”).

WHEREAS, the following facts are true:

A. The Seller, the City and the F&C Ramsey, LLC, an Indiana limited liability company, have previously entered into that certain “Purchase Agreement For The Portions of Lot 1, Block 1, Lot 2, Block 1 and Outlot A, Ramsey Town Center 5<sup>th</sup> Addition To Be Replatted As Lot 3, Block 1, COR ONE” dated March 9, 2012 (the “Purchase Agreement”).

B. F&C Ramsey, LLC, assigned all of its rights and obligations under the Purchase Agreement to F&C Ramsey Apartments, LLC, and F&C Ramsey Apartments, LLC, assumed all of F&C Ramsey, LLC’s rights and obligations under the Purchase Agreement pursuant to an Assignment and Assumption of Contracts also dated March 9, 2012.

C. The parties now wish to amend the Purchase Agreement to provide additional time for closing.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Seller, the City and the Buyer agree:

1. Paragraph 9 of the Purchase Agreement is hereby modified to extend the closing date from March 29, 2012 to April 30, 2012.

2. Except as specifically modified herein, the Purchase Agreement is ratified and confirmed in all respects.

Executed as of the date first above written.

(Signature pages follow)

THE HOUSING AND REDEVELOPMENT  
AUTHORITY IN AND FOR THE CITY OF  
RAMSEY, MINNESOTA, A PUBLIC BODY  
POLITIC AND CORPORATE UNDER THE  
LAWS OF THE STATE OF MINNESOTA

By: \_\_\_\_\_  
Its: Chair

By: \_\_\_\_\_  
Its: Executive Director

(Separate Signature Page for First Amendment to Purchase Agreement)

THE CITY OF RAMSEY, MINNESOTA, A  
HOME RULE CHARTER CITY ORGANIZED  
AND EXISTING UNDER THE CONSTITUTION  
AND THE LAWS OF THE STATE OF  
MINNESOTA

By: \_\_\_\_\_  
Its: Mayor

By: \_\_\_\_\_  
Its: City Administrator

(Separate Signature Page for First Amendment to Purchase Agreement)

F&C RAMSEY APARTMENTS, LLC, an Indiana  
limited liability company

By: \_\_\_\_\_  
David M. Flaherty, Manager

(Separate Signature Page for First Amendment to Purchase Agreement)

# DESCRIPTION SKETCH

FOR: PART OF LOT 1, BLOCK 1, RAMSEY TOWN CENTER 5TH ADDITIOIN

## LEGAL DESCRIPTION

THAT PART OF LOT 1 BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION, ANOKA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 210.22 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG AN EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 70.00 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION; THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 226.57 FEET TO A NORTHEASTERLY CORNER OF SAID LOT 1 AND THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 375.32 FEET; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 193.16 FEET TO THE SOUTH LINE OF SAID LOT 1, THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 61.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 23 DEGREES 49 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 274.15 FEET TO THE POINT OF BEGINNING.

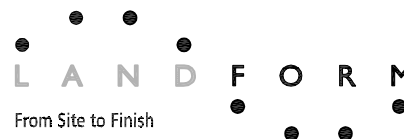
PAGE 1 OF 2

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.



SCOTT C. TROSEN  
License No. 47465

Date: 03/20/12  
Revised: \_\_\_\_\_

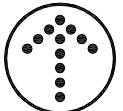


105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401  
Web: [landform.net](http://landform.net)

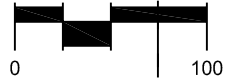
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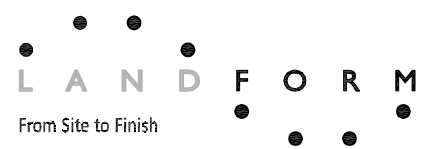
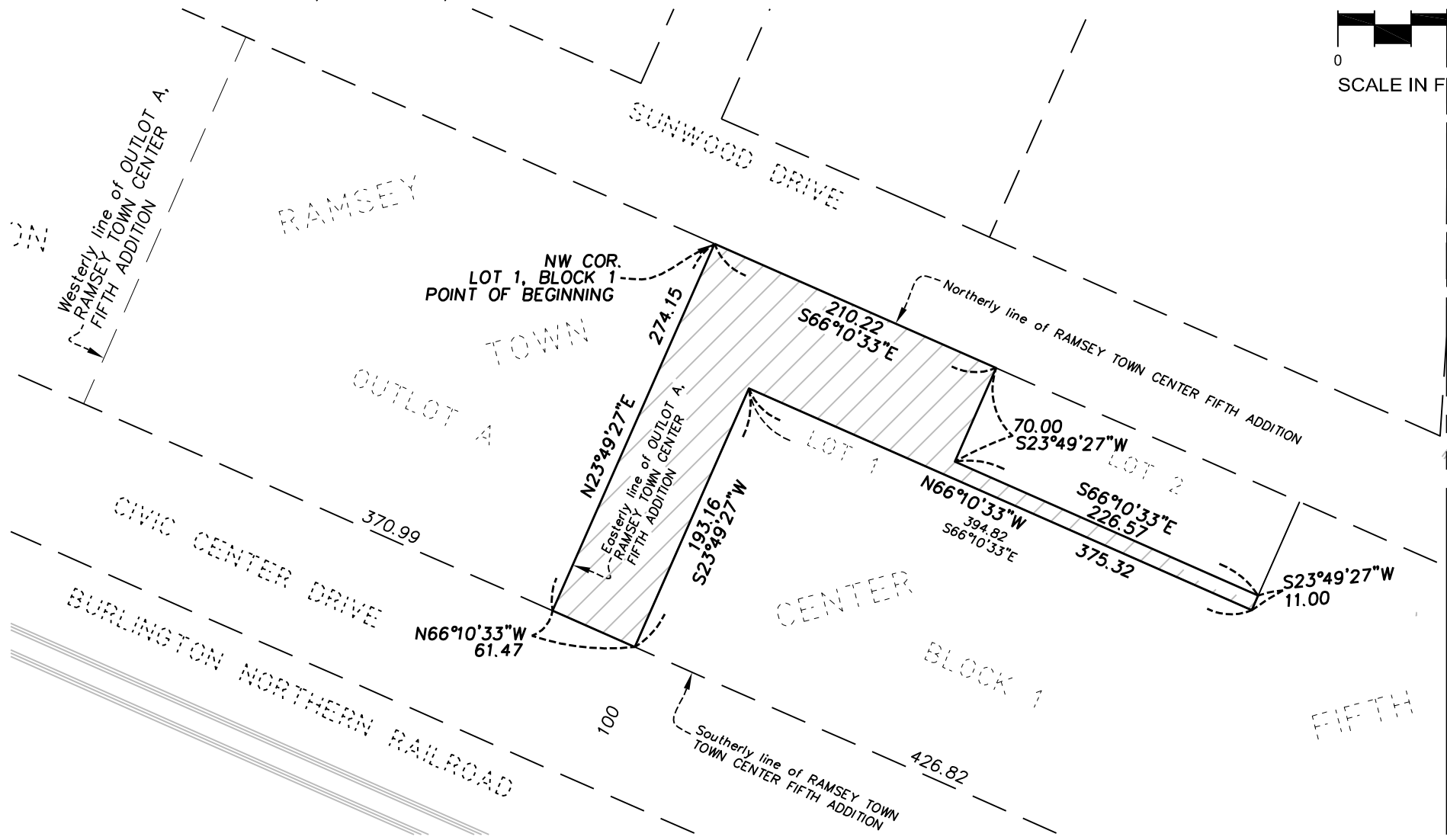
FOR: PART OF LOT 1, BLOCK 1, RAMSEY TOWN CENTER 5TH ADDITIOIN



NORTH



SCALE IN FEET



105 South Fifth Avenue  
 Suite 513  
 Minneapolis, MN 55401  
 Web: landform.net