

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

The Housing and Redevelopment Authority conducted a Work Session meeting on Tuesday, March 20, 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 (absent from 6:28 p.m. to 7:19 p.m.)

Members Absent: None.

Also Present: City Administrator Kurtis G. Ulrich
 HRA Executive Director Heidi A. Nelson
 Public Works Director Olson
 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 6:27 p.m.

2. TOPICS FOR DISCUSSION

2.01: Update on Offer to Purchase Land – Sunwood Retail Area (Portions may be closed to the public)

Commissioner Wise declared a conflict of interest and left the meeting at 6:28 p.m.

Development Manager Lazan reviewed the staff report and presented the Sunwood Retail Area site plan contemplating three users, and negotiations with Solomon Group and Jeffrey Wise, who is prepared to move forward. Development Manager Lazan distributed a draft Letter of Intent (LOI) for the HRA’s consideration.

City Attorney Goodrich advised that under Minnesota Statutes, Section 13D.05, Subd.3(b), 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 property

acquisitions for the Sunwood Drive and Armstrong Boulevard realignment project. 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 Backous, to move to closed session.

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

The Work Session HRA meeting moved into a closed session at 6:28 p.m. The Work Session was reconvened at 7:18 p.m.

City Attorney Goodrich stated the HRA held discussion and no final decision was reached except to direct staff to continue negotiations.

Commissioner Wise returned to the meeting at 7:19 p.m.

2.02: Update on Offer to Purchase Land – West 30 Retail (Portions may be closed to the public)

Development Manager Lazan presented the West 30 Retail site plan and updated the HRA on negotiations with Osborne Development. He advised the HRA has now received a verbal offer from another party to purchase the 20-30 acres in the southeast quadrant at Armstrong and Bunker Lake Boulevards. He recommended that offer be presented and discussed in closed session.

City Attorney Goodrich advised that under Minnesota Statutes, Section 13D.05, Subd.3(b), 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 property acquisitions at the southwest quadrant of Armstrong and Bunker Lake Boulevards. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

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

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

The Work Session HRA meeting moved into a closed session at 7:24 p.m. The Work Session was reconvened at 7:42 p.m.

City Attorney Goodrich stated the HRA held discussion on a potential sale of property in the southeast quadrant of Armstrong and Bunker Boulevards, and directed staff to continue negotiations and bring back potential offers for that property.

3. EXECUTIVE DIRECTOR'S REPORT

HRA Executive Director Nelson advised that Solomon Group will be in attendance at the March 27, 2012, meeting to discuss their request relating to access changes and Sunwood Road realignment.

Development Manager Lazan stated he has not had an opportunity to reach the Toti/Suite Living developer but left a number of messages. He indicated the Toti/Suite Living developer understands that April 6, 2012, is the official date of the notice and last date to cure. Development Manager Lazan stated he thinks the developer is closing on their other two properties and put the Ramsey site on the “back burner.” He noted it will cost Toti Suite Living \$50,000 on April 6, 2012.

4. COMMISSIONER INPUT

None.

5. ADJOURNMENT

Motion by Commissioner Backous, seconded by Commissioner Wise, 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 7:44 p.m.

Respectfully submitted,

Kurtis G. Ulrich for Heidi A. Nelson
HRA Executive Director

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.