

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, May 8, 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: HRA Executive Director Kurtis G. Ulrich
 City Engineer Tim Himmer
 Senior Planner Timothy Gladhill
 Administrative Intern Patrick Brama
 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 8:36 p.m.

2. CITIZEN INPUT

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, Strommen, and Tossey. Voting No: None.

4. APPROVAL OF MINUTES

None.

5. HRA BUSINESS

5.01: Review Agreement with PSD regarding Master Declaration Resolution

Development Manager Lazan reviewed the staff report.

Motion by Commissioner Wise, seconded by Commissioner Ramsey, to approve the proposed binding agreement outlining the resolution of issues related to the Master Declaration for Ramsey Town Center and direct staff to make necessary modifications, execute the Agreement, and work to complete the items outlined.

Further discussion: The HRA extended its appreciation to Development Manager Lazan for completing this negotiation.

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

5.02: Consider Proposal for Additional Traffic Analysis in The COR

Development Manager Lazan reviewed the staff report and answered questions of the HRA relating to the housing forecast established in the Ramsey Town Center of 2,500 units and finding that number of units would generate far more traffic than originally contemplated. In addition, there had been reduction in housing units as a result of converting townhomes to retail and finding the market and transportation system would not support 2,500 units. He noted the AUAR contemplated two entrances on Armstrong Boulevard but only one mid-point entrance will be allowed, creating another limiting factor.

Senior Planner Gladhill reviewed discussions held with Metropolitan Council staff and feedback concerning funding provided, wanting to assure its resources match the plan and Ramsey is still reaching housing goals.

Motion by Commissioner Ramsey, seconded by Commissioner Elvig, to approve an expenditure of up to \$5,000 of the \$40,000 optional budget to conduct a traffic analysis in The COR to more accurately assess potential housing unit counts.

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

6. EXECUTIVE DIRECTOR'S REPORT

HRA Executive Director Ulrich provided updates on the recent rail work and attendance at the upcoming ICSC Conference.

Development Manager Lazan reported on The Residence ground breaking, future agenda items, and May 17, 2012, bus tour.

7. COMMISSIONER INPUT

None.

8. ADJOURNMENT

Motion by Commissioner Wise, 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 9:01 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.