

City of Ramsey
Agenda
Housing and Redevelopment Authority (HRA)
Special Session
Tuesday June 5, 2012
Immediately Following City Council Work Session
Lake Itasca Room, 7550 Sunwood Drive NW

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve the following meeting minutes:
 1. HRA Work Session - February 28, 2012
 2. HRA Regular Session - February 28, 2012
 3. HRA Work Session - March 20, 2012
 4. HRA Work Session- March 27, 2012
 5. HRA Regular Session - March 27, 2012
 6. HRA Work Session - April 10, 2012
 7. HRA Regular Session - April 24, 2012
 8. HRA Work Session - May 1, 2012
 9. HRA Regular Session - May 8, 2012
- 5. HRA Business**
 1. Consider Offer to Purchase Land - North Commons (portions may be closed to the public)
 2. Consider option for the preparation of land for development - Sunwood Retail
 3. Review Single Family Lot Creation at North Commons - Grading and Soil Corrections
 4. Approve Development Plan 6.0
- 6. Executive Director's Report**
- 7. Commissioner Input**
- 8. Adjournment**

HRA Special Session

4. 1.

Meeting Date: 06/05/2012

By: Jo Thieling, Administrative Services

Title:

Approve the following meeting minutes:

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Background:

Attached are meeting minutes for approval.

Funding Source:

N/A

Council Action:

Motion to approve the following meeting minutes:

1. HRA Work Session - February 28, 2012
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-

Attachments

022412Work Session Minutes

022812 Regular Meeting Minutes

032012 Work Session Minutes

032712 Work Session Minutes

032712 Regular Meeting Minutes

041012 Regular Meeting Minutes

042412 Regular Meeting Minutes

050112 Work Session Minutes

050812 Regular Meeting Minutes

Form Review

Form Started By: Jo Thieling

Started On: 05/31/2012

Final Approval Date: 05/31/2012

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

The Housing and Redevelopment Authority conducted a Work Session meeting on Tuesday, February 28, 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: City Administrator Kurtis G. Ulrich
 HRA Executive Director Heidi A. Nelson
 Public Works Director Brian Olson
 City Engineer Tim Himmer
 Economic Development/Marketing Director Aaron Backman
 Finance Officer Diana Lund
 City Clerk Jo Thieling
 Human Resources Representative Colleen Lasher
 Fire Chief Dean Kapler
 Police Chief James Way
 Park Supervisor Mark Riverblood
 Planning Interim Patrick Brama
 Development Manager Darren Lazan
 Landform Project Principal and Planner Kendra Lindahl
 Tom Bray with Briggs & Morgan
 Stacie Kvilvang with Ehlers & Associates

CALL TO ORDER

Chairperson McGlone called the regular meeting of the Housing and Redevelopment Authority to order at 5:06 p.m.

TOPICS FOR DISCUSSION

**Case #1: Review Sale of Bonds for The Residence at the COR – Flaherty and Collins,
Debt Subordination Agreement for PNC Bank Financing and Project Update**

HRA Executive Director Nelson reviewed the staff report.

Tom Bray with Briggs & Morgan presented his memorandum dated February 22, 2012, detailing the Debt Subordination Agreement, remedies available to the HRA under the Purchase Agreement, Development Agreement, Loan Agreement, Promissory Notes, Pledge Agreement, Guarantees, and described the Debt Subordination Agreement impacts on those remedies.

Commissioner Ramsey stated it sounds like the agreements are the same as the original documents the HRA chose to approve. He asked when are the first \$1 million equity call and second \$2 million equity call for Flaherty & Collins (F&C).

Development Manager Lazan indicated equity calls are at 12 and 18 months. He reviewed the past HRA discussion whether a “carrot” or “stick” approach should be taken and decision reached to incent F&C so the documents have been structured in that way, to incent early prepayment and penalize late payment.

Commissioner Ramsey noted that in 12 months the project will not yet be built so there will be no revenue coming in. He indicated if this project defaults, he believed it would be after construction if they can’t lease it, and by then it is a moot point.

Commissioner Elvig asked Commissioner Ramsey what assumption he is using for the equity calls.

Commissioner Ramsey stated the HRA considered whether there should be a penalty if they didn’t pay and consensus was reached that an incentive was a better option. If they do prepay the debt owed to the HRA, they would get back a percentage of the amount.

Commissioner Elvig stated his understanding there would be a “carrot” and a “stick” if they don’t pay on time. He asked whether it is a mandatory pay, noting that is not contained within the documentation

Commissioner Ramsey stated he expects them to pay because they agreed to it and if they don’t make the mandatory payment, a penalty would be assessed.

HRA Executive Director Nelson stated staff believed it was set up to be successful in terms of rent projections and the document addresses the process to use if a troubled situation occurs.

Commissioner Ramsey stated how can it fail prior to leasing because there is no money until that point.

Chairperson McGlone offered the scenario of a lawsuit by a contractor prior to completion of construction, noting this document will provide guidance through such a situation.

Commissioner Elvig stated he did not think the document contained any real remedies and the only remedy offered would put the HRA in a more jeopardized position than if no action was

taken. He believed the documentation contained loopholes for PNC, such as the Right of Reverter and allowing PNC to do a split after foreclosure sale, both of which are uncommon. Commissioner Elvig stated there may be no default while the HRA is in control but if leasing does not go well and they have to drop the perform, the bank may pull back financing that results in stopping the project. He pointed out the HRA would have no ability to jump in at that point without injuring its position. Another scenario offered was that the project is completely built but the leasing is not working out so they are unable to size the loan for permanent financing to balance the appraisals. Commissioner Elvig stated his support to reduce the HRA's exposure. He doubted there would be a "scorched earth" scenario but there may be something in between.

Chairperson McGlone stated he feels differently. He noted this is \$28 million construction project and no matter where the funding comes from, the appraised value once built is \$40 million, which is a good position for any bank or city. On the point of the documentation, he noted its purpose is to help the HRA through the process in case the need arises.

Commissioner Ramsey stated the rents are at 85 cents a foot and if they can't get a lease at that rate, no apartment will last.

Commissioner Elvig stated an appraisal is on land value, comps, and rent and the problem is that this has been raised to \$40 million. In comparison, he described a 210 unit apartment in Uptown appraised at \$40 million that included the cost per unit, land, parking stalls. That rent is at \$2.21 a square foot and appraisal at \$40 million. Commissioner Elvig stated he is concerned that this appraisal came in at \$40 million when it is at half the cost and half the potential price per square foot.

Stacie Kvilvang, Ehlers & Associates, Inc., stated in reality it would need an appraisal of \$30 million to take out the HRA.

Commissioner Elvig stated that is correct if an institution is willing to take out 100%.

Ms. Kvilvang indicated many institutions are willing to do that, but not every institution.

Commissioner Ramsey noted the HRA had these same discussions when the agreement was approved in September. He pointed out the HRA is under a purchase agreement contract and the Subordination Agreement does not change anything, with the exception of one issue.

HRA Executive Director Nelson clarified that the Subordination Agreement does not change the agreement made in September as it relates to equity raises.

Commissioner Ramsey believed the deal had already been negotiated and approved so if the Subordination Agreement was not approved, there could be penalties against the HRA.

Commissioner Elvig stated his intent is not to "kill the deal," but he wants to assure the HRA fully understands that it really has no remedy under this agreement. He indicated that does not surprise him but now it is in "black and white." Commissioner Elvig explained the concern for

him is that the equity calls were to be mandatory equity calls to assure the funds would come in. He asked about the language for a personal guarantee

Mr. Bray stated that is contained in the development agreement exhibits.

Commissioner Elvig asked about the agreement with F&C for a personal guarantee and if they would agree to improve the equity raises or performance guarantees. He also asked if there was a way to guarantee the equity puts via performance milestones.

Mr. Bray stated in terms of the guarantees, there are two notes in favor of the HRA and each is subject to a different guarantee, one by the construction entity and the other by F&C. He described the terms of the notes and development agreement.

Commissioner Elvig asked about a performance guarantee, such as a \$2 million letter of credit that could be used if they don't complete build out or can't get bank financing.

Chairperson McGlone indicated the Right of Reverter addresses some of those issues.

Commissioner Elvig noted under those terms the HRA would have to wait until the bank is done.

Mr. Bray explained if the HRA exercises the Right of Reverter, the bank would have to buy out the HRA and take over. He indicated a performance guarantee such as a letter of credit would be a new concept in the deal.

Chairperson McGlone stated he has no desire to renegotiate at this 11th hour on things the HRA should have covered earlier.

Commissioner Ramsey believed the HRA had anticipated a lot of these issues and recalled comments were made that even with a "scorched earth" scenario, which is very slim, the HRA will still have a building that pays taxes.

Commissioner Tossey noted the comment was made that the items Mr. Bray has presented were no different since September, which is a concern for him and why he voted against it. He agreed there are no real guarantees to get the HRA's money back. He stated if there is a "scorched earth" scenario, they why did the City agree and build a \$4 million ramp.

Chairperson McGlone stated before he got elected, the prior Council sought out a grant to fund a parking ramp. He stated he had voted to build the parking ramp because the City already had the money and because of the train aspect.

Commissioner Tossey suggested the train was never going to fill that many parking spots in the ramp. He believed the parking ramp was built for one thing, to have 150 dedicated spaces for F&C. Commissioner Tossey stated he never supported the ramp because the apartment was not yet built.

Commissioner Ramsey stated he sees no real change in the documentation, noting the HRA went into this with its “eyes open,” some supporting it and some not supporting it. He indicated the document may not be perfect but sets out what the HRA wants to do and achieves many things. Commissioner Ramsey stated if this agreement is not supported tonight, the HRA would be in serious trouble.

Commissioner Wise agreed the deal was struck and he does not see a lot of differences. He indicated he may have been a dissenting vote on the ramp if this deal wasn’t almost done.

Commissioner Tossey asked when the purchase agreement with F&C was signed.

HRA Executive Director Nelson stated the development/purchase agreement was approved December 2010 with the subsidy piece and the rest was approved on September 27, 2011.

Public Works Olson stated the parking ramp contract was awarded in August.

Commissioner Elvig stated he is frustrated because he believes a deal is not over until it is over. He indicated the HRA now has the bank’s position but not F&C’s position so he felt the HRA was still in a negotiating position if it wants to be. He asked how the HRA can perfect the equity puts.

Commissioner Ramsey stated in a perfect world that would have been perfected prior to this agreement. However, the HRA has already entered into a purchase agreement and spent a quarter of a million dollars on staff consulting time. He expressed concern that if the HRA tried to renegotiate at this point, they may walk away. Commissioner Ramsey noted the documentation says they will pay a penalty if not paid on time and receive an incentive if they prepay. He asked why the HRA would want to change the agreement.

Commissioner Elvig stated he would like to ask for a little more to be in a more comfortable position.

Commissioner Ramsey restated the HRA is already under contract with the purchase agreement.

HRA Executive Director Nelson explained that with approvals tonight, F&C would close on financing the first week in March and close with the HRA on March 23, 2012. There would be \$750,000 in land proceeds. She reviewed the timeline for this project moving forward.

Commissioner Strommen asked for staff’s input on whether there is opportunity, at this point in time, to better the City’s position and put those options in place.

HRA Executive Director Nelson stated staff has pushed PNC as far as can be pushed and if further modifications are made, PNC will tell the HRA to go away. She noted the HRA talked about using a “carrot” instead of a “stick” and decided to incent. HRA Executive Director Nelson pointed out that the Subordination Agreement does not change their agreement to provide equity raises and there is incentive. She indicated if directed by the HRA to ask for other agreements, staff will do so but she has grave concerns about doing so.

Commissioner Backous stated his position that PNC has pushed the HRA as far as it should be pushed and he has no problem re-dealing. He stated he can't believe the HRA would make a bad decision worse because it felt it was running out of time. Commissioner Backous stated he does not think the Subordination Agreement contains any remedies and if the HRA exercised its Right of Reverter, they will foreclose, which is not a remedy. Commissioner Backous stated he has never supported this project and does not support the Subordination Agreement.

Commissioner Ramsey indicated the remedies were done September 27 when he made the motion and it was seconded by Commissioner Wise to get this done. Commissioner Ramsey stated he is frustrated that this consideration even came back to the HRA, which was not necessary because the purchase agreement was signed and the documents were to be delivered to the buyer.

City Administrator Ulrich stated it was brought before the HRA at the advice of legal counsel. He agreed with the comment by HRA Executive Director Nelson that the HRA cannot renegotiate with PNC because the deal is fixed. However, there may be negotiating with F&C to make the majority of the HRA more comfortable.

Commissioner Elvig asked why the HRA wouldn't go back to F&C to get a more comfortable position.

Mr. Bray stated if the decision is to go back and talk with F&C, the HRA will need to look at the front end of the deal or if they have ability to bring a new guarantor to the table outside PNC.

Development Director Lazan stated the Development Team represented to them that the deal was done, final documents were prepared and provided to F&C and PNC and those documents became exhibits to the PNC loan documents. He believed staff negotiated well on the Subordination Agreement and to change the equity structure now would result in a new set of terms to which F&C would have to agree and require revising the loan documents.

Chairperson McGlone stated this has been under discussion for two and a half years with some of the best minds and top-shelf consultants to get it right. He stated he is comfortable they did the best they could and he has no desire to re-deal at this stage of the game.

Ms. Kvilvang explained the issue before the HRA is calling for the sale of tax increment bonds. As part of the development agreement the City will provide \$6.825 million financing to the project. Previously, staff looked at a three-year temporary bond, bonds that could be prepaid after the first year and paid in full in three years. However, in consideration of the tight project time table and historic low interest rates, there is an option to consider issuing a ten-year bond instead with a three-year call. She explained a ten-year bond would provide flexibility between construction and leasing. Ms. Kvilvang noted there would be additional costs with a ten-year bond, mostly in capitalized interest of \$240,000. However, if the City had to issue an additional bond because payment in three years could not be made, there would be additional costs of about \$100,000, resulting in a net cost of about \$140,000/\$130,000 to create that flexibility.

Commissioner Elvig asked Ms. Kvilvang for her professional opinion on this project and whether the City is in a good and safe position.

Ms. Kvilvang stated the HRA is entering into a real estate transaction that has risks, which were always outlined, and the HRA still decided to move forward. She explained that what the HRA is doing is not unusual and has been done by other HRAs, some successfully and some not. Ms. Kvilvang stated it depends on the goal of the community, the HRA determined to move this forward, and the consultants have done all they can to protect the City and place it in the best position.

Commissioner Elvig asked if other cities have put in this much with such little protection. He stated he had talked with others and all indicated they have never seen this unprecedented level of investment.

Ms. Kvilvang indicated she has seen it in a Brooklyn Park project where they determined to change and transform an apartment complex, hoping to be in and out in three to four years but it took 17 years to get the majority of money back.

Commissioner Ramsey stated he has always known this was a risk, as was buying The COR, but he has always looked at the rewards, which the City is already reaping in the train stop. He stated he understands this risk is too big for some Commissioners to be comfortable with, but not too big for other Commissioners. He believed it was a catalyst project and structured as good as the HRA can get.

EXECUTIVE DIRECTOR'S REPORT

None.

COMMISSIONER INPUT

None.

ADJOURNMENT

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

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 6:07 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.

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, February 28, 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: City Administrator Kurtis G. Ulrich
 HRA Executive Director Heidi A. Nelson
 Public Works Director Brian Olson
 Parks Supervisor Mark Riverblood
 Senior Planner Timothy Gladhill
 City Attorney Bill Goodrich
 Develop Manager Darren Lazan
 Landform Project Principal and Planner Kendra Lindahl
 Tom Bray with Briggs & Morgan
 Stacie Kvilvang with Ehlers & Associates

CALL TO ORDER

Chairperson McGlone called the special meeting of the Housing and Redevelopment Authority to order at 9:09 p.m.

OPEN FORUM

There was none.

APPROVAL OF AGENDA

Motion by Commissioner Wise, seconded by Commissioner Ramsey, to approve the agenda as revised to consider Case 5.3 to prior to Case 5.1.

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

APPROVAL OF MINUTES

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to approve the following minutes:

HRA Meeting Minutes dated November 1, 2011
HRA Meeting Minutes dated November 22, 2011
HRA Meeting Minutes dated December 6, 2011
HRA Meeting Minutes dated January 10, 2012
HRA Meeting Minutes dated January 17, 2012
HRA Meeting Minutes dated January 24, 2012

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

HRA BUSINESS

Case #3: Adopt HRA Resolution No. XXX Authorizing Sale of Bonds for The Residence at The COR – Flaherty and Collins and Debt Subordination Agreement for PNC Bank Financing

HRA Executive Director Nelson reviewed the staff report.

Tom Bray, Biggs & Morgan, presented his memorandum dated February 22, 2012, detailing the Debt Subordination Agreement, remedies available to the HRA under the Purchase Agreement, Development Agreement, Loan Agreement, Promissory Notes, Pledge Agreement, Guarantees, and described the Debt Subordination Agreement impacts on those remedies.

Commissioner Elvig stated this was discussed during the Work Session, has been under considered for two and a half years, and probably the best deal the HRA will get on this project. He indicated he had voted in support of this project but was concerned that in the Subordination Agreement, PNC took first position. Commissioner Elvig felt the “bottom line” is that the Agreement does not contain many remedies the HRA can comfortably exercise without placing itself in further jeopardy. He was also concerned about the provision for mezzanine financing and had hoped the Agreement would have been perfected to incent Flaherty & Collins to make equity puts. He asked the development team what it can do, at this point, with Flaherty & Collins to better the HRA’s position and perfect the payment since that cash is imperative to collect.

Development Manager Lazan stated it is important to address where we are at in discussions. He indicated the HRA has a development/purchase agreement in place, and approved, which has been presented to Flaherty & Collins and PNC as final approved documents and incorporated into loan documents. Development Manager Lazan advised there was only a limited amount of trading the HRA can do at this point. He explained the items in the Subordination Agreement impact those documents but one area they can address is providing stronger assurances on capital contributions. It was noted Flaherty & Collins is ready to close this Friday.

Commissioner Backous stated he had voted against this in September and remembers the Subordination Agreement was left open and there were discussions and concerns expressed about the Subordination Agreement. Now the HRA is being told this has been the agreement all along and the HRA has to accept the agreement because they are running out of time.

Development Director Lazan stated the deal between the HRA and Flaherty & Collins has been done since September, 2011. The Subordination Agreement is between the City and PNC, was mentioned during earlier discussions, and the current approved documents act as a vehicle to address concerns related to TIF. Development Director Lazan explained this Subordination Agreement is not an amendment to the purchase agreement or change to the deal but an agreement to provide a “road map” in case everything goes wrong; to provide a process in what the HRA can do. He noted that as much as it may limit some portions, it also adds assurances to provide a process so the HRA knows when it can step into the process. This is a side agreement with PNC that started with a template agreement written by PNC and the Development Team made monumental progress, from both the PNC’s and HRA’s perspective. Development Director Lazan clarified this Subordination Agreement was contemplated in all of the other documents and any time constraint has come from the extent of discussions, number of revisions, and additional considerations given to the document.

Commissioner Backous stated that while he loves the project, he does not support the Subordination Agreement.

Commissioner Elvig stated this is a grand project and he believed the HRA was “stepping out” a long ways, noting it had been mentioned during the Work Session that it took 17 years for a similar project to recover funds. He noted the Right of Reverter would allow the HRA to take over an empty shell but the bank can drain all of the money out of it. He would rather Flaherty & Collins give latitude in the Right of Reverter in return for actual cash. Commissioner Elvig felt, at the end of the day, the project will get built and ultimately pay taxes some day. His concern is if the project is not sized out appropriately with the rents, the appraisal may come up short.

Development Manager Lazan stated it is reasonable to ask; however, there is a danger with redealing so the Development Team wants something in hand with which to negotiate.

Commissioner Elvig agreed the HRA would need to negotiate with Flaherty and Collins, not PNC.

Commissioner Strommen stated if something can be done to better the City’s position, she would be in support of that effort. She stated she likes the project but the extent of the City’s role is not within her personal comfort zone so consistent with past votes, she will not support approval.

Commissioner Tossey stated this consideration is against everything he wanted to do and he had only voted in support of doing an appraisal. He explained that to him, it was a matter of semantics and he knows the HRA entered into a contract in September saying it would agree with a Subordination Agreement. Commissioner Tossey stated it is his understanding that if the

HRA does not agree with bonding it would have to come up with close to \$9 million on its own. Commissioner Tossey stated he felt the City should never have agreed to a \$3 to \$4 million parking ramp and had put the “cart before the horse.” He stated he hates governmental involvement in financing, but now the HRA has agreed, in a contract, and approved a ramp expansion for them, not for the train station. Commissioner Tossey expressed his indecision about whether to vote in support or against this item.

Commissioner Wise stated the City had looked for funding for a train stop, lobbied for the train stop, and brought it up many times that there would be an apartment complex with many people likely to be in a certain demographic living in suburbia but working downtown. The City used that situation to get \$14 million of funding to build a train stop. Commissioner Wise stated if the HRA does not move this item forward, he believed Ramsey would lose all credibility.

Commissioner Ramsey stated it is true that the City pitched funding for the rail stop saying that residents from this apartment complex would be riding the train. The City had money for the parking ramp expansion and if he had thought this project would not move forward, he would have supported giving back that federal money. Commissioner Ramsey stated he is surprised it has come to this point because he firmly believed that on September 27 it was a done deal, the contract was signed and delivered, and should be honored.

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to adopt Resolution #HRA 12-02-004, for sale of up to \$7,450,000 Taxable G.O. Tax Increment Bonds, Series 2012, and approval of the Debt Subordination Agreement with PNC Bank for private financing.

Further discussion: Ms. Kvilvang stated consideration is for the sale of up to \$7.45 million in tax increment bonds issued pursuant to Statutes 469 and 475, the tax increment statute and general bonding statute. Under Statute 469, the HRA can issue bonds without referendum because 20% of the principal expected to be paid is from tax increment of the project to construct the apartments. Previous consideration had been given to three-year temporary bonds because by the end of year three, the development would be complete and the first lender would then put a larger mortgage on the project, taking out the City’s investment. Ms. Kvilvang explained that in looking at the tight three-year timeline to get to the point of stabilization for final financing, and in light of the current 60-year low rates, the Development Team suggests the option of a ten-year bond with a three-year call. Ms. Kvilvang explained the difference between the two is that there is flexibility in a ten-year bond. The cost differential is predominantly in capitalized interest of about \$240,000. However, if the HRA had to issue a second temporary bond, it would cost \$100,000 so the net difference is about \$140,000. It was noted that Flaherty & Collins and PNC don’t have a say in the form of bond that the HRA considers and there would be no out-of-pocket costs for the City since it is project costs. Ms. Kvilvang asked the HRA its preference in bond term. Commissioner Elvig asked whether the net cost difference of \$140,000 would be passed to the developer. Mr. Bray explained the developer’s obligations to the City are in the promissory notes that are separate from the bonds. Regardless of the source of funds or type of bond to raise money to lend to the developer, the developer will repay the principal amount, up to \$91,000 for the cost of issuance, and a flat interest rate of 6.27% with an increase to 8.27% if not paid at the 18-month point. It was noted those interest rates do not vary with the HRA’s interest rates. Commissioner Elvig asked whether only \$91,000 would be covered by the developer of the

\$140,000 for the ten-year bond or \$100,000 for the three-year bond. Ms. Kvilvang explained it is only the cost of issuance that is capped at \$91,000 and the bigger difference is capitalized interest, which is covered by the developer. Commissioner Elvig asked if there is a term between three and ten years that can be considered. Ms. Kvilvang indicated staff can look at a five-year term, which would shrink the amount of capitalized interest; however, the market is comfortable with a ten-year term. Commissioner Ramsey stated it sounds like there is a better market appetite for a ten-year bond and asked whether the motion needs to identify the term of the bond. Ms. Kvilvang recommended the HRA provide direction in how to structure the deal (at ten years or less), which will then be considered by the City Council.

Friendly amendment accepted by Commissioner Ramsey and Commissioner Wise to direct staff to pursue a ten-year bond.

Further discussion: Commissioner Wise asked about the length of term for the Right of Reverter. Development Manager Lazan answered it is 6-8 months. Commissioner Wise asked whether there could be negotiations with Flaherty & Collins up to that point to ease the HRA's minds. Development Manager Lazan indicated that revision negotiations would have to occur this week because closing is this week and the documents would be executed. Development Manager Lazan indicated that between now and Friday is enough time for those negotiations. Commissioner Tossey stated he is torn on this decision because he believed strongly in contracts and this body had agreed to the contract even though he voted against. He indicated he intends to vote against this motion.

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

Case #1: Consider Contract for Alternative Urban Areawide Review Update for The COR

Senior Planner Gladhill reviewed the staff report.

Commissioner Elvig asked whether there were concerns with Landform (a commissioned sales group) being the HRA's paid consultant and also doing work for the Alternative Urban Areawide Review (AUAR) update that is to be a separate nonbiased document.

City Attorney Goodrich stated the City has a relationship with Landform, an engineering group, and its professional requirements would not allow it to make a biased recommendation.

Commissioner Ramsey reminded all that when the contract with Landform was negotiated, it was part of the agreement that this type of work would be given to Landform as concession for a lesser contract than originally contemplated.

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to approve the required sections only of the Work Plan for the AUAR Update for The COR.

Motion carried. Voting Yes: Chairperson McGlone, Commissioners Ramsey, Wise, Backous, Elvig, Strommen, and Tossey.

Case #2: Initiate Strategic Plan for the Development of North Commons

Parks Supervisor Riverblood reviewed the staff report and requested comment on grading the area of the five future lots requiring 6,000 yards of material, which is currently available on the south side of Bunker Lake Boulevard, and the top soil requirement itself. He requested authorization for the City Attorney to work with staff to get easements, which will connect a larger group of residents to The COR.

Development Manager Lazan presented the concept grading plan, described the fill components, and location of the test beds.

The Commissioners stated their support for the project and thanked Parks Supervisor Riverblood for making this creative recommendation.

Motion by Commissioner Tossey, seconded by Commissioner Strommen, to initiate the first phase improvements for North Commons pursuant to the proposed Work Plan, and issuance of an RFP to address the topsoil requirement experiment, and direct the City Attorney to acquire and record the trail easement over Willemite Way in favor of the City.

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

Case #3: Authorize Sale of Bonds for The Residence at The COR – Flaherty and Collins and Debt Subordination Agreement for PNC Bank Financing

This item was considered prior to Case #1.

EXECUTIVE DIRECTOR'S REPORT

HRA Executive Director Nelson reported on project negotiations and indicated that over the next few weeks, staff will work out her transition from the organization.

Development Manager Lazan briefed the HRA on discussions with the Hope Fellowship Church.

COMMISSIONER INPUT

None.

ADJOURNMENT

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

Motion carried.

The special meeting of the Housing and Redevelopment Authority adjourned at 10:21 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.

**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.

**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 27, 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: City Administrator Kurtis G. Ulrich
 HRA Executive Director Heidi A. Nelson
 Public Works Director Brian Olson
 City Engineer Tim Himmer
 Senior Planner Timothy Gladhill
 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 6:32 p.m.

2. TOPICS FOR DISCUSSION

2.01: Consider Requests from Solomon Group Regarding Sunwood Realignment Project

HRA Executive Director Nelson reviewed the staff report and provided an update on the Development Team's negotiations with Solomon Group regarding the Sunwood Drive realignment project. She advised that the request to provide a right-in access from the interchange has been laid to rest. The issues are requests for additional signage, preservation to sight line to buildings, and granting grocery exclusivity to Solomon Group/Mid-America.

Matt Reger, Mid-America Real Estate Company, stated they are excited with the whole project and The COR development and once the right-turn issue was dropped, the developer also got excited about the development. He indicated they are representing the owner to discuss the items presented by staff. Mr. Reger noted Coborns has been a strong retailer and they are trying to get

a 20,000 sq. ft. restriction to protect Coborns and keep them viable in this market. Other items are to assure a visibility corridor and additional signage. He noted Armstrong Boulevard will eventually be redeveloped and while the current signage has worked well, it will have to be addressed and they would like additional signage capabilities along Sunwood Drive. Mr. Reger stated they appreciate their good working relationship with the City and want to do what they can to keep their retail strong and viable.

Development Manager Lazan displayed a slide depicting the site plan, noting potential locations of signage on the Coborns site in addition to off-site signage opportunities. He also pointed out the location of the existing building and request to create a sight corridor and sight triangle. Development Manager Lazan reviewed the efforts of the Development Team with Anoka County and the State to preserve Coborns anchored center during the upcoming interchange project. Development Manager Lazan acknowledged Coborns is a great tenant in this development; however, the requested grocery exclusivity is a challenge because of where the restriction is sized. He explained the design intent of a 20,000 sq. ft. restriction would be to allow small C-Stores or a P-Fresh option but it would preclude another grocer or Super Target/WalMart. He stated when the HRA considers limiting marketability, it needs to ask how it is structured, whom the restrictions favor, and what would be fair value to the HRA if that project restriction is considered.

Alan Young, Mid-America Real Estate Company, opined it would benefit all in this district. He acknowledged Ramsey has done a lot of work to create a project that will bring Ramsey to the forefront but also needs to be concerned about what it will look like in ten years. In Coborns, the City has a retailer that is starting to see good success and has opportunities in the future to decide if Ramsey is the right community for them, which hinges on what happens with the rest of the development. Mr. Young explained a 20,000 sq. ft. restriction would allow concepts like Trader Joe's or Target's P-Fresh concept. In terms of compensation, he suggested it is the right thing for Ramsey to do. He noted there are different options in how it could be structured, length of time, but they want to look at how to position Coborns so it continues to be vital.

Commissioner Ramsey stated the HRA owns property in The COR and does not want to damage the entire project, so why would it consider allowing another grocer into the project. He stated he understands why Mid-America wants exclusivity but he would not favor it unless there is a benefit to be gained. Commissioner Ramsey stated he would not object to assuring a sight line; however, it would eliminate a potential retail site for the HRA.

Chairperson McGlone stated Coborns has operated for seven years and there will not likely be anything across the way in the dirt for a few years. He noted the HRA does not control the dirt on the other side of Armstrong Boulevard. Chairperson McGlone stated support to convey some property in this project to give a better site for a restaurant and maintain a sight line for existing buildings.

Commissioner Wise stated his Wiser Choice Liquor business has been in its location for 11 years and he has gone to the City three times, prior to serving on the Council, asking for limits on liquor licenses. However, this request was turned down because of Coborns or because a CUB Foods was coming. Commissioner Wise stated while too much of any one type of businesses is

not good, with a few exceptions, it would be a complete reversal of City policy to consider an exclusivity agreement.

Commissioner Tossey stated he too has owned property in the Ramsey Town Center and does not want to show Coborns it is not important by putting a grocer across the street. He agreed things are improving and often tells neighbors to spend money at Coborns but would not favor exclusivity.

Mr. Reger suggested if a CUB Foods goes into The COR, either Coborns or CUB Foods will not make it, likely Coborns due to its positioning, resulting in leaving its space empty. He again stated the 20,000 sq. ft. restriction would still allow a Target P-Fresh or Aldi's or Trader Joe's so they are not suggesting no grocery, but not an anchor grocery within a rock's throw of Coborns.

Commissioner Ramsey pointed out that since The COR was contemplated, the HRA has unanimously indicated it does not want a Super Target with full grocery because of Coborns.

Mr. Reger commented the concern is that this Council/HRA may not have the same membership in future years and this conversation will not be remembered.

The consensus of the HRA was to support additional signage in and around the Coborns site, subject to permit and approval, to support preservation of a sight line to the existing retail buildings, but to not support consideration of grocery exclusivity on lands it owns.

Development Manager Lazan indicated the Development Team will continue its work on these items.

3. EXECUTIVE DIRECTOR'S REPORT

HRA Executive Director Nelson provided an update on taping The COR Report at the Acapulco Restaurant.

4. COMMISSIONER INPUT

None.

5. ADJOURNMENT

Motion by Commissioner Tossey, seconded by Commissioner Strommen, 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 6:59 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.

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

The Housing and Redevelopment Authority conducted a Regular Meeting on Tuesday, March 27, 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: City Administrator Kurtis G. Ulrich
 HRA Executive Director Heidi A. Nelson
 Public Works Director Brian Olson
 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 8:51 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVAL OF AGENDA

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

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

4. APPROVAL OF MINUTES

None.

5. HRA BUSINESS

5.01: Adopt a Resolution to Ratify the Appointment of an Executive Director

HRA Executive Director Nelson reviewed the staff report.

Motion by Commissioner Wise, seconded by Commissioner Elvig, to adopt Resolution #HRA-12-03-005, Ratifying the Appointment of an Executive Director for the Ramsey Housing and Redevelopment Authority (HRA) Under Minnesota Statutes Chapter 469.

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

6. EXECUTIVE DIRECTOR'S REPORT

HRA Executive Director Nelson provided an update on parking ramp signage and announced the Flaherty and Collins ceremonial groundbreaking scheduled for April 10, 2012, and closing on April 30, 2012.

Development Manager Lazan advised of additional attempts to contact Toti/Suite Living and indicated that as of April 2, 2012, their contract will expire and the \$50,000 will no longer be applicable towards closing costs.

7. COMMISSIONER INPUT

Commissioner Ramsey stated he finds The COR signage along Highway 10 is difficult to see. Development Manager Lazan explained the design intent was for subtlety but he will check if the lighting can be increased.

Commissioner Elvig asked what is anticipated for the Toti/Suite Living site.

Development Manager Lazan stated there were two proposals for this site, an urban product that fit with the downtown and a residential scale two-story with sloped rooftops. At that time, it was found Toti/Suite Living better fit the proforma and the other choice is under construction in another location of Ramsey. He indicated the Management Team can reach out to parties to rekindle interest.

8. ADJOURNMENT

Motion by Commissioner Ramsey, 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 9:03 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, April 10, 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: City Administrator Kurtis G. Ulrich
 HRA Executive Director Heidi A. Nelson
 Public Works Director Brian Olson
 Parks Supervisor Mark Riverblood
 Senior Planner Timothy Gladhill
 Planning 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 7:35 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVAL OF AGENDA

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

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

4. APPROVAL OF MINUTES

Motion by Commissioner Strommen, seconded by Commissioner Ramsey, to approve the following minutes with a correction to the February 6, 2012, minutes, Page 4, 7th paragraph, to indicate: "...She stated that when they do appraisals for the State, they get ~~three~~ an appraisals plus a technical review."

HRA Meeting Minutes dated February 6, 2012, as revised above.

HRA Meeting Minutes dated February 14, 2012

HRA Meeting Minutes dated February 21, 2012

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

5. HRA BUSINESS

5.01: Approve Grading for the Creation of Five Lots – Test Plot Development at North Commons

Parks Supervisor Riverblood reviewed the staff report. He commented on the importance of the timeline to move forward so there is a full growing season to obtain good data and make the land available by the end of October for platting and resale. Since the lots would contain these improvements, they would be considered premium lots. Park Supervisor Riverblood explained this experiment can be continued to next year, if desired, to obtain data on a fully established lawn.

Motion by Commissioner Ramsey, seconded by Commissioner Elvig, to approve the earthwork and creation of the five lots to be funded by the COR Revolving Fund in the amount of \$33,295 and the grading, hauling, and topsoil spreading for North Commons concurrent with the lot grading, and funded by the Park Trust Fund in the amount of \$21,695.

Further discussion: The Commissioners stated its support to continue the study to next year to gain data on the condition of the turf following a winter season and impact of top soil depths.

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

6. EXECUTIVE DIRECTOR'S REPORT

HRA Executive Director Nelson reported on the ground breaking of The Residents at The COR and progress on the rail station. She noted staff is preparing for the International Council of Shopping Centers show and advised of on-going negotiations.

City Administrator Ulrich announced the upcoming Business Expo event.

7. COMMISSIONER INPUT

None.

8. ADJOURNMENT

Motion by Commissioner Tossey, 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 7:51 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.

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, April 24, 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
 Parks Supervisor Mark Riverblood
 Senior Planner Timothy Gladhill
 Planning 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 8:46 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVAL OF AGENDA

Motion by Commissioner Elvig, seconded by Commissioner Ramsey, to approve the agenda as revised to remove Item 5.06, Consider Temporary Walkway Options – Sunwood Drive.

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

4. APPROVAL OF MINUTES

None.

5. HRA BUSINESS

5.01: Consider Approval of Agreement related to the Relocation of Sunwood Drive – City of Ramsey – The Housing and Redevelopment Authority and the City of Ramsey

Development Manager Lazan reviewed the staff report and advised that earthwork was included in the agreement as an option, should materials be readily available.

City Engineer Himmer provided an update on potential options to obtain fill.

Motion by Chairperson McGlone, seconded by Commissioner Tossey, to approve entering into an Agreement with the City of Ramsey for the construction of Sunwood Drive.

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

5.02: Consider Proposal to Complete Platting Necessary in The COR

Development Manager Lazan reviewed the staff report and explained the intent to create parcels only where there are active deals with the remainder being held as outlots for future development. He assured the HRA that flexibility within the property will be maintained to react to the user and/or market.

HRA Executive Director Ulrich stated his support of the proposal as it gets the HRA one step closer to better defining this land and positioning it for sale.

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to approve the proposal from Landform Professional Services and direct the development team to prepare preliminary and final plats necessary to obtain approvals and record.

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

5.03: Adopt Resolution #HRA 12-04-XXX Authorizing Execution of a Pledge Agreement

HRA Executive Director Ulrich reviewed the staff report.

Motion by Commissioner Ramsey, seconded by Commissioner Wise, to adopt Resolution #HRA 12-04-006 Authorizing Execution of a Pledge Agreement.

Further discussion: Development Manager Lazan answered questions of the Commissioners relating to the terms of the agreement and unequivocal guarantee by Mr. Flaherty to personally guarantee both loans in the same fashion. He indicated there has been considerable discussion on additional puts and Mr. Flaherty has indicated his support to do so.

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

5.04: Consider Granting Access and Utility Easement Over Outlot A, COR ONE

Development Manager Lazan reviewed the staff report.

Motion by Commissioner Wise, seconded by Commissioner Ramsey, to approve granting access and utility easement over Outlot A, COR ONE and to enter into a Reciprocal Easement Agreement with Flaherty & Collins regarding the shared access between Lot 3, Block 1, COR ONE and Outlot A, COR ONE.

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

5.05: Consider Letter of Engagement for Legal Services

Development Manager Lazan reviewed the staff report.

HRA Executive Director Ulrich stated staff works with a variety of consultants depending on area of expertise, which is the intent of this consideration and to gain efficiencies.

The HRA acknowledged Attorney Judith Krow and Fabtanske, Westra, Hart, and Thomson have an outstanding reputation related to real estate law and commercial transactions; however, concern was expressed that the work of Ms. Krow had not been covered by an engagement letter and the untimely submittal of the January 21, 2012, invoice for Ms. Krow's work.

Development Manager Lazan explained Ms. Krow had responded to an immediate need and apologized the letter of engagement and invoice were not submitted in a timely manner. It was noted the former HRA Executive Director had authorized the work to be conducted by Ms. Krow due to its immediate nature, the amount was within the budget for legal services, and the hourly rate charged was less than the current rate of Mr. Bray.

The HRA also debated whether the creation of a legal consultant pool should follow the same process undertaken to vet Public Works consultants.

Development Manager Lazan indicated the Management Team can bring forward names of lawyers with real estate expertise if the HRA would like to consider other or additional legal counsel.

Motion by Chairperson McGlone, seconded by Commissioner Elvig, to approve execution of the engagement letter, authorize payment of the outstanding invoice, to continue to utilize the services of Ms. Krow to complete the deal she has been working on, and direct staff to put together a pool of legal counsel to present to the HRA.

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

5.06: Consider Temporary Walkway Options – Sunwood Drive

This item was removed at the request of Development Manager Lazan.

6. EXECUTIVE DIRECTOR’S REPORT

HRA Executive Director Ulrich provided updates on the ICSC, Game Fair and Business Expo booths, planning of future events, and upcoming agenda items.

Development Manager Lazan stated staff is busy assembling documents and preparing for the closing with Flaherty & Collins. He described the upcoming grand opening event.

7. COMMISSIONER INPUT

None.

8. ADJOURNMENT

Motion by Commissioner Elvig, 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 9:31 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, May 1, 2012, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Colin McGlone
 Councilmember Randy Backous (arrived at 8:36 p.m.)
 Commissioner David Elvig
 Commissioner Bob Ramsey
 Commissioner Sarah Strommen
 Commissioner Jason Tossey

Members Absent: Councilmember Jeffrey Wise

Also Present: HRA Executive Director Kurtis Ulrich
 Public Works Director Brian Olson
 City Engineer Tim Himmer
 Fire Chief Dean Kapler
 Police Chief James Way
 Human Resources Representative Colleen Lasher
 Senior Planner Tim Gladhill
 Management Analyst Patrick Brama
 Development Manager Darren Lazan

1. CALL TO ORDER

Chairperson McGlone called the Work Session meeting of the Housing and Redevelopment Authority to order at 8:34 p.m.

Commissioner Backous arrived at 8:36 p.m.

2. TOPICS FOR DISCUSSION

2.01: Presentation Regarding Potential Athletic Facility in The COR

Development Manager Lazan reviewed the staff report and asked the HRA to provide its thoughts on this concept.

Bradford Dobbins, Better Basketball Boot Camp, described his vision to build an athletic facility in The COR. He stated he trains basketball at Andover, Rogers, Minneapolis, Spring Lake Park, and Woodbury, and gets a lot of feedback from his people that there is not enough gym space for volleyball. For the past eight years, he has been focusing on how to make something happen, not just the building, but to unify different communities so everyone is involved. Mr. Dobbins stated

he sees a good fit with what Ramsey is doing in The COR and its mission statement, believing that an athletic facility will enhance that vision. Mr. Dobbins proposed Phase 1 to include six volleyball courts and four basketball courts with Phase 2 involving the YMCA and Ramsey Athletic Association.

Councilmember McGlone asked about handball courts.

Mr. Dobbins stated he wants to promote a community effort. He stated Phase 2 would involve his international connections with amateur and pro teams and provide cross-training opportunities. He estimated that this type of facility, 141,000 sq. ft., would cost \$22 million. Mr. Dobbins stated everything would be state-of-the-art and with the attitude he would bring, it would make things happen. Mr. Dobbins stated he is more than confident this can be accomplished in Ramsey's new downtown. He stated his main concern is the negative of what happens after five years and he wants to assure long-term synergy will occur with Phase 2.

Councilmember Backous stated he can vouch for the fact that gym space is needed for sports like basketball and soccer, especially with schools closing around Ramsey's district. He felt gym space was under rated by the general public as to economic benefit but he has noticed at the Plymouth dome and other gym centers that during tournaments, the parking lot contains vehicle license plates from surrounding states. Councilmember Backous stated he was not sure how the City would be involved, but thinks this type of facility would draw people to Ramsey.

Mr. Dobbins stated Ramsey is trying to create something new so he wants to start off right and be involved with a good group of people. He stated he trains because of the kids, not for the money. Mr. Dobbins noted the Andover facility was constructed for the YMCA and hockey, but not for basketball and now volleyball is pushing him out by paying for three years in advance. Mr. Dobbins stated he has connections in place now to make this happen and wants to discuss a partnership with the City.

Councilmember Backous noted parents of kids who train year round spend a lot of money and are a captive audience so he believes they will also shop in the area. He suggested the key was to make the facility as flexible and all encompassing as possible to include all sports and opportunities.

Mr. Dobbins stated he is dedicated to basketball and volleyball but others can be put into place that are dedicated to other sport disciplines.

Councilmember Strommen stated she agrees there is a need and asked how the public would access this facility.

Mr. Dobbins stated the name will be "The Facility" and the public will go through his basketball program or basketball/volleyball associations with offices in The Facility. He felt the need and demand for gym time is huge so he wants all of that established prior to construction.

Councilmember Elvig stated he echoes the comments of Councilmember Backous and was awed with the amount of traffic such a facility will generate. He stated he thinks the Legacy will draw

as well and provide opportunity to parlay that facility for larger tournament events. Councilmember Elvig stated he does not understand this proposal enough as to how it will fit into The COR and asked if it will be a domed facility or hard surfaced, if there will be trails or a covered walkway, and if construction will be one solid building. He pointed out there will also be a monstrous need for parking.

Development Manager Lazan explained how the site plan sketch was derived. He displayed a diagram depicting the footprint of this proposal and noted there is a placeholder for a YMCA. He stated the Development Team is not yet ready to address the issue of City participation but wanted input from the HRA on whether it supported this type of facility. On the parking issue, they will look at this site as well as the theater site to amass more parking. He asked for feedback on the facility, structure, YMCA, and community center components.

Todd Mohagen, architect, stated the most important question they have is needing direction from the City if they would support this proposal, if this is the correct location, and if it fits the City's long-term needs. He explained it would be a phased facility, they do not yet know who all the players will be, and Phase 1 will include basketball/volleyball.

Mayor Ramsey stated that as much as he talked about not wanting to fund a community center, it is clear it is a need. He noted that during the Business Expo, 3 out of 4 people asked, "Where is the community center?"

Mr. Dobbins asked why the City would not be interested in funding it since it would be for the community.

Mayor Ramsey stated roads are more important than a community center and there are only so many dollars to go around.

Mr. Dobbins stated during the Work Session meeting, the Council discussed roads versus trails, and that if more people are involved then the roads will be there. He asked if the same would not be true with this facility. Mr. Dobbins stated he is visualizing he would implement his network on a grand scale, to have a historical type of building, because eventually he will become a citizen of Ramsey.

Mayor Ramsey stated he could put more emphasis in doing something like this but the key is when looking for road dollars, the more entities sharing in the process, the less cost for the City and the higher the benefit. He stated he is willing to look at this and the YMCA.

Mr. Dobbins stated he met with Anoka County and they offered \$300,000 to acquire land so he will be meeting with them again and wants to get more people involved. He assured the HRA that he can make this happen.

Councilmember Elvig stated there is not another community that would be more supportive of this type of facility and private/public partnerships than Ramsey. He stated he wants to continue to build on that reputation and sees a need and benefit for this facility but thinks this is not the most appropriate location. He stated this building needs to look good and meet the vision of The

COR, thinking it will take more than \$22 million to accomplish. Councilmember Elvig noted a phased approach will require the HRA to look at Mr. Dobbin's business plan since the property would have to be held for the future phases. He stated he sees this proposal as a challenging project but noted Ramsey has taken on other challenging projects. He stated it would have to be a strong private/public relationship and he is willing to look at this proposal.

Rick Nolan, partner with Bradford Dobbins, stated this will be unique to the City and Minnesota. The phases planned will have international teams, coaches, and trainers to provide cross training, which has not been done in this area.

Development Manager Lazan stated it appears there is HRA consensus to further explore this proposal. He noted the HRA has indicated in the past it would only consider a community center if through a partnership. Development Manager Lazan noted many parents have to drive their children across the metro area for athletic training and Mr. Dobbins' proposal would result in providing specialty training in Ramsey so its residents do not have to drive across the metro area to gain that training.

Mr. Dobbins stated he trains the kids to tap into themselves and coaches the mental part. He believed that once people recognize what he is capable of doing, people will be attracted. Mr. Dobbins stated he feels he is the best to get the job done.

Development Manager Lazan stated he and Mr. Dobbins have already met with Anoka County and will have a follow up meeting. He asked whether there is concern with Anoka County coming into Ramsey to partner with a facility.

The consensus of the HRA was that it would welcome and support a partnership with Anoka County.

Development Manager Lazan stated the Development Team will explore other sites and provide better architecture for the HRA's review.

Mr. Dobbins thanked the HRA for entertaining his presentation.

The consensus of the HRA was to support further discussions on an athletic facility in The COR.

2.02: Review Comprehensive Plan Amendment for The COR

Senior Planner Gladhill reviewed the staff report and asked if the HRA supports proceeding with the amendment for 2,500 housing units or 2,300 housing units and slight adjustments to the development plan.

Chairperson McGlone noted that changing density in The COR results in going vertical and raises traffic concerns. He asked if it has been contemplated that many COR residents may be train riders and create less impact on roadways.

Development Manager Lazan advised of the discrepancy that exists between the area calculations/unit counts and engineering calculations on trip generation. The trip counts were calculated when residential units were at 2,500 and 2,800. However, staff realized there was a disconnect with the Comprehensive Plan housing unit count following one path and the engineering calculations a different path. When staff tried to pull them together, it resulted in 1,500 housing units as being the maximum that the existing transportation system and improvements, over time, can accommodate. Development Manager Lazan noted the Metropolitan Council put a lot of money into this project and wants to know where it is going. He explained density can be created to meet more of the Metropolitan Council's goals; however, it will result in a further gap in the engineering side in what traffic can be accommodated. Development Manager Lazan stated an in-depth traffic analysis was not conducted when the HRA started the AUAR so increasing beyond the maximum will necessitate diving into numbers at each access point and where density falls.

Commissioner Tossey raised the option of meeting the Metropolitan Council's goals half way, by eliminating or limiting the scope of Lake Ramsey and increasing housing on the north side. He stated concern that townhouses may not be feasible in the area north of Bunker, Section 22, due to the topography.

Development Manager Lazan explained the density can be increased in The COR without reducing Lake Ramsey but trips in and out need to be addressed. He stated staff will get aggressive on the internal trips we capture to solve some of the traffic trips.

Commissioner Strommen asked whether the traffic studies done on the original plan for 2,500 housing units was flawed so it needed to be redesigned to 1,500 housing units.

Development Manager Lazan explained when you take the 2,500-unit number and trip matrix, the math does not work. The number of trips calculated for 2,500 housing units was much lower than it should have been for that number of rooftops.

Commissioner Strommen noted the reality is that it was redesigned to meet the market of today, not when the Ramsey Town Center was designed. She stated she understands the Metropolitan Council wanting 2,500 housing units, but it is a different world today.

Mayor Ramsey stated the Metropolitan Council was told they would get 2,500 housing units so it invested in the community. But, the City re-visioned the project for a reason, because it did not meet market reality.

Development Manager Lazan stated the HRA can make the numbers work through internal capture and densification. He noted the reality is that the HRA took out what is arguably the least quality suburban density (sea of townhomes) and put energy into a transit village with 70 units/acre, a train station, and plazas, so it is frustrating to work through this issue when Ramsey is doing what Metropolitan Council wants for TOD grants.

Senior Planner Gladhill stated staff can present to the Metropolitan Council that Highway 10 improvements are needed to gain that density and the full picture needs to be looked at.

HRA Executive Director Ulrich recommended the City try to accommodate the housing units the best it can and noted a solution may be to move housing units west of Armstrong Boulevard, develop housing on the periphery, which would lower traffic impact in The COR and may be a better solution than pushing everything to the middle.

Mayor Ramsey stated he does not envision housing on the west side of Armstrong Boulevard but, instead, a large retailer. He preferred to come up with a solution of where housing would actually happen. Mayor Ramsey suggested the issue of densification be addressed later.

Senior Planner Gladhill clarified that staff is not recommending any solution but looking at options. He noted the City instituted mixed use zoning to create flexibility and the area west of Armstrong Boulevard may be an area to prove the point that it will accommodate more housing units.

Chairperson McGlone stated the map has to be fixed but development may not occur that way, which can be addressed in the future.

Development Manager Lazan clarified there are retail opportunities on Armstrong Boulevard and potential housing would be to the west. He noted the City's \$650,000 grant is being "held hostage" by the Metropolitan Council until its housing unit goals are met.

Senior Planner Gladhill recommended Ramsey be up front with the Metropolitan Council about its concern with traffic capacity with housing density at that level.

Chairperson McGlone asked where the housing units need to be to make it work with the Metropolitan Council.

Senior Planner Gladhill stated the Metropolitan Council will want a base of 2,500 housing units but staff may be able to convince them to lower it to about 2,200 housing units. Ramsey also needs to address the concern that while it is open to showing this forecast, the City remains concerned that transportation capacity is not there.

Public Works Director Olson asked what was forecast in TOD application.

Senior Planner Gladhill explained that application focused on housing along Center Street, about 1,000 housing units, but did not count all of the housing units, and was used for the recommendation to approve the grant.

Public Works Director Olson asked if the Metropolitan Council told the City it had to change the Land Use Plan to get the grant.

Senior Planner Gladhill stated the Metropolitan Council did not but some members have opposed any reduction in number of housing units.

Public Works Director Olson noted the application scored high enough to get the grant based on the current plan but the Metropolitan Council is now saying the HRA has to change the projections even higher than the scored application.

Senior Planner Gladhill agreed that is the case and explained that what caused the confusion was that the Comprehensive Plan amendment showed reduction in forecast community wide and the Metropolitan Council did not realize it included a reduction of housing units within The COR as well.

HRA Executive Director Ulrich suggested staff ask the Metropolitan Council what is the minimum number of housing units that is acceptable since The COR transportation system will not support the higher number. He cautioned the HRA against being locked into millions of dollars of transportation system improvements that it cannot fund.

Chairperson McGlone stated the Metropolitan Council wants 2,500 housing units, which the transportation system cannot support, and would probably not agree with 1,500 housing units. He suggested staff negotiate a compromise in the middle range.

Mayor Ramsey noted the HRA needs to be careful so it does not reach the “tipping point” and end up spending more to fix the transportation issue than the grant is worth.

The consensus of the HRA was to confirm the land use/site layout and authorize staff to negotiate a compromised number of housing units with the Metropolitan Council.

3. EXECUTIVE DIRECTOR’S REPORT

None.

4. COMMISSIONER INPUT

None.

5. ADJOURNMENT

Motion by Commissioner Tossey, 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 9:35 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, 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.

HRA Special Session**5. 1.****Meeting Date:** 06/05/2012**By:** Darren Lazan, Housing &
Redevelopment Authority**Title:**

Consider Offer to Purchase Land - North Commons (portions may be closed to the public)

Background:

Over the last 18 months, the development team has worked with a number of regional home builders to structure a development deal that can facilitate the construction of single family homes in the North Commons area. As you are aware, the HRA currently owns three parcels of land in this area of the project:

The Park - an 8.5 acre property in the center of North Commons that has been, in previous plans, designated as a predominantly passive recreational park.

The Triangle parcel - a 4.3 acre parcel in the NW quadrant of Bunker and Zeolite previously planned as town homes, but currently contemplated to be developed as single family homes.

The Horseshoe parcel - a narrow 3.0 acre parcel north of Bunker and between Zeolite and what was called Town Center Drive. This piece was planned and platted by the original developer as a town home development, and cannot support single family development.

Notification:

HRA Members will be provided additional detail on the proposed offer prior to the meeting.

Observations:

Discussions at previous HRA meetings have provided direction in a number of areas, but when last discussed the development team was to proceed with marketing the triangle parcel, and if necessary, consider 'some number' of homes on the west side of the park parcel to make the development more attractive to a home builder.

The current concept plan, attached to this case, contemplates thirteen home sites on the triangle parcel, and four on the park parcel.

A local home builder has come forward with an offer, and deposited \$10,000 earnest money to secure the development rights for the seventeen sites on the triangle and park parcels.

The development team has prepared a concept design including site plans, grading, and utility improvements necessary to develop these lots. The development team has also prepared a development pro-forma and derived a proposed structure and schedule to proceed with this proposal. If directed to proceed, the development team would prepare necessary plans to make application for approval, and present the final proposal for HRA consideration at a future meeting.

If approved, the Preliminary and Final plats would be prepared and proceed on the following schedule:

COR THREE Schedule:

- Week (early) of June 4 – Landform will submit Pre-Plat and Final Plat for review
- HRA Approval of Plat configuration – June 5
- Public Hearing Notification Due for Pre-Plat – June 6
- Sketch Plan at Planning Commission – June 7
- Pre-Plat Case due – June 13

- Pre-Plat (PC) – June 21
- Final Plat Case due – July 5
- Pre-Plat/Final Plat (CC) – July 10

This schedule would contemplate the lots being available to close in mid July with immediate construction and potentially open for Fall parade of homes tour.

Recommendation:

The development team recommends the HRA consider and approve the proposed deal structure presented and direct the team to prepare a final purchase agreement for execution.

If the proposed deal structure is acceptable, the development team recommends the HRA accept the proposal by Landform to prepare construction documents for the grading and utility improvements necessary to prepare the property for sale.

With the previous approval of the Platting for COR THREE, Landform has commenced the preparation of the preliminary and final platting necessary to meet the above schedule

Funding Source:

TBD - Immediate land sales, earnest monies, future land sales

Council Action:

Approve the proposed purchase agreement for seventeen lots in the North Commons area.

Approve the proposal from Landform to prepare plans for the improvements necessary to sell the proposed lots.

Attachments

Site Plan

Landform Work Order

Form Review

Inbox Kurt Ulrich	Reviewed By Jo Thieling	Date 05/31/2012 04:26 PM
Form Started By: Darren Lazan		Started On: 05/31/2012 01:51 PM
Final Approval Date: 05/31/2012		



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



105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
www.landform.net

WORK ORDER

DATE	5/31/2012	CONTRACT NO.	RAM11019
CLIENT INFORMATION		BILLING INFORMATION (IF DIFFERENT FROM CLIENT)	
COMPANY NAME	City of Ramsey	COMPANY NAME	
CLIENT CONTACT	Kurt Ulrich	CONTACT	
ADDRESS	7550 Sunwood Dr.	ADDRESS	
CITY, STATE, ZIP	Ramsey MN 55303	CITY, STATE, ZIP	
PHONE/FAX	763.433.9817	PHONE/FAX	

PROJECT INFORMATION			
PROJECT NAME	North Commons – COR	PRINCIPAL	Darren Lazan
PROJECT DESCRIPTION	Professional services for the design of the a 17 Lot single family residential subdivision – Provide Site Plan, Grading Plan, Utility Plan and Associated Details.		
PROPERTY LOCATION	The COR	STUDIO/DEPT	RCD
CITY, STATE, ZIP	Ramsey MN 55303	EST. START DATE	Immediately
PIN:		EST. COMPLETE DATE	Aug 2012
		PROJECT MANAGER	Eric Kellogg
		PHASE MANAGER	Eric Kellogg

Reimbursable Expenses, including but not limited to Mileage, Plotting, Printing, Scanning, and Subconsultants are not included in the fees below and will be billed as a reimbursable expense at 1.15 times cost.

FEES (RATE SCHEDULE IS AVAILABLE UPON REQUEST FOR HOURLY CONTRACTS)			
<input checked="" type="checkbox"/>	FIXED FEE	FIXED FEE AMOUNT: \$22,000	Plus Typical Reimbursable
<input type="checkbox"/>	HOURLY WITH AN ESTIMATE	ESTIMATE FEE:	RATES
<input type="checkbox"/>	HOURLY TO A MAXIMUM	MAXIMUM FEE:	RATES 2012 Landform Schedule

IN WITNESS WHEREOF, the parties have accepted, made and executed this agreement upon the terms, conditions and provisions stated above and on the attached General Conditions including, but not limited to, provisions relating to limitations on liability of Consultant.

Accepted By:
Landform

City of Ramsey

Date:

Darren Lazan
President
Date: 5/31/2012
Landform Federal Tax ID: 27-1199905

General Conditions

1. All required services outside SCOPE OF WORK outline will be provided upon the CLIENT'S request and will be billed at the rates quoted on the CURRENT FEE SCHEDULE. A copy of the CURRENT FEE SCHEDULE has been made available to CLIENT or is attached hereto. Rates and multiples for Additional Services and other services as set forth in the fee schedule shall be adjusted annually in accordance with normal salary review practices of Consultant.
2. Fees outlined in this contract will be adhered to subject to site conditions and criteria set forth by the CLIENT and requirements of all applicable governmental agencies, utility companies, etc., in effect on the date of the CONSULTANT'S signing of this contract. No work by the CONSULTANT will commence until fully dimensioned and client-approved plans have been received from CLIENT. Subsequent changes to the plans, which require additional work by the CONSULTANT, will result in extra charges at the rates quoted on the CURRENT FEE SCHEDULE.
3. Field staking will be performed one time only for the fees quoted. Any restaking due to the loss of stakes beyond the CONSULTANT'S control will be billed at the rate on the CURRENT FEE SCHEDULE. In addition, fees outlined for field survey and construction staking are subject to the CONSULTANT being able to perform each item without delays beyond its control. The CLIENT shall request construction-staking items a minimum of two (2) working days in advance of when desired.
4. In the event that a question or claim may arise as to an error or omission in the CONSULTANT'S work or plans, the CONSULTANT will assume no liability for errors or omissions unless notified within 48 hours of the client's discovery of such. If notified within 48 hours, the CONSULTANT will have the right to remedy any such errors or omissions within a reasonable and agreed upon time thereafter, at no additional cost to the CLIENT. The CONSULTANT will assume no liability for construction staking unless all stakes are maintained intact and verified as to their origin.
5. The CLIENT shall give separate authorization to the CONSULTANT to commence each item of work as outlined in the SCOPE OF WORK.
6. CLIENT will be billed monthly, based upon percentage of work completed and/or hourly charges and reimbursable costs. Invoices are due and payable upon presentation. Objections to invoices not made in writing within thirty (30) days of the billing date are waived. A FINANCE CHARGE of one and one half percent (1.5) per month (18% ANNUAL PERCENTAGE RATE) will be added to portions of accounts over 30 days past due. FINANCE CHARGES may be compounded. CLIENT'S failure to make timely payments is justification for suspension of all services and withholding of all deliverables until payment is received or other written agreements made. CONSULTANT shall be entitled to recover all costs, expenses and fees incurred by CONSULTANT (including litigation and arbitration fees and costs, reasonable attorneys' fees, and CONSULTANT'S internal labor at the rates quoted on the CURRENT FEE SCHEDULE) due to CLIENT'S failure to make timely payments.
7. This Agreement may be terminated by either party upon seven (7) days' written notice. In the event of any termination, the CONSULTANT will be paid for all services rendered to the date of termination plus unpaid reimbursable expenses. Such termination shall not affect the parties' accrued rights and liabilities as of the date of termination. Without limiting the generality of the foregoing, paragraphs 4, 6, 9, 10, 11, 12, 14, 15, and 16 of these General Conditions shall survive any cancellation, expiration, or termination of this Agreement.
8. The CONSULTANT will not be responsible for the cost of permits, title company charges, governmental review fees, soil reports, printing, photographic charges, etc. as applicable, except those printing charges necessary for the CONSULTANT to do its work. The CONSULTANT will be reimbursed for such charges paid by it for the CLIENT at the rates quoted on the CURRENT FEE SCHEDULE.
9. The CONSULTANT will not be responsible or liable for the following: (a) Any use of plans, surveys, specifications, etc. not signed and sealed by the CONSULTANT and approved by the appropriate governmental agencies; (b) Inaccuracy of data, plans, legal descriptions or any other information supplied by the CLIENT or others; (c) Site soil, hydrologic, or geologic conditions; (d) Changes to the plans and specifications made by the CLIENT or others; (e) Job site conditions; or (f) The performance of work on this project by any construction contractor or third party.
10. All original work will be property of the CONSULTANT. The CLIENT at its request will be furnished with reproducible copies as a reimbursable expense. All documents furnished by the CONSULTANT are instruments of its service. They are not suitable for reuse or extensions of this project or any other project. CONSULTANT is the author of these documents and retains all common law, statutory and/or reserved rights, including copyright. Any reuse without specific written approval by the CONSULTANT in each case will be at the sole risk of the user and without liability or legal exposure to the CONSULTANT.
11. Neither the CLIENT nor the CONSULTANT shall assign, sublet or transfer any rights under or interest in the contract without the written consent of the other. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than the CLIENT or CONSULTANT.
12. The CONSULTANT makes no representation concerning any cost estimate figures made in connection with maps, plans, specifications or drawings other than that all cost figures are estimates only and the CONSULTANT shall not be responsible for fluctuations in costs or quality figures.
13. The CLIENT agrees to cooperate in every way requested by the CONSULTANT to expedite the completion of the work set forth in the contract. The CLIENT agrees to provide the CONSULTANT access to the property involved and to make available any records, documents, deeds, legal descriptions or other items requested by the CONSULTANT for the reasonable pursuit of the completion of the work.
14. The CONSULTANT makes no warranty, either expressed or implied, as to its services. Services will be performed in accordance with generally accepted engineering and/or surveying practices.
15. Any claim, dispute or other matter in question arising out of or relating to this Agreement or breach thereof ("Claim") in which the aggregate amount in controversy exclusive of interest, attorneys' fees and costs, is less than or equal to \$100,000 shall be decided by binding arbitration in Minneapolis in accordance with the Construction Industry Rules of the American Arbitration Association. Judgment on any award by the arbitrator(s) shall be enforceable in any court having jurisdiction. Any Claim in which the aggregate amount in controversy, exclusive of interest, attorneys' fees and costs, is greater than \$100,000 shall be resolved by litigation in the State or Federal Court located within Hennepin County, Minnesota. Consultant and Client expressly consent to the exclusive personal jurisdiction and venue of the Minnesota courts for all purposes relating to this Proposal. The parties waive trial by jury. This Agreement shall be governed by Minnesota law, without regard to conflicts of law principles.
16. CONSULTANT'S TOTAL LIABILITY TO CLIENT FOR ANY LOSS, CLAIM OR DAMAGE ARISING OUT OF THE NEGLIGENCE OR OTHER LEGAL FAULT OF CONSULTANT IN PERFORMING ITS SERVICES SHALL BE LIMITED TO THE GREATER OF (I) THE AMOUNT STATED IN THIS PROPOSAL AS COMPENSATION FOR CONSULTANT'S BASIC SERVICES, OR (II) THE LIMITS OF ANY INSURANCE ACTUALLY AVAILABLE TO THE CONSULTANT. AT ANY TIME PRIOR TO COMMENCEMENT OF SERVICES. CLIENT MAY, BY PAYING A 20% PREMIUM IN ADDITION TO CONSULTANT'S FEE, ELIMINATE THIS LIMITATION ON LIABILITY. In no event shall CONSULTANT be liable for loss of profits, loss of use, loss of revenue, or any or special, indirect or consequential damages of any kind.
17. **NOTICE OF LIEN RIGHTS (MINNESOTA): (a) Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions. (B) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.**
18. There are no understandings or agreements except as herein expressly stated.

HRA Special Session

5. 2.

Meeting Date: 06/05/2012**By:** Darren Lazan, Housing &
Redevelopment Authority

Title:

Consider option for the preparation of land for development - Sunwood Retail

Background:

As part of the effort directed and approved by the City Council, the construction associated with the realignment of Sunwood Drive is scheduled to begin this summer and be completed in the late fall of this year.

That construction will disturb all four sides of what has been called the 'Sunwood Retail Area', an approximate five acre parcel created in the SE quadrant of the new Sunwood/Armstrong intersection. This area, both the developable area and the roadway area itself are currently between one (1) and eight (8) feet below finished design grades and will require considerable fill to be constructed. Outlined in an agreement between the City and the HRA, the fill for the roadway will be taken from the proposed Lake Ramsey area of the project, transported to the project site, and placed as part of that contract. The HRA currently owns the property and receives no consideration for that material.

If the roadway project were to proceed as planned, the developable retail area would be roughly four (4) feet below the adjacent roadways and have no reasonable means of draining effectively. It would also mean that the eventual construction on this site would necessitate considerable construction activity over the new roadway to bring this area up to grade as necessary to develop.

The development team has prepared an estimate of the potential construction costs associated with bringing the retail area up to grade concurrent with the roadway construction, as well as the construction of the drive necessary to re-connect the Coborns anchored site to the new roadway. This total estimate is currently about \$250,000 which includes approximately \$200,000 in hard construction costs, as well as approximately \$50,000 in design, miscellaneous costs, and contingency.

These costs were INCLUDED in the original feasibility study as a cost of the project, and current estimates for this effort remain within that original feasibility estimate.

Notification:**Recommendation:**

The development team recommends the HRA approve advancing the proposed improvements as part of, and concurrent with the construction of Sunwood, and direct staff to include this scope of work as an ADD alternate to the current documents out for bid. The development team further recommends the HRA get final numbers from the successful bid, and consider the costs associated with this work as an offset to providing material for the Sunwood roadway project. Alternatively, the HRA should consider compensation in the amount of \$250,000 to provide the material necessary to complete the roadway project, and use those funds to pay for the proposed scope on HRA land.

Funding Source:

TBD - TIF, Future Land Sales, Proceeds of the sale of material

Council Action:

Approve the proposed scope of services and request staff add the proposed scope to the current project out for bid. Direct the development team to prepare an agreement with the City for the proposed funding based on discussion in the meeting.

Attachments

Cost Estimate - Sunwood Retail Items

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	05/31/2012 04:33 PM
Form Started By: Darren Lazan		Started On: 05/31/2012 03:14 PM
	Final Approval Date: 05/31/2012	

ENGINEER'S ESTIMATE OF COSTS

Project: Sunwood Drive Realignment	I HEREBY CERTIFY THAT THIS ENGINEER'S ESTIMATE WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	Robert Schunicht
S.A.P. 199-104-010		12105

ESTIMATED QUANTITIES

ITEM NUMBER	Description	Notes	Unit	UNIT PRICE	S.A.P. 199-104-010 Sunwood Drive		S.A.P. 199-104-010 Sunwood Drive STORM SEWER		S.A.P. 199-104-010 Sunwood Drive LANDSCAPING		100% CITY NON- PARTICIPATING	
					ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST
2021.501	MOBILIZATION		LUMP SUM	\$50,000.00	1.00	\$50,000.00						
2101.501	CLEARING		ACRE	\$2,500.00	12.16	\$30,400.00					4.17	\$10,425.00
2101.507	CLEARING		TREE	\$30.00					7	\$210.00		
2101.507	GRUBBING		TREE	\$30.00					7	\$210.00		
2102.502	PAVEMENT MARKING REMOVAL		LIN FT	\$0.55	209	\$114.95						
2104.501	REMOVE SEWER PIPE (STORM)		LIN FT	\$5.00	129	\$645.00						
2104.501	REMOVE CURB AND GUTTER		LIN FT	\$5.00	883	\$4,415.00						
2104.503	REMOVE CONCRETE WALK		SQ FT	\$2.00	4767	\$9,534.00						
2104.505	REMOVE BITUMINOUS PAVEMENT		SQ YD	\$2.00	2887	\$5,774.00						
2104.509	REMOVE DRAINAGE STRUCTURE		EACH	\$200.00	2	\$400.00						
2104.509	REMOVE SIGN TYPE A		EACH	\$25.00	2	\$50.00						
2104.511	SAWING CONCRETE PAVEMENT (FULL DEPTH)		LIN FT	\$6.00	94	\$564.00						
2104.513	SAWING BIT PAVEMENT (FULL DEPTH)		LIN FT	\$3.00	289	\$867.00						
2105.501	COMMON EXCAVATION		CU YD	\$5.00	581	\$2,905.00					112	\$560.00
2105.507	SUBGRADE EXCAVATION		CU YD	\$5.50	100	\$550.00					298	\$1,639.00
2105.522	SELECT GRANULAR BORROW		CU YD	\$6.00	2803	\$16,818.00					359	\$2,154.00
2105.523	COMMON BORROW (CV)		CU YD	\$5.00	21312	\$106,560.00					20004	\$100,020.00
2105.525	TOPSOIL BORROW (LV)		CU YD	\$14.00	560	\$7,840.00			2700	\$37,800.00	2100	\$29,400.00
2105.525	SELECT TOPSOIL BORROW		CU YD	\$35.00					262	\$9,170.00		
2106.607	COMMON EMBANKMENT (CV)		CU YD	\$1.71	24115	\$41,236.65						
2211.503	AGGREGATE BASE (CV) CLASS 5 MODIFIED		CU YD	\$17.00	1726	\$29,342.00					171	\$2,907.00
2360.501	TYPE SP 12.5 WEARING COURSE MIX (3, C)		TON	\$65.00	841	\$54,665.00					87	\$5,655.00
2360.502	TYPE SP 12.5 NON WEAR COURSE MIX (3, B)		TON	\$61.00	1963	\$119,743.00					145	\$8,845.00
2503.602	CONNECT TO EXISTING SANITARY SEWER		EACH	\$1,500.00							1	\$1,500.00
2503.602	CONNECT TO EXISTING STORM SEWER		EACH	\$500.00							1	\$500.00
2503.602	PLUG AND ABANDON PIPE SEWER		EACH	\$500.00	2	\$1,000.00						
2503.602	PLUG AND ABANDON PIPE WATER		EACH	\$500.00	2	\$1,000.00						
2503.603	8" PVC PIPE SEWER		LIN FT	\$40.00							135	\$5,400.00
SP1	8" PVC PIPE PLUG		EACH	\$100.00							1	\$100.00
SP2	48" SANITARY MANHOLE		LF	\$250.00							11	\$2,750.00
SP3	FURNISH AND INSTALL CASTING		EACH	\$750.00							1	\$750.00
SP4	ADJUST CASTING		EACH	\$250.00							1	\$250.00
2504.601	IRRIGATION SYSTEM		LUMP SUM	\$22,000.00					1	\$22,000.00		
2504.602	CONNECT TO EXISTING WATERMAIN		EACH	\$1,706.00							1	\$1,706.00
2504.602	HYDRANT		EACH	\$3,291.00							3	\$9,873.00
2504.602	INSTALL PLUG		EACH	\$225.00							5	\$1,125.00
2504.602	6" GATE VALVE		EACH	\$1,371.00							3	\$4,113.00
2504.602	8" GATE VALVE		EACH	\$1,647.00							3	\$4,941.00
2504.602	12" GATE VALVE		EACH	\$2,700.00							8	\$21,600.00
2504.603	6" DIP WATERMAIN CLASS 52		LF	\$33.00							156	\$5,148.00
2504.603	8" DIP WATERMAIN CLASS 52		LF	\$39.00							275	\$10,725.00
2504.603	12" DIP WATERMAIN CLASS 52		LF	\$44.00							1234	\$54,296.00
2504.604	4" POLYSTYRENE INSULATION		SQ YD	\$39.00							11	\$429.00
2504.608	DIP FITTINGS		LBS	\$3.75							2435	\$9,131.25
2501.511	15" RC PIPE CLASS IV		LIN FT	\$26.00			71.2	\$1,851.20				
2501.511	18" RC PIPE CL IV		LIN FT	\$31.00			519.9	\$16,116.90			59	\$1,829.00
2501.511	24" RC PIPE CL III		LIN FT	\$37.00			508.5	\$18,814.50			243	\$8,991.00
2506.501	CONST DRAINAGE STRUCTURE DESIGN A		LIN FT	\$175.00			26.3	\$4,602.50			5	\$875.00
2506.501	CONST DRAINAGE STRUCTURE DESIGN H		LIN FT	\$158.00			3.7	\$584.60				
2506.501	CONST DRAINAGE STRUCTURE DES 48-4020		LIN FT	\$285.00			23.7	\$6,754.50			13	\$3,705.00
2506.501	CONST DRAINAGE STRUCTURE DES 60-4020		LIN FT	\$335.00			12.9	\$4,321.50				
2506.501	CONST DRAINAGE STRUCTURE DES 60-4020		LIN FT	\$400.00			8.3	\$3,320.00				

ESTIMATED QUANTITIES

ITEM NUMBER	Description	Notes	Unit	UNIT PRICE	S.A.P. 199-104-010 Sunwood Drive		S.A.P. 199-104-010 Sunwood Drive STORM SEWER		S.A.P. 199-104-010 Sunwood Drive LANDSCAPING		100% CITY NON- PARTICIPATING	
					ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST	ESTIMATED QUANTITY	ESTIMATED COST
2506.516	FURNISH & INSTALL CASTING ASSEMBLY		EACH	\$750.00			14	\$10,500.00			3	\$2,250.00
2506.602	CONNECT TO EXISTING DRAINAGE STRUCTURE		EACH	\$500.00			1	\$500.00			1	\$500.00
2506.602	RECONSTRUCT DRAINAGE STRUCTURE		EACH	\$675.00			1	\$675.00				
2531.501	CONCRETE CURB & GUTTER DESIGN D418		LIN FT	\$16.25	342	\$5,557.50						
2531.501	CONCRETE CURB & GUTTER DESIGN B618		LIN FT	\$12.00	3905	\$46,860.00					294	\$3,528.00
2521.501	4" CONCRETE SIDEWALK		SQ FT	\$4.00	17734	\$70,936.00						
2531.507	8" CONCRETE DRIVEWAY PAVEMENT		SQ YD	\$52.13	1414	\$73,711.82						
2531.618	TRUNCATED DOMES		SQ FT	\$34.61	238	\$8,237.18						
2540.602	BOLLARD		EACH	\$600.00					4	\$2,400.00		
2564.531	SIGN PANEL TYPE C		SQ FT	\$27.01	248	\$6,698.48						
2564.552	HAZARD MARKER X4-2		EACH	\$76.74	5	\$383.70						
2571.502	DECIDUOUS TREE - 2.5" CAL. B&B		EACH	\$500.00					53	\$26,500.00		
2571.504	CONIFEROUS SHRUB - 3' HT B&B		EACH	\$45.00					10	\$450.00		
2573.502	SILT FENCE, TYPE MACHINE SLICED		LIN FT	\$1.70	1610	\$2,737.00					3958	\$6,728.60
2573.530	STORM DRAIN INLET PROTECTION		EACH	\$125.00	18	\$2,250.00					2	\$250.00
2573.540	FILTER LOG TYPE WOOD FIBER BIOROLL		LIN FT	\$3.50							6	\$21.00
2575.502	SEED MIXTURE 190		LBS	\$1.72					51	\$87.72	285	\$490.20
2575.505	SEED MIXTURE 340		LBS	\$3.25					21	\$68.25		
2575.505	SODDING TYPE SALT RESISTANT		SQ YD	\$4.00					1570	\$6,280.00		
2575.532	FERTILIZER TYPE 1		LBS	\$0.41					2017	\$826.97		
2575.532	FERTILIZER TYPE 3		LBS	\$0.41					75	\$30.75		
2575.511	MULCH MATERIAL TYPE 1		TON	\$99.00					12	\$1,188.00		
2582.501	PAVEMENT MESSAGE (LT-THRU ARROW) ONLY PREFORMED		EACH	\$100.00	2	\$200.00						
2582.501	PAVEMENT MESSAGE (THRU ARROW) POLY PREFORMED		EACH	\$100.00	1	\$100.00						
2582.501	PAVEMENT MESSAGE (LEFTARROW) POLY PREFORMED		EACH	\$328.00	7	\$2,296.00						
2582.501	PAVEMENT MESSAGE (RIGHT ARROW) POLY PREFORMED		EACH	\$341.00	2	\$682.00						
2582.501	PAVEMENT MESSAGE (ONLY) POLY PREFORMED		EACH	\$310.00	8	\$2,480.00						
2582.502	4" DOUBLE SOLID LINE, YELLOW EPOXY		LIN FT	\$0.47	268	\$125.96						
2582.502	4" SOLID LINE, YELLOW EPOXY		LIN FT	\$0.25	2177	\$544.25						
2582.502	4" SOLID LINE, WHITE EPOXY		LIN FT	\$0.23	3515	\$808.45						
2582.502	4" BROKEN LINE, WHITE EPOXY		LIN FT	\$0.30	317	\$95.10						
2582.502	8" DOTTED LINE WHITE, POLY PREFORMED		LIN FT	\$5.78	79	\$456.62						
2582.502	4" DOTTED LINE WHITE, EPOXY		LIN FT	\$1.41	212	\$298.92						
2582.503	CROSSWALK MARKING, POLY PREFORMED		SQ FT	\$13.10	270	\$3,537.00						
TOTAL						\$713,419.58		\$68,040.70		\$107,221.69		\$325,110.05

502

\$3744.90

TOTAL MASS GRADING !
ENTRANCE \$198,277.90

HRA Special Session

5.3.

Meeting Date: 06/05/2012

By: Mark Riverblood, Engineering/Public Works

Title:

Review Single Family Lot Creation at North Commons - Grading and Soil Corrections

Background:

The purpose of this work session report is to summarize the costs resulting from the soil corrections necessary to create 4 lots at North Commons. Although soil borings were completed by NTI (local consultant) and analyzed as satisfactory, during the creation of the 4 lots the excavation contractor exposed a vein of organic soils. The consultant was called back to the site and recommended the organics be removed from the building pad areas.

Attached is an invoice that details the project expenses.

Observations:

At the conclusion of the lot creation, removal of ‘black dirt’ from the house pads was \$10,080 that was not anticipated, however, as indicated, soil borings were included as part of HRA approval as ‘insurance’, and as documentation to a future builder that the lots were ‘good’. These house pads have been compaction tested, and are now foundation-ready.

The original contract amount was for \$48,870 and the final amount, including soil corrections is \$58,682 or an overage of \$9812. Costs that go into the overage include: soil corrections (removal of organics from house pad areas), moving of the "organics" to proposed location of community gardens. The movement of this soil represents a reduction in cost of importing appropriate top soil.

The total cost of all earth work at North Commons (both the lots and park) is \$58,682. The original, anticipated amount (both elements, with separate funding sources) was \$48,870.

Funding Source:

Funding is proposed to be from the COR Revolving Fund to cover the overage of \$9812.

Council Action:

Based upon discussion.

Attachments

Invoice - North Commons

Form Review

Inbox	Reviewed By	Date
Dean Kapler	Dean Kapler	05/31/2012 04:45 PM
Kurt Ulrich	Jo Thieling	05/31/2012 04:50 PM
Kurt Ulrich	Jo Thieling	05/31/2012 04:51 PM
Form Started By: Mark Riverblood		Started On: 05/31/2012
Final Approval Date: 05/31/2012		

HRA Special Session

5. 4.

Meeting Date: 06/05/2012**By:** Darren Lazan, Housing &
Redevelopment Authority**Title:**

Approve Development Plan 6.0

Background:

As part of its role as master developer, the HRA has previously reviewed and approved the current development plan, from which the development team works to market and develop the project.

Small revisions are continually ongoing to keep the plan current relative to proposals or discussions the development team has with prospective buyers.

At major milestones, or in the event of a major revision, the development plan has come forward for review by the HRA. This spring, the development team has made a number of revisions to the previous 5.xx series of development plans, and had prepared a version 6.0 for your consideration and approval.

Notification:**Observations:**

Development plan 6.0 has a few noticeable revisions for your consideration:

- We have removed the round-a-bout in the center of the project
- We relocated the community center site to the former theater site and eliminated the theater at this time.
- We have modified the housing units to reflect the current effort with Met Council on housing units
- We are showing current development plans for North Commons, Sunwood Retail, and the W30
- Misc. other revisions.

Recommendation:

The development team recommends the HRA review and approve the proposed development plan 6.0 and provide any input appropriate to future plan revisions.

Funding Source:

N/A

Council Action:

Approve the proposed development plan version 6.0

AttachmentsDP 6.0**Form Review**

Inbox

Reviewed By

Date

Kurt Ulrich

Jo Thieling

05/31/2012 04:30 PM

Form Started By: Darren Lazan

Started On: 05/31/2012 02:44 PM

Final Approval Date: 05/31/2012



DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT
- COMPLETED

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- FULL INTERSECTION
- NO LEFT OUTBOUND MOVEMENTS
- PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES

