

**City of Ramsey**  
**Agenda**  
**Housing and Redevelopment Authority (HRA)**  
**Special Session**  
**Tuesday July 31, 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**
5. **HRA Business**
  1. Consider Offer to Purchase Property - Sunwood Drive/Armstrong/Ramsey (Portions may be closed to the public)
  2. Consider Offer to Purchase Land - Sunwood Drive/Armstrong (Portions may be closed to the public)
  3. Approve additional services for utility design related to Bunker Lake Blvd. Storm Crossing
6. **Development Team Report**
7. **Commissioner Input**
8. **Adjournment**

**HRA Special Session**

**5. 1.**

**Meeting Date:** 07/31/2012

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

**Information**

**Title:**

Consider Offer to Purchase Property - Sunwood Drive/Armstrong/Ramsey (Portions may be closed to the public)

**Background:**

The development team has received an offer to purchase two parcels within The COR. A developer who represents a national convenience store corporation is interested in developing both the site on Sunwood Drive and Ramsey Boulevard, as well as the site on Sunwood Drive and Armstrong Boulevard.

**Notification:**

**Observations:**

The Development team will provide the proposed offer, and summary to the HRA via separate email.

**Recommendation:**

The development team recommends the HRA consider the proposed offer, and based on discussion provide direction to either respond or proceed to purchase agreement.

**Funding Source:**

N/A

**Council Action:**

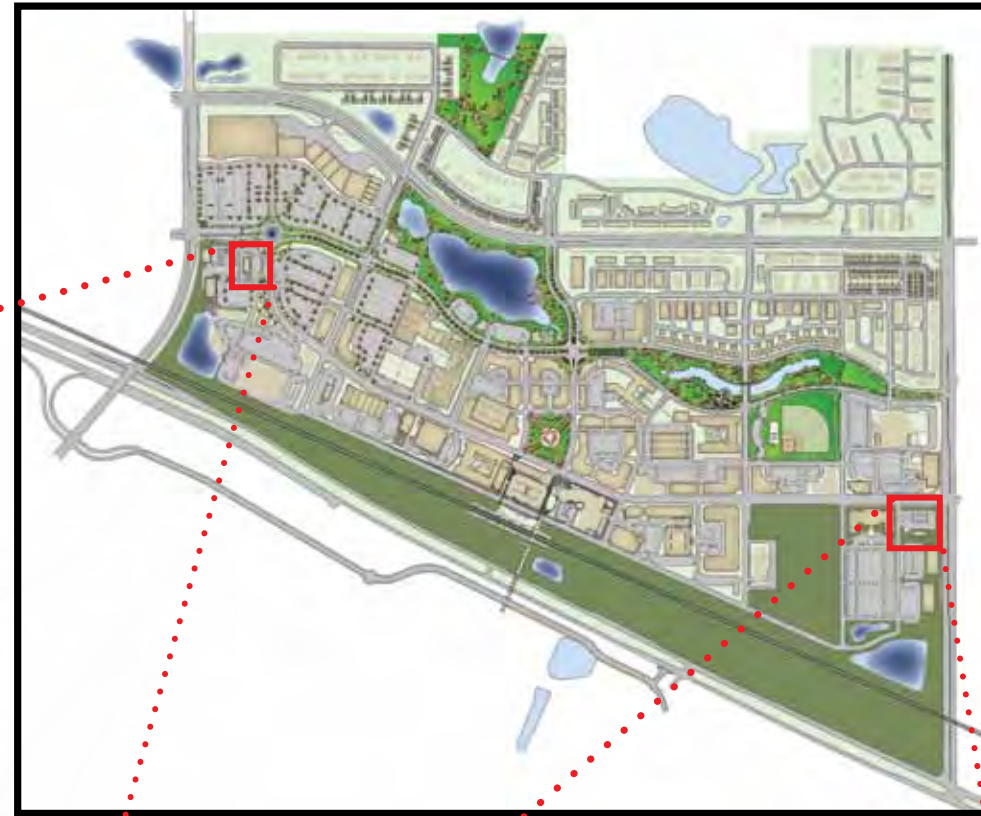
Approve the proposed offer, and direct the development team to prepare purchase agreement documents and present for final approval.

**Attachments**

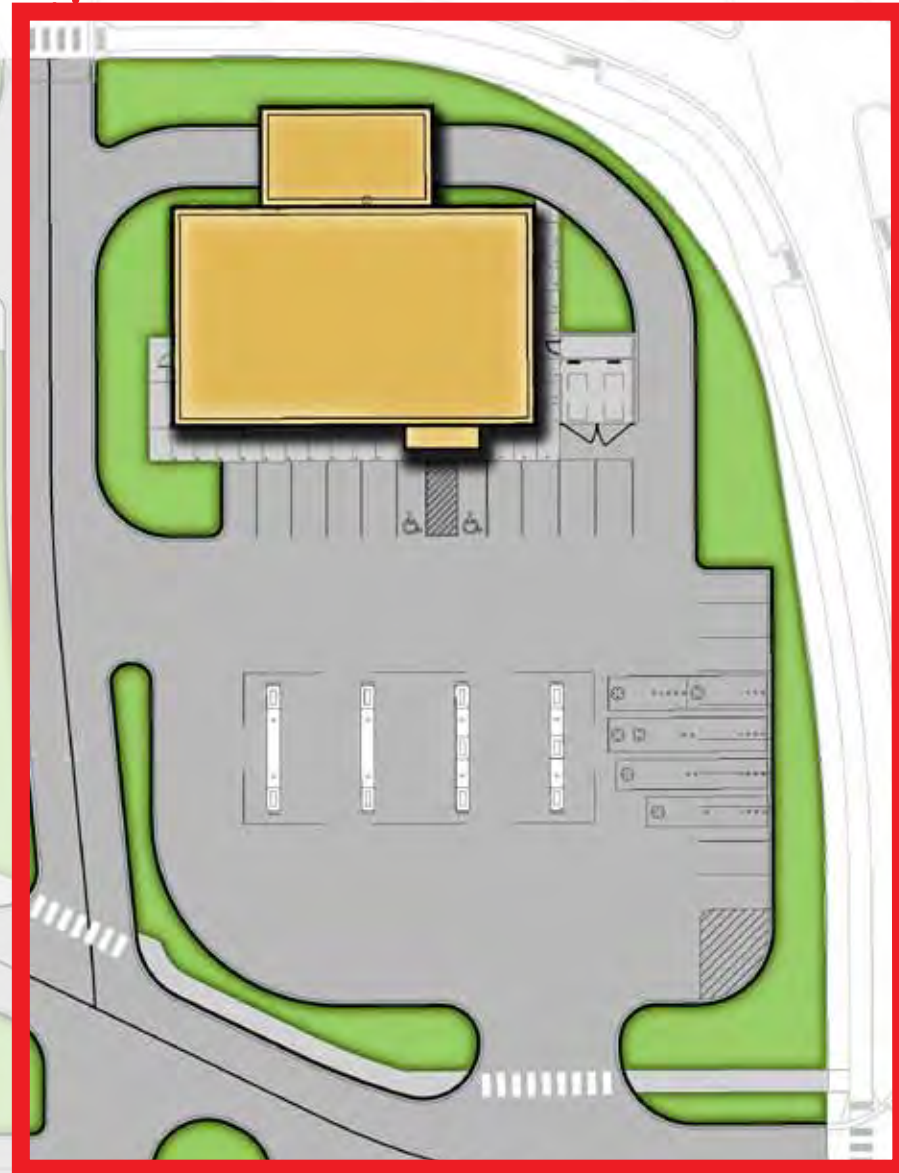
Site Location Map

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Kurt Ulrich	Darren Lazan	07/26/2012 02:47 PM
Darren Lazan (Originator)	Darren Lazan	07/26/2012 03:19 PM
Kurt Ulrich	Kurt Ulrich	07/26/2012 03:33 PM
Form Started By: Darren Lazan		Started On: 07/26/2012 12:48 PM
	Final Approval Date: 07/26/2012	

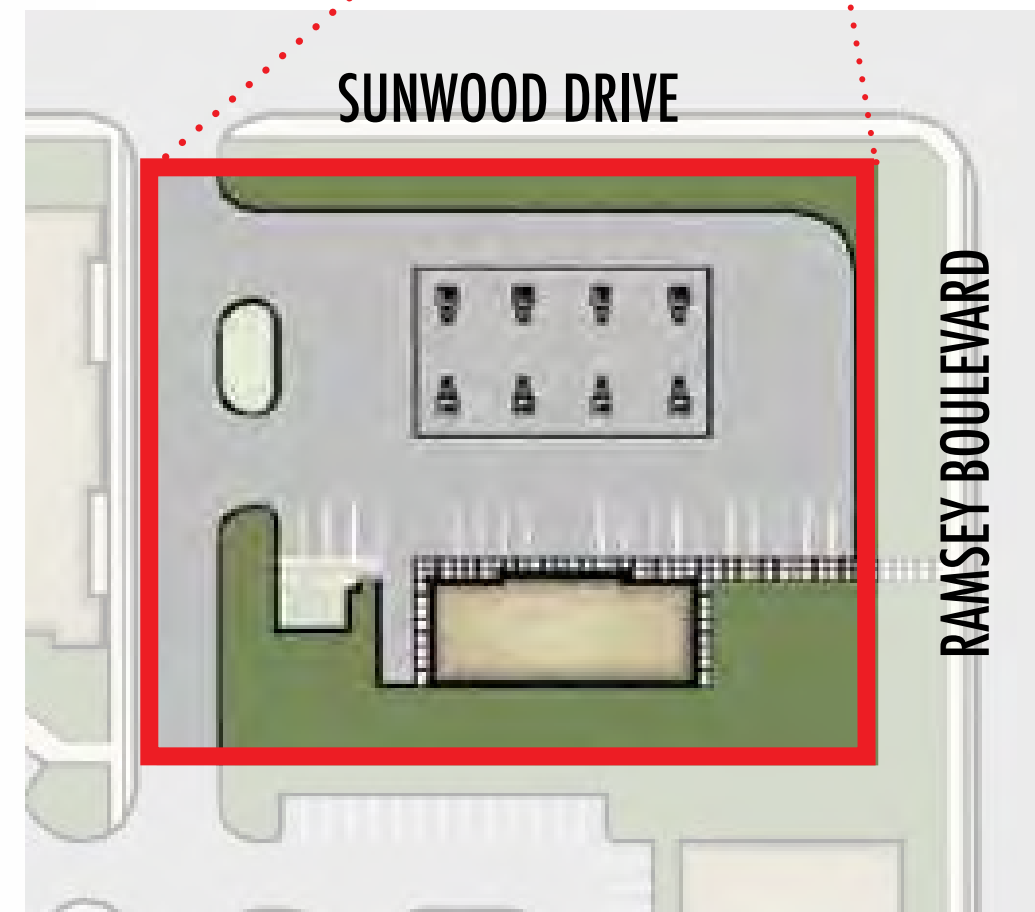


SUNWOOD BOULEVARD



SUNWOOD BOULEVARD

SUNWOOD DRIVE



RAMSEY BOULEVARD



SITE LOCATION  
MAP

**HRA Special Session**

**5. 2.**

**Meeting Date:** 07/31/2012

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

**Information**

**Title:**

Consider Offer to Purchase Land - Sunwood Drive/Armstrong (Portions may be closed to the public)

**Background:**

The HRA has previously contemplated the sale of property in the Sunwood Retail area to M&W Holding, LLC - the owners of Wiser Choice Liquors.

This transaction is part of the City Council's purchase of M&W's current parcel located on the west side of Armstrong in anticipation of the new Armstrong interchange.

The development team has completed the layout of this area, now has LOI's for all three parcels, and have been able to work through the detailed easement, covenants, and restrictions necessary to execute a Purchase Agreement.

**Notification:**

**Observations:**

The Development team will send a detailed summary to the HRA via separate email prior to the meeting.

**Recommendation:**

The development team recommends the HRA approve the proposed purchase agreement, and direct the city attorney to make final revisions as necessary, and execute all documents related to the transaction necessary to close.

**Funding Source:**

N/A

**Council Action:**

Approve the proposed purchase agreement, and direct the city attorney to make final revisions as necessary, and execute all documents related to the transaction necessary to close.

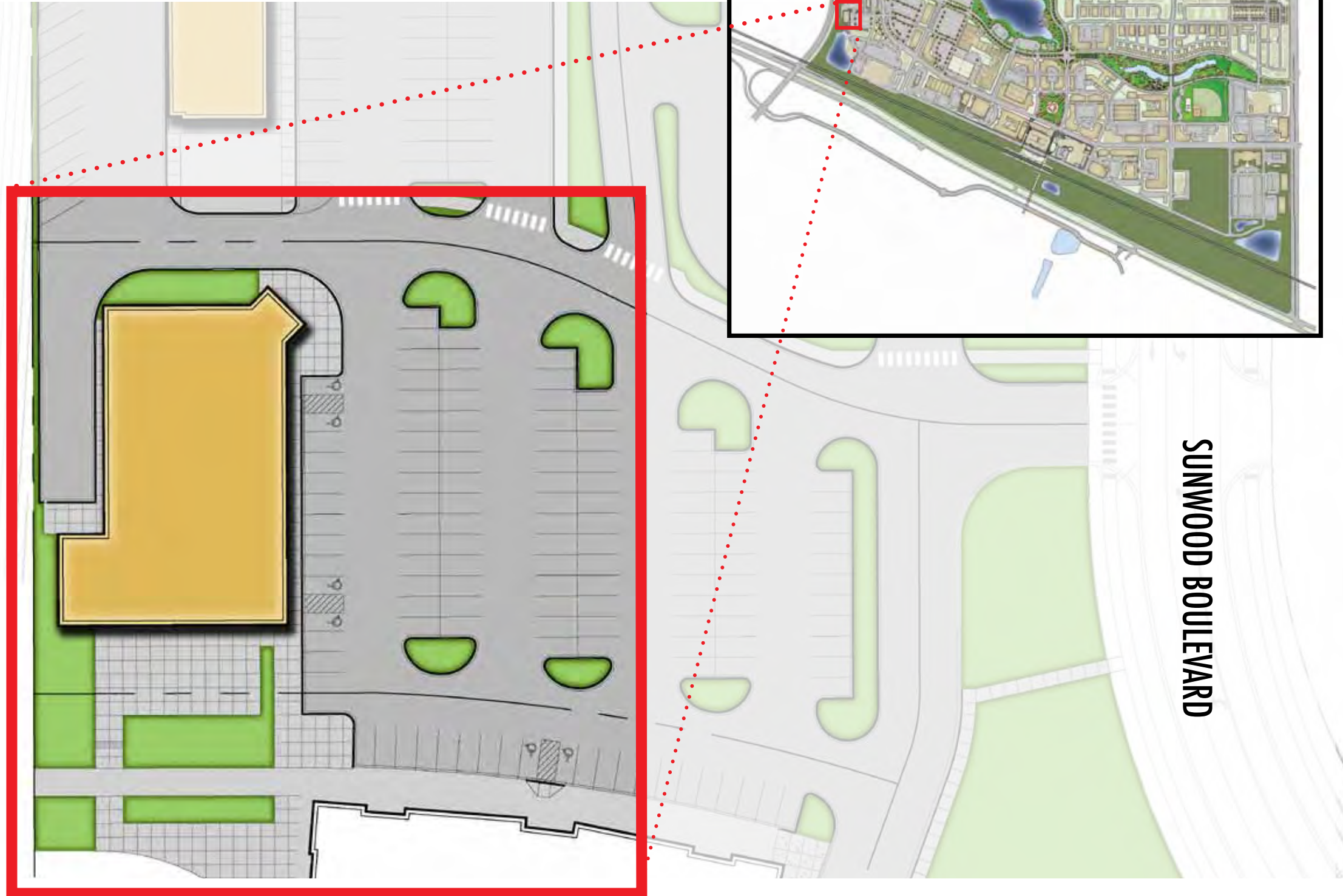
**Attachments**

Site Location Map

**Form Review**

<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Kurt Ulrich	Darren Lazan	07/26/2012 02:46 PM
Darren Lazan (Originator)	Darren Lazan	07/26/2012 03:11 PM
Kurt Ulrich	Kurt Ulrich	07/26/2012 03:14 PM
Form Started By: Darren Lazan		Started On: 07/26/2012 12:49 PM
	Final Approval Date: 07/26/2012	

ARMSTRONG BOULEVARD



SUNWOOD BOULEVARD

**HRA Special Session**

5. 3.

**Meeting Date:** 07/31/2012**By:** Darren Lazan, Housing &  
Redevelopment Authority

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**Information****Title:**

Approve additional services for utility design related to Bunker Lake Blvd. Storm Crossing

**Background:**

The original storm sewer system in the area north of Bunker Lake Boulevard in The COR was designed and installed as part of the original improvements for the area. The design for this area contemplates the storm water flowing through a large pipe under Bunker Lake Boulevard and into the larger system in The COR.

Since this area was developed prior to the ponds that will ultimately receive that water, a pipe was stubbed under Bunker for future connection, and a temporary pond constructed on the triangle parcel north of Bunker.

As part of the North Commons plat, it was anticipated that we would make a connection to this system, and simply extend the stubbed pipe to the newly excavated Lake Ramsey.

Unfortunately, when the pipe was stubbed under Bunker it was not extended completely to the south side of the road, and it will be necessary to close Bunker and excavate under the roadway to complete this system.

**Notification:****Observations:**

Attached is a work order for the additional plans necessary to complete this work. This includes a plan for the actual piping, modification to existing water lines, and a road closure plan necessary to complete the work.

**Recommendation:**

The development team recommends we complete the design work and prepare the plans necessary to complete this work. It is recommended that the actual work be completed this fall following the opening of Sunwood Drive.

Plans will be sent to the current Sunwood Drive contractor for pricing, and re-presented to both the HRA and CC for approval prior to construction. It is further proposed that the HRA assume the costs of the design and documentation, but the construction costs be included in the current Sunwood Drive reallocation project as part of the construction of Lake Ramsey.

**Funding Source:**

Sunwood Drive Construction Project Budget.

**Council Action:**

Approve the attached work order for the preparation of plans for the extension of storm sewer to Lake Ramsey.

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**Attachments**

Work Order

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## Form Review

**Inbox**  
Kurt Ulrich

Form Started By: Darren Lazan

**Reviewed By**  
Kurt Ulrich

Final Approval Date: 07/26/2012

**Date**  
07/26/2012 03:18 PM  
Started On: 07/26/2012 01:34 PM



July 26, 2012

HRA

RE: Work Order for Ramsey North Commons  
RAM12024.00

Kurt Ulrich,

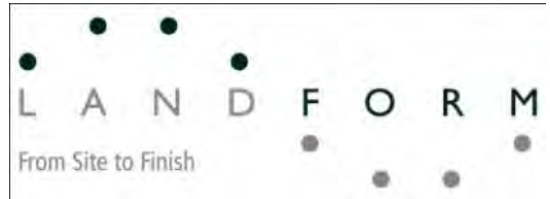
Attached is a Work Order indicating services requested for the above-mentioned project that are not included in the original proposal authorized by you. These changes will be applied to your account upon receipt of the enclosed contract signed by you, increasing the total fee for the project by the amount detailed in the attached Work Order.

Please review, sign, and return the attached documents as verification that you have received this notice. As always, if you have any concerns or comments about any of these documents please feel free to call me at 612.252.9070.

Sincerely,  
Landform

Darren Lazan, President  
dbl

COPY:  
ENCL: Work Order



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

# WORK ORDER

DATE	7/26/2012	WORK ORDER NO.	Project No: WO-01
PROJECT NAME	Ramsey North Commons	LANDFORM PROJECT NO.	RAM12024.000
LOCATION	Ramsey, MN	CLIENT PROJECT NO.	

You, or your representative, have directed Landform to provide the following services. It is our view that these services are beyond our presently contracted scope of services. Please review the following items, sign the authorization to proceed below, and return this document to us as authorization to proceed. All work will be performed per the terms, conditions and provisions as stated in the Proposal previously authorized by you.

WORK ORDER ITEM 1

PHASE	DESCRIPTION	ADDITIONAL FIXED FEE COMPENSATION
ASA01	<b>Prepare plans for Storm Sewer Extension</b> -Prepare plans and specifications necessary to extend existing storm sewer under Bunker Lake Boulevard to Lake Ramsey. Plans include the new storm lines, modifications to existing water mains, coordination with private utilities, a road closure plan, and any necessary details	\$3,300.00

Original Project Fee: \$22,000.00  
 Total of This Work Order: \$3,300.00  
 New Total Project Fee: \$25,300.00

The forgoing services will be performed for the fees as indicated in the table above. Please sign and return this document indicating your acceptance of this Work order and the terms specified within. Reimbursable Expenses, including but not limited to Mileage, Plotting, Printing, Scanning, and Subconsultants are not included in the fees above and will be billed as a reimbursable expense at 1.15 times cost. Please sign and return this document indicating your acceptance of these additional services and the terms specified within.

**Accepted By:**

**Landform**

**HRA**

Darren Lazan  
 President  
 Date: 7/26/2012

Date: