

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, January 22, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Backous
 Commissioner David Elvig
 Commissioner Mark Kuzma
 Commissioner John LeTourneau
 Commissioner Chris Riley
 Commissioner Sarah Strommen
 Commissioner Jason Tossey

Members Absent: None.

Also Present: HRA Executive Director Kurtis G. Ulrich
 Deputy Executive Director Timothy Gladhill
 Finance Director Diana Lund
 Management Analyst Patrick Brama
 City Attorney William Goodrich
 Development Manager Darren Lazan
 Interim Engineer Shane Nelson

1. CALL TO ORDER

Chairperson Backous called the regular meeting of the Housing and Redevelopment Authority to order at 9:05 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVAL OF AGENDA

Motion by Commissioner LeTourneau, seconded by Commissioner Strommen, to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Backous, Commissioners LeTourneau, Strommen, Elvig, Kuzma, Riley, and Tossey. Voting No: None.

4. APPROVAL OF MINUTES

Motion by Commissioner Tossey, seconded by Commissioner LeTourneau, to approve the following minutes:

HRA Special Meeting Minutes dated October 16, 2012
HRA Regular Meeting Minutes dated October 23, 2012
HRA Regular Meeting Minutes dated November 13, 2012
HRA Special Meeting Minutes dated November 20, 2012
HRA Regular Meeting Minutes dated December 11, 2012
HRA Regular Meeting Minutes dated January 8, 2013

Motion carried. Voting Yes: Chairperson Backous, Commissioners Tossey, LeTourneau, Elvig, Kuzma, Riley, and Strommen. Voting No: None.

5. HRA BUSINESS

5.01: Adopt Resolution Conveying Outlot C, RAMSEY TOWN CENTER 8TH ADDITION to The Seasons of Ramsey Limited Partnership. Related to a Proposed Major Plat Named SEASONS OF RAMSEY Located at the Northeast Intersection of Bunker Lake Boulevard and Town Center Drive within TOWN CENTER GARDENS 3RD ADDITION

Development Services Manager Gladhill reviewed the staff report and request of Podawiltz Development Corporation to convey Outlot C (a remnant parcel), Ramsey Town Center 8th Addition, as part of a local contribution so it can be recorded by February 28, 2013, and not jeopardize the Minnesota Housing Finance Agency (MHFA) funding award. He advised the developer was able to secure MHFA financing based on the City's donation of the remnant parcel and vacation of 142nd Circle. Development Services Manager Gladhill presented the site plan and exterior elevations that staff supports upgrading.

Bill Kemp, representing Podawiltz Development Corporation, introduced Lonnie Kornovich, the builder. He stated there are some architectural details to work out with staff and they hoped to start construction in March. He indicated the driveways are at least 25 feet long, meeting the City's requirement, and sidewalks will be constructed along Town Center Drive, 147th Lane, both sides of 147th Lane Extension, and provide a connection with the sidewalk on the easterly side.

Motion by Commissioner Strommen, seconded by Commissioner Riley, to adopt Resolution #HRA-13-01-021, Conveying Outlot C, RAMSEY TOWN CENTER 8TH ADDITION to The Seasons of Ramsey Limited Partnership as a local contribution as part of the MHFA Section 42 Tax Credit, contingent on Final Plat and Site Plan approval by the City Council and contingent upon compliance with City architectural requirements.

Motion carried. Voting Yes: Chairperson Backous, Commissioners Strommen, Riley, Elvig, Kuzma, LeTourneau, and Tossey. Voting No: None.

5.02: Consider Alternate Platting Scenario – COR TWO

Development Manager Lazan stated his intent was to garner support prior to expending efforts to determine cost estimates and this information is being presented for discussion only. He reviewed the staff report, past consideration of COR TWO, and recommendation the HRA proceed with the modification to the plat of COR TWO and revise documents necessary to record the plat, contingent upon the HRA receiving adequate written agreement or cash escrow from Sophia-Ramsey to cover the costs incurred to the HRA, or securing some other form of guarantee to ensure the adequate repayment to the HRA. Development Manager Lazan indicated the Development Team recommends the sale of the remnant parcels, shown as Outlots B and C, to Sophia Ramsey LLC with the condition that they re-plat the parcels before December 31, 2013. It was noted that upon successful acquisition of the parcels, the HRA would grant the access easement over the HRA lots. He noted this proposal would result in accomplishing the HRA's original goals, allow the HRA to move forward with retail land sales, and include all of the original agreement components.

Jay Scott, President of Solomon Real Estate and Managing Partner of Sophia-Ramsey, thanked Development Manager Lazan for his efforts. He described the impact of their mortgage being repurchased by another firm that resulted in a significant tax impact and indicated they support the recommendation of staff. Mr. Scott stated they look forward to a successful future and being part of The COR.

HRA Executive Director Ulrich recommended delaying consideration of a work order until additional cost estimate details are presented to the HRA.

6. DEVELOPMENT TEAM REPORT

HRA Executive Director Ulrich and Development Manager Lazan indicated they had nothing additional to report.

7. COMMISSIONER INPUT

Development Manager Lazan stated leasing of The Residence is ahead of hopes and an update will be scheduled at an upcoming meeting when the owners are in town.

Commissioner Strommen noted Mr. Cronk had also offered a tour to HRA members.

8. ADJOURNMENT

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

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 9:30 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.