

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, February 26, 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  
                          Police Chief James Way  
                          Management Analyst Brama  
                          City Attorney William Goodrich  
                          Interim Engineer Shane Nelson

**1.     CALL TO ORDER**

Chairperson Backous 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 Tossey, seconded by Commissioner Strommen, to approve the agenda as submitted.

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

#### **4. APPROVAL OF MINUTES**

Motion by Commissioner Elvig, seconded by Commissioner Riley, to approve the following minutes:

Regular Meeting Minutes dated February 12, 2013

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

#### **5. HRA BUSINESS**

##### **5.01: Amend 2012 Housing and Redevelopment Authority Budget and Adopt 2013 Housing and Redevelopment Budget**

Finance Director Lund reviewed the staff report and staff's recommendation to adopt the budget as reduced to match the 2013 adopted levy that was reduced to meet the administrative duties only of the HRA. It was noted that any expenditures required for The COR will need to be self-supported from land sales in The COR and not through the HRA budget.

Motion by Commissioner Tossey, seconded by Commissioner Elvig, to adopt Resolution #HRA-13-02-053, Amending the 2012 Housing & Redevelopment Authority Budget and to adopt Resolution #HRA-13-02-054, Adopting the 2013 Housing & Redevelopment Authority Budget.

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

##### **5.02: COR Transition Planning Update**

HRA Executive Director Ulrich reviewed the staff report detailing items staff is addressing due to the termination of the Landform Professional Services contract for The COR Development Manager. He stated he is confident staff is capable to handle the occasional inquiries received while consultants will handle engineering and tax increment financing recommendations. He stated the independent legal opinion will be considered on March 12, 2013.

Chairperson Backous asked whether the Edgewood agreement required payment of earnest money.

HRA Executive Director Ulrich stated Edgewood had an agreement requiring \$10,000 of escrow money but did not exercise the purchase agreement so that property has not been reserved for them.

Chairperson Backous asked for an update on the cost to move the utility box.

HRA Executive Director Ulrich stated it had been agreed to split the costs between Connexus, the City, and WSB but Landform did not agree to pay its share of \$3,000. He explained that at

this point, Connexus said the City owes the \$18,000 so that has yet to be resolved. Mr. Ulrich advised the HRA is ultimately responsible and values its relationship with Connexus but staff, if directed, can go back to WSB and reach resolution with Landform.

Chairperson Backous asked if the HRA should pay the bill and then sort out reimbursement since Connexus did perform the work and the money is owed.

Mr. Ulrich supported that suggestion and indicated staff can try to recover some of the funds from the consultants.

The HRA supported the suggestion of Commissioner Kuzma and directed staff to pay two-thirds of the cost now and negotiate with consultants on the last one-third of the cost.

## **6. DEVELOPMENT TEAM REPORT**

HRA Executive Director Ulrich provided an update on COR TWO improvements and indicated the plans will be presented at the March 12, 2013, meeting. He advised that SuperAmerica's contract lapsed and the Development Manager is working to get them back under contract.

Chairperson Backous asked when fiscal disparities will be considered.

Finance Director Lund suggested the issue of whether to have fiscal disparities inside the district or outside the district be part of the discussion with the consultant.

Chairperson Backous stated that while he had been a vocal opponent of the financing for the Flaherty & Collins project, he was impressed with the tour conducted this afternoon.

## **7. COMMISSIONER INPUT**

None.

## **8. ADJOURNMENT**

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

Motion carried.

The regular meeting of the Housing and Redevelopment Authority adjourned at 9:04 p.m.

Respectfully submitted,

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Kurtis G. Ulrich  
HRA Executive Director

ATTEST:

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Jo Ann M. Thieling  
City Clerk

Drafted by Carla Wirth  
*TimeSaver Off Site Secretarial, Inc.*