

City of Ramsey
Agenda
Housing and Redevelopment Authority (HRA)
Regular Session
Tuesday March 26, 2013
Immediately Following City Council
Council Chambers, 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 Regular Session - February 26, 2013
5. **HRA Business**
 1. Consider Offer to Purchase Property at Sunwood Drive and Peridot Street (Portions May Be Closed to the Public)
 2. Consider Offer to Purchase Property at Sunwood Drive and Sapphire Street (Portions May Be Closed to the Public)
6. **Development Team Report**
7. **Commissioner Input**
8. **Adjournment**

HRA Regular Session

4. 1.

Meeting Date: 03/26/2013

By: Jo Thieling, Administrative Services

Information

Title:

Approve the following Meeting Minutes:

1. HRA Regular Session - February 26, 2013

Background:

The meeting minutes are attached for HRA review and approval.

Funding Source:

N/A

Action:

Motion to approve the HRA regular meeting minutes dated February 26, 2013.

Attachments

HRA regular session 22613

Form Review

Form Started By: Jo Thieling

Started On: 03/13/2013

Final Approval Date: 03/06/2013

**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,

Kurtis G. Ulrich
HRA Executive Director

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 03/26/2013

By: Tim Gladhill, Community Development

Information

Title:

Consider Offer to Purchase Property at Sunwood Drive and Peridot Street (Portions May Be Closed to the Public)

Background:

The City of Ramsey Housing and Redevelopment Authority owns a parcel legally described as Outlot GG (portions thereof), RAMSEY TOWN CENTER ADDITION. The Subject Property is approximately 14.72 acres in size located at the southeast intersection of Sunwood Drive and Peridot Street (future). The Prospect desires approximately 10-14 acres. The Subject Property is zoned COR-3 and is available for sale.

The City received an inquiry from the Prospect in January, 2013. On March 19, 2013, the Prospect made an offer on the Subject Property. At this time, Staff has not yet ordered a market appraisal.

This offer is coming from the Charter School Fund and the proposed use is for a charter School. The convenience store retail site (i.e., Super America) on the Northeast corner of the site would be excluded from this sale. This item was review by the City Council in concept several weeks ago.

Observations/Alternatives:

It is recommended that the City's consideration of the offer for the purchase of real property be discussed in closed session. Attached to this case is background information on the Subject Property.

Alternative #1. The City Council could choose to present a counter offer to the Prospect for the sale of HRA owned property legally described as portions of Outlot GG, RAMSEY TOWN CENTER, and direct staff to present same.

Alternative #2. The City Council could choose to approve the offer from the Prospect for the sale of HRA owned property legally described as portions of Outlot GG, RAMSEY TOWN CENTER, and direct Staff to draft a purchase agreement and resolution for sale of property.

Alternative #3. The City Council could choose to reject the offer from the Prospect for the sale of HRA owned property legally described as portions of Outlot GG, RAMSEY TOWN CENTER, and direct staff to communicate this decision.

Recommendation:

Staff will present the offer and pricing information in closed session. Attached to this case is background information on the Subject Property.

Funding Source:

No funding required at this time.

Action:

Motion to accept/reject/counter the offer to purchase portions of Outlot GG RAMSEY TOWN CENTER.

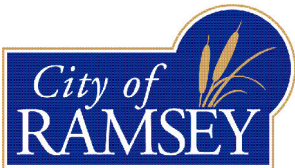
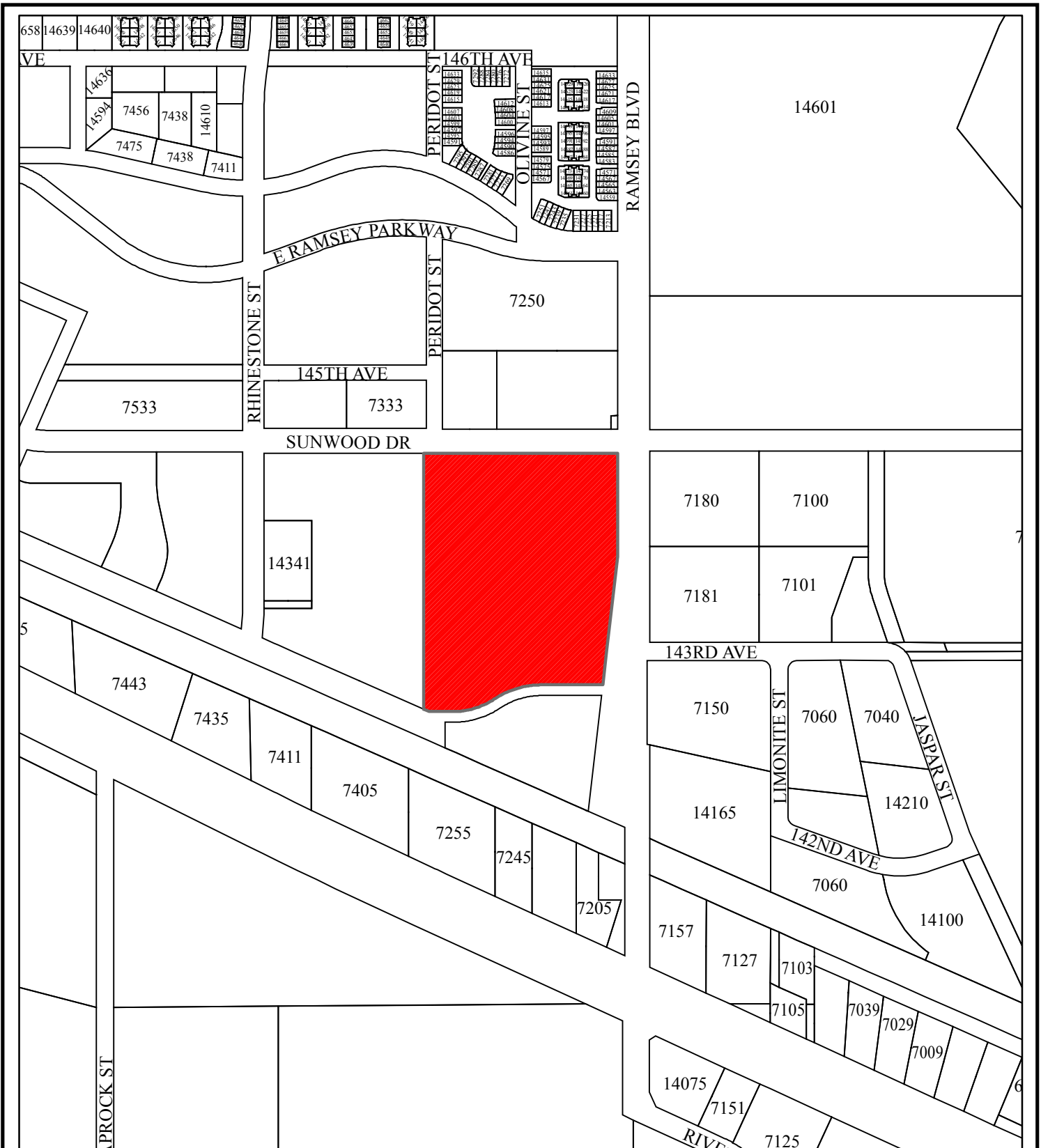
Attachments

Site Location Map

Form Review

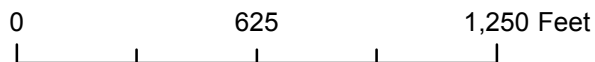
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Diana Lund	Diana Lund	03/21/2013 08:39 AM
Hakanson Anderson Engineering	Shane Nelson	03/21/2013 08:45 AM
Patrick Brama	Kathy Schmitz	03/21/2013 09:51 AM
Tim Gladhill (Originator)	Tim Gladhill	03/21/2013 10:09 AM
Kurt Ulrich	Kurt Ulrich	03/21/2013 02:46 PM
Form Started By: Tim Gladhill		Started On: 03/13/2013 11:21 AM

Final Approval Date: 03/21/2013



Outlot GG
RAMSEY TOWN CENTER

Legend
 Site
 Parcels



Meeting Date: 03/26/2013

By: Tim Gladhill, Community Development

Information

Title:

Consider Offer to Purchase Property at Sunwood Drive and Sapphire Street (Portions May Be Closed to the Public)

Background:

The City of Ramsey Housing and Redevelopment Authority owns a parcel legally described as Outlot B, RAMSEY TOWN CENTER 11TH ADDITION. The Subject Property is approximately 4.03 acres in size located at the northwest intersection of Sunwood Drive and Sapphire Street. The Prospect desires approximately 1+ acres. The Subject Property is zoned COR-1 and is available for sale.

The City received an inquiry from the Prospect, MWF Properties, in January, 2013. On March 19, 2013, the Prospect made an offer on the Subject Property. The proposed use is multiple-family residential. At this time, Staff has not yet ordered a market appraisal.

Observations/Alternatives:

The consideration of the offer for purchase of real property is recommended to be considered in closed session. Attached to this case is background information on the Subject Property.

Alternative #1. The City Council could choose to present a counter offer to the Prospect for the sale of HRA owned property legally described as Outlot B, RAMSEY TOWN CENTER 11TH ADDITION, and direct staff to present same.

Alternative #2. The City Council could choose to approve the offer from the Prospect for the sale of HRA owned property legally described as Outlot B, RAMSEY TOWN CENTER 11TH ADDITION, and direct Staff to draft a purchase agreement and resolution for sale of property.

Alternative #3. The City Council could choose to reject the offer from the Prospect for the sale of HRA owned property legally described as Outlot B, RAMSEY TOWN CENTER 11TH ADDITION, and direct staff to communicate that decision.

Recommendation:

The offer to purchase real property and additional land pricing information will be presented in closed session. Attached to this case is background information on the Subject Property.

Funding Source:

No funding required at this time.

Action:

Motion to accept/reject/counter the offer to purchase Outlot B RAMSEY TOWN CENTER 11TH ADDITION.

Attachments

Site Location Map

Form Review

Inbox

Reviewed By

Date

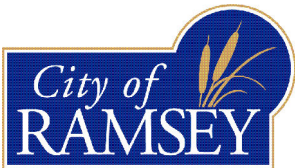
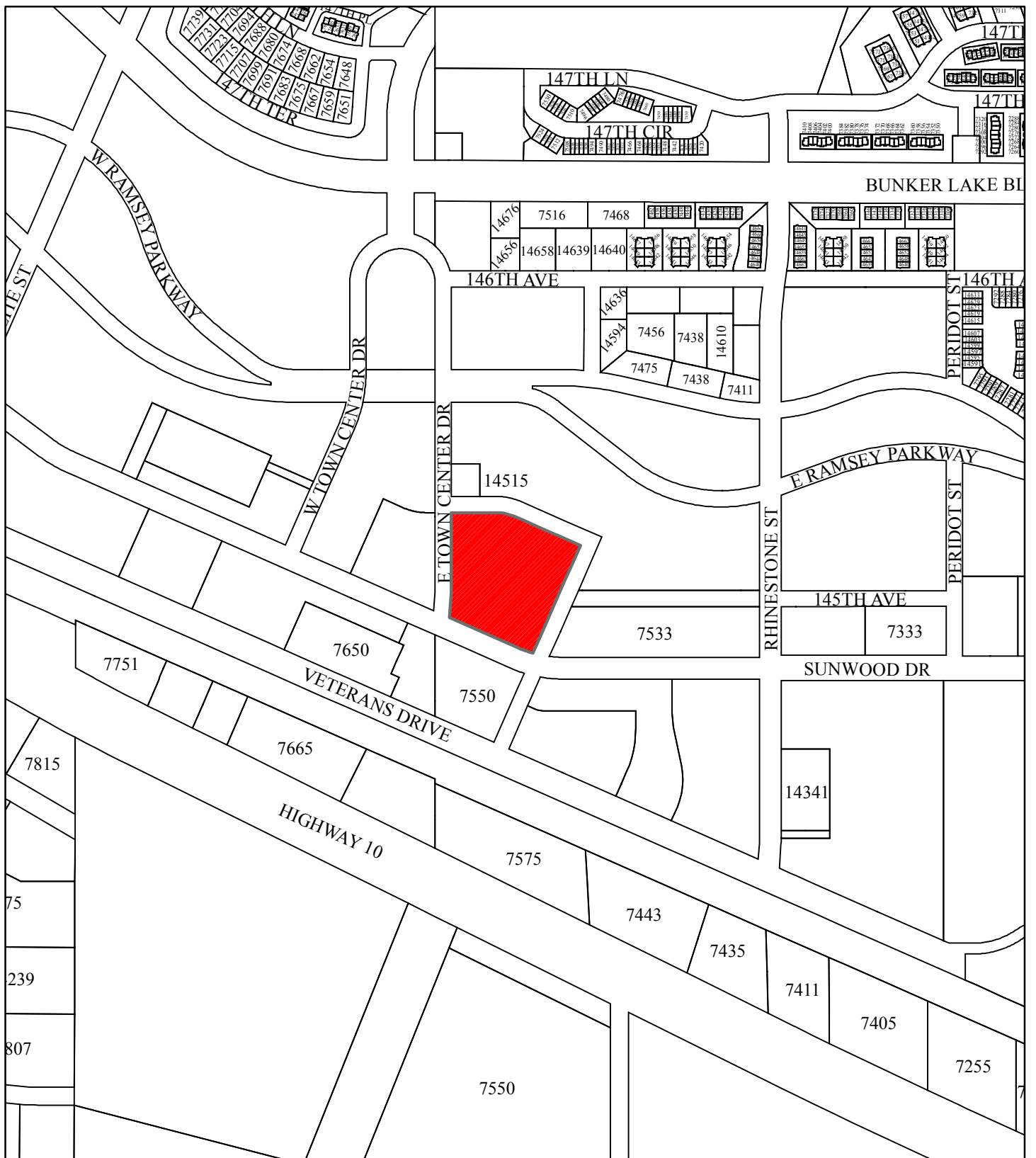
Diana Lund
Hakanson Anderson Engineering
Patrick Brama
Tim Gladhill (Originator)
Kurt Ulrich

Diana Lund
Shane Nelson
Patrick Brama
Tim Gladhill
Kurt Ulrich

03/20/2013 08:01 AM
03/20/2013 09:10 AM
03/20/2013 10:43 AM
03/20/2013 03:33 PM
03/21/2013 02:57 PM
Started On: 03/13/2013 11:27 AM

Form Started By: Tim Gladhill

Final Approval Date: 03/21/2013



Outlot B
 RAMSEY TOWN CENTER
 11TH ADDITION

Legend

- Site
- Parcels

