

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, March 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
 Assistant to the City Administrator Patrick Brama
 City Attorney William Goodrich
 Development Manager Darren Lazan

1. CALL TO ORDER

Chairperson Backous called the regular meeting of the Housing and Redevelopment Authority to order at 8:29 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVAL OF AGENDA

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

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

4. APPROVAL OF MINUTES

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

Regular Meeting Minutes dated February 26, 2013

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

5. HRA BUSINESS

5.01: Consider Offer to Purchase Property at Sunwood Drive and Peridot Street (Portions were closed to the public)

Deputy Executive Director Gladhill reviewed the staff report and offer to purchase approximately 14.72 acres located at the southeast intersection of Sunwood Drive and Peridot Street (future), approximately 10-14 acres that is zoned COR-3. He recommended the HRA consider this offer in closed session during which staff will present the offer and pricing information.

Richard Palmiter, real estate broker with CBRE, stated he has been engaged by the Charter School Fund to search for property opportunities throughout the Metro area with a focus on The COR in Ramsey. He stated urgency is the order of the day so the project can be moved forward.

Commissioner Elvig asked if they have considered other properties in Ramsey.

Mr. Palmiter stated they looked at properties adjacent to The COR but issues drew them back into The COR. He stated the issues are availability, cost, assessments tied with the property, parcel assembly, and how quickly property owners can respond to make things happen. They think a location within The COR resolves those issues and would result in the best opportunity for success.

City Attorney Goodrich advised that under Minnesota Statutes, Section 13D.05, Subd.3(c), the meeting can move into closed session to discuss whether to accept a sale price or counter offer. He indicated closed session discussion will relate to property sale of portion of Outlot GG, Ramsey Town Center, a 14.72 acres located at the southeast intersection of Sunwood Drive and Ramsey Boulevard. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

Motion by Commissioner Elvig, seconded by Commissioner Kuzma, to move to Closed Session to discuss acquisition negotiations.

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

The HRA meeting moved into a Closed Session at 8:34 p.m.

The HRA reconvened in Open Session at 8:43 p.m.

City Attorney Goodrich stated the HRA met in Closed Session and held discussion on the purchase offer and the consensus was to reject the offer and not make a counter offer.

Commissioner Elvig stated this is a nice project but the dollars offered was not appropriate for this parcel. He supported staff working with the Charter School Fund to find a more appropriate property.

Mr. Palmiter stated he is a listing broker, acting for the first time as a buyer's representative, and saw this as a worthy project. He stated he understands the City's vision for The COR and will work to find something that will work as he thinks the City deserves a school such as this.

5.02: Consider Offer to Purchase Property at Sunwood Drive and Sapphire Street (Portions were to the public)

Deputy Executive Director Gladhill stated the HRA had received an offer from MWF Properties for property located in Outlot B, Ramsey Towne Center 11th Addition.

City Attorney Goodrich advised that under Minnesota Statutes, Section 13D.05, Subd.3(c), 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 sale of Outlot B, Ramsey Towne Center 11th Addition of about 4 acres in size at Sunwood Drive and Sapphire Street. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

Motion by Commissioner Tossey, seconded by Commissioner Riley, to move to Closed Session to discuss acquisition negotiations.

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

The HRA meeting moved into a Closed Session at 8:48 p.m.

The HRA reconvened in Open Session at 8:58 p.m.

City Attorney Goodrich stated the HRA met in Closed Session to consider an offer and the consensus of the HRA was to not accept the offer or counter offer for Outlot B, Ramsey Town Center 11th Addition, comprised of approximately 4.03 acres and located at the northwest intersection of Sunwood Drive and Sapphire Street and suggest they continue to work with staff to identify other sites.

6. DEVELOPMENT TEAM REPORT

HRA Executive Director Ulrich stated March 31, 2013, is the end of the Landform contract to move The COR forward and staff had been asked to provide an update.

Development Manager Lazan provided an update on open items in The COR as this is the last week of the Landform development management contract. He stated there are four active projects: 1) McDonalds is under agreement at the southeast corner of Sunwood Drive and Armstrong Boulevard and are anxious to get started but concerned the common improvements are not underway or the plat recorded; 2 and 3) SuperAmerica has two active purchase agreements, one in the Sunwood retail area and one on the other end at Sunwood Drive and Ramsey Boulevard. Both sites are under agreement but when the Sunwood retail area timeline changed they were not able to close. SuperAmerica would like to start this spring on both sites so he needs to work through resolving the plat for recording; and, 4) North Commons is where a builder placed a deposit on the first lot but construction needs to be completed and the plat recorded so the parcels can be sold.

Development Manager Lazan stated those are the four active development deals plus there are a handful of coordination items including the PUMA parking agreement, Flaherty and Collins, finalizing the plat for COR 2, 3, and 4, finalizing the AUAR, the North Commons stormwater resolution, and management plan. They will finalize the grading and earth work plan once the stormwater issue is resolved. With the SuperAmerica on the east end, the access configuration needs to be resolved on the south side of Sunwood Drive to move forward with that real estate deal. There is also the issue of construction of the initial improvements in the middle of Sunwood Drive. Development Manager Lazan indicated those issues are engineering contracts and not tied to the Landform development management contract. He stated he had already provided HRA Executive Director Ulrich with a more detailed report on the outstanding items.

Commissioner Riley asked what is holding up the plat recording for COR 2 and 3.

Development Manager Lazan stated he has been unable to work on the project for the last three weeks due to a payment dispute with the City. That dispute was resolved this afternoon so they can now finalize easements for recording the plat, which has been executed and needs supporting documents.

Commissioner Riley asked if either of the two SuperAmerica sites are under contract.

Development Manager Lazan explained the SuperAmerica contract terminated last fall but they expressed interest in renewing contracts and in performing the initial improvements that the HRA approved undertaking, if needed, for McDonalds.

HRA Executive Director Ulrich stated staff is prepared to transition the open items and perform the work. He stated he thinks the list is fairly completed in items done and the City is requesting intellectual plans and engineering drawings to continue the effort and complete the work. The City has not yet received those documents.

Development Manager Lazan stated there are no issues on that front and that information is electronic data on a cloud drive. He stated he will make that data available and work with staff to transition those documents to the City.

Chairperson Backous thanked Development Manager Lazan for his work the past three years to clear property issues, rebrand to The COR, and bring Ramsey forward in that regard.

HRA Executive Director Ulrich stated the next HRA meeting is April 9, 2013, during which staff hopes to get direction relating to on-going contract disputes.

7. COMMISSIONER INPUT

None.

8. ADJOURNMENT

Motion by Commissioner LeTourneau, 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 9:10 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.