

**City of Ramsey**  
**Agenda**  
**Housing and Redevelopment Authority (HRA)**  
**Regular Session**  
**Tuesday, July 23, 2013**  
**Immediately Following City Council**  
**Council Chambers, 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 Outlot A, RTC 8th Addition (portions may be closed to the public)
  2. Consider offer to purchase Outlot A of RTC 7th Addition (Portions may be closed to the public)
- 6. Development Team Report**
- 7. Commissioner Input**
- 8. Adjournment**

**HRA Regular Session**

**5. 1.**

**Meeting Date:** 07/23/2013

**By:** Kurt Ulrich, Administrative Services

**Information**

**Title:**

Consider Offer to Purchase Outlot A, RTC 8th Addition (portions may be closed to the public)

**Background:**

The HRA originally received a purchase offer on Outlot A of the Ramsey Town Center 8<sup>th</sup> Addition in a letter to Chairman Randy Backous on May 28, 2013. The HRA reviewed the purchase offer in a closed session at their regular meeting of July 9, 2013. As a consequence, a counter-offer was presented and the following points were agreed to:

1. The HRA is interested in selling the 3 acre parcel described as Outlot A of the Ramsey Town Center 8<sup>th</sup> Addition.
2. The HRA is in general agreement with the proposed land use of twin homes for the property as it is consistent with the comprehensive plan for the area, but the property would need to follow the development approval process required by the City.
3. The HRA has reviewed the purchase price and presented a counter-offer.
4. The HRA will construct the final lift on the adjacent streets based upon the above purchase price.
5. An assessment search by our staff indicates that there are no outstanding assessments on the property.

The attached exhibits A and B depict the parcel and a proposed development concept of 24 twin homes. This type of development is generally consistent with current land use and zoning designations, but the development would need to follow the normal City review process for approval.

**Observations/Alternatives:**

The prospective buyer has presented another purchase offer and it is recommended that the Council consider this in closed session.

**Recommendation:**

It is recommended that the HRA consider the purchase offer on this property in closed session

**Funding Source:**

N/A

**Action:**

Consider the purchase offer on this property in closed session.

**Attachments**

PSD Exhibits

**Form Review**

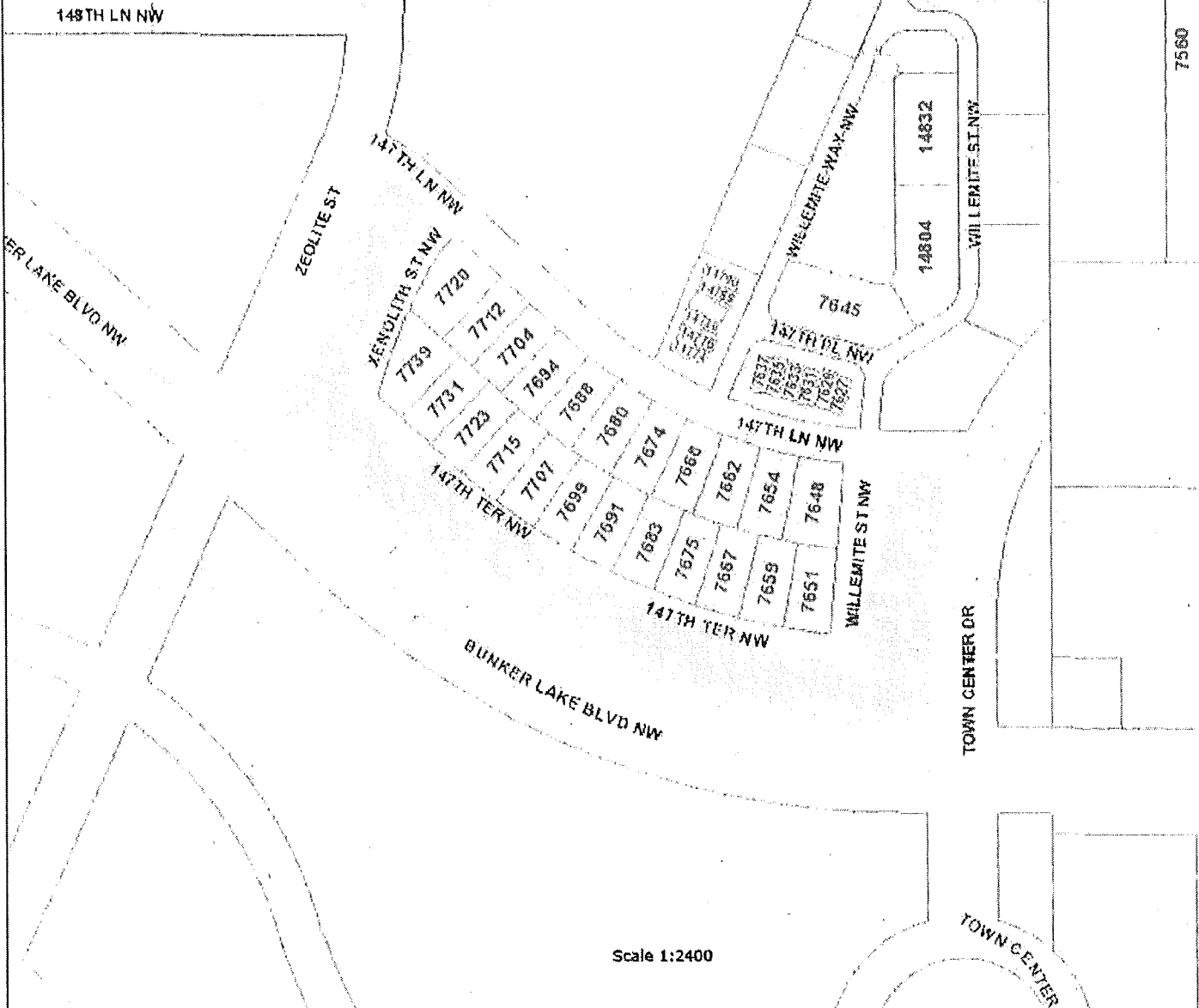
<b>Inbox</b>	<b>Reviewed By</b>	<b>Date</b>
Kurt Ulrich (Originator) Form Started By: Kurt Ulrich	Kurt Ulrich	07/18/2013 02:34 PM Started On: 07/18/2013 02:08 PM
	Final Approval Date: 07/18/2013	





OL A, RTC 8<sup>th</sup> ADD

149TH AVE NW						
7817	7809	7801	7795	7787	7779	7771
7763	7755	7747	7739	7731	7723	7715
7707	7699	7691	7683	7675	7667	7659
7651	7643	7635	7627	7619	7611	7603
7595	7587	7579	7571	7563	7555	7547



Scale 1:2400



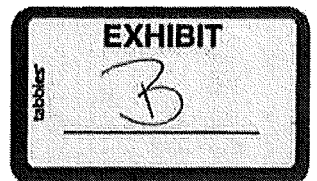
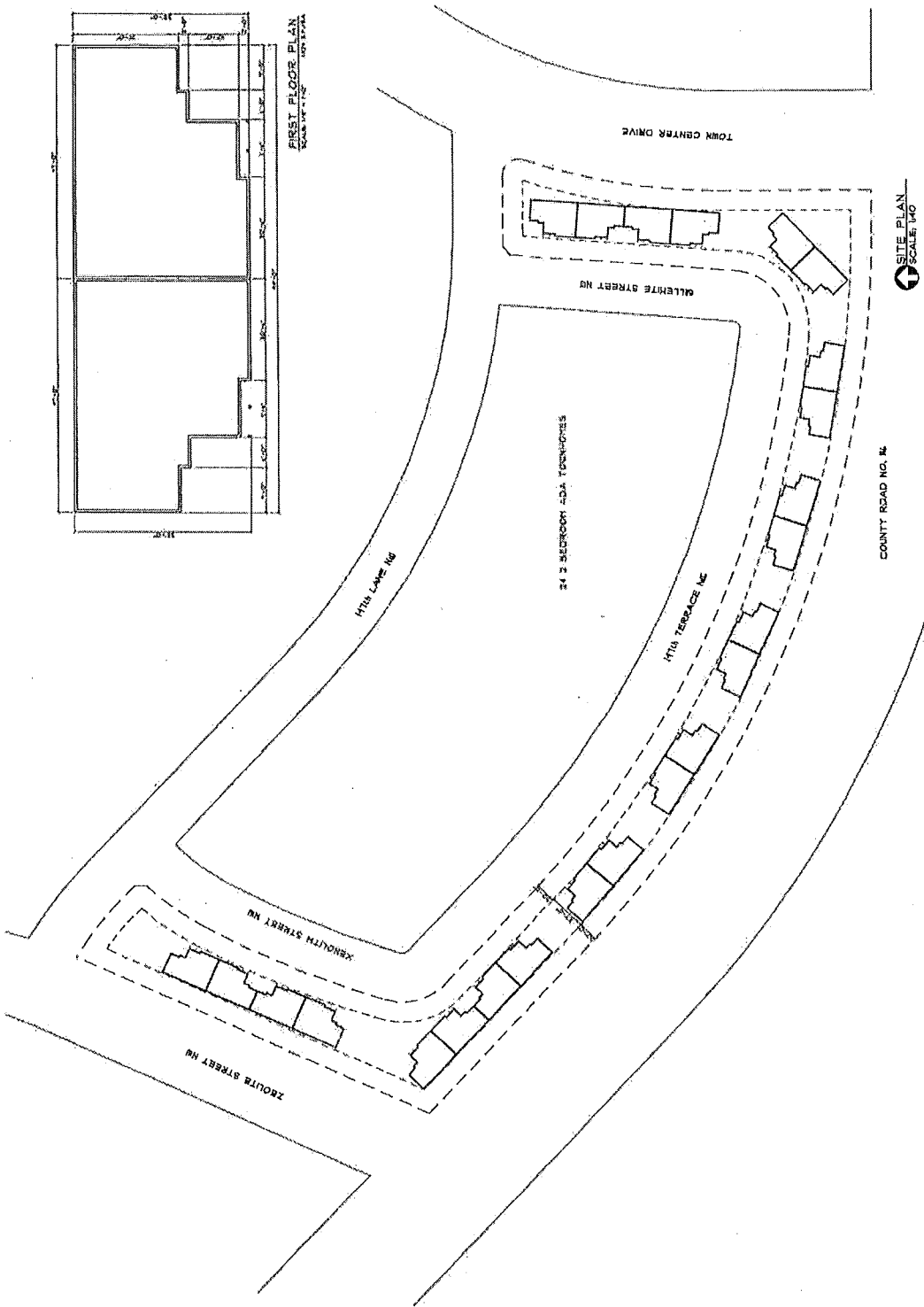
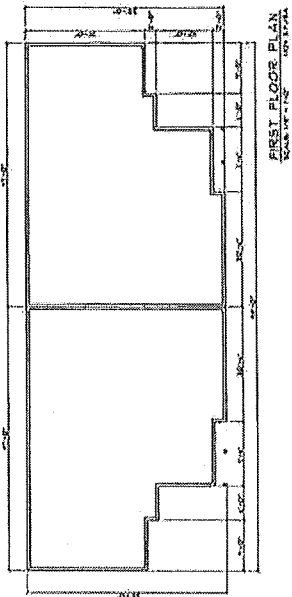
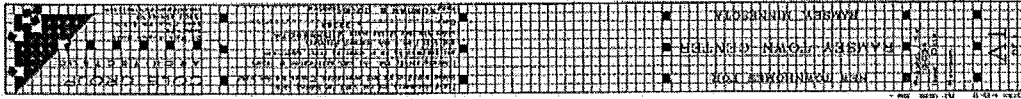
Aerial Photo: Flown Spring 2011

Prepared by Anoka  
County GIS Department

This map is a representation of the data as of the date of the aerial photograph. It is not a warranty of accuracy. The user should verify the accuracy of the data for their own purposes. The user should also verify the accuracy of the data for their own purposes.

**EXHIBIT**

A





# Portion of OL A, RTC 13th

3.36 acres

SUNWOOD DR

SUNWOOD DR

RHINESTONE NW

MIDWEST MEDICAL  
EXAMINERS  
OFFICE

STER DR

CIVIC CENTER DR

CIVIC CENT

7443

7435

7411

7405

7255

7245

7205

HIGHWAY 10

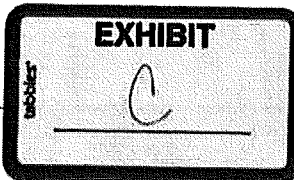
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Aerial Photo: Flown Spring 2011



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County GIS Department

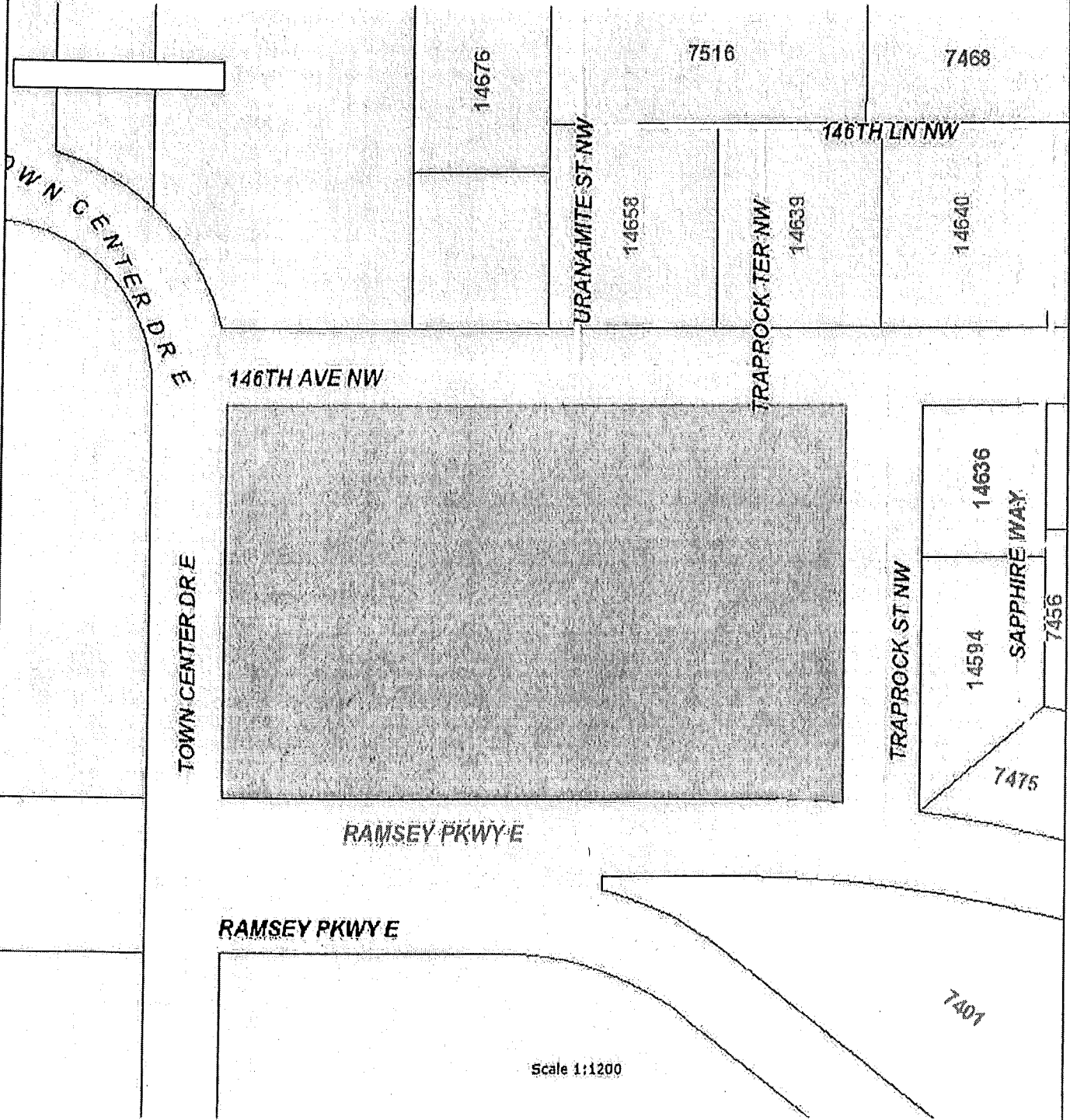
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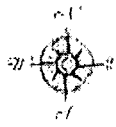
# OL A, RTC 7th Add

3.38 acres

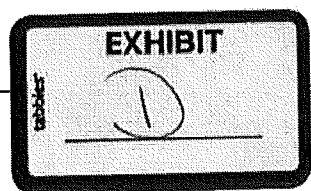


Scale 1:1200

Aerial Photo: Flown Spring 2011



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**HRA Regular Session**

5. 2.

**Meeting Date:** 07/23/2013

**By:** Kurt Ulrich, Administrative Services

**Information**

**Title:**

Consider offer to purchase Outlot A of RTC 7th Addition (Portions may be closed to the public)

**Background:**

A letter of intent, dated May 28, 2013, addressed to HRA Chairperson Backous, was received from the office of Erhart & Elfelt, LLC. The letter of intent relates to a parcel of property that PSD, LLC was interested in exchanging with the HRA for another parcel of property.

The HRA considered the exchange of properties at their regular meeting of June 11, 2013 and directed staff to convey that an exchange was not desired, but that cash offers would be considered. A cash proposal has been submitted.

**Observations/Alternatives:**

Parcel characteristics:

- 3.38 acres in size
- This parcel appears to be at-grade and to have good soil conditions.
- This parcel is on existing roadways with only minor road modifications needed.
- The parcel is close to COR amenities such as the Draw Park, Lake Ramsey, and the Parkway.
- The property is highly visible and an "entry-way" parcel to the development. Construction of a quality project on this site would be a plus.
- The City has had strong interest in this site from multi-family developers due to its location to transit and other site amenities.
- The property is a square-shape which maximizes its use for development.
- The HRA approved a similar development on this site in 2012 that subsequently fell through (see attached exhibit)

**Recommendation:**

It is recommended that the Council consider the purchase offer for this parcel in closed session.

**Funding Source:**

N/A unless a subsidy is considered.

**Action:**

Consider the purchase offer for this parcel in closed session.

**Attachments**

psd apt site

**Form Review**

Inbox	Reviewed By	Date
Kurt Ulrich (Originator)	Kurt Ulrich	07/18/2013 02:52 PM
Form Started By: Kurt Ulrich		Started On: 07/18/2013 02:35 PM
	Final Approval Date: 07/18/2013	



