

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

The Housing and Redevelopment Authority conducted a regular meeting on Tuesday, July 23, 2013, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:     Chairperson Randy Backous  
                          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  
                          City Engineer Bruce Westby  
                          City Attorney Joe Langel

**1.     CALL TO ORDER**

Chairperson Backous called the regular meeting of the Housing and Redevelopment Authority to order at 7:48 p.m.

**2.     CITIZEN INPUT**

There was none.

**3.     APPROVAL OF AGENDA**

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

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

**4.     APPROVAL OF MINUTES**

None.

**5.     HRA BUSINESS**

**5.01: Consider Offer to Purchase Outlot A of Ramsey Town Center 8<sup>th</sup> Addition (Portions closed to the public)**

**5.02: Consider Offer to Purchase Outlot A of Ramsey Town Center 7<sup>th</sup> Addition (Portions closed to the public)**

Executive Director Ulrich stated the City has received two purchase offers and recommended the HRA consider both in Closed Session. He described the location of Outlot A of Ramsey Town Center 8<sup>th</sup> Addition (3 acres planned for townhouse with some utilities already installed) and Outlot A of Ramsey Town Center 7<sup>th</sup> Addition (3.38 acres planned for multi-level, multi-family housing).

Executive Director Ulrich advised that under Minnesota Statutes, 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 the purchase offer for Outlot A of Ramsey Town Center 8<sup>th</sup> Addition and the purchase offer for Outlot A of Ramsey Town Center 7<sup>th</sup> Addition for future development. The closed session will be tape recorded and that tape will be maintained for a period of eight years.

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

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

The HRA meeting moved into a Closed Session at 7:53 p.m.

The HRA reconvened in Open Session at 8:29 p.m.

Executive Director Ulrich stated the HRA held discussion on the two purchase offers and no final decision was reached except to direct staff to clarify the numbers and continue negotiations.

## **6. DEVELOPMENT TEAM REPORT**

Executive Director Ulrich provided an update on progress with the McDonald's project, Flaherty & Collins lease up, search for an Economic Development Manager, and TIF study of the 400 acres within The COR. He estimated it may take three to four weeks to demolish the book store.

Finance Director Lund stated Flaherty & Collins did not meet the deadline of July 16, 2013, to make a \$2 million payment to obtain reduced principle payments on their first loan.

## **7. COMMISSIONER INPUT**

None.

## **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 8:37 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.*