

## UNAPPROVED

### HOUSING AND REDEVELOPMENT AUTHORITY MEETING OF NOVEMBER 15, 2011

A meeting of the Coon Rapids Housing and Redevelopment Authority was called to order by Chair Howe at 6:50 p.m. November 15, 2011, in the Council Chambers.

Members Present: Chair Tim Howe, Commissioners Denise Klint, Melissa Larson, Paul Johnson, Jerry Koch, Bruce Sanders, and Scott Schulte

Members Absent: None

#### 1. CALL TO ORDER

Chair Howe called the meeting to order at 6:50 p.m.

#### 2. ROLL CALL

None.

#### 3. APPROVAL OF MINUTES OF OCTOBER 18, 2011

MOTION BY COMMISSIONER SCHULTE, SECONDED BY COMMISSIONER JOHNSON, TO APPROVE THE OCTOBER 18, 2011, MINUTES AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

4. CONS. PURCHASE OF SINGLE FAMILY HOUSE, 311 NORHTDALE BOULEVARD:
  - A. APPROVE THE PURCHASE AGREEMENT
  - B. AUTHORIZE THE CHAIR AND SECRETARY TO EXECUTE THE PURCHASE AGREEMENT
  - C. AUTHORIZE STAFF TO EXECUTE OTHER CLOSING DOCUMENTS AS NECESSARY

Community Development Specialist Brown stated The HRA is asked to consider purchasing a single-family house at 311 Northdale Boulevard.

The single-family house located at 311 Northdale Boulevard is in poor condition. Over the last several years, City Staff have addressed multiple building maintenance issues at the property. The property has been vacant since at least 2008 and went through foreclosure. The current owner purchased the property in 2010 and proposed converting it to an office. However, the conversion turned out to be impractical and cost-prohibitive. Because the current zoning is Office, the structure cannot be reoccupied as a residence.

Staff believes that acquisition of this property will allow for removal of a blighted structure and facilitate future redevelopment and street realignment. Staff negotiated a sale price of \$45,000. The Current owner purchased the property in 2010 for \$42,500. Staff proposes demolishing the house and holding the land until street reconfiguration occurs and redevelopment is feasible.

Sufficient funds exist in the HRA account to cover the purchase and demolition.

Commissioner Schulte said this property was being presented for purchase at the right time and price.

Commissioner Klint said she agreed on the price but was not convinced on the County's plans for road reconstruction and therefore the need for the purchase. She said she would rather focus on other homes such as Coon Rapids Boulevard.

Commissioner Johnson agreed with Commissioner Klint, adding if the property owner was so interested, we should offer less. He referred to access for the water treatment plan, adding he would be opposed to this purchase.

Chair Howe inquired about the former flooring store zoning and Comprehensive Plan change and asked about future plans. Community Development Director Nevinski said staff thought it made sense to include all these properties and not just one.

Commissioner Schulte said this is a small house between two commercial buildings that will likely not be used for a business again as it would be cost prohibitive.

Chair Howe asked if this acquisition would be done through the Scattered Site Acquisition (SSA) program. Mr. Nevinski said the property would likely be retained through the HRA and not SSA.

Chair Howe asked about the vision for the site. Mr. Nevinski said the property would likely be purchased and held or used for access for the treatment plant.

Commissioner Klint inquired about the nearby business, Rebel Sports. Commissioner Schulte said the sale has not gone through and though there may not be many modifications it would be a moot point as the house is in the wrong area.

Chair Howe noted the Planning Commission agenda item was to change this area from Office to Community Commercial for all three lots.

Commissioner Klint said that would make this even more viable for sale to property owners on either side.

Commissioner Sanders said the property is vacant now and that would not be likely.

Commissioner Johnson inquired about the egress for the water treatment plant and access from Northdale Boulevard. Executive Director Fulton said the entrance on the east side causes limitations. He said the first three properties from Foley Boulevard would be required to make this vision work. He said site assembly is the City's responsibility so this acquisition would be good. He added that the City would want to retain a piece for access purposes.

MOTION BY COMMISSIONER SANDERS, SECONDED BY COMMISSIONER SCHULTE, TO APPROVE THE PURCHASE AGREEMENT WITH LYLE AND DARLENE CLEMENSON FOR THE PROEPRTY AT 311 NORTHDAL BOUELVARD; AUTHORIZE THE CHAIR AND SECRETARY TO EXECUTE THE DEED; AND AUTHORIZE STAFF TO EXECUTE OTHER CLOSING DOCUMENTS AS NECESSARY. THE MOTION PASSED 4-3, CHAIR HOWE, COMMISSIONERS KLINT AND JOHNSON OPPOSED.

#### 5. OTHER BUSINESS

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None.

#### 6. ADJOURN

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MOTION BY COMMISSIONER SANDERS, SECONDED BY COMMISSIONER SCHULTE, TO ADJOURN THE NOVEMBER 15, 2011, HRA MEETING AT 7:01 P.M. THE MOTION PASSED UNANIMOUSLY.

Respectfully submitted,

Cathy Sorensen  
City Clerk