



HOUSING AND REDEVELOPMENT AUTHORITY AGENDA
Tuesday, April 7, 2015
After Council Meeting
Coon Rapids City Center
Council Chambers

Call to Order

Roll Call

Approval of Minutes of Previous Meeting

1. Approve Minutes of March 17, 2015

New Business

2. Consider Interfund Loan and Disposal of Property, Port Campus Square

Other Business

Adjourn



HRA Regular

1.

Meeting Date: 04/07/2015

SUBJECT: Approve Minutes of March 17, 2015

Attachments

March 17, 2015 Minutes

HOUSING AND REDEVELOPMENT AUTHORITY MEETING OF MARCH 17, 2015

A meeting of the Coon Rapids Housing and Redevelopment Authority was called to order by Chair Koch at 6:55 p.m. on March 17, 2015 in the Council Chambers.

Members Present: Chair Jerry Koch, Commissioners Ron Manning, Wade Demmer, Brad Johnson, Commissioner Jennifer Geisler, and Commissioner Steve Wells.

Members Absent: Commissioner Denise Klint

CALL TO ORDER

Chair Koch called the meeting to order at 6:55 p.m.

ROLL CALL

One absent Commissioner Denise Klint.

APPROVE MINUTES OF PREVIOUS MEETING

MOTION BY COMMISSIONER MANNING, SECONDED BY COMMISSIONER JOHNSON TO APPROVE THE MINUTES OF MARCH 3, 2015 AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

CONSIDER SALE OF RESIDENTIAL LOT, 12019 ROUND LAKE BOULEVARD

The staff report was shared.

The Public Hearing was opened. No one wished to speak and the public hearing was closed.

MOTION BY COMMISSIONER MANNING, SECONDED BY COMMISSIONER GEISLER TO APPROVE SALE OF RESIDENTIAL LOT, 12019 ROUND LAKE BOULEVARD, APPROVE THE PURCHASE AND REDEVELOPMENT AGREEMENT WITH NOVAK-FLECK, AUTHORIZE THE CHAIR AND SECRETARY TO EXECUTE THE DEED, AND AUTHORIZE STAFF TO EXECUTE OTHER CLOSING DOCUMENTS AS NECESSARY TO CLOSE ON THE PROPERTY. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

There was no other business to come before the HRA.

ADJOURN

MOTION BY COMMISSIONER WELLS, SECONDED BY COMMISSIONER JOHNSON, TO ADJOURN THE MARCH 17, 2015 MEETING AT 6:58 P.M. THE MOTION PASSED UNANIMOUSLY.

Approval Attestation:
Joan Lenzmeier, City Clerk



HRA Regular

2.

Meeting Date: 04/07/2015

Subject: Consider Interfund Loan and Disposal of Property, Port Campus Square

From: Matt Brown, Economic Development
Coordinator

INTRODUCTION

The HRA is asked to consider an interfund loan and disposal of property related to a proposed senior housing development in Port Campus Square.

DISCUSSION

At its April 7 meeting, the EDA will consider a Purchase and Redevelopment Agreement for a 166-unit senior housing development in Port Campus Square east of the Coon Rapids Ice Center. While the EDA currently owns most of the land included in the development site, it also includes an HRA-owned residential lot at 10920 Crooked Lake Boulevard. The HRA acquired the lot in early 2014 with the intent of incorporating it into a larger development site. The HRA is asked to adopt Resolution HRA 15-1, which conveys the lot at 10920 Crooked Lake Boulevard to the EDA by quit claim deed. The EDA will then enter into an agreement to sell the assemblage to the developer.

In addition, the EDA will consider a financial assistance package for the project, including a \$300,000 loan. Resolution HRA 15-1 also approves an interfund transfer of \$300,000 to the EDA for the purpose of making the loan. The EDA will enter into an agreement with the developer to provide the loan and other components of the financial assistance package.

RECOMMENDATION

Staff recommends that the HRA:

1. Conduct a public hearing.
2. Adopt Resolution HRA 15-1 authorizing conveyance of the property at 10920 Crooked Lake Boulevard to the EDA and approval of an interfund loan to the EDA.
3. Authorize the Chair and Secretary to execute the deed.

Attachments

Location Map

Quit Claim Deed

Resolution HRA 15-1



RESOLUTION NO. 15-1

A RESOLUTION TRANSFERRING FUNDS AND REAL PROPERTY AS HEREIN SPECIFIED

WHEREAS, the Housing and Redevelopment Authority in and for the City of Coon Rapids, Minnesota (the “HRA”) owns certain property legally described as Lot 11, Robinwood, Anoka County, Minnesota, according to the recorded plat thereof (the “Property”);

WHEREAS, pursuant to Minnesota Statutes, Section 465.035 the HRA is authorized to transfer and convey the Property to the Economic Development Authority in and for the City of Coon Rapids, Minnesota (the “EDA”) without consideration for a public purpose;

WHEREAS, as set forth in that certain Purchase and Development Agreement between the EDA and Coon Rapids Leased Housing Associates IV, LLLP (the “Developer”) (the “Development Agreement”), the EDA proposes to sell the Property to the Developer in connection with the construction on the Property of an approximately 166-unit senior low and moderate income rental housing facility (the “Project”) to be located in the EDA’s Redevelopment Project Area No. 1 (the “Redevelopment Project”);

WHEREAS, pursuant to and subject to the conditions set forth in the Development Agreement, the EDA further proposes to loan \$300,000 to the Developer in connection with the acquisition of certain additional real property for the Project (the “Loan”) and the Developer has agreed to repay the Loan as provided in the Development Agreement and as evidenced by a promissory note (the “Note”) from the Developer;

WHEREAS, in order to provide moneys to fund the Loan the EDA has requested that, pursuant to Minnesota Statutes, Sections 469.012, Subdivisions 1l and 1o, 469.041 and 469.192, the HRA transfer \$300,000 to the EDA;

WHEREAS, payments from the Developer pursuant to the Note (the “Loan Repayments”) will be deposited by the EDA into the HRA’s general fund when received by the EDA;

NOW THEREFORE BE IT RESOLVED by the Housing and Redevelopment Authority in and for the City of Coon Rapids, Minnesota:

1. The HRA hereby authorizes the sale and conveyance of the Property to the EDA pursuant to a quit claim deed in accordance with Minnesota Statutes, Section 465.035.
2. Pursuant to Minnesota Statutes, Sections 469.012, Subdivisions 1l and 1o, 469.041 and 469.192, the HRA hereby authorizes a transfer of \$300,000 from the HRA’s general fund or any other fund from which such amount may be legally transferred (the “Fund”) to the EDA to fund the Loan to the Developer in connection with the Project. The amount transferred from the Fund is hereby determined to be an interfund loan (the “Interfund Loan”). The EDA will reimburse and repay the Interfund Loan, together with interest at the rate set forth in the Note, from the Loan Repayments when and as received by the EDA from the Developer; provided that the EDA may prepay the Interfund Loan, in its sole discretion, on any date from any legally available funds as determined by the Finance Director of the City of Coon Rapids, Minnesota (the “City”). This resolution is evidence of an internal borrowing by the EDA, and is a limited obligation payable solely from the Loan Repayments pledged to the payment of the Interfund Loan under

this resolution. The Interfund Loan shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City and the EDA. Neither the State of Minnesota, nor any political subdivision thereof shall be obligated to pay the principal of or interest on the Interfund Loan or other costs incident hereto except out of the Loan Repayments.

Adopted by the Housing and Redevelopment Authority in and for the City of Coon Rapids, Minnesota this 7th day of April, 2015.

Jerry Koch, Chair

ATTEST:

Brad Johnson, Secretary