



HOUSING AND REDEVELOPMENT AUTHORITY AGENDA

Tuesday, May 5, 2015

6:50 p.m.

Coon Rapids City Center
Council Chambers

Call to Order

Roll Call

Approval of Minutes of Previous Meeting

1. Approve Minutes of April 21, 2015

New Business

2. Consider Conveyance of Property, Port Campus Square

Other Business

Adjourn



HRA Regular

1.

Meeting Date: 05/05/2015

SUBJECT: Approve Minutes of April 21, 2015

Attachments

April 21, 2015 Minutes

HOUSING AND REDEVELOPMENT AUTHORITY MEETING OF APRIL 21, 2015

A meeting of the Coon Rapids Housing and Redevelopment Authority was called to order by Chair Koch at 6:58 p.m. on April 21, 2015 in the Council Chambers.

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

Members Absent: None

CALL TO ORDER

Chair Koch called the meeting to order at 9:15 p.m.

ROLL CALL

All Present.

APPROVE MINUTES OF PREVIOUS MEETING

MOTION BY COMMISSIONER WELLS, SECONDED BY COMMISSIONER JOHNSON TO APPROVE THE MINUTES OF APRIL 7, 2015 AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

CONSIDER SALE OF RESIDENTIAL LOT, 1607 103RD AVENUE NW

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 THE PURCHASE AND REDEVELOPMENT AGREEMENT WITH TOLLBERG HOMES LLC FOR THE LOT AT 1607 103RD AVENUE NW; AUTHORIZE THE CHAIR AND SECRETARY TO EXECUTE THE DEED; 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 DEMMER, SECONDED BY COMMISSIONER WELLS, TO ADJOURN THE APRIL 21, 2015 MEETING AT 7:02 P.M. THE MOTION PASSED UNANIMOUSLY.

Approval Attestation:
Joan Lenzmeier, City Clerk



HRA Regular

2.

Meeting Date: 05/05/2015

Subject: Consider Conveyance of Property, Port Campus Square

From: Matt Brown, Economic Development
Coordinator

INTRODUCTION

The HRA is asked to adopt a resolution to convey four parcels in the Port Campus Square area to the Economic Development Authority.

DISCUSSION

The HRA acquired the properties at 2950, 2980, and 3000 Coon Rapids Boulevard and 2984-2996 111th Avenue NW between 2008 and 2011. These parcels are the former locations of Cigars Unlimited, Fantasy Gifts, White Castle, Firestone, and an adult day care. The buildings were later demolished. On April 7, 2015, the City Council approved a plat for the Port Campus Square area, which creates a lot for Dominion's senior housing project, a second lot for the Coon Rapids Ice Center, and outlots for the remainder of the site. The four properties owned by the HRA are proposed to be part of a larger outlot that includes the future Boulevard Park area and additional undeveloped land near the ice arena. The adopted Port Campus Square Master Plan envisions that a portion of the land along Coon Rapids Boulevard is eventually sold for private development. The outlot will eventually be platted as plans progress for Boulevard Park and additional development in the area. Because the EDA owns the remainder of the land to be included in the outlot, the HRA is asked to convey its property to the EDA.

RECOMMENDATION

Staff recommends that the HRA:

1. Conduct a public hearing.
2. Adopt Resolution HRA 15-2 authorizing conveyance of the properties at 2950, 2980, and 3000 Coon Rapids Boulevard and 2984-2996 111th Avenue NW to the EDA.
3. Authorize the Chair and Secretary to execute the deeds.

Attachments

Location Map

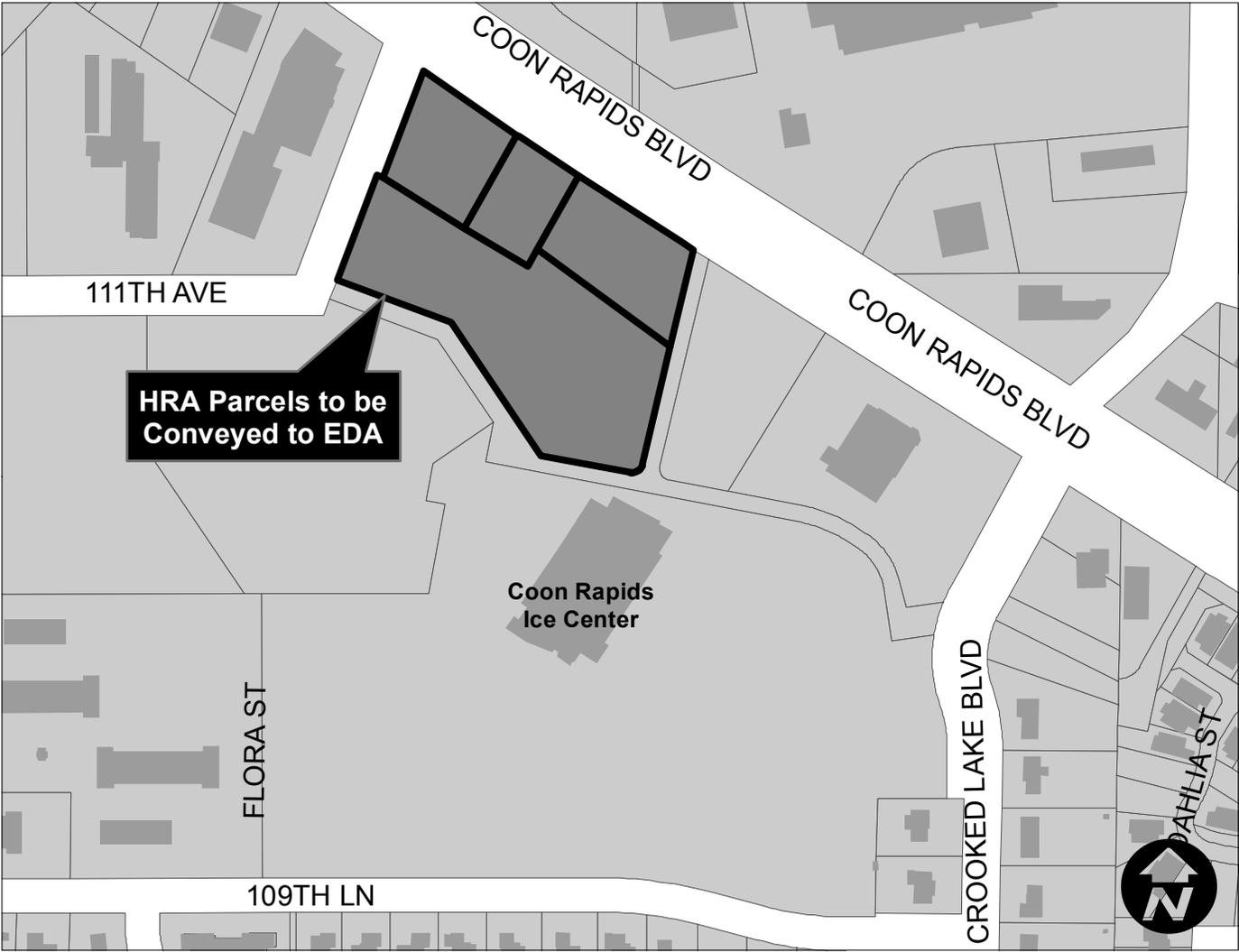
Resolution HRA 15-2

Deed 1

Deed 2

Deed 3

Deed 4



RESOLUTION NO. HRA 15-2

**RESOLUTION AUTHORIZING THE TRASFER OF LAND
FROM THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR
THE CITY OF COON RAPIDS TO THE ECONOMIC DEVELOPMENT AUTHORITY
IN AND FOR THE CITY OF COON RAPIDS**

WHEREAS, The Housing and Redevelopment Authority in and for the City of Coon Rapids is the owner of properties located at 2950, 2980, and 3000 Coon Rapids Boulevard and 2984-2996 111th Avenue NW in Coon Rapids, Minnesota.

WHEREAS, the Economic Development Authority in and for the City of Coon Rapids owns adjacent property and is involved in the redevelopment of Port Campus Square which includes said property; and

WHEREAS, on April 7, 2015, the City Council approved a final plat for the area that requires the property involved be in the name of the Economic Development Authority in and for the City of Coon Rapids.

NOW, THEREFORE, BE IT RESOLVED that The Housing and Redevelopment Authority in and for the City of Coon Rapids authorizes the transfer of the property located at at 2950, 2980, and 3000 Coon Rapids Boulevard and 2984-2996 111th Avenue NW, Coon Rapids, Minnesota to the Economic Development Authority in and for the City of Coon Rapids.

BE IT FURTHER RESOLVED that The Housing Redevelopment Authority in and for the City of Coon Rapids authorizes the Chair and Secretary to execute the appropriate documents to accomplish the transfer of title to said property.

Adopted this 5th day of May, 2015, by The Housing Redevelopment Authority in and for the City of Coon Rapids.

Jerry Koch, Chair

ATTEST:

Brad Johnson, Secretary

QUIT CLAIM DEED

Corporation or Partnership
to Corporation or Partnership

No delinquent taxes and transfer entered; Certificate of Real Estate Value () filed () not required Certificate of Real Estate Value No. _____ _____, 20_____ _____ County Auditor by _____ Deputy

(reserved for recording data)

STATE DEED TAX DUE HEREON: \$_____

Date: _____

FOR VALUABLE CONSIDERATION, The Housing and Redevelopment Authority in and for the City of Coon Rapids, a governmental subdivision under the laws of Minnesota, Grantor, hereby conveys and quit claims to Economic Development Authority in and for the City of Coon Rapids, Grantee, a governmental subdivision under the laws of Minnesota, real property in Anoka County, Minnesota, described as follows:

Lot 1, Block 1, Brody Associates Addition.

Subject to restrictions, reservations and easements of record, if any.
Consideration for this deed is less than \$500.00.
together with all hereditaments and appurtenances belonging thereto.

(if more space is needed, continue on back)

Check box if applicable:

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

THE HOUSING AND REDEVELOPMENT AUTHORITY IN
AND FOR THE CITY OF COON RAPIDS

Affix Deed Tax Stamp Here

By _____
Its: Chair

By _____
Its: Secretary

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing was acknowledged before me this _____ day of _____, 2015, by Jerry Koch and Brad Johnson, the Chair and Secretary, of the Housing and Redevelopment Authority in and for the City of Coon Rapids, a governmental subdivision under the laws of Minnesota, on behalf of the governmental subdivision.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS): David J. Brodie, City Attorney City of Coon Rapids 11155 Robinson Drive Coon Rapids, MN 55448 763-767-6495

SIGNATURE OF PERSON TAKING CKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

GRANTEE:
Economic Development Authority in and for the
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433

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 _____, 20_____

 County Auditor
 by _____
 Deputy

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See attached Exhibit "A"

Subject to restrictions, reservations and easements of record, if any.
 Consideration for this deed is less than \$500.00.
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By _____
Its: Secretary

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) ss.
COUNTY OF ANOKA)

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Coon Rapids, MN 55433

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 David J. Brodie, City Attorney
 City of Coon Rapids
 11155 Robinson Drive
 Coon Rapids, MN 55448
 763-767-6495

Exhibit “A”
LEGAL DESCRIPTION

Lot 2, Block 1, Brody Associates Addition according to the recorded plat thereof, Anoka County, Minnesota.

Together with the rights of access and other rights over the common areas as set forth in that certain Reciprocal Easement Agreement dated August 31, 1979, filed September 21, 1979 as Document No. 535096, amended by Amendment to Reciprocal Easement Agreement dated October 5, 1979, filed October 12, 1979 as Document No. 536508.

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 _____, 20_____

 County Auditor
 by _____
 Deputy

(reserved for recording data)

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Lot 3, Block 1, Brody Associates Addition.

Subject to restrictions, reservations and easements of record, if any.
 Consideration for this deed is less than \$500.00.
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Economic Development Authority in and for the
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11155 Robinson Drive
Coon Rapids, MN 55433

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

 David J. Brodie, City Attorney
 City of Coon Rapids
 11155 Robinson Drive
 Coon Rapids, MN 55448
 763-767-6495

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See attached Exhibit "A"

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GRANTEE:
 Economic Development Authority in and for the
 City of Coon Rapids
 11155 Robinson Drive
 Coon Rapids, MN 55433

Exhibit "A"
LEGAL DESCRIPTION

That part of Lot 1, Block 1, ROBINWOOD PLAT 5, Anoka County, Minnesota, described as beginning at the most Easterly corner of said Lot 1; thence North 58 degrees, 31 minutes, 00 seconds West along the Northeasterly line of said Lot 1 for 22.69 feet; thence continue Westerly along said Northeasterly line of Lot 1, being a tangential curve concave to the Northeast, radius of 11,559.18 feet, for a central angle of 1 degree, 01 minutes, 39 seconds, and length of 207.31 feet; thence South 32 degrees, 30 minutes, 39 seconds West, radial to said curve, for 176.89 feet to a point to be hereafter known as Point "A" for the purposes of this description; thence South 58 degrees, 31 minutes, 00 seconds East, along a line to be hereinafter known as Line "B" for the purposes of this description, for 293.47 feet, more or less to intersect, and terminate said Line "B" at, the Easterly line of said Lot 1; thence North 12 degrees, 28 minutes, 04 seconds East along said Easterly line of Lot 1 for 185.10 feet, more or less, to the point of beginning.

Together with a non-exclusive perpetual easement ("Easement") over Outlot A, ROBINWOOD PLAT 5, Anoka County, Minnesota, for the purpose of ingress and egress of vehicular traffic to and from the property herein conveyed and Crooked Lake Boulevard, Coon Rapids Boulevard, and 111th Avenue N.W.