



HOUSING AND REDEVELOPMENT AUTHORITY AGENDA

Tuesday, June 2, 2015

6:50 p.m.

Coon Rapids City Center
Council Chambers

Call to Order

Roll Call

Approval of Minutes of Previous Meeting

New Business

1.

Other Business

Adjourn



HRA Regular

1.

Meeting Date: 06/02/2015

Subject: Consider Conveyance of Property, 1531 Coon Rapids Blvd.

From: Matt Brown, Economic Development
Coordinator

INTRODUCTION

The HRA is asked to consider purchase agreements for the former Anoka County Rent-All property at 1531 Coon Rapids Boulevard in order to facilitate sale of the property for development.

DISCUSSION

C-Store Partners is proposing to develop an approximately 4,300 square foot Superamerica convenience store on two parcels on the northeast corner of Coon Rapids Boulevard and Egret Boulevard. These include the former Anoka County Rent-All property at 1531 Coon Rapids Boulevard and the former car wash property at 1521 Coon Rapids Boulevard. The property at 1531 Coon Rapids Boulevard was acquired by Anoka County several years ago in conjunction with a road construction project. The County had used the building for its surveyors' operation until it was demolished in 2014. The Anoka County Highway Department would need to solicit bids to dispose of the property, unless it is sold to a public entity. Because Staff feels that the convenience store proposal is consistent with the City's Port Riverwalk Master Plan and involves redeveloping two unsightly properties, Staff proposes that the HRA acquire 1531 Coon Rapids Boulevard from Anoka County and then immediately sell it to C-Store Partners. The two closings would occur simultaneously and there would be little risk for the HRA. C-Store Partners would cover all costs associated with the transactions. Provided the HRA approves the purchase agreements, C-Store Partners intends to submit a site plan application for consideration at the July 21 Planning Commission meeting and August 5 Council meeting. Copies of the purchase agreements will be provided at Tuesday's meeting.

RECOMMENDATION

Staff recommends that the HRA:

- a. Conduct a public hearing.
- b. Approve the purchase agreement and resale purchase agreement for the property at 1531 Coon Rapids Boulevard.
- c. Authorize the Chair, Secretary, and Executive Director to execute documents as necessary to convey the property.

Attachments

Location Map

