

ANOKA COUNTY
HOUSING AND REDEVELOPMENT AUTHORITY
SPECIAL BOARD AGENDA

FOR THE FEBRUARY 8, 2022 MEETING

10:15 A.M. or Immediately Following the
Anoka County Board Meeting
Whichever is Later

County Board Room #705
Anoka County Government Center

1. Chair calls meeting to order.
2. Trustees: Matt Look
Julie Braastad
Robyn West
Mandy Meisner
Mike Gamache
Jeff Reinert
Scott Schulte

Others:
3. Chairs remarks.
- *4. Consider approving the minutes from the ACHRA Board Meeting of January 25, 2022. **See attached** minutes.
- *5. Consider adopting Resolution #2022-02, Resolution to Authorize Negotiation and Execution of a Purchase/Sale Agreement to Acquire Property. **See attached** resolution and worksheet.
6. Other.

*Requires ACHRA Board approval.

**ANOKA COUNTY HOUSING AND REDEVELOPMENT
AUTHORITY MEETING MINUTES**

Government Center
Board Room
Anoka, Minnesota

January 25, 2022

Trustees Present: Scott Schulte (Chair)
 Matt Look
 Julie Braastad
 Mandy Meisner
 Jeff Reinert
 Mike Gamache

Absent: Robyn West

Others Present: Karen Skepper, Community and Government Relations Director; Christine Carney, Assistant County Attorney; Rhonda Sivarajah, County Administrator; Linda Hedstrom, Community Development Program Assistant; and Tina Pedersen, Principal Administrative Secretary

Chair Schulte called the meeting to order at 10:41 a.m.

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Trustee Look made motion approving the ACHRA minutes from the regular board meeting of December 14, 2021, and the statutory and organizational meeting of January 4, 2022. Trustee Braastad seconded the motion. Motion carried.

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Trustee Braastad made motion accepting resolutions from the City of Ham Lake and Ham Lake Development Company (HLDC) to transfer their existing business loans and return their unused Community Development Block Grant (CDBG) business revolving loan funds to the Anoka County Housing and Redevelopment Authority. Trustee Reinert seconded the motion. Motion carried.

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Trustee Meisner made motion approving the use of ACHRA funds for the City of Columbia Heights in the amount of \$1,156 to assist with the Voluntary Cost Sharing Agreement for Anoka County Economic Development. Trustee Gamache seconded the motion. Motion carried.

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Trustee Meisner made motion approving the use of ACHRA funds for the City of Columbia Heights in the amount of \$692,930.88 to pay for costs related to equipment relocation as an eligible activity of the City. Trustee Braastad seconded the motion. Motion carried.

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The Anoka County Housing and Redevelopment Authority meeting adjourned at 10:46 a.m.

ATTEST:

**ANOKA COUNTY HOUSING AND
REDEVELOPMENT AUTHORITY**

By: _____
Mike Gamache, its Secretary/Treasurer

By: _____
Scott Schulte, Chair

Motion carried means all trustees in attendance voted affirmatively unless otherwise noted.

HRA RESOLUTION # 2022-02

**RESOLUTION TO AUTHORIZE NEGOTIATION AND EXECUTION
OF A PURCHASE/SALE AGREEMENT TO ACQUIRE PROPERTY**

WHEREAS, the Anoka County Housing and Redevelopment Authority (HRA) was granted authority, pursuant to Minnesota Statutes Chapter 469, to acquire real property needed to carry out a redevelopment project or “urban renewal project,” as defined therein, which may involve acquiring land or improved property for future public facilities; and,

WHEREAS, occasionally certain properties become available for direct purchase which can facilitate such future redevelopment projects, and which permit the County and its HRA to acquire space contiguous to the Government Center to consolidate County functions; and,

WHEREAS, a commercial office building located at 2150 Third Avenue, in Anoka, Minnesota (“Subject Property”) has been identified as meeting the above-mentioned criteria, and is currently being offered for sale by the Owners; and,

WHEREAS, the Commissioners held a Board Workshop on January 31, 2022, and recommend that the HRA Board approve an offer to purchase the Subject Property at a determined price, to be relayed to the Owners in a Letter of Intent; and,

WHEREAS, to the HRA Board of Trustees elects to delegate to its Executive Director, the County Administrator, and the County Finance Director (or their designees) the authority to submit a Letter of Intent and to negotiate the provisions of the Purchase Agreement, subject to review and approval of the County Attorney’s Office; and,

WHEREAS, the above delegated authority contemplates further review by the HRA Board of Trustees of all material terms of the Purchase Agreement, associated financial obligations, observations and conclusions reached from inspection of the Subject Property, the results of any due diligence investigations, and other relevant matters, with such review being scheduled at a regular HRA Board Meeting on a date prior to the expiration of the due diligence period and before final Closing on the Subject Property.

NOW THEREFORE, BE IT RESOLVED, the Anoka County HRA Board of Trustees hereby authorizes the HRA Executive Director, the County Administrator and the County Finance Director, or their designees, to execute and submit a Letter of Intent forthwith, and to negotiate the terms of a Purchase Agreement to acquire the Subject Property through direct negotiation with the Owners, subject to review and approval of the County Attorney’s Office, including the authority to execute all necessary documents related thereto.

BE IT FURTHER RESOLVED, that this matter will be set before the HRA Board of Trustees for further review of the transaction, at a regular HRA Board meeting, prior to expiration of the due diligence period and before final Closing on the Purchase/Sale of the Subject Property.



ANOKA COUNTY HRA

ACTION ITEM

February 8, 2022

ACTION REQUESTED	Request the Anoka County Housing and Redevelopment Authority Adopt a Resolution to enter into a Letter of Intent and Authorize Negotiation and Execution of a Purchase/Sale Agreement to Acquire Property.
BACKGROUND	<p>As part of the county's strategic real estate plan including a potential new jail and parking ramp within the Anoka County Government Center campus, it was determined that acquisition of the 2150 3rd Ave office building would be in the best interest of the county.</p> <p>In September of 2021, we began negotiations with the owners and had an appraisal completed as part of the process. The HRA Board met in November to discuss the potential purchase, and the County Board met in a workshop on January 31, 2022, to continue that discussion. At the workshop it was determined the HRA should proceed with the purchase based on the negotiated arrangement with the current owners.</p>
CONCLUSION	The purchase of the 2150 3 rd Ave Office Building will complete the County's ownership of the entire block where the Government Center, County Jail, and Courts are located. This will provide flexibility for future expansion related to County government services and provide a level of public safety due to anticipated placement of the new jail facility next to this building.
RECOMMENDATIONS	Request the Anoka County Housing and Redevelopment Authority Adopt a Resolution enter into a Letter of Intent and Authorize Negotiation and Execution of a Purchase/Sale Agreement to Acquire Property.
FUNDING	The Funding for the Purchase of the Property will be reimbursed to the HRA by the Anoka County Asset Preservation Fund, with ongoing operations being managed by the County.