

**ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY (ACHRA)
MANAGEMENT COMMITTEE
and Meeting of the
Anoka County Housing and Redevelopment Authority Trustees****

**Trustee Scott Schulte, Chair
Trustee Robyn West, Vice-Chair
Trustee Matt Look
Trustee Mike Gamache**

AGENDA

FOR THE MAY 10, 2022 MEETING

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

Conference Room #772 - 7th Floor - Government Center

1. Public Comment: Public comments are welcome at this time. In consideration of others wishing to speak, please limit comments to 2 minutes. Questions directed to the committee will not be answered immediately; however, whenever possible, all appropriate questions will be responded to in a timely and effective manner by county staff.
2. Consider recommending the ACHRA Board of Trustees approve a funding request from the City of Nowthen in the amount of \$259.00 to cover costs related to regional economic development activities. **See attached** worksheet and resolution from the City of Nowthen.
3. Consider recommending the ACHRA Board of Trustees approve a funding request from the City of Columbia Heights in the amount of \$34,752.13 to conduct environmental and remediation work. **See attached** worksheet and resolution from the City of Columbia Heights.
4. Consider recommending the ACHRA Board of Trustees adopt a resolution to authorize the final purchase and closing on the Anoka Law Center, and to further authorize the ACHRA Executive Director or her designee to execute all documents necessary to complete this transaction. **See attached** worksheet and resolution.
5. Other.

***Actions taken by this committee do not bind the Anoka County Housing and Redevelopment Authority (ACHRA) Board. In addition to the trustees appointed to this committee, additional trustees may attend. Non-committee trustees may choose to participate in the discussions and/or ask questions, but they will **not** vote on any item, nor will they agree to take a specific action on business conducted by the committee. If their attendance and limited participation in the committee meeting is considered a meeting of the ACHRA, this shall serve as notice of an ACHRA Board meeting.*



ANOKA COUNTY HRA ACTION ITEM

May 10, 2022

ACTION REQUESTED	<p>Consider Recommending the Anoka County Housing and Redevelopment Authority approve a funding request from the City of Nowthen in the amount of \$259.</p> <p>Funds will be used to cover the Voluntary Cost Share established for regional economic development activities.</p>
BACKGROUND	<p>The City of Nowthen has passed a resolution opting into the economic development activities authorized by state statute.</p>
FUNDING SOURCE	<p>ACHRA levy funds</p>

RESOLUTION No. 2022-14

A RESOLUTION APPROVING A VOLUNTARY COST SHARING AGREEMENT FOR ANOKA COUNTY ECONOMIC DEVELOPMENT

WHEREAS the City of Nowthen together with Anoka County and other Anoka municipalities cooperate with respect for certain Anoka County economic development costs; and,

WHEREAS applicable costs are annually calculated by the Anoka County Housing and Redevelopment Authority; and,

WHEREAS the Anoka County Housing and Redevelopment Authority have provided such information incorporated in the Voluntary Cost Sharing Agreement for Anoka County Economic Development for calendar year 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NOWTHEN as follows:

1. The recitals set forth above are incorporated herein.
2. The Voluntary Cost Sharing Agreement for Anoka County Economic Development (calendar year 2022) is hereby approved.
3. The Anoka County Housing and Redevelopment Authority is authorized to pay the city's \$259.00 contribution from the funds set aside for the city by the County.

The motion for the adoption of the foregoing resolution was proposed by Councilmember Greenberg and was duly seconded by Councilmember Blake and upon vote being taken thereon, the following voted in favor: Pilon, Alders, Blake, Greenberg.

And the following voted against the same: None

Passed and adopted by the Nowthen City Council this 14th day of April 2022.

CITY OF NOWTHEN


By: JEFFREY M. PILON
Its Mayor

ATTEST 
By: FRANK BOYLES
Its Interim City Administrator



ANOKA COUNTY HRA ACTION ITEM

May 10, 2022

ACTION REQUESTED	<p>Consider recommending the Anoka County Housing and Redevelopment Authority approve a funding request from the City of Columbia Heights in the amount of \$34,752.13</p> <p>Funds will be used for environmental clean-up.</p>
BACKGROUND	<p>The City of Columbia Heights has passed a resolution for this request.</p>
FUNDING SOURCE	<p>ACHRA levy funds</p>

RESOLUTION NO. 2022-49

A RESOLUTION REQUESTING FUNDS FROM THE ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY TO SUPPORT ECONOMIC DEVELOPMENT ACTIVITIES AT 3930 UNIVERSITY AVENUE NE, COLUMBIA HEIGHTS

BE IT RESOLVED BY the City Council (the "Council") of the City of Columbia Heights, Minnesota (the "City") as follows:

WHEREAS, on June 26, 2017, the Council adopted Resolution 2017-70, a resolution authorizing the approval of participation in the Anoka County Housing and Redevelopment Authority (the "ACHRA"); and

WHEREAS, the City is eligible to receive funding from the ACHRA for projects and programs that meet the requirements of MN Statute 469 ("Eligible Activity"); and

WHEREAS, the City, after appropriate examination and review, entered into an Agreement with Carlson McCain and Veit to conduct environmental testing and remediation work at 3930 University Ave NE ("the Property"), in accordance with the phase two agreement of Anoka County's 2019 Community Development Block Grant ("CDBG"); and

WHEREAS, during environmental remediation of the site, additional contaminants and debris were uncovered requiring additional remediation work, which exceeded what was identified in the phase two agreement; and

WHEREAS, the City desires to request funding from the ACHRA to pay for the excess remediation work on the Property as an Eligible Activity not covered by CDBG funding.

NOW, THEREFORE BE IT RESOLVED, the City does hereby request that the ACHRA contribute the sum of \$34,752.13, to support the environmental cleanup of the Property as an Eligible Activity of the City.

ORDER OF COUNCIL

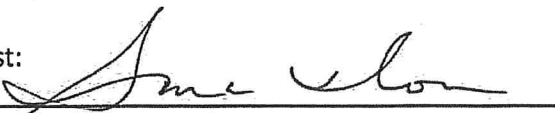
Passed this 11th day of April, 2022

Offered by: Buesgens

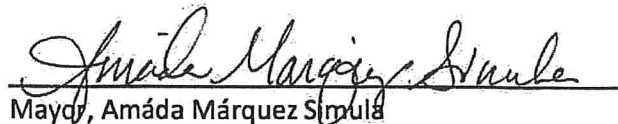
Seconded by: Murzyn, Jr.

Roll Call: All Ayes

Attest:



Sara Ion, City Clerk/Council Secretary



Maydy, Amada Márquez Simula



ANOKA COUNTY HRA

ACTION ITEM

May 10, 2022

ACTION REQUESTED	Recommend the Anoka County Housing and Redevelopment Authority Board review the due diligence findings related to the acquisition of 2150 Third Avenue (Anoka Law Center) and authorize the HRA Executive Director to execute all documents necessary to close the transaction.
BACKGROUND	In January and February 2022, the County and HRA Board held meetings to review the potential purchase of the Anoka Law Center. On February 8, 2022, the HRA Board authorized negotiation and execution of a Purchase/Sale Agreement with the owners. A Purchase Agreement was signed on April 12, 2022. The County has since been conducting its due diligence activities, such as property inspections, review of leases/contracts, title work, financial review, and other acquisition-related tasks. The Contingency Date for completion of due diligence activities is May 27, 2022. The current HRA action is to review the due diligence findings and authorize the final purchase and closing on the real estate.
CONCLUSION	The purchase of the Anoka Law Center 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	Recommend the Anoka County Housing and Redevelopment Authority Board adopt a Resolution to authorize the final purchase and closing on the Anoka Law Center, and to further authorize the HRA Executive Director or her designee to execute all documents necessary to complete this transaction.
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.

HRA RESOLUTION # 2022-03

**RESOLUTION TO AUTHORIZE FINAL PURCHASE
OF COMMERCIAL OFFICE BUILDING**

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, the commercial office building located at 2150 Third Avenue (Anoka Law Center), in Anoka, Minnesota (hereinafter “Subject Property”) was identified as meeting the above-mentioned criteria; and,

WHEREAS, on February 8, 2022, the HRA Board of Trustees authorized the HRA Executive Director, the County Administrator, and the County Finance Director, or their designees, to execute a Letter of Intent and to negotiate and execute a Purchase Agreement to acquire the Subject Property, subject to review and approval of the County Attorney’s Office; and,

WHEREAS, a Purchase/Sale Agreement was executed by the parties on April 12, 2022, which provides a Contingency Deadline of May 27, 2022, and a Closing date which is still to be determined; and,

WHEREAS, the previous HRA Board action contemplated further review by the HRA Board of Trustees of the results of any due diligence investigations, inspections, financial review, and other relevant matters, 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, being satisfied with the due diligence investigation, hereby authorizes the HRA Executive Director, or her designee, to execute any and all documents necessary to finalize the purchase of the Subject Property and close the transaction.