

From: Joseph Langel [mailto:jjl@ratwiklaw.com]
Sent: Thursday, January 19, 2017 3:09 PM
To: Patrick Brama <pbrama@ci.ramsey.mn.us>
Subject: Purchase of 6401 Highway 10 Property

Patrick,

I reviewed the proposed Purchase Agreement for the City's acquisition of the former Shell station at 6401 Highway 10. Given the changes made last week, it appears the Agreement is ready for approval. As you know, the biggest issue with this property is its environmental condition, given that it was used as a gas station, and long before that it was car dealership that had its own gasoline pumps. The soil and water contamination from the car dealership appear to have been remediated. Whether there is any ground or groundwater contamination from the Shell station is unknown, but that is why the Agreement was written with the inspection provision. As suggested by Braun Intertec, the City will remove the existing canopy and the underground storage tanks during the Inspection Period of the Agreement instead of waiting until after the closing. If the City finds soil or water contamination, or feels that the condition of the property is not adequate for any other reason, it has the right to simply terminate the Agreement and walk away.

I also note that the proposed purchase price was lowered to be consistent with the appraisal completed on the property. The remainder of the Agreement is fairly standard.

Let me know if you have any questions.

Joe



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