



May 18, 2020

Mr. Sean Sullivan
Economic Development Manager
City of Ramsey

Via e-mail

RE: Terms for purchase of land at Center Street & 146th Ave NW, Ramsey, MN

Dear Sean,

Per our discussions to date, Aeon is interested in moving forward with the 2nd phase of Greenway Terrace to provide more affordable housing for families in Ramsey. We look forward to discussing the project further with you during (or after) the working session with the Ramsey City Council next week. As requested, we are sharing below proposed terms for a purchase transaction.

Seller: City of Ramsey

Buyer: Aeon, a Minnesota non-profit corporation Aeon may assign the purchase agreement to an affiliated entity in which Aeon is the controlling member). Aeon's mission is to create and sustain quality affordable homes that strengthen lives and communities. Aeon prides itself on acting boldly to create and preserve affordable homes. We encourage residents to take 'pride of ownership' in their home and connect with their community.

Property: 1.36 acres at Center Street and 146th Avenue NW, Ramsey, MN

Purpose: Aeon completed development of Greenway Terrace Phase 1 and is now interested in developing phase 2. While under construction, Phase 1 received over 300 applications for 54 units – demonstrating a strong need for affordable housing in Ramsey. For this reason, Aeon proposes moving forward with Phase 2 – another 55 units for families to call home in Ramsey, with an estimated opening in late-summer or early-fall of 2022.

Price: \$125,000. Upon mutual execution of a purchase agreement, Aeon will pay \$10,000 earnest money. The remainder will be due at closing.

Due Diligence and

Funding Applications: Aeon will have until December 31, 2020 to conduct inspections, review the City provided materials, complete an appraisal, and all necessary environmental reviews, etc. During this time, Aeon will also submit necessary applications for funding. During the due diligence period, Aeon

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may cancel the purchase offer for any reason, and all earnest money will be fully refundable. To move forward with due diligence and funding applications, both The City and Aeon will need to execute a mutually agreeable {LOI/PSA} by June 15, 2020.

Closing: Closing will occur by June 30, 2021. Aeon shall have two options to extend the closing date by six (6) months each. To exercise an option, Aeon will notify The City not less than sixty (60) days prior to the then deadline for closing.

Broker: No brokers are involved in this transaction for either the City or Aeon.

We look forward to working with you to make home possible for more of our Ramsey community!

Very truly yours,

Leslie Roering
Senior Real Estate Developer

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