

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**CITY COUNCIL RESOLUTION #21-146**

**RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT  
JAVA COMPANIES LLC**

**WHEREAS**, the City of Ramsey, herein referred to as the “City,” owns various parcels throughout the City of Ramsey; and

**WHEREAS**, the City negotiated the terms of a Purchase Agreement for the sale of the parcel legally described on **Exhibit A** (“the **Property**”), with Java Companies, LLC, a Minnesota Limited Liability Company (the “Developer”); and

**WHEREAS**, additional project costs initiated by the City of Ramsey associated with re-routing of Sewer and Water along Sunwood Drive and construction of a temporary access to improve safety have increased the developer project costs by \$55,000; and

**WHEREAS**, the Developer asked the City to assist with the additional project costs; and

**WHEREAS**, in order to address the increase in development costs, the City and Developer have re-negotiated a Purchase Price of \$6.98 per square foot on +/- .75 acres (32,775 square feet) subject to a lot split as approved in Final Plat for the Property referenced in the Purchase Agreement; and

**WHEREAS**, Buyer desires to assign the Purchase Agreement to Java Ramsey Casey’s Outlot, LLC; and

**WHEREAS**, the City hereby declares the Property to be surplus City-owned land and is no longer needed for current or future City functions, and authorizes the property to be sold; and

**WHEREAS**, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

**WHEREAS**, Java Ramsey Casey’s Outlot, LLC is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of May 19, 2021; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:**

- 1) That the City hereby declares the Property to be surplus City-owned land, and authorizes the property to be sold.

- 2) That the City hereby authorizes the sale of the Property to Java Ramsey Casey's Outlot, LLC, for \$6.98 per square foot on 75 acres (32,775 square feet) subject to a lot split as approved in Final Plat for the Property referenced in the Purchase Agreement for the development of a minimum 7,000 square foot retail building. The purchase price is \$228,900.
- 3) That the City authorizes execution of the First Amendment to Purchase Agreement and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction.
- 4) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to close on the sale of the Property, consistent with Charter and State law requirements.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember \_\_\_\_\_, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 25th day of May 2021.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**EXHIBIT A  
DEVELOPMENT PROPERTY**

Part of Outlot GG, Ramsey Town Center Addition, Anoka County Minnesota to be platted as

**Lot 1, Block 1, Java Auto Parts, Anoka County, Minnesota**

Anoka County PID Number: A portion of 28-32-25-41-0020. (“Property”) (Approximately .75 acres and 32,775 SF)