

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #21-225

A RESOLUTION APPROVING DEVELOPMENT AGREEMENT FOR KNOLL PROPERTIES 2ND ADDITION AND RELEASING DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF AEC ENERGY PARK AND RELEASE OF EXISTING DEVELOPMENT AGREEMENT; CASE OF ANDERSON DAHLEN

RECITALS

1. Anderson Dahlen hereinafter referred to as the “Permittee” has received approval for Site Plan and Final Plat for an industrial building on the property legally described as follows:

Outlot A, AEC Energy Park, Anoka County, Minnesota

Or upon platting:

Lot 1, Block 1, and Outlot A and B, Knoll Properties Second Addition, Anoka County, Minnesota

(“Subject Property”)

2. Connexus Energy is the owner of Outlot A, AEC Energy Park and has signed off on the Application.
3. That the City Council approved the project contingent upon the Applicant entering into a Development Agreement.
4. That the City Council reviewed and approved the agreements on August 10, 2021.
5. The Declaration of Covenants, Conditions and Restrictions of AEC Energy Park was filed as Document Number 1206475 on February 29, 1996.
6. Connexus Energy and Knoll Properties have requested that a Release and Termination of Declaration of Covenants, Conditions and Restriction for AEC Energy Park be executed by 80 percent of the land owners (Connexus, Knoll Properties (Anderson Dahlen), Vision Ease Lens and /City of Ramsey) within the AEC Energy Park.
7. The Release and Termination of Declaration of Covenants, Conditions and Restriction for AEC Energy Park will allow for an increase of building lot coverage from 35% to 45% resulting in the ability to create more tax base and jobs.
8. The existing City of Ramsey Zoning Districts and Code provide protections that will ensure that the high quality of the development in AEC Energy Park will continue.

9. The Applicant has requested a release from the existing Development Agreement, which was recorded as Document Number 1196279 On December 15, 1995, and that all items in said Development Agreement have been satisfied.
10. The City Attorney has reviewed the Release and Termination of Declaration of Covenants, Conditions and Restriction for AEC Energy Park and recommends approval.

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

1. That the Ramsey City Council hereby grants approval of the Development Agreement (the "Agreements") for Knoll Properties 2nd Addition contingent upon the following conditions:
 - a. Final legal form approved by the City Attorney
 - b. Compliance with Staff comments as noted in ProjectDox.
 - c. That the Permittee shall be responsible for all City costs incurred in administering and enforcing these Agreements.
 - d. That both Agreements shall be recorded against the Subject Property at cost of Applicant.
2. That the Ramsey City Council authorizes execution of the Release and Termination of Declaration of Covenants, Conditions and Restriction for AEC Energy Park by the Mayor and City Administrator; Subject to City Attorney review.
3. That the Ramsey City Council authorizes execution of the Release of the Development Agreement and related necessary documents; Subject to City Attorney and City Engineer review.

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 10 day of August, 2021.

