

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

RESOLUTION #22-161

RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT FOR PARCEL 50

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

WHEREAS, the City approved a Purchase Agreement for the sale of the parcel legally described on **Exhibit A** (“the **Property**”), with Java Companies, L.L.C., a Minnesota Limited Liability Company or Assigns (the “Developer”) on December 14, 2021; and

WHEREAS, the Developer has requested an extension of 180 days to the Inspection Period at a cost of \$5,000 in Additional Earnest Money; and

WHEREAS, the City negotiated the terms of the First Amendment to Purchase Agreement for the sale of the parcel legally described on **Exhibit A** (“the **Property**”), with Java Companies, L.L.C., a Minnesota Limited Liability Company or Assigns (the “Developer”) that incorporate the above terms; and

WHEREAS, the City and Developer have negotiated a Purchase Price of \$4.50 per square foot on +/- 6.97 acres (303,613 square feet) subject to a lot split as approved in Final Plat for the Property referenced in the Purchase Agreement; 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, the Ramsey EDA met on July 16, 2022 and unanimously recommended approval of the First Amendment to Purchase Agreement and the City Attorney has approved it to form; and

WHEREAS, Java Companies, L.L.C. is a company that is active and in good standing as documented in the Office of the Minnesota Secretary of State as of July 18, 2022.

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 Companies L.L.C. or Assigns, for \$4.50 per square foot on +/- 6.97 acres (303,613 square feet) subject to a lot split as approved in Final Plat for the Property referenced in the Purchase Agreement for the development of five retail/office buildings depicted on Exhibit B in the Purchase Agreement.
- 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 26th day of July, 2022.

Mayor

ATTEST:

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Part of Outlot A, Java Auto Parts, Anoka County Minnesota to be platted as:

TBD, Anoka County, Minnesota

Anoka County PID Number: A portion of 28-32-25-41-0020. (“Property”) (Approximately 6.97 acres)