

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

RESOLUTION #22-185

RESOLUTION APPROVING PURCHASE AGREEMENT AND SALE OF OUTLOT A, GIGI ADDITION

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 Purchase Agreement for the sale of Outlot A, Gigi Addition to **THE SCHIEBOUT FAMILY LIMITED PARTNERSHIP, LLLP** and/or its assigns (the “Buyer”); legally described in Exhibit A, attached hereto; and

WHEREAS, the City and the Buyer have negotiated a purchase price of \$1.00 on +/- 1.43 acres (62,290 square feet) as outlined in Exhibit A (the “Purchase Price”). The property valuation is \$311,454; 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 as referenced in the underlying legal in Ordinance #15-05. The parent parcel authorized for sale is 28-32-25-23-0010; and

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

WHEREAS, the Buyer is a company that is active and in good standing as documented in the Office of the Secretary of State as of August 15, 2022.

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

- 1) That the City hereby authorizes the sale of the Property to **THE SCHIEBOUT FAMILY LIMITED PARTNERSHIP, LLLP**, for \$1.00 on +/- 1.43 acres (62,290 square feet) as outlined in Exhibit A (the “Purchase Price”). The property valuation is \$311,454 (\$5.00/SF); subject to the following:
 - a. Satisfactory review of the underwriting by the Seller demonstrating the need of financial assistance in the form of a land write down of \$311,454.
 - b. City Council approval and execution of a Tax Increment Financing Agreement between the Seller and Buyer and or its assigns.
 - c. City Council approval of Business Subsidy for Buyer and or its assigns.
 - d. Hotel feasibility study supporting a viable market in the City of Ramsey, Developer obtaining surveys, environmental and geotechnical reports, wetland studies and such other items Developer determines to be necessary to build and operate the proposed hotel.

- e. Seller's approval of a replat of the Property.
 - f. Buyer and Seller entering into a Development Agreement on such terms as are satisfactory to Buyer;
 - g. Any shared access easement(s) between the Property and any adjacent property required by Seller is in existence or has been obtained.
- 2) That the City Council 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 Musgrove, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Kuzma
Councilmember Specht
Councilmember Musgrove
Councilmember Heineman
Councilmember Howell
Councilmember Riley
Councilmember Woestehoff

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

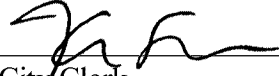
None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 23rd day of August, 2022.



Mayor

ATTEST:



City Clerk

Exhibit A
Legal Description

Outlot A, Gigi Addition, to be platted as: T.B.D.

Anoka County PID Number: 28-32-25-23-0020