

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

RESOLUTION #23-109

RESOLUTION APPROVING PURCHASE AGREEMENT AND RIGHT OF RE-ENTRY AGREEMENT FOR B & A CYLINDER SITE (37a); CASE OF NOLBY BC LLC (JAM HOPS)

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 the parcel legally described on **Exhibit A** (“the Property”), with Nolby BC LLC, a Minnesota Limited Liability Company (the “Buyer”); and

WHEREAS, the City and Buyer have negotiated a Purchase Price of \$600,000 (\$3.32 per square foot) on +/- 4.14 acres (180,338 square feet) subject to 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 recommends the sale and development of the Property to Nolby BC LLC, a Minnesota Limited Liability Company; and

WHEREAS, Staff has verified that Nolby BC LLC, a Minnesota Limited Liability Company is in Good Standing with the Secretary of State of Minnesota as of May 18, 2023.

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 Nolby BC LLC, a Minnesota Limited Liability Company for \$600,000 (\$3.32 per square foot) on +/- 4.14 acres (180,338 square feet) subject to Final Plat for the Property for the development of a minimum 22,000 square foot commercial recreation industrial building.
- 3) That the City authorizes execution of the Purchase Agreement and 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 23rd day of May, 2023.

Mayor

ATTEST:

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

All that part of the West 31 rods of the Southwest Quarter of the Southwest Quarter of Section 27, Township 32, Range 25, Anoka County, Minnesota, described as follows: Commencing at a point on the West line thereof, distant 335.51 feet South from the Northwest corner thereof, as measured along said West line; thence South along said West line a distance of 335.51 feet, more or less, to its intersection with the Northerly right of way line of Northern Pacific Railway; thence Southeasterly along said Northerly right of way line to its intersection with the East line of said West 31 rods; thence North along said East line thereof a distance of 448.92 feet, more or less, to a point on said East line thereof distant 448.92 feet South from the Northeast corner of said West 31 rods as measured along said East line thereof; thence Northwesterly in a straight line to the point of beginning. Anoka County, Minnesota. Abstract Property, to be platted as:

T.B.D. Anoka County, Minnesota

PID Number: 27-32-25-33-0006 ("Property")