

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

RESOLUTION #23-209

RESOLUTION APPROVING SALE OF LOT 1, BLOCK 1, COR FOUR, EASEMENTS, COVENANTS AND RESTRICTIONS (ECR) AGREEMENT AND SECOND AMENDMENT TO AMENDED DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR COR TWO; ALDI

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

WHEREAS, the City executed a Purchase Agreement for the sale of Portion of Lot 1, all of Lot 2 and all of Lot 3, Block 1, COR TWO; to be platted as: Lot 1, Block 1, COR FOUR (the “Property”) to **Aldi Inc., a Minnesota Corporation** 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 \$725,000 on +/- 2.81 acres (122,404 square feet) as outlined in Exhibit A (the “Purchase Price”). The per square foot cost is \$5.92 based on the final acreage of the final plat; and

WHEREAS, the City and Buyer have negotiated an Easements, Covenants and Restrictions Agreement (the “ECR”) reaffirming the Use Restrictions, Easements, Covenants approved in the Purchase Agreement and defining additional easements and covenants for Lots 1, and 2, Block 1, COR FOUR; and

WHEREAS, the City and Buyer have negotiated a Second Amendment to Amended Declaration of Easements, Covenants and Restrictions for COR TWO (the “Amended Declaration”) updating the West Access Easement location, Storm Sewer Easement location and reallocating maintenance requirements from the City to Aldi for COR FOUR; and

WHEREAS, the City Attorney has reviewed the ECR and Amended Declaration as to form and content and recommends approval; 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 identified in Ordinance 15-05; and

WHEREAS, the Purchase Agreement also included the form of a Use Restriction Agreement incorporated into the ECR and 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 September 20, 2023.

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

- 1) That the City Council hereby authorizes the sale of Lot 1, Block 1, COR FOUR (the “Property”) to **Aldi Inc., a Minnesota Corporation** and/or its assigns, for \$725,000 on +/- 2.81 acres (122,404 square feet) as outlined in Exhibit A (the “Purchase Price”) subject to contingencies included in the Purchase Agreement. The per square foot cost is \$5.92 based on the final acreage of the final plat; subject to City Attorney review
- 2) That the City Council hereby authorizes execution of the Easements, Covenants and Restrictions (ECR) Agreement; subject to City Attorney review.
- 3) That the City Council hereby authorizes execution of the Second Amendment to Amended Declaration of Easements, Covenants and Restrictions for COR TWO (Amended Declaration); subject to City Attorney review.
- 4) That the City Council hereby authorizes execution of the Right of Re-Entry Agreement
- 5) 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; subject to City Attorney 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 the 26th day of September, 2023.

Mayor

ATTEST:

City Clerk

Exhibit A
Legal Description of the Property

Portion of Lot 1, all of Lot 2 and all of Lot 3, Block 1, COR TWO, to be platted
as: Lot 1, Block 1, COR FOUR

Anoka County PID Numbers: 28-32-25-23-0011, 28-32-25-23-0012 and Part
of 28-32-25-23-0013.