

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

RESOLUTION #24-084

RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT WITH NORHART ARCHITECTURE LLC

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

WHEREAS, the City Council adopted Resolution #23-193 approving a Purchase Agreement for the sale of the parcel legally described on **Exhibit A** (“the Property”), with Norhart Architecture LLC, a Minnesota limited liability company (the “Buyer”); and

WHEREAS, the City and Buyer have negotiated an amended Purchase Price of \$421,993 (\$2.50 per square foot) on +/- 3.875 acres (168,797 square feet) subject to filing of Final Plat for the Property referenced in the Purchase Agreement; and

WHEREAS, the Buyer has requested that the City agree to a First Amendment to Purchase Agreement that would extend the Inspection Period end date from May 2, 2024 to May 31, 2024 to give time for the Buyer to receive Site Plan and Zoning Approvals; 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 Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and

WHEREAS, Norhart Architecture is registered with the Minnesota Office of the Secretary of State and is Active and in Good Standing as of March 18, 2024.

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 Norhart Architecture LLC, a Minnesota limited liability company for \$421,993 (\$2.50 per square foot) on +/- 3.875 acres (168,797 square feet) subject to Final Plat for the Property for the development of a 223 unit, amenity rich, market rate apartment.

- 3) That the City authorizes execution of the First Amendment to Purchase Agreement and Right-of-Re-Entry Agreement with legal description depicted on Exhibit A 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 March, 2024.

Mayor

ATTEST:

City Clerk

**EXHIBIT A
DEVELOPMENT PROPERTY**

Part of Outlot A, COR TWO, to be platted as:

Lot 1, Block 7, Waterfront Village, Anoka County, Minnesota

PID Number: Portion of 28-32-25-22-0058

approximately 3.875 acres (168,797 SF)