

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #24-252**

**RESOLUTION APPROVING FIRST AMENDMENT TO PURCHASE AGREEMENT, RIGHT OF RE-ENTRY AGREEMENT AND DEVELOPMENT AGREEMENT FOR LOT 2, BLOCK 1, COR FOUR: T5 RAMSEY LLC (TAKE 5)**

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

**WHEREAS**, on February 26, 2024, the City adopted Resolution #24-061 approving a Purchase Agreement and Right of Re-Entry Agreement for the sale and development of Lot 2, Block 1, COR FOUR (the “Property”) to **GARAGE RE LLC, a Minnesota limited liability company** and/or its assigns (the “Buyer”) on February 26, 2024; and

**WHEREAS**, on August 12, 2024, the City adopted Resolution #24-210 approving a Final Plat for GH Ramsey and a Development Agreement for Garage RE LLC, doing business as Take 5 Oil Change on Lot 2, Block 1, COR FOUR (the “Property”); and

**WHEREAS**, the Buyer has notified the City the Purchasing/Owner entity has been assigned from Garage RE LLC, a Minnesota Limited Liability Company to T5 Ramsey LLC, a Minnesota Limited Liability Company and the business/ownership entity name in purchase agreement needs to be changed to T5 Ramsey LLC in the First Amendment to Purchase agreement; all other terms of the purchase agreement remain unchanged; and

**WHEREAS**, the Buyer has notified the City the Purchasing/Owner entity has been assigned from Garage RE LLC, a Minnesota Limited Liability Company to T5 Ramsey LLC, a Minnesota Limited Liability Company and the legal description on the Right of Re-Entry Agreement needs to be changed from Lot 2, Block 1, COR FOUR to Lot 1, Block 1, GH Ramsey and the business/ownership entity name needs to be changed to T5 Ramsey LLC; all other terms of the right of re-entry agreement remain unchanged; and

**WHEREAS**, the Permittee has notified the City the Purchasing/Owner entity has been assigned from Garage RE LLC, a Minnesota Limited Liability Company to T5 Ramsey LLC, a Minnesota Limited Liability Company and Permittee business/entity name needs to be changed to T5 Ramsey LLC, and the legal description changed to Lots 1 and 2, Block 1 GH Ramsey; all other terms of the development agreement remain unchanged; and

**WHEREAS**, the City will sell Lot 2, Block 1, COR FOUR (the “Property), to T5 Ramsey LLC for \$279,236 on +/- 1.16 acres (50,529 square feet) legally described on attached Exhibit A (the “Purchase Price”) subject to contingencies included in the Purchase Agreement and T5 Ramsey will plat the Property into Lots 1 and 2, Block 1, GH Ramsey; and

**WHEREAS**, T5 Ramsey LLC (Take 5) agrees to construct a 20-space parking lot on the northern portion of Lot 1, Block 1, COR TWO NORTHSTAR as depicted on the concept site plan attached to the Original Purchase Agreement; and

**WHEREAS**, a Right of Re-Entry Agreement and Development Agreement will be recorded at the closing of this land transaction; and

**WHEREAS**, T5 Ramsey LLC is a company that is active and in good standing as documented in the Office of the Secretary of State as of August 30, 2024.

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

- 1) The City Council approves/authorizes the City Administrator and Mayor to execute the First Amendment to Purchase Agreement, Right of Re-Entry Agreement and Development Agreement with Garage RE LLC and/or T5 Ramsey LLC; subject to City Attorney review
- 2) That the City hereby approves/authorizes the sale of the Property to T5 Ramsey LLC, a Minnesota limited liability company for \$279,236 on +/- 1.16 acres (50,529 square feet) legally described on attached Exhibit A (the “Purchase Price”) subject to contingencies included in the Purchase Agreements; subject to City Attorney review
- 3) 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 10th day of September, 2024.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk

**Exhibit A**  
**Legal Description of the Property**

Lot 2, Block 1, COR FOUR, Anoka County, Minnesota

To be Platted into:

Lots 1 and 2, Block 1, GH Ramsey

Anoka County PID Number: 28-32-25-23-0023