

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

RESOLUTION #25-293

RESOLUTION APPROVING PURCHASE AGREEMENT FOR SALE OF 6701 AND 6745 HWY 10 NW TO MW PROPERTIES LLC

WHEREAS, the City of Ramsey, herein referred to as the “City,” acquired various parcels acquired utilizing the Right of Way Acquisition Loan Fund (RALF) for the purposes relating to construction of future Hwy 10 improvements the City of Ramsey; and

WHEREAS, the City acquired 6701 Hwy 10 NW legally described as Lot 3, Block 1, Deal Industrial Park on September 29, 2005 and 6745 Hwy 10 NW legally described as Lot 2, Block 1, Deal Industrial Park on August 10, 2006 (the “Properties”) on attached Exhibit A utilizing RALF Funds for the Hwy 10 project; and

WHEREAS, the City has leased the Properties to various business entities including Mille Lacs Motor Sports II, Inc. (Power Lodge), has a lease with the City that terminates January 31, 2025 and is in good standing with the City; and

WHEREAS, MW Properties LLC has been working with Mille Lacs Motor Sport II, Inc. to extend the lease and its extension is a contingency if the Purchase Agreement; and

WHEREAS, the City has negotiated a Purchase Agreement and Addendum with MW Properties LLC to acquire the Properties and the Met Council has preliminarily approved the terms and conditions of the Purchase Agreement; and

WHEREAS, the purchase price of the Properties is Two Million and 00/100 Dollars (\$2,000,000.00) which also has been preliminarily approved by the Met Council and the sale proceeds will be remitted to the Met Council to satisfy the requirements of RALF Loans L05-05 and L06-09; and

WHEREAS, an Early Termination Amendment to Lease Agreement with rm Golf Carts, Inc. to terminate the lease if the Closing occurs before May 31, 2025 has been reviewed and approved by the City Attorney as to form; 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 evidenced in adopted Ordinance 24-11; and

WHEREAS, MW Properties LLC. is Active and in Good Standing with the Office of the Secretary of State as of December 3, 2025.

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 MW Properties LLC for Two Million and 00/100 Dollars (\$2,000,000.00) contingent on final approval by the Met Council and the contingencies outlines in the Purchase Agreement and Addendum.
- 3) That the City authorizes execution of the Purchase Agreement and Addendum with MW Properties LLC. to sell the Property.
- 4) The City authorizes the proceeds from the sale of the Property to be used to pay off RALF Loan L05-05 and L06-09 and to be remitted to the Met Council.
- 5) That the City authorizes execution of an Early Termination Amendment to Lease Agreement Between City of Ramsey (Landlord) and Mille Lacs Motor Sports, Inc. (Tenant) if the real estate transaction is completed prior to existing Lease termination date on January 31, 2026
- 6) That the City hereby authorizes the City Administrator and Mayor to sign any and all documents necessary to transfer the Property to MW Properties LLC., consistent with Charter and State law requirements.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Stewart, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Heineman
Councilmember Peters
Councilmember Stewart
Councilmember Buscher
Councilmember Olson
Councilmember Riley
Councilmember Specht

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 9th day of December, 2025.



Mayor

ATTEST:



City Clerk

**EXHIBIT A
PROPERTY**

Lot 3, Block 1, Deal Industrial Park

Tax Identification Number 34-32-25-12-0009

And;

Lot 2, Block 1, Deal Industrial Park

Tax Identification Number 34-32-25-12-0008