

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

RESOLUTION #26-158

RESOLUTION APPROVING PURCHASE AGREEMENT, RIGHT OF RE-ENTRY AGREEMENT, LAHA AND SALE OF OUTLOT B, COR STONE BROOK ACADEMY TO ELEVATE HOPE HOUSE

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 Elevate Hope House, a Minnesota Non-Profit Corporation (the “Buyer”); and

WHEREAS, the City and Buyer have negotiated a Purchase Price of \$85,000 (\$3.75 per square foot) on +/- 0.52 acres (22,651 square feet) 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 as referenced in Sales Ordinance 15-05; and

WHEREAS, the formal Purchase Agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction to ensure development of the approximately 8,500 square foot two story Café/Coffee Shop and three apartments; and

WHEREAS, the Ramsey EDA met on June 11, 2026 and recommended the sale and development of the Property to Elevate Hope House a Minnesota Non-profit Corporation which includes \$250,000 in LAHA funds to subsidize the purchase price and construction of three affordable housing units; and

WHEREAS, Provision of LAHA funds will require an additional development agreement binding the Buyer to construct three housing units and to report annual compliance meeting the 40%-60% AMI criteria; and

WHEREAS, Elevate Hope House, a Minnesota Non-profit Corporation is in Good Standing with the Secretary of State of Minnesota as of July 8, 2026.

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 Elevate Hope House, a Minnesota Non-profit Corporation for \$85,000 (\$3.75 per square foot) on +/- 0.52 acres (22,651 square feet) for the construction of a mixed-use development of an approximately 8,500 square foot two story Café/Coffee Shop and three affordable apartments.
- 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 Approves the provision of \$250,000 in LAHA funds to Elevate Hope House for the purchase of the Property and the construction of three affordable apartments compliant with requirements of LAHA funds usage and directs staff to draft a Development Agreement for the use of those funds.
- 5) 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 Buscher, and upon vote being taken thereon, the following voted in favor thereof:

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

and the following voted against the same:

None

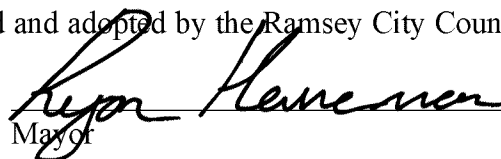
and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of July, 2026.


Mayor

ATTEST:

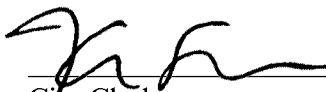

City Clerk

EXHIBIT A
DEVELOPMENT PROPERTY

Outlot B, COR STONE BROOK ACADEMY, Anoka County, Minnesota

PID Number: 28-32-25-31-0023

To be platted as T.B.D.

(the “Property”)