



# REQUEST FOR ECONOMIC DEVELOPMENT AUTHORITY ACTION

Date: 4/19/2021

Item No.: 5a.

Department Approval

Executive Director Approval

*Janice Gundlach*

*Patricia Jensen*

Item Description: Consider authorizing entering into a Purchase Agreement with Genisys Credit Union for the sale of 2501 Fairview Avenue North – known as the Fairview Fire Station

**BACKGROUND**

On December 7, 2020, the Roseville Economic Development Authority (REDA) authorized entering into a Letter of Intent (LOI) with Genisys Credit Union (Genisys). This decision was based upon Genisys’s offer being the highest offer among the offers received, as well as being an existing Roseville business. The LOI provided the general framework of terms surrounding the negotiation of a purchase agreement. The purchase agreement is attached for the REDA’s consideration (Attachment A) and has been drafted and negotiated by the REDA attorney. The purchase agreement reflects the purchase price of \$1,375,000 and initial due-diligence period of 150 days, as outlined in the LOI. In addition, the agreement provides for access easements and encroachment agreements on the property that are necessary in light of the City retaining the western portion of the property, which contains the water tower and numerous telecommunication users, and to ensure continued shared access by users of the water tower site. Once the REDA signs the agreement, it will allow Genisys to start their due diligence, including obtaining land use entitlements (a Conditional Use is required for the drive-thru). A closing will not occur until Genisys has obtained land use entitlements and the City has finalized lease amendments with the various telecommunication users on the water tower site. There are four active leases between Sprint, T-Mobile, AT&T, Verizon and the City, which the City receives lease revenue for. It is anticipated these lease amendments will be before the City Council for authorization before the initial due-diligence period of 150 days expires.

The City Council authorized transferring of Lot 2, Block 1, FAIRVIEW FIRE STATION to the REDA on April 12, 2021. The REDA must hold a public hearing concerning the sale of the property, then adopt a resolution authorizing execution of the purchase agreement.

Sarah Sonsalla from Kennedy & Graven, the REDA’s legal counsel for the purchase agreement, will attend the meeting to address any questions or concerns the REDA may have.

**BUDGET IMPLICATIONS**

The sale of Lot 2, Block 1, FAIRVIEW FIRE STATION will yield land sale proceeds and property tax revenue. Council has previously suggested the land sale proceeds replenish the fund used for purchasing Lexington Shoppes.

**STAFF RECOMMENDATION**

Staff recommends the REDA:

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1. Hold a Public Hearing to consider the conveyance of a portion of the property located in the City of Roseville, Minnesota (the “City”) located at 2501 Fairview Avenue and legally described as:  
  
The South 200 Feet of the North 266 feet of the East 410 feet of the Southeast Quarter of the Northwest Quarter of Section 9, Township 29, Range 23, lying West of a line lying 49.5 feet West of, and parallel with the East line of said Northwest Quarter, Ramsey County, Minnesota.
2. Adopt a resolution authorizing the REDA to enter into the Purchase Agreement with Genisys Credit Union.

**REQUESTED REDA BOARD ACTION**  
Motion for the following actions by the REDA:

1. Hold a Public Hearing to consider the conveyance of a portion of the property located in the City of Roseville, Minnesota (the “City”) located at 2501 Fairview Avenue and legally described as:  
  
The South 200 Feet of the North 266 feet of the East 410 feet of the Southeast Quarter of the Northwest Quarter of Section 9, Township 29, Range 23, lying West of a line lying 49.5 feet West of, and parallel with the East line of said Northwest Quarter, Ramsey County, Minnesota.
2. Adopt a resolution authorizing the REDA to enter into the Purchase Agreement with Genisys Credit Union.

Prepared by: Jeanne Kelsey, Housing Economic Development Program Manager, 651-792-7086  
Attachments: A: Purchase Agreement with Genisys Credit Union  
B: Resolution authorizing Purchase Agreement with Genisys Credit Union