
Sponsor: Property Management

Meeting Date: 4/21/2026

Title: Sale of the Ramsey County East Kellogg Property to LSBDAcquisitions, LLC

File Number: 2026-100

Background and Rationale:

In late 2019 the decision was made to consolidate staff from the 160 East Kellogg Boulevard building into the Ramsey County Government Center (previously known as Metro Square) in downtown Saint Paul. External leases with several tenants at Metro Square were allowed to expire in 2022 and 2023, followed by major renovation of those spaces in 2023-2025 to accommodate the county staff relocation in early 2026.

On May 29, 2024, the Ramsey County East Kellogg Boulevard property was listed for sale through real estate broker CBRE. Numerous parties were interested in and toured the property, and several offers were received on the property between late 2024 and early 2026.

Ramsey County Board of Commissioners closed meetings were held to consider these offers and to develop the framework for a counteroffer for the sale of the property. The terms for pursuing a sale of the facility to LSBDAcquisitions, LLC, were subsequently established. A letter of intent was successfully negotiated in March 2026, and the purchase and sale agreement followed. Following a due diligence period, the sale is expected to close in late 2027. The building will be converted for residential use with 200 affordable rental units planned.

With the sale of the facility, approved Building Improvement funds in reserve for the building, up to \$180,000, will no longer be required for their original purposes. Reallocation of these funds to the Property Management Government Center Building Improvement Project budget will contribute to covering the costs associated with the relocation of building equipment, tools, and supplies, and to ensuring that the building is completely vacated prior to the sale. There are no remaining projects associated with the East Kellogg property under the Capital Improvement Program.

Recommendation:

The Ramsey County Board of Commissioners resolved to:

1. Approve the sale of, and Purchase and Sale Agreement for, the Ramsey County East Kellogg property (PID 062822110029), and all or any portions of the surrounding county land parcels (PIDs 062822110030, 062822110034, 062822110046, 06282214005, and 062822140011), with LSBDA Acquisitions, LLC, in the amount of \$4,000,000.
2. Authorize the County Manager to receipt proceeds from the sale of the Ramsey County East Kellogg property into the Capital Improvement Plan Holding Project.
3. Authorize the County Manager to approve and execute the Purchase and Sale Agreement and non-substantive amendments thereto, settlements, closing documents, and other related real estate documentation associated with the disposition of the Ramsey County East Kellogg property, in a form approved by the Ramsey County Attorney's Office.
4. Authorize the County Manager to execute amendments that do not have a financial impact on the disposition of the Ramsey County East Kellogg property.
5. Authorize the County Manager to reallocate up to \$180,000 from the remaining Ramsey County East Kellogg Building Improvement Project budget to the Ramsey County Metro Square Building Improvement Project budget for costs associated with the relocation of all building equipment, tools, and supplies necessary to completely vacate the building for the sale.

A motion to approve was made by Commissioner Xiong, seconded by Commissioner Miller.

Motion passed.

Aye: - 7: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Ortega, and Xiong

By: 

Jason Yang, Chief Clerk - County Board