

CITY OF NORTHFIELD, MINNESOTA  
CITY COUNCIL RESOLUTION 2025-049

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTHFIELD,  
MINNESOTA APPROVING A DONATION AGREEMENT AND EXHIBITS FOR THE  
NORTHFIELD ICE ARENA PROJECT

- WHEREAS, Northfield Hockey Association, Inc., a Minnesota nonprofit corporation (the “Donor” or “NHA”), owns and holds fee title to certain real property located in the City of Northfield, Rice County, Minnesota (PID No. 22.11.1.54.009), legally described on Exhibit A, which is attached hereto and incorporated herein by reference (the “Property”); and
- WHEREAS, the Donor desires to donate the Property to the City of Northfield (the “City”) for construction of a municipal ice arena facility to be located on the Property for the benefit of the community (the “Project”); and
- WHEREAS, the City Council has previously accepted the donation of the Property and corresponding deed form for such purpose pursuant to City Council Resolution No. 2024-101, dated October 15, 2024; and
- WHEREAS, NHA desires to donate the Property in a condition that includes all of the site work for the Project on the Property in order that the Property at the time it is conveyed to the City has been prepared for construction of the Project in accordance with the City approved site work plans and specifications for the Project (the “Site Work”); and
- WHEREAS, NHA and Enebak Construction Company, a Minnesota corporation (“Contractor” or “Enebak”) have been working together in an effort for NHA and Enebak to perform the Site Work for the Project on the Property and desires to enter into a Construction Agreement along with corresponding performance and payment bonds for that purpose (collectively the “Construction Agreement”); and
- WHEREAS, Contractor desires and intends to provide the Site Work for the Project on the Property required by NHA in accordance with the Construction Agreement with NHA and the Project approved plans and specifications for such Site Work; and
- WHEREAS, following completion of the Site Work on the Property pursuant to the approved plans and specifications for the same, NHA desires to donate the Property to the City, and at the same time, NHA and Contractor also desire to assign the Construction Agreement to the City; and
- WHEREAS, the City desires to assume the Construction Agreement for the Site Work in accordance with the Assignment and Assumption of Construction Agreement; and
- WHEREAS, in addition to the foregoing NHA also seeks to further assist the City with the construction of the Project on the Property by making a monetary donation to the City for the Project and fundraising and facilitating other private donations to the City for the Project, as well as coordinating with the City sponsorships for naming rights; and

WHEREAS, the City has prepared a template Naming Rights Agreement; and

WHEREAS, NHA, on its own initiative has voluntarily engaged in extensive fundraising activities and desires to donate the funds collected for construction of the Project to the City; and

WHEREAS, based in part on the foregoing, the City is willing to undertake the construction of the Project as soon as practicable subject to the requirements of applicable law, approval by City's City Council of Final Design plans and specifications, bidding, contract(s) award, and completion of financing for the Project; and

WHEREAS, Minnesota Statutes, Section 465.03 provides that the City may accept a grant of real property or personal property and maintain the same for the benefit of its citizens in accordance with the terms prescribed by the Donor, and that acceptance of such grant is subject to a resolution of the City Council adopted by a two-thirds majority of its members, expressing the terms of the grant in full; and

WHEREAS, the City and NHA now desire to enter into this Donation Agreement defining the terms and conditions under which NHA will donate the Property, Site work, and funds for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. The City Council hereby: a) approves the Donation Agreement attached hereto and incorporated herein by reference as Exhibit B and all exhibits attached thereto; b) authorizes and directs the Mayor and City Clerk to execute the Donation Agreement along with the Assignment and Assumption of Construction Agreement and allowing any necessary minor or technical changes thereto approved by the City Administrator and City Attorney; and (c) to execute such other related documentation as is necessary to accomplish the terms of the Donation Agreement and Assignment and Assumption of Construction Agreement.

PASSED by the City Council of the City of Northfield on this \_\_\_ day of \_\_\_\_\_, 2025.

ATTEST

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

\_\_\_\_\_  
Mayor

VOTE:    \_\_\_ ZWEIFEL    \_\_\_ BEUMER    \_\_\_ DAHLEN    \_\_\_ HOLMES  
          \_\_\_ NESS    \_\_\_ SOKUP    \_\_\_ PETERSON WHITE

**EXHIBIT A**

**Legal Description of Property**

Outlot C, in Gleason Third Addition, in the City of Northfield, Rice County, Minnesota.

**EXHIBIT B**

**Donation Agreement**