

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2024-44

DELEGATING THE NORTHFIELD ECONOMIC DEVELOPMENT AUTHORITY (EDA) TO
PROVIDE AN ADVISORY ROLE TO THE CITY COUNCIL RELATED TO POTENTIAL
REDEVELOPMENTS RELATED TO THE PROJECTS CURRENTLY KNOWN AS THE “5TH AND
WASHINGTON STREET REDEVELOPMENT” AND “5TH AND WATER STREET
REDEVELOPMENT”

WHEREAS, the City Council of the City Northfield, Minnesota (“City”) desires to facilitate a mixed use, multi-phase downtown redevelopment project, containing certain public improvements included as part of the construction of such projects on the areas identified as the “5th and Washington Street Redevelopment” and the “5th and Water Street Redevelopment” hereafter referred together as “the Projects”; and

WHEREAS, on March 22, 2022, in pursuit of the foregoing objective, the City Council approved the acquisition of properties located at 411 Water Street and 115 5th Street West in downtown Northfield; and

WHEREAS, the City has since closed on and has fee title to both 411 Water Street and 115 5th Street West and is holding the same currently for purposes of subsequent use and/or conveyance of the same for a downtown redevelopment project; and

WHEREAS, the City ~~is currently considering the~~ has approved the sale of 115 5th Street West to Loon Liquors for a destination distillery that draws people to Northfield with multiple goals proposed to achieve the idea of maximizing that property for redevelopment and re-use; and

WHEREAS, the existing Northfield Liquor Store located at 116 5th Street West is obsolete and the City Council has been pursuing a new construction or re-construction of a new store that will be profitable, will pay its own way to be built, and will achieve the following previous Council stated goals for the Liquor Store:

1. Control the sale of alcohol; and
2. Provide revenue to supplement traditional tax and fee revenues; and
3. Provide an economic stimulus to the Central Business District; and
4. Provide a convenient location for residents to purchase alcohol; and

WHEREAS, 411 Water Street is currently an underutilized property in the downtown area and should be redeveloped to meet the above-mentioned need as well as provide additional options for potential uses including, but not limited to, residential housing, additional commercial space and parking to support existing and new businesses and residents in downtown Northfield; and

WHEREAS, redevelopment in the downtown area has been limited by the need for a more comprehensive mixed-use redevelopment project containing significant opportunities for private housing and commercial redevelopment as well as opportunities for public uses such as a new municipal liquor store and parking facilities; and

WHEREAS, the Project meets a number of strategic priorities of the City’s strategic plan including economic vitality, quality facilities and service excellence, and this includes maximizing redevelopment opportunities in the urban edge that encourages a more

integrated relationship between the downtown and the river and is based on the following plans:

- ~~1. Comprehensive Plan: the preference for accommodating infill first then redevelopment.~~
preserving and enhancing the city's unique "small town" heritage, preserving its historic and environmental character, and providing a high quality of life through a sustainable development pattern; and, preserving and enhancing the quality of its neighborhoods, the quality of education, the diversity of employment opportunities, and a diversity of arts, cultural and recreational pursuits; and, maintaining downtown as the focal point of the community and maintaining a prosperous economic base.
- ~~1.~~
2. Comprehensive Economic Development Plan (June 2006): T.I.P Strategies to deploy strategies to advance the factors that will have the greatest impact on Northfield's economic vitality: diversifying the economic base (tax base), maintaining a sense of place and attracting and retaining talented workers.
- ~~2,3.~~
Riverfront Action Plan: "The urban edge encourages a more integrated relationship between the river and downtown." "With building uses spilling out onto the water's edge, the Riverwalk has the potential to become a world class riverfront experience."
- ~~3,4.~~
Downtown Streetscape Framework Plan: Reinforce a positive, genuine character. Design a hierarchy of streetscape elements. "String of Pearls" concept identifies a series of focal points or pearls in the streetscape. Improve the gateway experience into downtown.
- ~~4,1. Comprehensive Plan: the preference for accommodating infill first then redevelopment.~~

WHEREAS, the Projects are being undertaken to accomplish the following City goals and objectives:

1. Support the 'greening' of the riverfront and construction of 'The Promenade'; and
2. Construct a new municipal liquor store; and
3. Support existing and new business with new parking inventory and management; and
4. Enhance walkability and improve mobility options downtown; and
5. Recycle, reuse, and improve infill development in downtown Northfield to enhance tax base; and
6. Creation and retention of jobs and local businesses; and
7. Evaluate the potential to incorporate new residential housing in downtown Northfield; and
8. Evaluate the potential to relocate and maintain the U.S. post office in downtown Northfield and allow better future use and redevelopment of the historic post office building; and
9. Address the City's Climate Action Plan.

WHEREAS, the prior City Council Resolution 2023-072 Regarding Preliminary Authorization for a Downtown Redevelopment Project after a good faith effort did not result in any agreements and the relationship with the prior developer has since mutually terminated; and

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WHEREAS, the Projects are a priority of the City Council and are thus seeking additional time and resources be allocated by the Northfield Economic Development Authority to advise and assist in moving them forward.

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

1. The Northfield Economic Development Authority to provide an advisory role to the City Council regarding the potential redevelopment of the City-owned properties known as the *5th and Washington Street Redevelopment* located at the intersection of 5th Street East and Washington Street (PID 22.06.2.25.040, PID 22.06.2.25.041, and PID 22.06.2.25.042) shown on the attached *Exhibit A* currently used for municipal parking; and
2. The City of Northfield Municipally owned off-sale liquor store, currently doing business as “Northfield Liquor Store,” is the proposed re-location of a new Northfield Liquor Store to the *5th and Washington Street Redevelopment* that will better meet the overall goals of the City and liquor store customers; and
3. The *5th and Washington Street Redevelopment* will also include at a minimum parking replacement and explore other potential uses including parking expansion, post office relocation, housing, office and retail uses; and
4. The Northfield Economic Development Authority to provide an advisory role to the City Council regarding the potential redevelopment of the City-owned properties as shown on known as the *5th and Water Street Redevelopment* shown on Exhibit B; and
5. The *5th and Water Street Redevelopment* shall include a primary redevelopment area that would include at least these existing properties as illustrated on Exhibit B; and
6. The *5th and Water Street Redevelopment* shall explore the possibilities of an expanded potential redevelopment area as illustrated on Exhibit B; and
7. The Northfield Economic Development Authority, in cooperation and coordination with staff as delegated by the City Administrator, will provide regular updates, options, considerations, and recommendations back to the City Council with the goal to keep a strong connection and ultimate decision-making with the City Council; and

8. The Economic Development Authority, in coordination with staff, will present an initial update on recommendations to the City Council by the end of September of 2024; and

9. The resolution will remain in effect until amended or terminated by the City Council as they deem appropriate.

PASSED by the City Council of the City of Northfield on this ~~17th day~~ 7th of ~~April~~ May, 2024.

ATTEST

City Clerk

Mayor

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 ___ REISTER ___ SOKUP ___ ZUCCOLOTTO

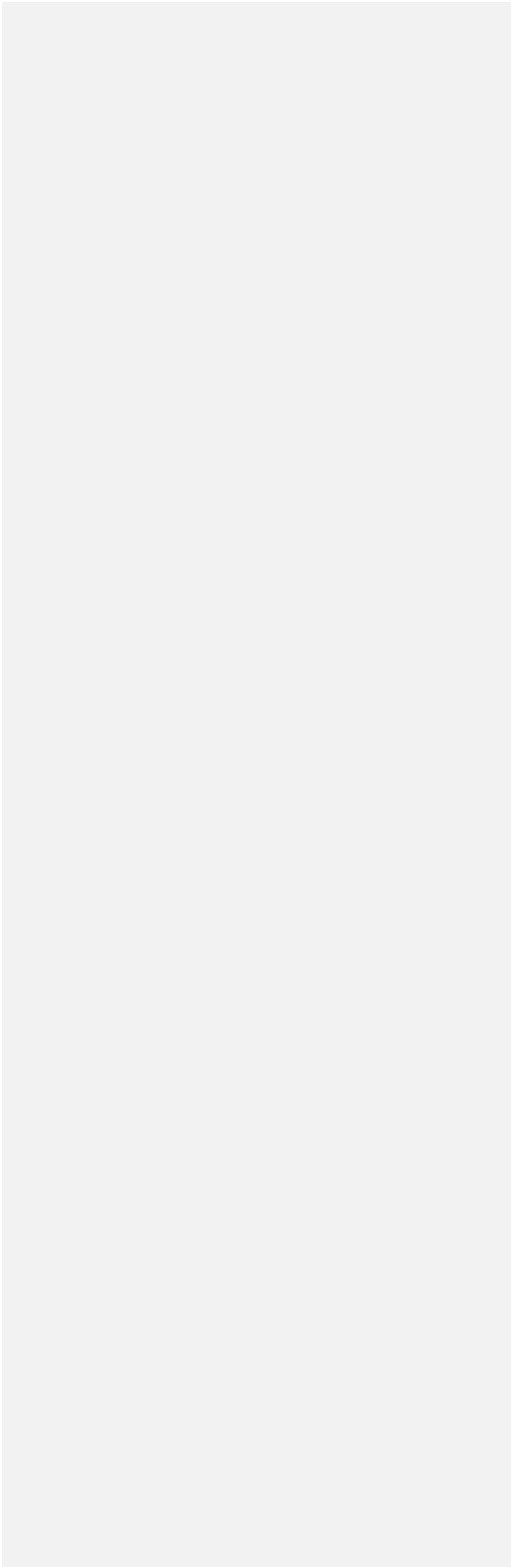


EXHIBIT A – “5TH & WASHINGTON STREET REDEVELOPMENT” SITE LOCATION



Property PID#22.06.2.25.040, PID#22.06.2.25.041, and PID# 22.06.22.25.042

EXHIBIT B – “5TH & WATER STREET REDEVELOPMENT” SITE LOCATION



LEGEND

Primary Redevelopment Area 

Potential Expanded Redevelopment Area 