

NORTHFIELD HOUSING AND REDEVELOPMENT AUTHORITY
RESOLUTION 2025-003

A RESOLUTION BY THE NORTHFIELD HOUSING AND REDEVELOPMENT
AUTHORITY OF THE CITY OF NORTHFIELD, MINNESOTA, APPROVING THE SALE
OF REAL PROPERTY IN NORTHFIELD, MINNESOTA, AND DISPENSING WITH
REVIEW OF THE SALE BY THE NORTHFIELD PLANNING COMMISSION

WHEREAS, the Northfield Housing and Redevelopment Authority (“HRA” or “Seller”) desires to convey its interest in certain real property located at 2334 Elianna Drive, Northfield, Minnesota; Rice County PID No. 22.07.4.27.008 (the “Property”), legally described as follows:
Lot 4, Block 2, Fargaze Meadows Townhomes, Rice County Minnesota
to Zipporah Omoro and household(the “Buyer”), existing tenants; and

WHEREAS, pursuant to Minn. Statute 469.001, the Authority was created and exists in significant part to provide a sufficient supply of adequate, safe, and sanitary dwellings and to remedy the shortage of housing for low- and moderate-income residents of the City of Northfield (the “City”); and

WHEREAS, there exists in the City a shortage of adequate, safe, and sanitary affordable housing; and

WHEREAS, the Buyer has rented the home that they are purchasing since December 2013 and has been offered First Right to Purchase the home that they are renting;

WHEREAS, pursuant to Minnesota Statute 469.012, subdivision 1e, the Authority may give, sell or otherwise dispose of real property and execute deeds, purchase agreements, and other contracts or instruments; and

WHEREAS, pursuant to Minnesota Statutes 469.012, subdivision 1f, the Authority may take action that is necessary or convenient to carry out the purpose for which it was created; and

WHEREAS, the purchase price for the sale of the Property is \$223,700 (2023 Estimated Market Value); and such price represents the Authority’s determination of fair market value;

WHEREAS, a draft purchase Agreement has been prepared for the sale of the Property and is attached hereto as Exhibit A; and

WHEREAS, in accordance with the attached draft Purchase Agreement, the Authority and Buyer expressly understand and agree that the sale of the Property is contingent upon approval by the Board of Commissioners of the Authority; and

WHEREAS, if any transaction approval as provided in the Purchase Agreement is not obtained by the closing date stated in the Purchase Agreement, the Purchase Agreement shall then be null and void, without further obligation by either party; and

WHEREAS, Minnesota Statutes, Section 462.356, subdivision 2 states that no publicly owned interest in real property within a city shall be acquired or disposed of until after the planning commission has reviewed the proposed acquisition or disposal and reported in writing to the governing body its findings as to the compliance of the proposed acquisition or disposal with the comprehensive plan; and

WHEREAS, the same statute further states, however, that the governing body may, by resolution adopted by two-thirds vote, dispense with the requirements of this subdivision when in its judgment it finds that the acquisition or disposal of real property has no relationship to the comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Northfield Housing and Redevelopment Authority that:

1. The Board of Commissioners hereby finds that the proposed sale of the Property by the HRA has no relationship to the City of Northfield's Comprehensive Plan, and therefore review of the proposed sale by the Northfield Planning Commission is not required under Minn. Stat. § 462.356, Subd. 2, and is hereby dispensed with as allowed by that statute.
2. The Board of Commissioners hereby approves the attached purchase agreement and authorizes and directs the Chair and Secretary to: (a) execute the purchase agreement substantially in the form hereby approved and allowing any necessary minor or technical changes as approved by the City Attorney; (b) execute such other documentation as necessary to close on the purchase of the Property by the HRA; and (c) require the Buyer to the quit claim deed and any other requisite instruments of sale, as applicable, in the Office of the Rice County Recorder.

PASSED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Northfield on this 4th day of April, 2025.

Galen Malecha
Chair

Brent Nystrom
Secretary

VOTE: FREELAND CROW MALECHA SOKUP
 THOMAS NYSTROM THORSTEINSON

EXHIBIT A

PURCHASE AGREEMENT