

CITY OF NORTHFIELD, MINNESOTA
HOUSING AND REDEVELOPMENT AUTHORITY RESOLUTION 2025-013

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

WHEREAS, the Housing and Redevelopment Authority of the City of Northfield, Minnesota (“HRA” or “Seller”) desires to sell certain real property located at 2330 Elianna Drive in the City of Northfield, Rice County, Minnesota (PID No. 22.07.4.27.007), legally described:

LOT 3 BLOCK 2 of FARGAZE MEADOWS TOWNHOMES
referred to herein as the “Property”; and

WHEREAS, pursuant to Minnesota Statute 13D.05 subdivision 3 (c), the HRA held a closed meeting August 7, 2025 to consider listing price and counteroffer scenarios; and

WHEREAS, PURSUANT TO Minnesota Statute 469.012, subdivision 1(e), the HRA 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 1(f), the HRA may take action that is necessary or convenient to carry out the purpose for which it was created; and

WHEREAS, the HRA determined the list price as \$315,000 based on a real estate market analysis and property management’s scope of rehab work necessary to prepare the property for sale on the open real estate market; 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 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 judgement it finds that the acquisition or disposal of real property has no relationship to the comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY THAT:

1. The HRA 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 Minnesota Statute 462.356, subdivision 2 and is hereby dispensed with as allowed by that statute.
2. The HRA hereby approves the attached listing contract (Exhibit A) and authorizes and directs HRA and City staff and HRA Chair and Secretary to: (a) draft and execute a purchase agreement; and (b) execute such other documentation as necessary to close on the sale of the Property by the City of Northfield.

PASSED by the Housing and Redevelopment Authority of the City of Northfield on this 2nd day of October 2025.

ATTEST

Galen Malecha
Chair

Brent Nystrom
Secretary

VOTE: BEUMER FREELAND MALECHA NYSTROM
 THOMAS THORSTEINSON SOKUP

EXHIBIT A

EXCLUSIVE RIGHT TO SELL LISTING CONTRACT