

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2021-

APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF  
NORTHFIELD AND SPRING CREEK II TOWNHOMES LP RELATED TO THE SPRING  
CREEK TOWNHOMES 2<sup>ND</sup> ADDITION FINAL PLAT

WHEREAS, Spring Creek II Townhomes LP (the “Developer”) is seeking approval of a Development Agreement (the “Development Agreement”) related to and as a condition of the Spring Creek Townhomes 2<sup>nd</sup> Addition Final Plat, City of Northfield Resolution 2020-114, for the development of that certain property legally described in the Development Agreement (the “Development Property”); and

WHEREAS, the above-referenced Development Agreement, which is attached hereto as Exhibit A, requires that prior to construction activities on the Development Property, the Developer shall enter into a development agreement with the City and will comply with all terms and conditions thereof; and

WHEREAS, the Developer proposes to undertake certain activities associated with the development on the Development Property included within the Final Plat of the Spring Creek Townhomes 2<sup>nd</sup> Addition, including but not limited to, the installation of public improvements and the construction of residential structures as stated in the Development Agreement; and

WHEREAS, the Developer, as a condition of Final Plat approval and as provided in the attached Development Agreement, will provide financial security in the form of a Letter of Credit, which form is attached hereto as part of the Development Agreement in Exhibit A, insuring the installation of the required public improvements and is agreeing to pay to the City the required fees and charges contained in the Development Agreement associated with the Spring Creek Townhomes 2<sup>nd</sup> Addition Final Plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT: the Development Agreement between the City of Northfield and Spring Creek II Townhomes LP is hereby approved as to form as attached hereto.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL THAT: the Mayor and City Clerk of the City of Northfield, respectively, are authorized to sign the Development Agreement substantially in the form attached hereto, allowing for any minor or technical changes as necessary to complete the documents substantially in the form hereby approved, provided that Spring Creek II Townhomes LP has first properly executed such Development Agreement, recorded the above-referenced Final Plat, and provided the required financing and security, and obtained all consents as applicable for execution of the Development Agreement from mortgagee’s and property owners of the Development Property, as applicable, or as otherwise deemed necessary by the City

Engineer or otherwise.

PASSED by the City Council of the City of Northfield on this 1<sup>st</sup> day of June, 2021.

ATTEST

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

\_\_\_\_\_  
Mayor

VOTE:   \_\_\_ POWNELL   \_\_\_ GRABAU   \_\_\_ NAKASIAN   \_\_\_ NESS  
      \_\_\_ PETERSON WHITE   \_\_\_ REISTER   \_\_\_ ZUCCOLOTTO

**EXHIBIT A**  
**DEVELOPMENT AGREEMENT**