

NORTHFIELD HOUSING AND REDEVELOPMENT AUTHORITY
RESOLUTION 2024-__

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

WHEREAS, the Northfield Housing and Redevelopment Authority (“HRA” or “Buyer”) desires to purchase certain real property located at located at 706 2nd Street West (PID No. 22.36.4.53.014) and 716 2nd Street West (PID No. 22.36.4.53.013) in the City of Northfield, Rice County, Minnesota, legally described on Exhibit A, which is attached hereto and incorporated herein by reference, referred to herein collectively as the “Property”; and

WHEREAS, the owner/seller of the Property, the City of Northfield (the “City”) on behalf of Northfield Hospital + Clinics (the “Hospital”) referred to herein collectively as the “Seller”, is willing to sell the Property to the HRA for the purchase price of Three Hundred Twenty-Five Thousand and No/100th Dollars (\$325,000.00) constituting payment of Two Hundred Eighty-Six Thousand Six Hundred and No/100ths Dollars (\$286,600.00) for 706 2nd Street West (PID No. 22.36.4.53.014), and Thirty-Eight Thousand Four Hundred and No/100ths Dollars (\$38,400.00) for 716 2nd Street West (PID No. 22.36.4.53.013; and

WHEREAS, a purchase agreement has been prepared and is attached hereto as Exhibit B; 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.

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

1. The Board of Commissioners hereby requests the Northfield Planning Commission review the proposed acquisition and provide a report in writing to the City Council its findings as to the compliance of the proposed acquisition with the comprehensive plan.

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) record the quit claim deed executed by the Seller and such other documentation as necessary with the Office of the Rice County Recorder/Registrar of Titles.

PASSED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Northfield on this ____ day of _____, 2024.

Galen Malecha, Chair

Brent Nystrom, Secretary

VOTE: ____ MALECHA ____ CROW ____ FREELAND ____ NYSTROM
 ____ THOMAS ____ THORSTEINSON ____ ZUCCOLOTTO

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PID: 22.36.4.53.014

Legal Description:

The East Seventy Four (74) Feet of Lots Six (6) and Seven (7), and the East Seventy Four (74) Feet of the South One-Half (S1/2) of Lot Eight (8), all in Lot Nineteen (19), in Fox's Subdivision of Lots Eighteen (18) and Nineteen (19), of the South East One-Quarter (SE1/4) of Section Thirty Six (36), Township One Hundred Twelve (112), Range Twenty (20), Northfield, Rice County, Minnesota.

AND

PID: 22.36.4.53.013

Legal Description:

The West Sixty-Six (66) Feet of Lots Six (6) and Seven (7) and the South Thirty-three (33) Feet of the West Sixty-six (66) Feet of Lot Eight (8) of Block Nineteen (19) of Fox's Subdivision of Lots Eighteen (18) and Nineteen (19) in the South East Quarter (SE1/4) of Section Thirty-six (36) Township One Hundred and Twelve (112) North of Range Twenty (20) West, in the County of Rice and State of Minnesota.

EXHIBIT B
PURCHASE AGREEMENT