

Petition for an EAW template

As stated in the Minnesota Environmental Policy Act, “an environmental assessment worksheet must also be prepared for a proposed action whenever material evidence accompanying a petition by not less than 100 individuals who reside or own property in a Minnesota county where the proposed action will be undertaken or in one or more adjoining counties, submitted before the proposed project has received final approval by the appropriate governmental units, demonstrates that, because of the nature or location of a proposed action, there may be potential for significant environmental effects.”

This template is not intended to replace or overrule any parts of the petition process as written in [Minnesota Rules 4410.1100](#). This document is intended to assist users in assembling a complete petition. Further guidance for completing a petition can be found on the Environmental Quality Board (EQB) [website](#).

With any questions regarding the petition process please contact the EQB staff at 651-757-2223 or Env.Review@state.mn.us.

EQB does not make determinations on the need for an EAW from a petition. EQB staff must verify a petition for completeness and then assign the responsibility for making a decision on the need for an EAW to a responsible governmental unit (RGU).

Submitting a petition

1. Once you have completed this petition, the first step is to send the petition and all materials to the EQB. This can be achieved in a few ways as noted below.
 - Email at env.review@state.mn.us. Email is the preferred method as it allows for EQB staff to interact with the petitioners' representative more efficiently.
 - If your documents are too large it is helpful to utilize a file hosting service such as [dropbox](#) or [google drive](#). Once your documents are hosted on a file hosting site, email the link to env.review@state.mn.us and EQB staff can then download the documents.
 - If email is not an option then mail a hard copy of the petition and all associated documents to:
Environmental Quality Board
520 Lafayette Road North
Saint Paul, MN 55155
2. In addition to submitting the petition to the EQB, the petitioners' representative is responsible for notifying the project proposer that a petition for an EAW has been submitted in regards to their proposed project. A mailed letter or including the project proposer in an email when you send the petition to the EQB would both suffice in meeting this requirement.
3. Once EQB staff have received the petition they will review it for completeness. If deemed complete, EQB staff will assign the petition to an RGU who will then be responsible for making a decision on the need for an EAW.
 - If the petition is deemed incomplete, then EQB staff will notify the petitioners' representative of the deficiencies and provide guidance on how to resubmit a complete petition.
4. After an RGU has been assigned, correspondence regarding the status of the petition should be maintained with the RGU. However, EQB staff are available to assist regarding any questions on the petition process.

Petition introduction

This petition is being submitted to request the preparation of an EAW for the [Harvest Hills 2nd Addition](#) project. Those that have signed, support the information provided within the petition and believe that because of the nature or location of the proposed project there may be potential for significant environmental effects.

This petition requests the preparation of an EAW for the Harvest Hills Second Addition in Northfield, MN. The specific concern of the petitioners is the effect of this residential development on safety due to increased motor traffic. Increased motor traffic will occur along streets that serve pedestrians, children in particular, who attend Northfield Middle School and Bridgewater Elementary School, and who frequent four nearby city parks.

Petition content

Items A – E that follow are taken from [Minnesota Rules 4410.1100 Subp. 2](#), which identifies the required contents for a petition. Please fill out items A – E below.

A. Description of the proposed project.

This description should include enough information to properly inform about the type of project and provide an understanding of any areas of concern regarding the project’s circumstances or location.

Harvest Hills Second Addition is a proposed residential two-phase, 71-unit market rate rental townhome development on a 10.30-acre parcel with Parcel ID - 2212426022 (Outlot A, Harvest Hills Addition). The project is located in the City of Northfield, which is in Rice County. Harvest Hills Second Addition is situated on the south side of Northfield and west of the Northfield Middle School and southwest of Bridgewater Elementary School.

To our knowledge, the RGU has not already decided in favor of requiring an EAW for this project, and an EAW, EIS, or AUAR has not been completed previously on this specific project.

B. Proposer of the project.

- Company name: Schrom Construction, Inc.
- Contact person: Troy Schrom
- Contact information (email or phone if available): schrom@schromconstruction.com 507-257-5110

C. Petitioners' representative.

- Name: Jason Hill
- Address: 2000 Johnson Ct; Northfield MN 55057
- Phone number: 612-624-2692 (w)
- Email: betulapapyrifera-one@yahoo.com

D. A brief description of the potential environmental effects which may result from the project.

This section should only include potential environmental issues from the proposed project. Be sure to explain how the identified potential environmental effects relate to the proposed project.

The Harvest Hills Second Addition will add 71 housing units to a residential neighborhood—south of Roosevelt Drive and Adams Street—that currently consists of 121 housing units. The only two road outlets for the current 121 housing units and the proposed 71 housing units are Hayes Drive and Grant Drive. This 59% increase in housing units will lead to a commensurate increase in residential motor traffic passing through these two outlets. This increase in traffic will be experienced along roads that currently have significant pedestrian traffic of students attending Northfield Middle School and Bridgewater Elementary School, both of which are adjacent to the neighborhood. The neighborhood also has high pedestrian traffic to access nearby parks, including Roosevelt Park, Tyler Park, Truman Park, and Jefferson Park.

The specific environmental effect being addressed in this petition is safety, primarily of pedestrians but also of motor traffic itself. Increased traffic has the potential to impact pedestrian safety adversely, and current traffic control may not be adequate to maintain pedestrian safety with increased traffic resulting from Harvest Hills Second Addition. Traffic calming and other mitigation efforts may therefore be required. An EAW is therefore requested.

E. Material evidence indicating that, because of the nature or location of the proposed project, there may be potential for significant environmental effects. The material evidence must physically accompany the petition. It is not sufficient to merely provide a reference or citation to where the evidence may be found.

- In this section, please list all pieces of material evidence to be attached to the petition.
- All material evidence must physically accompany this petition as links to websites or citations to unattached documents are not acceptable.
- PDF or image copies of documents or websites are acceptable. References or citations to specific pages or locations within those documents should be described in this section.
- It is helpful to label each piece of material evidence with a title. By titling each item of material evidence it is then easier to reference how it supports the environmental concerns in item D.
- Examples include but are not limited to: Scientific journal articles, letters from experts, environmental reports, maps, photographs, site plans.
- In addition, this section should explain how the material evidence attached demonstrates that there may be the potential for significant environmental effects. The material evidence that is included should be considered supportive evidence regarding the environmental concerns provided in item D.

For material evidence, it is noted that it is stated in the Minnesota Administrative Rules (4410.1100) that “The RGU shall order the preparation of an EAW if the evidence presented by the petitioners, proposers, and other persons or otherwise known to the RGU demonstrates that, because of the nature or location of the proposed project, the project may have the potential for significant environmental effects.”

Upon consultation with the Minnesota Environmental Quality Board, it can be reasonably understood that the Northfield City Council Meeting Agendas and Agenda Packets are considered “evidence...otherwise known to the RGU.” For this reason, they are not physically attached to this petition. These materials contain the material to date on site planning, on any current and ongoing efforts before final certification, and on decisions made thus far. See:

<https://www.revisor.mn.gov/rules/4410.1100/>

An additional map (Exhibit 1) is attached to this document as evidence of the significant increase in motor traffic intersecting pedestrian and bicycle paths near schools and parks to be experienced as a result of the proposed addition. An addition 71 units would be added (Harvest Hills Second Addition) to the 121 current units in the enclave south of Roosevelt Drive and Adams Street, or an increase of 59%.

Petition amended to include:

- Planning Commission meeting minutes 04/16/2026
- Project Location Map
- TIF Plan
- City Council action on Harvest Hills preliminary plat 5/5/2026
- City Council packet materials on Harvest Hills 5/19/2026, (pgs 4)

E. Continued space for material evidence. Reminder that a description should follow the list of material evidence explaining how it demonstrates that there may be the potential for significant environmental effects.

A large, empty rectangular box with a thin black border, intended for providing material evidence as described in the text above.

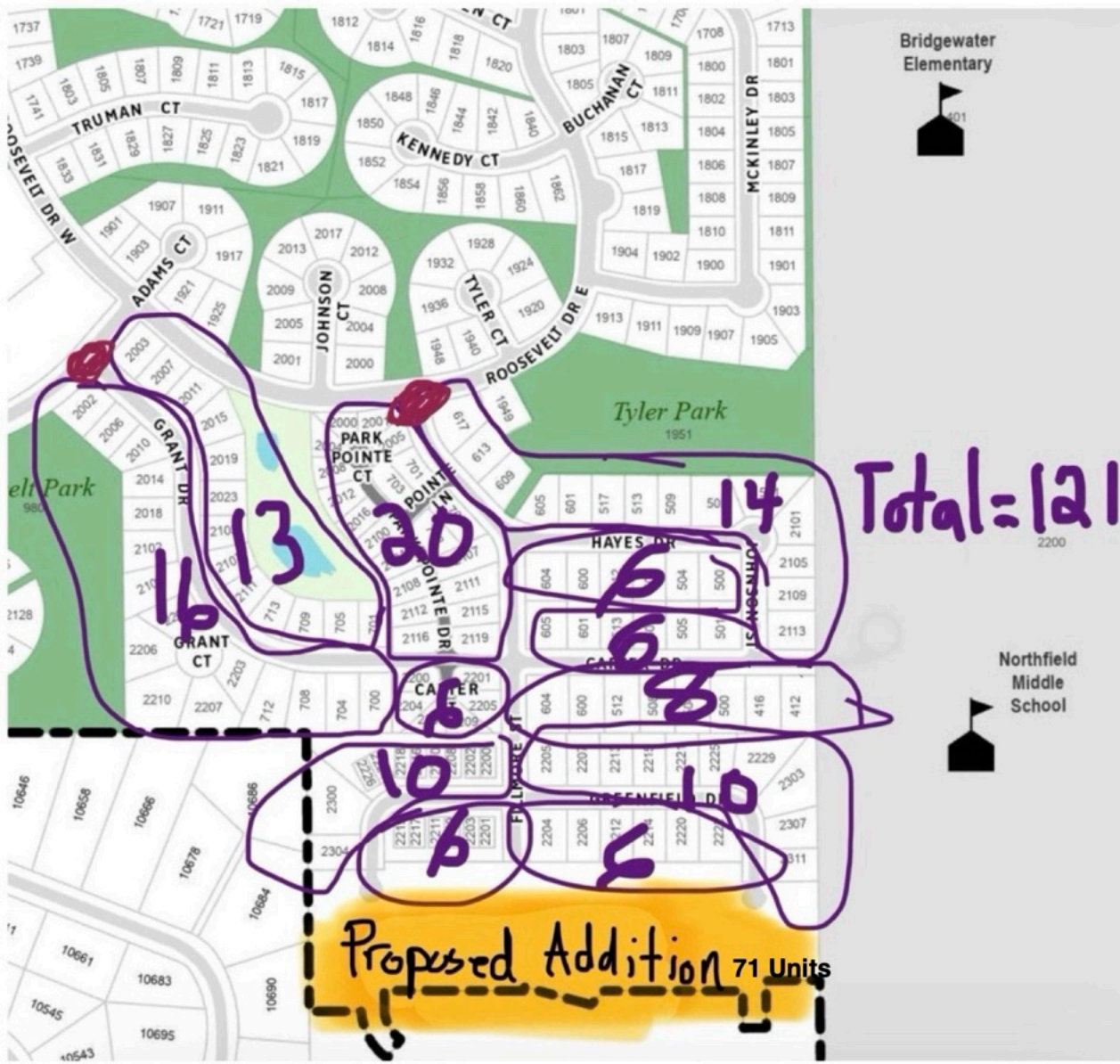
Signatures

In order for a petition to be complete, it must contain the signatures and mailing addresses of at least 100 individuals who reside or own property in a Minnesota county where the proposed action will be undertaken or in one or more adjoining counties. An adjoining county must share a border with the county in which the proposed project is meant to take place. Any signatures that are illegible will not be counted. Addresses must include a city or a zip code and be located within the same county as the project or an adjoining county to be counted. Digital signatures are accepted. An additional template for signatures is available to print out if needed.

Additional space if needed.

A large, empty rectangular box with a thin black border, occupying most of the page below the text. It is intended for providing additional space if needed.

Exhibit 1: Map of area near proposed Harvest Hills Second Addition. Counts of current residential units are shown in blue. The two road outlets are shown in red. Note that increased traffic along the two motor vehicle exit paths will be experienced across numerous walking and biking paths to the two schools and nearby parks.





City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

Meeting Minutes - Final Planning Commission

Thursday, April 16, 2026

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

Chair Kuhlmann called the meeting to order at 6:04pm.

Present 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer

ALSO PRESENT

City Planner Mikayla Schmidt, Associate City Planner Mathias Hughey, Community Development Director Scott Wopata, Administrative Associate Kari Bonde, City Administrator Ben Martig.

APPROVAL OF AGENDA

A motion was made by Commissioner Holleran, seconded by Commissioner Nowak, to approve the agenda. The motion carried by the following vote:

Yes: 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer

APPROVAL OF MINUTES

1. [26-193](#) March 19, 2026 PC Meeting Minutes

Attachments: [1 SUPPLEMENTAL - 04-14-26 Supplemental Memo No. 1 - 1 pg](#)
[2 SUPPLEMENTAL - 03-19-2026 PC Meeting Minutes](#)

Chair Kuhlmann abstained from minutes.

A motion was made by Commissioner Buckheit, seconded by Commissioner Schmidt, to approve the March 19, 2026 Meeting Minutes. The motion carried by the following vote:

Yes: 6 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, and Commissioner Lauer

Abstained: 1 - Commissioner Kuhlmann

OPEN PUBLIC COMMENT

Amy Gernon - not in support of the CUP, does not believe it meets the Land Code, requested 2021 parking study but knows a lot has changed since 2021.

Richard Noer - not in support, there is another option for a bus stop where westbound 1st St. meets Union St., would like neighbors and Carleton College to reach an agreement where a CUP could be passed.

Steve Edwards - wants it to be on the record that traffic will not be increased, reference the traffic memorandum.

Margit Zsolnay - not in support, wants bus schedules to be analyzed and wants to know if the traffic impact has been counted on Nevada St. and 2nd St. b/c it was not in the traffic memo.

Melissa Hager - not in support, lack of communication from Carleton College, moving the location will effect them.

Paul Hager - not in support, is looking for more specific traffic information, is the CUP still accurate?

Pat Stanglin - not in support, did an informal traffic count and noted this will have a negative impact on homeowners.

Andy Flory - thanked Planning Commission for their work on the CUP project, process is flawed, add baseline traffic study in the neighborhood.

Constauza Ocampo-Raeder - doesn't think Carleton is upholding their own values, lots of noise from vehicles.

William North - not in support, does this CUP satisfy the comp plan?, concerned about how this will impact the neighborhood.

Susannah Shmurak - served on EQC, the CUP does not support Northfields stated goal to reduce emissions, buses are traveling further on the new route.

Alice Thomas - the CUP helps student but not the neighborhood.

PUBLIC HEARINGS

2. [26-194](#) Public Hearing for Consideration of a Conditional Use Permit for Black Bear Wellness MN to Operate a Cannabis Retail Establishment at 680 Professional Dr.

Attachments: [1 - Public Hearing Notice Mailing](#)
[2 - Location Map](#)

Chair Kuhlmann opened the public hearing at 6:34pm.

Associate City Planner Mathias Hughey gave a PowerPoint presentation reviewing the timeline & process, criteria and noted staff recommends approval.

A motion was made by Commissioner Holleran, seconded by Commissioner Schmidt, to close the Public Hearing. The motion carried by the following vote:

Yes: 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer

3. [PC Res. 2026-004](#) Consideration of a Conditional Use Permit for Black Bear Wellness MN to Operate a Cannabis Retail Establishment at 680 Professional Dr.

Attachments: [1 - PC Resolution](#)
[2 - Location Map](#)
[3 - Cannabis CUP Presentation](#)

A motion was made by Commissioner Schroeer, seconded by Commissioner Buckheit, to approve PC Resolution 2026-004 - Consideration of a Conditional Use Permit for Black Bear Wellness MN to operate a Cannabis Retail Establishment at 680 Professional Dr. The motion carried by the following vote:

Yes: 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer

4. [PC M2026-000](#) Public Hearing for Consideration of the Preliminary Plat Request for Harvest Hills Second Addition.

Attachments: [1 - Public Hearing Notice & Location Map](#)
[2 - SUPPLEMENTAL - 04-14-26 Supplemental Memo No. 1 - 1 pg](#)
[3 - SUPPLEMENTAL - Harvest Hills Second Addition Public Comment](#)

City Planner Mikayla Schmidt gave a PowerPoint presentation on Harvest Hills Second Addition. Schmidt reviewed the timeline & process and reviewed what concerns the city has heard (traffic, new street costs, stormwater and runoff, water pressure, location of pedestrian connections). Community Development Director Scott Wopata also addressed community concerns.

Abby Lewis - does business development with Schrom Construction. Gave a brief overview of the company and the project.

Patty Tabery - why was it platted for 25 homes and now its more, concerned about traffic and property value.

Bob Tabery - was 25 single family homes and now its more, traffic issues, water pressure and stormwater issues, property value will decline.

Al Fettig - would like a better plot map, drainage problems and storm sewer issues.

Greg Neymeyer - having a 6-plex next to his house will decrease privacy, doesn't seem right to do heavy density.

Beth Dahle - not in favor, would like a traffic study in the neighborhood, only one access points serving this area, wants a fire/emergency services stating this is still a safe neighborhood with only one access.

Blake Kane - main concern is the additional traffic, would like the proposed development to be home ownership, not rentals.

Carol Marshall - president of Harvest Hills Townhome Association since 2009, has traffic concerns.

Brent Rauk - traffic concerns with only one way in/out, water run-off concerns.

Matt Cashin - thought the land was for 24 homes, build further south for apartments.

Stacy Beckwith - traffic concerns, stormwater run-off, traffic study during school hours

Cindy Green - water run-off concerns, single family homes make more sense, concerned about property values.

Teresa Elsbernd - looking at buying a home in Northfield, not in support of this development.

Melinda Amundson - just bought a home in Northfield, has concerns regarding: sound, light pollution, traffic, water run-off.

Bob Yanda - questions for builder- wondering if it is tuck under garages/slab on grade homes.

A motion was made by Commissioner Schmidt, seconded by Commissioner Schroeer, to close the Public Hearing. The motion carried by the following vote:

Yes: 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer

5. [PC Res. 2026-005](#) Consideration of the Preliminary Plat for Harvest Hills Second Addition.

Attachments: [1 - PC Resolution](#)

[2 - Location Map](#)

[3 - Harvest Hills Second Addition Preliminary Plat - Plans Set](#)

[4 - Harvest Hills Second Addition Street Trees Plan](#)

[5 - Exterior Site Images & Floor Plans](#)

[6 - Harvest Hills Second Addition Application Narrative](#)

[7 - SUPPLEMENTAL - 04-15-26 Supplemental Memo No. 2](#)

[8 - SUPPLEMENTAL - Final Harvest Hills 2nd Add. Public Comment
2026 04 16](#)

A motion was made by Commissioner Nowak, seconded by Commissioner Schmidt, to approve the PC Resolution 2026-005 Consideration of the Preliminary Plat for Harvest Hills Second Addition. The motion carried by the following vote:

Yes: 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer

Meeting went into recess at 7:58pm. Meeting reconvened at 8:05pm.

BOARD MEMBER AND COMMISSIONER REPORTS

Commsioner Buckheit - recognized Vice Chair Schroeer for his 9 years of service on the Planning Commission.

Vice Chair Schroeer - shared his gratitude for serving the last 9 years and has really appreciated everyone he has worked with!

REGULAR AGENDA

6. [PC Res. 2026-003](#) Consideration of a Conditional Use Permit for Carleton College to Make Transportation Facility Improvements within the Perimeter Transition Area North of 1st St. E.

Attachments: [1 - PC Resolution](#)
[2 - Presentation Abbreviated](#)
[3 - Updated Bus Route Maps](#)
[4 - Public Comment](#)
[5 - SUPPLEMENTAL - 04-14-26 Supplemental Memo No. 1](#)
[6 - SUPPLEMENTAL - Additional Public Comments - Carleton](#)
[7- SUPPLEMENTAL - 04-15-26 Supplemental Memo No. 2](#)
[8 - SUPPLEMENTAL - Additional Public Comments - Carleton](#)
[9 - POST MTG - Carleton CUP PP 4-16-2026](#)
[10 - POST MTG - Opposition to Carleton's Transit Hub CUP - Handout](#)

Associate City Planner Mathias Hughey gave a Powerpoint presentation reviewing the project criteria, neighborhood concerns, misconceptions/misinformation and noting staff is recommending approval of the CUP.

A motion was made by Commissioner Holleran, seconded by Commissioner Buckheit to extend the meeting until 9:15. Motion carried by the following vote:

*Yes: 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt,
Vice Chair Schroeer, Chair Kuhlmann, and Commissioner Lauer*

A motion was made by Commissioner Holleran, seconded by Commissioner Schmidt, a motion to deny Resolution 2026-003 -Consideration of a Conditional Use Permit for Carleton College to Make Transportation Facility Improvements within the Perimeter Transition Area North of 1st St. E. Motion failed by the following vote:

*Yes: Commissioner Holleran and Commissioner Schmidt
No: Commissioner Buckheit, Commissioner Nowak, Vice Chair Schroeer, Chair Kuhlmann, and Commissioner Lauer*

A motion was made by Commissioner Schroeer, seconded by Commissioner Holleran extend the meeting until all business is concluded. Motion carried by the following vote:

*Yes: 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt,
Vice Chair Schroeer, Chair Kuhlmann, and Commissioner Lauer*

A motion was made by Commissioner Novak, seconded by Commissioner Lauer to approve Res. 2026-003 - Consideration of a Conditional Use Permit for Carleton College to Make Transportation Facility Improvements within the Perimeter Transition Area North of 1st St. E.

An amendment made by Vice Chair Schroeer to remove the following sentences from the Findings: "The impact is likely to be minimal but should generally be positive, based on industry best practices." "Also, generally, improving the accessibility and utility of transit is expected to increase ridership and reduce care trips, but these impacts are also not expected to be significant." Commissioner Novak and Commissioner Lauer accepted the friendly amendment. Motion carried by the following vote:

- Yes:** 5 - Commissioner Buckheit, Commissioner Nowak, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer
- No:** 2 - Commissioner Holleran, and Commissioner Schmidt

A motion was made by Commissioner Nowak, seconded by Commissioner Buckheit to amend the agenda to put agenda #8 before agenda #7. Motion carried by the following vote:

Yes: 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Vice Chair Schroeer, Chair Kuhlmann, and Commissioner Lauer

- 8. [PC M2026-002](#) Consider a Motion Requesting City Council Commit to Addressing Concerns About Traffic Safety Raised in Recent Public Hearings.

Attachments: [1 - Partial Resolution Draft](#)

A motion was made by Commissioner Buckheit, seconded by Commissioner Nowak, to approve the motion to recommend to City Council that the City formally review, in coordination with Carleton College, traffic patterns, including but not limited to conflicts between motorized and non-motorized traffic, street design, and management of on-street parking in the neighborhood adjacent to Carleton College, and implement, where appropriate and practicable measures to improve and protect the safety of all residents. The motion carried by the following vote:

- Yes:** 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer

- 7. [PC M2026-001](#) Consider a motion affirming the proposed TIF Plan for Harvest Hills conforms to general plans for development of the City and is consistent with the Northfield 2045 Comprehensive Plan

Attachments: [1 - SUPPLEMENTAL - TIF Plan Harvest Hills PC](#)

A motion was made by Commissioner Buckheit, seconded by Commissioner Nowak, to approve affirming the proposed TIF Plan for Harvest Hills conforms to general plans for development of the City and is consistent with the Northfield 2045 Comprehensive Plan. The motion carried by the following vote:

- Yes:** 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer

STAFF UPDATES

9. [26-195](#) Staff Updates.

Attachments: [1 - Upcoming Council Agenda Items](#)
[2 - Hyperlink to Northfield Construction & Development Projects](#)
[3 - Hyperlink to Maryland Department of Planning Webinars](#)
[4 - Hyperlink to the Zoning Code Update Website](#)

City Planner Schmidt gave updates from the Planning department and thanked Commissioner Schroeer for his years of service to the Planning Commission!

ADJOURNMENT

A motion was made by Commissioner Buckheit, seconded by Commissioner Holleran, to adjourn the meeting at 9:43pm. The motion carried by the following vote:

- Yes:** 7 - Commissioner Buckheit, Commissioner Nowak, Commissioner Holleran, Commissioner Schmidt, Commissioner Schroeer, Commissioner Kuhlmann, and Commissioner Lauer



PUBLIC HEARING NOTICE OF THE NORTHFIELD PLANNING COMMISSION

- TO:** Property Owners Within 350 feet
- APPLICANT:** Schrom Construction, Inc.
- PURPOSE:** The Planning Commission will receive public comments on preliminary plat application by Schrom Construction, Inc. for a housing development. The subdivision, Harvest Hills 2nd Addition, is proposed to include 72 units of housing comprised of 21 duplexes, five tri-plexes, two 4-plexes, and one 6-plex. The proposed subdivision is planned to be constructed in two phases.
- LOCATION OF PROPERTY:** PID 2212426022, which is located on the southern edge of Northfield and west of the Northfield Middle School, Northfield, MN 55057
- MEETING:** On or after 6:00 p.m., Thursday, April 16, 2026
- PLACE OF HEARING:** Northfield City Hall – Council Chambers
801 Washington St. S., Northfield, MN 55057
- HOW TO PARTICIPATE:** Public comment relating to the application is welcome. Methods for public input include:
- Providing comments in person during the public hearing.
 - eComment – Residents can comment on agenda items until 12:00 PM on the day of the meeting by using the eComment (electronic comment) system. Once the agenda is published, the eComment link will be active. Residents can

review agenda item details, indicate their position on an item and leave feedback by clicking on the eComment tab on the meetings page:

<https://northfield.legistar.com/Calendar.aspx>

- Sending an email, letter or calling Mikayla Schmidt no later than 12:00 PM on the day of the meeting:
 - E-mail: mikayla.schmidt@northfieldmn.gov
 - Address: City of Northfield, 801 Washington St. S., Northfield, MN 55057
 - Phone: 507-645-3059

LIVESTREAM:

The meeting will be livestreamed while in progress on the meeting's page:

<https://northfield.legistar.com/Calendar.aspx>.

Videos of the meetings are typically available on this page the day following the meeting.

ANY QUESTIONS:

More information can be obtained by contacting Mikayla Schmidt, by e-mail at mikayla.schmidt@northfieldmn.gov or by phone at 507-645-3059.

NOTE: If your property is occupied wholly or in part by renters, it is up to you to decide whether to pass this notice on to them.

PID 2212426022 350' Notification

-  Notified Parcels
-  Property Location
-  Parcel
-  Northfield City Boundary

0 175 350
Feet



PID 2212426022

110TH ST E / COUNTY RD 1

Adoption Date: May 19, 2026

City of Northfield Rice County, Minnesota

MODIFICATION TO THE DEVELOPMENT PROGRAM

Master Development District

&

Tax Increment Financing (TIF) Plan

Establishment of Harvest Hills
Tax Increment Financing District
(a housing district)



Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, Minnesota 55413

BUILDING COMMUNITIES. IT'S WHAT WE DO.

TABLE OF CONTENTS

Modification to the Development Program for Master Development District	1
FOREWORD	1
Tax Increment Financing Plan for the Harvest Hills Tax Increment Financing District	2
FOREWORD	2
STATUTORY AUTHORITY	2
STATEMENT OF OBJECTIVES	2
DEVELOPMENT PROGRAM OVERVIEW	3
DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED	3
DISTRICT CLASSIFICATION	4
DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT	4
ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS	5
SOURCES OF REVENUE/BONDS TO BE ISSUED	6
USES OF FUNDS	7
ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS	8
COUNTY ROAD COSTS	10
ADMINISTRATIVE EXPENSES	11
ANNUAL DISCLOSURE REQUIREMENTS	12
SUPPORTING DOCUMENTATION	13
DISTRICT ADMINISTRATION	13
Appendix A: Project Description and Legal Description	
Appendix B: Map of Master Development District and the TIF District	
Appendix C: Estimated Cash Flow for the District	
Appendix D: Findings Including But/For Qualifications	

Modification to the Development Program for Master Development District

FOREWORD

The following text represents a Modification to the Development Program for Master Development District, previously established as a municipal development district of the City in accordance with Minnesota Statutes, Sections 469.124 - 469.134. This modification represents a continuation of the goals and objectives set forth in the Development Program for Master Development District. Generally, the substantive changes include the establishment of the Harvest Hills Tax Increment Financing District.

For further information, a review of the Development Program for Master Development District, is recommended. It is available from the Community Development Director at the City of Northfield. Other relevant information is contained in the tax increment financing plans for the tax increment financing districts located within the Master Development District.

Tax Increment Financing Plan for the Harvest Hills Tax Increment Financing District

FOREWORD

The City of Northfield (the "City"), staff and consultants have prepared the following information to expedite the establishment of the Harvest Hills Tax Increment Financing District (the "District"), a housing tax increment financing district, located in the Master Development District.

STATUTORY AUTHORITY

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S.")*, Sections 469.124 - 469.133, inclusive, as amended (the "Municipal Development Act"), and *M.S.*, Sections 469.174 to 469.1794, inclusive, as amended (the "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Master Development District (the "Development Program").

STATEMENT OF OBJECTIVES

The District currently consists of one (1) parcel of land and adjacent roads and internal rights-of-way. The District is being created to help facilitate a new townhome mixed-income multifamily rental housing development in the City consisting of approximately 71 units. The City anticipates entering into an agreement with Schrom Construction, or an affiliate, as the developer. The initial phase of 38-units is anticipated to begin in 2026, with plans for a second phase of development to follow. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program.

The activities contemplated in the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Master Development District and the District.

DEVELOPMENT PROGRAM OVERVIEW

Pursuant to the Development Program and authorizing state statutes, the City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.
3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District as described in this TIF Plan.

DESCRIPTION OF PROPERTY IN THE DISTRICT AND PROPERTY TO BE ACQUIRED

The District encompasses all property and adjacent roads rights-of-way and abutting roadways identified by the parcels listed below:

Parcel number	Address	Owner
22.12.4.26.022	NA	Crg Properties

Please also see the map in Appendix B for further information on the location of the District.

The City does not currently intend to acquire any property within the District but reserves the right to acquire and convey (for full value or a discount) such property, or appropriate interests therein including interior and adjacent street rights of way, within the Master Development District as the City may deem to be necessary or desirable to assist in the implementation of the Development Program and TIF Plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan.

Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs.

Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; and/or carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this TIF Plan. The Developer has site control of and intends to acquire the property in the District in connection with the construction of the Development.

DISTRICT CLASSIFICATION

The City, in determining the need to create a tax increment financing district in accordance with the TIF Act finds that the District, to be established, is a housing district pursuant to *M.S., Section 469.174, Subd. 11 and M.S., Section 469.1761*.

- The District consists of one (1) parcel
- The development will consist of approximately 71-units of multi-family rental housing
- At least 20% of the units will be occupied by persons with incomes less than 50% of area median income
- No more than 20% of the square footage of the building that is receiving assistance from tax increment consists of commercial, retail or other non-residential uses.

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114 or Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

DURATION & FIRST YEAR OF DISTRICT'S TAX INCREMENT

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the maximum duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2028, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2053, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

ORIGINAL TAX CAPACITY, TAX RATE & ESTIMATED CAPTURED NET TAX CAPACITY VALUE/INCREMENT & NOTIFICATION OF PRIOR PLANNED IMPROVEMENTS

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2025 for taxes payable 2026.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2028) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the District;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2026, assuming the request for certification is made before June 30, 2026. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within the Master Development District, upon completion of the project within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100% of the available increase in tax capacity be used for repayment of the obligations of the City and current expenditures, beginning in the tax year payable 2028. The Project Tax Capacity (PTC) listed is an estimate of values when the project within the District is completed.

Project Tax Capacity (PTC)		
Estimated Development Tax Capacity upon completion	317,106	
Less: Original Net Tax Capacity (ONTC)	<u>3,085</u>	
Estimate of Captured Tax Capacity (CTC)	314,021	
x Original Local Tax Rate	<u>146.2270%</u>	Pay 2026
Estimated Annual Tax Increment	\$459,183	
Percent Retained by the City	100%	

Note: Project Tax Capacity includes a 1% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 26. The tax capacity of the District upon the initial completion of both phases of the development is estimated to be \$266,250.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found no parcels for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

SOURCES OF REVENUE/BONDS TO BE ISSUED

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	\$ 10,007,426
Interest	<u>500,371</u>
TOTAL	\$ 10,507,797

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to issue bonds (as defined in the TIF Act) or incur other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by one or more pay-as-you-go TIF notes and/or interfund loans.

Any refunding amounts will be deemed a budgeted cost without a formal modification to this TIF Plan. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The City may issue bonds secured in whole or in part with tax increments from the District in a maximum principal amount of \$10,507,797. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

USES OF FUNDS

Currently under consideration for the District is a proposal to help finance site improvement and construction costs necessary to develop approximately 71- units of new mixed-income multifamily rental housing. The City has determined that it will be necessary to provide assistance to the project for certain District costs, as described herein.

The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES	
Affordable Housing	5,427,426
Administrative Costs (up to 10%)	500,371
PROJECT COSTS TOTAL	\$ 5,927,797
Interest	4,580,000
PROJECT AND INTEREST COSTS TOTAL	\$ 10,507,797

The total District project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to the TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. The City may expend funds for qualified housing activities outside of the District boundaries.

ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Estimated Impact on Tax Base			
Entity	2025/Pay 2026 Total NTC	CTC upon completion	Percent of CTC to Entity Total
Rice County	110,995,109	314,021	0.2829%
City of Northfield	25,504,181	314,021	1.2313%
I.S.D. No. 659 (Northfield Schools)	40,480,054	314,021	0.7757%

Estimated Impact on Taxes				
Entity	Pay 2026 Extension Rate	Percent of Total	CTC	Potential Taxes
Rice County	38.2550%	26.16%	314,021	\$120,129
City of Northfield	73.3340%	50.15%	314,021	230,284
I.S.D. No. 659 (Northfield Schools)	31.2930%	21.40%	314,021	98,266
Other	3.3450%	2.29%	314,021	10,504
	146.2270%	100.00%		\$459,183

The estimates listed above display the captured tax capacity when all construction and the District is completed. The tax rate used for calculations is the Pay 2026 rate. The total net capacity for the entities listed above are based on Pay 2026 figures. The District will be certified under the Pay 2026 rates.

Pursuant to *M.S., Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$10,007,426;

- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. The property is currently undeveloped land and would be expected to generate few, minor public safety concerns such as trespassing or nuisance activity. With any addition of new residents or businesses, police calls for service will be increased. New developments can improve conditions through increased lighting, regular occupancy and natural surveillance, but also add an increase in traffic and additional overall demands to the public service call load. Based on comparable developments, the City estimates approximately 75-120 additional calls for service annually for various medical, disturbances, welfare checks and general complaints. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities. IT expects modest increases in personnel time and other operating expenses related to fuel, vehicle wear, and equipment usage. These impacts are expected to be manageable within the current operating budget.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction with sprinkler systems and updated fire protection measures. The City estimates approximately 4-5 calls per year, no different from other residential subdivisions within the City. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities, and the development is expected to meet or exceed code requirements for hydrants, water main sizing and roadways.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any external traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are an estimated \$172,000 in new costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute an estimated \$255,232 in sanitary sewer (SAC) and water (WAC) connection fees.

The probable impact of the issuance of any general obligation tax increment bonds payable from tax increment revenues from the District on the City's ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$2,141,618;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$2,618,081;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S., Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

COUNTY ROAD COSTS

Pursuant to *M.S., Section 469.175, Subd. 1a*, the County Board may require the City to pay for all or part of the cost of county road improvements out of increment revenues if the proposed development to be assisted by tax increment will, in the judgment of the County, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or another county plan.

If the County elects to use increments to improve county roads, it must notify the City within 45 days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the County could claim that tax increment should be used for county roads, even after the public hearing.

ADMINISTRATIVE EXPENSES

In accordance with *M.S., Section 469.174, Subd. 14*, administrative expenses means all documented tax increment expenditures of the City, including but not limited to:

- (1) amounts paid for services provided by bond counsel, fiscal consultants, and economic development consultants;
- (2) allocated expenses and staff time of the authority or municipality for administering a project, including but not limited to preparing the tax increment financing plan, negotiating and preparing agreements, accounting for segregated funds of the district, preparing and submitting required reporting for the district, and reviewing and monitoring compliance with the TIF Act;
- (3) amounts paid to publish annual disclosures and provide notices under section *M.S. Section 469.175*;
- (4) amounts to provide for the usual and customary maintenance and operation of properties purchased with tax increments, including necessary reserves for repairs and the cost of any insurance;
- (5) amounts allocated or paid to prepare a development action response plan for a soils condition district or hazardous substance subdistrict; and
- (6) amounts used to pay bonds, interfund loans, or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (5).

Administrative expenses and administrative costs do not include:

- (1) amounts paid for the purchase of land or buildings;

- (2) amounts paid to contractors or others providing materials and services directly connected with the physical development of the real property in the project, including architectural and engineering services and materials and services for demolition, soil correction, and the construction or installation of public improvements;
- (3) relocation benefits paid to or services provided for persons residing or businesses located in the project;
- (4) amounts paid for property taxes or payments in lieu of taxes; and
- (5) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S. Section 469.178* or other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (4).

This definition does not apply to County administrative expenses or administrative costs referenced under *M.S. Section 469.176, Subd. 4h*:

Tax increments may be used to pay for the County's actual administrative expenses. The County may require payment of those expenses by February 15 of the year after the year in which the expenses are incurred. The amount of these payments is not required to be set forth in the tax increment financing plan for the project. To obtain payment for actual administrative costs, the County Auditor must submit to the authority a record of costs incurred by the county auditor related to administration of the authority's tax increment financing districts.

The County Treasurer shall deduct an amount (currently 0.36 percent) of any increment distributed to the City, and the County Treasurer shall pay the amount deducted to the State Treasurer for deposit in the State General Fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

ANNUAL DISCLOSURE REQUIREMENTS

The City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor (OSA), County Board and County Auditor on or before August 1 of each year. An annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report, the OSA will direct the County Auditor to withhold the distribution of tax increment from the TIF District.

SUPPORTING DOCUMENTATION

Pursuant to *M.S., Section 469.175, Subd. 1 (a), clause 7* this TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S., Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

In making said determination, reliance has been placed upon (1) written representation made by the Developer to such effects, (2) review of the Developer’s proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the District and Appendix D.

DISTRICT ADMINISTRATION

Administration of the District will be handled by the Community Development Director.

Appendix A: Project Description and Legal Description

Parcel ID – 2212426022

Outlot A, HARVEST HILLS, Rice County, Minnesota.

Schrom Construction, Inc. has applied for a preliminary plat to develop a 71-unit market rate rental townhome development on a 10.30-acre parcel situated on the south side of Northfield and west of the Northfield Middle School. The development will initiate grading and installation of site improvements and public infrastructure to begin construction of the housing in 2026.

The preliminary plat is planned to include the following mix of residential units:

- Twenty-one (21) Duplex homes - (42 units),
- Five (5) Tri-plex homes (15 units),
- Two (2) Four-plex homes (8 units),
- One (1) Six-plex building (6 units),
- Total Project unit creation is 71

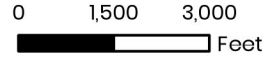
At least 20% of the units in the Development will be reserved for rental to persons whose annual income does not exceed 50% of applicable area median income.


Appendix B: Map of Master Development District and the TIF District

Harvest Hills TIF District



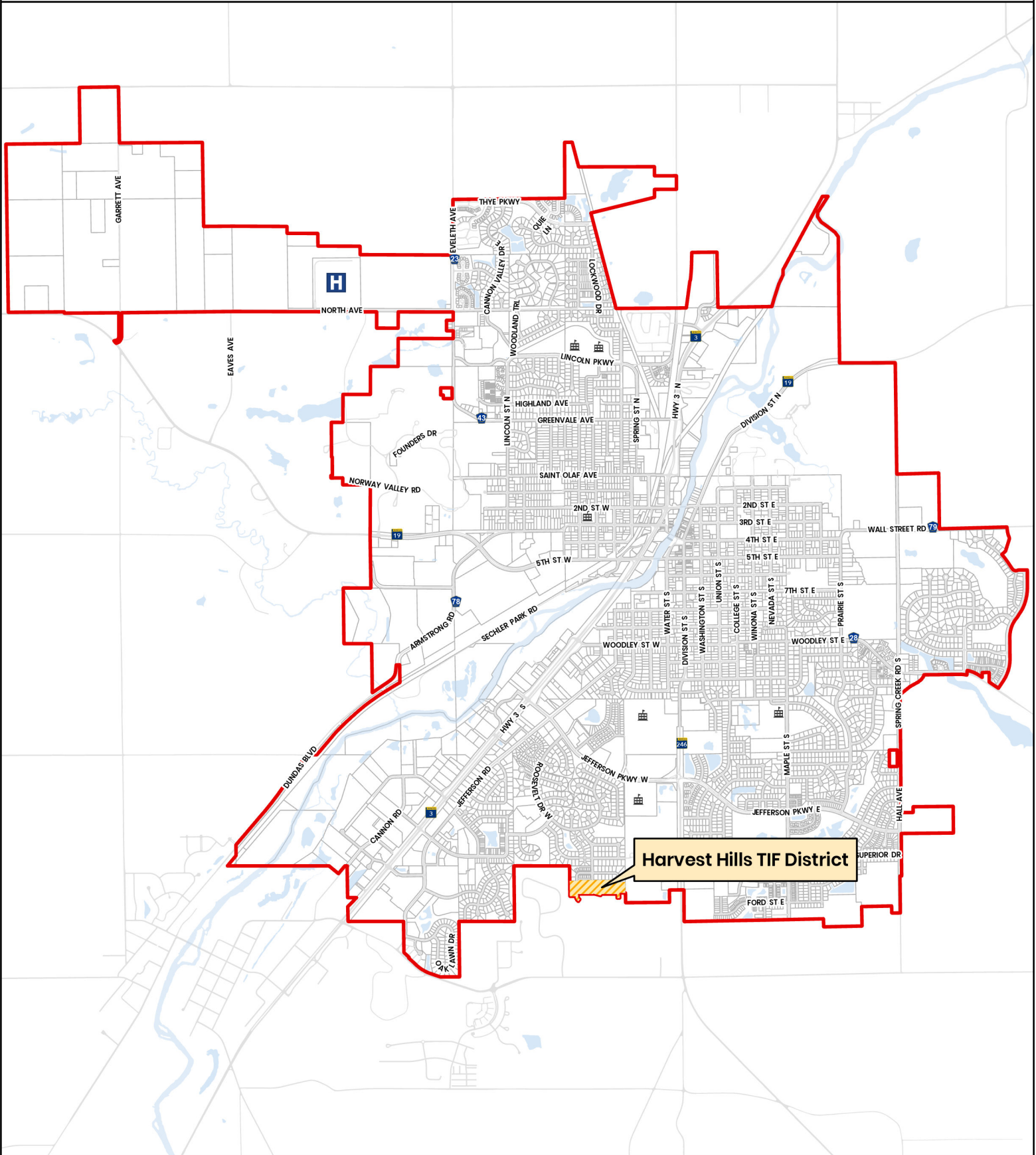
4/7/2026



 PID 22.12.4.26.022

 Master Development Area

The boundaries of the Master Development Area are coterminous with the corporate boundaries of the City of Northfield.



Appendix C: Estimated Cash Flow for the District

Harvest Hills Housing (1.00% Assumed Tax Value Appreciation)

City of Northfield, MN

Approximately 71-unit Mixed-Income Rental Townhome Development



ASSUMPTIONS AND RATES

DistrictType:	Housing
District Name/Number:	TBD
County District #:	TBD
First Year Construction or Inflation on Value	2026
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	1.00%
Interest Rate:	5.85%
Present Value Date:	1-Aug-27
First Period Ending	1-Feb-28
Tax Year District was Certified:	Pay 2026
Cashflow Assumes First Tax Increment For Development:	2028
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2053
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	NA
Incremental or Total Fiscal Disparities	
Fiscal Disparities Contribution Ratio	
Fiscal Disparities Metro-Wide Tax Rate	
Maximum/Frozen Local Tax Rate:	146.227% Pay 2026
Current Local Tax Rate: (Use lesser of Current or Max.)	146.227% Pay 2026
State-wide Tax Rate (Comm./Ind. only used for total taxes)	28.3130% Pay 2026
Market Value Tax Rate (Used for total taxes)	0.30535% Pay 2026

Tax Rates		Rate
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First \$150,000		1.50%
Over \$150,000		2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First \$100,000		0.25%
Over \$100,000		0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First \$500,000		1.00%
Over \$500,000		1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First \$500,000		1.00%
Over \$500,000		1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	22.12.4.26.022	Crg Properties	NA	246,800	0	246,800	100%	246,800	Pay 2026	Rental	3,085	Rental	3,085	1
				246,800	0	246,800		246,800			3,085		3,085	

Note:

1. Base values are for pay 2026 based on review of County website on 3.26.2026.
2. Located in SD #659.

Harvest Hills Housing (1.00% Assumed Tax Value Appreciation)

City of Northfield, MN
Approximately 71-unit Mixed-Income Rental Townhome Development



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	Percentage Completed 2029	First Year Full Taxes Payable
1	Townhouses	284,000	284,000	30	8,520,000	Rental	106,500	3,550	50%	100%	100%	100%	2029
1	Townhouses	284,000	284,000	8	2,272,000	Rental	28,400	3,550	50%	100%	100%	100%	2029
2	Townhouses	284,000	284,000	26	7,384,000	Rental	92,300	3,550	0%	0%	50%	100%	2031
2	Townhouses	284,000	284,000	7	1,988,000	Rental	24,850	3,550	0%	0%	50%	100%	2031
TOTAL				71	20,164,000		252,050						

Note:

1. Market values are based upon preliminary estimates provided by the County Assessor's office.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Townhouses	106,500	0	106,500	155,732	0	0	26,016	181,748	6,058.25
Townhouses	28,400	0	28,400	41,528	0	0	6,938	48,466	6,058.25
Townhouses	92,300	0	92,300	134,968	0	0	22,547	157,515	6,058.25
Townhouses	24,850	0	24,850	36,337	0	0	6,070	42,408	6,058.25
TOTAL		252,050	0	252,050	368,565	0	61,571	430,136	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	430,136
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(61,571)
less Base Value Taxes	(4,511)
Annual Gross TIF	364,054



Harvest Hills Housing (1.00% Assumed Tax Value Appreciation)

City of Northfield, MN

Approximately 71-unit Mixed-Income Rental Townhome Development

ESTIMATED TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	Less: State Auditor 0.36%	Less: City Retention 5.0%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
100%	67,450	(3,085)	-	64,365	146.227%	94,119	47,060	(169)	(2,345)	44,546	42,050	0.5	2028	02/01/28
100%	134,900	(3,085)	-	131,815	146.227%	192,749	47,060	(169)	(2,345)	44,546	82,904	1	2028	02/01/29
100%	194,824	(3,085)	-	191,739	146.227%	280,374	96,375	(347)	(4,801)	91,226	164,194	1.5	2029	08/01/29
100%	254,761	(3,085)	-	251,676	146.227%	368,019	96,375	(347)	(4,801)	91,226	243,174	2	2029	02/01/30
100%	254,761	(3,085)	-	251,676	146.227%	368,019	140,187	(505)	(6,984)	132,698	354,793	2.5	2030	08/01/30
100%	257,309	(3,085)	-	254,224	146.227%	371,744	140,187	(505)	(6,984)	132,698	463,241	3	2030	02/01/31
100%	259,882	(3,085)	-	256,797	146.227%	375,507	184,009	(662)	(9,167)	174,180	601,544	3.5	2031	08/01/31
100%	262,481	(3,085)	-	259,396	146.227%	379,307	184,009	(662)	(9,167)	174,180	735,916	4	2031	02/01/32
100%	265,106	(3,085)	-	262,021	146.227%	383,145	185,872	(669)	(9,260)	175,943	867,791	4.5	2032	08/01/32
100%	267,757	(3,085)	-	264,672	146.227%	387,022	185,872	(669)	(9,260)	175,943	995,918	5	2032	02/01/33
100%	270,434	(3,085)	-	267,349	146.227%	390,937	187,753	(676)	(9,354)	177,724	1,121,664	5.5	2033	08/01/33
100%	273,139	(3,085)	-	270,054	146.227%	394,892	187,753	(676)	(9,354)	177,724	1,243,837	6	2033	02/01/34
100%	275,870	(3,085)	-	272,785	146.227%	398,886	189,654	(683)	(9,449)	179,522	1,363,739	6.5	2034	08/01/34
100%	278,629	(3,085)	-	275,544	146.227%	402,920	189,654	(683)	(9,449)	179,522	1,480,233	7	2034	02/01/35
100%	281,415	(3,085)	-	278,330	146.227%	406,994	193,511	(690)	(9,544)	181,339	1,594,562	7.5	2035	08/01/35
100%	284,229	(3,085)	-	281,144	146.227%	411,109	193,511	(690)	(9,544)	181,339	1,705,642	8	2035	02/01/36
100%	287,072	(3,085)	-	283,987	146.227%	415,265	195,469	(697)	(9,641)	183,174	1,814,658	8.5	2036	08/01/36
100%	289,942	(3,085)	-	286,857	146.227%	419,463	195,469	(697)	(9,641)	183,174	1,920,575	9	2036	02/01/37
100%	292,842	(3,085)	-	289,757	146.227%	423,703	197,446	(704)	(9,738)	185,027	2,024,523	9.5	2037	08/01/37
100%	295,770	(3,085)	-	292,685	146.227%	427,985	197,446	(704)	(9,738)	185,027	2,125,517	10	2037	02/01/38
100%	298,728	(3,085)	-	295,643	146.227%	432,310	199,443	(711)	(9,837)	186,898	2,224,633	10.5	2038	08/01/38
100%	301,715	(3,085)	-	298,630	146.227%	436,678	199,443	(711)	(9,837)	186,898	2,320,933	11	2038	02/01/39
100%	304,732	(3,085)	-	301,647	146.227%	441,090	199,443	(711)	(9,837)	186,898	2,415,442	11.5	2039	08/01/39
100%	307,780	(3,085)	-	304,695	146.227%	445,546	199,443	(718)	(9,936)	188,789	2,507,266	12	2039	02/01/40
100%	310,857	(3,085)	-	307,772	146.227%	450,046	201,460	(725)	(10,037)	190,698	2,597,382	12.5	2040	08/01/40
100%	313,966	(3,085)	-	310,881	146.227%	454,592	201,460	(725)	(10,037)	190,698	2,684,937	13	2040	02/01/41
100%	317,106	(3,085)	-	314,021	146.227%	459,183	203,497	(733)	(10,138)	192,626	2,770,864	13.5	2041	08/01/41
							203,497	(733)	(10,138)	192,626	2,854,350	14	2041	02/01/42
							205,554	(740)	(10,241)	194,574	2,936,283	14.5	2042	08/01/42
							205,554	(740)	(10,241)	194,574	3,015,887	15	2042	02/01/43
							207,633	(747)	(10,344)	196,541	3,094,011	15.5	2043	08/01/43
							207,633	(747)	(10,344)	196,541	3,169,915	16	2043	02/01/44
							209,731	(755)	(10,449)	198,528	3,244,407	16.5	2044	08/01/44
							209,731	(755)	(10,449)	198,528	3,316,782	17	2044	02/01/45
							211,851	(763)	(10,554)	200,534	3,387,812	17.5	2045	08/01/45
							211,851	(763)	(10,554)	200,534	3,456,822	18	2045	02/01/46
							213,992	(770)	(10,661)	202,561	3,524,549	18.5	2046	08/01/46
							213,992	(770)	(10,661)	202,561	3,590,352	19	2046	02/01/47
							216,155	(778)	(10,769)	204,608	3,654,930	19.5	2047	08/01/47
							216,155	(778)	(10,769)	204,608	3,717,673	20	2047	02/01/48
							218,339	(786)	(10,878)	206,675	3,779,249	20.5	2048	08/01/48
							218,339	(786)	(10,878)	206,675	3,839,075	21	2048	02/01/49
							220,545	(794)	(10,988)	208,763	3,897,789	21.5	2049	08/01/49
							220,545	(794)	(10,988)	208,763	3,954,833	22	2049	02/01/50
							222,773	(802)	(11,099)	210,872	4,010,817	22.5	2050	08/01/50
							222,773	(802)	(11,099)	210,872	4,065,209	23	2050	02/01/51
							225,023	(810)	(11,211)	213,002	4,118,590	23.5	2051	08/01/51
							225,023	(810)	(11,211)	213,002	4,170,453	24	2051	02/01/52
							227,296	(818)	(11,324)	215,154	4,221,352	24.5	2052	08/01/52
							227,296	(818)	(11,324)	215,154	4,270,804	25	2052	02/01/53
							229,592	(827)	(11,438)	217,327	4,319,336	25.5	2053	08/01/53
							229,592	(827)	(11,438)	217,327	4,366,488	26	2053	02/01/54
Total							10,043,583	(36,157)	(500,371)	9,507,055				
	Present Value From: 08/01/2027			Present Value Rate:	5.85%		4,612,910	(16,606)	(229,815)	4,366,488				

Appendix D: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Harvest Hills Tax Increment Financing District, as required pursuant to *Minnesota Statutes, (M.S.) Section 469.175, Subdivision 3* are as follows:

1. *Finding that Harvest Hills Tax Increment Financing District is a housing district as defined in M.S., Section 469.174, Subd. 11.*

Harvest Hills Tax Increment Financing District consists of a project or portions of a project intended for occupancy, in part, by persons or families of low and moderate income as defined in Chapter 462A, Title II of the National Housing Act of 1934, the National Housing Act of 1959, the United States Housing Act of 1937, as amended, Title V of the Housing Act of 1949, as amended, and other similar present or future federal, state, or municipal legislation, or the regulation promulgated under any of those acts. The Developer has represented that at least 20% of the units in the Development will be reserved for rental to persons whose annual income does not exceed 50% of applicable area median income and that no more than 20% of the square footage of buildings that receive assistance from tax increments will consist of commercial, retail or other nonresidential uses.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.*

The proposed Development will result in the construction of low and moderate income housing units which would not otherwise be constructed in the reasonably foreseeable future. The rents for affordable housing projects do not provide a sufficient return on investment to stimulate new development. The Developer has represented that it could not proceed with the Development without tax increment assistance. The Developer has provided the City with its estimated Development proforma outlining project sources and uses as well as projected rent, vacancy, and financing assumptions. City staff and the City's advisors reviewed the information and have determined the Development is not feasible without the proposed assistance due to anticipated rent levels and market returns not supporting the Development costs. Based on the review, the City does not expect that a development of this type would occur in the reasonably foreseeable future but for the use of tax increment assistance.

3. *Finding that the TIF Plan for Harvest Hills Tax Increment Financing District conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The City consulted with its Planning Commission who reviewed the TIF Plan on April 16, 2026 and found that the TIF Plan conforms to the general development plan of the City. The City Council finds that the proposed project complies with the intended use of the property within the City's Comprehensive Plan and therefore the TIF Plan conforms to the general development plan of the City.

4. *Finding that the TIF Plan for Harvest Hills Tax Increment Financing District will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Master Development District by private enterprise.*

Through the implementation of the TIF Plan, the Development proposed to occur within the TIF District is the construction by private enterprise of low and moderate income multi-family housing. The Development will also increase the taxable market valuation of the City. The available multi-family housing in the City will increase by approximately 71 rental units with the completion of the Development and this will help fulfill the need for such housing in the City.



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

Meeting Minutes - Final City Council

Tuesday, May 5, 2026

6:00 PM

Council Chambers

6:00 PM - CITY COUNCIL MEETING AGENDA

CALL TO ORDER

Mayor Zweifel called the meeting to order at 6:00 p.m.

Present: 7 - Council Member Brad Ness, Council Member Kathleen Holmes, Council Member Davin Sokup, Council Member Jessica Peterson White, Council Member Chad Beumer, Council Member Peter Dahlen, and Mayor Erica Zweifel

Also present: City Administrator Ben Martig; Community Development Director Scott Wopata; Police Chief Jeff Schroepfer; Public Works Director/City Engineer David Bennett, and City Clerk Lynette Peterson. City Attorney Chris Hood attended via interactive television.

OPEN PUBLIC COMMENT

Krissa Anderson addressed the Council regarding concerns with the Harvest Hills 2nd Addition Preliminary Plat.

APPROVAL OF AGENDA

A motion was made by Council Member Ness, seconded by Council Member Sokup, to approve the agenda. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

PRESENTATIONS

1. [26-223](#) Presentation of Northfield Hospital and Clinics 2025 Audit.

Korey Boelter, CPA with Clifton Larson Allen, presented on the 2025 Northfield Hospital and Clinics Audit. Eric Guth, Chief Financial Officer of Northfield Hospital and Clinics, added additional information and answered questions from the Council. Zander Abbott, Chief Executive Officer of Northfield Hospital and Clinics, was also present.

CONSENT AGENDA

A motion was made by Council Member Ness, seconded by Council Member Beumer, to approve the Consent Agenda. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

2. [26-224](#) Consider Approval of April 21, 2026 City Council Meeting Minutes.
3. [26-225](#) Consider Approving Disbursements totaling \$3,154,076.11
Enactment No: M2026-065
4. [Res. 2026-047](#) Consider Adopting Schedule for 2027 City Council Meetings.
5. [Res. 2026-048](#) Consideration of a Conditional Use Permit for Black Bear Wellness MN to Operate a Cannabis Retail Establishment at 680 Professional Dr.
6. [26-226](#) Approve miscellaneous/concessions license for Northfield Senior Citizens, Inc. DBA FiftyNorth Popcorn Wagon.
Enactment No: M2026-066
7. [26-227](#) Consider Motion for Contract Amendment #2 for Professional Services for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project.
Enactment No: M2026-067
8. [26-228](#) Consider Motion Approving Permanent and Temporary Easement for the 2026 Mill and Overlay and Mill Towns State Trail Improvements Project.
Enactment No: M2026-068

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

9. [26-229](#) Reports From the Mayor and Council Members.

Council Member Holmes - No report.

Council Member Dahlen - No report.

Council Member Beumer - EDA Meeting.

Council Member Sokup - No report.

Council Member Peterson White - EDA Meeting.

Council Member Ness - No report.

Mayor Zweifel - Celebrate Asia Pasifika Library Event; Mosaic Workshop with Artist Michael Sweere.

REGULAR AGENDA

10. [26-231](#) Presentation of Summary Conclusions of the Evaluation of the Performance of Ben Martig, City Administrator, Pursuant to Minn. Stat. §13D.05, subd. 3.

Mayor Zweifel introduced the item reporting on the City Administrator's performance review from the May 4, 2026 special closed meeting. Mr. Martig did not request that such meeting be open to the public. As a result, the evaluation of Mr. Martig's performance took place in a closed meeting as provided under Minnesota Open Meeting Law.

Mayor Zweifel provided a summary of conclusions reached by the City Council from the May 4, 2026 evaluation: The performance review included an update from Administrator Martig on the progress of personal and professional growth and goals from the current review period in accordance with the City Council Policy 1.02 City Administrator Performance Review Policy. The City Council appreciates Mr. Martig's service and dedication to the City and looks forward to the full performance evaluation later this year.

11. [Res. 2026-049](#) Consideration of Resolution Accepting Tree Donation for City Parks and Street Rights-of-Way.

Public Works Director/City Engineer David Bennett reported that the City of Northfield has been offered a generous donation in the amount of \$125,000 to support the planting of trees throughout the community. This contribution is being made by Karl Reichert on behalf of the Loren Dean and Betty Ann Reichert Charitable Fund. The funds will be dedicated to the replacement of expired or declining trees, as well as the planting of new trees within the City's park system and along public street rights-of-way.

A motion was made by Council Member Holmes, seconded by Council Member Beumer, to approve Resolution No. 2026-049 Accepting Monetary Donation for Tree Planting in City Parks and Public Rights-of-Way. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

12. [Res. 2026-050](#) Resolution for Harvest Hills 2nd Addition Preliminary Plat.

Community Development Director Scott Wopata presented on the Harvest Hills 2nd Addition including what the proposed project includes, public input and engagement and approval criteria.

Public Works Director/City Engineer David Bennett addressed stormwater concerns along with traffic and pedestrian safety.

Wopata addressed zoning change and plat history.

Wopata and Bennett answered questions from the Council. City Attorney Chris Hood also answered questions from the Council.

Wopata continued presenting regarding the review of criteria for compliance with Land Development Code.

Wopata and Bennett answered additional questions from the Council.

Jason Hill addressed the Council regarding the Harvest Hills 2nd Addition Preliminary Plat asking for an Environmental Impact Statement (EIS) to be conducted.

Beth Dahle addressed the Council regarding delaying the approval of the Harvest Hills 2nd Addition Preliminary Plat for two weeks.

Bruce Hamilton addressed the Council regarding concerns of the volume of traffic with the addition of Harvest Hills 2nd Addition Preliminary Plat.

Arlys Kreis addressed the Council regarding concerns of the number of additional cars and traffic in conjunction with the Harvest Hills 2nd Addition.

City Attorney Chris Hood added information regarding the decision on the Preliminary Plat criteria. City Administrator Ben Martig also added information on the subject.

A motion was made by Council Member Beumer, seconded by Council Member Dahlen, to postpone Resolution No. 2026-050 Approving a Preliminary Plat for Harvest Hills 2nd Addition to the May 19, 2026 Council Meeting. The motion failed by the following vote:

Yes: 2 - C. Beumer, and C. Dahlen

No: 5 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, and Mayor Zweifel

Council continued discussion regarding the Harvest Hills Second Addition Preliminary Plat.

A motion was made by Council Member Peterson White, seconded by Council Member Holmes, to approve Resolution No. 2026-050 Approving a Preliminary Plat for Harvest Hills 2nd Addition. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

ADMINISTRATORS UPDATE

13. [26-230](#)

City Administrator's Update.

City Administrator Ben Martig provided a legislative update.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Beumer, to adjourn the meeting at 8:07 p.m. The motion carried by the following vote:

Yes: 7 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, C. Dahlen, and Mayor Zweifel

City of Northfield

*City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov*



Meeting Agenda

Tuesday, May 19, 2026

6:00 PM

Council Chambers

City Council

6:00 PM - CITY COUNCIL MEETING AGENDA

CALL TO ORDER

Mayor: Zweifel

Councilmembers: Beumer, Dahlen, Holmes, Ness, Peterson White, Sokup

OPEN PUBLIC COMMENT

Open Public Comment is intended to receive public comment on matters of City business and/or topics under the jurisdiction of the City Council. Individuals who would like to have a question addressed may write their question on the back of the comment card and an appropriate person will follow up with them at another time. If the topic relates to an item later in the agenda individuals may speak at this time if that is their preference. However, they will be unable to comment again later on the same agenda item.

Individuals who pre-registered may take one opportunity to address the Council for up to two (2) minutes. After all individuals on the sign-up list have spoken, other individuals may speak if time permits. Open Public Comment will conclude by 6:20 p.m.

APPROVAL OF AGENDA

PRESENTATIONS

1. [26-255](#) Recognition of service for our graduating Northfield High School Seniors and youth coming off Boards and Commissions.
2. [26-256](#) Friends of Downtown Northfield Annual Presentation

Attachments: [1 - Annual Report Friends of Downtown Northfield](#)
[2 - Main Street Policy \(8.05\)](#)
[3 - 2024 Downtown Stats Northfield](#)
[4 - 2025 Downtown Stats Northfield](#)

CONSENT AGENDA

The proposed consent agenda is included on the agenda and shown on the screens in the Council Chambers. The purpose of a consent agenda is to allow for routine motions, resolutions, ordinances, and items previously discussed with consensus made, to be passed with one motion. These items are still important and necessary considerations and full background memo and materials have been prepared and are publicly available on the website and in the Council Chambers. City Council Members have had the opportunity to ask questions for clarification of consent agenda items in advance of the meeting and have had the opportunity to request an item be moved to the regular agenda for further discussion.

3. [26-257](#) Consider Approval of May 4, 2026 City Council Closed Meeting Minutes.

Attachments: [1 - 05-04-2026 Closed Meeting Minutes](#)

4. [26-258](#) Consider Approval of May 5, 2026 City Council Meeting Minutes.

Attachments: [1 - 05-05-2026 Council Meeting Minutes](#)

5. [26-259](#) Consider Approval of May 12, 2026 City Council Work Session Minutes.
- Attachments:** [1 - 05-12-2026 Council Work Session Minutes](#)
6. [26-260](#) Consider Approving Disbursements totaling \$1,240,835.64
- Attachments:** [1 - Disbursements](#)
 [2 - Disbursements](#)
7. [Res. 2026-051](#) Consider Resolution Declaring June as Pride Month in the City of Northfield.
- Attachments:** [1 - 2026 Pride month resolution](#)
8. [26-261](#) Consider Approval of Mayoral Board and Commission Appointments.
- Attachments:** [1 - Jess Toft 12_12_2025_Redacted](#)
9. [26-262](#) Consider Approving Application for the MN Department of Commerce
 Microgrid at Community Lifeline Facilities Grant Program
- Attachments:** [1 - Application Submitted 101625](#)
10. [26-263](#) Consider Approving Application for the Minnesota Pollution Control Agency
 Climate Action Planning Grant Program
- Attachments:** [1 - FY26_LCA_Planning_Grants_Application](#)
11. [26-264](#) City Administrator Biannual Update Summary of Grants Report per the City
 Council Grants Policy.
- Attachments:** [1 - Grant List](#)
 [2 - 4.11 Grant Management Policy](#)
12. [26-265](#) Review and Approval of Amended 4.11 Grant Management Policy.
- Attachments:** [1 - Resolution 4.11 Grant Management Policy](#)
 [2 - 4.11 Grant Management Policy CLEAN](#)
 [3 - 4.11 Grant Management Policy REDLINE](#)
13. [Res. 2026-052](#) Consideration of a Resolution for the approval of the cannabis retail registration
 application for Black Bear Wellness MN LLC to operate a cannabis retailer
 business with an adult-use cannabis retailer endorsement at 680 Professional
 Drive.
- Attachments:** [1 - Res. Cannabis Retail Registration Black Bear Wellness](#)
 [2 - City Code Chapter 30 - Cannabis Retail Business Registration](#)
 [3 - Ord. 1083 Amending Chapter 30 - Cannabis Retail](#)

14. [26-266](#) Consideration of Authorization to Initiate a Request for Proposals (RFP) for the Wastewater Treatment Plant Pretreatment, Primary and Generator Project.

Attachments: [1 - 2026 WWTP Pretreatment, Primary and Generator RFP](#)

15. [Res. 2026-053](#) Consider Resolution Approving Plans and Spec and Ordering Advertisement for Bid for Northwest Area Water Tower Site.

Attachments: [1 - Resolution Approving Plans and Specs, Order Ad for Bid Water Tower Site Project](#)
[2 - Construction Plans; Grading, Water Main, Access Road hyperlink](#)
[2 - Project Page Hyperlink](#)

16. [Res. 2026-054](#) Consider Accepting Bids and Awarding Contract - TH 3 Streetlight Replacement Project Phase II.

Attachments: [1 - Resolution Accepting Bids and Awarding Contract.docx](#)
[2 - bid t2 - Bid Tab Northfield TH 3 Lighting Improvements Ph II.pdf](#)
[3 - Project Process STRT2026-A92 TH 3 Street Light Replacement Project Phase II.pdf](#)

PUBLIC HEARINGS AND RELATED ACTION

The public will have an opportunity to address the City Council on any public hearings. Individuals who pre-registered may take one opportunity to address the Council for up to two (2) minutes. After all individuals on the sign-up list have spoken, other individuals may speak. Persons must give their name and address and if representing a business must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record.

The intent of the public hearing is to receive information from the public. Individuals who would like to have a question addressed may write their question on the back of the comment card and an appropriate person will follow up with them at another time.

17. [26-267](#) Public hearing regarding the Development Program for the Master Development District and for the Tax Increment Financing (TIF) plan for the Harvest Hills TIF District

Attachments: [1 - TIF Policy](#)
[2 - Business Subsidy Policy](#)
[3 - Sustainable Building Policy](#)
[4 - TIF Plan Harvest Hills](#)
[5 - Presentation](#)

18. [Res. 2026-055](#) Consideration of a resolution modifying the Master Development District and the establishment of the Harvest Hills Tax Increment Financing District

Attachments: [1 - Northfield Harvest Hills TIF RESOLUTION APPROVING TIF PLAN \(PC Motion\)](#)

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

19. [26-268](#) Reports From the Mayor and Council Members.

Attachments: [1 - Council Update - NH+C Jefferson Road Clinic Update -](#)

REGULAR AGENDA

The public will have an opportunity to address the City Council on the following regular agenda items. Individuals who pre-registered may take one opportunity to address the Council for up to two (2) minutes. After all individuals on the sign-up list have spoken, other individuals may speak. Persons must give their name and address and if representing a business must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record.

The intent of the public comment is to receive information from the public. Individuals who would like to have a question addressed may write their question on the back of the comment card and an appropriate person will follow up with them at another time.

20. [Ord. 1093](#) Consideration of First Reading of Ordinance No. 1093 Amending Section 2-66 of City Code Relating to 2027 and 2028 Mayor and City Council Compensation.

Attachments: [1 - Ordinance 1093 Council Salaries](#)
[2 - Ordinance 1062 Council Salaries](#)
[3 - SUPPLEMENTAL 1 - 05-19-26 City Council Meeting Supplemental No. 1](#)

21. [26-269](#) 2026 Community Survey Report and Presentation

Attachments: [1 - Northfield Community Survey Presentation \(2026\)](#)
[2 - Northfield MN 2026 Survey_Report](#)
[3 - Northfield MN 2026 Survey_Maps](#)
[4 - Northfield MN 2026 Survey_Non-Random Data](#)
[5 - Northfield MN 2026 Survey_Q25 Comments](#)

ADMINISTRATORS UPDATE

22. [26-270](#) City Administrator's Update.

Attachments: [1 - Upcoming Council Agenda Items \(05-14-26\)](#)

ADJOURN

Note: The City Council may take a five minute break during the meeting. All regular City Council meetings end at 9:00 pm unless a simple (4/7) majority of the City Council vote to extend the time.

SPECIAL NEEDS: If you require special services to attend or participate in a public meeting, please call the City's Administration Office at (507) 645-3001 or e-mail Lynette Peterson, City Clerk, at lynette.peterson@northfieldmn.gov. TDD users can call (507) 645-3030. Please call at least 24 hours before the meeting, if possible.

Petition for an Environmental Assessment Worksheet(EAW) for the Harvest Hills 2nd Addition

Project

We, the undersigned, reside or own property in a Minnesota county where the proposed action will be undertaken or in one or more adjoining counties and request the preparation of an EAW for the Harvest Hills 2nd Addition project located in Rice County. By signing this petition, we support the information and material evidence in the attached petition and believe that, because of the nature or location of the proposed project there may be potential for significant environmental effects including, but not limited to:

reduced pedestrian safety due to increased motor traffic along roads that provide access to the proposed development. This is of particular concern as many of the pedestrians are children attending Northfield Middle School and Bridgewater Elementary School, and visiting four nearby city parks.

Statute requires the signatures of 100 individuals who reside or own property in a Minnesota county where the proposed action will be undertaken or in one or more adjoining counties. An adjoining county must share a border with the county in which the proposed project is meant to take place. Name and address must be legible.

	Name (must be legible)	Address (street address, city, state, and zip code)	County	Signature
1	Carol Marshall	2208 Greenfield Dr. W; Nfld., MN 55057	Rice	Carol Marshall
2	Julie Wanas	2210 Greenfield Dr W Northfield MN 55057	Rice	Julie Wanas
3	THOMAS WANAS	2210 GREENFIELD DR W NORTHFIELD, MN 55057	RICE	Thomas Wanas
4	Cynthia Green	2224 Greenfield Dr. Northfield, MN	Rice	Cynthia Green
5	MARVIN FARMER	2226 GREEFIELD DR W NORTHFIELD, MN 55057	RICE	Marvin Farmer
6	Barb Farmer	2226 Greenfield Dr W Northfield, MN 55057	Rice	Barb Farmer
7	John Bailey	2300 Greenfield Dr W. Northfield MN 55057	Rice	John Bailey
8	Cynthia Wingert	2304 Greenfield Dr W Northfield. MN 55057	Rice	Cynthia Wingert
9	Eileen Kelle	2300 Greenfield Dr. W. Northfield MN 55057	Rice	Eileen Kelle
10	Brenda Hachfeld	2217 Greenfield Dr. Northfield MN 55057	Rice	Brenda Hachfeld

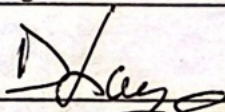
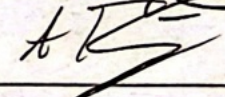
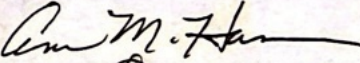
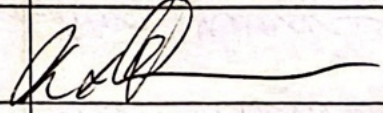
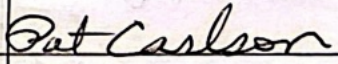
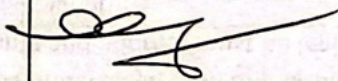

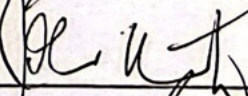
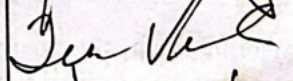
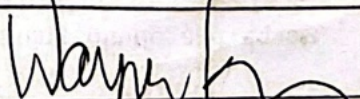
Petition for an Environmental Assessment Worksheet(EAW) for the Harvest Hills 2nd Addition

Project

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	Name (must be legible)	Address (street address, city, state, and zip code)	County	Signature
11	Dennis Lange	2303 Greenfield Drive E, Northfield, MN 55057	Rice	
12	Abigail Ring	2303 Greenfield Dr E, Northfield, MN 55057	Rice	
13	Ann Hanson	2229 Greenfield Dr E Northfield MN	Rice	
14	Bob Carlson	2213 Greenfield Dr E Northfield MN 55057	Rice	
15	Pat Carlson	2213 Greenfield Dr E Northfield MN 55057	Rice	
16	Justin Horz	2201 Greenfield Dr E Nfld 55057	Rice	
17	Betsy Bura (Bura)	2205 Greenfield Dr E 55057	Rice	
18	John Punnett	2202 Greenfield Dr W 55057	Rice	
19	Teresa Van Son	2200 Greenfield Dr W 55057	Rice	
20	Wayne Keller	2200 Greenfield Dr W Northfield, MN 55057	Rice	

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	Name (must be legible)	Address (street address, city, state, and zip code)	County	Signature
21	Nancy Finnilla	609 Hayes Dr. Northfield, MN 55057	Rice	Nancy Finnilla
22	Rory Ernst	2009 Johnson Ct Northfield, MN 55057	Rice	Rory Ernst
23	Joan Ernst	2009 Johnson Ct Northfield, MN 55057	Rice	Joan Ernst
24	MIKE STANLEY	2201 CARTER G. NORTHFIELD, MN	RICE	Mike Stanley
25	KEVIN DAHLE	2311 Meefield DR. E, Northfield, MN	Rice	Kevin Dahle
26	Robin Billct	1913 McKinley St Northfield	Rice	Robin Billct
27	JOAN TRUONG	1940 TYLER CT. Northfield, MN	Rice	Joan Truong
28	Wayne Eisenhuth	2109 Johnson St Northfield, MN	Rice	Wayne Eisenhuth
29	Wanda Eisenhuth	2109 Johnson St Northfield, MN	Rice	Wanda Eisenhuth
30	Phil Brockton KARL BROCKTON	1862 Kennedy Ct. Northfield, MN, 55057	Rice	Phil Brockton

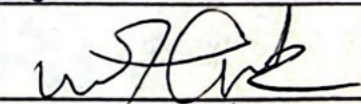
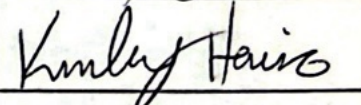
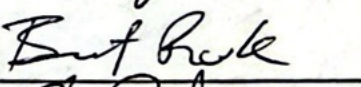
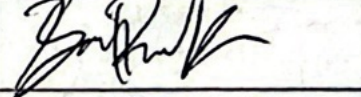
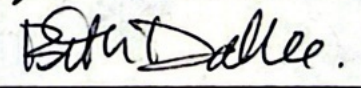
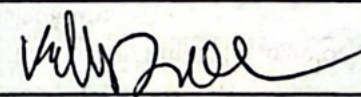
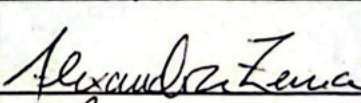

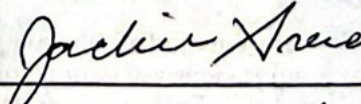
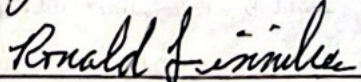
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31	William Zemanek	2017 Johnson Ct, Northfield, MN 55057	Rice	
32	Kimberly Harris	2012 Johnson Ct., Northfield, MN 55057	Rice	
33	Brent Bank	2206 Greenfield Dr E, Northfield, MN 55057	Rice	
34	Hyan Bank	2206 Greenfield Dr E, Northfield, MN 55057	Rice	
35	Beth Dahle	2311 Greenfield Dr. E. Northfield, MN 55057	Rice	
36	Kaliska Dahle	2311 Greenfield Dr. E Northfield MN	Rice	
37	Alexandra Zemanek	2017 Johnson Ct. Northfield MN	Rice	
38	Adam Arends	617 Hayes Dr. Northfield, MN	Rice	
39	Jackie Arends	617 Hayes Dr. Northfield MN	Rice	
40	Ronald Finnila	609 Hayes Drive Northfield MN	Rice	

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41	Kim Knierm	2827 Oaklawn Dr. Northfield, MN 55057	Rice	Kim Knierm
42	Rob Alaimo	10106 FIRST TIMBERLAKE DR Northfield, MN 55057	Rice	Rob Alaimo
43	SASOHLARSON	2116 TAYLOR CT. Northfield, MN 55057	RICE	Susan Larson
44	Sam Nienann	1603 Munroe Ct Northfield, MN 55057	Rice	Sam Nienann
45	Chris Julior	14063 Echo ave, Faribault, MN	Rice	Chris Julior
46	Wade Armstrong	1949 Roosevelt Dr. Northfield MN	Rice	Wade Armstrong
47	Jim Sharrow	1920 TYLER COURT NORTHFIELD MN 55057	Rice	James Sharrow
48	Sue Sharrow	1920 Tyler Ct Northfield MN 55057	Rice	Susan Sharrow
49	Berit ANDerson	2004 Johnson Ct Northfield, MN 55057	Rice	Berit Anderson
50	Rachel Ecker	1932 tyler ct Northfield, MN	Rice	Rachel Ecker

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51	Wendy Ecker	1932 Tyler Ct Northfield MN	Rice	Wendy Ecker
52	Lillian Ecker	1932 Tyler Ct Northfield MN	Rice	Lillian Ecker
53	Von Ecker	1932 Tyler Ct Northfield MN	Rice	Von Ecker
54	Evelyn Ecker	1932 Tyler Ct Northfield MN	Rice	Evelyn Ecker
55	Evelyn Kolling	2004 Johnson Ct Northfield MN	Rice	Evelyn Kolling
56	Krissa Anderson	2004 Johnson Ct. Northfield, MN	Rice	Krissa Anderson
57	MAX	2012 Johnson Ct. Northfield, MN 55057	Rice	MAX
58	Iman Martinez	2008 Johnson Ct, Northfield MN 55057	Rice	Iman Martinez
59	Amber Anderson	2008 Johnson Ct, Northfield MN 55057	Rice	Amber Anderson
60	Lars Anderson	2004 Johnson Ct. Northfield, MN 55057	Rice	Lars Anderson

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61	Paul Drennan	2211 Greenfield Dr N Northfield, MN 55057	Rice	[Signature]
62	Greenlee Dahle	2311 Greenfield Dr E Northfield, MN 55057	Rice	[Signature]
63	Griffith Dahle	2311 Greenfield Dr E Northfield, MN 55057	Rice	[Signature]
64	Trevor Langland	1903 Adams Ct Northfield, MN 55057	Rice	[Signature]
65	Amanda Voracek	1921 Adams Ct Northfield, MN 55057	Rice	[Signature]
66	Erick Mullenmeister	2002 2002 Grant Dr Northfield, MN 55057	Rice	[Signature]
67	Marissa Cyren	2002 Grant Dr Northfield, MN 55057	Rice	[Signature]
68	Jennifer Wingate	2205 CARTER CT NORTHFIELD MN 55057	RICE	[Signature]
69	Lauree Bach	2116 Park Pointe Dr Northfield, MN 55057	Rice	[Signature]
70	Steven Wingate	2205 Carter Court Northfield MN 55057	Rice	[Signature]

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71	Lanlon Wingate	2205 Carter Ct. Northfield MN 5700 6	Rice	
72	RD 1	2205 CARTER CT NORTHFIELD MN	RICE	[Signature]
73	Becky Gates	2200 Carter Ct Northfield ⁵⁵⁰⁵⁷ minn	RICE	
74	Anne Townsend	2201 Carter Ct, Northfield MN ⁵⁵⁰⁵⁷	RICE	
75	Sandra Beumer	2204 Carter Ct Northfield ^{MN} 55057	Rice	
76	Ronald Beumer	2204 Carter Ct Northfield ^{MN} 55057	Rice	
77	Doris Enaksoo	2119 Park Pointe Dr Northfield ^{MN}	Rice	
78	Eileen M. Kahn	2112 Park Pt Dr Northfield ⁵⁵⁰⁵⁷ MN 55057	Rice	
79	Ed T. Kahn	2112 PARK POINTE DR NORTHFIELD	RICE	[Signature]
80	Dave Wager	1913 McKinley Drive - Northfield ^{MN 55057}	Rice	

106

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81	Nolan Perry Arnold	2034 Taylor Court Northfield, MN 55057	RICE	
82	Lein Beytore	2104 Taylor Ct Northfield, MN 55057	RICE	
83	Erin Zimmerman	2128 Taylor Ct. Northfield Northfield, MN 55057	RICE	
84	Joshua Zimmerman	2128 Taylor Ct Northfield Northfield, MN 55057	Rice	
85	Martin Anderson	2004 Johnson Ct Northfield, MN	RICE	
86	JOE REZAK	1817 ROOSEVELT DR NFIELD 55057	RICE	
87	Amanda Schaner-Martinez	2008 Johnson Ct Northfield, MN 55057	Rice	
88	TIM SEITZ	709 Carter Dr. Northfield MN 55057	Rice	
89	Hannah Lohre Seitz	709 Carter Dr. Northfield, MN 55057	Rice	Hannah Lohre Seitz
90	James Lohre Seitz	709 Carter Dr. Northfield, MN 55057	Rice	James Lohre Seitz

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91	Ben L.S.	909 709 Center St Northfield MN 55057	Rice	Benjamin Lore Seitz
92	Louis Cary	700 Pointe Lane NF 55057	Rice	Louis Cary
93	Jean Novotny	1805 Buchanan Ct Nfld. 55057	Rice	Jean Novotny
94	Paul Posteman	500 Hayes Dr Wfld 55057	Rice	Paul Posteman
95	Mary Schmitz	505 Hayes Dr Nfld 55057	Rice	Mary Schmitz
96	Al Mowal	517 Hayes Drive, Northfield 55057	Rice	Al Mowal
97	Essie Schmetz	505 Hayes Dr Nfld. MN 55057	Rice	Essie Schmetz
98	Renee Carlson	505 Hayes Dr. Northfield MN 55057	Rice	Renee Carlson
99	Dennis Will	513 Hayes Dr. Northfield MN 55057	Rice	Dennis Will
100	Keith Nohara	600 Hayes Dr Northfield MN	Rice	Keith Nohara

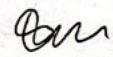

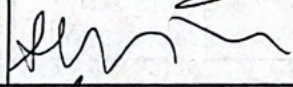
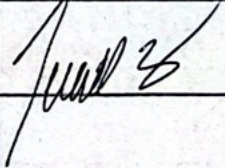
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101 02	Ben martinez	2008 Johnson Ct Northfield, MN 55057	Rice county	
102 02	Christian Higgins	2100 Taylor Ct. Northfield, MN 55057	Rice	
103 03	Abby Higgins	2100 Taylor Ct Northfield, MN 55057	Rice	
104 04	Terry Herbis	2108 Taylor Ct Northfield, MN 55057	Rice	
105 05				
106 06				
107 07				
108 08				
109 09				
110 10				

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171	Naomi Nshara	600 Hayes Dr Northfield ^{mn} 55057	Rice	Naomi Nshara
172	Marcia Bisei	1706 McKinley Drive Nfld MN 55057	Rice	Marcia Bisei
173	Jesuthill	²⁰⁰⁰ Johnson Ct Northfield MN 55057	Rice	J. Hill
174	Katherine Bayon-Hill	2000 Johnson Ct Northfield MN 55057	Rice	Katherine Hill
175				
176				
177				
178				
179				
180				