

Northfield Post Office Redevelopment Process

All timelines and costs are approximate and tentative and based on information available at this time.

Project Schedule	2024												2025				2026				2027				2028				2029			
	J	F	M	A	M	J	J	A	S	O	N	D	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Events																																
Comprehensive Plan Update				Dr	aft	->					Fin	al>																				
Local (and Federal) Elections																																
Other																																
Public and Elected Engagement																																
News/Updates to Public																																
Community Engagement				<<- This section to be developed with city input - >>																												
Elected Official Engagement																																
Public Hearings/Council or EDA Votes																																
OPTION 1: No intervention																																
Likely outcome without city intervention																																
OPTION 2: Facilitation without site acquisition																																
Riverfront Enhancement Action Plan																																
Downtown Parking																																
Municipal Liquor Store Relocation																																
Potential Private Development																																
Other downtown interventions																																
OPTION 3: City acquisition (site swap)																																
Replacement Site(s)																																
Confirm site for relocated USPS																																
Assessment of cost/timeline/fit				\$																												
USPS Prelim Approval of Swap Site								\$																								
USPS Due Diligence on Swap Site									Prelim											Final												
USPS Final Approval of Replacement Site																																
Design (USPS Reviews at 30%, 70%, and 100%)													\$	\$	\$	\$																
Site subdivision																\$																
Construction																	\$	\$	\$	\$	\$	\$										
Simultaneous Closing on Replacement Site																																
Relocation of Post Office Services																									\$	\$						
Historic Post Office Site Acquisition																																
Letter of Intent (Requires \$25,000 Initiation Fee)								\$																								
First Meeting with USPS																																
Negotiate Purchase Agreement																\$																
City Due Diligence on Post Office Site																	\$	\$														
Section 106 Compliance Review																																
City takes possession of Post Office Site																																
Post Office Site Redevelopment																																
Developer Outreach																																
Site planning and assembly																					\$	\$										
Site abatement and infrastructure																									\$	\$	\$	\$				
Sale to private owner																																
Total \$\$\$ (ROM) for Option 3: \$2 - \$3 million				\$			\$	\$	\$				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$