

NORTHFIELD HOUSING AND REDEVELOPMENT AUTHORITY
RESOLUTION 2023-_____

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

WHEREAS, the Northfield Housing and Redevelopment Authority (“HRA” or “Buyer”) desires to purchase certain real property located at 308 Cherry Street in the City of Northfield, Rice County, Minnesota (PID No.: 22.36.4.26.005), legally described on Exhibit A, which is attached hereto and incorporated herein by reference, referred to herein as the “Property”; and

WHEREAS, the owner/seller of the Property, Michael R. Fehner and Jeannie Su, referred to herein as the “Seller”, is willing to sell the Property to the HRA for the purchase price of Three Hundred Fifty Thousand and No/100ths Dollars (\$350,000.00); and

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

WHEREAS, if any transaction approval as provided in the purchase agreement is not obtained by the closing date stated in the purchase agreement, the purchase agreement shall then be null and void, without further obligation by either party; and

WHEREAS, Minnesota Statutes, Section 462.356, subdivision 2 states that no publicly owned interest in real property within a city shall be acquired or disposed of until after the planning commission has reviewed the proposed acquisition or disposal and reported in writing to the governing body its findings as to the compliance of the proposed acquisition or disposal with the comprehensive plan; and

WHEREAS, the same statute further states, however, that the governing body may, by resolution adopted by two-thirds vote, dispense with the requirements of this subdivision when in its judgment it finds that the acquisition or disposal of real property has no relationship to the comprehensive plan.

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

1. The Board of Commissioners hereby finds that the proposed acquisition of the Property by the HRA has no relationship to the City of Northfield’s Comprehensive Plan, and therefore review of the proposed acquisition by the Northfield Planning Commission is not required under Minn. Stat. § 462.356, Subd. 2, and is hereby dispensed with as allowed by that statute.

2. The Board of Commissioners hereby approves the attached purchase agreement and authorizes and directs the Chair and Secretary to: (a) execute the purchase agreement substantially in the form hereby approved and allowing any necessary minor or technical changes as approved by the City Attorney; (b) execute such other documentation as necessary to close on the purchase of the Property by the HRA; and (c) record the warranty deed executed by the Seller and such other documentation as necessary with the Office of the Rice County Recorder.

PASSED by the Board of Commissioners of the Housing and Redevelopment Authority of the City of Northfield on this ___ day of _____, 2023.

Brent Nystrom
Chair

Jayne Hager Dee
Secretary

VOTE: ___ NYSTROM ___ CROW ___ GERDES ___ HAGER DEE
 ___ THOMAS ___ ZUCCOLOTTO

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PID No.: 22.36.4.26.005

Legal Description:

ALL OF LOT 8, AND THE SOUTH 1 FOOT OF LOT 9 IN NELSON ADDITION TO THE CITY OF NORTHFIELD, RICE COUNTY, STATE OF MINNESOTA, ACCORDING TO THE RECORDED PLAT THEREOF,

AND ALSO

LOT 7 OF THE NELSON ADDITION TO THE CITY OF NORTHFIELD, RICE COUNTY, STATE OF MINNESOTA, ACCORDING TO THE RECORDED PLAT THEREOF,

AND ALSO

ALL THAT PART OF LOT 6 IN THE STATE SUBDIVISION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 36, TOWNSHIP 112 NORTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF NORTHFIELD, RICE COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT A POINT 298 FEET DUE NORTH OF THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WEST 245 FEET; THENCE SOUTH 133 FEET; THENCE EAST 47 FEET; THENCE NORTH 133 FEET,

SAID PARCEL BEING ALSO DESCRIBED AS

THE WEST 47 FEET OF THE FOLLOWING: BEGINNING AT A POINT 298 FEET DUE NORTH OF THE SOUTHEAST CORNER OF SAID LOT SIX (6); THENCE WEST 245 FEET; THENCE SOUTH 133 FEET; THENCE EAST 245 FEET; THENCE NORTH 133 FEET TO THE PLACE OF BEGINNING,

AND ALSO

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 IN NELSON ADDITION TO THE CITY OF NORTHFIELD; THENCE EASTERLY ON AN EXTENSION OF THE SOUTH LINE OF SAID NELSON ADDITION TO THE CITY OF NORTHFIELD A DISTANCE OF 47 FEET; THENCE NORTHERLY A DISTANCE OF 134 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 8 OF NELSON ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 8, 47 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 7 OF NELSON ADDITION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 7 TO THE POINT OF BEGINNING; ALL IN LOT 6 IN THE STATE SUBDIVISION OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 36, TOWNSHIP 112, RANGE 20, IN NORTHFIELD, RICE COUNTY, MINNESOTA.

EXHIBIT B

PURCHASE AGREEMENT