

City of Northfield

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



Meeting Agenda

Monday, August 3, 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. [26-407](#) Quarterly Police Report, Quarter 2, 2026

Attachments: [1 - 2026 - Q2 Stats Power Point](#)

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.

2. [26-408](#) Consider Approval of July 21, 2026 City Council Meeting Minutes.

Attachments: [1 - 07-21-26 City Council Meeting Minutes](#)

3. [26-409](#) Consider Approving Disbursements totaling \$3,682,964.71

Attachments: [1 - Disbursements](#)
[2 - Disbursements](#)

4. [Res. 2026-078](#) Consider Resolution Amending Adopted Schedule for City Council Meetings.

Attachments: [1 - Resolution Amending Council Dates](#)
[2 - 2026 Council Meeting Schedule](#)

5. [26-410](#) Consider a motion approving the lower-potency hemp edible retailer application for Holiday Stationstores LLC, dba Circle K #2746060, 100 Water Street South.
- Attachments:** [1 - City Code Chapter 30, Article III., Division 3 - Lower Potency Hemp Retailer Regis](#)
6. [Res. 2026-079](#) Consider Resolution Accepting Public Improvements and Approving Final Payment for the 2024 College Street and Water Street Areas Reconstruction Project (STRT2024-A77).
- Attachments:** [1 - Resolution - Accept Improvements and Approve Final Payment](#)
 [2 - Final Pay Request](#)
 [3 - Certificate of Final Acceptance](#)
7. [Res. 2026-080](#) Consider Resolution Approving MnDOT Railroad Crossing Signal Agreement for the Railroad Crossing Gate Improvements at Second Street, Third Street and St. Olaf Avenue.
- Attachments:** [1 - Resolution MnDOT Crossing Agreement](#)
 [2 - 1049303 AGR CITY OF NORTHFIELD](#)
 [3 - Quiet Zone Background Information](#)
8. [Ord. 1094](#) Consider Second Reading of Ordinance 1094 Vacating a Drainage and Utility Easement within 2420 Bridgewater Ln.
- Attachments:** [1 - Ordinance 1094](#)
9. [26-411](#) Consideration of Summary Publication of Ordinance 1094 Related to the Vacation of the Drainage & Utility Easement within 2420 Bridgewater Ln.
- Attachments:** [1 - Summary Publication Notice](#)
10. [Res. 2026-081](#) Consider Joint Resolution Requesting Concurrent Detachment from the City of Northfield and Annexation to the City of Dundas of Certain Land Pursuant to Minnesota Statutes Section 414.061.
- Attachments:** [1 - Resolution](#)
11. [26-412](#) Consider approval of Storm Water Maintenance Agreement with the City of Dundas related to Dundas Commons Development.
- Attachments:** [1 - 20260728 103912](#)
12. [Ord. 1096](#) Consider Second Reading of Ordinance 1096 Vacating Drainage and Utility Easements within 504 & 508 Ivanhoe Ave.
- Attachments:** [1 - Ord. No. 1096](#)
 [2 - Exhibit B Survey Depiction](#)

13. [26-413](#) Consideration of Summary Publication of Ordinance 1096 Related to the Vacation of the Utility Easements within 504 and 508 Ivanhoe Avenue.

Attachments: [1 - Summary Publication Notice](#)

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

14. [26-414](#) Reports From the Mayor and Council Members.

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.

15. [26-415](#) Consider a motion of support for staff to amend the 2024 Archer Redevelopment TIF agreement to reflect the proposed and revised 2026 redevelopment project by Manawa, LLC.

Attachments: [1 - Archer TIF Plan 2024](#)
 [2 - Archer TIF Agreement 2024](#)
 [3 - Archer 2026 Renderings](#)
 [4 - Archer 2026 30% drawings](#)
 [5 - Presentation](#)
 [6 - POST MTG - Archer City Council August 2026 Developer Presentation](#)

16. [26-416](#) Consider Approval of Residential Curbside Compost/Organic Recycling Program Direction.

Attachments: [1 - Composting Presentation](#)

17. [Res. 2026-082](#) Consideration of Resolution Ordering Preparation of Feasibility Report for the 2027 Reclamation Project.

Attachments: [1 - Res Order Feasibility Report](#)
 [2 - Project Process](#)
 [3 - 2027 Reclamation Location Map](#)
 [4 - 2027 Reclamation Presentation](#)

ADMINISTRATORS UPDATE

18. [26-417](#) City Administrator's Update.

Attachments: [1 - Upcoming Council Agenda Items \(07-29-26\)](#)

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.



Legislation Text

File #: 26-407, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: Jeff Schroepfer, Police Chief

Subject:
Quarterly Police Report, Quarter 2, 2026

Action Requested:

The Northfield City Council will receive the quarterly report from the Police Chief on public safety activity in Northfield during the second quarter of 2026.

Summary Report:

The Police Chief will present the quarterly report for Quarter 2, 2026, which covers the time period of April 1, 2026 to June 30, 2026. The attachments included in this item show the calls for service in Group A crimes (more serious) and Group B crimes (less serious) as classified by the FBI NIBRS crime index.

National Incident Based Reporting System (NIBRS). National Incident-Based Reporting System is an incident-based reporting system used by law enforcement agencies in the United States for collecting and reporting data on crimes. Local, state and federal agencies generate NIBRS data from their records management systems and report this information to the FBI.

The intent of this report is to give a quarterly update to the City Council on public safety statistics and information as well as news of events and happenings involving your police department. A brief presentation will be given along with a copy of the presentation in the council agenda materials.

This information will assist the Police Department in meeting the goals of transparency in the work the officers do and the types of calls for service that occur in the city.

The Police Chief strongly believes an informed community is a safer community and this information allows for community members to make informed decisions on their personal safety.

Alternative Options:

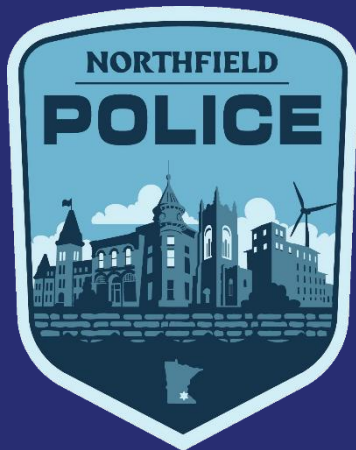
N/A

Financial Impacts:

N/A

Tentative Timelines:

Ongoing Quarterly Reports



Northfield Police Department

2026 – 2nd Quarter Statistics

Overview

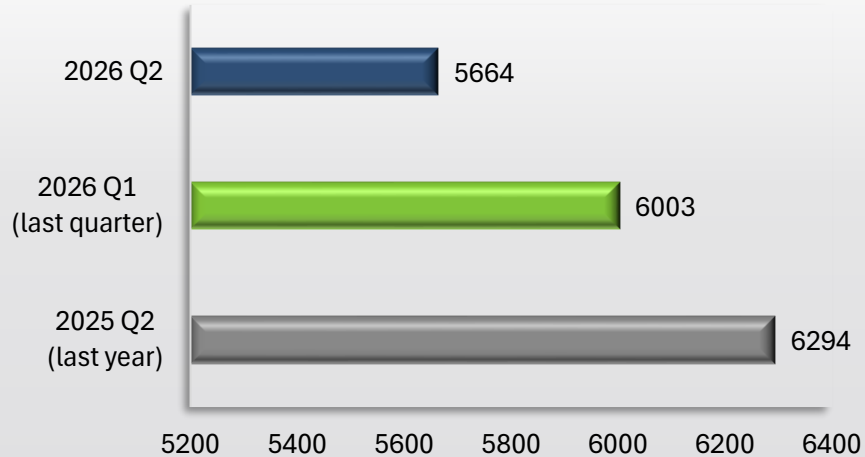
- Calls for Service
- Group A Crimes
- Group B Crimes
- Noteworthy Events



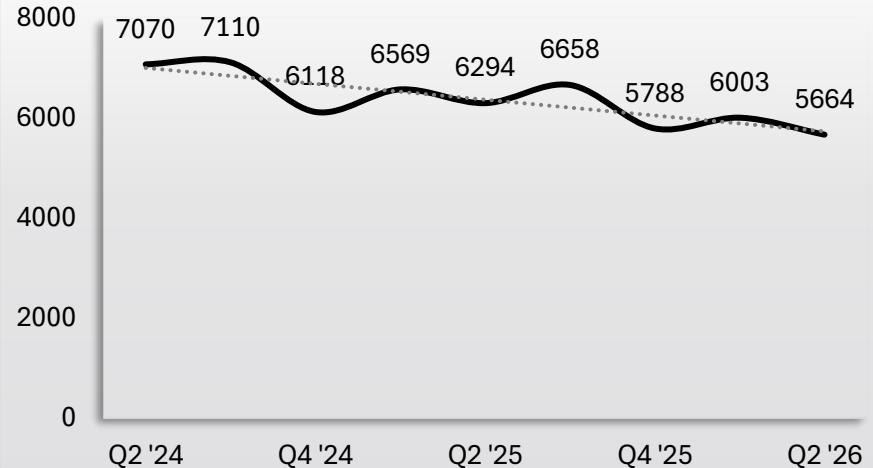
CFS – 2026 Q2



Calls For Service



CFS



Group A Crimes

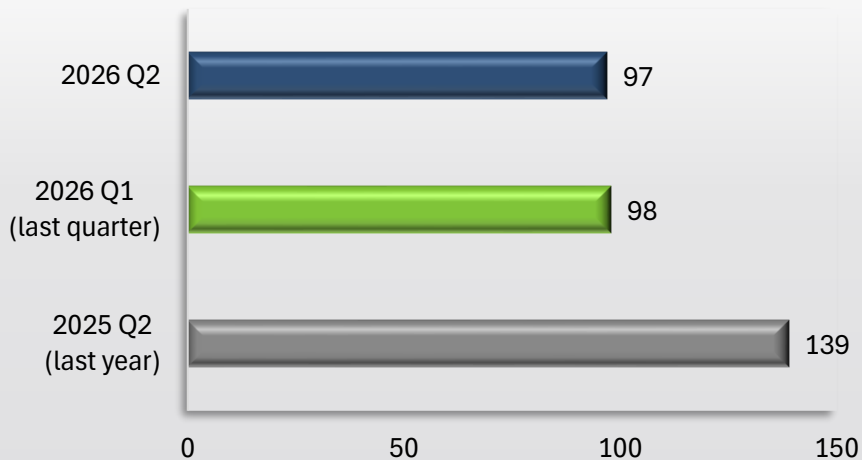


- Animal Cruelty
- Arson
- Assaults
- Bribery
- Burglary / Breaking & Entering
- Counterfeiting / Forgery
- Property Damage
- Drug / Narcotic Offenses
- Embezzlement
- Extortion / Blackmail
- Frauds
- Gambling Offenses
- Homicides
- Human Trafficking
- Kidnapping / Abduction
- Larceny / Theft
- Motor Vehicle Theft
- Pornography / Obscene Material
- Prostitution Offenses
- Robbery
- Sex Offenses
- Stolen Property Offenses
- Weapon Law Violations

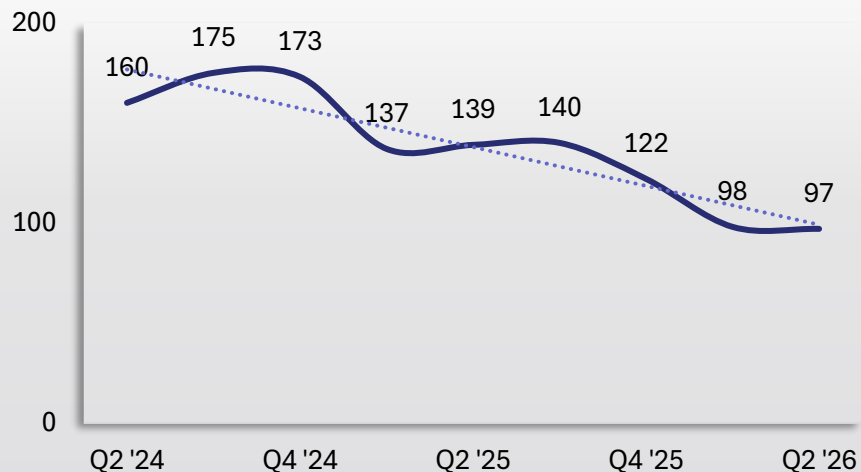
Group A Crime – 2026 Q2



Group A Crimes



Group A Crimes



Group B Crimes

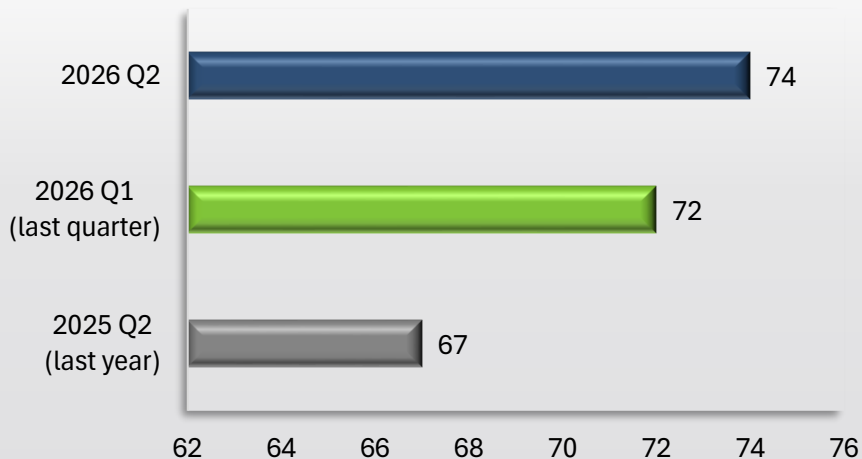


- Bad Checks
- Curfew / Loitering / Vagrancy
- Disorderly Conduct
- DWI
- Drunkenness
- Family Offenses (nonviolent)
- Liquor Law Violations
- Peeping Tom
- Trespass
- All Other Offenses

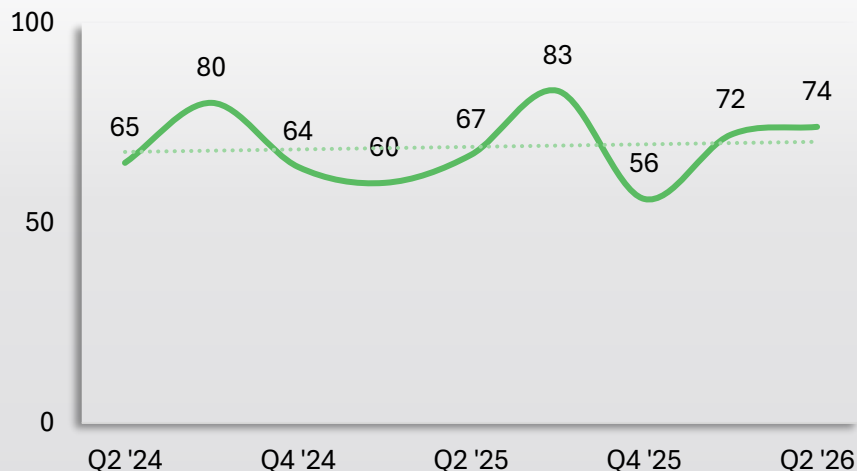
Group B Crime – 2026 Q2



Group B Crimes



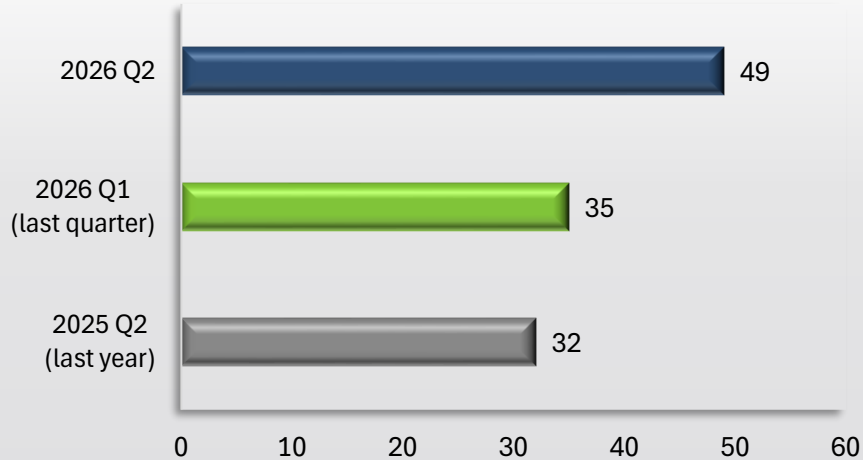
Group B Crimes



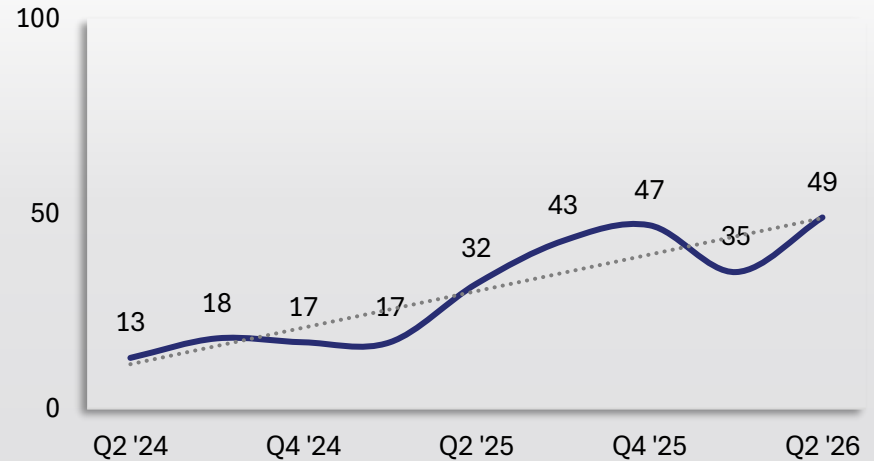
Mental Health Calls



Mental Health Calls



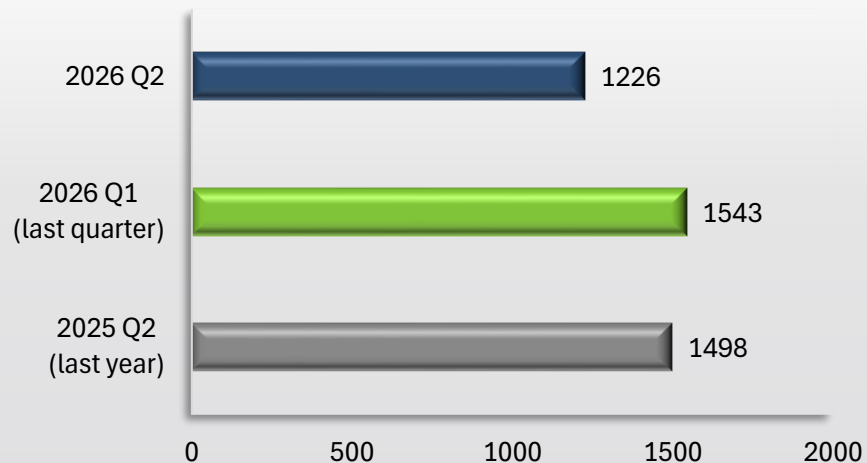
Mental Health Calls



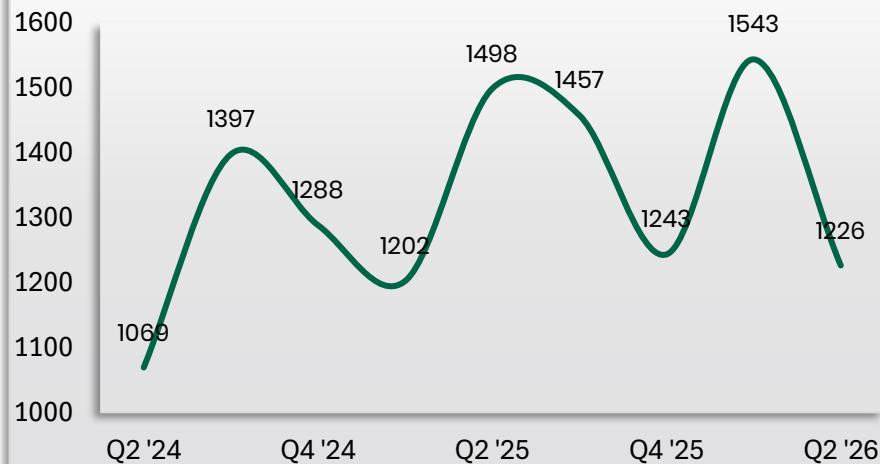
Traffic Stops



Traffic Stops



Traffic Stops



Noteworthy – April 15th

What does the fox say!?



Officers Bravo & Vaale rescued an orphaned fox kit. After some VIP treatment, the kit was taken to Save a Fox Rescue on Millersburg Blvd.



Noteworthy – April 23rd

Medical Training



Officer Haas and Officer Sladek received hands-on training through our partnership with Northfield Hospital & Clinics EMS.

Noteworthy – May 28th Retirement



Officer Steve Klostermeier retired after 22 years with the Northfield Police Department.

Congratulations!

Noteworthy – June 3rd

Bucket Toss Champs



**Congrats to our first-ever Softball
Bucket Toss Champions,
Brady Fahning and Steven Fisher!**

NORTHFIELD

POLICE DEPARTMENT





Legislation Text

File #: 26-408, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: Lynette Peterson, City Clerk

Consider Approval of July 21, 2026 City Council Meeting Minutes.

Action Requested:

The City Council is asked to consider approval of the July 21, 2026 City Council Meeting Minutes.

Summary Report:

N/A

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A



City of Northfield

City Hall
801 Washington Street
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Meeting Minutes - Final City Council

Tuesday, July 21, 2026

6:00 PM

Council Chambers

6:00 PM - CITY COUNCIL MEETING AGENDA

CALL TO ORDER

Mayor Zweifel called the meeting to order at 6:02 p.m.

Present: 5 - Council Member Brad Ness, Council Member Davin Sokup, Council Member Chad Beumer, Council Member Peter Dahlen, and Mayor Erica Zweifel

Absent: 2 - Council Member Kathleen Holmes, and Council Member Jessica Peterson White

Council Member Sokup appeared remote via interactive technology.

Also Present: City Administrator Ben Martig, WSB Planning Consultant Lori Johnson, Community Development Director Scott Wopata, Public Works Director/City Engineer David Bennett, Police Chief Jeff Schroepfer, Finance Director Brenda Angelstad and City Clerk Lynette Peterson.

OPEN PUBLIC COMMENT

None.

APPROVAL OF AGENDA

Mayor Zweifel noted Supplemental Agenda Background Memo No. 1.

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

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

PRESENTATIONS

1. [26-391](#)

Age Friendly Northfield (AFN) Mid-Year Presentation.

Galen Malecha and CC Linstroth, Chair and Vice Chair of Age Friendly Northfield, presented the mid-year report highlighting events, programs and workshops Age Friendly sponsors in the community impacting the quality of life for all generations and ages.

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: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

2. [26-392](#) Consider Approval of July 7, 2026 City Council Meeting Minutes.
3. [26-393](#) Consider Approval of July 14, 2026 City Council Special Meeting Minutes.
4. [26-394](#) Consider Approval of July 14, 2026 City Council Work Session Minutes.
5. [26-395](#) Consider Approving Disbursements totaling \$2,679,978.64
6. [Res. 2026-072](#) Consider Resolution Proclaiming July 30th through August 2nd, 2026 as “Vintage Band Festival Week” in Northfield, Minnesota.
7. [26-396](#) Consider Approval of a Temporary Liquor License for The Meetinghouse LLC dba Chapel Brewing for September 17, 2026 for the Friends of Downtown Northfield Third Thursday Event.

PUBLIC HEARINGS AND RELATED ACTION

8. [26-397](#) Public Hearing for Ordinance 1096 Vacating Drainage and Utility Easements within 504 & 508 Ivanhoe Avenue.

Mayor Zweifel declared the public hearing open at 6:17 p.m. Community Development Director Scott Wopata introduced Lori Johnson from WSB who presented regarding the vacation of the easements for 504 and 508 Ivanhoe Avenue.

Applicant Julia Albertson addressed the Council regarding the proposed combination of the two lots and the reasons for the request.

Public Works Director/City Engineer David Bennett clarified the purpose of the utility easement and confirmed that staff is comfortable with the proposed drainage of the lots.

A motion was made by Council Member Ness, seconded by Council Member Beumer, to close the Public Hearing at 6:25 p.m. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

9. [Ord. 1096](#) Consider First Reading of Ordinance 1096 Vacating Drainage and Utility Easements within 504 & 508 Ivanhoe Ave.

A motion was made by Council Member Dahlen, seconded by Council Member Beumer, to approve the first reading of Ordinance No. 1096 Vacating Drainage and Utility Easement within 504 and 508 Ivanhoe Avenue. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

10. [Res. 2026-073](#) Consideration of a Minor Subdivision combining 504 & 508 Ivanhoe Ave.

Mayor Zweifel noted that issues related to combining lots should be addressed during the

upcoming updates to the zoning code.

A motion was made by Council Member Ness, seconded by Council Member Beumer, to approve Resolution No. 2026-073 Approval of a Minor Subdivision/Lot Consolidation Combining Lots 2 & 3, Block 1, Roberts Woods. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

REPORTS FROM THE MAYOR AND COUNCILMEMBERS

11. [26-398](#)

Reports From the Mayor and Council Members.

Councilor Ness - State of the City of Dundas Meeting; 911 Board Meeting.

Councilor Beumer - No Report.

Councilor Dahlen - No Report.

Mayor Zweifel - Transportation Advisory Committee Meeting; Planning Commission Meeting online.

Councilor Sokup - No Report.

REGULAR AGENDA

12. [Res. 2026-074](#)

Consider Resolution Providing for the Issuance and Sale of \$3,350,000 General Obligation Street Reconstruction Bonds, Series 2026B.

Nick Anhut, Senior Financial Advisor with Ehlers and Associates, presented on the sale of \$3,350,000 General Obligation Street Reconstruction Bonds, Series 2026B. The bond sale includes \$3,350,000 General Obligation Street Reconstruction Bonds to fund portions of the 2026 Mill and Overlay, Spring Street and Freemouw projects. Anhut stated Standard and Poors affirmed the City's "AA" credit rating. The City received six bids with the low bidder being TD Financial Products LLC at 3.6769%. Anhut indicated an updated resolution was presented to the Council with the amount reduced to \$3,085,000 with a true interest cost of 3.6963%.

A motion was made by Council Member Beumer, seconded by Council Member Ness, to approve the Resolution No. 2026-074 Awarding the Sale of General Obligation Street Reconstruction Bonds, Series 2026B, in the Original Aggregate Principal Amount of \$3,085,000; Fixing their Form and Specifications; Directing their Execution and Delivery; and Providing for their Payment . The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

13. [26-399](#)

Discuss Proposed Traffic and Pedestrian Safety Improvements on Fillmore St., Hayes Dr., & Carter Dr.

Public Works Director/City Engineer David Bennett introduced the item and provided an overview of existing and proposed safety improvements for Fillmore Street, Hayes Drive, and Carter Drive. He explained that staff had evaluated traffic and pedestrian safety in the area in response to concerns raised during the review of the proposed Harvest Hill Second Addition development. Council Member Beumer provided additional context regarding the photographs he submitted of the area.

Bennett responded to questions from the Council.

The Council discussed the proposed improvements and provided feedback to staff.

14. [26-400](#)

Discuss City Wide Local Speed Limit Study

Public Works Director/City Engineer David Bennett introduced the item and Chloe Christensen and Brian Nemeth of Bolton & Menk. Bennett provided background on the City Speed Limit Study, after which Christensen presented an overview of the study, including the methodology, public engagement process, findings, and recommendations. Nemeth provided additional information regarding the study.

Christensen and Nemeth responded to questions from the Council. Bennett and City Administrator Ben Martig provided additional information and clarification. The Council discussed the study and provided feedback.

Recess

Council recessed at 7:41 p.m. Council meeting resumed at 7:46 p.m.

15. [Res. 2026-075](#)

Consideration of a Resolution Approving a Final Plat for Harvest Hills Second Addition.

Community Development Director Scott Wopata introduced the item and provided an overview of the Final Plat, Development Agreement, and Tax Increment Financing (TIF) Assistance Agreement for Harvest Hills Second Addition.

Public Works Director/City Engineer David Bennett provided additional information regarding stormwater considerations. Wopata also reviewed the criteria for approval of the final plat.

Wopata and Bennett responded to questions from the Council.

Troy Schrom, the developer, addressed the Council, responded to questions, and expressed appreciation for City staff's transparency and expertise throughout the development review process.

Council Members expressed appreciation to City staff and the developer for their work on the project.

A motion was made by Council Member Beumer, seconded by Council Member Ness, to approve Resolution No. 2026-075 Approving a Final Plat for Harvest Hills Second Addition. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

16. [Res. 2026-076](#)

Consideration of the Development Agreement Resolution for Harvest Hills Second Addition.

A motion was made by Council Member Beumer, seconded by Mayor Zweifel, to approve Resolution No. 2026-076 Approving the Development Agreement between the City of Northfield and Schrom Construction, Inc. Related to Harvest Hills Second Additional Final Plat. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

17. [Res. 2026-077](#)

Consideration of a Resolution Approving Tax Increment Financing (TIF)

Assistance Agreement for Harvest Hills Second Addition.

The Council commented on the benefits of TIF to bring developments to Northfield.

A motion was made by Council Member Beumer, seconded by Council Member Ness, to approve Resolution No. 2026-077 Authorizing the Execution of a TIF Assistance Agreement (Harvest Hills Townhomes Project). The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel

ADMINISTRATORS UPDATE

18. [26-401](#)

City Administrator's Update.

City Administrator Ben Martig updated the Council on upcoming City events including the budget town hall and League of MN Cities policy committee meetings.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Beumer, to adjourn the meeting at 8:15 p.m. The motion carried by the following vote:

Yes: 5 - C. Ness, C. Sokup, C. Beumer, C. Dahlen, and Mayor Zweifel



City of Northfield

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

Legislation Text

File #: 26-409, Version: 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: Mary Grant, Accounting Supervisor

Consider Approving Disbursements totaling \$3,682,964.71

Action Requested:

The Northfield City Council approves disbursements totaling \$3,682,964.71.

Summary Report:

Disbursement Description	Date	Amount
7/15/26 Jun'26 Bldg Surcharge	07/15/2026	3,999.80
7/17/26 A/P Ck's EFT's	07/17/2026	2,630,635.43
7/20/26 Jun'26 Sales & Use Tax	07/20/2026	39,333.00
7/24/26 Payroll	07/24/2026	344,976.09
7/24/26 PR Ck's EFT's	07/24/2026	664,020.39
Total		\$3,682,964.71

Alternative Options:

N/A

Financial Impacts:

They are within the limitations of the approved budget and resources available.

Tentative Timelines:

N/A

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 0000 Revenue							
07/17/2026	MAIN	141547**	CITY OF NORTHFIELD	PERSONAL EXPENSE-CHECK REC'D	11530	0000	305.00
07/17/2026	MAIN	141555	ELAN CORPORATE	JUNE 2026 PREPAID PURCHASES	11530	0000	15,809.69
07/17/2026	MAIN	141589	JOHNSON REILAND	REFUND FOR PERMIT PDSC26-0009	22000	0000	100.00
07/17/2026	MAIN	141616#	NORTHFIELD CONVENTION AND VISITORS	LESS 5% ADMIN FEE	31410	0000	(632.03)
Total For Dept: 0000							15,582.66
Dept: 4110 Administration							
07/17/2026	MAIN	141524	APG MEDIA OF SOUTHERN MINNESOTA	LL PUBLIC HEARING NOTICE - IVANHOE AVE	43325	4110	122.80
07/17/2026	MAIN	141547**	CITY OF NORTHFIELD	ICMA annual conference registration	43333	4110	915.00
				Airfare ICMA annual conference	43331	4110	448.80
				ICMA CONFERENCE REGISTRATION	43333	4110	980.00
Check MAIN 141547 Total for Fund 101 General Fund							2,343.80
07/17/2026	MAIN	141612	NFLD ROTARY CLUB	BM QUARTERLY MEMBERSHIP DUES	44463	4110	240.00
Total For Dept: 4110							2,706.60
Dept: 4120 City Clerk							
07/17/2026	MAIN	141547**	CITY OF NORTHFIELD	MCFOA MEMBERSHIP RENEWAL	44463	4120	50.00
				LOGO'D CLOTHING - SH	42218	4120	96.50
				MCFOA MEMBERSHIP	44463	4120	50.00
				LARSON'S - LOGO'D CLOTHING - LP	42218	4120	128.50
Check MAIN 141547 Total for Fund 101 General Fund							325.00
Total For Dept: 4120							325.00
Dept: 4125 Elections							
07/17/2026	MAIN	141522**	AMAZON CAPITAL SERVICES	POLLING BOOTH REPLACEMENT BULBS	42218	4125	87.22
				STAPLERS FOR ELECTIONS	42218	4125	23.38
Check MAIN 141522 Total for Fund 101 General Fund							110.60
07/17/2026	MAIN	141547**	CITY OF NORTHFIELD	ELECTION JUDGE NAMETAGS	42218	4125	86.07
Total For Dept: 4125							196.67
Dept: 4130 Finance							
07/17/2026	MAIN	141569	GOVERNMENT FINANCE OFFICERS ASSOCI	2026-2027 MEMBERSHIP RENEWAL	44463	4130	500.00
Total For Dept: 4130							500.00
Dept: 4150 Human Resources							
07/17/2026	MAIN	141547**	CITY OF NORTHFIELD	Retirement photo - Stock	42218	4150	4.82
07/17/2026	MAIN	141559	EXECUTIVE SPEAKERS BUREAU INC.	Speaking engagement deposit- Hannah Ubl	43333	4150	2,500.00
07/17/2026	MAIN	141563	FIRST ADVANTAGE BACKGROUND SERVICE	BACKGROUND CHECKS	43308	4150	148.63
07/17/2026	MAIN	141607	NATIONAL ENROLLMENT PARTNERS LLC	MAY 2026 HR SUPPORT PACKAGE - EASE	43300	4150	284.00
Total For Dept: 4150							2,937.45
Dept: 4160 Community Development							
07/17/2026	MAIN	141547**	CITY OF NORTHFIELD	WHITEBOARD MARKERS, STORAGE BINS, LENS W	42218	4160	55.91

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4160 Community Development							
				SNACKS FOR MEETINGS	43331	4160	90.46
			Check MAIN 141547 Total for Fund 101 General Fund				146.37
07/17/2026	MAIN	141610	NEW HISTORY, INC.	JUNE 2026-PRESERVATION CONSULTING SERVIC	43300	4160	4,350.00
07/17/2026	MAIN	141644	ST OLAF COLLEGE	D. ROJAS & M. HERNANDEZ - INTERNS	43300	4160	1,331.05
Total For Dept: 4160							5,827.42
Dept: 4170 Planning							
07/17/2026	MAIN	141547**	CITY OF NORTHFIELD	STAFF DINNER - PC MTG	43331	4170	104.39
Total For Dept: 4170							104.39
Dept: 4190 City Hall Operations							
07/17/2026	MAIN	141522**	AMAZON CAPITAL SERVICES	BROCHURE HOLDER	42218	4190	25.98
07/17/2026	MAIN	141523**	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	4190	2,383.59
07/17/2026	MAIN	141544**	CINTAS	RUGS AT CITY HALL	43302	4190	57.15
07/17/2026	MAIN	141550**	CSG DIRTWORKS	MAY 2026 LAWN MOWING	42221	4190	718.90
				JUNE 2026 - LAWN MOWING	42221	4190	575.12
			Check MAIN 141550 Total for Fund 101 General Fund				1,294.02
07/17/2026	MAIN	141553**	DSI - DICK'S SANITATION INC	CITY HALL Refuse Disposal	43389	4190	214.27
07/17/2026	MAIN	141570**	GRAINGER	BELTS FOR HVAC	42220	4190	50.16
07/17/2026	MAIN	141574**	GUTH ELECTRIC, INC	NEW DISCONNECT ON RTU5	42222	4190	333.00
07/17/2026	MAIN	141599**	MENARD'S -DUNDAS	DOOR CLOSER	42220	4190	56.48
07/17/2026	MAIN	141636**	SCHWICKERT'S TECTA AMERICA LLC	CITY HALL PM VISIT HVAC SERVICE	42222	4190	2,047.50
				MINI SPLIT RECHARGE-ODOR/HUMIDITY ISSUES	42222	4190	483.75
			Check MAIN 141636 Total for Fund 101 General Fund				2,531.25
07/17/2026	MAIN	141645	STERICYCLE, INC	MONTHLY SHRED JUNE 26	43302	4190	307.73
07/17/2026	MAIN	141651**	TOSHIBA FINANCIAL SERVICES	JULY RENT/OVGS MAY-JUNE FINANCE 19661	43352	4190	102.01
07/17/2026	MAIN	141659**	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	4190	(1,567.37)
				JUNE 2026 - GAS USAGE	43380	4190	80.21
			Check MAIN 141659 Total for Fund 101 General Fund				(1,487.16)
Total For Dept: 4190							5,868.48
Dept: 4200 Police Administration							
07/17/2026	MAIN	141522**	AMAZON CAPITAL SERVICES	EVIDENCE SUPPLIES-PAPER CUPS, AIR PURIFI	42218	4200	60.92
07/17/2026	MAIN	141523**	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	4200	2,295.18
07/17/2026	MAIN	141543**	CHARTER COMMUNICATIONS	PD CABLE JUL 2026	43320	4200	29.49
07/17/2026	MAIN	141547**	CITY OF NORTHFIELD	RECERTIFICATION TRAINING	43332	4200	75.00
				BCA TRNG WIESE	43332	4200	75.00
				BCA TRNG WIESE	43332	4200	600.00
				BCA TRNG FELDHAKE	43332	4200	75.00

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4200 Police Administration							
				BCA TRNG KRAMER	43332	4200	300.00
				KLOBE SWAT	41115	4200	96.64
				FAMILY FARE-DEEP DISH DESIGNER	42218	4200	7.49
				BADGE STICKERS	42218	4200	487.22
			Check MAIN 141547 Total for Fund 101 General Fund				1,716.35
07/17/2026	MAIN	141550*#	CSG DIRTWORKS	MAY 2026 LAWN MOWING	42221	4200	1,029.30
				JUNE 2026 - LAWN MOWING	42221	4200	823.44
			Check MAIN 141550 Total for Fund 101 General Fund				1,852.74
07/17/2026	MAIN	141552	DOUG'S AUTO SERVICE	TIRE REPAIR DURANGO 07.06.26	42222	4200	25.00
				LOF ROTATE TIRES 2518	42222	4200	108.62
				TPMS ESCAPE 07.10.26	42222	4200	253.28
				LOF ROTATE TIRES 2505 07.09.26	42222	4200	108.62
			Check MAIN 141552 Total for Fund 101 General Fund				495.52
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	POLICE REFUSE DISPOSAL	43389	4200	162.03
07/17/2026	MAIN	141558	EVIDENT	EVIDENCE BOXES, TUBES, POSSESSION TAGS	42218	4200	330.16
07/17/2026	MAIN	141566	GALLS, INC.	VEST AND CARRIER FAHNING	41117	4200	1,836.96
07/17/2026	MAIN	141571*#	GRAPHIC MAILBOX	OVERNIGHT SHIPPING ECORSE, MI	43300	4200	272.46
				POSTAGE FOR RETIREE SHOOT	42218	4200	68.58
			Check MAIN 141571 Total for Fund 101 General Fund				341.04
07/17/2026	MAIN	141573	GUARDIAN SUPPLY	JACKET KRUSE	41115	4200	149.99
				LONG SLEEVE SHIRTS	41115	4200	1,458.02
			Check MAIN 141573 Total for Fund 101 General Fund				1,608.01
07/17/2026	MAIN	141576	HEALTHY COMMUNITY INITIATIVE	CIT TRNG MEALS SANCHEZ/FAHNING	43331	4200	120.00
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	IRRIGATION REPAIR PARTS	42221	4200	55.27
				MULCH	42221	4200	333.00
				MULCH FOR POLICE DEPT.	42221	4200	532.80
				HOSE NOZZLE	42218	4200	14.98
				MISC CSO ITEMS-TOOL BOX, AIR FRESHNER	42218	4200	24.21
				CAR WASH SOAP	42218	4200	7.98
			Check MAIN 141599 Total for Fund 101 General Fund				968.24
07/17/2026	MAIN	141650	THOMSON REUTERS - WEST	CLEAR PROFLEX JUN 2026	43300	4200	314.00
07/17/2026	MAIN	141656*#	WATER SYSTEMS COMPANY	JUL MONTHLY RENTAL	42218	4200	17.90
				PD WATER QTY 5	42218	4200	43.75
			Check MAIN 141656 Total for Fund 101 General Fund				61.65
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	4200	72.64
				JUNE 2026 - ELECTRIC USAGE	43381	4200	21.70
				JUNE 2026 - ELECTRIC USAGE	43381	4200	(1,002.57)
				JUNE 2026 - GAS USAGE	43380	4200	41.09
				JUNE 2026 - GAS USAGE	43380	4200	407.85
			Check MAIN 141659 Total for Fund 101 General Fund				(459.29)
Total For Dept: 4200							11,733.00

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4240 Building Inspection							
07/17/2026	MAIN	141541*#	CENTRAL FARM SERVICE	June Fuel B&I	42212	4240	82.47
07/17/2026	MAIN	141547*#	CITY OF NORTHFIELD	ICC Membership 2026	44463	4240	180.00
				Duban PT Cert.	44463	4240	255.00
				ICC Fee for In Person Exam Duban	44463	4240	50.00
				IPAD CASE CRAYONS COLORBOOKS-PUBLIC USE	42218	4240	45.52
				PENCILS/BINDER CLIPS	42218	4240	14.43
Check MAIN 141547 Total for Fund 101 General Fund							544.95
Total For Dept: 4240							627.42
Dept: 4300 Engineering							
07/17/2026	MAIN	141522*#	AMAZON CAPITAL SERVICES	SAFETY VESTS	42218	4300	77.92
07/17/2026	MAIN	141541*#	CENTRAL FARM SERVICE	JUNE 2026 FUEL CHARGES ENGINEERING	42212	4300	476.24
07/17/2026	MAIN	141542	CES IMAGING	PLOTTER MONTHLY AGREEMENT JUNE-JULY 16,4	42222	4300	299.68
Total For Dept: 4300							853.84
Dept: 4310 Streets							
07/17/2026	MAIN	141522*#	AMAZON CAPITAL SERVICES	LAMINATING POUCHES, COMMAND HOOKS	42218	4310	33.62
				AIR HOSE GLAD HAND BASE FOR D-7 TRUCK WO	42222	4310	18.99
Check MAIN 141522 Total for Fund 101 General Fund							52.61
07/17/2026	MAIN	141523*#	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	4310	844.98
07/17/2026	MAIN	141525	APPLE VALLEY FORD LINCOLN MERCURY	P-17 REPAIR LOOSE STEERINGS PARTS WO#534	42222	4310	195.24
				P-17 REPAIR STEERING WO#5348 #8757	42222	4310	50.59
Check MAIN 141525 Total for Fund 101 General Fund							245.83
07/17/2026	MAIN	141544*#	CINTAS	RYAN KIEFER UNIFORM	42218	4310	8.41
				RYAN KIEFER UNIFORM	42218	4310	8.41
				RYAN KIEFER UNIFORM	42218	4310	8.41
				STREET DEPT. ENTRY RUGS/MATS	42220	4310	10.24
				RYAN KIEFFER UNIFORMS	42218	4310	10.91
				CREDIT FOR OVERPAYMENT	42220	4310	(10.24)
				CREDIT FOR OVERPAYMENT	42218	4310	(10.00)
Check MAIN 141544 Total for Fund 101 General Fund							26.14
07/17/2026	MAIN	141545*#	CINTAS CORPORATION	MONTHLY FIRST AID SUPPLIES	42218	4310	55.99
				MONTHLY FIRST AID SUPPLIES	42218	4310	98.86
Check MAIN 141545 Total for Fund 101 General Fund							154.85
07/17/2026	MAIN	141549	CROSS NURSERIES, INC.	TREE SALE TREES 2026	43317	4310	2,246.95
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	STREETS AND PARKS Refuse Disposal	43389	4310	186.00
				DOWNTOWN CANS Downtown Maintenance	43315	4310	2,151.48
Check MAIN 141553 Total for Fund 101 General Fund							2,337.48
07/17/2026	MAIN	141554#	EARL F. ANDERSEN, INC	SIGN REPLACEMENT	42229	4310	333.90
				DOWNTOWN PARKING SIGNS	43315	4310	3,079.95
				SIGN POSTS AND PARTS	42229	4310	1,200.00
Check MAIN 141554 Total for Fund 101 General Fund							4,613.85

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4310 Streets							
07/17/2026	MAIN	141561	FASTENAL COMPANY	DOWNTOWN PARKING SIGN ANCHORS	43315	4310	242.40
07/17/2026	MAIN	141574*#	GUTH ELECTRIC, INC	FRIDGE OUTLET AT STREET SHOP	42220	4310	338.62
07/17/2026	MAIN	141594	KNECHT'S NURSERIES & LANDSCAPING	TREES DOWNTOWN	43315	4310	1,374.00
				TREES DOWNTOWN	43315	4310	557.00
				CREDIT-TREES DOWNTOWN	43315	4310	(397.50)
			Check MAIN 141594 Total for Fund 101 General Fund				1,533.50
07/17/2026	MAIN	141596	MARTIN MARIETTA MATERIALS, INC.	BIT FOR PATCHING	43316	4310	300.03
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	PPE FOR OPERATING MOWERS-FOLDING EARMUFF	42218	4310	21.98
				FRIDGE	42218	4310	26.94
				HEX BOLTS FOR SIGNS & BREAKROOM/CLEANING	42229	4310	215.34
				STRUTS FOR SIGN BRACES	42229	4310	77.08
			Check MAIN 141599 Total for Fund 101 General Fund				341.34
07/17/2026	MAIN	141605	MN DEPT OF TRANSPORTATION	BRIDGE INSPECTION	43300	4310	706.05
07/17/2026	MAIN	141613	NORTH AMERICAN SAFETY INC	HIGH VIS CLOTHING	42218	4310	225.00
07/17/2026	MAIN	141615*#	NORTHFIELD ACE HARDWARE	FLAGS FOR SECHLER PARK	42218	4310	35.99
07/17/2026	MAIN	141634	SAFETY SIGNS	SIDEWALK DETOUR AROUND CONSTRUCTION SITE	43315	4310	2,470.35
07/17/2026	MAIN	141641	SOTA CHEVROLET	P-17 STEERING ISSUE WO#5348 #8757	42222	4310	149.44
07/17/2026	MAIN	141646	SYSTEMS & TELEMATIC SOLUTIONS, LLC	GEO TABS	43318	4310	492.00
07/17/2026	MAIN	141651*#	TOSHIBA FINANCIAL SERVICES	JULY RENT/OVGS MAY-JUNE STREETSPARKS 814	42218	4310	158.23
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	4310	(547.79)
				JUNE 2026 - GAS USAGE	43380	4310	92.93
			Check MAIN 141659 Total for Fund 101 General Fund				(454.86)
Total For Dept: 4310							17,060.78
Dept: 4320 Street Lighting							
07/17/2026	MAIN	141523*#	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	4320	15.29
				JULY 2026 - COMMUNITY SOLAR	43381	4320	15.39
			Check MAIN 141523 Total for Fund 101 General Fund				30.68
07/17/2026	MAIN	141564	FRANEK ELECTRIC, INC.	LOCATE ELECTRIC SPRING ST NORTH	42228	4320	170.00
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	4320	1,301.98
				JUNE 2026 - ELECTRIC USAGE	43381	4320	201.06
				JUNE 2026 - ELECTRIC USAGE	43381	4320	70.37
			Check MAIN 141659 Total for Fund 101 General Fund				1,573.41
07/17/2026	MAIN	141664	XCEL ENERGY	JUNE 2026 - HILLCREST LANE SIGNAL	43381	4320	37.82
07/17/2026	MAIN	141667	XCEL ENERGY	JUNE 2026 - 300 POPLAR ST. LIGHTING	43381	4320	49.34
07/17/2026	MAIN	141668	XCEL ENERGY	JUNE 2026 - 411 JEFFERSON PKWY LIGHTING	43381	4320	246.73
07/17/2026	MAIN	141670	XCEL ENERGY	JUNE 2026 - 905 CANNON VALLEY DR. SIGNAL	43381	4320	15.14
Total For Dept: 4320							2,123.12

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4330 Facilities							
07/17/2026	MAIN	141522*#	AMAZON CAPITAL SERVICES	TRIMMER LINE	42218	4330	56.98
07/17/2026	MAIN	141570*#	GRAINGER	HEAD FOR WEED TRIMMER	42218	4330	38.65
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	BATTERIES	42218	4330	27.13
07/17/2026	MAIN	141604	MN DEPT OF LABOR & INDUSTRY	TRANSIT HUB ELEVATOR OPERATING PERMIT	42220	4330	145.00
07/17/2026	MAIN	141662	XCEL ENERGY	JUNE 2026 - TRANSIT HUB ELECTRIC	43381	4330	316.12
Total For Dept: 4330							583.88
Dept: 4510 Ice Arena							
07/17/2026	MAIN	141543*#	CHARTER COMMUNICATIONS	Arena - additional receiver	43320	4510	57.28
07/17/2026	MAIN	141544*#	CINTAS	ICE ARENA MATS	42211	4510	18.00
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	ICE ARENA Refuse Disposal	43389	4510	594.65
07/17/2026	MAIN	141567	GARTNER REFRIGERATION INC	ICE ARENA FLOOR TEMP ISSUES	42222	4510	1,154.50
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	AIR FILTERS	42220	4510	83.64
07/17/2026	MAIN	141636*#	SCHWICKERT'S TECTA AMERICA LLC	HVAC PREVENTATIVE MAINTENANCE - STREETS	42220	4510	708.75
07/17/2026	MAIN	141649	THE RINK LLC	AUGUST 2026 RENT - ICE ARENA	43300	4510	10,000.00
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	4510	10,385.82
				JUNE 2026 - GAS USAGE	43380	4510	257.86
Check MAIN 141659 Total for Fund 101 General Fund							10,643.68
Total For Dept: 4510							23,260.50
Dept: 4520 General Parks							
07/17/2026	MAIN	141523*#	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	4520	165.49
07/17/2026	MAIN	141550*#	CSG DIRTWORKS	MAY 2026 LAWN MOWING	43313	4520	972.05
				JUNE 2026 - LAWN MOWING	43313	4520	777.64
Check MAIN 141550 Total for Fund 101 General Fund							1,749.69
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	CITY PARKS REFUSE DISPOSAL	43389	4520	1,250.24
07/17/2026	MAIN	141560#	FARMERS MILL AND ELEVATOR, INC	CHEMICAL FOR THISTLES IN PLAYGROUND CONT	43313	4520	114.62
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	BENCH REPAIR	43313	4520	23.10
				PARK TIMBERS	43313	4520	1,263.04
				WOOD STAKES	42218	4520	77.94
Check MAIN 141599 Total for Fund 101 General Fund							1,364.08
07/17/2026	MAIN	141601	MIDWEST MACHINERY CO.	WEED WHIP AND BROOM PARTS	42222	4520	138.36
				DOOR SEAL FOR JD TRACTOR	42222	4520	107.08
				WEED TRIMMER LINE	42218	4520	63.99
Check MAIN 141601 Total for Fund 101 General Fund							309.43
07/17/2026	MAIN	141606	MTI DISTRIBUTING CO	FUSES FOR 5910 MOWER WO#5334 #6070	42222	4520	41.79
				FIELD DRAG MAINT WO#5334 #8757	42222	4520	539.83
Check MAIN 141606 Total for Fund 101 General Fund							581.62

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4520 General Parks							
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	4520	641.57
07/17/2026	MAIN	141666	XCEL ENERGY	JUNE 2026 - BABCOCK PARK GAS	43380	4520	41.09
Total For Dept: 4520							6,217.83
Dept: 4530 Athletic Facilities							
07/17/2026	MAIN	141523*#	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	4530	261.13
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	DOG PARK Refuse Disposal	43389	4530	202.50
07/17/2026	MAIN	141554#	EARL F. ANDERSEN, INC	FIELD SIGNS	42214	4530	390.00
07/17/2026	MAIN	141560#	FARMERS MILL AND ELEVATOR, INC	FERTILIZER APP AT SECHLER, SPRING CREEK,	43326	4530	5,172.90
07/17/2026	MAIN	141609	NELSON LAWN CARE INC	JUNE - SOCCER FIELD MOWING	43326	4530	3,125.00
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	4530	4,386.11
Total For Dept: 4530							13,537.64
Dept: 4540 Outdoor Pool							
07/17/2026	MAIN	141522*#	AMAZON CAPITAL SERVICES	POOL CHLORINE PUMP	42220	4540	375.00
				BANK DEPOSIT BAGS FOR CASH	42218	4540	151.76
Check MAIN 141522 Total for Fund 101 General Fund							526.76
07/17/2026	MAIN	141523*#	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	4540	1,189.10
07/17/2026	MAIN	141550*#	CSG DIRTWORKS	MAY 2026 LAWN MOWING	42221	4540	718.90
				JUNE 2026 - LAWN MOWING	42221	4540	575.12
Check MAIN 141550 Total for Fund 101 General Fund							1,294.02
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	POOL Refuse Disposal	43389	4540	325.04
07/17/2026	MAIN	141575*#	HAWKINS INC.	AZONE POOL CHEMICALS	42216	4540	1,441.70
07/17/2026	MAIN	141593	KLINE DISTRIBUTING, LLC	POOL CONCESSIONS	42280	4540	424.11
				POOL CONCESSIONS	42280	4540	1,235.74
				POOL CONCESSIONS	42280	4540	1,260.46
				POOL CONCESSIONS	42280	4540	2,062.80
Check MAIN 141593 Total for Fund 101 General Fund							4,983.11
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	BLEACH AND PARTS ORGANIZER	42218	4540	34.62
				HOSE REPAIR AND DISH SOAP	42220	4540	14.86
				BLEACH FOR TODDLER POOL	42220	4540	71.76
Check MAIN 141599 Total for Fund 101 General Fund							121.24
07/17/2026	MAIN	141622	PEPSI-COLA OF MANKATO, INC	POOL BEVERAGE CONCESSIONS	42280	4540	454.00
				POOL BEVERAGE CONCESSIONS	42280	4540	842.00
Check MAIN 141622 Total for Fund 101 General Fund							1,296.00
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	4540	(146.04)
				JUNE 2026 - GAS USAGE	43380	4540	1,881.26
Check MAIN 141659 Total for Fund 101 General Fund							1,735.22
Total For Dept: 4540							12,912.19

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4545 Recreation Administration							
07/17/2026	MAIN	141617	NORTHFIELD PUBLIC SCHOOLS	JAN-JUNE 2026 RECREATION PROGRAM ADMINIS	43302	4545	75,560.50
Total For Dept: 4545							75,560.50
Dept: 4550 Library							
07/17/2026	MAIN	141523*#	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	4550	1,465.56
07/17/2026	MAIN	141544*#	CINTAS	RUG RENTAL	42220	4550	10.58
				LIBRARY ENTRY MATS	42220	4550	16.93
Check MAIN 141544 Total for Fund 101 General Fund							27.51
07/17/2026	MAIN	141547*#	CITY OF NORTHFIELD	JUV- FELT, THREAD, BOBBINS, FOOD PATTERN	44432	4550	78.53
				YA- CANVAS TOTES & T-SHIRTS FOR PAGES	44432	4550	80.96
				PASSPORT SHIPPING	43321	4550	277.53
				LIBRARY MATERIALS	44431	4550	130.52
				RING LAMP & PHONE HOLDER	42218	4550	53.68
				COIN SORTER, DISC POLISH, SIGN HOLDER	42218	4550	232.05
				AIR FILTERS & VINEGAR	42211	4550	75.92
				BLACK BELT LIBRARIAN BOOKS FOR STAFF	43333	4550	25.47
				ALA CONFERENCE MEAL	43333	4550	16.17
				CREDIT FOR NONDELIVERED RUB ALCOHOL	42218	4550	(8.75)
Check MAIN 141547 Total for Fund 101 General Fund							962.08
07/17/2026	MAIN	141550*#	CSG DIRTWORKS	MAY 2026 LAWN MOWING	42221	4550	81.00
				JUNE 2026 - LAWN MOWING	42221	4550	64.80
Check MAIN 141550 Total for Fund 101 General Fund							145.80
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	LIBRARY Refuse Disposal	43389	4550	98.74
07/17/2026	MAIN	141583*#	INGRAM LIBRARY SERVICES	LIBRARY MATERIALS	44431	4550	384.26
				BOOK COVERS	42218	4550	19.80
				SHIPPING	43321	4550	3.00
				LIBRARY MATERIALS	44431	4550	218.30
				BOOK COVERS	42218	4550	9.90
				SHIPPING	43321	4550	3.00
				LIBRARY MATERIALS	44431	4550	263.56
				BOOK COVERS	42218	4550	4.40
				SHIPPING	43321	4550	3.00
				LIBRARY MATERIALS	44431	4550	184.43
				BOOK COVERS	42218	4550	11.00
				SHIPPING	43321	4550	3.00
				LIBRARY MATERIALS	44431	4550	331.09
				BOOK COVERS	42218	4550	22.00
				SHIPPING	43321	4550	3.00
				LIBRARY MATERIALS	44431	4550	153.79
				BOOK COVERS	42218	4550	8.80
				SHIPPING	43321	4550	9.00
				LIBRARY MATERIALS	44431	4550	290.42
				BOOK COVERS	42218	4550	12.10
				SHIPPING	43321	4550	3.00
				LIBRARY MATERIALS	44431	4550	406.87
				BOOK COVERS	42218	4550	13.20
				SHIPPING	43321	4550	3.00

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CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4550 Library							
				LIBRARY MATERIALS	44431	4550	31.89
				BOOK COVERS	42218	4550	3.30
				SHIPPING	43321	4550	9.00
		Check MAIN 141583	Total for Fund 101 General Fund				2,408.11
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	MULCH	42221	4550	199.80
07/17/2026	MAIN	141602	MIDWEST TAPE LLC	LIBRARY MATERIALS	44431	4550	324.67
07/17/2026	MAIN	141619	OVERDRIVE	LIBRARY MATERIALS EAUDIOBOOKS	44431	4550	174.99
				LIBRARY MATERIALS	44431	4550	265.50
		Check MAIN 141619	Total for Fund 101 General Fund				440.49
07/17/2026	MAIN	141638	SELCO	ILS PACKAGE	43307	4550	2,181.13
07/17/2026	MAIN	141643	SSI TECHNOLOGIES	SUPPLIES- LIBRARY CARDS	42218	4550	1,824.46
				SUPPLIES- LIBRARY CARDS SHIPPING	43321	4550	77.37
		Check MAIN 141643	Total for Fund 101 General Fund				1,901.83
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	4550	(983.29)
				JUNE 2026 - GAS USAGE	43380	4550	48.08
		Check MAIN 141659	Total for Fund 101 General Fund				(935.21)
Total For Dept: 4550							9,220.51
Dept: 4900 other Financing Uses							
07/17/2026	MAIN	141616#	NORTHFIELD CONVENTION AND VISITORS LODGING TAX-MAY'26		44454	4900	12,640.51
Total For Dept: 4900							12,640.51
Total For Fund: 101							220,380.39
Fund: 211 NCRC							
Dept: 4580 NCRC							
07/17/2026	MAIN	141550*#	CSG DIRTWORKS	MAY 2026 LAWN MOWING	42221	4580	1,485.00
				JUNE 2026 - LAWN MOWING	42221	4580	1,188.00
		Check MAIN 141550	Total for Fund 211 NCRC				2,673.00
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	NCRC Refuse Disposal	43389	4580	1,044.54
07/17/2026	MAIN	141565	G & H MANAGEMENT CO.	MAINTENANCE SERVICES-NCRC JULY 2026	43300	4580	5,958.33
07/17/2026	MAIN	141582	IMPERIAL DADE	HAND SOAP	42211	4580	111.14
				WHITE DISPENSER GREEN TIP	42211	4580	12.00
				ALL PURPOSE CLEANER & HAND SOAP	42211	4580	202.47
		Check MAIN 141582	Total for Fund 211 NCRC				325.61
07/17/2026	MAIN	141584	JANET D. BREYER	JUNE 2026 NCRC CLEANING	43306	4580	5,460.00
07/17/2026	MAIN	141585	JAY GROSSMAN	JUNE 2026 - NCRC NORTH SIDE COMMONS CLEA	43306	4580	1,200.00
				MAY 2026 - NCRC NORTH SIDE COMMONS CLEAN	43306	4580	1,200.00
		Check MAIN 141585	Total for Fund 211 NCRC				2,400.00
07/17/2026	MAIN	141591	KEITH PUMPER PLUMBING & HEATING	NCRC BOILER LEAK REPAIR	42220	4580	205.00
				NCRC MINI SPLIT COMPRESSOR REPLACEMENT	42220	4580	2,367.80
		Check MAIN 141591	Total for Fund 211 NCRC				2,572.80

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 211 NCRC							
Dept: 4580 NCRC							
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	PAVER SAND, SPONGES, CHIP BRUSHES, BAR K FLOOR FAN, PAIL AND BRUSHES	42211	4580	69.42
					42220	4580	62.62
		Check MAIN 141599	Total for Fund 211 NCRC				132.04
07/17/2026	MAIN	141600*#	METRONET HOLDINGS LLC	NCRC - phones, internet, long distance	43320	4580	1,299.85
07/17/2026	MAIN	141635	SCHILLING SUPPLY COMPANY	CLOROX, GLASS CLEANER, CAN LINERS, BATH CLOROX WIPES, BATH TISSUE, CANLINERS, RO BAR & ROLL TOWELS, BACTIZYME ENZYME, GLA	42211	4580	237.78
					42211	4580	306.72
					42211	4580	277.14
		Check MAIN 141635	Total for Fund 211 NCRC				821.64
07/17/2026	MAIN	141652	TWIN CITY HARDWARE	DOOR HANDLES AT NCRC	42220	4580	621.71
07/17/2026	MAIN	141660	XCEL ENERGY	JUNE 2026 - NCRC GAS	43380	4580	1,224.08
				JUNE 2026 - NCRC ELECTRIC	43381	4580	6,149.24
		Check MAIN 141660	Total for Fund 211 NCRC				7,373.32
Total For Dept: 4580							30,682.84
Dept: 4585 Wellness Center							
07/17/2026	MAIN	141580	HORIZON COMMERCIAL POOL SUPPLY	FIFTY NORTH POOL CHEMICALS	43305	4585	1,071.12
07/17/2026	MAIN	141628	RAINBOW INTERNATIONAL OF THE NORTH	GENERAL CLEANING 6/8/26-6/21/26-FIFTY NO	43306	4585	2,700.00
Total For Dept: 4585							3,771.12
Total For Fund: 211							34,453.96
Fund: 215 Motor Vehicle Fund							
Dept: 5600 Motor Vehicle							
07/17/2026	MAIN	141651*#	TOSHIBA FINANCIAL SERVICES	JULY RENT/OVGS MAY-JUNE DMV 82213	43352	5600	150.73
Total For Dept: 5600							150.73
Total For Fund: 215							150.73
Fund: 229 Communications							
Dept: 4180 Communication							
07/17/2026	MAIN	141547*#	CITY OF NORTHFIELD	Descript monthly subscription	43300	4180	35.00
Total For Dept: 4180							35.00
Total For Fund: 229							35.00
Fund: 240 Library Gift Fund							
Dept: 4900 Other Financing Uses							
07/17/2026	MAIN	141547*#	CITY OF NORTHFIELD	FFNPL YOUTH- PIPE CLEANERS	43309	4900	18.27
				GIFTS- SELCO SCHOLAR - FLIGHT TO ALA	43309	4900	332.00
		Check MAIN 141547	Total for Fund 240 Library Gift Fund				350.27
07/17/2026	MAIN	141583*#	INGRAM LIBRARY SERVICES	FFNPL COLLECTIONS YOUTH	43309	4900	4.49
Total For Dept: 4900							354.76
Total For Fund: 240							354.76
Fund: 242 Scriver Memorial Fund							

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 242 Scriver Memorial Fund							
Dept: 4900 Other Financing Uses							
07/17/2026	MAIN	141583*#	INGRAM LIBRARY SERVICES	GIFTS- SCRIVER	44431	4900	30.23
				GIFTS- SCRIVER	44431	4900	47.60
				GIFTS- SCRIVER	44431	4900	19.60
				GIFTS- SCRIVER	44431	4900	19.60
				GIFTS- SCRIVER	44431	4900	32.90
				GIFTS- SCRIVER	44431	4900	19.60
Check MAIN 141583 Total for Fund 242 Scriver Memorial Fund							169.53
Total For Dept: 4900							169.53
Total For Fund: 242							169.53
Fund: 250 CDBG Fund							
Dept: 4900 Other Financing Uses							
07/17/2026	MAIN	141673	NEAR NORTH TITLE GROUP LLC	HRA DPA CDBG 2026 - 2825 BROCKMAN CT #21	44470	4900	25,000.00
Total For Dept: 4900							25,000.00
Total For Fund: 250							25,000.00
Fund: 257 Carbon Reduction Fund							
Dept: 4590 Carbon Reduction							
07/17/2026	MAIN	141537	BREANNA WHEELER	HAUBERG WOODS PILOT PROJECT CONTRACT	43309	4590	1,260.00
				HAUBERG WOODS PILOT PROJECT CONTRACT	43309	4590	660.00
Check MAIN 141537 Total for Fund 257 Carbon Reduction Fund							1,920.00
Total For Dept: 4590							1,920.00
Total For Fund: 257							1,920.00
Fund: 295 HRA							
Dept: 5210 HRA Rental Projects							
07/17/2026	MAIN	141550*#	CSG DIRTWORKS	MAY 2026 LAWN MOWING	44464	5210	685.00
				JUNE 2026 - LAWN MOWING	44464	5210	548.00
Check MAIN 141550 Total for Fund 295 HRA							1,233.00
07/17/2026	MAIN	141658	XCEL ENERGY	JUNE 2026 - 2330 ELIANNA DR - GAS/ELECTR	43387	5210	97.48
07/17/2026	MAIN	141661	XCEL ENERGY	JUNE 2026 - 706 2ND ST. - GAS/ELECTRIC	43387	5210	21.78
Total For Dept: 5210							1,352.26
Total For Fund: 295							1,352.26
Fund: 425 2024 CAPITAL PROJECTS							
Dept: 4800 Other Services							
07/17/2026	MAIN	141597	MCMANARA CONTRACTING	PAY #7 JEFFERSON PKWY WEST MILL/OVERLAY	45520	4800	54,690.09
Total For Dept: 4800							54,690.09
Total For Fund: 425							54,690.09
Fund: 427 2026 CAPITAL PROJECTS							
Dept: 4800 Other Services							
07/17/2026	MAIN	141547*#	CITY OF NORTHFIELD	MPC - ONLINE APPLICATION JM	45520	4800	408.60

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 427 2026 CAPITAL PROJECTS							
Dept: 4800 Other Services							
07/17/2026	MAIN	141618	NORTHWEST ASPHALT INC	PAY #1 2026 MILL & OVERLAY & MTST IMP	45520	4800	892,524.46
07/17/2026	MAIN	141639	SHORT ELLIOT HENDRICKSON, INC	STRT2026 TH 3 STREET LIGHT PHASE II	45520	4800	1,107.13
Total For Dept: 4800							894,040.19
Total For Fund: 427							894,040.19
Fund: 451 Park Fund							
Dept: 4520 General Parks							
07/17/2026	MAIN	141531	BAUER COMPANIES	PARK2026 CENTRAL PARK EQUIPMENT REMOVAL	45520	4520	11,890.00
07/17/2026	MAIN	141533	BELSON OUTDOORS LLC	DRESDEN PARK-PICNIC TABLE W/SHADE STRUCT	45520	4520	9,567.29
07/17/2026	MAIN	141539	BRUCE DAVID JACOBSON	CANNON RIVER REGIONAL PARK, SKATE PARK,	45520	4520	1,000.00
				2026 PARK PROJECTS; RIVERSIDE	45520	4520	167.00
				2026 PARK PROJECTS; CENTRAL	45520	4520	166.00
				2026 PARK PROJECTS: DRESDEN	45520	4520	167.00
				2027 PARK PROJECTS SIBLEY SWALE & ODDFEL	45520	4520	14,250.00
Check MAIN 141539 Total for Fund 451 Park Fund							15,750.00
07/17/2026	MAIN	141540	CAPSTICK COMPANIES LLC	PICKLEBALL FENCE PROJECT	45520	4520	12,972.50
07/17/2026	MAIN	141653	ULINE	2026 PARK PROJECT BENCHES	45520	4520	2,934.85
				2026 PARK PROJECT BENCHES	45520	4520	2,934.85
				2026 PARK PROJECT BENCHES	45520	4520	2,934.85
Check MAIN 141653 Total for Fund 451 Park Fund							8,804.55
Total For Dept: 4520							58,984.34
Total For Fund: 451							58,984.34
Fund: 454 City Facilities Fund							
Dept: 4800 Other Services							
07/17/2026	MAIN	141574*#	GUTH ELECTRIC, INC	OUTLETS IN TRAINING ROOM FLOOR	45520	4800	4,874.66
Total For Dept: 4800							4,874.66
Total For Fund: 454							4,874.66
Fund: 455 Veh/Equip Replacement							
Dept: 4800 Other Services							
07/17/2026	MAIN	141614	NORTH COUNTY GMC	2026 GMC SIERRA 2500 DBL 3780	45550	4800	49,225.00
Total For Dept: 4800							49,225.00
Total For Fund: 455							49,225.00
Fund: 459 ICE ARENA CONSTRUCTION							
Dept: 4800 Other Services							
07/17/2026	MAIN	141521	ALL AMERICAN ARENA PRODUCTS	FLOODING HOSE	45520	4800	1,380.00
07/17/2026	MAIN	141522*#	AMAZON CAPITAL SERVICES	ARENA-DESKS/CHAIRS UTILITY SHELVING, PRE	45520	4800	969.54
				FLAG FOR NEW ICE ARENA	45520	4800	177.71
				TRASH CONTAINERS FOR NEW ICE ARENA	45520	4800	959.97
				10-foot power cords - new ice arena	45520	4800	63.99

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 459 ICE ARENA CONSTRUCTION							
Dept: 4800 Other Services							
Check MAIN 141522 Total for Fund 459 ICE ARENA CONSTRUCTION							2,171.21
07/17/2026	MAIN	141529*#	B & H PHOTO-VIDEO	Wireless access point - new ice arena	45520	4800	517.99
				Ubiquiti mnting brackets-wireless access	45520	4800	52.68
Check MAIN 141529 Total for Fund 459 ICE ARENA CONSTRUCTION							570.67
07/17/2026	MAIN	141556	EPA AUDIO VISUAL INC.	NEW ICE ARENA AUDIO SYSTEM - M40	45520	4800	183,345.00
07/17/2026	MAIN	141586	JLG ARCHITECTS	ICE ARENA-SERVICES THROUGH 4/30/26	45520	4800	1,073.25
07/17/2026	MAIN	141588	JOHNSON CONTROLS BUILDING SOLUTION	PAY #5 - ACCESS CONTROL PAYMENT-NEW ICE	45520	4800	26,889.50
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	BROOMS AND FAN FOR NEW ICE ARENA	45520	4800	733.70
07/17/2026	MAIN	141624	PHONE STATION	CAMERAS FOR NEW ICE ARENA - M40	45520	4800	16,625.00
				WIRING AT NEW ICE ARENA - M40	45520	4800	20,000.00
				LV WIRING AT NEW ICE ARENA - M40	45520	4800	32,576.85
				NEW ARENA CAMERA INSTALL	45520	4800	548.15
Check MAIN 141624 Total for Fund 459 ICE ARENA CONSTRUCTION							69,750.00
Total For Dept: 4800							285,913.33
Total For Fund: 459							285,913.33
Fund: 465 WATER & 5TH ST REDEVELOPMENT							
Dept: 4800 Other Services							
07/17/2026	MAIN	141663	XCEL ENERGY	411 1/2 WATER ST. #1 - ELECTRIC	43381	4800	13.45
07/17/2026	MAIN	141665	XCEL ENERGY	411 WATER ST. - GAS	43380	4800	93.51
				411 WATER ST. - ELECTRIC	43381	4800	63.88
Check MAIN 141665 Total for Fund 465 WATER & 5TH ST REDEVELOPMENT							157.39
07/17/2026	MAIN	141669	XCEL ENERGY	411 1/2 WATER ST. #4 - ELECTRIC	43381	4800	13.45
07/17/2026	MAIN	141671	XCEL ENERGY	411 1/2 WATER ST. #2 - ELECTRIC	43381	4800	14.63
Total For Dept: 4800							198.92
Total For Fund: 465							198.92
Fund: 601 Water Fund							
Dept: 0000 Revenue							
07/17/2026	MAIN	141590	JUSTIN LANG	WATER BASE FEE	22000	0000	276.00
07/17/2026	MAIN	141592*	KENNETH LYNCH	A01-RES MAIN WATER	22000	0000	3.41
				MF1-MN DEPT OF HEALTH	22000	0000	0.39
				WATER BASE FEE	22000	0000	4.26
Check MAIN 141592 Total for Fund 601 water Fund							8.06
07/17/2026	MAIN	141629*	RANDY & CARISSA ALBERTS	A01-RES MAIN WATER	22000	0000	0.83
				MF1-MN DEPT OF HEALTH	22000	0000	1.82
				WATER BASE FEE	22000	0000	20.09
Check MAIN 141629 Total for Fund 601 water Fund							22.74
07/17/2026	MAIN	141648	TERRI DANIELSON LLC	WATER BASE FEE	22000	0000	57.21
07/17/2026	MAIN	141672*	ZACHARY BOEMER	A01-RES MAIN WATER	22000	0000	0.01

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 601 Water Fund							
Dept: 0000 Revenue							
				A01-RES MAIN WATER	22000	0000	1.32
				MF1-MN DEPT OF HEALTH	22000	0000	0.14
				WATER BASE FEE	22000	0000	0.01
				WATER BASE FEE	22000	0000	1.55
Check MAIN 141672 Total for Fund 601 water Fund							3.03
Total For Dept: 0000							367.04
Dept: 6000 Water							
07/17/2026	MAIN	141523*#	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	6000	11,291.66
07/17/2026	MAIN	141527	AT & T MOBILITY	UTILITIES RTK WIFI SVC- JUNE	43320	6000	34.80
07/17/2026	MAIN	141534	BRAUN INTERTEC CORPORATION	HDD FIELD INVESTIGATIONS	45520	6000	6,379.00
07/17/2026	MAIN	141545*#	CINTAS CORPORATION	MONTHLY FIRST AID SUPPLIES	42218	6000	91.20
07/17/2026	MAIN	141547*#	CITY OF NORTHFIELD	FIRE HOSE- FIRE HOSE DIRECT	42218	6000	197.74
07/17/2026	MAIN	141551*#	CUMMINS SALES & SERVICE	HALL AVE TOWER GENERATOR PLANNED MAINTEN	42222	6000	417.99
				WELL 6 GENERATOR PLANNED MAINTENANCE	42222	6000	895.10
				WELL 4 GENERATOR PLANNED MAINTENANCE	42222	6000	670.87
Check MAIN 141551 Total for Fund 601 water Fund							1,983.96
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	WATER DEPT Refuse Disposal	43389	6000	120.16
07/17/2026	MAIN	141571*#	GRAPHIC MAILBOX	SHIPPING SAMPLER FOR MAINTENANCE	43321	6000	66.05
				SHIPPING WATER SAMPLE TO MDH	43321	6000	19.04
Check MAIN 141571 Total for Fund 601 water Fund							85.09
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	PAPERTOWELS, BATH TISSUE, FUEL PREMIX, S	42218	6000	174.95
				FLASHLIGHT, BRUSH AND WASHER FLUID	42218	6000	68.09
				RAZOR BLADES, MR CLEAN, TOOLBOXES, SPONG	42218	6000	54.58
				TANK CLEANING SUPPLIES-BLEACH, SURESPRAY	42218	6000	67.42
Check MAIN 141599 Total for Fund 601 water Fund							365.04
07/17/2026	MAIN	141603	MILESTONE MATERIALS	ARCHERY RELOCATION 2023WATERJ34	45520	6000	711.85
07/17/2026	MAIN	141615*#	NORTHFIELD ACE HARDWARE	GLOVES AND NOZZLE	42218	6000	28.98
07/17/2026	MAIN	141633	S.M. HENTGES & SONS, INC.	PAY #9 WWTP - JEFFERSON PKWY EXT. & UT	45520	6000	504,124.94
07/17/2026	MAIN	141654*#	UTILITY CONSULTANTS, INC	JUNE 2026 WATER SAMPLES	42216	6000	265.23
07/17/2026	MAIN	141656*#	WATER SYSTEMS COMPANY	DRINKING WATER QTY: 2	42218	6000	17.50
				DRINKING WATER QTY: 2	42218	6000	17.50
				DRINKING WATER QTY:2	42218	6000	17.50
Check MAIN 141656 Total for Fund 601 water Fund							52.50
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	6000	1,734.38
				JUNE 2026 - GAS USAGE	43380	6000	211.74
Check MAIN 141659 Total for Fund 601 water Fund							1,946.12
Total For Dept: 6000							527,678.27
Total For Fund: 601							528,045.31

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 602 Sewer Fund							
Dept: 0000 Revenue							
07/17/2026	MAIN	141592*	KENNETH LYNCH	A01-RES SEWER	22000	0000	7.57
				SEWER BASE FEE	22000	0000	3.16
		Check MAIN 141592	Total for Fund 602 Sewer Fund				10.73
07/17/2026	MAIN	141629*	RANDY & CARISSA ALBERTS	A01-RES SEWER	22000	0000	1.96
				SEWER BASE FEE	22000	0000	14.92
		Check MAIN 141629	Total for Fund 602 Sewer Fund				16.88
07/17/2026	MAIN	141672*	ZACHARY BOEMER	A01-RES SEWER	22000	0000	0.03
				A01-RES SEWER	22000	0000	3.09
				SEWER BASE FEE	22000	0000	0.01
				SEWER BASE FEE	22000	0000	1.14
		Check MAIN 141672	Total for Fund 602 Sewer Fund				4.27
Total For Dept: 0000							31.88
Dept: 6100 Wastewater							
07/17/2026	MAIN	141528	AUTOMATIC SYSTEMS CO	PROGRAMMING	43311	6100	1,002.50
				PROGRAMMING	43311	6100	1,177.50
		Check MAIN 141528	Total for Fund 602 Sewer Fund				2,180.00
07/17/2026	MAIN	141541**	CENTRAL FARM SERVICE	WWTP JUNE 2026 FUEL CHARGES	42212	6100	429.78
07/17/2026	MAIN	141545**	CINTAS CORPORATION	MONTHLY FIRST AID SUPPLIES	42218	6100	81.06
07/17/2026	MAIN	141547**	CITY OF NORTHFIELD	GREENHECK EXHAUST FAN MOTOR	42220	6100	680.56
				MOUSER ELECTRONICS-LIGHT BULBS	42222	6100	87.69
				BOBCAT OIL CHANGE	42222	6100	311.46
				LARSONS - LOGO'D CLOTHING - RJ	41115	6100	346.50
				LARSONS - LOGO'D CLOTHING - DK	42218	6100	356.50
				GRAPHIC MAILBOX - SHIPPING NORTH SHORE A	43321	6100	181.38
		Check MAIN 141547	Total for Fund 602 Sewer Fund				1,964.09
07/17/2026	MAIN	141551**	CUMMINS SALES & SERVICE	BABCOCK GENERATOR PLANNED MAINTENANCE	42222	6100	506.47
07/17/2026	MAIN	141553**	DSI - DICK'S SANITATION INC	WWTP Refuse Disposal	43389	6100	1,174.28
				WWTP ROLL OFF Refuse Disposal	43389	6100	125.74
		Check MAIN 141553	Total for Fund 602 Sewer Fund				1,300.02
07/17/2026	MAIN	141570**	GRAINGER	HVAC FILTERS	42220	6100	476.88
07/17/2026	MAIN	141572	GRAYMONT (WI) LLC	HIGH CALCIUM QUICKLIME	42232	6100	9,646.34
07/17/2026	MAIN	141574**	GUTH ELECTRIC, INC	NEW LIGHT INSTALLATION-ODOR SCRUBBER	43302	6100	693.75
07/17/2026	MAIN	141575**	HAWKINS INC.	ODOR SCRUBBER CHEM	42216	6100	5,444.57
07/17/2026	MAIN	141599**	MENARD'S -DUNDAS	FLEXIBLE HOSEING, FLASHLIGHT, 10x1 HEX HE	42218	6100	43.55
				GALVANIZED NIPPLES, KLEENEX, BATH TISSUE	42218	6100	41.11
		Check MAIN 141599	Total for Fund 602 Sewer Fund				84.66
07/17/2026	MAIN	141611	NFLD MACHINERY BUILDERS, INC.	SLUDGE TANK VENT	42232	6100	1,200.00
07/17/2026	MAIN	141636**	SCHWICKERT'S TECTA AMERICA LLC	BIOSOLIDS MUA HEATING INVESTIGATION	43302	6100	157.50
				HVAC PREVENTATIVE MAINTENANCE CHECKS & S	43302	6100	1,365.00
				REPLACED BLOWER ASSEMBLY FOR TITAN MUA	43302	6100	1,438.90

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 602 Sewer Fund							
Dept: 6100 Wastewater							
		Check MAIN 141636	Total for Fund 602 Sewer Fund				2,961.40
07/17/2026	MAIN	141637	SCHWING BIOSET, INC.	BIOSOLIDS SPARE PARTS-ELECTRIC MOTOR, HY	42232	6100	32,294.71
07/17/2026	MAIN	141651*#	TOSHIBA FINANCIAL SERVICES	JULY RENT/OVGS MAY-JUNE WWTP 22440	43311	6100	77.04
07/17/2026	MAIN	141654*#	UTILITY CONSULTANTS, INC	MAY AND JUNE 2026 SAMPLES DATES	42216	6100	3,057.56
				MAY AND JUNE 2026 SAMPLE DATES	42216	6100	562.98
		Check MAIN 141654	Total for Fund 602 Sewer Fund				3,620.54
07/17/2026	MAIN	141655	VESSCO, INC	DEZURIK-BUTTERFLY VALVES	42222	6100	23,571.42
07/17/2026	MAIN	141656*#	WATER SYSTEMS COMPANY	DRINKING WATER QTY:1	42218	6100	4.00
				DRINKING WATER QTY:2	42218	6100	17.50
		Check MAIN 141656	Total for Fund 602 Sewer Fund				21.50
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	6100	26,475.37
				JUNE 2026 - GAS USAGE	43380	6100	333.60
		Check MAIN 141659	Total for Fund 602 Sewer Fund				26,808.97
Total For Dept: 6100							113,363.20
Total For Fund: 602							113,395.08
Fund: 603 Garbage Fund							
Dept: 0000 Revenue							
07/17/2026	MAIN	141557*	ESTATE OF BARBARA SAWYER	N02-GARBAGE -35 GALL	22000	0000	65.55
				N02-GARBAGE -35 GALL	22000	0000	6.38
				Y01-64 YARD WASTE	22000	0000	26.58
		Check MAIN 141557	Total for Fund 603 Garbage Fund				98.51
07/17/2026	MAIN	141592*	KENNETH LYNCH	N02-GARBAGE -35 GALL	22000	0000	4.06
				N02-GARBAGE -35 GALL	22000	0000	0.39
		Check MAIN 141592	Total for Fund 603 Garbage Fund				4.45
07/17/2026	MAIN	141629*	RANDY & CARISSA ALBERTS	N03-GARBAGE -64 GALL	22000	0000	26.01
				N03-GARBAGE -64 GALL	22000	0000	2.53
		Check MAIN 141629	Total for Fund 603 Garbage Fund				28.54
07/17/2026	MAIN	141672*	ZACHARY BOEMER	N02-GARBAGE -35 GALL	22000	0000	1.54
				N02-GARBAGE -35 GALL	22000	0000	0.01
				N02-GARBAGE -35 GALL	22000	0000	0.14
		Check MAIN 141672	Total for Fund 603 Garbage Fund				1.69
Total For Dept: 0000							133.19
Dept: 6200 Garbage							
07/17/2026	MAIN	141553*#	DSI - DICK'S SANITATION INC	COMPOST SITE Refuse Disposal	43389	6200	410.42
				20 GAL - JUNE 2026	43300	6200	1,734.00
				35 GAL - JUNE 2026	43300	6200	11,634.80
				64 GAL - JUNE 2026	43300	6200	13,314.40
				96 GAL - JUNE 2026	43300	6200	4,209.20
				20 GAL - DAK CTY - JUNE 2026	43300	6200	183.60
				35 GAL - DAK CTY - JUNE 2026	43300	6200	1,081.20
				64 GAL - DAK CTY - JUNE 2026	43300	6200	1,659.20

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 603 Garbage Fund							
Dept: 6200 Garbage							
				96 GAL - DAK CTY - JUNE 2026	43300	6200	244.80
				DRIVE BY VAC - JUNE 2026	43300	6200	292.40
				RECYC - DAK CTY - JUNE 2026	43300	6200	1,398.00
				YARD WASTE - JUNE 2026	43300	6200	432.00
Check MAIN 141553 Total for Fund 603 Garbage Fund							36,594.02
07/17/2026	MAIN	141630	RICE COUNTY SOLID WASTE MANAGEMENT	JUNE 2026 LANDFILL CHARGES 266.61 TONS	43388	6200	16,263.21
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	6200	32.03
Total For Dept: 6200							52,889.26
Total For Fund: 603							53,022.45
Fund: 604 Storm Water Drainage							
Dept: 0000 Revenue							
07/17/2026	MAIN	141557*	ESTATE OF BARBARA SAWYER	STW-STORM WATER	22000	0000	31.85
07/17/2026	MAIN	141592*	KENNETH LYNCH	STW-STORM WATER	22000	0000	1.10
07/17/2026	MAIN	141629*	RANDY & CARISSA ALBERTS	STW-STORM WATER	22000	0000	18.70
07/17/2026	MAIN	141672*	ZACHARY BOEMER	STW-STORM WATER	22000	0000	0.01
				STW-STORM WATER	22000	0000	1.70
Check MAIN 141672 Total for Fund 604 Storm Water Drainage							1.71
Total For Dept: 0000							53.36
Dept: 6300 Storm Water Drainage							
07/17/2026	MAIN	141530	BAUER BUILT TIRE & SERVICE	MULTI TRAC TIRES WO#5340 6861 FORD ESCAP	42222	6300	335.06
07/17/2026	MAIN	141581	ICON, LLC	PAY #3 NEIGHBORHOOD FLOODING	45520	6300	203,757.90
07/17/2026	MAIN	141599*#	MENARD'S -DUNDAS	CONCRETE FOR CATCH BASIN REPAIR	42231	6300	431.36
07/17/2026	MAIN	141625	PRAIRIE RESTORATIONS, INC.	PLANT MGMT- SPRING CRK WELTAND 1 & 2	43300	6300	2,990.00
				PLANT MGMT PARK POINTE 1 & 2, PRAIRIE HI	43300	6300	2,455.00
				PLANT MGMT- JOHN NORTH PARK POND, PARMEA	43300	6300	990.00
Check MAIN 141625 Total for Fund 604 Storm Water Drainage							6,435.00
Total For Dept: 6300							210,959.32
Total For Fund: 604							211,012.68
Fund: 609 Liquor Store							
Dept: 6400 Liquor Store - Purchases							
07/17/2026	MAIN	141526	ARTISAN BEER COMPANY	THC	42251	6400	140.00
				Beer Purchases	42251	6400	513.80
				THC	42251	6400	278.00
				Beer Purchases	42251	6400	685.30
Check MAIN 141526 Total for Fund 609 Liquor Store							1,617.10
07/17/2026	MAIN	141532	BELLBOY CORPORATION	Liquor Purchases	42251	6400	618.00
				Freight Costs	42259	6400	4.00
				Liquor Purchases	42251	6400	816.20
				Freight Costs	42259	6400	10.50

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 609 Liquor Store							
Dept: 6400 Liquor Store - Purchases							
				Freight Costs	42259	6400	2.00
				THC	42251	6400	90.00
				Freight Costs	42259	6400	3.21
				Misc Taxable Purchases	42251	6400	43.40
				Liquor Purchases	42251	6400	1,290.45
				Freight Costs	42259	6400	18.50
				Misc Taxable Purchases	42251	6400	22.20
			Check MAIN 141532	Total for Fund 609 Liquor Store			2,918.46
07/17/2026	MAIN	141535	BREAKTHRU BEV MN BEER, INC	Beer Purchases	42251	6400	4,968.75
				Misc Taxable Purchases	42251	6400	158.60
				Liquor Purchases	42251	6400	45.46
				Beer Purchases	42251	6400	7,938.60
				Misc Taxable Purchases	42251	6400	238.75
				Liquor Purchases	42251	6400	560.92
				Beer Credit	42251	6400	(5.40)
				Beer Credit	42251	6400	(11.25)
				Liquor Credit	42251	6400	(16.42)
				Beer Credit	42251	6400	(2.36)
				Misc Taxable Credit	42251	6400	(60.00)
				Misc Taxable Credit	42251	6400	(30.00)
			Check MAIN 141535	Total for Fund 609 Liquor Store			13,785.65
07/17/2026	MAIN	141536	BREAKTHRU BEV MN WINE & SPIRITS	Liquor Purchases	42251	6400	531.79
				Wine Purchases	42251	6400	476.00
				Freight Costs	42259	6400	24.89
				Misc Non-Taxable Purchases	42251	6400	24.00
				Liquor Purchases	42251	6400	679.40
				Wine Purchases	42251	6400	636.00
				Freight Costs	42259	6400	16.50
				Misc Taxable Purchases	42251	6400	30.11
				Wine Purchases	42251	6400	128.00
				Freight Costs	42259	6400	1.65
			Check MAIN 141536	Total for Fund 609 Liquor Store			2,548.34
07/17/2026	MAIN	141548	COLLEGE CITY BEVERAGE, INC.	Freight Costs	42259	6400	7.00
				Beer Purchases	42251	6400	3,018.00
				Misc Taxable Purchases	42251	6400	311.50
				Liquor Purchases	42251	6400	261.30
				Wine Purchases	42251	6400	59.00
				Freight Costs	42259	6400	7.00
				Beer Purchases	42251	6400	3,159.30
				Misc Taxable Purchases	42251	6400	30.00
				Liquor Purchases	42251	6400	201.00
				Liquor Purchases	42251	6400	2,542.66
				Wine Purchases	42251	6400	44.25
				Beer Credit	42251	6400	(60.00)
			Check MAIN 141548	Total for Fund 609 Liquor Store			9,581.01
07/17/2026	MAIN	141568	GLOBAL RESERVE DISTRIBUTION	THC	42251	6400	496.00
07/17/2026	MAIN	141577	HERMEL WHOLESALE	Freight Costs	42259	6400	9.95

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 609 Liquor Store							
Dept: 6400 Liquor Store - Purchases							
				Misc Taxable Purchases	42251	6400	207.04
				Misc Non-Taxable Purchases	42251	6400	37.15
				Cigarettes Purchases	42251	6400	684.75
			Check MAIN 141577 Total for Fund 609 Liquor Store				938.89
07/17/2026	MAIN	141578	HOHENSTEIN'S INC	Beer Purchases	42251	6400	403.50
				Liquor Purchases	42251	6400	50.00
				Beer Purchases	42251	6400	690.75
				Liquor Purchases	42251	6400	75.60
			Check MAIN 141578 Total for Fund 609 Liquor Store				1,219.85
07/17/2026	MAIN	141579	HOME CITY ICE COMPANY	Ice Purchases	42251	6400	240.90
				Freight Costs	42259	6400	7.50
			Check MAIN 141579 Total for Fund 609 Liquor Store				248.40
07/17/2026	MAIN	141587	JOHNSON BROTHERS WHOLESALE	Freight Costs	42259	6400	5.28
				Wine Purchases	42251	6400	188.44
				Misc Taxable Purchases	42251	6400	41.50
				Freight Costs	42259	6400	7.39
				Liquor Purchases	42251	6400	384.99
				Freight Costs	42259	6400	15.60
				Wine Purchases	42251	6400	520.00
				Misc Taxable Purchases	42251	6400	37.00
				Freight Costs	42259	6400	12.19
				Liquor Purchases	42251	6400	1,092.90
				Freight Costs	42259	6400	50.70
				Wine Purchases	42251	6400	2,252.33
				Freight Costs	42259	6400	31.20
				Liquor Purchases	42251	6400	2,016.25
				Freight Costs	42259	6400	1.95
				Liquor Purchases	42251	6400	203.22
				Liquor CREDIT	42251	6400	(19.20)
			Check MAIN 141587 Total for Fund 609 Liquor Store				6,841.74
07/17/2026	MAIN	141595	LITTLE THISTLE BREWING CO.	Beer Purchases	42251	6400	270.00
07/17/2026	MAIN	141598	MEGA BEER LLC	Beer Purchases	42251	6400	239.25
07/17/2026	MAIN	141620	OXFORD STREET MERCHANTS	Wine Purchases	42251	6400	734.00
				Freight Costs	42259	6400	11.70
				Wine Purchases	42251	6400	100.59
				Freight Costs	42259	6400	1.95
				Wine Purchases	42251	6400	1,230.68
				Freight Costs	42259	6400	22.43
				Wine Purchases	42251	6400	824.00
				Freight Costs	42259	6400	19.50
			Check MAIN 141620 Total for Fund 609 Liquor Store				2,944.85
07/17/2026	MAIN	141621	PAUSTIS & SONS WINE COMPANY	WINE	42251	6400	244.00
				WINE	42259	6400	4.50
				Freight Costs	42259	6400	3.00
				THC	42251	6400	160.00
				Liquor Purchases	42251	6400	147.00

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 609 Liquor Store							
Dept: 6400 Liquor Store - Purchases							
				Wine Purchases	42251	6400	230.50
				Freight Costs	42259	6400	6.00
			Check MAIN 141621 Total for Fund 609 Liquor Store				795.00
07/17/2026	MAIN	141623	PHILLIPS WINE AND SPIRITS, INC.	Liquor Purchases	42251	6400	960.21
				Freight Costs	42259	6400	12.39
				Liquor Purchases	42251	6400	154.35
				Wine Purchases	42251	6400	426.70
				Freight Costs	42259	6400	27.30
				Misc Non-Taxable Purchases	42251	6400	75.50
				Liquor Purchases	42251	6400	1,697.89
				Freight Costs	42259	6400	29.25
				Wine Purchases	42251	6400	853.35
				Freight Costs	42259	6400	42.90
				Misc Taxable Purchases	42251	6400	28.05
			Check MAIN 141623 Total for Fund 609 Liquor Store				4,307.89
07/17/2026	MAIN	141626	PRYES BREWING COMPANY	Beer Purchases	42251	6400	120.00
07/17/2026	MAIN	141640	SOCIABLE CIDER WERKS	Beer Purchases	42251	6400	213.00
07/17/2026	MAIN	141642	SOUTHERN WINE & SPIRITS OF MN, LLC	Wine Purchases	42251	6400	1,187.15
				Freight Costs	42259	6400	25.43
				Freight Costs	42259	6400	1.40
				Misc Taxable Purchases	42251	6400	108.00
				Freight Costs	42259	6400	1.40
				Liquor Purchases	42251	6400	4,724.89
				Freight Costs	42259	6400	36.75
				Liquor Purchases	42251	6400	96.00
				Wine Purchases	42251	6400	1,083.52
				Freight Costs	42259	6400	24.38
				Liquor Purchases	42251	6400	1,759.23
				Freight Costs	42259	6400	20.88
				Freight Costs	42259	6400	0.12
				Wine CREDIT	42251	6400	(29.92)
				Freight CREDIT	42259	6400	(0.23)
			Check MAIN 141642 Total for Fund 609 Liquor Store				9,039.00
07/17/2026	MAIN	141647	TANZENWALD BREWING COMPANY LLC	Beer Purchases	42251	6400	156.00
07/17/2026	MAIN	141657	WINE COMPANY	Wine Purchases	42251	6400	782.00
				Freight Costs	42259	6400	42.00
				Wine Purchases	42251	6400	1,092.00
				Freight Costs	42259	6400	45.00
				Wine CREDIT	42251	6400	(144.00)
				Freight CREDIT	42259	6400	(3.00)
			Check MAIN 141657 Total for Fund 609 Liquor Store				1,814.00
Total For Dept: 6400							60,094.43
Dept: 6410 Liquor Store - Operations							
07/17/2026	MAIN	141522*#	AMAZON CAPITAL SERVICES	SHEET PROTECTORS	42218	6410	5.09

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 609 Liquor Store							
Dept: 6410 Liquor Store - Operations							
07/17/2026	MAIN	141523*#	AMPION PBC	JULY 2026 - COMMUNITY SOLAR	43381	6410	1,625.35
07/17/2026	MAIN	141544*#	CINTAS	ENTRY RUGS	42220	6410	40.27
07/17/2026	MAIN	141545*#	CINTAS CORPORATION	FIRST AID SUPPLIES	42218	6410	38.44
07/17/2026	MAIN	141546	CITY & LAKES DISPOSAL	REFUSE DISPOSAL LIQ JULY 26	43389	6410	240.00
07/17/2026	MAIN	141547*#	CITY OF NORTHFIELD	ELECTRICAL TAPE FOR KEG BUCKETS	42218	6410	7.50
				GARBAGE CANS	42218	6410	51.30
				Promotional Advertising	43342	6410	21.45
		Check MAIN 141547	Total for Fund 609 Liquor Store				80.25
07/17/2026	MAIN	141627	QUALITY REFRIGERATION	REACH IN COOLER REPAIR - BLACK COOLER	42222	6410	323.90
07/17/2026	MAIN	141636*#	SCHWICKERT'S TECTA AMERICA LLC	PREVENTATIVE MAINT LIQ SUMMER 26	42222	6410	656.25
07/17/2026	MAIN	141651*#	TOSHIBA FINANCIAL SERVICES	JULY RENT/OVGS MAY-JUNE LIQ STORE 89576	42222	6410	80.22
07/17/2026	MAIN	141659*#	XCEL ENERGY	JUNE 2026 - ELECTRIC USAGE	43381	6410	(1,614.55)
				JUNE 2026 - GAS USAGE	43380	6410	43.92
		Check MAIN 141659	Total for Fund 609 Liquor Store				(1,570.63)
Total For Dept: 6410							1,519.14
Total For Fund: 609							61,613.57
Fund: 701 Information Tech							
Dept: 4140 Information Technology							
07/17/2026	MAIN	141522*#	AMAZON CAPITAL SERVICES	Silver Sharpie markers	42218	4140	12.29
07/17/2026	MAIN	141529*#	B & H PHOTO-VIDEO	Hanwha cameras, microphones	42210	4140	3,282.75
07/17/2026	MAIN	141538	BROWNRICE INTERNET, INC	Streaming for public camera	43300	4140	44.85
07/17/2026	MAIN	141543*#	CHARTER COMMUNICATIONS	Transit Hub - phone, internet	43320	4140	208.01
				City - Backup internet	43320	4140	401.92
		Check MAIN 141543	Total for Fund 701 Information Tech				609.93
07/17/2026	MAIN	141562	FINNLYTECH INC.	FinnlySport annual service renewal	43300	4140	8,949.00
07/17/2026	MAIN	141600*#	METRONET HOLDINGS LLC	Police - dark fiber, internet, long dist	43320	4140	644.51
				City - dark fiber connection	43320	4140	533.34
		Check MAIN 141600	Total for Fund 701 Information Tech				1,177.85
07/17/2026	MAIN	141631	RTVISION, INC.	OneOffice and eGram - Engineering	43300	4140	4,700.00
Total For Dept: 4140							18,776.67
Total For Fund: 701							18,776.67
Fund: 705 Insurance Fund							
Dept: 7000 Insurance							
07/17/2026	MAIN	141574*#	GUTH ELECTRIC, INC	LIQUOR STORE STREET POLE	43369	7000	13,026.51
Total For Dept: 7000							13,026.51
Total For Fund: 705							13,026.51

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD
CHECK DATE 07/13/2026 - 07/17/2026

Check Date	Bank Account	Check #	Payee	Description	Account Dept	Amount
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Report Total:						2,630,635.43
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'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/20/2026 - 07/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 0000 Revenue							
07/24/2026	MAIN	141674	AFLAC	Remittance	22134	0000	626.08
				Remittance	22134	0000	278.22
		Check MAIN 141674	Total for Fund 101 General Fund				904.30
07/24/2026	MAIN	141675	COMMUNITY RESOURCE BANK	Remittance	22170	0000	591.72
07/24/2026	MAIN	141676	FIDELITY SECURITY LIFE	Remittance	22137	0000	458.26
07/24/2026	MAIN	141677	INT'L UNION OF OPERATING ENG LOCAL	Remittance	22162	0000	1,302.50
				Remittance	22162	0000	588.00
		Check MAIN 141677	Total for Fund 101 General Fund				1,890.50
07/24/2026	MAIN	141678	LAW ENFORCEMENT LABOR SERVICES	Remittance	22160	0000	1,533.00
07/24/2026	MAIN	141679	LEGALSHIELD	Remittance	22172	0000	360.05
				Remittance	22172	0000	179.00
		Check MAIN 141679	Total for Fund 101 General Fund				539.05
07/24/2026	MAIN	141680	MADISON NATIONAL LIFE	Remittance	22132	0000	1,036.89
07/24/2026	MAIN	141681	MN CHILD SUPPORT PAYMENT CNTR	Remittance	22170	0000	196.12
07/20/2026	MAIN	4267(A)#	FLAHERTY & HOOD, P.A.	Check For Escrow: PMFP26-0002-OUTLOT A -	22205	0000	107.50
				EANX25-0004 - PANX26-0001	22205	0000	225.00
		Check MAIN 4267(A)	Total for Fund 101 General Fund				332.50
07/20/2026	MAIN	4281(E)	MINNESOTA UNEMPLOYMENT INSURANCE	Remittance	22115	0000	14,773.34
				Remittance	22115	0000	14,773.34
		Check MAIN 4281(E)	Total for Fund 101 General Fund				29,546.68
07/24/2026	MAIN	4283(E)	BLUE CROSS BLUE SHIELD MINNESOTA	Remittance	22130	0000	44,570.33
				Remittance	22130	0000	96,282.76
		Check MAIN 4283(E)	Total for Fund 101 General Fund				140,853.09
07/24/2026	MAIN	4284(E)	GUARDIAN DENTAL	Remittance	22136	0000	2,279.98
				Remittance	22136	0000	3,382.08
		Check MAIN 4284(E)	Total for Fund 101 General Fund				5,662.06
07/24/2026	MAIN	4285(E)	ICMA RETIREMENT TRUST - #303324	Remittance	22143	0000	1,236.31
				Remittance	22149	0000	738.46
		Check MAIN 4285(E)	Total for Fund 101 General Fund				1,974.77
07/24/2026	MAIN	4286(E)	IRS - PAYROLL DRAFT	Remittance	22110	0000	43,607.39
				Remittance	22113	0000	23,269.42
				Remittance	22113	0000	23,269.42
				Remittance	22114	0000	7,056.15
				Remittance	22114	0000	7,056.15
		Check MAIN 4286(E)	Total for Fund 101 General Fund				104,258.53
07/24/2026	MAIN	4287(E)	MINNESOTA LIFE INSURANCE COMPANY	Remittance	22130	0000	856.00
				Remittance	22130	0000	1,079.23
		Check MAIN 4287(E)	Total for Fund 101 General Fund				1,935.23
07/24/2026	MAIN	4288(E)	MINNESOTA STATE RETIREMENT SYSTEM	Remittance	22144	0000	4,643.78
				Remittance	22147	0000	1,824.25

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/20/2026 - 07/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 0000 Revenue							
Check MAIN 4288(E) Total for Fund 101 General Fund							6,468.03
07/24/2026	MAIN	4289(E)	MN DEPT OF REVENUE	Remittance	22170	0000	150.00
07/24/2026	MAIN	4290(E)	MN DEPT OF REVENUE - PAYROLL DRAFT	Remittance	22112	0000	21,179.25
07/24/2026	MAIN	4291(E)	PERA - DRAFT FROM PAYROLL	Remittance	22140	0000	21,575.94
				Remittance	22140	0000	24,895.34
				Remittance	22140	0000	13,690.30
				Remittance	22140	0000	20,535.47
				Remittance	22140	0000	66.04
				Remittance	22140	0000	66.04
Check MAIN 4291(E) Total for Fund 101 General Fund							80,829.13
07/24/2026	MAIN	4292(E)	VANTAGEPOINT TRANSFER AGENTS-#7061	Remittance	22148	0000	403.47
Total For Dept: 0000							400,742.58
Dept: 4110 Administration							
07/20/2026	MAIN	4267(A)#	FLAHERTY & HOOD, P.A.	MAY LABOR AND EMPLOYMENT LEGAL	43304	4110	2,698.75
				JUNE LABOR AND EMPLOYMENT LEGAL	43304	4110	4,095.00
				GENERAL LEGAL SERVICES CIVIL	43304	4110	736.25
				COUNCIL LEGAL	43304	4110	1,988.75
				COMM DEV LEGAL	43304	4110	1,827.50
				BUILDING INSPECTION LEGAL	43304	4110	913.75
Check MAIN 4267(A) Total for Fund 101 General Fund							12,260.00
Total For Dept: 4110							12,260.00
Dept: 4130 Finance							
07/20/2026	MAIN	4257(A)	ABDO, LLP	1Q 2026 FINANCIAL REPORT	43301	4130	4,000.00
Total For Dept: 4130							4,000.00
Dept: 4150 Human Resources							
07/20/2026	MAIN	4263(A)	CORBETT CHIROPRACTIC & HEALTH ENHA	JUNE SERVICES	43308	4150	520.00
07/20/2026	MAIN	4267(A)#	FLAHERTY & HOOD, P.A.	HR PROFESSIONAL SERVICES	43300	4150	161.25
07/20/2026	MAIN	4275(A)	NATIONAL ENROLLMENT PARTNERS LLC	HR SUPPORT PACKAGE - DEC 2025	43300	4150	201.00
				JUNE 2026 HR SUPPORT PACKAGE - EASE	43300	4150	284.00
				JULY 2026 HR SUPPORT PACKAGE - EASE	43300	4150	284.00
Check MAIN 4275(A) Total for Fund 101 General Fund							769.00
Total For Dept: 4150							1,450.25
Dept: 4160 Community Development							
07/20/2026	MAIN	4277(A)*#	RR LARSON & ASSOCIATES	Radio ads - Community Development	43300	4160	227.00
Total For Dept: 4160							227.00
Dept: 4190 City Hall Operations							
07/20/2026	MAIN	4270(A)#	INNOVATIVE OFFICE SOLUTIONS, LLC	SMALL CONFERENCE TABLE	42218	4190	659.22
				CITY HALL COPY PAPER	42218	4190	244.95
Check MAIN 4270(A) Total for Fund 101 General Fund							904.17

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/20/2026 - 07/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4190 City Hall Operations							
07/20/2026	MAIN	4279(A)	STERICYCLE, INC	MONTHLY SHRED MARCH 2026	43302	4190	158.59
				MONTHLY SHRED APRIL/MAY 2026	43302	4190	339.21
Check MAIN 4279(A) Total for Fund 101 General Fund							497.80
Total For Dept: 4190							1,401.97
Dept: 4200 Police Administration							
07/20/2026	MAIN	4259(A)	BRIAN KRAMER	MEALS PAARI CONF	43331	4200	88.00
07/20/2026	MAIN	4267(A)#	FLAHERTY & HOOD, P.A.	NPD ERPO LEGAL	43300	4200	646.25
07/20/2026	MAIN	4272(A)	KLOBE, ALEXANDER G.	LUNCH BROOKLYN PARK SWAT TRNG	43331	4200	52.00
				FUEL SWAT TRNG	43331	4200	49.05
				SWAT BADGE	41115	4200	100.00
Check MAIN 4272(A) Total for Fund 101 General Fund							201.05
Total For Dept: 4200							935.30
Dept: 4300 Engineering							
07/20/2026	MAIN	4277(A)*#	RR LARSON & ASSOCIATES	Radio ads - Engineering	43300	4300	227.00
Total For Dept: 4300							227.00
Dept: 4310 Streets							
07/20/2026	MAIN	4261(A)*#	CANNON RIVER TREE CARE	COMMUNITY TREE PLANT GRANT	43317	4310	100,110.00
				TREE MAINTENANCE	43317	4310	27,781.25
Check MAIN 4261(A) Total for Fund 101 General Fund							127,891.25
07/20/2026	MAIN	4264(A)*#	CULLIGAN OF NORTHFIELD	DRINKING WATER	42218	4310	58.00
07/20/2026	MAIN	4274(A)*#	MISSISSIPPI WELDERS SUPPLY CO INC.	GAS CYLINDERS FOR WELDER	42218	4310	22.20
Total For Dept: 4310							127,971.45
Dept: 4330 Facilities							
07/20/2026	MAIN	4266(A)*#	EPIC ENTERPRISES, INC	MAY 2026 CLEANING- PW, FACILITIES	43306	4330	1,258.75
07/20/2026	MAIN	4278(A)*#	SERVICE MASTER BY AYOTTE	JULY CLEANING SERVICES - BABCOCK SHELTER	43306	4330	720.00
				JULY CLEANING SERVICES - TRANSIT HUB	43306	4330	1,320.00
Check MAIN 4278(A) Total for Fund 101 General Fund							2,040.00
Total For Dept: 4330							3,298.75
Dept: 4550 Library							
07/20/2026	MAIN	4265(A)	DEMCO INC.	SUPPLIES-TAPE	42218	4550	393.18
				SUPPLIES-ROUND DISC LABELS	42218	4550	110.48
Check MAIN 4265(A) Total for Fund 101 General Fund							503.66
07/20/2026	MAIN	4269(A)	I&S GROUP	MDE GRANT- INTERIOR LIBRARY MASTER PLAN	45520	4550	6,250.00
07/20/2026	MAIN	4270(A)#	INNOVATIVE OFFICE SOLUTIONS, LLC	PAPER, CLIPS	42218	4550	149.37
				LEGAL PADS, PAPER, JUMBO CLIPS, STICKY N	42218	4550	75.20
Check MAIN 4270(A) Total for Fund 101 General Fund							224.57
07/20/2026	MAIN	4271(A)	KANOPY	LIBRARY MATERIALS	44431	4550	478.00
07/20/2026	MAIN	4273(A)	MIDWEST TAPE LLC	LIBRARY MATERIALS	44431	4550	49.99

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/20/2026 - 07/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 General Fund							
Dept: 4550 Library							
07/20/2026	MAIN	4280(A)	TORRES, EMILY A	MILEAGE TO RICE COUNTY RECORDER	43331	4550	19.87
Total For Dept: 4550							7,526.09
Total For Fund: 101							560,040.39
Fund: 211 NCRC							
Dept: 4580 NCRC							
07/20/2026	MAIN	4264(A)*#	CULLIGAN OF NORTHFIELD	SOFTENER SALT FOR NCRC	42220	4580	170.75
07/20/2026	MAIN	4266(A)*#	EPIC ENTERPRISES, INC	MAY 2026 - NCRC CLEANING	43306	4580	356.87
Total For Dept: 4580							527.62
Dept: 4585 Wellness Center							
07/20/2026	MAIN	4278(A)*#	SERVICE MASTER BY AYOTTE	NCRC CLEANING - JUNE 2026	43306	4585	1,280.00
				JULY CLEANING SERVICES - NCRC WELLNESS A	43306	4585	3,660.00
Check MAIN 4278(A) Total for Fund 211 NCRC							4,940.00
Total For Dept: 4585							4,940.00
Total For Fund: 211							5,467.62
Fund: 257 Carbon Reduction Fund							
Dept: 4590 Carbon Reduction							
07/20/2026	MAIN	4276(A)	PABICH, SARA M.	Mileage LMC conference	43331	4590	78.30
Total For Dept: 4590							78.30
Total For Fund: 257							78.30
Fund: 295 HRA							
Dept: 5210 HRA Rental Projects							
07/20/2026	MAIN	4261(A)*#	CANNON RIVER TREE CARE	LINDEN-CHERRY ST. TREE REMOVAL	44464	5210	23,528.75
Total For Dept: 5210							23,528.75
Total For Fund: 295							23,528.75
Fund: 454 City Facilities Fund							
Dept: 4800 Other Services							
07/23/2026	MAIN	4282(A)	BELNICK RETAIL LLC INCOMING ACCOUN	TABLE & CHAIRS FOR ICE ARENA	45520	4800	1,178.32
Total For Dept: 4800							1,178.32
Total For Fund: 454							1,178.32
Fund: 601 Water Fund							
Dept: 6000 Water							
07/20/2026	MAIN	4258(A)*#	BOLTON & MENK, INC.	DRINKING WATER SYSTEM STUDY PROF SVC 5/9	45520	6000	45,242.50
07/20/2026	MAIN	4262(A)	CLEAN RIVER PARTNERS	Q2 WATER CONSERVATION ED. 4/1-6/30	43300	6000	2,151.25
07/20/2026	MAIN	4268(A)	GOPHER STATE ONE CALL	JUNE 2026 LOCATES - 493 BILLABLE TICKETS	43320	6000	665.55
07/20/2026	MAIN	4278(A)*#	SERVICE MASTER BY AYOTTE	JULY CLEANING SERVICES	42220	6000	324.45
				JULY 2026 JANITORIAL SERVICES	42218	6000	324.45

CHECK DISBURSEMENT REPORT FOR CITY OF NORTHFIELD

CHECK DATE 07/20/2026 - 07/24/2026

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 601 Water Fund							
Dept: 6000 Water							
Check MAIN 4278(A) Total for Fund 601 Water Fund							648.90
Total For Dept: 6000							48,708.20
Total For Fund: 601							48,708.20
Fund: 602 Sewer Fund							
Dept: 6100 Wastewater							
07/20/2026	MAIN	4258(A)*#	BOLTON & MENK, INC.	NW AREA TRUNK SANITARY SEWER PROF SVC 5/	43300	6100	23,707.00
07/20/2026	MAIN	4266(A)*#	EPIC ENTERPRISES, INC	MAY 2026 CLEANING- WWTP	43302	6100	152.00
07/20/2026	MAIN	4274(A)*#	MISSISSIPPI WELDERS SUPPLY CO INC.	CYLINDERS	42222	6100	20.70
				WELDING AG2C PROPANE GAS CYLINDERS	42222	6100	20.70
				WELDING AG2C PROPANE GAS CYLINDERS	42222	6100	21.39
Check MAIN 4274(A) Total for Fund 602 Sewer Fund							62.79
Total For Dept: 6100							23,921.79
Total For Fund: 602							23,921.79
Fund: 609 Liquor Store							
Dept: 6410 Liquor Store - Operations							
07/20/2026	MAIN	4260(A)	BRIAN WHITT	Roundtrip Mileage to BARC Conf on 6/16	43331	6410	36.11
				Roundtrip Mileage to BARC Conf on 6/17	43331	6410	36.11
				Parking at BARC Conf on 6/16	43331	6410	28.00
				Parking at BARC Conf on 6/17	43331	6410	12.00
Check MAIN 4260(A) Total for Fund 609 Liquor Store							112.22
07/20/2026	MAIN	4264(A)*#	CULLIGAN OF NORTHFIELD	DRINKING WATER	42218	6410	87.74
07/20/2026	MAIN	4277(A)*#	RR LARSON & ASSOCIATES	RADIO ADS LIQ JUNE 26	43342	6410	299.00
07/20/2026	MAIN	4278(A)*#	SERVICE MASTER BY AYOTTE	JANITORIAL LIQ JULY 26	43306	6410	598.06
Total For Dept: 6410							1,097.02
Total For Fund: 609							1,097.02
Report Total:							664,020.39
'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND							
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT							



Legislation Text

File #: Res. 2026-078, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: Lynette Peterson, City Clerk

Subject:

Consider Resolution Amending Adopted Schedule for City Council Meetings.

Action Requested:

The Northfield City Council is being asked to approve the attached Resolution Amending Adopted Schedule for City Council Meetings.

Summary Report:

The Northfield City Charter provides that the Council shall meet at such time as may be prescribed by resolution. The meeting schedule will remain in effect until modified by the Council. The schedule can be modified at any time by resolution. Special meetings may be scheduled as needed as long as they comply with public notice requirements in accordance with the laws of Minnesota. The proposed amendment to the schedule is as follows:

- Special meeting added on Thursday, August 13, 2026 at 4 p.m. for the canvassing of primary election results.
- Special meeting titled “Budget Town Hall Meeting” added to Tuesday, August 18, 2026 at 6 p.m. (90 minute maximum).
- Work session immediately following Budget Town Hall Meeting on August 18, 2026.

City Primary results by Minnesota Statute 205.065, Subd. 5 must be canvassed either the second or third day after the primary:

Results. The municipal primary shall be conducted and the returns made in the manner provided for the state primary so far as practicable. The canvass may be conducted on either the second or third day after the primary.

The governing body of the municipality shall canvass the returns, and the two candidates for each office who receive the highest number of votes, or a number of candidates equal to twice the number of individuals to be elected to the office, who receive the highest number of votes, shall be the nominees for the office named. Their names shall be certified to the municipal clerk who shall place them on the municipal general election ballot without partisan designation and without payment of an additional fee.

Alternative Options:

The Council could modify the times/dates of the meetings.

Financial Impacts:

None.

Tentative Timelines:

The current meeting schedule will remain in effect until modified by the Council.

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2026-078
AMENDING ADOPTED SCHEDULE FOR CITY COUNCIL MEETINGS

WHEREAS, the following schedule is set forth for regular City Council meetings, unless specifically changed by the City Council:

Time:	6:00 p.m.
Location:	City Hall or Virtual as needed
Meeting Dates:	First and Third Tuesday of each Month (with exceptions noted on the attached list)

WHEREAS, City Council work sessions are typically scheduled on the second Tuesday of each Month; and

WHEREAS, meetings and work sessions will be added or may be cancelled or combined as needed; and

WHEREAS, a special meeting is needed to canvass City primary election results and is set for Thursday, August 13, 2026 at 4 p.m.; and

WHEREAS, a special meeting titled “Budget Town Hall Meeting” is set prior to the August 18, 2026 Work session (90 minutes maximum) with the work session immediately following the Budget Town Hall Meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

The City Council of the City of Northfield hereby adopts the above schedule for City Council meetings as shown on the attached list for 2026.

FURTHER BE IT RESOLVED THAT:

The meeting schedule shall remain in effect until modified by the Council.

PASSED by the City Council of the City of Northfield on this 3rd day of August 2026.

ATTEST

City Clerk

Mayor

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP

CITY COUNCIL MEETING SCHEDULE 2026
COUNCIL MEETINGS: FIRST & THIRD TUESDAY
WORK SESSIONS: SECOND TUESDAY

In an effort to accomplish the city council's goals for its business, the following schedule is planned for 2026. Meetings and work sessions may be combined, added or canceled as needed. Note: Schedule is subject to change. Check official meeting notice list for final schedule of meetings.

January	February	March
1/6 – Council meeting 1/13 – Work session 1/20 – Council meeting	2/3 – Council meeting 2/10 – Work session 2/17 – Council meeting	3/3 – Council meeting 3/10 – Work session 3/17 – Council meeting
April	May	June
4/7 – Council meeting 4/14 – Work session 4/21 – Council meeting	5/4 – City Administrator 6-month Check-In 5/5 – Council meeting 5/12 – Work session 5/19 – Council meeting	6/2 – Council meeting 6/9 – Work session 6/16 – Council meeting
July	August	September
7/7 – Council meeting 7/14 – Work session 7/21 – Council meeting	8/3 – MONDAY Council Meeting 8/4 – Night to Unite – No Meeting 8/11 – No Meeting – Primary Election Day 8/13 – @ 4 p.m. Special Meeting (Canvass City Primary Election Results) 8/18 – Budget Town Hall Meeting (90 minutes maximum) 8/18 – Work Session (immediately following Budget Town Hall Meeting) 8/25 – Council meeting	9/1 – No Meeting (due to shift in August) 9/8 – Council meeting 9/15 – Work session 9/22 – Council meeting
October	November	December
10/6 – Council meeting 10/13 – Work Session 10/20 – Council meeting	11/3 – No Meeting – Election Day 11/9 – City Administrator Annual Performance Review 11/10 – Council meeting (regular – canvass election results) 11/17 – Work session	12/1 – Council meeting

Approved: September 9, 2025 (Resolution 2025-086)

Approved: August 3, 2026 (Resolution 2026-XXX)



Legislation Text

File #: 26-410, Version: 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: Lynette Peterson, City Clerk

Consider a motion approving the lower-potency hemp edible retailer application for Holiday Stationstores LLC, dba Circle K #2746060, 100 Water Street South.

Action Requested:

The Northfield City Council is asked to approve a motion approving the lower-potency hemp edible retailer registration for Holiday Stationstores LLC, dba Circle K #2746060, 100 Water Street South.

Summary Report:

The applicant, Holiday Stationstores LLC, dba Circle K #2746060, has submitted a complete application for a lower-potency hemp edible (LPHE) retailer registration to sell qualifying lower-potency hemp edibles as permitted under Minnesota law and the City of Northfield Code. The application has been reviewed by Community Development, the Police Department, and the City Clerk's office for compliance with applicable state and local requirements.

Lower-potency hemp edibles are regulated by the State of Minnesota through the Minnesota Office of Cannabis Management (OCM) and by the City of Northfield through local registration and zoning standards. The City's role includes verification of zoning compliance, business registration, and adherence to operational standards adopted by ordinance.

Retailers of LPHE products must obtain both local approval from the City and an active LPHE retailer license with the Minnesota Office of Cannabis Management prior to commencing sales.

Retailers of LPHE products must comply with all applicable statutes, rules, and guidance issued by the Minnesota Office of Cannabis Management, including but not limited to:

- Product potency limits and ingredient restrictions;
- Packaging and labeling requirements;
- Age verification requirements (21+);
- Prohibition on marketing to minors;
- Product sourcing, testing, and recordkeeping requirements; and
- Applicable advertising, storage, and operational standards.

City Code provisions regulate LPHE retailers with respect to:

- Zoning and land use compliance;
- Separation distances from sensitive land uses, if applicable;
- Local registration requirements;

- Compliance with nuisance, signage, building, fire, and operating standards; and
- Ongoing cooperation with inspections and enforcement.

The proposed business location is within a zoning district that permits retail tobacco and specialty retail sales. Staff has reviewed the location and finds it to be compliant with the City's zoning regulations for LPHE retail. Staff reviewed the submitted application materials, including:

- Business registration documentation;
- Proof of compliance with OCM requirements;
- Floor plan and description of business operations; and
- Attestation regarding age-restricted sales and compliance with state potency limits.

The applicant has provided all required documentation and paid the applicable registration fees. The Northfield Police Department reviewed the application and reported no outstanding concerns related to the applicant or proposed operation at this time.

The applicant has affirmed that:

- All LPHE products sold will comply with OCM potency limits and labeling requirements;
- Products will be stored and displayed in compliance with City Code; and
- Sales will be restricted to individuals age 21 and over, with age verification procedures in place.

The application for Holiday Stationstores LLC, dba Circle K #2746060, is complete and meets the requirements of City Code. The proposed location is appropriately zoned for the requested use. The applicant has demonstrated the ability and intent to comply with OCM regulations governing lower-potency hemp edibles. No adverse impacts to public health, safety, or welfare have been identified through staff review. The applicant has received approval of a LPHE retailer license from the OCM subject to local approval of the retail registration.

This staff report summarizes applicable regulatory requirements but does not replace or supersede the requirements of state law, OCM rules, or the City of Northfield Code, all of which remain fully enforceable.

Staff recommends approval of the LPHE retailer registration for Holiday Stationstores LLC, dba Circle K #2746060, subject to the following conditions:

1. The registration shall be contingent upon continued compliance with all requirements of the Minnesota Office of Cannabis Management and the City of Northfield Code.
2. The applicant shall maintain their OCM-issued LPHE retailer license.
3. The registration may be suspended or revoked upon violation of state law, OCM rules, or City Code provisions.
4. The applicant shall permit inspections by City staff and law enforcement as authorized by law.
5. Any change in ownership, location, or business operations related to hemp-derived products shall require updated City approval.

Alternative Options:

N/A

Financial Impacts:

The City receives a \$125 application fee annually for LPHE retail operations endorsement.

Tentative Timelines:

Following City approval, the applicant must submit proof of local authorization to the Minnesota Office of Cannabis Management for final activation of the state LPHE retailer license. The applicant may not commence

sales until both local approval and state registrations are active.



Legislation Text

File #: Res. 2026-079, **Version:** 1

City Council Meeting Date: July 7, 2026

To: Mayor and City Council
City Administrator

From: Sean Simonson, Engineering Manager
Dave Bennett, Public Works Director/City Engineer

Consider Resolution Accepting Public Improvements and Approving Final Payment for the 2024 College Street and Water Street Areas Reconstruction Project (STRT2024-A77).

Action Requested:

The Northfield City Council approves the attached Resolution - 2024 College Street and Water Street Areas Reconstruction Project (STRT2024-A77) and Approving Final Payment for the Project.

Summary Report:

The City Council is being asked to accept the public improvements for the 2024 College Street and Water Street Areas Reconstruction Project STRT2024-A77 and approve final payment to ICON, LLC in the amount of \$10,343.09 (Attachment 2). The contract was awarded to ICON LLC at the March 12, 2024, City Council Meeting in the amount of \$6,827,295.88. There were four Change Orders during construction that brought the final construction contract amount to \$6,913,466.95 which was within the approved project budget.

Alternative Options:

This project is completed and the final acceptance and payment is required to close out the construction contract.

Financial Impacts:

The total project costs for the project were \$7,418,217.35. This is compared to \$8,339,203.60 that was approved for total project costs at the time of project award. In addition to the normal funding from bonding, franchise fees, and the sanitary sewer, storm sewer, and water funds, this project also utilized grant funding from the Minnesota Public Facilities Authority (MPFA) under the Lead Service Line Replacement (LSLR) Program for the replacement of lead service lines that were discovered during the improvement project. In addition to the funding mentioned above, additional private service assessments were adopted for the project via Resolution 2025-101 for property owners who elected to have their non-lead services replaced during the project. The table below details the total project approved costs and funding at the time of project award, along with the final total project costs and final total project funding.

FINAL PROJECT COSTS			
	APPROVE PLANS	AWARD	FINAL
Street	\$3,410,555	\$3,794,944.88	\$3,898,012.30
Storm Sewer	\$1,034,376	\$812,510.00	\$744,556.15
Sanitary Sewer	\$1,079,571	\$800,517.00	\$792,600.22
Watermain	\$1,309,046	\$1,052,820.00	\$1,074,342.12
Lead Water		\$366,504.00	\$142,981.97
Private Services			\$73,257.06
Construction Subtotal	\$6,833,548	\$6,827,295.88	\$6,725,749.82
Construction Contingency (10%)	\$683,355	\$682,729.59	\$0.00
Art (1%)	\$75,169	\$71,068.71	\$71,069.00
Total with Art	\$7,592,071	\$7,581,094.18	\$6,796,818.82
Admin Costs (10 %)	\$759,207	\$758,109.42	\$621,398.53
Total Project Costs	\$8,351,278	\$8,339,203.60	\$7,418,217.35

FINAL PROJECT FUNDING			
	APPROVE PLANS	AWARD	FINAL
Bonding	\$3,768,039	\$4,237,802.14	\$3,864,738.51
Franchise Fees	\$400,000	\$400,000.00	\$400,000.00
Lead Grant Funding (LSLR)		\$443,469.84	\$155,447.46
Storm Fund	\$1,264,111	\$992,968.47	\$822,548.98
Sanitary Fund	\$1,319,344	\$978,311.83	\$874,916.96
Watermain Fund	\$1,599,785	\$1,286,651.32	\$1,185,564.38
Private Service Assessments			\$73,257.06
Capital Reserve Funding			\$41,744.00
Total Project Costs	\$8,351,278	\$8,339,203.60	\$7,418,217.35

Additionally, there was \$71,069 in 1% for the Public Arts Policy funding allocated at the time of project award from the following funding sources:

Art 1% Funding Allocation		
	APPROVE PLANS	AWARD
Capital Reserve Fund (Street Share)	\$37,516	\$41,744
Storm Fund	\$11,378	\$8,938
Sanitary Fund	\$11,875	\$8,806
Water Fund	\$14,400	\$11,581
Total Project Costs	\$75,169	\$71,069

Tentative Timelines:

Upon acceptance by the City Council, the final payment will be processed and sent to the Contractor. At that point, the two-year maintenance bond will begin if additional warranty work is required.

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2026-079
ACCEPTING PUBLIC IMPROVEMENTS
AND APPROVING FINAL PAYMENT
2024 COLLEGE STREET AND WATER STREET AREAS RECONSTRUCTION

WHEREAS, pursuant to the contract between the City of Northfield and ICON, LLC of Dodge Center, Minnesota, as approved by City Council on March 12, 2024, all work has been satisfactorily completed on STRT2024-A77 – 2024 College Street and Water Street Areas Reconstruction in accordance with said contract.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. The work completed under said contract is hereby accepted and approved.
2. The city clerk and mayor are hereby directed to issue a proper order for final payment on said contract in exchange for the contractor's receipt evidencing payment in full.

PASSED by the City Council of the City of Northfield on this 3rd day of August 2026.

ATTEST

City Clerk

Mayor

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP

Contract Number: 2024STRT-A77 - College & Water Streets Reconstruction
Pay Request Number: 13

Project Number	Project Description
2024STRT-A77	College Street and Water Street Areas Reconstruction

Contractor: ICON, LLC. 330 highway st. e. DODGE CENTER, MN 55927	Vendor Number: N/A Up To Date: 06/03/2026
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Contract Amount		Funds Encumbered	
Original Contract	\$6,827,295.88	Original	\$6,827,295.88
Contract Changes	\$86,171.07	Additional	N/A
Revised Contract	\$6,913,466.95	Total	\$6,827,295.88

Work Certified To Date	
Base Bid Items	\$6,611,385.50
Contract Changes	\$114,364.32
Material On Hand	\$0.00
Total	\$6,725,749.82

Work Certified This Request	Work Certified To Date	Less Amount Retained	Less Previous Payments	Amount Paid This Request	Total Amount Paid To Date
\$-9,863.75	\$6,725,749.82	\$0.00	\$6,715,406.73	\$10,343.09	\$6,725,749.82
Percent: Retained: 0%			Percent Complete: 97.28%		

This is to certify that the items of work shown in this certificate of Pay Estimate have been actually furnished for the work comprising the above-mentioned projects in accordance with the plans and specifications heretofore approved.

Approved By

Sean Simonson

Project Manager

2026-06-23T15:36:37.645Z

Date

Approved By ICON, LLC.

Douglas Ims

Contractor

2026-06-23T17:57:34.83Z

Date

Approved By

David Bennett

City Engineer

Jun 23, 2026, 1:50 PM

Date

Payment Summary				
No.	Up To Date	Work Certified Per Request	Amount Retained Per Request	Amount Paid Per Request
1	2024-04-26	\$321,993.50	\$16,099.68	\$305,893.82
2	2024-05-31	\$901,394.04	\$45,069.70	\$856,324.34
3	2024-06-24	\$366,493.99	\$18,324.70	\$348,169.29
4	2024-07-20	\$723,452.27	\$36,172.61	\$687,279.66
5	2024-08-16	\$843,114.69	\$42,155.73	\$800,958.96
6	2024-09-13	\$949,418.48	\$47,470.93	\$901,947.55
7	2024-10-11	\$1,120,367.19	\$56,018.36	\$1,064,348.83
8	2024-12-03	\$1,165,556.36	(\$69,557.99)	\$1,235,114.35
9	2025-01-23	\$84,944.22	(\$10,405.15)	\$95,349.37
10	2025-06-27	\$244,467.75	(\$114,136.55)	\$358,604.30
11	2025-10-02	\$8,922.68	(\$33,561.39)	\$42,484.07
12	2025-11-25	\$5,488.40	(\$13,443.79)	\$18,932.19
13	2026-06-03	(\$9,863.75)	(\$20,206.84)	\$10,343.09

Funding Category Name	Funding Category Number	Work Certified to Date	Less Amount Retained	Less Previous Payments	Amount Paid this Request	Total Amount Paid to Date
Lead Water Funding		\$142,981.97	\$0.00	\$142,553.03	\$428.94	\$142,981.97
Private Utilities Fund	5	\$76,510.21	\$0.00	\$76,280.68	\$229.53	\$76,510.21
Sanitary Fund	3	\$792,600.22	\$0.00	\$790,222.41	\$2,377.81	\$792,600.22
Storm Fund	2	\$744,556.15	\$0.00	\$752,156.64	(\$7,600.49)	\$744,556.15
Street Fund	1	\$3,898,012.30	\$0.00	\$3,886,318.26	\$11,694.04	\$3,898,012.30
Water Fund	4	\$1,071,088.97	\$0.00	\$1,067,875.71	\$3,213.26	\$1,071,088.97

Accounting Number	Funding Source	Amount Paid this Request	Revised Contract Amount	Funds Encumbered to Date	Paid Contractor to Date
1	Local / Other[1]	\$10,343.09	\$6,913,466.95	\$6,827,295.88	\$6,725,749.82

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	1	2021.501	MOBILIZATION	LS	\$105,000.00	1	0	\$0.00	1	\$105,000.00
2024STRT-A77	2	2101.502	CLEARING	EACH	\$500.00	127	0	\$0.00	115	\$57,500.00
2024STRT-A77	3	2101.502	CLEARING SPECIAL	EACH	\$1,000.00	15	0	\$0.00	5	\$5,000.00
2024STRT-A77	4	2101.502	GRUBBING	EACH	\$500.00	127	0	\$0.00	113	\$56,500.00
2024STRT-A77	5	2101.502	GRUBBING SPECIAL	EACH	\$1,000.00	15	0	\$0.00	8	\$8,000.00

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	6	2102.518	PAVEMENT MARKING REMOVAL	S F	\$3.00	650	0	\$0.00	650	\$1,950.00
2024STRT-A77	7	2104.502	REMOVE DRAINAGE STRUCTURE (STORM)	EACH	\$400.00	26	0	\$0.00	20	\$8,000.00
2024STRT-A77	8	2104.502	REMOVE MANHOLE (SANITARY)	EACH	\$500.00	19	0	\$0.00	18	\$9,000.00
2024STRT-A77	9	2104.502	SALVAGE MAILBOX SUPPORT	EACH	\$500.00	5	0	\$0.00	4	\$2,000.00
2024STRT-A77	10	2104.502	REMOVE MISCELLANEOUS STRUCTURES	EACH	\$500.00	1	0	\$0.00	1	\$500.00
2024STRT-A77	11	2104.502	REMOVE CONCRETE STEPS	EACH	\$100.00	6	0	\$0.00	7	\$700.00
2024STRT-A77	12	2104.502	REMOVE WOOD STEP	EACH	\$1,000.00	1	0	\$0.00	0	\$0.00
2024STRT-A77	13	2104.502	REMOVE GATE VALVE & BOX	EACH	\$300.00	24	0	\$0.00	19	\$5,700.00
2024STRT-A77	14	2104.502	REMOVE CURB STOP & BOX	EACH	\$50.00	85	0	\$0.00	80	\$4,000.00
2024STRT-A77	15	2104.502	REMOVE HYDRANT	EACH	\$300.00	9	0	\$0.00	8	\$2,400.00
2024STRT-A77	16	2104.502	REMOVE SANITARY CLEANOUT	EACH	\$1,000.00	1	0	\$0.00	1	\$1,000.00
2024STRT-A77	17	2104.502	REMOVE SIGN	EACH	\$50.00	36	0	\$0.00	22	\$1,100.00
2024STRT-A77	18	2104.502	SALVAGE SIGN	EACH	\$50.00	32	0	\$0.00	30	\$1,500.00
2024STRT-A77	19	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L F	\$2.00	2813	0	\$0.00	1794	\$3,588.00
2024STRT-A77	20	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	\$5.00	1585	0	\$0.00	530	\$2,650.00
2024STRT-A77	21	2104.503	REMOVE WATER MAIN	L F	\$5.00	5984	0	\$0.00	4885	\$24,425.00

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	22	2104.503	REMOVE SEWER PIPE (STORM)	L F	\$15.00	2137	0	\$0.00	1782	\$26,730.00
2024STRT-A77	23	2104.503	REMOVE SEWER PIPE (SANITARY)	L F	\$1.00	4427	0	\$0.00	4279	\$4,279.00
2024STRT-A77	24	2104.503	REMOVE CURB & GUTTER	L F	\$4.00	9238	0	\$0.00	8592	\$34,368.00
2024STRT-A77	25	2104.503	REMOVE RETAINING WALL	L F	\$25.00	22	0	\$0.00	0	\$0.00
2024STRT-A77	26	2104.503	SALVAGE FENCE	L F	\$25.00	205	0	\$0.00	118	\$2,950.00
2024STRT-A77	27	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	\$9.00	1874	0	\$0.00	1824.5	\$16,420.50
2024STRT-A77	28	2104.504	REMOVE CONCRETE PAVEMENT	S Y	\$11.00	935	0	\$0.00	1028	\$11,308.00
2024STRT-A77	29	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	\$4.00	1144	0	\$0.00	1178	\$4,712.00
2024STRT-A77	30	2104.504	REMOVE BITUMINOUS PAVEMENT (P)	S Y	\$3.00	24855	0	\$0.00	24609	\$73,827.00
2024STRT-A77	31	2104.518	REMOVE CONCRETE WALK (P)	S F	\$1.00	27327	0	\$0.00	24448	\$24,448.00
2024STRT-A77	32	2104.518	REMOVE CONCRETE FLOOR	S F	\$0.01	1100	0	\$0.00	151	\$1.51
2024STRT-A77	33	2104.603	ABANDON PIPE SEWER (SANITARY)	L F	\$10.00	308	0	\$0.00	263	\$2,630.00
2024STRT-A77	34	2104.603	ABANDON PIPE SEWER (STORM)	L F	\$10.00	329	0	\$0.00	0	\$0.00
2024STRT-A77	35	2104.603	ABANDON WATER MAIN	L F	\$10.00	298	0	\$0.00	160	\$1,600.00
2024STRT-A77	36	2106.507	EXCAVATION - COMMON (EV) (P)	C Y	\$16.00	19919	0	\$0.00	19919	\$318,704.00
2024STRT-A77	37	2106.507	EXCAVATION - SUBGRADE (EV)	C Y	\$10.00	1823	0	\$0.00	1331	\$13,310.00

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	38	2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)	C Y	\$39.00	3816	0	\$0.00	3816	\$148,824.00
2024STRT-A77	39	2106.507	STABILIZING AGGREGATE (CV)	C Y	\$10.00	1823	0	\$0.00	0	\$0.00
2024STRT-A77	40	2108.504	GEOTEXTILE FABRIC TYPE V	S Y	\$2.00	22058	0	\$0.00	19763	\$39,526.00
2024STRT-A77	41	2118.509	AGGREGATE SURFACING (CV) CLASS 2	TON	\$50.00	85	0	\$0.00	91.5	\$4,575.00
2024STRT-A77	42	2123.510	CREW TIME	HOURL	\$795.00	25	0	\$0.00	70.177358491	\$55,791.00
2024STRT-A77	43	2123.510	COMMON LABORERS	HOURL	\$105.00	400	0	\$0.00	402.1196190534	\$42,222.56
2024STRT-A77	44	2123.510	DOZER	HOURL	\$245.00	25	0	\$0.00	2	\$490.00
2024STRT-A77	45	2123.510	3.0 CU YD FRONT END LOADER	HOURL	\$195.00	25	0	\$0.00	0	\$0.00
2024STRT-A77	46	2123.610	CRAWLER MOUNTED BACKHOE	HOURL	\$295.00	25	0	\$0.00	0	\$0.00
2024STRT-A77	47	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$155.00	90	0	\$0.00	51.26	\$7,945.30
2024STRT-A77	48	2123.610	1.5 CU YD BACKHOE	HOURL	\$295.00	25	0	\$0.00	0	\$0.00
2024STRT-A77	49	2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	C Y	\$35.00	5619	0	\$0.00	5619	\$196,665.00
2024STRT-A77	50	2301.504	CONCRETE PAVEMENT 7.5"	S Y	\$100.00	808	0	\$0.00	786	\$78,600.00
2024STRT-A77	51	2301.602	"1.0" DOWEL BAR"	EACH	\$20.00	20	0	\$0.00	19	\$380.00
2024STRT-A77	52	2301.602	DRILL AND GROUT DOWEL BAR (EPOXY COATED)	EACH	\$10.00	40	0	\$0.00	134	\$1,340.00
2024STRT-A77	53	2301.618	CONCRETE PAVEMENT (BASEMENT FLOOR)	S F	\$0.01	1100	0	\$0.00	151	\$1.51

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	54	2302.508	SUPPLEMENTAL REINFORCEMENT BARS (EPOXY COATED)	L B	\$4.00	4304	0	\$0.00	0	\$0.00
2024STRT-A77	55	2331.603	BITUMINOUS TAPER	L F	\$6.00	1372	0	\$0.00	0	\$0.00
2024STRT-A77	56	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$2.00	1128	0	\$0.00	1030	\$2,060.00
2024STRT-A77	57	2360.503	"TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 3.0" THICK	S Y	\$40.00	731	0	\$0.00	1019	\$40,760.00
2024STRT-A77	58	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	\$90.00	4464	0	\$0.00	4561.42	\$410,527.80
2024STRT-A77	59	2411.602	CONCRETE STEPS	EACH	\$1,300.00	6	0	\$0.00	19	\$24,700.00
2024STRT-A77	60	2411.618	MODULAR BLOCK RETAINING WALL	S F	\$50.00	600	0	\$0.00	816.65	\$40,832.50
2024STRT-A77	61	2502.503	4" PERF TP PIPE DRAIN	L F	\$11.00	11365	0	\$0.00	10068	\$110,748.00
2024STRT-A77	62	2502.602	"4" PVC PIPE DRAIN CLEANOUT"	EACH	\$400.00	39	0	\$0.00	38	\$15,200.00
2024STRT-A77	63	2503.503	12" RC PIPE SEWER CLASS V	L F	\$55.00	171	0	\$0.00	38	\$2,090.00
2024STRT-A77	64	2503.503	15" RC PIPE SEWER CLASS V	L F	\$60.00	3342	0	\$0.00	3245	\$194,700.00
2024STRT-A77	65	2503.503	18" RC PIPE SEWER CLASS III	L F	\$65.00	678	0	\$0.00	929	\$60,385.00
2024STRT-A77	66	2503.503	21" RC PIPE SEWER CLASS III	L F	\$75.00	407	0	\$0.00	432	\$32,400.00
2024STRT-A77	67	2503.503	24" RC PIPE SEWER CLASS III	L F	\$95.00	98	0	\$0.00	89	\$8,455.00
2024STRT-A77	68	2503.503	30" RC PIPE SEWER CLASS III	L F	\$135.00	16	0	\$0.00	0	\$0.00
2024STRT-A77	69	2503.602	8"X4" PVC WYE (SDR 26)	EACH	\$400.00	80	0	\$0.00	82	\$32,800.00

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	70	2503.602	8"X6" PVC WYE (SDR 26)	EACH	\$500.00	1	0	\$0.00	1	\$500.00
2024STRT-A77	71	2503.602	CONSTRUCT BULKHEAD	EACH	\$500.00	1	0	\$0.00	1	\$500.00
2024STRT-A77	72	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$2,250.00	4	0	\$0.00	7	\$15,750.00
2024STRT-A77	73	2503.602	CONNECT TO EXISTING MANHOLES (SAN)	EACH	\$2,250.00	3	0	\$0.00	3	\$6,750.00
2024STRT-A77	74	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,000.00	17	0	\$0.00	14.66	\$14,660.00
2024STRT-A77	75	2503.602	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	\$100.00	81	0	\$0.00	77	\$7,700.00
2024STRT-A77	76	2503.603	36" HDPE PIPE SEWER (PERFORATED)	L F	\$250.00	77	0	\$0.00	67.686	\$16,921.50
2024STRT-A77	77	2503.603	4" PVC SANITARY SERVICE PIPE (ROW TO FOUNDATION)	L F	\$70.00	620	0	\$0.00	966	\$67,620.00
2024STRT-A77	78	2503.603	54" HDPE PIPE SEWER (PERFORATED)	L F	\$340.00	198	0	\$0.00	147.41	\$50,119.40
2024STRT-A77	79	2503.603	8" PVC PIPE SEWER (C900)	L F	\$130.00	306	0	\$0.00	307	\$39,910.00
2024STRT-A77	80	2503.603	8" PVC PIPE SEWER (SDR 35)	L F	\$70.00	4946	0	\$0.00	4789	\$335,230.00
2024STRT-A77	81	2503.603	4" PVC SANITARY SERVICE PIPE	L F	\$28.00	3255	0	\$0.00	3656	\$102,368.00
2024STRT-A77	82	2503.603	6" PVC SANITARY SERVICE PIPE	L F	\$33.00	40	0	\$0.00	0	\$0.00
2024STRT-A77	83	2504.601	TEMPORARY WATER SERVICE	LS	\$45,000.00	1	0	\$0.00	1.03875	\$46,743.75
2024STRT-A77	84	2504.602	CONNECT TO EXISTING WATER SERVICE (LEAD SERVICE)	EACH	\$150.00	15	0	\$0.00	22	\$3,300.00
2024STRT-A77	85	2504.602	CONNECT TO EXISTING WATER SERVICE (NON-LEAD)	EACH	\$150.00	69	0	\$0.00	59	\$8,850.00

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	86	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$1,500.00	18	0	\$0.00	15	\$22,500.00
2024STRT-A77	87	2504.602	HYDRANT	EACH	\$7,000.00	9	0	\$0.00	10.4856785714	\$73,399.75
2024STRT-A77	88	2504.602	1" CORPORATION STOP	EACH	\$350.00	85	0	\$0.00	82	\$28,700.00
2024STRT-A77	89	2504.602	6" GATE VALVE & BOX	EACH	\$3,250.00	11	0	\$0.00	12	\$39,000.00
2024STRT-A77	90	2504.602	8" GATE VALVE & BOX	EACH	\$4,250.00	27	0	\$0.00	26	\$110,500.00
2024STRT-A77	91	2504.602	1" CURB STOP & BOX	EACH	\$550.00	85	0	\$0.00	81	\$44,550.00
2024STRT-A77	92	2504.602	INSTALL SPRINKLER HEAD	EACH	\$50.00	90	0	\$0.00	0	\$0.00
2024STRT-A77	93	2504.603	1" TYPE K COPPER PIPE (MAIN TO ROW - LEAD)	L F	\$34.00	633	0	\$0.00	1139	\$38,726.00
2024STRT-A77	94	2504.603	1" TYPE K COPPER PIPE (MAIN TO ROW - OTHER MATERIAL)	L F	\$34.00	2764	0	\$0.00	2497	\$84,898.00
2024STRT-A77	95	2504.603	1" TYPE K COPPER PIPE (ROW TO FOUNDATION - LEAD)	L F	\$77.00	311	0	\$0.00	735	\$56,595.00
2024STRT-A77	96	2504.603	1" TYPE K COPPER PIPE (ROW TO FOUNDATION - OPT IN)	L F	\$77.00	180	0	\$0.00	392	\$30,184.00
2024STRT-A77	97	2504.603	INSTALL SPRINKLER SYSTEM	L F	\$10.00	1180	0	\$0.00	0	\$0.00
2024STRT-A77	98	2504.603	4" WATERMAIN DUCTILE IRON CL 52	L F	\$85.00	18	0	\$0.00	0	\$0.00
2024STRT-A77	99	2504.603	6" WATERMAIN DUCTILE IRON CL 52	L F	\$65.00	436	0	\$0.00	403	\$26,195.00
2024STRT-A77	100	2504.603	8" WATERMAIN DUCTILE IRON CL 52	L F	\$80.00	5809	0	\$0.00	5486	\$438,880.00
2024STRT-A77	101	2504.608	DUCTILE IRON FITTINGS	LB	\$13.00	3660	0	\$0.00	2845	\$36,985.00

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	102	2504.618	4" POLYSTYRENE INSULATION	S F	\$5.00	3500	0	\$0.00	0	\$0.00
2024STRT-A77	103	2506.502	ADJUST FRAME AND RING CASTING	EACH	\$1,000.00	3	0	\$0.00	6	\$6,000.00
2024STRT-A77	104	2506.502	CONSTRUCT DRAINAGE STRUCTURE WITH SUMP & SAFL BAFFLE	EACH	\$16,000.00	3	0.9090625	(\$14,545.00)	2.0909375	\$33,455.00
2024STRT-A77	105	2506.502	CASTING ASSEMBLY (STORM)	EACH	\$800.00	65	0	\$0.00	56	\$44,800.00
2024STRT-A77	106	2506.502	CASTING ASSEMBLY (SANITARY)	EACH	\$1,500.00	22	0	\$0.00	19	\$28,500.00
2024STRT-A77	107	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007 (SAN)	L F	\$525.00	268	0	\$0.00	234.68	\$123,207.00
2024STRT-A77	108	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	L F	\$625.00	22	7.49	\$4,681.25	22.49	\$14,056.25
2024STRT-A77	109	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022	L F	\$625.00	142	0	\$0.00	155.46	\$97,162.50
2024STRT-A77	110	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	L F	\$955.00	19	0	\$0.00	6	\$5,730.00
2024STRT-A77	111	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4022	L F	\$955.00	5	0	\$0.00	4.5	\$4,297.50
2024STRT-A77	112	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4022	L F	\$1,255.00	6	0	\$0.00	4.5	\$5,647.50
2024STRT-A77	113	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 84-4020	L F	\$1,525.00	20	0	\$0.00	19.5	\$29,737.50
2024STRT-A77	114	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (2' X 3' CB)	L F	\$625.00	114	0	\$0.00	91.6	\$57,250.00
2024STRT-A77	115	2506.603	SNOUT (18R)	EACH	\$1,200.00	3	0	\$0.00	3	\$3,600.00
2024STRT-A77	116	2521.518	4" CONCRETE WALK SPECIAL (POETRY)	S F	\$9.50	2322	0	\$0.00	1938	\$18,411.00
2024STRT-A77	117	2521.518	4" CONCRETE WALK	S F	\$7.50	69783	0	\$0.00	57202	\$429,015.00

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	118	2521.518	6" CONCRETE WALK	S F	\$15.50	10031	0	\$0.00	19579.5	\$303,482.25
2024STRT-A77	119	2521.518	3" BITUMINOUS WALK	S F	\$4.00	6813	0	\$0.00	7002	\$28,008.00
2024STRT-A77	120	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	\$28.75	12252	0	\$0.00	12009.404 5217	\$345,270.38
2024STRT-A77	121	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	\$94.00	2665	0	\$0.00	2599	\$244,306.00
2024STRT-A77	122	2531.618	TRUNCATED DOMES	S F	\$55.00	963	0	\$0.00	1072	\$58,960.00
2024STRT-A77	123	2540.602	INSTALL MAILBOX SUPPORT	EACH	\$500.00	5	0	\$0.00	0	\$0.00
2024STRT-A77	124	2540.618	TIMBER STEPS	EACH	\$5,000.00	1	0	\$0.00	0	\$0.00
2024STRT-A77	125	2540.621	LANDSCAPING RESTORATION ALLOWANCE	DOL	\$1.00	43000	0	\$0.00	4591.65	\$4,591.65
2024STRT-A77	126	2557.603	INSTALL FENCE	L F	\$35.00	205	0	\$0.00	118	\$4,130.00
2024STRT-A77	127	2563.601	TRAFFIC CONTROL	LS	\$20,000.00	1	0	\$0.00	1	\$20,000.00
2024STRT-A77	128	2564.502	INSTALL SIGN	EACH	\$300.00	32	0	\$0.00	8	\$2,400.00
2024STRT-A77	129	2564.518	SIGN PANELS TYPE C	S F	\$70.00	244	0	\$0.00	223.1	\$15,617.00
2024STRT-A77	130	2564.518	SIGN PANELS TYPE D	S F	\$85.00	39	0	\$0.00	78	\$6,630.00
2024STRT-A77	131	2571.502	DECIDUOUS TREE 2.5" CAL B&B	EACH	\$725.00	233	0	\$0.00	212	\$153,700.00
2024STRT-A77	132	2572.602	TREE PRUNING	HOUR	\$150.00	95	0	\$0.00	0	\$0.00
2024STRT-A77	133	2573.501	STABILIZED CONSTRUCTION EXIT	LS	\$5,000.00	1	0	\$0.00	1	\$5,000.00

Contract Item Status										
Project	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date
2024STRT-A77	134	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$200.00	79	0	\$0.00	79	\$15,800.00
2024STRT-A77	135	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	L F	\$4.00	1720	0	\$0.00	180	\$720.00
2024STRT-A77	136	2574.507	COMMON TOPSOIL BORROW	C Y	\$0.01	2728	0	\$0.00	3731.2	\$37.31
2024STRT-A77	137	2575.504	SODDING TYPE LAWN	S Y	\$12.00	23315	0	\$0.00	21502.54	\$258,030.48
2024STRT-A77	138	2575.523	RAPID STABILIZATION METHOD 3	MGAL	\$800.00	4	0	\$0.00	0	\$0.00
2024STRT-A77	139	2582.503	24" SOLID LINE MULTI-COMPONENT	L F	\$16.50	118	0	\$0.00	141	\$2,326.50
2024STRT-A77	140	2582.503	4" BROKEN LINE MULTI-COMPONENT	L F	\$5.20	2314	0	\$0.00	1975	\$10,270.00
2024STRT-A77	141	2582.503	4" SOLID LINE MULTI-COMPONENT	L F	\$5.20	7234	0	\$0.00	7628	\$39,665.60
2024STRT-A77	142	2582.518	CROSSWALK MULTI-COMPONENT (WHITE)	S F	\$12.00	1302	0	\$0.00	648	\$7,776.00
2024STRT-A77	143	2582.518	CROSSWALK PREFORM THERMOPLASTIC GROUND IN (GREEN W/ WHITE)	S F	\$20.00	1264	0	\$0.00	1492	\$29,840.00
2024STRT-A77	144	2582.518	PAVEMENT MESSAGE MULTI-COMPONET	S F	\$25.00	414	0	\$0.00	724	\$18,100.00
Base Bid Totals:								\$-9,863.75		\$6,611,385.50

Project Category Totals			
Project	Category	Amount This Request	Amount To Date
2024STRT-A77		(\$9,863.75)	\$6,611,385.50

Contract Change Item Status												
Project	CC	CC#	Line	Item	Description	Units	Unit Price	Contract Quantity	Quantity This Request	Amount This Request	Quantity To Date	Amount To Date

2024STRT-A77	CO	1	145	2232.501	MILL BITUMINOUS SURFACE	LS	\$5,076.30	1	0	\$0.00	1	\$5,076.30
2024STRT-A77	CO	2	146	2531.603	CONCRETE CURB DESIGN V	L F	\$75.00	250	0	\$0.00	565	\$42,375.00
2024STRT-A77	CO	3	147	2105.507	ROCK EXCAVATION	LS	\$22,770.00	1	0	\$0.00	1	\$22,770.00
2024STRT-A77	CO	4	148	2104.501	REMOVE CURB AND GUTTER	L F	\$20.00	83	0	\$0.00	86	\$1,720.00
2024STRT-A77	CO	4	149	2104.503	REMOVE CONCRETE WALK	S F	\$2.25	540	0	\$0.00	799	\$1,797.75
2024STRT-A77	CO	4	150	2231.604	BITUMINOUS PATCH	S Y	\$180.00	20	0	\$0.00	0	\$0.00
2024STRT-A77	CO	4	151	2502.503	4" PERF TP PIPE DRAIN	L F	\$38.00	25	0	\$0.00	50	\$1,900.00
2024STRT-A77	CO	4	152	2502.602	4" PVC PIPE DRAIN CLEANOUT	EACH	\$600.00	1	0	\$0.00	1	\$600.00
2024STRT-A77	CO	4	153	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,500.00	1	0	\$0.00	1	\$1,500.00
2024STRT-A77	CO	4	154	2521.518	6" CONCRETE WALK	S F	\$16.50	748	0	\$0.00	1070	\$17,655.00
2024STRT-A77	CO	4	155	2531.501	CONCRETE CURB AND GUTTER DESIGN B618	L F	\$77.50	83	0	\$0.00	86	\$6,665.00
2024STRT-A77	CO	4	156	2531.618	TRUNCATED DOMES	S F	\$55.00	42	0	\$0.00	60	\$3,300.00
2024STRT-A77	CO	4	157	2574.507	COMMON TOPSOIL BORROW	C Y	\$50.00	14	0	\$0.00	19	\$950.00
2024STRT-A77	CO	4	158	2575.504	SODDING TYPE LAWN	S Y	\$30.00	79	0	\$0.00	72	\$2,160.00
2024STRT-A77	BK	1	159	93677	PAVEMENT DENSITY INCENTIVE	LS	\$3,672.00	1	0	\$0.00	1	\$3,672.00
2024STRT-A77	BK	2	160	93677	PAVEMENT DENSITY INCENTIVE	LS	\$2,223.27	1	0	\$0.00	1	\$2,223.27
Contract Change Totals:									\$0.00		\$114,364.32	

Contract Total	\$6,725,749.82
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Contract Change Totals			
Number	Description	Amount This Request	Amount To Date
2	Base Course Pavement Density Incentive	\$0.00	\$2,223.27
1	Wear Course Density Incentive	\$0.00	\$3,672.00
4	ADA Upgrades on Seventh and College, Seventh and Winona, and Winona and Eighth Street	\$0.00	\$38,247.75
3		\$0.00	\$22,770.00
2	Add a line item of V-curb	\$0.00	\$42,375.00

1	Mill 4' along the new curb on Winona Street to match into existing pavement	\$0.00	\$5,076.30
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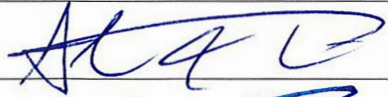
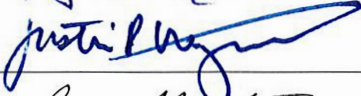
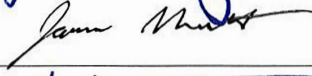
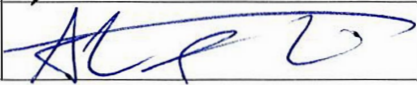
Material On Hand Additions					
Line	Item	Description	Date	Added	Comments

Material On Hand Balance						
Line	Item	Description	Date	Added	Used	Remaining
87	2504.602	HYDRANT	2024-05-31	2.33075 EACH \$0.00	0.4856785714 EACH \$0.00	1.8450714286 EACH \$0.00
89	2504.602	6" GATE VALVE & BOX	2024-05-31	5.31072 EACH \$0.00	0 EACH \$0.00	5.31072 EACH \$0.00
90	2504.602	8" GATE VALVE & BOX	2024-05-31	9.195797647 EACH \$0.00	0 EACH \$0.00	9.195797647 EACH \$0.00
100	2504.603	8" WATERMAIN DUCTILE IRON CL 52	2024-05-31	1,933.575 L F \$0.00	0 L F \$0.00	1,933.575 L F \$0.00

CERTIFICATE OF FINAL ACCEPTANCE

1. Name of Project: 2024 College Street and Water Street Areas Reconstruction
2. Name of Contractor: ICON, LLC.
3. Division Approval: The following staff has viewed the work under contract for Improvement No. 2024STRT-A77, the Improvement of:

- College Street Woodley Street to Seventh Street (Street Reconstruction)
- Winona Street from Woodley Street to Seventh Street (Street Reconstruction)
- Ninth Street from College Street to Winona Street (Street Reconstruction)
- Eighth Street from College Street to Nevada Street (Street Reconstruction)
- Water Street from Linden Place to Woodley Street (Street Reconstruction)
- Sumner Street from Water Street to Division Street (Street Reconstruction)
- Fremont Street from Water Street to Division Street (Street Reconstruction)
- Spruce Court to Linden Place (Utility Improvements)
- College Street from Sumner Street to Woodley Street (Sidewalk Improvements)
- Winona Street from Sumner Street to Woodley Street (Sidewalk Improvements)
- Eighth Street from Water Street to Nevada Street (Bikeway Improvements)
- Eight Street from Linden Street to Poplar Street (Bikeway Improvements)

Division	Name	Ready for Acceptance	Date
Engineering	Sean Simonson		5/5/26
Streets	Andrew Tussing		11/3/25
Utilities	Justin Wagner		10/30/2025
Storm Sewer	Sean Simonson		5/5/26
Parks	Andrew Tussing		11/3/25

*Attach reduced size copy of plans.

4. Department Approval:  Date: 6-25-26
Public Works Director/City Engineer



Legislation Text

File #: Res. 2026-080, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: David E. Bennett Public Works Director/City Engineer
Sean M. Simonson, Engineering Manager

Subject:

Consider Resolution Approving MnDOT Railroad Crossing Signal Agreement for the Railroad Crossing Gate Improvements at Second Street, Third Street and St. Olaf Avenue.

Action Requested:

Consider Resolution Approving MnDOT Railroad Crossing Signal Agreement for the Railroad Crossing Gate Improvements at Second Street, Third Street and St. Olaf Avenue.

Summary Report:

The Railway-Highway Crossings Section 130 Program funds the elimination of hazards at railway-highway crossings. It has been correlated with a significant decrease in fatalities at railway-highway grade crossings. Since the Program's inception in 1987 through 2014, for which most recent data is available, fatalities at these crossings have decreased by 57 percent. The overall reductions in fatalities come despite an increase in the vehicle miles traveled on roadways and an increase in the passenger and freight traffic on the railways.

Projects are solicited annually by local road authorities, railroads and MnDOT districts in three project categories: closures/consolidations, antiquated equipment and grade crossing control.

The City of Northfield has partnered with MnDOT and has received funding to replace the signals along the Union Pacific Railroad Company crossings at Second Street, Third Street, and St. Olaf Avenue. This program requires a 10% match for the project, which will be split evenly between Union Pacific and the City of Northfield. See the Financial tables below for the estimated cost breakdown.

Quiet Zone Background (Attachment 3)

The Federal Railroad Administration (FRA) issued a new Quiet Zone Rule in June of 2025 that established nationwide standards for sounding train horns at public highway-rail grade crossings while creating a legal process for local communities to establish quiet zones. The City of Northfield completed a Quiet Zone Assessment in June of 2006 evaluating public at grade crossings along the rail corridor to safely silence routine train horns.

The City of Northfield has been incrementally adding Quiet Zone Measures along the identified corridor starting back in 2019 at Third Street. Additional quiet zone measures have now been completed on St. Olaf Avenue and Second Street, along with planned improvements at Fremouw Avenue in 2027 working towards the

establishment of the Quiet Zone. The final crossing on TH 19 (Fifth Street) is scheduled to be completed with the TH 19 Reconstruction scheduled for 2028. Once these improvements are complete, the City of Northfield will pursue the submission of a Quiet Zone Application with the FRA. The quiet zone is anticipated to be instituted in 2029.

Alternative Options:

None, staff is recommending approval of the agreement.

Financial Impacts:

ESTIMATED TOTAL PROJECT COSTS	
	ENG EST
Signal Replacement Costs	\$1,745,836.00
Total Project Costs	\$1,745,836.00

ESTIMATED TOTAL PROJECT FUNDING	
	ENG EST
Section 130 Funding	\$1,571,252.40
Union Pacific Share	\$87,291.80
City of Northfield Share (Capital Reserve)	\$87,291.80
Total Project Costs	\$1,745,836.00

Tentative Timelines:

Construction will occur in 2027.

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2026-080
AUTHORIZING MNDOT AGREEMENT 1049303 FOR RAILROAD CROSSING SIGNAL
AGREEMENT FOR THIRD STREET, SECOND STREET, AND ST. OLAF AVENUE

WHEREAS, that the CITY OF NORTHFIELD enter into an agreement with the UNION PACIFIC RAILROAD COMPANY and the State of Minnesota through its Commissioner of Transportation for the installatio0n and maintenance of railroad crossing signals at the intersections of MSAS 118 (W 3rd St.), MSAS 103 (W 2nd St.), MSAS 101 (W St. Olaf Ave.) with the tracks of the UNION PACIFIC RAILROAD COMPANY; and,

WHEREAS, the Commissioner of Transportation is appointed agent for the CITY OF NORTHFIELD to supervise said project and administer available federal funds in accordance with Minn. Stat. § 161.36. The CITY OF NORTHFIELD's share of the cost shall be 5 % of the total project cost.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. The Mayor and the City Clerk are hereby authorized to execute said agreement and any amendments thereto for and on behalf of the CITY OF NORTHFIELD.

PASSED by the City Council of the City of Northfield on this 3rd day of August 2026.

Attest:

City Clerk

Mayor

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP

**STATE OF MINNESOTA
RAILROAD CROSSING SIGNAL AGREEMENT**

USDOT Number:	380370A, 380371G, 380372N	Total Obligation:	\$ 1,745,836.00
State Project Number (SP):	66-00179	Anticipated Federal Aid:	\$ 1,571,252.40
Federal Project Number:	RRS 6626 (262)	Total Railroad Obligation:	\$ 87,291.80
CFDA:	20.205	Total Local Agency Obligation:	\$ 87,291.80

Railroad: Union Pacific

Location: MSAS 118 (W 3rd St., DOT No. 380370A), MSAS 103 (W 2nd St., DOT No. 380371G), MSAS 101 (W St. Olaf Ave., DOT No. 380372N), City of Northfield, Rice County, MN

Local Agency: City of Northfield

This Agreement is made and entered into by and between the State of Minnesota through its Commissioner of Transportation, ("State"), the Union Pacific Railroad Company ("Company"), and the City of Northfield ("Local Agency"), (each a "Party" and collectively, the "Parties").

RECITALS

1. MSAS 118 (W 3rd St., DOT Crossing No. 380370A), MSAS 103 (W 2nd St., DOT Crossing No. 380371G), MSAS 101 (W St. Olaf Ave., DOT Crossing No. 380372N), as now established, cross the tracks of the Company at grade in Northfield, Rice County, Minnesota. The locations of the highway-railroad crossings are shown on the attached Exhibit A (collectively, the "Crossings").
2. The State, the Company, and the Local Agency desire to modify the Crossings as provided in the terms of this Agreement (the "Project"), and the Company is willing to install, maintain and operate the highway-railroad grade crossing warning devices ("Signal Systems") upon the terms and conditions set forth in this Agreement.
3. The State, pursuant to Minnesota Statute §161.36, is authorized to cooperate with the United States government in contracting for the construction, improvement and maintenance of transportation in the State of Minnesota, financed in whole or in part by federal monies.
4. The Federal Highway Administration ("FHWA"), when acting in cooperation with the State of Minnesota, is authorized by Section 130 of Title 23 of the United States Code to make Federal Aid available for the purpose of eliminating hazards at highway-railroad grade crossings within the State of Minnesota.
5. The State, pursuant to Minn. Stat. §219.26, has reviewed the proposed selection of warning devices for the Crossings and has determined that the proposed selection is appropriate for the Crossings.

Accordingly, the Parties agree as follows:

AGREEMENT

1. Term of Agreement; Survival of Terms; Incorporation of Exhibits

- 1.1. **Effective Date.** This Agreement will be effective on the date the State obtains all required signatures under Minn. Stat. §16C.05, subdivision 2. The Company must not begin work under this Agreement until it is fully executed and the Company has been notified in writing by the State's Project Manager to begin the Project.

- 1.2. **Expiration Date.** This Agreement will expire four (4) years after it is fully executed, or when all obligations have been satisfactorily fulfilled, whichever occurs first. The State and Local Agency will not pay for work completed after the expiration of this Agreement; any work completed by the Company after expiration or termination of this Agreement will be undertaken at the Company's own risk and expense, unless otherwise agreed to in writing by the Parties.
- 1.3. **Survival of Terms.** All terms which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, but not limited to the following terms: Future Responsibility; State Audits; Data Disclosure; Government Data Practices; and Governing Law, Jurisdiction and Venue.
- 1.4. **Exhibits.** Exhibit A: Location Print; Exhibit B: Detailed Cost Estimate; Exhibit C: Title VI Non-Discrimination Provisions; Exhibit D: Buy America Requirements, and Exhibit E: Local Agency Resolution are attached and incorporated into this Agreement.

2. Scope of Work

2.1. Performance of Project Work

- 2.1.1. The Company will complete the work contemplated by this Agreement by furnishing all materials, labor, and project management for the installation of Signal Systems at the Crossings identified in Exhibit A as follows:
 - 2.1.1.1. MSAS 118 (W 3rd St., DOT Crossing No. 380370A) will be provided with new railroad flashing light signals, gates, constant warning circuitry and LED lenses;
 - 2.1.1.2. MSAS 103 (W 2nd St., DOT Crossing No. 380371G) will be provided with new railroad flashing light signals, gates, a side light in the NE quadrant, constant warning circuitry and LED lenses; and
 - 2.1.1.3. MSAS 101 (W St. Olaf Ave., DOT Crossing No. 380372N) will be provided with new railroad flashing light signals, gates, a side lights in the NE quadrant, constant warning circuitry and LED lenses.

(Collectively, the "Project").
- 2.1.2. The Company will complete the Project in accordance with Part 8 of the Minnesota Manual on Uniform Traffic Control Devices ("MN MUTCD").
- 2.1.3. The Company will submit detailed plans and specifications for the Project to the State for its approval, prior to starting the Project.
- 2.1.4. The Company may subcontract any or all of the Project work under this Agreement, provided a market-based competitive procurement process is used.
 - (a) If the subcontracted work costs less than \$10,000.00, the Company will provide an invoice detailing the work performed by its subcontractor(s).
 - (b) If the subcontracted work costs \$10,000.00 or more, the Company will:
 - i. Obtain prior approval from the State;
 - ii. Enter into a written contract with the subcontractor; however, an existing, continuing contract under which the Company has the same kind of work regularly performed at the Company's cost may be considered to conform to the requirements of this Section if the State determines that the proposed costs are reasonable; and
 - iii. Provide a copy of the new or continuing contract under which the subcontracted Project work will be performed, upon request by the State.
- 2.1.5. If existing equipment and/or materials are being replaced, the Company will take ownership of the materials and electrical equipment to be removed, and will dispose of them in accordance with all applicable laws and regulations. If the Company determines that some or all of the removed materials and electrical equipment are satisfactory for reuse, the Company may salvage and reinstall the same at

another location in the State of Minnesota, or stockpile selected components for future purposes. The State may, at its discretion, ask the Company to salvage components of the existing equipment and/or materials. Items designated for salvage must be carefully removed and placed at the Crossings so that the State or its designee may transport them.

2.1.6. The Company will comply with Buy America requirements as set forth in Exhibit D.

2.2. **Standards of Performance; Inspection**

2.2.1. Applicable standards for highway-railroad grade crossing construction consist of standards and regulations in AASHTO, AREMA, FHWA, MN MUTCD, Minn. Stat. §219 and Minn. Rules §8830. Should a conflict be identified in any of these standards or regulations, Minnesota statutes and rules will govern, except to the extent they may be preempted by applicable federal law.

2.2.2. The Company will have the Project completed, with Signal Systems installed and placed in service, within eighteen (18) months after the date the Company is authorized to begin the Project. If the Company determines it is not possible to do so within this time frame, the Company will notify the State of the need for a time extension and indicate the reason for such extension.

2.2.3. The Company and Local Agency will permit the State to inspect and approve the Project during the regular working hours of the Company with prior notice.

2.2.4. The Company will notify the State in writing of the date the Signal Systems are placed in service. On or after that date, representatives of the State and the Company will conduct a joint inspection of the Project. If the State is satisfied that the Project has been completed in compliance with all applicable standards for work of this type and as set forth in this Agreement, the State's Project Manager or Authorized Representative will certify the Project as completed.

2.2.5. The State may refuse to approve any and all portions of the Project for failure to comply with applicable standards for work of this type as set forth in this Agreement. If upon inspection the State declines to approve the Project, the State may refuse to make any further payments until the Project is performed in accordance with all acceptable standards and certified by the State's Project Manager or Authorized Representative.

2.3. **Traffic Control**

2.3.1. The Company will be responsible for all traffic control and schedule coordination with the Local Agency as may be required to complete the Project. Where work on or near the traveled roadway is necessary, proper traffic signs, channelizing devices, warning lights, and barricades will be erected to protect traffic, employees, and pedestrians. All traffic control devices and methods will conform to the Minnesota Field Manual on Temporary Traffic Control Zone Layouts, MN MUTCD, Minnesota Standard Sign Manual, as well as the provisions and requirements of the Local Agency.

2.3.2. The Company will provide forty-eight (48) hours' notice to the Local Agency before placing any traffic control on the roadway.

2.3.3. Prior to the date the Project is started, the Company will coordinate with the Local Agency if there is a need for a road detour in connection with the Project.

2.3.4. The actual costs incurred by the Company for traffic control are eligible for reimbursement under the terms of this Agreement.

2.4. **Approach Work and Sidewalks.** The State will coordinate with the Local Agency for the completion of any modifications to roadways, sidewalks or bike trails that may be necessary to accommodate the Project, at no expense to the Company. If any such work is on Company property, or within twenty-five feet (25') of any Company tracks, the State and Local Agency must also coordinate with the Company.

2.5. **Project Work Changes.** If the State, the Company, or the Local Agency determine that change(s) to the Project scope, as outlined in Section 2.1 above, are required, such change(s) will be authorized only by an amendment to this Agreement executed prior to performance of any such change(s), unless otherwise agreed to in writing by the Parties.

3. Future Responsibility

- 3.1. **Maintenance.** The Company will maintain and operate the Crossings' Signal Systems at its sole expense, upon completion of the Project; provided, however, that the Company's agreement herein to operate and maintain the Signal Systems will not hinder the Company's ability to benefit from, or otherwise take advantage of, federal, state, or other public funds that may become available to pay or contribute to the cost of the operation and maintenance of the Signal Systems.
- 3.2. **Advance Signing and Pavement Markings.** After the Project is completed, the State will coordinate with the Local Agency to install, or have installed, appropriate advance warning signs, other supplemental signs and pavement markings as needed, and to remove signs that are no longer needed, in accordance with the MN MUTCD, at no expense to the Company.
- 3.3. **Future Modifications or Removal**
- 3.3.1. The Signal Systems will be the property of the State and will not be removed unless there has been a determination by the State that the Signal Systems is no longer required at the Crossing. If it determines that the Signal Systems is to be removed, the Company will promptly remove the Signal Systems at its sole expense and notify the State of the removal date.
- 3.3.2. If future railroad improvements necessitate modification of any of the Crossings, the Company will negotiate a separate written agreement with the Local Agency to allocate costs of such modification between Company and Local Agency.
- 3.3.3. If future highway improvements necessitate modification of any of the Crossings' Signal Systems, the Company will negotiate a separate written agreement with the Local Agency to allocate costs of such modification between the Company and Local Agency.

4. Billing and Payment

- 4.1. **Cost Estimate.** The State, the Company, and the Local Agency have agreed upon the following estimated cost for the Project to be completed by the Company or its subcontractor:

Estimated Project Cost

90% State Funds (reimbursable with Federal Funds)	\$1,571,252.40
5% Company Funds	\$87,291.80
<u>5% Local Agency Funds</u>	<u>\$87,291.80</u>
Total Estimated Cost	\$1,745,836.00

- 4.2. **Cost Sharing.** The Company will be responsible for sending invoices to each Party, as applicable, setting forth their respective proportional share of costs whenever such costs are incurred by the Company and/or submitted to the Company by its subcontractor(s) for reimbursement.
- 4.3. **Reimbursement**
- 4.3.1. The State and Local Agency will pay the Company only for such items of work and expense as are proper and eligible for payment, as provided in 23 Code of Federal Regulations ("23 CFR"), including, but not limited to, Parts 1, 140, 172 and 646. Only materials actually incorporated into the Project will be eligible for reimbursement. Actual costs include taxes, such as applicable sales and use taxes, gross receipts taxes, business and occupation taxes, and similar taxes. Payments will be made in accordance with the following:
- (a) The State will make payments in accordance with Minnesota Statutes §16A.124.
- (b) Invoices for labor and materials ("Partial Invoices") may be submitted on a periodic basis during the Project, but not more frequently than once per month. Undisputed items in such Partial Invoices will be paid no later than thirty (30) days from the date they are received by the State's Office of Freight and Commercial Vehicle Operations.

- (c) Portions of the Partial Invoices that are not approved due to disputed items will be returned to the Company with a request to justify the disputed items. Upon resolution of such dispute, the State will pay the Company within thirty (30) days of receiving a corrected invoice.
- (d) Partial Invoices must be based on actual (not estimated) costs incurred. Partial Invoices need not be itemized, but the State must be able to substantiate claimed costs by checking the Company's records upon request.
- (e) Final invoices must be submitted within one hundred eighty (180) days of the Company's completion of the Project. Invoices submitted after this date, but less than one (1) year after completion of the Project, may not be paid unless good cause is shown for the delay in the invoice's submission. In accordance with 23 CFR 140.922, the State is not required to pay any final invoice received more than one (1) year after completion of the Project.
- (f) The Partial Invoices and final invoice must be detailed, itemized statements of all items of work performed by the Company or its subcontractors. The Company's transmittal of the Final Invoice will include a statement indicating that it is the Final Invoice.
- (g) The State will inspect and approve the Project prior to payment of the final invoice. After the State's inspection and approval, the final invoice will be audited by the State in accordance with the requirements of state and federal laws and regulations. The Company must keep accounts and records for the Project, for a period of three (3) years as set forth in this Agreement, in such a way that they may be readily audited. If any amount previously paid to the Company is in excess of the actual cost determined by audit, the Company, upon written notice from the State, must pay the difference to the State within thirty (30) days of such notice. Conversely, if any amount previously paid to the Company is less than the actual costs determined by audit, the State will pay the remaining actual costs due within thirty (30) days of such determination.
- (h) All invoices will be addressed as follows:

MnDOT Office of Freight and Commercial Vehicle Operations
 395 John Ireland Boulevard, M.S. 470
 St. Paul, MN 55155-1899
 Email: anthony.cenci@state.mn.us

4.4. **Overrun of Estimated Costs with No Work Changes.** If, at any time subsequent to the effective date of this Agreement and prior to completion of the Project, the Company's actual costs for the Project exceed the estimated cost ("Overrun Costs"), the Company will provide a written justification for such Overrun Costs upon written request from the State.

- 4.4.1. If the Overrun Costs are less than 20% of the estimated cost, the State will encumber the necessary additional funds upon completing its review and approval of the Company's justification statement.
- 4.4.2. If the Overrun Costs are equal to or greater than 20% of the estimated cost, the Parties will execute an amendment to this Agreement, and the State will encumber the necessary additional fund, upon the State's completion of its review and approval of the Company's justification statement. Any additional expenses incurred by the Company prior to receiving notice of the State's approval may not be reimbursed by State.
- 4.4.3. If the Company fails to provide a justification or justification-clarification statement for Overrun Costs within thirty (30) days of the State's request for the same after its receipt of the Company's invoice, the Overrun Costs may not be reimbursed by the State.

5. Project Contacts

5.1. The State's Authorized Project Manager:

Name: Chris Rice
 Telephone: 612-360-8130

E-Mail: chris.rice@state.mn.us

5.2. The Company's Authorized Project Representative:

Name: Chris Keckeisen

Telephone: 402-544-5131

E-Mail: CTKECKEI@up.com

5.3. The Local Agency's Authorized Project Representative:

Name: David Bennett

Telephone: 507-645-3006

E-Mail: David.bennett@northfieldmn.gov

6. General Terms

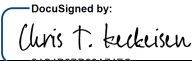
- 6.1. **Assignment of Receivables.** Any Party to this Agreement may assign any receivables due them under this Agreement; provided, however, such assignments will not relieve the assignor of any of its rights or obligations under this Agreement.
- 6.2. **Amendments, Waiver, Merger, and Counterparts.** Any amendments to this Agreement must be in writing and executed by the same Parties who executed the original Agreement, or their successors in office. Failure of a Party to enforce any provision of this Agreement will not constitute, or be construed as, a waiver of such provision or of the right to enforce such provision. This Agreement contains all prior negotiations and agreements between the Parties. No other understandings, whether written or oral, regarding the subject matter of this Agreement will be deemed to exist or to bind any of the Parties. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which together will constitute one and the same Agreement.
- 6.3. **State Audits.** Under Minn. Stat. §16C.05, subd. 5, the Company's and Local Agency's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of three (3) years after the Company's completion of work on the Project pursuant to the terms of this Agreement.
- 6.4. **Liability.** Each of the Parties is responsible for its own acts and omissions and the results thereof. The State's liability is governed by Minn. Stat. §3.736. The Local Agency's liability is governed by Minnesota Statutes Chapter 466.
- 6.5. **Data Disclosure.** Under Minnesota Statutes §270C.65, and other applicable law, the Company consents to disclosure of its federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Company to file state tax returns and pay delinquent state tax liabilities, if any.
- 6.6. **Government Data Practices.** This Agreement is subject to the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 ("MGDPA").
 - 6.6.1. All data created, collected, received, stored, used, maintained or disseminated by the Company under this Agreement will be subject to the provisions of Minn. Stat. §13.05, subdivision 11 only to the extent that the Company is required to undertake state governmental functions in the performance of its duties and obligations under this Agreement. In such event, the remedies of Minn. Stat. §13.08 will apply to the Company's release of data governed by the MGDPA.
 - 6.6.2. If the Company receives a request to release any data governed by this Section, the Company will immediately notify the State. The State will give the Company instructions concerning the release of the data to the requesting Party before the data is released.

- 6.6.3. The State and Local Agency must comply with the MGDPA as it applies to all data provided by either Party under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained or disseminated by Local Agency under this Agreement. The civil remedies of Minnesota Statutes § 13.08 apply to the release of the data governed by the MGDPA by either the Local Agency or the State. If the Local Agency receives a request to release the data referred to in this Section, it must immediately notify and consult with State's Authorized Project Representative as to how the Local Agency should respond to the request. The Local Agency's response to the request will comply with applicable law.
- 6.7. **Workers' Compensation.** The Company certifies that it has the appropriate workers' compensation insurance coverage required by Minnesota law, or federal law if the Company is subject to federal law which preempts Minnesota law. The Company will require its subcontractors to present proof of coverage under the Minnesota Workers' Compensation Act. The Company's employees and agents will not be considered state employees. Any claims arising under workers' compensation laws, or any claims made by a third party as a consequence of the acts or omissions of the Company, its agents, employees or subcontractors, are in no way the responsibility of the State.
- 6.8. **Termination**
- 6.8.1. The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source, or if funding cannot be continued at a level sufficient to allow for the payment of the services covered herein. Termination must be by written notice to the Company and the Local Agency. The State is not obligated to pay for any expenses or services that are incurred or provided after such written notice and effective date of termination.
- 6.8.2. In the event this Agreement is terminated, the Company will be entitled to payment, however, determined on a pro rata basis for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if this Agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State will provide the Company and Local Agency with notice of the lack of funding within a reasonable time of the State's receiving said notice.
- 6.9. **Nondiscrimination.** If the Company enters into an agreement with a subcontractor to perform all or any portion of the Project, the Company, for itself, its assigns, and successors in interest, agrees that it will not discriminate in its choice of subcontractors and will include all of the nondiscrimination provisions in this Agreement, as well as those set forth in Exhibit C in its lower tier contracts.
7. **Disadvantaged Business Enterprises.** The disadvantaged business enterprise requirements of 49 CFR 26 apply to this Agreement. The Company will ensure that disadvantaged business enterprises, as defined in 49 CFR 26, have the maximum opportunity to participate in the performance of contracts financed in whole or in part with federal funds by complying with all requirements of 49 CFR 26. The Company must not discriminate on the basis of race, color, national origin, or sex in the award and performance of contracts under this Agreement. Failure to comply with these requirements will constitute a breach of this Agreement and may result in its termination by the State, and possible debarment of the Company from performing other contractual services with the Federal Department of Transportation.
8. **Governing Law, Jurisdiction and Venue.** Minnesota law, without regard to its choice-of-law provisions, governs this Agreement, except to the extent it may be preempted by applicable federal law. Venue for all legal proceedings arising out of this Agreement, or its breach, will be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

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COMPANY

The Company certifies that the appropriate person(s) have executed this Agreement on behalf of the Company as required by applicable articles, bylaws or resolutions.

Signed: 
Chris Keckeisen
Title: Manager I, Industry & Public Projects
Date: 7/24/2026

LOCAL AGENCY

Local Agency certifies that the appropriate person(s) have executed this Agreement on behalf of the Local Agency as required by applicable articles, bylaws or resolutions.

Signed: _____
Title: _____
Date: _____

Signed: _____
Title: _____
Date: _____

STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minnesota Statutes §16A.15 and §16C.05

Signed: _____
Date: _____
SWIFT PO: _____

DEPARTMENT OF TRANSPORTATION, as delegated

Signed: _____
Date: _____
Title: Manager, Rail Safety and Coordination Section

COMMISSIONER OF ADMINISTRATION, as delegated

Signed: _____
Date: _____

EXHIBIT A
LOCATION PRINT

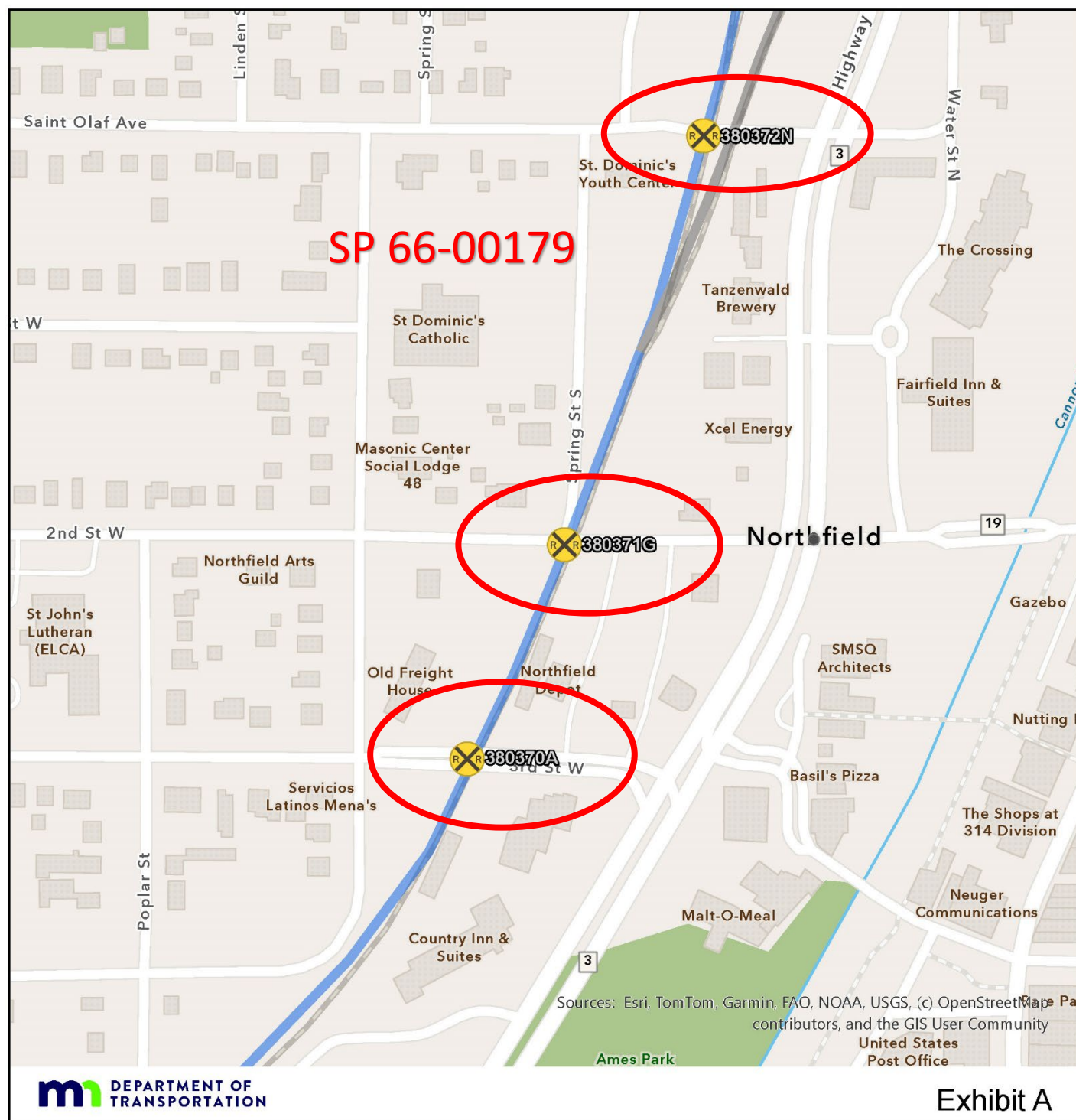


EXHIBIT B
DETAILED COST ESTIMATE

Preliminary 1812/Version 01/ALBERT LEA SUB/ALBERT LEA SUB MP 313.49 NORTHFIELD, MN 3RD STREET WEST DOT# 380370A/100% RECOLLECTABLE 1

MATERIAL and FORCE ACCOUNT ESTIMATE
ESTIMATE CREATION DATE: 03/05/2026
ESTIMATE GOOD UNTIL 03/05/2027

ESTIMATE 1812 VERSION 01

Preliminary Name: ALBERT LEA SUB MP 313.49 NORTHFIELD, MN 3RD STREET WEST
DOT# 380370A
Subdivision: ALBERT LEA SUB
Location: 3RD STREET WEST
Description of Work: Agency Project to replace Xing at 3rd Street West, 100% Recollectable
PID/WO: 209494/82043
Prepared For: MNDOT
Buy America: Y

		Notes	QTY	UOM	Unit Cost(\$)	LABOR(\$)	MATERIAL(\$)	TOTAL(\$)
Signal - UPRR								
SIGNAL INSTALL	Xing - Labor Additive	FED W/O OH & INDR 139.56%	1.00	LS	96,901.00	96,901.00	-	96,901.00
ROAD CROSSING - PUBLIC	Xing - 1 Trk CWE w/Gates		1.00	EA	131,584.00	41,200.00	90,384.00	131,584.00
ROAD CROSSING - PUBLIC	Xing - Engineering Design		1.00	LS	6,732.00	6,732.00	-	6,732.00
ROAD CROSSING - PUBLIC	Xing - Misc.	WMS	1.00	LS	6,000.00	4,500.00	1,500.00	6,000.00
ROAD CROSSING - PUBLIC	Xing - Remove Location (Gates)		1.00	LS	2,000.00	2,000.00	-	2,000.00
SIGNAL SUPERVISOR	Gang Day - 5 Man		2.00	EA	7,500.00	15,000.00	-	15,000.00
ROAD CROSSING - PUBLIC	Xing - Boring		1.00	LS	15,000.00	-	15,000.00	15,000.00
ROAD CROSSING - PUBLIC	Xing - Fill/Rock/Gravel		1.00	LS	5,000.00	-	5,000.00	5,000.00
ROAD CROSSING - PUBLIC	Xing - Meter Service		1.00	LS	20,000.00	-	20,000.00	20,000.00
ROAD CROSSING - PUBLIC	Xing - Public Project Mgmt		1.00	LS	25,000.00	-	25,000.00	25,000.00
Subtotal =						\$166,333.00	\$156,884.00	\$323,217.00
ESTIMATE 1812 VERSION 01 TOTAL =						\$166,333	\$156,884	\$323,217

Disclaimer: This is a preliminary estimate, intended to provide a ballpark cost to determine whether a proposed project warrants further study. This estimate is based on a conceptual design, without detailed engineering or site investigation. Quantities and costs are estimated using readily available information and experience with similar projects. Site conditions and changes in project scope and design may result in significant cost variance.

Preliminary 1811/Version 01/ALBERT LEA SUB/ALBERT LEA SUB MP 313.58 NORTHFIELD, MN 2ND STREET WEST/100% RECOLLECTABLE

MATERIAL and FORCE ACCOUNT ESTIMATE
ESTIMATE CREATION DATE: 03/05/2026
ESTIMATE GOOD UNTIL 03/05/2027

ESTIMATE 1811 VERSION 01

Preliminary Name: ALBERT LEA SUB MP 313.58 NORTHFIELD, MN 2ND STREET WEST
Subdivision: ALBERT LEA SUB
Location: 2ND STREET WEST
Description of Work: Agency project to replace Xing at 2ND Street West, 100% Recollectable
PID/VO: 209496/81536
Prepared For: MNDOT
Buy America: Y

		Notes	QTY	UOM	Unit Cost(\$)	LABOR(\$)	MATERIAL(\$)	TOTAL(\$)
Signal - UPRR								
SIGNAL INSTALL	Xing - Labor Additive	FED W/O OH & INDR 139.56%	1.00	LS	96,524.00	96,524.00	-	96,524.00
ROAD CROSSING - PUBLIC	Xing - 1 Trk CWE w/Gates		1.00	EA	131,584.00	41,200.00	90,384.00	131,584.00
ROAD CROSSING - PUBLIC	Xing - Engineering Design		1.00	LS	6,462.00	6,462.00	-	6,462.00
ROAD CROSSING - PUBLIC	Xing - Misc.	WMS	1.00	LS	6,000.00	4,500.00	1,500.00	6,000.00
ROAD CROSSING - PUBLIC	Xing - Remove Location (Gates)		1.00	LS	2,000.00	2,000.00	-	2,000.00
SIGNAL SUPERVISOR	Gang Day - 5 Men		2.00	EA	7,500.00	15,000.00	-	15,000.00
ROAD CROSSING - PUBLIC	Xing - Boring		1.00	LS	15,000.00	-	15,000.00	15,000.00
ROAD CROSSING - PUBLIC	Xing - Fill/Rock/Gravel		1.00	LS	5,000.00	-	5,000.00	5,000.00
ROAD CROSSING - PUBLIC	Xing - Meter Service		1.00	LS	25,000.00	-	25,000.00	25,000.00
ROAD CROSSING - PUBLIC	Xing - Public Project Mgmt		1.00	LS	25,000.00	-	25,000.00	25,000.00
ROAD CROSSING - PUBLIC	Xing - Sidelight		1.00	EA	907.00	-	907.00	907.00
Subtotal =						\$165,686.00	\$162,791.00	\$328,477.00
ESTIMATE 1811 VERSION 01 TOTAL =						\$165,686	\$162,791	\$328,477

Disclaimer: This is a preliminary estimate, intended to provide a ballpark cost to determine whether a proposed project warrants further study. This estimate is based on a conceptual design, without detailed engineering or site investigation. Quantities and costs are estimated using readily available information and experience with similar projects. Site conditions and changes in project scope and design may result in significant cost variance.

Preliminary 1807/Version 01/ALBERT LEA SUB/ALBERT LEA SUB MP 313.73 NORTHFIELD, MN W SAINT OLAF AVE DOT# 380372N/100% RECOLLECTABLE

MATERIAL and FORCE ACCOUNT ESTIMATE
ESTIMATE CREATION DATE: 03/05/2026
ESTIMATE GOOD UNTIL 03/05/2027

ESTIMATE 1807 VERSION 01

Preliminary Name: ALBERT LEA SUB MP 313.73 NORTHFIELD, MN W SAINT OLAF AVE
DOT# 380372N
Subdivision: ALBERT LEA SUB
Location: W SAINT OLAF AVE
Description of Work: Agency project to replace Xing at W Saint Olaf Ave. 100% Recollectable
PID/WO: 209495/82044
Prepared For: MNDOT
Buy America: Y

		Notes	QTY	UOM	Unit Cost(\$)	LABOR(\$)	MATERIAL(\$)	TOTAL(\$)
Signal - UPRR								
SIGNAL INSTALL	Xing - Labor Additive	FED W/O OH & INDR 139.56%	1.00	LS	454,989.00	454,989.00	-	454,989.00
ROAD CROSSING - PUBLIC	Xing - 2 Trk CWE w/Gates		1.00	EA	152,876.00	48,800.00	104,076.00	152,876.00
ROAD CROSSING - PUBLIC	Xing - Dax Cable 1000'		3.00	EA	6,440.00	12,000.00	7,320.00	19,320.00
ROAD CROSSING - PUBLIC	Xing - Engineering Design		1.00	LS	25,000.00	25,000.00	-	25,000.00
ROAD CROSSING - PUBLIC	Xing - IXS Track Circuit		1.00	EA	14,951.00	5,536.00	9,415.00	14,951.00
ROAD CROSSING - PUBLIC	Xing - Misc.	WMS	1.00	LS	6,000.00	4,500.00	1,500.00	6,000.00
ROAD CROSSING - PUBLIC	Xing - Remove Location (Gates)		1.00	LS	2,000.00	2,000.00	-	2,000.00
ROAD CROSSING - PUBLIC	Xing - Switch Insulation Package		2.00	EA	6,658.00	7,040.00	6,276.00	13,316.00
ROAD CROSSING - PUBLIC	Xing - Track Card (Main and Stand-by) New Cable		1.00	EA	12,889.00	6,000.00	6,889.00	12,889.00
SIGNAL INSTALL	IJ (pair)		3.00	EA	23,186.00	56,670.00	12,888.00	69,558.00
SIGNAL INSTALL	Leaving Signal		2.00	EA	120,030.00	143,470.00	96,590.00	240,060.00
SIGNAL SUPERVISOR	Gang Day - 5 Man		2.00	EA	7,500.00	15,000.00	-	15,000.00
ROAD CROSSING - PUBLIC	Xing - Boring		1.00	LS	15,000.00	-	15,000.00	15,000.00
ROAD CROSSING - PUBLIC	Xing - Fill/Rock/Gravel		1.00	LS	5,000.00	-	5,000.00	5,000.00
ROAD CROSSING - PUBLIC	Xing - Meter Service		1.00	LS	20,000.00	-	20,000.00	20,000.00
ROAD CROSSING - PUBLIC	Xing - Public Project Mgmt		1.00	LS	25,000.00	-	25,000.00	25,000.00
ROAD CROSSING - PUBLIC	Xing - Semi-Bi Coupler		2.00	EA	898.00	-	1,796.00	1,796.00
ROAD CROSSING - PUBLIC	Xing - Sidelight		1.00	EA	907.00	-	907.00	907.00
ROAD CROSSING - PUBLIC	Xing - Track Filter/Battery Choke		2.00	EA	240.00	-	480.00	480.00
Subtotal =						\$781,005.00	\$313,137.00	\$1,094,142.00
ESTIMATE 1807 VERSION 01 TOTAL =						\$781,005	\$313,137	\$1,094,142

Disclaimer: This is a preliminary estimate, intended to provide a ballpark cost to determine whether a proposed project warrants further study. This estimate is based on a conceptual design, without detailed engineering or site investigation. Quantities and costs are estimated using readily available information and experience with similar projects. Site conditions and changes in project scope and design may result in significant cost variance.

EXHIBIT C**Nondiscrimination Provisions of Title VI of the Civil Rights Act of 1964**

During the performance of this Agreement, the Contractor, which, for purposes of this Exhibit C will be defined as the Company, its assignees and successors in interest, and any subcontractors or other third parties performing work under this Agreement of behalf of the Company, agrees as follows:

1. **Compliance with Regulations:** The Contractor will comply with Regulations of the Department of Transportation relative to nondiscrimination in federally-assisted programs of the Federal Highway Administration (Title 49, Code of Federal Regulation, Part 21, hereinafter referred to as the “Regulations”), which are herein incorporated by reference and made a part of this Agreement.
2. **Nondiscrimination:** The Contractor, in completing the work and/or services contemplated by this Agreement, will not discriminate on the ground of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. When this Agreement includes a program or activities covered by Appendices A, B, or C of the Regulations, the Contractor will not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including in its employment practices.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials or equipment, each potential subcontractor or supplier will be notified by the Contractor of the Contractor’s obligation under this Agreement and the Regulations relative to discrimination on the ground of race, color or national origin.
4. **Information and Reports:** The Contractor will provide all information and reports required by the Regulations, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department of Transportation or the Federal Highway Administration to be pertinent to the ascertainment of the Contractor’s compliance with such Regulations, orders and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor will so certify to the Department of Transportation, or the Federal Highway Administration, as appropriate, and will detail what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of Contractor’s noncompliance with the nondiscrimination provisions of this Agreement, the Department of Transportation will impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including but not limited to:
 - a. Withholding of payments to the Contractor under this Agreement until the Contractor complies; and/or
 - b. Cancellation, termination or suspension of this Agreement, in whole or in part.
6. **Incorporation of Provisions:** The Contractor will include the provisions of Sections 1 through 5 of this Exhibit in every subcontract it enters into pursuant to this Agreement, including those for the procurement of materials and leasing of equipment, unless exempt by the Regulations, or any orders or instructions issued pursuant thereto. The Contractor will take any and all actions as the Department of Transportation or the Federal Highway Administration may direct regarding the Contractor’s subcontracts as a means of enforcing such provisions, including sanctions for noncompliance. If the Contractor, however, becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Contractor may request that the State enter into such litigation to protect the State’s interests, and/or that the United States enter into such litigation to protect the interests of the United States.

EXHIBIT D
Buy America

1. **Compliance with Buy America Requirements.** All portions of the Project, whether performed by the Company or the Company's contractor, will be performed in compliance with applicable provisions of 23 CFR 635.410, 2 CFR 184, and 23 USC 313, as amended by Section 1518 of P.L. 112-141, and the Build America Buy America Act ("BABA") requirements under the Infrastructure Investment & Jobs Act ("IIJA") (collectively, the "Buy America Requirements"). If the Company so elects, it will be permitted to achieve compliance with any of the Buy America Requirements through any applicable general or particular waiver or exemption. With respect to any available "de minimis" or similar waiver or exemption, the Company shall be permitted to use, for materials procured by the Company or its contractor for the Project, the maximum amount of costs potentially available to qualify for any "de minimis" waiver or exception applicable for the Project. Upon request by the Company, the State will promptly provide the Company with the following information, to the extent such information is available to the State: 1) the total amount of the funding award for the Project provided by the federal government; 2) the total estimated costs of the materials for the entire Project; and 3) the total incurred costs of the materials for the entire Project.
2. The Company will maintain documentation of its or its contractor's compliance with the Buy America Requirements with respect to the materials that are incorporated into the Project by the Company or its contractor, which documentation may consist solely of manufacturer/supplier certifications to the Company or its contractor, or their own statements/notations of compliance in the alternative, for a period of three (3) years after the Company's completion of work on the Project pursuant to the terms of this Agreement. Within a reasonable time after the State's written request, the Company will make available for the State's inspection, at the Company's headquarters in Omaha, Nebraska, such documentation of the Company's or its contractor's compliance hereunder. The Company will not be required to provide more detailed documentation of its or its contractor's compliance with the Buy America Requirements than is expressly required by the Buy America Requirements.
3. The State's duty to pay the Company's costs to complete the Project is independent of the Company's or its contractor's duty to comply with the Buy America Requirements, as applicable, and delivery of certificates or other supporting documentation by the Company to the State will not be a condition of the State's payment of the Company's costs. The foregoing will not be considered a waiver of the Company's or its contractor's duty to comply with the Buy America Requirements. The Company will be solely responsible, at its own cost, for remedying any and all non-compliance with Buy America Requirements, including, but not limited to: 1) the repayment to State of expenses incurred for non-compliant materials; or 2) the replacement of non-compliant materials with compliant materials, whichever remedy is required by the Federal Highway Administration.

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EXHIBIT E
LOCAL AGENCY RESOLUTION

BE IT RESOLVED, that the CITY OF NORTHFIELD enter into an agreement with the UNION PACIFIC RAILROAD COMPANY and the State of Minnesota through its Commissioner of Transportation for the installatioOn and maintenance of railroad crossing signals at the intersections of MSAS 118 (W 3rd St.), MSAS 103 (W 2nd St.), MSAS 101 (W St. Olaf Ave.) with the tracks of the UNION PACIFIC RAILROAD COMPANY.

BE IT FURTHER RESOLVED, that the Commissioner of Transportation is appointed agent for the CITY OF NORTHFIELD to supervise said project and administer available federal funds in accordance with Minn. Stat. § 161.36. The CITY OF NORTHFIELD's share of the cost shall be 5 % of the total project cost.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the proper CITY officials are hereby authorized to execute said agreement and any amendments thereto for and on behalf of the CITY OF NORTHFIELD.

CERTIFICATION

I hereby certify that the above Resolution was presented to and adopted by the COUNCIL of the CITY OF NORTHFIELD at a duly authorized meeting thereof on the _____ day of _____, _____.

By: _____

Date: _____

Title: _____



Quiet Zone Background Information

CITY COUNCIL MEETING
8/3/2026

Northfield Quiet Zone History



- **June 2005**
 - Federal Railroad Administration (FRA) issued a new Quiet Zone Rule
 - Defined actions necessary to obtain a federally approved Quiet Zone (QZ), with legal standing and railroad acceptance.
- **June 2006**
 - City of Northfield completes a Quiet Zone Assessment
- **January 2022**
 - Quiet Zone Assessment Update

What is a Quiet Zone?

- A railroad quiet zone is a designated stretch of track where train horns are not routinely sounded at railroad crossings, requiring specific safety improvements to compensate for the absence of horn warnings



Quiet Zone Minimum Requirements

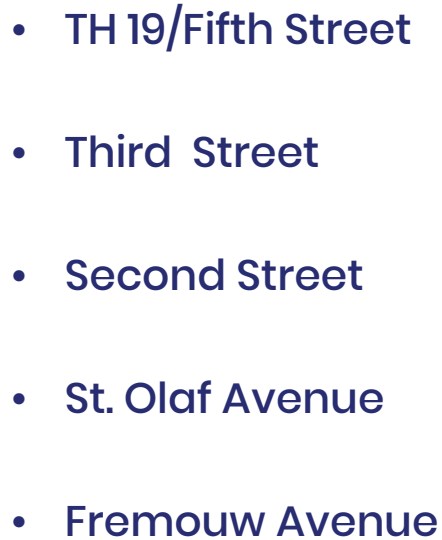


- Quiet Zone must be at least 1/2-mile long and include all crossings within the quiet zone limits
- All public grade crossings must meet pre-qualifying criteria:
 - Flashing lights
 - Vehicle gates
 - Constant warning time
 - Power Out indicators

Northfield Railroad Crossings



- **Union Pacific Railroad**
 - Primary Focus
- **Progressive Railroad**
 - Low volume track



Supplemental Safety Measures (SSMs)



- Four-quadrant vehicle gates
- Medians/channelization devices
- Closure (temporary or permanent)
- One-way Street
- Wayside horns

Four-Quadrant Gate Example



Non-Traversable Medians



Non-Traversable Medians



Railroad-Highway Crossings (Section 130) Program



- Federal Highway Administration (FHWA) apportions funds to each state transportation fund (MnDOT) through the Section 130 Program to improve safety at railroad crossings
 - Funds can be used at any public rail crossing
 - Pavement Markings
 - Traffic Control Signs
 - Flashing Lights
 - Gates
- FHWA covers 90% of the costs, City would be responsible for 10% of the costs

Quiet Zone Improvements



TH 19

- Non-Traversable Medians – needed*

Proposed improvements are scheduled for 2028

Quiet Zone Improvements



- Third Street

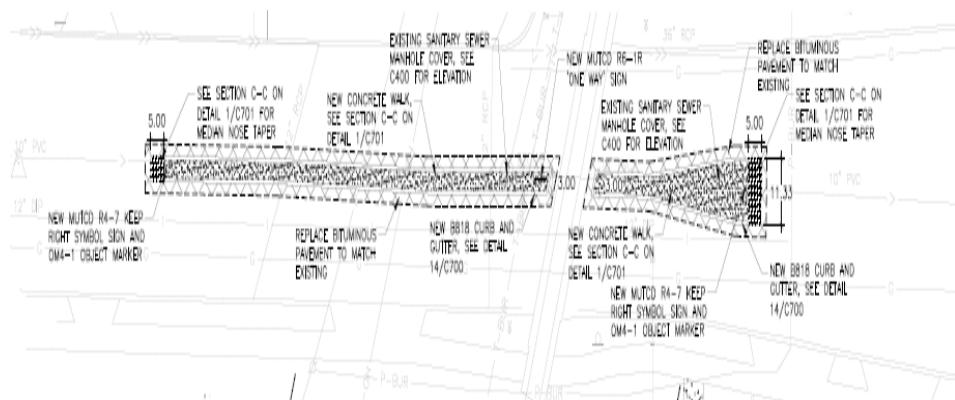
- Non-Traversable Medians – completed
- Gate Improvements – needed*
- Signal Improvements – needed*

*Proposed improvements are scheduled for 2026 Utilizing Section 130 program funding 111

Quiet Zone Improvements



- Second Street



- Non-Traversable Medians – scheduled for Spring 2025
- Gate Improvements – needed*
- Signal Improvements – needed*

*Proposed improvements are scheduled for 2026 Utilizing Section 130 program funding

Quiet Zone Improvements



- St. Olaf Avenue

- Non-Traversable Medians – completed
- Gate Improvements – needed*
- Signal Improvements – needed*

*Proposed improvements are scheduled for 2026 Utilizing Section 130 program funding



Quiet Zone Improvements



- Fremouw Avenue

- Non-Traversable Medians – needed
- Signal Improvements – needed*

*Proposed improvements are scheduled for 2026 Utilizing Section 130 program funding



Quiet Zone Implementation



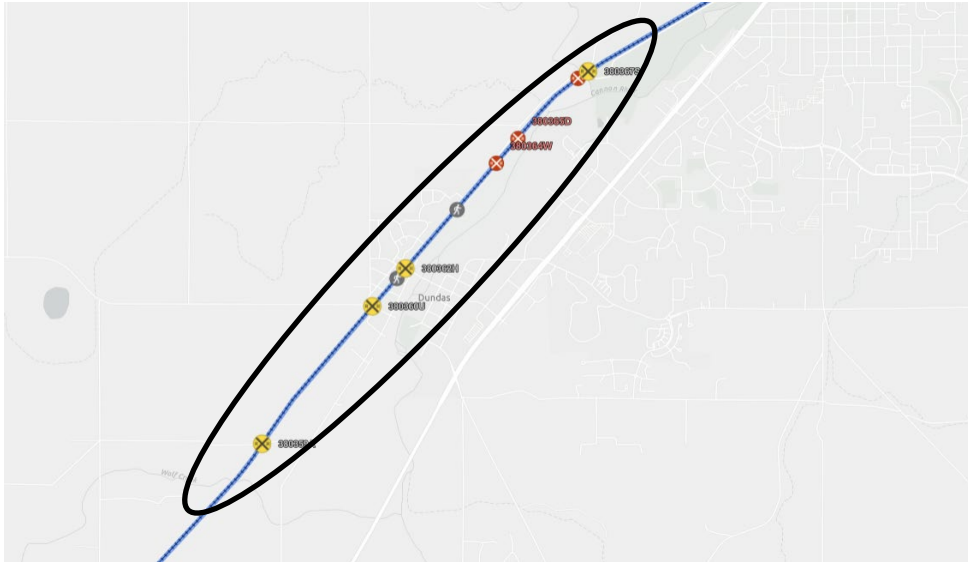
- 2028
 - MnDOT Improvement of TH 19 is the last scheduled improvement to establish the Quiet Zone
 - Once all SSM's are constructed and operational, final application and federally mandated notification process is initiated
 - QZ is established and routine locomotive horn sounding ceases

Quiet Zone Expansion



- **South (Dundas)**

- Possible expansion of Quiet Zone to South of Dundas
- This would positively impact both Dundas and Northfield

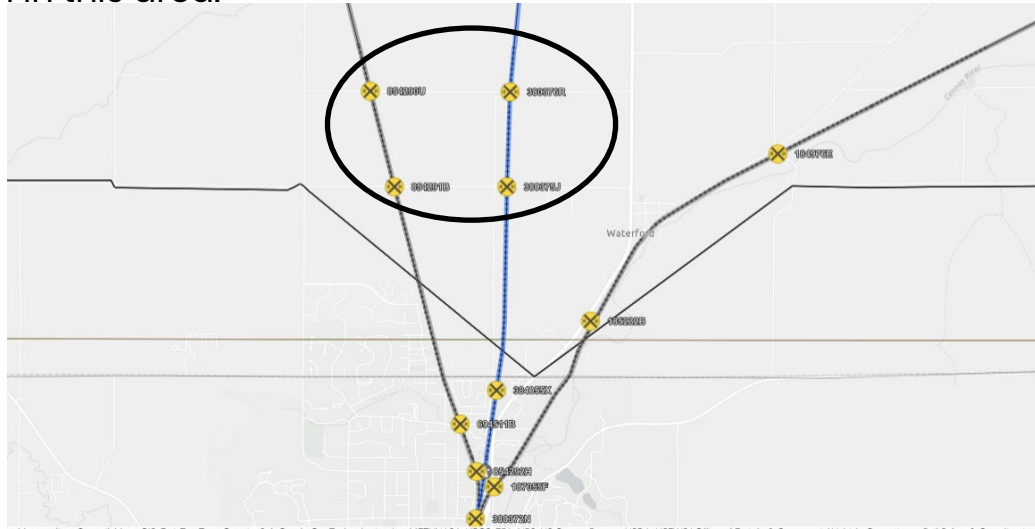


Quiet Zone Expansion



- North

- Possible expansion of Quiet Zone north to Include 320th Street (County Road 96)
- This would positively impact resident that live on the north side of Northfield, and future residential growth in this area.





Questions?



Legislation Text

File #: Ord. 1094, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: Mathias Hughey, Interim City Planner
Scott Wopata, Community Development Director
David Bennett, Public Works Director/City Engineer
Mikayla Schmidt, AICP, City Planner

Consider Second Reading of Ordinance 1094 Vacating a Drainage and Utility Easement within 2420 Bridgewater Ln.

Action Requested:

The Northfield City Council approves a motion to approve the second reading of Ordinance 1094 vacating a drainage and utility easement within 2420 Bridgewater Ln.

Requires a supermajority (5/7) vote.

Summary Report:

The public hearing and first reading was conducted on June 2, 2026 with action approving the ordinance by 7-0 vote. This is the second reading with no changes.

Background

GM2 Properties (the Developer) is redeveloping two parcels, Parcel ID - 1711300005 Address - 616 Highway 3 S. and Parcel ID - 1711301002, located in the City of Dundas. As part of the redevelopment, the Developer has applied to vacate an existing drainage and utility easement in the City of Northfield at 2420 Bridgewater Ln., to then be dedicated as a new drainage and utility easement in the City of Dundas, with the City of Northfield maintaining drainage and utility rights for the parcels in Northfield that utilize said drainage and utility easement. A drainage and utility easement agreement with the City of Northfield and the City of Dundas is being prepared for the Council's review when the second reading of the vacation happens.

In addition, the Developer has also applied to request a concurrent detachment and annexation of the land within the City of Northfield, that the easement overlays. The Developer has also applied to have the City of Dundas accept the land as an annexation. This is a process allowed by State Statute where two cities can mutually agree upon a detachment and annexation process, which then is approved by an administrative law judge when both Northfield and Dundas have submitted an approved resolution stating support to concurrently detach and annex. This resolution is also being prepared for the Northfield City Council to review during the second reading of the easement vacation. Staff is supportive of the detachment and annexation.

According to Northfield Municipal Code Section 15.6:

The council may by ordinance approved by at least five (5) members vacate any street, alley or other public grounds or part thereof within the city. Such vacation may be made only after published notice and an opportunity for affected property owners and public to be heard, and upon such further terms and by such procedures as the council by ordinance may prescribe. A notice of completion of such proceedings shall be filed with the proper county offices in accordance with law.

Staff recommends approval to vacate the drainage and utility easement.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

June 2, 2026: Public Hearing and First Reading at City Council

August 3, 2026: Second Reading at City Council

August 12, 2026: Summary Publication in Newspaper

September 11, 2026: Ordinance Takes Effect

ORDINANCE NO. 1094

**AN ORDINANCE OF THE CITY OF NORTHFIELD, MINNESOTA
VACATING A DRAINAGE AND UTILITY EASEMENT**

THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN:

SECTION 1. Following published notice and an opportunity for affected property owners and the public to be heard, as required by law, the following legally described drainage and utility easement is hereby vacated and abolished:

See Exhibit A legal description and Exhibit B survey depiction of vacated easement area, which are attached hereto and incorporated herein by reference.

SECTION 2. This Ordinance shall be effective 30 days following publication. Passed by the City Council of the City of Northfield, Minnesota, this 3rd day of August, 2026.

ATTEST:

City Clerk

Mayor

First Reading:	June 2, 2026
Second Reading:	August 3, 2026
Published:	August 12, 2026
Effective Date:	September 11, 2026

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP

EXHIBIT A

LEGAL DESCRIPTION OF VACATED EASEMENT AREA

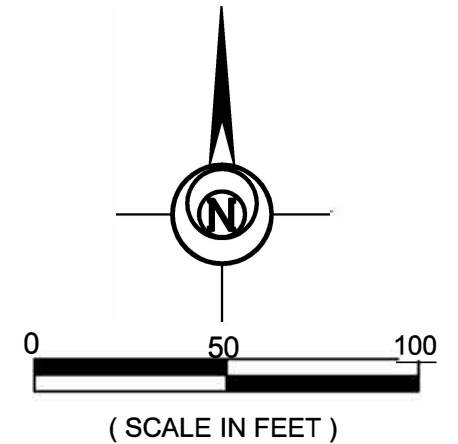
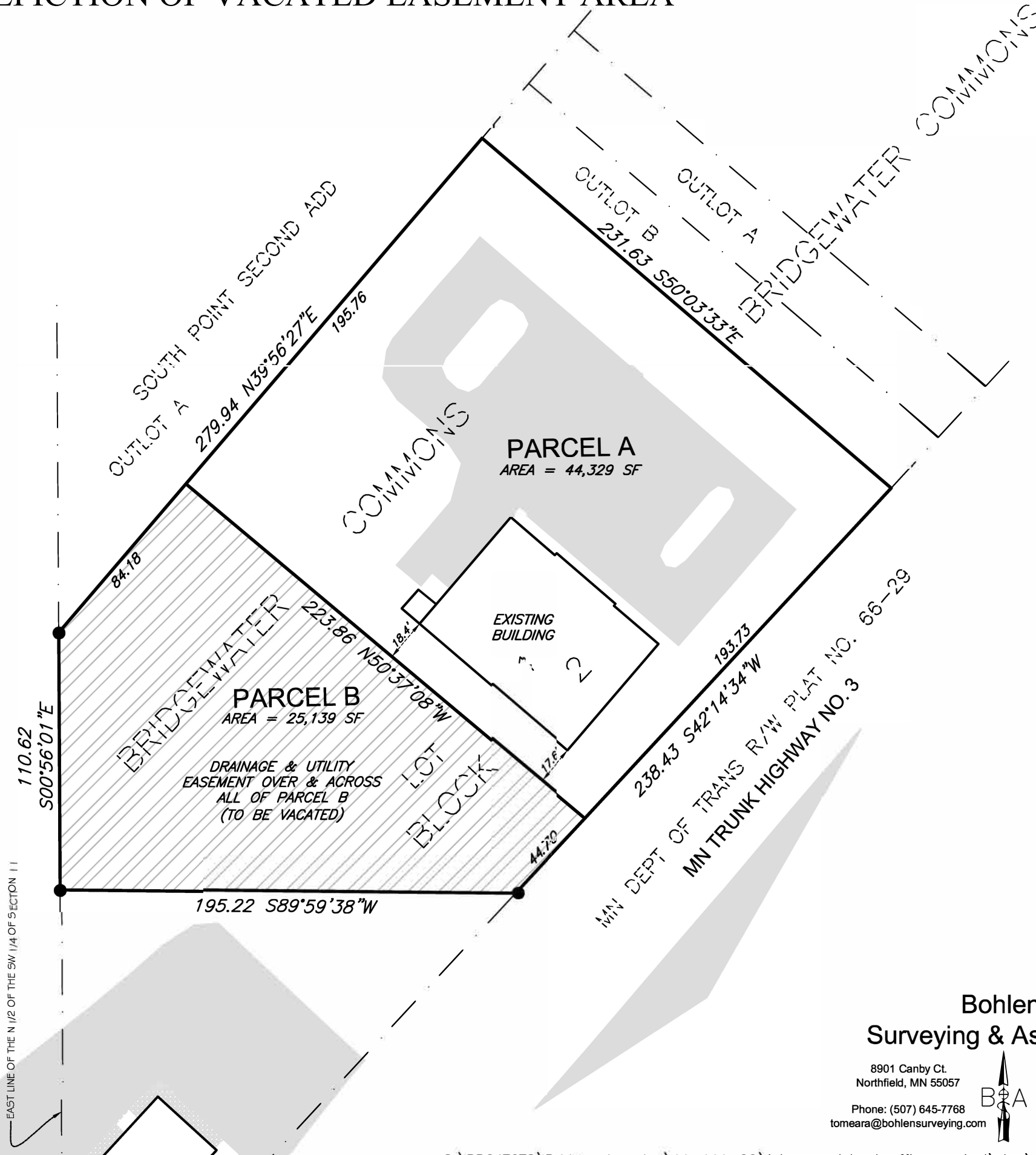
That part of Lot 1, Block 2, BRIDGEWATER COMMONS, Rice County, Minnesota, described as follows:

Beginning at the most southwesterly corner of said Lot 1; thence North 89 degrees 59 minutes 38 seconds East, along the South line of said Lot 1, a distance of 195.22 feet to the southeast corner of said Lot 1; thence North 42 degrees 14 minutes 34 seconds East, along the southeasterly line of said Lot 1, a distance of 44.70 feet; thence North 50 degrees 37 minutes 08 seconds West, a distance of 223.86 feet to the northwesterly line of said Lot 1; thence South 39 degrees 56 minutes 27 seconds West, along said northwesterly line, a distance of 84.18 feet to the northwesterly corner of said Lot 1; thence South 00 degrees 56 minutes 01 seconds East, along the westerly line of said Lot 1, a distance of 110.62 feet to the point of beginning.

EXHIBIT B

DEPICTION OF VACATED EASEMENT AREA

PROPERTY SKETCH FOR JOHNSON REILAND BUILDERS & REMODELERS, INC.



EASEMENT AREA TO BE VACATED:
That part of Lot 1, Block 2, BRIDGEWATER COMMONS, Rice County, Minnesota, described as follows:
Beginning at the most southwesterly corner of said Lot 1; thence North 89 degrees 59 minutes 38 seconds East, along the South line of said Lot 1, a distance of 195.22 feet to the southeast corner of said Lot 1; thence North 42 degrees 14 minutes 34 seconds East, along the southeasterly line of said Lot 1, a distance of 44.70 feet; thence North 50 degrees 37 minutes 08 seconds West, a distance of 223.86 feet to the northwesterly line of said Lot 1; thence South 39 degrees 56 minutes 27 seconds West, along said northwesterly line, a distance of 84.18 feet to the northwesterly corner of said Lot 1; thence South 00 degrees 56 minutes 01 seconds East, along the westerly line of said Lot 1, a distance of 110.62 feet to the point of beginning.

**Bohlen
Surveying & Associates**

8901 Canby Ct.
Northfield, MN 55057
Phone: (507) 645-7768
tomeara@bohlenaurveying.com

1682 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED
LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 4-4-26
REVISED: 5-15-26

Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167



Legislation Text

File #: 26-411, Version: 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: Mikayla Schmidt, City Planner
David Bennett, Public Works Director/City Engineer
Mathias Hughey, Interim City Planner
Scott Wopata, Community Development Director

Consideration of Summary Publication of Ordinance 1094 Related to the Vacation of the Drainage & Utility Easement within 2420 Bridgewater Ln.

Action Requested:

The Northfield City Council approve the summary publication of Ordinance 1094. (Requires an affirmative vote of 6 members of the City Council.)

Summary Report:

The Northfield City Council approved the first reading of Ordinance 1094 related to the vacation of the drainage and utility easement within 2420 Bridgewater Ln. and the second reading is a separate item on the Consent Agenda. There will be no presentation, council questions or comments, or public comments on this item.

Alternative Options:

The City Council could direct staff to publish the entire ordinance.

Financial Impacts:

The cost to publish the entire ordinance would be approximately twice as much as the cost to publish the summary.

Tentative Timelines:

June 2, 2026: Public Hearing and First Reading at City Council
August 3, 2026: Second Reading & Summary Publication at City Council
August 12, 2026: Summary Publication in the Northfield News
September 11, 2026: Ordinance Takes Effect

SUMMARY PUBLICATION OF THE CITY OF NORTHFIELD ORDINANCE NO. 1094

**AN ORDINANCE OF THE CITY OF NORTHFIELD, MINNESOTA VACATING A
UTILITY EASEMENT**

Summary: Ordinance 1094 vacates a utility easement located within 2420 Bridgewater Lane, Northfield, Rice County, MN.

The complete text of the ordinance may be obtained at no charge at City Hall (801 Washington Street, Northfield, MN 55057) or on the City's website at www.northfieldmn.gov.



Legislation Text

File #: Res. 2026-081, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and Members of Council
City Administrator

From: Scott Wopata, Community Development Director
Dave Bennett, Public Works Director/City Engineer

Consider Joint Resolution Requesting Concurrent Detachment from the City of Northfield and Annexation to the City of Dundas of Certain Land Pursuant to Minnesota Statutes Section 414.061.

Action Requested:

The Council approves joint Resolution Requesting Concurrent Detachment from the City of Northfield and Annexation to the City of Dundas of Certain Land Pursuant to Minnesota Statutes Section 414.061.

Summary Report:

GM2 Properties (the Developer) is redeveloping two parcels, Parcel ID - 1711300005 Address - 616 Highway 3 S. and Parcel ID - 1711301002, located in the City of Dundas. The Developer has applied to request detachment of the land within the City of Northfield. The Developer has also applied to have the City of Dundas accept the land as an annexation. This is a process allowed by State Statute where two cities can mutually agree upon a detachment and annexation process, which then is approved by a judge when both cities have an approved resolution stating the support to detach and annex.

As part of the redevelopment, the Developer has also applied to vacate an existing drainage and utility easement in the City of Northfield at 2420 Bridgewater Ln., to then be dedicated as a new drainage and utility easement in the City of Dundas, with the City of Northfield maintaining drainage and utility rights for the parcels in Northfield that utilize said drainage and utility easement. The second reading of the ordinance to vacate is also on the agenda for August 3rd, 2026.

The process for concurrent detachment and annexation is governed by state statute, Minn. Stat. § 414.061. The statute allows for concurrent detachment and annexation to be initiated by a joint resolution of the cities. The City of Dundas signed the joint resolution on June 8th, 2026. If the joint resolution is signed by the City of Northfield, then the City of Dundas will submit the resolution and any application materials to the Office of Administrative Hearings, Municipal Boundry Adjustment Unit.

Staff Recommendation

Staff is supportive of the detachment and annexation.

City Plans & Policies Relevance:

NA

Alternative Options:

NA

Financial Impacts:

NA

Tentative Timelines:

NA

CITY OF NORTHFIELD RESOLUTION NO. 2026-081

CITY OF DUNDAS RESOLUTION NO. 2026-30

**JOINT RESOLUTION REQUESTING CONCURRENT DETACHMENT FROM
THE CITY OF NORTHFIELD AND ANNEXATION TO THE CITY OF DUNDAS
OF CERTAIN LAND PURSUANT TO MINNESOTA STATUTES SECTION 414.061**

WHEREAS, Johnson-Reiland Builders and Remodelers, Inc., (“Owners”) are the owners of the following legally described property (“Property”) within the City of Northfield:

That part of Lot 1, Block 2, BRIDGEWATER COMMONS, Rice County, Minnesota described as follows: Beginning at the most southwesterly corner of said Lot 1; thence North 89 degrees 59 minutes 38 seconds East, along the South line of said Lot 1, a distance of 195.22 feet to the southeast corner of said Lot 1, thence North 42 degrees 14 minutes 34 seconds East, along the southeasterly line of said Lot 1, a distance of 44.70 feet; thence North 50 degrees 37 minutes 08 seconds West a distance of 223.86 feet to the northwesterly line of said Lot 1; thence South 3.9 degrees 56 minutes 27 seconds West; along said northwesterly line, a distance of 84.18 feet to the northwesterly corner of said Lot 1; thence South 00 degrees 56 minutes 01 seconds East, along the westerly line of said Lot 1, a distance of 110.62 feet to the point of beginning; and

WHEREAS, the Owner owns additional property adjacent to the Property and is seeking approval of a new plat, to be known as Dundas Commons, within the City of Dundas; and

WHEREAS, the Owners have asked the City of Northfield and the City of Dundas, to take action to place their entire property into the city boundaries of Dundas; and

WHEREAS, the City Council of Northfield and the City Council of Dundas have each concurrently determined that detachment of the Property from the City of Northfield and annexation of the Property to the City of Dundas would be in the best interests of the Owners and the respective cities and that such detachment and annexation take place without delay; and

WHEREAS, the City of Northfield, the City of Dundas, and the Owners have no objection to the property being located within the corporate limits of the City of Dundas, and have no objections to a modification of these respective municipal boundaries to allow the annexed property to be located in the City of Dundas, and

WHEREAS, to modify such boundaries, the City of Northfield desires to detach, and the City of Dundas desires to annex, said Property pursuant Minnesota Statute 414.061; and

NOW THEREFORE BE IT RESOLVED, that the Cities of Northfield and the City of Dundas jointly request the Office of Administrative Hearings, Municipal Boundary Adjustment Unit concurrently detach the Property from the City of Northfield and annex the same, Property, into the City of Dundas at the earliest practical date. The City Administrator/Clerk for the City of Dundas is authorized to submit this Joint Resolution together with any appropriate application materials to the Minnesota Office of Administrative Hearings, Municipal Boundary Adjustment Unit for the purposes set forth above.

ADOPTED by the Northfield City Council this ____th day of _____ 2026.

City of Northfield

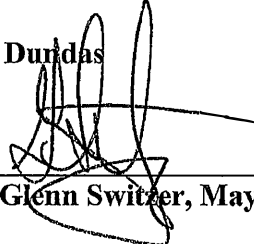
By: _____
Erica Zweifel, Mayor

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP

Attest:

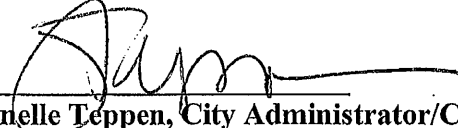
By: _____
Lynette Peterson, City Clerk

ADOPTED by the Dundas City Council this 8th day of June 2026.

City of Dundas
By: 
Glenn Switzer, Mayor

VOTE: Y GALLAGHER Y LACROIX Y MODORY
 Y SWARTWOOD Y SWITZER

Attest:

By: 
Jenelle Teppen, City Administrator/Clerk



Legislation Text

File #: 26-412, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and Members of Council
City Administrator

From: David Bennett, Public Works Director/City Engineer

Consider approval of Storm Water Maintenance Agreement with the City of Dundas related to Dundas Commons Development.

Action Requested:

The Northfield City Council approves a Storm Water Maintenance Agreement with the City of Dundas related to Dundas Commons Development.

Summary Report:

As part of the Dundas Commons development, the existing storm water pond located south of 2420 Bridgewater Ln (Maurices) will be relocated with the development. This existing pond is City owned and operated.

With the new development, a larger shared pond will be built by the developer and turned over to the City of Dundas. This pond will incorporate the storm water flow that was going to the existing pond behind Maurices.

Staff have worked with the City of Dundas on developing a shared maintenance agreement for the pond. Dundas will maintain the pond and the City will contribute to future maintenance based on the cost share in the agreement (28% Northfield, 72% Dundas).

Staff is recommending approval of the agreement.

City Plans & Policies Relevance:

NA

Alternative Options:

NA

Financial Impacts:

Future maintenance, Northfield cost share is 28%

Tentative Timelines:

NA

**JOINT POWERS AGREEMENT BETWEEN
THE CITY OF DUNDAS AND THE CITY OF NORTHFIELD
FOR STORMWATER MANAGEMENT**

This **JOINT POWERS AGREEMENT FOR STORMWATER MANAGEMENT** ("JPA") is made this _____ day of _____, 2026 (the "Effective Date"), and is by and between the **CITY OF DUNDAS**, a Minnesota municipal corporation ("Dundas"), and the **CITY OF NORTHFIELD**, a Minnesota municipal corporation ("Northfield"). Dundas and Northfield are collectively referred to as "the Cities" for purposes of this JPA.

RECITALS

1. Minnesota Statutes § 471.59 authorizes two or more governmental units to enter into agreements to jointly or cooperatively exercise any power common to the contracting governmental units or any similar power, and one of the participating governmental units may exercise one of its powers on behalf of the other governmental units.

2. Pursuant to Minnesota Statutes § 444.075, subd. 1a, the Cities are each empowered to "build, construct, reconstruct, repair, enlarge, improve, or in any other manner obtain [storm sewer] facilities, and maintain and operate the [storm sewer] facilities inside or outside [their respective] corporate limits."

3. For purposes of the exercise of these powers, pursuant to Minnesota Statutes § 444.075, subd. 1(e), a storm sewer is defined as "storm sewer systems, including mains, holding areas and ponds, and other appurtenances and related facilities for the collection and disposal of stormwater."

4. On June 8, 2026, the Dundas City Council adopted Resolution No. 2026-28, approving the Final Plat of *Dundas Commons*, which contains five lots and three outlots to be used for commercial development, including office and retail space, a car wash, and two restaurants (the "Final Plat").

5. Also on June 8, 2026, the Dundas City Council adopted Resolution No. 2026-30, which is a joint resolution of the Cities requesting concurrent detachment of certain lands from Northfield and annexation of the same lands to Dundas pursuant to Minnesota Statutes § 414.061, which joint resolution was adopted by the Northfield City Council on August 3, 2026, as Resolution No. _____, which concurrent detachment and annexation of the lands identified therein shall be effective on the date the Court of Administrative Hearings issues the order for the same (the "Order").

6. While such detachment and annexation allows for the land included in the Final Plat to be located entirely within a single municipality, it is necessary for stormwater from other lands located in Northfield to flow into a stormwater pond located on Outlot C, as such is identified on the Final Plat.

7. As a condition of approval of the Final Plat, fee title to Outlot C will be conveyed by warranty deed to Dundas for the purposes of, including but not limited to, building, constructing, reconstructing, repairing, enlarging, improving, maintaining, and operating the storm sewer facilities, which shall consist of a storm water pond as depicted on **Exhibit A** to this JPA, and shall be owned, operated, and maintained by Dundas (the "Stormwater Facilities").

8. The Cities wish to jointly exercise their powers utilizing the Stormwater Facilities to manage stormwater in the vicinity of the Final Plat serving properties in the Cities according to the terms and conditions set forth in this JPA.

NOW, THEREFORE, in exchange for good and valuable consideration, of which the receipt and sufficiency are mutually acknowledged, the Cities agree as follows:

1. **Term of Agreement.** This JPA will be effective as of the Effective Date first written above, which shall be the date on which all required signatures are obtained and shall follow the date of the Order (the "Effective Date"). This JPA shall continue until terminated according to Section 5 of this JPA.

2. **Construction of Stormwater Facilities.** At its own cost and expense, the Developer of Dundas Commons (the "Developer") will construct the Stormwater Facilities on Outlot C pursuant to the requirements of the Final Plat approval and those plans and specifications for the same approved by Dundas and reviewed and approved by the Northfield City Engineer, and all in compliance with applicable law, including but not limited to Dundas City Code.

A. Following completion of the Stormwater Facilities by the Developer and acceptance of the same by Dundas, the Stormwater Facilities will be owned, operated, maintained, repaired, and replaced by the City of Dundas at the expense of Dundas, except as provided in Paragraph 4 of this JPA

B. Dundas shall coordinate and consult with the Northfield City Engineer, who shall be notified of, review, and approve any Dundas work on the Stormwater Facilities (the "Dundas work"), except in the case of emergencies where Dundas must act immediately to protect public safety and/or prevent imminent damage to property.

C. For Dundas work the required notice, review and approval period for the Northfield City Engineer shall be at least thirty (30) days prior to commencement of the Dundas work, except for work that will cumulatively exceed \$50,000, in which case, Dundas shall provide at least one (1) year advance notice in order that the Northfield City Council may budget for the expenditure.

D. If the Northfield City Engineer determines during the review period not to approve the Dundas work as proposed, representatives of Dundas and the Northfield City Engineer shall meet and work cooperatively for an additional thirty (30) days to revise the plans and specifications for the Dundas work in order to move such Dundas work forward (the "resolution period").

E. In the event the Northfield City Engineer does not approve the proposed Dundas work following the resolution period, Dundas may appeal such decision for consideration of

approval instead by the Northfield City Council. Such appeal shall be made within fifteen (15) days of a written denial by the Northfield City Engineer following the close of the resolution period.

3. **Right to Convey Stormwater.** Dundas grants to Northfield the right to convey stormwater from Northfield into the Stormwater Facilities as depicted on **Exhibit A.**

4. **Cost Sharing.** Upon at least thirty (30) days notice from Dundas, Northfield will pay to Dundas for use of, and general maintenance and capital repairs to, the Stormwater Facilities twenty eight percent (28%) of the costs incurred and paid by Dundas for the same (the "Northfield Cost Share"). Northfield shall reimburse Dundas for the Northfield Cost Share within thirty (30) days of receipt of an itemized invoice for the same from Dundas. The Dundas reimbursement invoice shall show the total cost of the Dundas work on the Stormwater Facilities and the Northfield Cost Share portion of the same, and shall also include documentation from the Dundas contractor(s) evidencing such costs incurred and paid by Dundas and sought for reimbursement by Northfield. The Northfield City Engineer may request such additional documentation as the Northfield City Engineer deems necessary to allow for a complete accounting of the costs of the Dundas work and the request for payment of the Northfield Cost Share.

5. **Termination.** This JPA shall be in effect for a period of thirty (30) years from the Effective Date and shall automatically renew at five year intervals thereafter unless the Cities sooner mutually agree in writing to terminate this JPA. Such termination shall not be effective until replacement stormwater facilities have been constructed to accommodate the stormwater flow from Northfield, unless otherwise agreed in writing by Northfield.

6. **Maintenance of Stormwater Facilities.**

A. Dundas shall operate, maintain, repair and replace, as applicable, the Stormwater Facilities in accordance the approved plans and specifications, this Agreement, and applicable law and Dundas City Code, as amended, at the Dundas' expense, subject to Paragraph 4 of this JPA. Any act of construction, installation, operation, maintenance, repair or replacement to be performed under this JPA shall be performed in a good and workmanlike manner pursuant to sound engineering practices and in compliance with all applicable governmental requirements, Dundas City Code, the approved plans and specifications, and applicable law and rules.

B. Dundas shall not and shall not allow the deposit or storage any personal property or debris, snow, leaves, litter, or other objects within the Stormwater Facilities or in any manner that will otherwise interfere with the proper operation and maintenance of the Stormwater Facilities, and Dundas shall use reasonable efforts to keep the Stormwater Facilities free of the same or at the request of the Northfield City Engineer.

C. As applicable, Dundas shall maintain and, when necessary, replace approved plants and vegetation set forth in the plans and specifications. Notwithstanding normal plant maintenance, such as pruning, dividing or thinning vegetation, Dundas shall seek review and approval from the Northfield City Engineer before materially altering the plants used as part of or in relation to the Stormwater Facilities. Dundas shall not use any chemicals within the Stormwater

Facilities unless first approved by the Northfield City Engineer and only when necessary for the protection of the Stormwater Facilities or vegetation associated therewith. Dundas shall repair any erosion within or surrounding the Stormwater Facilities. Dundas shall conduct periodic inspections of the Stormwater Facilities during the growing season to ensure the Stormwater Facilities and associated vegetation are maintained in material compliance with the plans and specifications, this JPA, and applicable law and Dundas City Code, as amended. If necessary, or at the request of the Northfield City Engineer, Dundas shall repair the Stormwater Facilities if not in conformance with the standards set forth herein. Repairing landscape and vegetation to maintain a healthy plant community associated with the Stormwater Facilities may include replacement of dead or diseased plants, vegetation or mulch and removal of noxious weeds, litter or other debris.

D. The Northfield City Engineer or their designated representative shall have the right at any reasonable time and without notice to inspect the Stormwater Facilities. Subject to Paragraph 4 of this JPA, the Northfield City Engineer may periodically request maintenance be performed by Dundas, which maintenance shall be performed by Dundas within thirty (30) days of receipt by Dundas of a written request from the Northfield City Engineer.

E. Subject to Paragraph 4 of this JPA, Northfield shall have right of entry onto the Stormwater Facilities at any time in the event of emergencies to perform any work within the Stormwater Facilities where Northfield must act immediately to protect public safety and/or prevent imminent damage to property in Northfield. Dundas shall reimburse Northfield for Seventy Percent (70%) of such costs incurred by Northfield in performing the work on the Stormwater Facilities within thirty (30) days of receipt of an itemized invoice for the same from Northfield.

F. Subject to Paragraph 4 of this JPA, Northfield shall otherwise have right of entry onto the Stormwater Facilities at any reasonable time, but no obligation, to perform the Dundas work in the event Dundas does not timely perform the Dundas work as provided in this JPA. Northfield shall not be subject to or liable for any claims of trespass by Dundas in exercising its rights under this JPA. Dundas shall reimburse Northfield for Seventy Percent (70%) of such costs incurred by Northfield in performing the Dundas work on the Stormwater Facilities within thirty (30) days of receipt of an itemized invoice for the same from Northfield.

7. Indemnification and Insurance.

A. Dundas and Northfield (each one a “party” and collectively, the “parties”) each agrees to indemnify and hold harmless the other from any claims, losses, costs, expenses or damages, including reasonable attorneys’ fees, resulting from the acts or omissions of the respective officers, contactors, agents, or employees of the indemnifying party, to the extent such acts or omissions are directly related to activities conducted by the indemnifying party or performance or failure to perform the duties of the indemnifying party or its officers, contractors, agents, or employees under this JPA. Nothing in this JPA shall constitute a waiver of limitation of any immunity or limitation on liability to which the parties are entitled. Pursuant to Minnesota Statutes § 471.59, subd. 1a(a), as amended, this JPA is intended to be and shall be construed as a “cooperative activity” and it is the intent of the Cities that they shall be deemed a “single governmental unit” for the purposes of liability; provided, however, that each party expressly declines responsibility for the acts or omissions of the other. Nothing in this JPA shall be construed

to waive or limit any immunity from, or limitation on, the liability of either party as provided by law. Under no circumstances shall a party be required to pay on behalf of itself and other parties, any amounts on excess of the limits on liability established in Minnesota Statutes, Chapter 466 applicable to any one party. The statutory limits of liability for the parties may not be added together or stacked to increase the maximum amount of liability for any party. This section shall survive any termination or expiration of this JPA and will also remain subject to the liability limitations as provided above.

B. Each party to this JPA shall maintain insurance equal to or greater than the maximum liability applicable to municipalities as set forth in Minnesota Statutes, Section 466.04, subd. 1, as amended. Each party shall name the other party as an additional insured for purposes of liability claims that may arise under this Agreement.

8. Miscellaneous.

A. *Notices.* Any notices required by this JPA from one party to the other shall be in writing, and shall be hand delivered to the other party, or mailed to the other party by certified United States Mail, postage prepaid and return receipt requested. Such notices shall be delivered to the following addresses:

If to Dundas: City of Dundas
 ATTN: City Administrator
 100 Railway Street North
 PO Box 70
 Dundas, MN 55019

If to Northfield: City of Northfield
 ATTN: City Administrator
 801 Washington Street
 Northfield, MN 55057

B. *Assignment.* Neither Dundas nor Northfield shall assign, or transfer any rights or obligations under this JPA without the prior written consent of the other party approved by the same individuals who executed and approved this Agreement, or their successors in office.

C. *No Waiver.* No party will be deemed to have waived any portion of this JPA or the exercise of any rights held under this JPA unless such waiver is made expressly in writing.

D. *Severability.* If any provision or term of this JPA for any reason is declared invalid, illegal or unenforceable, such decision will not affect the validity of any remaining provisions, provided that: (i) each party receives the substantial benefit of its bargain with respect to the terms and conditions of this JPA; and (ii) the ineffectiveness of such provision would not result in such a material change as to cause completion of the terms and conditions of this JPA to be unreasonable for either party. The remaining provisions will remain in full force and effect as if this JPA had been executed with the invalid portion thereof eliminated and it is hereby declared the intention of

the parties that they would have executed the remaining portions of this JPA without including any such part or portion which may be hereafter declared invalid.

E. *Signatures/Execution.* Each person executing this JPA on behalf of a party represents and warrants that such person is duly and validly authorized to do so on behalf of such party, with full right and authority to execute this JPA and to bind such party with respect to all of its obligations hereunder. This JPA may be executed in counterparts, each of which will be deemed an original, but all of which taken together will constitute but one and the same instrument. The parties agree that the electronic signature of a party to this JPA will be as valid as an original signature of such party and will be effective to bind such party to this JPA. Any party's failure to produce the original signature of any electronically transmitted signature will not affect the enforceability of this JPA.

F. *Governing Law.* Dundas and Northfield agree that the laws of the State of Minnesota will govern all questions and interpretations concerning the validity and construction of this JPA and the legal relations between the undersigned parties and performance under it without regard to the principles of conflicts of law. The language of this JPA is and will be deemed the result of negotiation among the parties and their respective legal counsel and will not be strictly construed for or against any party. Each party agrees that any action arising out of or in connection with this JPA will be brought solely in the State District Court of the State of Minnesota located in Rice County.

G. *Entire Agreement.* This JPA represents the entire agreement between Dundas and Northfield. This JPA supersedes all prior discussions, licenses, understandings, and other agreements of the parties, oral or written, relating to the terms and conditions of this JPA.

H. *Headings.* The section headings in this JPA are for reference purposes only and will not otherwise affect the meaning, construction, or interpretation of any provision of this JPA.

I. *Incorporation of Recitals and Exhibit.* The Recitals at the beginning of this JPA and **Exhibit A** that is attached to this JPA are each one true and correct and are incorporated into and made part of this JPA.

J. *Modifications/Amendment.* Any alterations, variations, modifications, or amendments of the provisions of this Agreement shall only be valid when they have been reduced to writing, and signed by authorized representative of the parties.

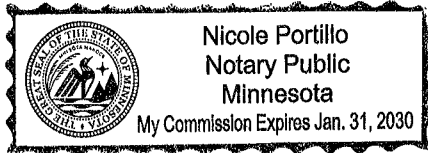
K. *Compliance with Laws.* The parties shall abide by all Federal, State and local laws, statutes, ordinances, rules and regulations now in effect or hereinafter adopted pertaining to this JPA. Dundas and Northfield shall work cooperatively to ensure that Dundas City Code meets the requirements of Northfield City Code pertaining to discharge of stormwater from Northfield to the Stormwater Facilities and Dundas shall amend Dundas City Code accordingly and enforce the same in its jurisdiction.

L. *Data Practices.* The parties acknowledge that data collected pertaining to this JPA is subject to the requirements of Minnesota's Government Data Practices Act, Minnesota Statutes, Section 13.01 et seq.

M. *Survivability.* All indemnities, guarantees, releases, representations and warranties by any party or parties, and any undischarged obligations of a party arising prior to the expiration, cancelation or termination of this JPA (whether by completion or earlier termination), shall survive such expiration for a period of six years from the effective date thereof.

[Remainder of page left blank intentionally. Signature pages follow.]

IN WITNESS WHEREOF, the City of Dundas and the City of Northfield have executed this Joint Powers Agreement for Stormwater Management to be effective as of the Effective Date first written above.



(SEAL)

CITY OF DUNDAS

By:

Glenn Switzer, Mayor

and

Jenelle Teppen, City Administrator

STATE OF MINNESOTA)
)ss.
COUNTY OF RICE)

The foregoing instrument was acknowledged before me this 27 day of July, 2026, by Glenn Switzer and Jenelle Teppen, respectively, the Mayor and City Administrator of the City of Dundas, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.



Notary Public

CITY OF NORTHFIELD

By: _____
Erica Zweifel, Mayor

(S E A L)

and

Lynette Peterson, City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF RICE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Erica Zweifel and Lynette Peterson, respectively, the Mayor and City Clerk of the City of Northfield, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

Notary Public

**EXHIBIT A
TO
JOINT POWERS AGREEMENT BETWEEN
THE CITY OF DUNDAS AND THE CITY OF NORTHFIELD
FOR STORMWATER MANAGEMENT**

Depiction of the Stormwater Facilities



Legislation Text

File #: Ord. 1096, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and Members of Council
City Administrator

From: Mathias Hughey, Interim City Planner
David Bennett, Public Works Director/City Engineer

Consider Second Reading of Ordinance 1096 Vacating Drainage and Utility Easements within 504 & 508 Ivanhoe Ave.

Action Requested:

The Northfield City Council approves a motion to approve the second reading of Ordinance 1096 vacating drainage and utility easements within 504 & 508 Ivanhoe Ave.

Requires a supermajority (5/7) vote.

Summary Report:

Dean and Julia Albertson (the Applicants) have applied to combine two parcels, Parcel IDs - 2236152002, Address - 504 Ivanhoe Ave., and Parcel ID - 2236152003, Address - 508 Ivanhoe Ave., located in the City of Northfield. Both residential parcels are vacant and contain 5-foot-wide drainage and utility easements along the side property lines. Because the lot combination was approved, the City will not need the portion of those easements that bisect the new parcel, and those easements will prevent development of the lot as the applicant intends.

The City Council voted to approve the lot combination and the first reading of Ordinance 1096 at the July 21, 2026, City Council meeting.

This is the second reading of the ordinance to complete the vacation process.

According to Northfield Municipal Code Section 15.6:

The council may by ordinance approved by at least five (5) members vacate any street, alley or other public grounds or part thereof within the city. Such vacation may be made only after published notice and an opportunity for affected property owners and public to be heard, and upon such further terms and by such procedures as the council by ordinance may prescribe. A notice of completion of such proceedings shall be filed with the proper county offices in accordance with law.

Staff recommended approval to vacate the drainage and utility easements if City Council approves the Minor Subdivision.

City Plans & Policies Relevance:

Analysis was provided with the Minor Subdivision item on the July 21, 2026, City Council agenda.

Alternative Options:

NA

Financial Impacts:

NA

Tentative Timelines:

- ✓ July 8, 2026 - Public Hearing Notice published in the Northfield News
- ✓ July 10, 2026 - Public Hearing Notice mailed to property owners within 350'
- ✓ July 21, 2026 - Public Hearing, Second reading (Vacation), and Minor Subdivision
- August 3, 2026 - Second Reading (Vacation)
- August 12, 2026 - Summary Publication published
- September 11, 2026 - Vacation Ordinance goes into effect

ORDINANCE NO. 1096

**AN ORDINANCE OF THE CITY OF NORTHFIELD, MINNESOTA
VACATING DRAINAGE AND UTILITY EASEMENT**

THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN:

SECTION 1. Following published notice and an opportunity for affected property owners and the public to be heard, as required by law, the following drainage and utility easements is hereby vacated and abolished:

See Exhibit A legal description and Exhibit B survey depiction of vacated easement area, which are attached hereto and incorporated herein by reference.

SECTION 2. This Ordinance shall be effective 30 days following publication, but shall be rendered null and void without further action if a minor subdivision / lot consolidation combining Lots 2&3, Block 1, Roberts Woods is not approved by the City Council and recorded within 1 year of the date this Ordinance takes effect. Recording of the minor subdivision / lot consolidation if approved by the City Council shall follow a Notice of Completion for this Ordinance being recorded with Rice County.

Passed by the City Council of the City of Northfield, Minnesota, this 3rd day of August 2026.

ATTEST:

City Clerk

Mayor

First Reading:	July 21, 2026
Second Reading:	August 3, 2026
Published:	August 12, 2026
Effective Date:	September 11, 2026

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP

EXHIBIT A

LEGAL DESCRIPTION OF VACATED EASEMENT AREA

THE EAST 5.00 FEET OF LOT 3 AND THE WEST 5.00 FEET OF LOT 2 EXCEPT THE NORTH 10.00 FEET OF SAID LOTS 2 AND 3 AND EXCEPT THE SOUTH 10.00 FEET OF SAID LOTS 2 AND 3, ALL IN LOTS 2&3, BLOCK 1, ROBERTS WOODS, CITY OF NORTHFIELD, RICE COUNTY, MINNESOTA.

EXHIBIT B

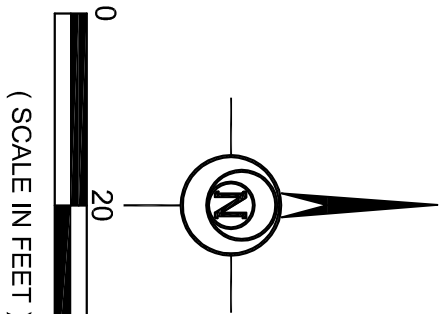
DEPICTION OF VACATED EASEMENT AREA

CERTIFICATE OF SURVEY

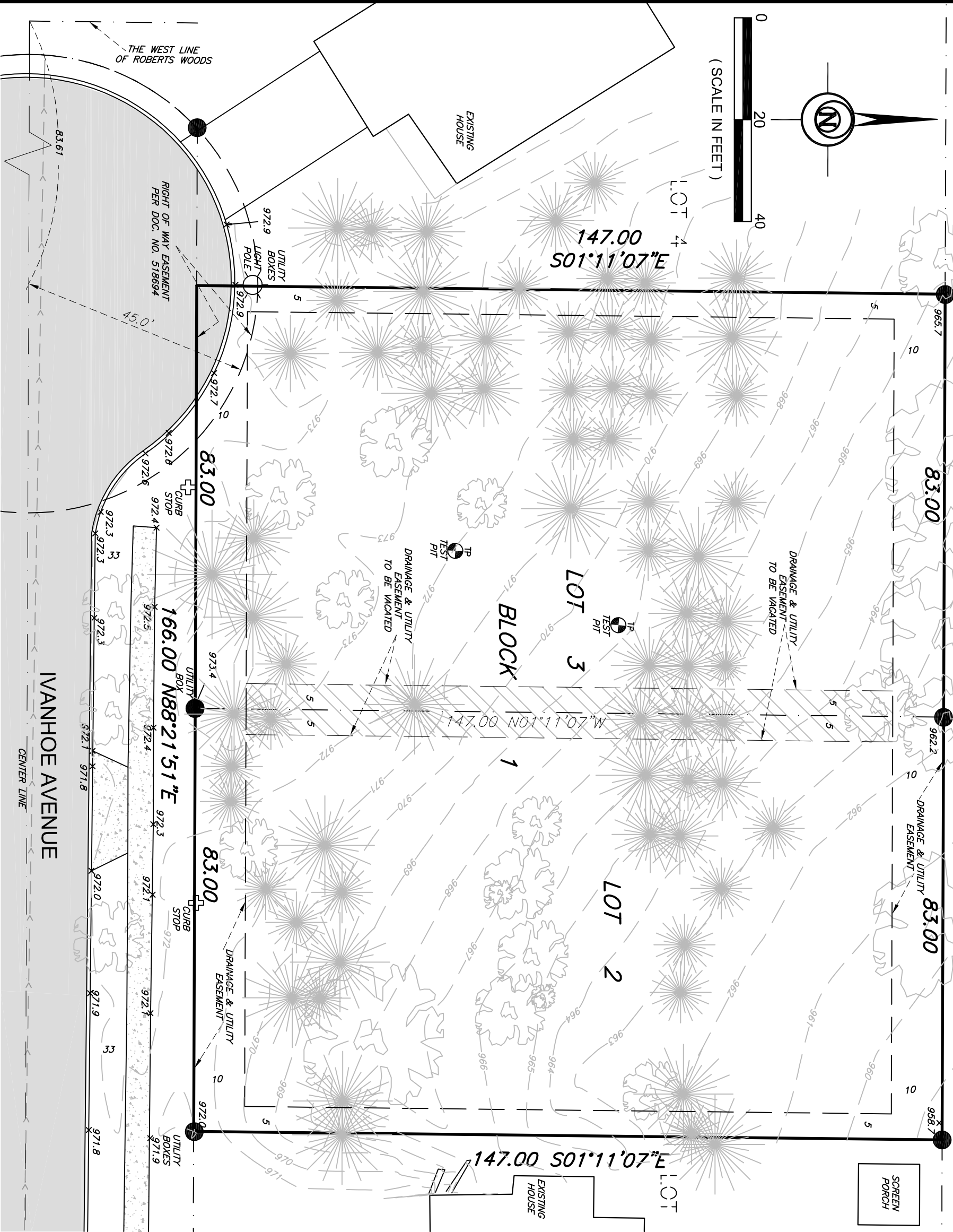
FOR

DEAN & JULIA ALBERTSON

ADDRESS: 504 & 508 IVANHOE AVE.



(SCALE IN FEET)



SCREEN PORCH

DENOTES BITUMINOUS SURFACE
DENOTES CONCRETE SURFACE

DENOTES SET IRON PIPE MONUMENT
DENOTES FOUND IRON PIPE MONUMENT
000.0 DENOTES EXISTING ELEVATION

--- 000 --- DENOTES EXISTING CONTOUR

DENOTES LEAFY TREE

DENOTES EVERGREEN TREE

DENOTES EASEMENT AREA TO BE VACATED

LOT AREA = 24,402 SF

EXISTING PROPERTY DESCRIPTION
LOTS 2&3, BLOCK 1, ROBERTS WOODS, CITY OF NORTHFIELD, RICE COUNTY, MINNESOTA.

PROPOSED PROPERTY DESCRIPTION
LOTS 2&3, BLOCK 1, ROBERTS WOODS, CITY OF NORTHFIELD, RICE COUNTY, MINNESOTA.

PROPOSED EASEMENT VACATION DESCRIPTION
THE EAST 5.00 FEET OF LOT 3 AND THE WEST 5.00 FEET OF LOT 2 EXCEPT THE NORTH 10 FEET OF SAID LOTS 2 AND 3 AND EXCEPT THE SOUTH 10.00 FEET OF SAID LOTS 2 AND 3, ALL IN LOTS 2&3, BLOCK 1, ROBERTS WOODS, CITY OF NORTHFIELD, RICE COUNTY, MINNESOTA.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 6-23-26

Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167

Bohlen

Surveying & Associates

8901 Canby Ct.
Northfield, MN 55057
Phone: (507) 645-7768
tomeara@bohlenurveying.com

1682 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259



Legislation Text

File #: 26-413, Version: 1

City Council Meeting Date: August 3, 2026

To: Mayor and Members of Council
City Administrator

From: Mathias Hughey, Interim City Planner
David Bennett, Public Works Director/City Engineer

Consideration of Summary Publication of Ordinance 1096 Related to the Vacation of the Utility Easements within 504 and 508 Ivanhoe Avenue.

Action Requested:

The Northfield City Council approves the summary publication of Ordinance 1096.

Summary Report:

The Northfield City Council approved the first reading of Ordinance 1096 related to the vacation of the drainage and utility easements within 504 and 508 Ivanhoe Ave. and the second reading is a separate item on the Consent Agenda. There will be no presentation, council questions or comments, or public comment on this item.

City Plans & Policies Relevance:

NA

Alternative Options:

The City Council could direct staff to publish the entire ordinance.

Financial Impacts:

The cost to publish the entire ordinance would be approximately twice as much as the cost to publish the summary.

Tentative Timelines:

- ✓ July 8, 2026 - Public Hearing Notice published in the Northfield News
- ✓ July 10, 2026 - Public Hearing Notice mailed to property owners within 350'
- ✓ July 21, 2026 - Public Hearing, First Reading (Vacation), and Minor Subdivision
 - August 3, 2026 - Second Reading (Vacation), and Summary Publication
 - August 12, 2026 - Summary Publication published
 - September 11, 2026 - Vacation Ordinance goes into effect

SUMMARY PUBLICATION OF THE CITY OF NORTHFIELD ORDINANCE NO. 1096

**AN ORDINANCE OF THE CITY OF NORTHFIELD, MINNESOTA VACATING
DRAINAGE AND UTILITY EASEMENTS**

Summary: Ordinance 1096 vacates a portion of drainage and utility easements within 504 and 508 Ivanhoe Ave., Northfield, Rice County, MN.

The complete text of the ordinance may be obtained at no charge at City Hall (801 Washington Street, Northfield, MN 55057) or on the City's website at www.northfieldmn.gov.



Legislation Text

File #: 26-414, Version: 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council

From: Ben Martig, City Administrator

Reports From the Mayor and Council Members.

Summary Report:

During this portion of the meeting, the Mayor and Council will provide updates on work being done on the boards, commissions, and committees they are a part of, as well as other City events they have participated in.

Below are the 2026 board, commission and committee appointments of the City Council.

Mayor Zweifel

- City/Hospital Governance Committee
- Housing and Redevelopment Authority (HRA)
- Mayor's Youth Council

Councilor Beumer

- Beyond the Yellow Ribbon
- Economic Development Authority (EDA)
- Housing and Redevelopment Authority (HRA)

Councilor Dahlen

- Council Employment Committee
- Housing and Redevelopment Authority (HRA)
- Mill Towns Trail Joint Powers Board

Councilor Holmes

- Council Employment Committee
- City/Hospital Governance Committee
- Housing and Redevelopment Authority (HRA)
- Planning Commission & Zoning Board of Appeals (PC/ZBA)

Councilor Ness

- Age Friendly Steering Committee
- Convention and Visitors Bureau Board

- Council Employment Committee
- Housing and Redevelopment Authority (HRA)
- Northfield Area Fire & Rescue Services (NAFRS)
- Rice/Steele 911 Center Board

Councilor Peterson White

- City/Hospital Governance Committee
- Friends of Downtown Northfield
- Economic Development Authority (EDA)
- Hiawathaland Transit Advisory Committee
- Hospital Board
- Housing and Redevelopment Authority (HRA)
- Northfield Transportation Advisory Committee

Councilor Sokup

- Housing and Redevelopment Authority (HRA)
- Mill Towns Trail Joint Powers Board

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A



Legislation Text

File #: 26-415, Version: 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: Scott Wopata, Community Development Director

Consider a motion of support for staff to amend the 2024 Archer Redevelopment TIF agreement to reflect the proposed and revised 2026 redevelopment project by Manawa, LLC.

Action Requested:

The Northfield City Council is asked to approve a motion of support for staff to amend the Archer Redevelopment TIF agreement to reflect the proposed and revised 2026 redevelopment project by Manawa, LLC.

Summary Report:

The Archer House, a historic hotel and multi-use building at 212 Division St S, was severely damaged by a fire in 2020. The building was demolished in 2021 and redevelopment designs were reviewed and approved throughout 2023 and 2024. The City Council approved a Development Agreement (Resolution 2024-114) and a Redevelopment TIF agreement (Resolution 2024-115) in November of 2024. However, in November 2025, the developer announced that the redevelopment plans were not financially viable at that time.

In April 2026, the developer brought a revised project forward. The project received a Certificate of Appropriateness (COA) from the Heritage Preservation Commission in June 2026. Concurrently, the project also received approval from the Planning Commission related to a Conditional Use Permit (CUP) for onsite parking in the downtown and a building height variance. City Council approved the CUP on consent agenda in July 2026. Site plans have been submitted, reviewed, and approved by City staff.

Renderings of the revised project are included in the packet. The project is predominantly a boutique hotel with 57 hotel units and includes 19 stalls of enclosed parking accessed from the rear (riverside) of the building. It features 3 commercial spaces on the ground floor facing Division Street, including two restaurants and one event space. Public bathrooms will be available on the main/Division Street level and can be accessed by the public from either Division Street or an accessible elevator from the riverside. Signage and hours for public restrooms will be made clear to the public. The developer has determined that the amount of parking is adequate for their business needs with contingency plans in place for peak weekends (approximately 8 weekends a year). The project has also incorporated Sustainable Building Design practices consistent with the City's Sustainable Building Policy as approved and reviewed by the Sustainability Coordinator.

The developer applied for TIF assistance in 2024 and City Council approved a TIF agreement based on those development plans. While the developer has been actively working through revisions to that project, staff have not yet defaulted the previous 2024 TIF agreement. Now that revisions are complete and approved by staff (site plan), Heritage Preservation Commission (Certificate of Appropriateness), and Planning Commission (CUP and Variance), staff are looking for a motion of support from Council for staff to amend the Archer Redevelopment TIF agreement to reflect the proposed and revised 2026 redevelopment project by Manawa, LLC.

The 2024 TIF Agreement states:

Article IV, Section 4.1: Events of Default Defined.

- (1) Failure by the Developer to timely pay any ad valorem real property taxes assessed with respect to the Development Property.
- (2) Subject to Unavoidable Delays, failure by the Developer to commence construction of the Project by December 31, 2025...
- (3)

The developer has paid their property taxes in full, cleaned up the site, and has worked closely and regularly with City staff to show progress toward a future project. Amending the current agreement provides a more time and cost-efficient path to an approved development compared to defaulting the previous agreement and starting the process over. However, the City retains its option to default the TIF agreement at any time if the developer is still in default of the terms of the current agreement. Notice would be provided in writing to the developer. If the event is not cured within 30 days, the TIF agreement can be terminated.

While the proposed revised project is materially similar to the previous project approved in 2024, the changes are significant enough that the TIF agreement will need to be amended. With this motion, staff will work with the developer to amend the previous TIF agreement to reflect the details of this revised redevelopment project. Staff will then bring a revised Development Agreement and TIF Agreement for City Council consideration in the weeks ahead.

Alternative Options:

Council may decide that the revised project is not aligned with City TIF policy goals.

Financial Impacts:

The previously approved TIF Plan for this TIF District estimated \$6,544,021 of incremental tax revenue over 26 years. The previous TIF Agreement provided approximately \$3,015,000 in total TIF assistance. The amended TIF amount for the revised project has not yet been determined. The developer has provided a \$5,000 escrow payment to the City to cover the legal and fiscal review costs associated with amending the TIF agreement.

Tentative Timelines:

December 2021 -	City approved substandard designation prior to building demolition
October 2023 -	Planning Commission review of TIF documentation for TIF-assisted project's compliance with comprehensive development plans
October 2023 -	EDA Board Meeting to review TIF request and consider recommendation

November 2023 -	TIF Public Hearing and consideration to establish TIF District
November 2024 -	TIF Agreement and Development Agreement approved by City Council
November 2025 -	Previous project put on hold
December 31, 2025 -	Event of default, City has option to terminate agreement
April 2026 -	Revised project brought forward
June and July 2026 -	Revised project approved by HPC and Planning Commission
August 3, 2026 -	Revised project presented to City Council
August/Sept 2026 -	TIF and Development Agreement reviewed by Council

Public Hearing: November 7, 2023
Adoption Date: November 12, 2024

City of Northfield

Rice County, Minnesota

MODIFICATION TO THE DEVELOPMENT PROGRAM

Master Development District

&

Tax Increment Financing (TIF) Plan

Establishment of the Archer
Tax Increment Financing District
(a redevelopment district)



Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, Minnesota 55113

BUILDING COMMUNITIES. IT'S WHAT WE DO.

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Modification to the Development Program for Master Development District

FOREWORD

The following text represents a Modification to the Development Program (the “Development Program”) for the 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. Generally, the substantive changes include the establishment of the Archer Tax Increment Financing District.

For further information, a review of the Development Program is recommended. It is available from the Economic Development Coordinator 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 Archer 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 Archer Tax Increment Financing District (the "TIF District"), a redevelopment tax increment financing district, located in the City's 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 TIF District. Other relevant information is contained in the Modification to the Development Program for the Master Development District (the "Development Program").

STATEMENT OF OBJECTIVES

The TIF District currently consists of one (1) parcel of land and adjacent roads and internal rights-of-way. The TIF District is being created to facilitate the redevelopment of the former site of the historic Archer House hotel into a four story, mixed-use building consisting of approximately 23 units of residential housing, 19 short-term and extended stay hotel units, ground floor retail and associated structured parking in the City. The City plans to enter into an agreement with Manawa LLC as the developer. Construction is anticipated to begin in 2025. 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 the Master Development District and TIF District.

DEVELOPMENT PROGRAM OVERVIEW

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

- 1. Property to be Acquired - Property located within the TIF 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, will be 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 TIF 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 TIF District.

DESCRIPTION OF PROPERTY IN THE TIF DISTRICT AND PROPERTY TO BE ACQUIRED

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

Parcel number	Address	Owner
22.31.3.50.025	212 Division St	Manawa LLC

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

The City may acquire any parcel within the TIF District including interior and adjacent street rights of way. 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; or carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan.

The City may acquire property by gift, dedication, 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. The City will not exercise eminent domain powers in the TIF District with respect to property for the Development.

The Developer currently owns the property to be included in the TIF District (the “Property”).

TIF DISTRICT CLASSIFICATION

The TIF District, to be established, is a redevelopment district pursuant to *M.S., Section 469.174, Subd. 10(a)(1)*.

1. The TIF District consists of one (1) parcel (the Property).
2. An inventory showed that parcels consisting of 100%, which is more than 70%, of the area in the TIF District are deemed occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures.
3. An inspection of the buildings located within the TIF District found that more than 50% of the buildings deemed to exist in the TIF District are structurally substandard as defined in the TIF Act. (See Appendix D).

Findings 2 and 3 above are made pursuant to Resolution #2021-125 adopted by the City Council of the City on December 7, 2021. Prior to the demolition and removal of the sole building on the Property (the “Building”), the City adopted Resolution #2021-125 finding that the Building was structurally substandard and the Property otherwise met the conditions of a redevelopment district pursuant to M.S., Section 469.174, Subd. 10. Resolution #2021-125 further stated the City’s intent to include the Property in a redevelopment tax increment financing district pursuant to M.S., Section 469.174, Subd. 10(d(3)). The Council based its findings on a report from LHB, Inc. dated March 2, 2021 and titled “Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing District as a Redevelopment District - Archer House Redevelopment TIF District - Northfield, Minnesota,” (the “Inspection Report”). The demolition and removal of the Building was completed by the Developer in 2022 under a Demolition and Development Agreement with the City.

Pursuant to *M.S., Section 469.176, Subd. 7*, the TIF 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 TIF District.

DURATION & FIRST YEAR OF TIF 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 TIF District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the TIF 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 2027, which is no later than four years following the year of approval of the TIF District.

Thus, it is estimated that the TIF District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2052, or when the TIF Plan is satisfied. The City reserves the right to decertify the TIF 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. 10 (d)(1)*, the Property must have been occupied by the Building (a structurally substandard building) or met the requirements of *M.S., Section 469.174, Subd. 10 (e)*, within 3 years of filing the request for certification of the Property as part of the TIF District. The Building demolition was completed in 2022, therefore, the City must request certification of the TIF District no later than three years later in 2025.

Upon filing a request for certification of the tax capacity of the Property as part of the TIF District, the City will notify the County Auditor that the original net tax capacity of the Property must be adjusted as provided by *M.S., Section 469.177, Subd. 1(f)* (See 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, including Subd. 1(f), the Original Net Tax Capacity (ONTC) as certified for the TIF District will be based on the greater of (1) the current net tax capacity of the Property based on the market values placed on the property by the assessor, or (2) the estimated market value of the Property for the year in which the Building was demolished or removed (2022), but applying the classification rates for the current year (2025).

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2027) 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 TIF 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 TIF 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 TIF District will be the local tax rate for taxes payable 2025, assuming the request for certification is made before June 30, 2025. The final rates for 2025 were not available at the time the TIF District was established. Estimates of the ONTC and the Original Local Tax Rate for the TIF 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 TIF District, within the Master Development District, upon completion of the Development within the TIF 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 2027. The Project Tax Capacity (PTC) listed is an estimate of values when the Development within the TIF District is completed.

Project Tax Capacity		
Estimated Project Tax Capacity	218,260	
Less: estimated Original Net Tax Capacity (ONTC)	6,402	
Estimated Captured Tax Capacity	211,858	
Original Local Tax Rate	121.0070%	Pay 2024
Estimated Annual Tax Increment	\$256,363	
Percent Retained by the City	100%	

Note: Tax capacity estimates include a 0.50% inflation factor applied for the duration of the TIF District. The PTC estimate in this chart is the forecasted net tax capacity of the TIF District in year 26. For reference, the net tax capacity of the TIF District in year one is estimated to be \$192,674.

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 TIF District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the TIF 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 City pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the TIF 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 TIF 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 TIF District are shown in the table below:

SOURCES		
Tax Increment	\$	6,232,401
Interest		311,620
TOTAL	\$	6,544,021

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 TIF District will be financed by pay-as-you-go notes and interfund loans. Any refunding amounts will be deemed a budgeted cost without requiring 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 TIF District in a maximum principal amount of \$6,544,021. 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 TIF District is a proposal to facilitate the redevelopment of the former site of the historic Archer House hotel into a four-story, mixed-use building consisting of 23 residential units, 19 short-term and extended stay hotel units, ground floor retail, and associated structured parking. The City has determined that it will be necessary to provide assistance to the project for certain TIF District costs, as described herein.

The City has studied the feasibility of the development or redevelopment of property in and around the TIF District. To facilitate the establishment and development or redevelopment of the TIF 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 TIF District is outlined in the following table.

USES	
Land/Building Acquisition	\$ 500,000
Site Improvements/Preparation	1,250,000
Affordable Housing	-
Utilities	250,000
Other Qualifying Improvements	1,561,889
Administrative Costs (up to 10%)	77,905
PROJECT COSTS TOTAL	\$ 3,639,794
Interest	2,904,227
PROJECT AND INTEREST COSTS TOTAL	\$ 6,544,021

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

Estimated costs associated with the TIF 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. Pursuant to *M.S., Section 469.1763, Subd. 2*, no more than 25% of the tax increment paid by property within the TIF District will be spent on activities related to development or redevelopment outside of the TIF District but within the boundaries of Master Development District (including administrative costs, which are considered to be spent outside of the TIF District), subject to the limitations as described in the TIF Plan.

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 TIF 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 TIF District would be as follows if the "but for" test was not met:

Impact on Tax Base			
Entity	2023/Pay 2024 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
Rice County	101,526,152	211,858	0.2087%
City of Northfield	23,427,842	211,858	0.9043%
ISD 659 (Northfield Schools)	45,000,418	211,858	0.4708%

Note: The Total Net Tax Capacity figures above represent only the portion of each jurisdiction's tax base located within Rice County.

Impact on Tax Rates				
Entity	Pay 2024 Extension Rate	Percent of Total	CTC	Potential Taxes
Rice County	35.1280%	29.03%	211,858	\$ 74,422
City of Northfield	62.2240%	51.42%	211,858	131,827
ISD 659 (Northfield Schools)	20.2940%	16.77%	211,858	42,994
Other	3.3610%	2.78%	211,858	7,121
	121.0070%	100.00%		\$ 256,363

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2024 rate. The total net capacity for the entities listed above are based on Pay 2024 figures. The TIF District will be certified under the Pay 2025 rates, which were unavailable at the time this TIF Plan was prepared.

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 TIF District is \$6,232,401.

(2) Probable impact of the TIF District on city provided services and ability to issue debt.

An impact of the TIF District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. New developments are expected to add an increase in traffic, and additional overall demands to the call load. Based on the expected property use, the Police Department estimates 114 calls annually for this development. The call load represents a \$20,000 impact to the annual police budget, however this is consistent to the operational impact of the prior development on the site. Further, the City does not expect that the proposed development, in and of itself, will necessitate new capital investment in police vehicles or facilities.

The probable impact of the TIF District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction. Having a new fire alarm system on site is expected to reduce false alarms experienced for the property over the past 30 years. Further, the prior building located at the site was subject to a fire and subsequently demolished in the interest of public safety. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in fire service vehicles or facilities.

The impact of the TIF District on public infrastructure is expected to be minimal. The development will include underground parking and is not expected to significantly impact any traffic movements in the area. The current infrastructure for roadways, sanitary sewer, storm sewer and water will be able to handle the volume generated from the proposed development.

Based on the development plans, there are no new additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks particular to this project from its prior development use. Based on the estimated new residential units contained in the development plans, the development within the TIF District is expected to contribute an estimated \$121,170 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 TIF District on the City's ability to issue debt for general 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 TIF 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 \$1,045,232.
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the TIF 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 \$1,809,249.
- (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 TIF Plan.

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

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 TIF District.

- (i) 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 TIF District, which is further outlined in the City Council resolution approving the establishment of the TIF District and Appendix C.
- (ii) A comparative analysis of estimated market value both with and without establishment of the TIF District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the TIF District and the use of tax increments.

TIF DISTRICT ADMINISTRATION

Administration of the TIF District will be handled by the Economic Development Coordinator.

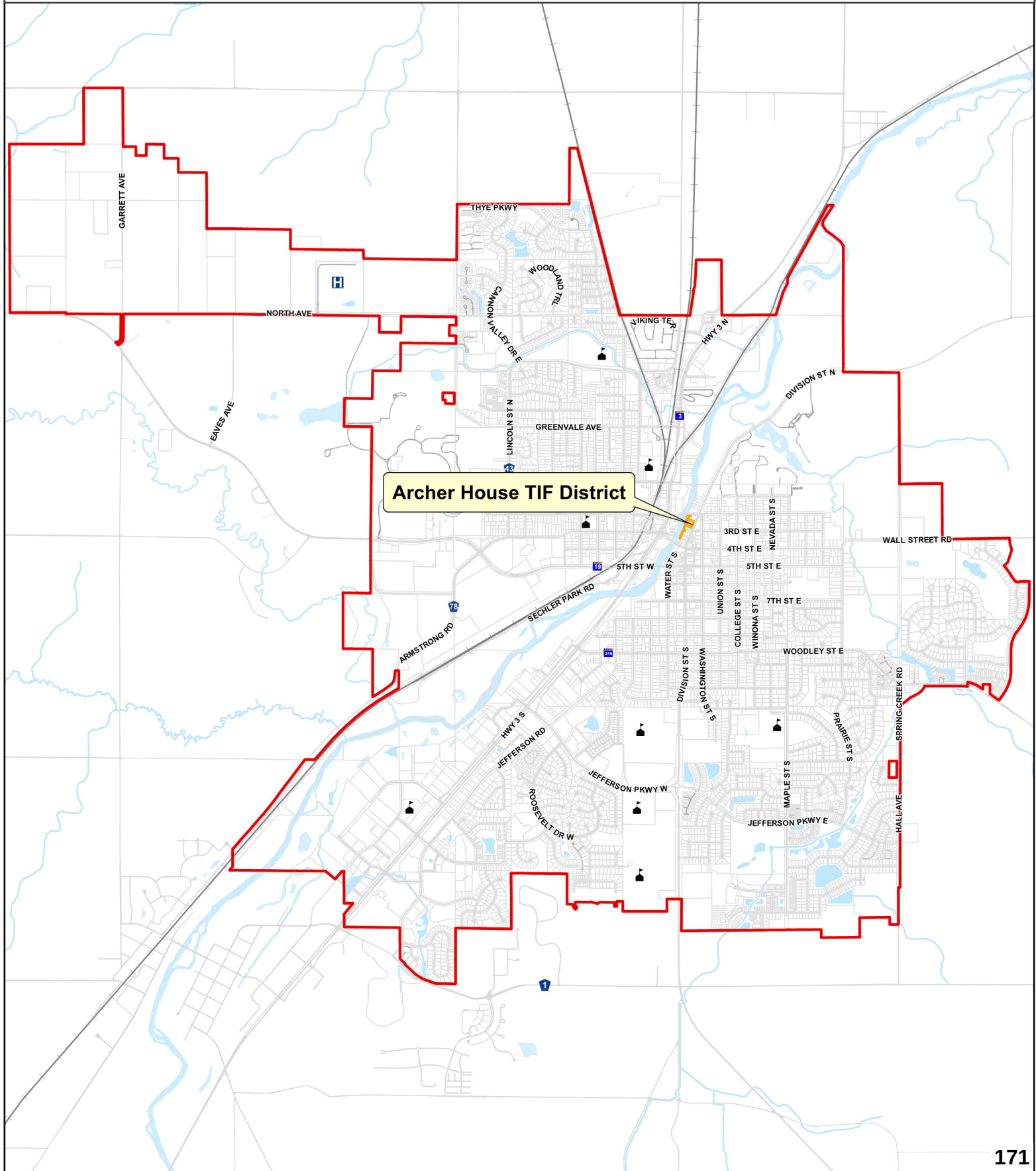
Appendix A: Map of Master Development District and the TIF District

Archer House TIF District

 PID 22.31.3.50.025

 Master Development Area

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



Appendix B: Estimated Cash Flow for the TIF District

Archer House Redevelopment

City of Northfield, MN

Mixed Use - Apartment, Hotel and Retail Space



ASSUMPTIONS AND RATES

DistrictType:	Redevelopment
District Name/Number:	TBD
County District #:	TBD
First Year Construction or Inflation on Value	2025
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	0.50%
Interest Rate:	5.00%
Present Value Date:	1-Feb-26
First Period Ending	1-Aug-26
Tax Year District was Certified:	Pay 2025
Cashflow Assumes First Tax Increment For Development:	2027
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2052
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:	121.007% Pay 2024
Current Local Tax Rate: (Use lesser of Current or Max.)	121.007% Pay 2024
State-wide Tax Rate (Comm./Ind. only used for total taxes)	29.2940% Pay 2024
Market Value Tax Rate (Used for total taxes)	0.34693% Pay 2024

Tax Rates	
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	0.75%
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	22.31.3.50.025	Manawa LLC	212 Division St	357,600	0	357,600	100%	357,600	Pay 2025	C/I Pref.	6,402	C/I Pref.	6,402	
				718,800	0	718,800		718,800			6,402		6,402	

Note:

1. Base values are for pay 2025 based upon review of County website on 7.23.2024. Per M.S. 469.177(1)(f): greater of current NTC (Pay 2025) or EMV of parcel in year of demolition (Pay 2022).
2. Located in SD # 659.

Archer House Redevelopment
City of Northfield, MN
Mixed Use - Apartment, Hotel and Retail Space



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 2025	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	First Year Full Taxes Payable
1	Apartments	200,000	200,000	23	4,600,000	Rental	57,500	2,500	100%	100%	100%	100%	2027
1	Retail	350	350	8,554	2,996,193	C/I Pref.	59,174	6.92	100%	100%	100%	100%	2027
1	Hotel	200,000	200,000	19	3,800,000	C/I	76,000	4,000	100%	100%	100%	100%	2027
TOTAL					11,396,193		192,674						

Note:

1. Market value information is based upon updated estimates provided by the Rice County Assessor's office in September, 2024.

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
Apartments	57,500	0	57,500	69,579	0	0	15,959	85,538	3,719.04
Retail	59,174	0	59,174	71,605	0	16,675	10,395	98,674	11.54
Hotel	76,000	0	76,000	91,965	0	21,385	13,183	126,533	6,659.65
TOTAL	192,674	0	192,674	233,149	0	38,060	39,537	310,746	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law and other factors which cannot be predicted.
The TIF District will be certified under the Pay 2025 tax rates which were unavailable at the time this estimate was prepared.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	310,746
less State-wide Taxes	(38,060)
less Fiscal Disp. Adj.	0
less Market Value Taxes	(39,537)
less Base Value Taxes	(7,747)
Annual Gross TIF	225,402

MARKET VALUE BUT / FOR ANALYSIS	
Current Market Value - Est.	718,800
New Market Value - Est.	11,396,193
Difference	10,677,393
Present Value of Tax Increment	3,265,462
Difference	7,411,931
Value likely to occur without Tax Increment is less than:	7,411,931



Archer House Redevelopment
City of Northfield, MN
Mixed Use - Apartment, Hotel and Retail Space

TAX INCREMENT CASH FLOW													
% of OTC	Project Tax Capacity	Original Tax Capacity	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	City Retention at 2.5%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
						-	-	-	-				08/01/26
													02/01/27
100%	192,674	(6,402)	186,272	121.007%	225,402	112,701	(406)	(2,807)	109,488	101,670	0.5	2027	08/01/27
						112,701	(406)	(2,807)	109,488	200,861	1	2027	02/01/28
100%	193,637	(6,402)	187,235	121.007%	226,568	113,284	(408)	(2,822)	110,054	298,133	1.5	2028	08/01/28
						113,284	(408)	(2,822)	110,054	393,032	2	2028	02/01/29
100%	194,605	(6,402)	188,203	121.007%	227,739	113,870	(410)	(2,836)	110,623	486,096	2.5	2029	08/01/29
						113,870	(410)	(2,836)	110,623	576,889	3	2029	02/01/30
100%	195,578	(6,402)	189,176	121.007%	228,917	114,458	(412)	(2,851)	111,195	665,926	3.5	2030	08/01/30
						114,458	(412)	(2,851)	111,195	752,792	4	2030	02/01/31
100%	196,556	(6,402)	190,154	121.007%	230,100	115,050	(414)	(2,866)	111,770	837,977	4.5	2031	08/01/31
						115,050	(414)	(2,866)	111,770	921,084	5	2031	02/01/32
100%	197,539	(6,402)	191,137	121.007%	231,289	115,645	(416)	(2,881)	112,348	1,002,583	5.5	2032	08/01/32
						115,645	(416)	(2,881)	112,348	1,082,095	6	2032	02/01/33
100%	198,527	(6,402)	192,125	121.007%	232,484	116,242	(418)	(2,896)	112,928	1,160,068	6.5	2033	08/01/33
						116,242	(418)	(2,896)	112,928	1,236,139	7	2033	02/01/34
100%	199,519	(6,402)	193,117	121.007%	233,686	116,843	(421)	(2,911)	113,512	1,310,738	7.5	2034	08/01/34
						116,843	(421)	(2,911)	113,512	1,383,518	8	2034	02/01/35
100%	200,517	(6,402)	194,115	121.007%	234,893	117,446	(423)	(2,926)	114,098	1,454,889	8.5	2035	08/01/35
						117,446	(423)	(2,926)	114,098	1,524,520	9	2035	02/01/36
100%	201,520	(6,402)	195,118	121.007%	236,106	118,053	(425)	(2,941)	114,687	1,592,803	9.5	2036	08/01/36
						118,053	(425)	(2,941)	114,687	1,659,421	10	2036	02/01/37
100%	202,527	(6,402)	196,125	121.007%	237,325	118,663	(427)	(2,956)	115,280	1,724,750	10.5	2037	08/01/37
						118,663	(427)	(2,956)	115,280	1,788,485	11	2037	02/01/38
100%	203,540	(6,402)	197,138	121.007%	238,551	119,275	(429)	(2,971)	115,875	1,850,987	11.5	2038	08/01/38
						119,275	(429)	(2,971)	115,875	1,911,964	12	2038	02/01/39
100%	204,558	(6,402)	198,156	121.007%	239,782	119,891	(432)	(2,986)	116,473	1,971,761	12.5	2039	08/01/39
						119,891	(432)	(2,986)	116,473	2,030,100	13	2039	02/01/40
100%	205,580	(6,402)	199,178	121.007%	241,020	120,510	(434)	(3,002)	117,074	2,087,310	13.5	2040	08/01/40
						120,510	(434)	(3,002)	117,074	2,143,124	14	2040	02/01/41
100%	206,608	(6,402)	200,206	121.007%	242,264	121,132	(436)	(3,017)	117,678	2,197,858	14.5	2041	08/01/41
						121,132	(436)	(3,017)	117,678	2,251,257	15	2041	02/01/42
100%	207,641	(6,402)	201,239	121.007%	243,514	121,757	(438)	(3,033)	118,286	2,303,622	15.5	2042	08/01/42
						121,757	(438)	(3,033)	118,286	2,354,710	16	2042	02/01/43
100%	208,679	(6,402)	202,277	121.007%	244,770	122,385	(441)	(3,049)	118,896	2,404,809	16.5	2043	08/01/43
						122,385	(441)	(3,049)	118,896	2,453,687	17	2043	02/01/44
100%	209,723	(6,402)	203,321	121.007%	246,033	123,016	(443)	(3,064)	119,509	2,501,618	17.5	2044	08/01/44
						123,016	(443)	(3,064)	119,509	2,548,380	18	2044	02/01/45
100%	210,772	(6,402)	204,370	121.007%	247,301	123,651	(445)	(3,080)	120,125	2,594,237	18.5	2045	08/01/45
						123,651	(445)	(3,080)	120,125	2,638,975	19	2045	02/01/46
100%	211,825	(6,402)	205,423	121.007%	248,577	124,288	(447)	(3,096)	120,745	2,682,847	19.5	2046	08/01/46
						124,288	(447)	(3,096)	120,745	2,725,650	20	2046	02/01/47
100%	212,884	(6,402)	206,482	121.007%	249,858	124,929	(450)	(3,112)	121,367	2,767,623	20.5	2047	08/01/47
						124,929	(450)	(3,112)	121,367	2,808,573	21	2047	02/01/48
100%	213,949	(6,402)	207,547	121.007%	251,146	125,573	(452)	(3,128)	121,993	2,848,730	21.5	2048	08/01/48
						125,573	(452)	(3,128)	121,993	2,887,908	22	2048	02/01/49
100%	215,019	(6,402)	208,617	121.007%	252,441	126,220	(454)	(3,144)	122,622	2,926,327	22.5	2049	08/01/49
						126,220	(454)	(3,144)	122,622	2,963,809	23	2049	02/01/50
100%	216,094	(6,402)	209,692	121.007%	253,742	126,871	(457)	(3,160)	123,254	3,000,565	23.5	2050	08/01/50
						126,871	(457)	(3,160)	123,254	3,036,425	24	2050	02/01/51
100%	217,174	(6,402)	210,772	121.007%	255,049	127,525	(459)	(3,177)	123,889	3,071,590	24.5	2051	08/01/51
						127,525	(459)	(3,177)	123,889	3,105,898	25	2051	02/01/52
100%	218,260	(6,402)	211,858	121.007%	256,363	128,182	(461)	(3,193)	124,527	3,139,541	25.5	2052	08/01/52
						128,182	(461)	(3,193)	124,527	3,172,364	26	2052	02/01/53
Total						6,254,919	(22,518)	(155,810)	6,076,591				
Present Value Rate 5.00%						3,265,462	(11,756)	(81,343)	3,172,364				

Appendix C: Findings Including But/For Qualifications

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

1. *Finding that Archer Tax Increment Financing District is a redevelopment district as defined in M.S., Section 469.174, Subd. 10.*

The TIF District is, pursuant to Minnesota Statutes, Section 469.174, Subdivision 10, a “redevelopment district” because it consists of a project or portions of a project within which the following conditions, reasonably distributed throughout the District, exist: (1) parcels consisting of at least 70% of the area of the TIF District are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and (2) more than 50% of the buildings located within the TIF District are deemed “structurally substandard” (within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10(b) and (c)) to a degree requiring substantial renovation or clearance.

The Inspection Report shows that, as of the date of the report, the TIF District consisted of 2 parcels and 1 building. Parcels consisting of 100% of the area of the TIF District were “occupied” as defined in Minnesota Statutes, Section 469.174, Subd. 10(e), in that at least 15% of the area of the parcels is occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures. In addition, 100% of the buildings in the TIF District are structurally substandard to a degree requiring substantial renovation or clearance. In addition, the costs of bringing the structurally substandard buildings into compliance with building codes applicable to new buildings would exceed 15% of the cost of constructing new structures of the same size and type on the site.

The Council previously found the Building to be structurally substandard in the Blight Resolution. Prior to the demolition or removal of the Building, the City entered into the Demolition Agreement. Therefore, in accordance with Section 469.174, Subd. 10(d) of the TIF Act, such Building is deemed to exist in the TIF District notwithstanding its demolition prior to the certification of the TIF District.

The Materials, including without limitation the supporting facts for these determinations, are on file with the staff of the City. There have been no building permits issued or improvements made to the buildings since the date of the report. (See Appendix D of the TIF Plan.)

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 and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of Archer Tax Increment Financing District permitted by the TIF Plan.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future:

The property on which the proposed Development will occur would not be developed in the reasonably foreseeable future. The demolition and redevelopment costs are higher than for new development and the costs of the public infrastructure necessary to enable development in this area would make development infeasible. The Developer has represented that they could not proceed with the Development without tax increment assistance. The Developer has provided the City 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 redevelopment 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.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan:

This finding is justified on the grounds that the desired development intensity and tax base created on currently underutilized and declining downtown property requires site and public improvement costs that are improbable without public assistance. The costs of site preparation, demolition, remediation and public improvements add significantly to the total redevelopment cost of any development in this area and make redevelopment infeasible without tax increment assistance. The City reasonably determines that no other redevelopment of similar scope is

anticipated on this site without substantially similar assistance being provided to the development.

Therefore, the City concludes as follows:

- a. The City's estimate of the amount by which the market value of the entire TIF District will increase without the use of tax increment financing is \$0.
- b. If the proposed development occurs, the total increase in market value will be \$10,677,393.
- c. The present value of tax increments from the TIF District for the maximum duration permitted by the TIF Plan is estimated to be \$3,265,462.
- d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than \$7,411,931 (the amount in clause b less the amount in clause c) without tax increment assistance.

3. Finding that the TIF Plan for the TIF District conforms to the general plan for the development or redevelopment of the municipality as a whole.

The TIF Plan will generally complement and serve to implement policies adopted in the City's comprehensive plan. The construction of the Development contemplated is or will be in substantial accordance with the existing zoning or any permitted exception for the property and is consistent with other uses in the area. The Planning Commission reviewed the Plan Documents and approved a resolution that affirms that the plans conform to the general development plan of the City.

4. Finding that the TIF Plan for the Archer 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 the Master Development District by private enterprise.

The Development proposed to occur within the TIF District will afford maximum opportunity for the development of the applicable parcels consistent with the needs of the City and the removal of blighted buildings will increase the potential for future redevelopment. The Development will increase the taxable market valuation of the City. The Development will expand the number and type of available housing options in the City and help fulfill the need for such housing in the City.

Appendix D: Redevelopment Qualifications for the TIF District

The TIF District is a redevelopment district pursuant to M.S., Section 469.174, Subd. 10(a)(1).

- 1. The TIF District consists of one parcel (the Property).*
- 2. The Property (i.e. parcels consisting of 100%, which is more than 70%) of the area in the TIF District are deemed occupied by buildings, streets, utilities, paved or gravel parking lots or other similar structures.*
- 3. An inspection of the buildings located within the TIF District found that more than 50% of the buildings deemed to exist in the TIF District are structurally substandard as defined in the TIF Act. (See attached Inspection Report).*

Findings 2 and 3 above are made pursuant to Resolution #2021-125 adopted by the City Council of the City on December 7, 2021. Prior to the demolition and removal of the sole building on the Property (the “Building”), the City adopted Resolution #2021-125 finding that the Building was structurally substandard and the Property otherwise met the conditions of a redevelopment district pursuant to M.S., Section 469.174, Subd. 10. Resolution #2021-125 further stated the City’s intent to include the Property in a redevelopment tax increment financing district pursuant to M.S., Section 469.174, Subd. 10(d(3)). The Council based its findings on a report from LHB, Inc. dated March 2, 2021 and titled “Report of Inspection Procedures and Results for Determining Qualifications of a Tax Increment Financing District as a Redevelopment District - Archer House Redevelopment TIF District - Northfield, Minnesota,” (the “Inspection Report”). The demolition and removal of the Building was completed by the Developer in 2022 under a Demolition and Development Agreement with the City.

Based on the attached Inspection Report, the Council found that:

- The Building was structurally substandard within the meaning of M.S., Section 469.174, Subd. 10(b), because it contained defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance;*
 - The Building was not in compliance with the building code applicable to new buildings and could not be modified to satisfy the building code at a*
-

cost of less than 15% of the cost of constructing a new structure of the same square footage and type on the Property; and

- *More than 15% of the area of the City Parcel and 15% of the area of the Developer Parcel contained buildings, streets, utilities, paved or gravel parking lots, or similar structures.*

TIF ASSISTANCE AGREEMENT

BETWEEN

CITY OF NORTHFIELD, MINNESOTA

AND

MANAWA, L.L.C.

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TIF ASSISTANCE AGREEMENT

THIS AGREEMENT, made as of the 12th day of November, 2024, by and between the City of Northfield, Minnesota (the “City”), a municipal corporation and political subdivision under the laws of the State of Minnesota, and Manawa, L.L.C., a Minnesota limited liability company (the “Developer”).

WITNESSETH:

WHEREAS, pursuant to Minnesota Statutes, Section 469.124 through 469.133, as amended (the “Municipal Development Act”), the City has undertaken a program to promote the development and redevelopment of land which is underutilized or characterized by blight within the City, and in connection therewith created the Master Development District (the “Development District”) and adopted a Development Program therefor (as amended from time to time, the “Development Program”); and

WHEREAS, pursuant to the provisions of Minnesota Statutes, Section 469.174 through 469.179, as amended, (the “TIF Act”), the City has created, within the Development District, the Archer Tax Increment Financing District (a redevelopment district), qualified as a redevelopment tax increment financing district (the “TIF District”), the legal description of which is attached hereto as **Exhibit A**, and has adopted a tax increment financing plan therefor approved by the City Council of the City on November 12, 2024 (as amended from time to time, the “TIF Plan”) which provides for the use of tax increment financing in connection with certain development within the Development District and TIF District; and

WHEREAS, the Developer proposes the redevelopment of property in the TIF District and the construction and equipping thereon of a four-story mixed-use development consisting of approximately 23 multifamily residential units, 19 short-term and extended stay hotel units, 8,554 square feet of ground floor commercial/retail space, 32 stalls of underground parking, green building design in compliance with the City’s Sustainable Building Policy, and public restrooms and plaza improvements in compliance with the City’s Development Contract (defined below), to be constructed, owned, and operated by the Developer within the TIF District at 212 Division Street in the City (the “Project”); and

WHEREAS, the Developer has requested that the City use tax increment financing to assist the Developer with certain costs related to the Project in order to fill the gap between the Total Development Costs (as hereinafter defined) and the funds available to pay such costs;

NOW, THEREFORE, in consideration of the premises and the mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Access Agreement means that certain Access and Easement Agreement by and between the Developer and the City which provides the public with access to the Publicly Accessible Improvements, to be recorded by the Developer;

Administrative Costs has the meaning set forth in Section 3.4 hereof;

Agreement means this TIF Assistance Agreement, as the same may be from time to time modified, amended or supplemented;

Architect means I & S Group, Inc., a Minnesota corporation, as the architect for the Project;

Business Day means any day except a Saturday, Sunday or a legal holiday or a day on which banking institutions in the City are authorized by law or executive order to close;

Certificate of Completion means a Certificate of Completion with respect to the Project executed by the City pursuant to Section 3.7;

City means the City of Northfield, Minnesota;

City Council means the City Council of the City;

Completion Date means the date on which the Certificate of Completion with respect to the Project is executed by the City pursuant to Section 3.7;

Construction Costs means the capital costs of the construction of the Project, including the costs of labor and materials; construction management and supervision expenses; insurance and payment or performance bond premiums; architectural and engineering fees and expenses; property taxes; usual and customary fees or costs payable to the City or any other public body with regulatory authority over construction of the Project (e.g. building permits and inspection fees); the developer fee; and all other costs chargeable to the capital account of the Project under generally accepted accounting principles;

Construction Documents means the following documents, all of which shall be in form and substance reasonably acceptable to the City: (a) evidence satisfactory to the City showing that the Project conforms to applicable zoning, subdivision, and building code laws and ordinances and the applicable stormwater management plan, including a copy of the building permit for the Project; (b) a copy of the executed standard form of agreement between owner and architect for architectural services for the Project, if any, and (c) a copy of the executed General Contractor's contract for the Project, if any;

Construction Plans means the plans, specifications, drawings, and related documents for the construction of the Project, which shall be as detailed as the plans, specifications, drawings, and related documents which are submitted to the building inspector of the City;

County means Rice County, Minnesota;

Design Drawings means the floor plans, renderings, elevations and material specifications for the Project prepared by the Architect;

Developer means Manawa, L.L.C., a Minnesota limited liability company, and its authorized successors and assigns;

Development Contract means the Development Agreement (The Archer Redevelopment) between the City and the Developer regarding the construction of the Project and related public infrastructure;

Development Property means the real property legally described in **Exhibit B** attached to this Agreement;

Event of Default means any of the events described in Section 4.1 hereof;

Final Payment Date means the earliest of (i) the date on which the entire principal and accrued interest on the TIF Note have been paid in full; or (ii) February 1, 2053; or (iii) any earlier date this Agreement or the TIF Note is terminated or cancelled in accordance with the terms hereof or deemed paid in full; or (iv) the February 1 following the date the TIF District is terminated in accordance with the TIF Act;

General Contractor means NCC Builders, Inc., a Minnesota corporation, d/b/a Northfield Construction Company, as the general contractor for the Project;

Payment Date means August 1, 2027 and each February 1 and August 1 thereafter to and including the Final Payment Date; provided, that if any such Payment Date should not be a Business Day, the Payment Date shall be the next succeeding Business Day;

Pledged Tax Increments means for any six month period, 97.5% of the Tax Increments received by the City since the previous Payment Date;

Project means the construction and equipping of a four-story mixed-use development consisting of approximately 23 multifamily residential units, 19 short-term and extended stay hotel units, 8,554 square feet of ground floor commercial/retail space, 32 stalls of underground parking, green building design in compliance with the City's Sustainable Building Policy, and public restrooms and plaza improvements in compliance with the City's Development Contract, to be constructed, owned, and operated by the Developer on the Development Property within the TIF District, together with associated infrastructure;

Publicly Accessible Improvements means the areas of the Development Property accessible to the public pursuant to the terms of the Access Agreement, including without

limitation public restrooms and plaza improvements in compliance with the City's Development Contract, to be operated and maintained by the Developer on the Development Property;

Public Development Costs means the costs of the Project identified on **Exhibit C** attached hereto and any other cost incurred by the Developer, or its assigns, that the City determines is eligible for reimbursement with Pledged Tax Increments. Costs funded by the amount of any insurance proceeds paid to the Developer related to the November 12, 2020 fire in the former building on the Development Property will not be eligible for reimbursement.

Reimbursement Amount means (A) the lesser of (i) \$3,015,000 or (ii) the Public Development Costs actually incurred and paid by the Developer, or (iii) the amount determined pursuant to Section 3.2(11) and Section 3.2(12).

Site Plan means the site plan prepared for the Development Property approved by the City;

State means the State of Minnesota;

Sustainable Building Policy means the City's Sustainable Building Policy as adopted by the City Council on January 4, 2022 as Resolution 2022-001, as amended on June 20, 2023, and as further described in Section 3.12 hereof;

Tax Increments means the tax increments derived from the Development Property and the improvements thereon which have been received and are permitted to be retained by the City in accordance with the TIF Act including, without limitation, Minnesota Statutes, Sections 469.177; 469.176, Subd. 4h; and 469.175, Subd. 1a, as the same may be amended from time to time;

Termination Date means the Final Payment Date;

TIF Act means Minnesota Statutes, Sections 469.174 through 469.1794, as amended;

TIF District means the Archer Tax Increment Financing District (a redevelopment district) consisting of the property legally described in **Exhibit A** attached hereto, which was established as a redevelopment district under the TIF Act;

TIF Note means the Taxable Tax Increment Revenue Note (Archer Redevelopment Project) to be executed by the City and delivered to the Developer pursuant to Article III hereof, a form of which is attached hereto as **Exhibit D**;

TIF Plan means the tax increment financing plan approved for the TIF District;

Total Development Costs means all Construction Costs and any other costs of the development of the Project to be incurred by the Developer as set forth in **Exhibit F**; and

Unavoidable Delays means delays, outside the control of the party claiming their occurrence, which are the direct result of strikes, lockouts or other labor troubles, prolonged adverse weather or acts of God, fire or other casualty to the Project, litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays, acts of any federal, state or local governmental unit (other than the City in properly exercising its rights under

this Agreement) which directly result in delays, war, invasion, rebellion, revolution, insurrection, riots or civil war, or unavailability or shortage of supply of construction materials or construction labor, other than by reason of non-payment of costs of the same.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

(1) The City is a municipal corporation and political subdivision duly organized and existing under the Constitution and laws of the State of Minnesota and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) The City has taken the actions necessary to establish the TIF District as a “redevelopment district” within the meaning of Minnesota Statutes, Section 469.174, Subdivision 10.

(3) The development contemplated by this Agreement is in conformance with the development objectives set forth in the Development Program and the TIF Plan.

(4) The City makes no representation or warranty, either express or implied, as to the Development Property or its condition, or that the Development Property will be suitable for the Developer’s purposes or needs.

Section 2.2. Representations and Warranties of the Developer. The Developer makes the following representations and warranties:

(1) The Developer is a Minnesota limited liability company duly and validly organized and existing in good standing under the laws of the State, and has power and authority to enter into this Agreement and to perform its obligations hereunder and is not in violation of any provision of the laws of the State.

(2) The construction of the Project would not be undertaken by the Developer, and in the opinion of the Developer would not be economically feasible within the reasonably foreseeable future, without the assistance and benefit to the Developer provided for in this Agreement.

(3) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(4) The Developer understands that the City may subsidize or encourage the development of other developments in the City, including properties that compete with the Development Property and the Project, and that such subsidies may be more favorable than the terms of this Agreement, and that the City has informed the Developer that development of the Development Property will not be favored over the development of other properties.

(5) To the Developer's knowledge, no member of the City Council or other officer of the City has either a direct or indirect financial interest in this Agreement, nor will any member of the City Council or other officer of the City, benefit financially from this Agreement within the meaning of Minnesota Statutes, Sections 412.311 and 471.87.

ARTICLE III

UNDERTAKINGS BY DEVELOPER AND CITY

Section 3.1. Total Development Costs and Public Costs.

(1) The Developer's estimate of the Total Development Costs of the Project and sources of revenue to pay such costs are set forth in **Exhibit F** attached hereto.

(2) Based on the Developer's representation that the Total Development Costs for the Project are approximately \$20,720,000, that the sources of revenue available to pay such costs, excluding the tax increment assistance contemplated herein, do not exceed \$17,705,000, and that the Developer is unable to obtain additional private financing for the estimated Total Development Costs, the City has agreed to provide tax increment financing subject to the terms and conditions as hereinafter set forth. Upon request, the Developer must provide the City with copies of all executed financing documents related to financing the Total Development Costs of the Project.

(3) The parties agree that the Public Development Costs to be incurred by the Developer are essential to the successful completion of the Project. The Developer anticipates that the Public Development Costs for the Project which are identified on **Exhibit C** attached hereto will be at least \$3,015,000.

(4) As of January 2, 2027, for taxes payable in 2028, the estimated market value of the Development Property, as improved, is expected to be approximately \$11,396,000.

(5) The Developer has acquired or has entered into a purchase agreement pursuant to which it will acquire fee title to the Development Property, and will cause the Project to be constructed in accordance with the terms of this Agreement, the Development Program, and all local, state and federal laws and regulations including, but not limited to, environmental, zoning, energy conservation, building code, the applicable stormwater management plan and public health laws and regulations.

(6) The Developer shall, in a timely manner, comply with all requirements necessary to obtain, or cause to be obtained, all required permits, licenses and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met for the construction and operation of the Project.

(7) The Total Development Costs shall be paid by the Developer, and the City shall reimburse the Developer for the Public Development Costs in the Reimbursement Amount solely through the issuance of the TIF Note as provided herein.

Section 3.2. TIF Note.

(1) The TIF Note will be originally issued to the Developer, as provided in Section 3.2(2), in a principal amount equal to the Reimbursement Amount and shall be dated as of its date of issuance. The principal of the TIF Note and interest thereon shall be payable on a pay-as-you-go basis solely from the Pledged Tax Increments as provided below.

(2) The TIF Note shall be issued, in substantially the form attached hereto as **Exhibit D** and interest will commence to accrue on the TIF Note only when: (A) the Developer shall have submitted paid invoices or other written proof and documentation as may be reasonably satisfactory to the City of the exact nature and amount of the Public Development Costs incurred by the Developer, together with such other information or documentation as may be reasonably necessary and satisfactory to the City to enable the City to substantiate the Developer's tax increment expenditures for Public Development Costs in accordance with **Exhibit C** and/or to comply with its tax increment reporting obligations to the Commissioner of Revenue, the Office of the State Auditor or other applicable official; (B) the City shall have received evidence that the Access Agreement has been executed and recorded to the Development Property; (C) the Developer shall have obtained from the City a certificate of occupancy for all residential units in the Project and a Certificate of Completion as provided in this Agreement; (D) the Developer shall have paid all of the City's Administrative Costs required to have been paid as of such date in accordance with Section 3.3 hereof; (E) the Developer shall be in material compliance with each term or provision of this Agreement, the Development Contract and the Access Agreement required to have been satisfied as of such date; (F) the Developer shall have submitted the final sources and uses for the Project in accordance with Section 3.2(11) and the information required under Section 3.2(12); and (G) the City shall have determined any adjustment to the Reimbursement Amount pursuant to Section 3.2(11) or Section 3.2(12). The documentation provided in accordance with Section 3.2(2)(A) shall include specific invoices for the particular work from the contractor or other provider and shall include paid invoices, copies of remittances and/or other suitable documentary proofs of the Developer's payment thereof.

(3) Subject to the provisions thereof, the TIF Note shall bear simple, non-compounding interest at the rate equal to the lesser of 5.00% per annum or the rate per annum on the Developer's primary financing for the construction of the Project at the time of issuance of the TIF Note. Interest shall be computed on the basis of a 360-day year consisting of twelve 30-day months. Principal and interest on the TIF Note will be payable on each Payment Date; however, the sole source of funds required to be used for payment of the City's obligations under this Section and correspondingly under the TIF Note shall be the Pledged Tax Increments received in the 6-month period preceding each Payment Date.

(4) On each Payment Date the Pledged Tax Increment shall be credited against the accrued interest then due on the TIF Note and then applied to reduce the principal. In the event the Pledged Tax Increments are not sufficient to pay the accrued interest, the unpaid accrued interest shall be carried forward without interest. All Tax Increments in excess of the Pledged Tax Increments necessary to pay the principal and accrued interest on the TIF Note are not subject to this Agreement, and the City retains full discretion as to any authorized application thereof. To the extent that the Pledged Tax Increments are insufficient through the Final Payment Date, to pay all amounts otherwise due on the TIF Note, said unpaid amounts shall then cease to be any debt or obligation of the City whatsoever. The Developer further acknowledges that estimates of Tax Increment prepared by the City or its municipal advisors in connection with the TIF District or this Agreement are for the benefit of the City and are not intended as representations on which the Developer may rely.

(5) No interest will accrue during any period in which payments have been suspended pursuant to Section 4.2.

(6) Any interest accruing on Pledged Tax Increments held by the City pending payment to the Developer on the TIF Note shall accrue to the account of the TIF District.

(7) The TIF Note shall be a special and limited obligation of the City and not a general obligation of the City, and only Pledged Tax Increments shall be used to pay the principal of and interest on the TIF Note.

(8) The City's obligation to make payments on the TIF Note on any Payment Date is subject to Section 3.11(2) and shall be conditioned upon the requirement that (A) there shall not at that time be an Event of Default that has occurred and is continuing under this Agreement that has not been cured during the applicable cure period, (B) this Agreement shall not have been terminated pursuant to Section 4.2, and (C) all conditions set forth in Section 3.2(2) have been satisfied as of such date.

(9) The TIF Note shall be governed by and payable pursuant to the additional terms thereof, as actually executed, in substantially the form set forth in **Exhibit D**. In the event of any conflict between the terms of the TIF Note and the terms of this Section 3.2, the terms of the TIF Note shall govern. The issuance of the TIF Note is pursuant and subject to the terms of this Agreement.

(10) In accordance with Section 469.1763, Subdivision 3 of the TIF Act, conditions for delivery of the TIF Note must be met within 5 years after the date of certification of the TIF District by the County. If the conditions are not satisfied by such date, the City has no further obligations under this Section 3.2.

(11) The financial assistance to the Developer under this Agreement is based on certain assumptions regarding likely costs and expenses associated with constructing the Project as set forth in **Exhibit F** attached hereto. The City and Developer agree that the Developer's representations of the Total Development Costs will be reviewed at the time of completion of construction of the Project. Upon submitting the request for the Certificate of Completion under Section 3.7, the Developer shall submit the final sources and uses for the Project in the form set forth in **Exhibit F** based on actual Total Development Costs as incurred and documented. If the actual Total Development Costs at completion decrease by more than \$200,000 below the amount shown in **Exhibit F**, the Reimbursement Amount will be reduced by \$0.50 per dollar of the decrease in the Total Development Costs which exceeds \$200,000.

(12) The financial assistance to the Developer under this Agreement is based on certain assumptions regarding the scope and scale of the Project. Upon submitting the request for the Certificate of Completion under Section 3.7, the Developer shall submit the final number of housing units, hotel rooms, and leasable commercial square footage of the Project. The City and Developer agree that (1) if number of housing units is fewer than 23, the Reimbursement Amount will be reduced by \$41,000 per unit under 23; (2) if number of hotel units is fewer than 19, the Reimbursement Amount will be reduced by \$64,000 per unit under 19 rooms; and (3) if leasable commercial square footage decreases below 8,554, the Reimbursement Amount will be reduced by \$110 per square foot under 8,554 square feet; however, the City may, in its discretion, offset a decrease in one category with an increase in another provided that the Reimbursement Amount shall not exceed \$3,015,000.

Section 3.3. Developer to Pay City's Fees and Expenses. The Developer will pay all of the City's reasonable Administrative Costs (as defined below) and must pay such costs to the City within 30 days after receipt of a written invoice from the City describing the amount and nature of the costs to be reimbursed. For the purposes of this Agreement, the term "Administrative Costs" means out of pocket costs incurred by the City, including without limitation legal, financial advisor, and other consultant costs of the City, all attributable to or incurred in connection with the establishment of the TIF District and adoption of the TIF Plan and the review, negotiation and preparation of this Agreement (together with any other agreements entered into between the parties hereto contemporaneously therewith) and review and approvals of other documents and agreements in connection with the Project or in connection with any amendments to any of the foregoing. In addition, certain engineering, environmental advisor, legal, land use, zoning, subdivision, and other costs related to the development of the Development Property are required to be paid, or additional funds deposited in escrow, as provided in accordance with the City's planning, zoning, and building fee schedules. The parties acknowledge that the Developer deposited with the City \$5,000 toward payment of the City's Administrative Costs. If such costs exceed such amount, then at any time, but not more often than monthly, the City will deliver written notice to the Developer setting forth any additional fees and expenses, together with suitable billings, receipts or other evidence of the amount and nature of the fees and expenses, and the Developer agrees to pay all fees and expenses within 30 days of City's written request. Any unused amount of such deposit shall be returned to the Developer.

Section 3.4. Compliance with Environmental Requirements.

(1) The Developer shall comply with all applicable local, state, and federal environmental laws and regulations, and will obtain, and maintain compliance under, any and all necessary environmental permits, licenses, approvals or reviews.

(2) The City makes no warranties or representations regarding, nor does it indemnify the Developer with respect to, the existence or nonexistence on or in the vicinity of the Development Property or anywhere within the TIF District of any toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, or any hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. §§ 961-9657, as amended) (collectively, the "Hazardous Substances").

(3) The Developer agrees to take all necessary action to remove or remediate any Hazardous Substances located on the Development Property to the extent required by and in accordance with all applicable local, state and federal environmental laws and regulations.

Section 3.5. Construction Plans.

(1) Prior to the commencement of construction of the Project, the Developer shall deliver to the City the Construction Plans, Construction Documents and a sworn construction cost statement certified by the Developer and the General Contractor (the "Sworn Construction Cost Statement") all in form and substance reasonably acceptable to the City. The Construction Plans

for the Project shall be consistent with the Development Program, this Agreement, and all applicable State and local laws and regulations, and the Site Plan and Design Drawings previously submitted to the City and shall provide for design, quality, materials, building finishes, site layout and related amenities and improvements, including public restrooms and plaza improvements in accordance with the City's Development Contract, all substantially similar to those which were presented to the City and shared publicly in connection with the Developer's request for tax increment financing assistance and identified on the preliminary building elevations and site layout. In addition, the Construction Plans will include the green building design in compliance with the Sustainable Building Policy as further detailed in Section 3.12 hereof. The City's building official and the City Administrator, on behalf of the City shall promptly review any Construction Plans upon submission and deliver to the Developer a written statement approving the Construction Plans or a written statement rejecting the Construction Plans and specifying the deficiencies in the Construction Plans. The City's building official and the City Administrator, or designee, on behalf of the City will not approve the Construction Plans unless: (i) the Construction Plans substantially conform to the terms and conditions of this Agreement (provided that, with the prior written consent of the City Administrator, the Developer may propose a reduction in the number of housing units, number of hotel rooms, or square footage of commercial space subject to adjustment of the TIF Note as provided in Section 3.2(12) hereof); (ii) the Construction Plans are consistent with the goals and objectives of the Development Program and the TIF Plan; (iii) the Construction Plans comply with the Site Plan, the Design Drawings and the Certificate of Appropriateness issued by the City's Heritage Preservation Commission (the "COA"); (iv) the Construction Plans do not violate any applicable federal, State, or local laws, ordinances, rules or regulations; and (v) the Construction Plans provided to the City are complete and final and meet all requirements necessary for the City to issue a building permit. If the Construction Plans are not approved by the City, then the Developer shall make such changes as the City may reasonably require and resubmit the Construction Plans to the City for approval as provided herein with respect to the original plans, which will not be unreasonably withheld, conditioned or delayed.

(2) No changes shall be made to the Construction Plans for the Project without the City's prior written approval, unless the aggregate of such changes does not increase or decrease the Total Development Costs by more than 10%. No changes which materially alter (a) the Project's site plan, (b) exterior appearance, (c) construction quality, (d) exterior materials included in the final Design Drawings and Construction Plans, (e) the public restrooms and plaza improvements as required by the City's Development Contract, (f) the sustainable building design measures required for the Project as further detailed in Section 3.12 hereof or (g) the elements required by the COA shall be made without the City's prior written consent. The approval of the City will not be unreasonably withheld, conditioned, or delayed.

(3) The approval of the Construction Plans, or any proposed amendment to the Construction Plans, by the City does not constitute a representation or warranty by the City that the Construction Plans or the Project comply with any applicable building code, health or safety regulation, zoning regulation, the applicable stormwater management plan, environmental law or other law or regulation, or that the Project will meet the qualifications for issuance of a certificate of occupancy, or that the Project will meet the requirements of the Developer or any other users of the Project. Approval of the Construction Plans, or any proposed amendment to the Construction Plans, by the City will not constitute a waiver of an Event of Default or of any State or City building or other code requirements that may apply. Nothing in this Agreement shall be construed to relieve

the Developer of its obligations to receive any required approval of the Construction Plans from any City department and does not relieve the Developer of the obligation to comply with applicable federal, State and local laws, ordinances, rules and regulations, or to construct the Project in accordance therewith.

Section 3.6. Commencement and Completion of Construction. Subject to the terms and conditions of this Agreement and to Unavoidable Delays, the Developer will commence construction of the Project by June 30, 2025, and shall substantially complete the Project by December 31, 2026. Notwithstanding the foregoing, failure of the Developer to commence construction or substantially complete the Project shall not be an Event of Default hereunder unless the Developer fails to commence construction of the Project by December 31, 2025 or the Developer fails to obtain a certificate of occupancy for the Project by June 30, 2027. The Project will be constructed by the Developer on the Development Property in conformity with the Construction Plans approved by the City. Prior to completion, upon the request of the City, and subject to applicable safety rules, the Developer will provide the City reasonable access to the Development Property. "Reasonable access" means at least one site inspection per week during regular business hours. During construction, marketing and rentals of the Project, the Developer will deliver progress reports to the City from time to time as reasonably requested by the City. "Commence" shall mean the beginning of physical improvements to the Property, including grading, excavation or other physical site preparation work (in accordance with a permit issued by the City). "Complete" shall mean that the Project is sufficiently complete for the issuance of a Certificate of Occupancy.

Section 3.7. Certificate of Completion. Prior to requesting a Certificate of Completion, the Developer shall record, and deliver to the City, easements in favor of the City providing public access to the Publicly Accessible Improvements pursuant to the terms of the Access Agreement. The Developer shall notify the City in writing when construction of the Project has been substantially completed. The City shall conduct any inspections of the Project it determines necessary in order to determine whether the Project has been constructed in substantial conformity with the approved Construction Plans, the Development Contract, the Access Agreement, the COA and this Agreement. If the City determines that the Project has not been constructed in substantial conformity with the approved Construction Plans, the Development Contract, the Access Agreement, the COA and this Agreement or necessary easements have not been delivered in compliance with the Access Agreement, the City shall deliver a written statement to the Developer indicating in adequate detail the specific respects in which the Project has not been constructed in substantial conformity with the approved Construction Plans, the Development Contract, the Access Agreement, the COA and this Agreement and Developer shall have a reasonable period of time to remedy such deficiencies. The City shall re-inspect the Project within a reasonable period of time after receiving notice that such deficiencies have been remedied in order to determine whether the Project has been constructed in substantial conformity with the approved Construction Plans, the Development Contract, the Access Agreement, the COA and this Agreement. Within a reasonable period of time after determining that the Project has been constructed in substantial conformity with the approved Construction Plans, the Development Contract, the Access Agreement, the COA and this Agreement and necessary easements have been delivered in compliance with the Access Agreement, the City will furnish to the Developer a Certificate of Completion substantially in the form attached hereto as **Exhibit E** certifying the completion of the Project. The Certificate of Completion issued for the Project shall conclusively satisfy and

terminate the agreements and covenants of the Developer in this Agreement solely with respect to construction of the Project. The issuance of a Certificate of Completion under this Agreement shall not be construed to relieve the Developer of any approval required by any City department in connection with the construction, completion or occupancy of the Project nor shall it relieve the Developer of any other obligations under this Agreement.

Section 3.8. Encumbrance of the Development Property. Until the Final Payment Date, without the prior written consent of the City, neither the Developer nor any successor in interest to the Developer will engage in any financing or any other transaction creating any mortgage or other encumbrance or lien upon the Development Property, or portion thereof, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attach to the Development Property except for the purpose of obtaining funds only to the extent necessary for financing or refinancing the acquisition and construction of the Project (including, but not limited to, land and building acquisition, labor and materials, professional fees, development fees, real estate taxes, reasonably required reserves, construction interest, organization and other direct and indirect costs of development and financing, costs of constructing the Project, and an allowance for contingencies) including without limitation regulatory agreements and land use restriction agreements in connection with such financings; provided, however, this provision shall not be considered a waiver of the requirements of Section 5.3 with respect to any Transfer of the TIF Note in connection with any such financing or refinancing nor shall anything contained in this Section prohibit the Developer from making transfers in accordance with Section 5.3. The City hereby consents to any mortgages securing the Developer's financing or refinancing of the costs of the acquisition and construction of the Project and to the succession of the mortgagee thereunder (or any assignee of the mortgagee) or any purchasers at or after foreclosure thereof, by the successful bidder at the sale, to title to the Development Property; provided, however, this provision shall not be considered a waiver of the requirements of Section 5.3 with respect to any Transfer of the TIF Note in connection with any such mortgage.

Section 3.9. No Business Subsidy. The Developer represents that its investment in the purchase price of the Development Property and demolition and other site preparation costs on the Development Property is at least \$1,950,000 (net of the amount provided under this Agreement to reimburse such costs). Since the total of these costs is more than 70% of \$357,600 (the assessor's current year's estimated market value for the Development Property), the assistance provided pursuant hereto is not a "business subsidy" because of the exception set forth in Minnesota Statutes, Section 116J.993, Subdivision 3(17) for the redevelopment of property.

Section 3.10. Right to Collect Delinquent Taxes. The Developer acknowledges that the City is providing substantial aid and assistance in furtherance of the Project through reimbursement of Public Development Costs. To that end, the Developer agrees for itself, its successors and assigns, that in addition to the obligation pursuant to statute to pay real estate taxes, it is also obligated by reason of this Agreement, to pay before delinquency all real estate taxes assessed against the Development Property and the Project. The Developer acknowledges that this obligation creates a contractual right on behalf of the City through the Termination Date to sue the Developer or its successors and assigns, to collect delinquent real estate taxes related to the Development Property and any penalty or interest thereon and to pay over the same as a tax payment to the county auditor. In any such suit in which the City is the prevailing party, the City shall also be entitled to recover its costs, expenses and reasonable attorney fees.

Section 3.11. Review of Taxes.

(1) The Developer agrees that prior to the Termination Date it will not cause a reduction in the real property taxes paid in respect of the Development Property through: (i) willful destruction of the Development Property or any part thereof; or (ii) willful refusal to reconstruct damaged or destroyed property. The Developer also agrees that it will not, prior to the Termination Date, apply for an exemption from or a deferral of property tax on the Development Property pursuant to any law, or transfer or permit transfer of the Development Property to any entity whose ownership or operation of the property would result in the Development Property being exempt from real property taxes under State law.

(2) The Developer shall notify the City within 10 days of filing any petition to seek reduction in market value or property taxes on any portion of the Development Property under any State law (referred to as a “Tax Appeal”). If as of any Payment Date, any Tax Appeal is then pending, the City will withhold the Pledged Tax Increment related to property taxes paid with respect to the market value of the Development Property being challenged as part of the Tax Appeal as determined by the City in its sole discretion. The City will apply any withheld amount to the extent not reduced as a result of the Tax Appeal promptly after the Tax Appeal is fully resolved and the amount of Pledged Tax Increment, as applicable, attributable to the disputed tax payments is finalized.

Section 3.12. Sustainable Building Policy. The Developer agrees to comply with the City’s Sustainable Building Policy, in the form adopted by the City Council on January 4, 2022, as Resolution 2022-001, as amended on May 21, 2024, and, in accordance therewith the Developer shall design and build the Project in accordance with one or more of the “Sustainable Building Rating Systems” as defined in the Sustainable Building Policy and apply for and satisfy the qualifications necessary to be certified under such sustainable building designation from a third-party approved by the City (“Sustainable Building Certification”). In addition to the Sustainable Building Certification, the Project must comply with all other requirements of the Sustainable Building Policy, including without limitation, the “Northfield Green Requirements” as defined therein.

As a condition to issuance of a Certificate of Completion for the Project, the Developer shall submit to the City documentation of the Project’s Sustainable Building Certification and the Project’s compliance with all other requirements of the Sustainable Building Policy, including without limitation, the “Northfield Green Requirements”.

Section 3.13. Insurance. The Developer will provide and maintain or cause to be maintained at all times and, from time to time at the request of the City, furnish the City with proof of payment of premiums on insurance of amounts and coverages normally obtained for properties similar to the Project.

Section 3.14. Project Ceremonies. The Developer agrees to hold both a ground-breaking and a ribbon-cutting ceremony (the “Ceremonies”) at the onset and completion of the Project, respectively. The Developer agrees to invite both the City Council and City staff to participate in the Ceremonies.

ARTICLE IV

EVENTS OF DEFAULT

Section 4.1. Events of Default Defined. The following shall be “Events of Default” under this Agreement and the term “Event of Default” shall mean whenever it is used in this Agreement any one or more of the following events:

(1) Failure by the Developer to timely pay any ad valorem real property taxes assessed with respect to the Development Property.

(2) Subject to Unavoidable Delays, failure by the Developer to commence construction of the Project by December 31, 2025, and to proceed with due diligence to substantially complete the construction of the Project pursuant to the terms, conditions and limitations of this Agreement and obtain a certificate of occupancy from the City by June 30, 2027.

(3) Failure of the Developer to observe or perform any other material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement or if any certification, representation, or warranty by the Developer to the City is untrue or misrepresented.

(4) If, prior to the Completion Date, the Developer shall

(a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended or under any similar federal or state law; or

(b) be adjudicated as bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer, as a bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within 90 days after the filing thereof; or a receiver, trustee or liquidator of the Developer, or of the Project, or part thereof, shall be appointed in any proceeding brought against the Developer, and shall not be discharged within 90 days after such appointment, or if the Developer, shall consent to or acquiesce in such appointment.

Notwithstanding anything to the contrary set forth in this Agreement the lenders providing construction or permanent financing for the Project shall have the right, but not the obligation, to cure an Event of Default during the cure period provided for the Developer.

Section 4.2. Remedies on Default. Whenever any Event of Default referred to in Section 4.1 occurs and is continuing, the City, as specified below, may take any one or more of the following actions after the giving of 30 days’ written notice to the Developer, but only if the Event of Default has not been cured within said 30 days; provided that if such Event of Default cannot be reasonably cured within the 30 day period, and the Developer has provided assurances reasonably satisfactory to the City that it is proceeding with due diligence to cure such default,

such 30 day cure period shall be extended for a period deemed reasonably necessary by the City to effect the cure, but in any event not to exceed 180 days:

(1) The City may suspend its performance under this Agreement and the TIF Note until such default is cured or the City determines that it has received adequate assurances from the Developer that the Developer will cure its default and continue its performance under this Agreement. Interest on the TIF Note shall not accrue during the period of any suspension of payment.

(2) The City may terminate this Agreement and/or cancel the TIF Note.

(3) The City may take any action, including legal or administrative action, in law or equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement, the Development Contract or the Access Agreement.

Section 4.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 4.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 4.5. Indemnification of City.

(1) The Developer releases from and covenants and agrees that the City, and their governing bodies' members, officers, agents, including the independent contractors, consultants and legal counsel, servants and employees thereof (for purposes of this Section, collectively the "Indemnified Parties") shall not be liable for and agrees to indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project, or any other loss, cost expense, or penalty, except to the extent caused by any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties.

(2) Except for any willful misrepresentation or any willful or wanton misconduct of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the Indemnified Parties harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of the Developer (or if other persons acting on its behalf or under its direction or control) under this Agreement, or the transactions contemplated hereby or the acquisition, construction, installation, ownership, and operation of the Project.

(3) All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City, as the case may be.

Section 4.6. Reimbursement of Attorneys' Fees. If an Event of Default referred to in Section 4.1 occurs, and if the City employs attorneys or incur other reasonable expenses for the collection of payments due hereunder, or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer contained in this Agreement, the Developer will within 30 days reimburse the City for the reasonable fees of such attorneys and such other reasonable expenses so incurred.

ARTICLE V

ADDITIONAL PROVISIONS

Section 5.1. Restrictions on Use. The Developer agrees for itself, its successors and assigns and every successor in interest to the Development Property, or any part thereof, that the Developer and such successors and assigns shall operate, or cause to be operated, the Project as a housing, hotel or commercial mixed-use development in accordance with this Agreement until the Termination Date and in accordance with the Access Agreement.

Section 5.2. Reports. The Developer shall provide the City reports in a timely manner with such information about the Project as the City may reasonably request for purposes of satisfying any reporting requirements imposed by law on the City.

Section 5.3. Limitations on Transfer and Assignment.

(1) Except as provided in Sections 3.8 and 5.3(4), the Developer will not sell, assign, convey, lease or transfer in any other mode or manner (collectively, "Transfer") this Agreement, the TIF Note, or the Development Property or the Project, or any interest therein, without the express written approval of the City, which consent will not be unreasonably withheld, conditioned or delayed. The City shall deliver a written statement to the Developer indicating whether the Transfer is approved or specifying the additional conditions to be satisfied in accordance with Section 5.3(2). The provisions of this Section 5.3 apply to all subsequent Transfers by authorized transferees;

(2) When applicable, the City shall be entitled to require, as conditions to any approval of any Transfer of this Agreement, the Development Property, the Project, or the TIF Note in connection therewith, which approval will not be unreasonably withheld, conditioned or delayed, that:

(a) Any proposed transferee shall have the qualifications and financial responsibility, as determined by the City, necessary and adequate to fulfill the obligations undertaken in this Agreement by the Developer;

(b) Any proposed transferee, by instrument in writing satisfactory to the City shall, for itself and its successors and assigns, and expressly for the benefit of the City have expressly assumed any of the remaining obligations of the Developer under this Agreement and agreed to be subject to all the conditions and restrictions to which the Developer is subject;

(c) There shall be submitted to the City for review all instruments and other legal documents involved in effecting transfer, and if approved by the City, its approval shall be indicated to the Developer in writing;

(d) Any proposed transferee of the TIF Note shall (i) execute and deliver to the City the Acknowledgment Regarding TIF Note in the form included in **Exhibit 2** to the TIF Note and (ii) surrender the TIF Note to the City either in exchange for a new fully registered

note or for transfer of the TIF Note on the registration records for the TIF Note maintained by the City;

(e) The Developer and its transferees shall comply with such other conditions as are necessary in order to achieve and safeguard the purposes of the Municipal Development Act, the TIF Act and this Agreement; and

(f) In the absence of a specific written agreement by the City to the contrary, no such transfer or approval by the City thereof shall be deemed to relieve the Developer or any other party bound in any way by this Agreement or otherwise with respect to the construction of the Project, from any of its obligations with respect thereto.

(3) The Developer agrees to pay all reasonable legal fees and expenses of the City, including fees of the City Attorney's office and outside counsel retained by the City to review the documents submitted to the City in connection with any Transfer.

(4) Nothing contained in this Section shall prohibit the Developer from (i) entering into leases with tenants in the ordinary course of business, or (ii) entering into easements or other agreements necessary for the construction or operation of the Project.

Section 5.4. Conflicts of Interest. No member of the governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, the Development Property or the Project, or any contract, agreement or other transaction contemplated to occur or be undertaken thereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to this Agreement which affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is directly or indirectly interested. No member, official or employee of the City shall be personally liable to the Developer in the event of any default or breach by the City or successor of any obligations under the terms of this Agreement.

Section 5.5. Titles of Articles and Sections. Any titles of the several parts, articles and sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 5.6. Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

(a) in the case of the Developer is addressed to or delivered personally to:

Manawa, L.L.C.
527 Professional Drive
Northfield, MN 55057
Attn: Brett D. Reese

(b) in the case of the City is addressed to or delivered personally to the City at:

City of Northfield, Minnesota
801 Washington Street
Northfield, Minnesota 55057
Attn: City Administrator

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 5.7. No Additional Waiver Implied by One Waiver. If any agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 5.8. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 5.9. Law Governing. This Agreement will be governed and construed in accordance with the laws of the State.

Section 5.10. Term; Termination. Unless this Agreement is terminated earlier in accordance with its terms this Agreement shall terminate on the Termination Date. After the Termination Date, if requested by the Developer, the City will provide a termination certificate as to the Developer's obligations hereunder.

Section 5.11. Provisions Surviving Rescission, Expiration or Termination. Sections 4.5 and 4.6 shall survive any rescission, termination or expiration of this Agreement with respect to or arising out of any event, occurrence or circumstance existing prior to the date thereof.

Section 5.12. Superseding Effect. This Agreement, the Development Contract and the Access Agreement reflect the entire agreement of the parties with respect to the development of the Development Property, and supersedes in all respects all prior agreements of the parties, whether written or otherwise, with respect to the development of the Development Property.

Section 5.13. Relationship of Parties. Nothing in this Agreement is intended, or shall be construed, to create a partnership or joint venture among or between the parties hereto, and the rights and remedies of the parties hereto shall be strictly as set forth in this Agreement. All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City.

Section 5.14. Venue. All matters, whether sounding in tort or in contract, relating to the validity, construction, performance, or enforcement of this Agreement shall be controlled by and determined in accordance with the laws of the State of Minnesota, and the Developer agrees that all legal actions initiated by the Developer or City with respect to or arising from any provision contained in this Agreement shall be initiated, filed and venued exclusively in the State of

Minnesota, Rice County, District Court and shall not be removed therefrom to any other federal or state court.

Section 5.15. Interpretation; Concurrence. The language in this Agreement shall be construed simply according to its generally understood meaning, and not strictly for or against any party and no interpretation shall be affected by which party drafted any part of this Agreement. By executing this Agreement, the parties acknowledge that they (a) enter into and execute this Agreement knowingly, voluntarily and willingly of their own volition with such consultation with legal counsel as they deem appropriate; (b) have had a sufficient amount of time to consider this Agreement's terms and conditions, and to consult an attorney before signing this Agreement; (c) have read this Agreement, understand all of its terms, appreciate the significance of those terms and have made the decision to accept them as stated herein; and (d) have not relied upon any representation or statement not set forth herein.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf, and the Developer has caused this Agreement to be duly executed in its name and on its behalf, on or as of the date first above written.

CITY OF NORTHFIELD, MINNESOTA

By 
Its Mayor

By 
Its City Clerk

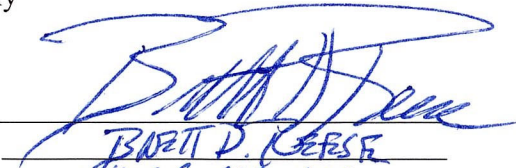
This is a signature page to the TIF Assistance Agreement.

MANAWA, L.L.C., a Minnesota limited liability company

By: _____

Name: _____

Its: _____


BRETT D. REESE
CHIEF MANAWA

This is a signature page to the TIF Assistance Agreement.

EXHIBIT A

DESCRIPTION OF TIF DISTRICT

The 0.56 acre site currently identified as PID: 22.31.3.50.025 located at 212 Division Street, Northfield, Rice County, Minnesota, which is legally described as follows, together with all roads and street or utility right-of-ways located upon or adjacent thereto:

That part of River Lots 10 and 11 and the Northeast 35.5 feet of River Lot 9, (the Southwesterly boundary of said Northeast 35.5 feet is measured at right angles to and parallel with the common boundary line between River Lots 9 and 10); and the Southwest 2.5 feet of River Lot 12 (the Northeasterly boundary of which is measured at right angles to and parallel with the common boundary line between River Lots 11 and 12), all in the ORIGINAL TOWN (NOW CITY) OF NORTHFIELD, Rice County, Minnesota, lying Southeasterly of the following described lines: Commencing at the Southeasterly corner of said Northeast 35.5 feet of River Lot 9; thence North 67 degrees 37 minutes 00 seconds West, along the Southwesterly line of said Northeast 35.5 feet of River Lot 9, a distance of 133.99 feet to the point of beginning of the lines to be described; thence North 20 degrees 27 minutes 36 seconds East a distance of 167.60 feet; thence North 21 degrees 06 minutes 05 seconds East, a distance of 2.50 feet, to a point on the Northeasterly line of said Southwest 2.5 feet of River Lot 12, distant 139.45 feet Northwesterly from the Northeasterly corner of said Southwest 2.5 feet and there terminating.

EXHIBIT B

LEGAL DESCRIPTION OF DEVELOPMENT PROPERTY

That part of River Lots 10 and 11 and the Northeast 35.5 feet of River Lot 9, (the Southwesterly boundary of said Northeast 35.5 feet is measured at right angles to and parallel with the common boundary line between River Lots 9 and 10); and the Southwest 2.5 feet of River Lot 12 (the Northeasterly boundary of which is measured at right angles to and parallel with the common boundary line between River Lots 11 and 12), all in the ORIGINAL TOWN (NOW CITY) OF NORTHFIELD, Rice County, Minnesota, lying Southeasterly of the following described lines: Commencing at the Southeasterly corner of said Northeast 35.5 feet of River Lot 9; thence North 67 degrees 37 minutes 00 seconds West, along the Southwesterly line of said Northeast 35.5 feet of River Lot 9, a distance of 133.99 feet to the point of beginning of the lines to be described; thence North 20 degrees 27 minutes 36 seconds East a distance of 167.60 feet; thence North 21 degrees 06 minutes 05 seconds East, a distance of 2.50 feet, to a point on the Northeasterly line of said Southwest 2.5 feet of River Lot 12, distant 139.45 feet Northwesterly from the Northeasterly corner of said Southwest 2.5 feet and there terminating.

EXHIBIT C
PUBLIC DEVELOPMENT COSTS

Land acquisition

Demolition

Site grading and improvements

Underground and above ground utilities

Parking

All costs eligible for reimbursement under the TIF Act

EXHIBIT D

FORM OF TAXABLE TIF NOTE

No. R-1

[**\$3,015,000**]

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTIES OF RICE AND DAKOTA
CITY NORTHFIELD, MINNESOTA
TAXABLE TAX INCREMENT REVENUE NOTE
(ARCHER REDEVELOPMENT PROJECT)

_____, 20____

The City of Northfield, Minnesota (the “City”), hereby acknowledges itself to be indebted and, for value received, hereby promises to pay the amounts hereinafter described (the “Payment Amounts”) to Manawa, L.L.C., a Minnesota limited liability company or its registered assigns (the “Registered Owner”), the principal amount of [_____] **and 00/100 Dollars (\$3,015,000)**, but only in the manner, at the times, from the sources of revenue, and to the extent hereinafter provided.

This Note is issued pursuant to that certain TIF Assistance Agreement, dated as of November 12, 2024, as the same may be amended from time to time (the “TIF Assistance Agreement”), by and between the City and Manawa, L.L.C. (the “Developer”). Unless otherwise defined herein or unless context requires otherwise, undefined terms used herein shall have the meanings set forth in the TIF Assistance Agreement.

The outstanding and unpaid principal amount of this Note shall bear simple, non-compounding interest at the rate equal to ____% (which is the lesser of 5.00% per annum or the rate per annum on Developer’s primary financing for the construction of the Project at the time of issuance of the TIF Note); provided that no interest shall accrue on this Note during any period that an Event of Default has occurred, and such Event of Default is continuing, under the TIF Assistance Agreement and City has exercised its remedy under the TIF Assistance Agreement to suspend payment on the Note. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

The amounts due under this Note shall be payable on August 1, 2027 and on each February 1 and August 1 thereafter to and including the earliest of (i) the date on which the entire principal and accrued interest on the TIF Note has been paid in full; or (ii) February 1, 2053; or (iii) any earlier date the TIF Assistance Agreement or this Note is cancelled in accordance with the terms of the TIF Assistance Agreement or deemed paid in full; or (iv) the February 1 following the date the TIF District is terminated in accordance with the TIF Act (the “Final Payment Date”) or, if the first should not be a Business Day (as defined in the TIF Assistance Agreement) the next succeeding Business Day (collectively, the “Payment Dates”). On each Payment Date, the City shall pay by check or draft mailed to the person that was the Registered Owner of this Note at the

close of the last Business Day preceding such Payment Date an amount equal to 97.5% of the Tax Increments (as hereinafter defined) received by the City during the 6-month period preceding such Payment Date (“Pledged Tax Increments”). “Tax Increments” are the tax increments derived from the Development Property (as defined in the TIF Assistance Agreement) and the improvements thereon which have been received and are permitted to be retained by the City in accordance with the Minnesota Statutes, Sections 469.174 through 469.1794, as the same may be amended or supplemented from time to time (the “TIF Act”) including, without limitation, Minnesota Statutes, Sections 469.177; 469.176, Subd. 4h; and 469.175, Subd. 1a, as the same may be amended from time to time. Payments on this Note shall be payable solely from the Pledged Tax Increments. All payments made by the City under this Note shall first be applied to accrued interest and then to principal. If Pledged Tax Increments are insufficient to pay any accrued interest due, such unpaid interest shall be carried forward without interest.

This Note shall terminate and be of no further force and effect following the Final Payment Date defined above, or any date upon which the City shall have terminated the TIF Assistance Agreement under Section 4.2 thereof or on the date that all principal and interest payable hereunder shall have been or deemed paid in full, whichever occurs earliest. This Note may be prepaid in whole or in part at any time without penalty.

The City makes no representation or covenant, express or implied, that the Pledged Tax Increments will be sufficient to pay, in whole or in part, the amounts which are or may become due and payable hereunder. There are risk factors in the amount of Tax Increments that may actually be received by the City and some of those factors are listed on the attached **Exhibit 1**. The Registered Owner acknowledges these risk factors and understands and agrees that payments by the City under this Note are subject to these and other factors.

The City’s payment obligations hereunder shall be subject to Section 3.11(2) of the TIF Assistance Agreement and are further subject to the conditions that (i) no Event of Default under Section 4.1 of the TIF Assistance Agreement shall have occurred and be continuing at the time payment is otherwise due hereunder, and (ii) the TIF Assistance Agreement shall not have been terminated pursuant to Section 4.2, and (iii) all conditions set forth in Section 3.2(2) of the TIF Assistance Agreement have been satisfied as of such date. Any such suspended and unpaid amounts shall become payable, without interest accruing thereon in the meantime, if this Note has not been terminated in accordance with Section 4.2 of the TIF Assistance Agreement and said Event of Default shall thereafter have been cured in accordance with Section 4.2. If pursuant to the occurrence of an Event of Default under the TIF Assistance Agreement the City elects, in accordance with the TIF Assistance Agreement to cancel and rescind the TIF Assistance Agreement and/or this Note, the City shall have no further debt or obligation under this Note whatsoever. Reference is hereby made to all of the provisions of the TIF Assistance Agreement, for a fuller statement of the rights and obligations of the City to pay the principal of this Note and the interest thereon, and said provisions are hereby incorporated into this Note as though set out in full herein.

THIS NOTE IS A SPECIAL, LIMITED REVENUE OBLIGATION AND NOT A GENERAL OBLIGATION OF THE CITY AND IS PAYABLE BY THE CITY ONLY FROM THE SOURCES AND SUBJECT TO THE QUALIFICATIONS STATED OR REFERENCED HEREIN. THIS NOTE IS NOT A GENERAL OBLIGATION OF THE

CITY, AND THE FULL FAITH AND CREDIT AND TAXING POWERS OF THE CITY IS NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS NOTE AND NO PROPERTY OR OTHER ASSET OF THE CITY, SAVE AND EXCEPT THE ABOVE-REFERENCED PLEDGED TAX INCREMENTS, IS OR SHALL BE A SOURCE OF PAYMENT OF THE CITY'S OBLIGATIONS HEREUNDER.

The Registered Owner shall never have or be deemed to have the right to compel any exercise of any taxing power of the City or of any other public body, and neither the City nor any person executing or registering this Note shall be liable personally hereon by reason of the issuance or registration thereof or otherwise.

This Note is issued by the City in aid of financing a project pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including the TIF Act.

This Note may be assigned only as provided in Section 5.3 of the TIF Assistance Agreement and subject to the assignee executing and delivering to the City the Acknowledgment Regarding TIF Note in the form included in **Exhibit 2**. Additionally, in order to assign the Note, the assignee shall surrender the same to the City either in exchange for a new fully registered note or for transfer of this Note on the registration records maintained by the City for the Note. Each permitted assignee shall take this Note subject to the foregoing conditions and subject to all provisions stated or referenced herein.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to have happened, and to be performed precedent to and in the issuance of this Note have been done, have happened, and have been performed in regular and due form, time, and manner as required by law; and that this Note, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional or statutory limitation thereon.

IN WITNESS WHEREOF, the City of Northfield, Minnesota by its City Council, has caused this Note to be executed by the manual signatures of its Mayor and City Administrator and has caused this Note to be issued on and dated as of the date first written above.

CITY OF NORTHFIELD, MINNESOTA

By _____
Its Mayor

By _____
Its City Clerk

Signature Page for Tax Increment Revenue Note (Archer Redevelopment Project)

CERTIFICATION OF REGISTRATION

It is hereby certified that the foregoing Note was, as of the latest date listed below, registered in the name of the last Registered Owner noted below on the books kept by the undersigned for such purposes.

NAME AND ADDRESS OF <u>REGISTERED OWNER</u>	DATE OF <u>REGISTRATION</u>	SIGNATURE OF <u>CITY FINANCE</u> <u>DIRECTOR</u>
Manawa, L.L.C. 527 Professional Drive Northfield, MN 55057 _____ _____ _____ _____ _____ _____ _____	_____, 20____ _____, 20____ _____, 20____	_____ _____ _____

**Exhibit 1
to Taxable TIF Note**

RISK FACTORS

Risk factors on the amount of Tax Increments that may actually be received by the City include but are not limited to the following:

1. Value of Project. If the contemplated Project (as defined in the TIF Assistance Agreement) constructed in the tax increment financing district is completed at a lesser level of value than originally contemplated, it will generate fewer taxes and fewer tax increments than originally contemplated.

2. Damage or Destruction. If the Project is damaged or destroyed after completion, its value will be reduced, and taxes and tax increments will be reduced. Repair, restoration or replacement of the Project may not occur, may occur after only a substantial time delay, or may involve property with a lower value than the Project, all of which would reduce taxes and tax increments.

3. Change in Use to Tax-Exempt. The Project could be acquired by a party that devotes it to a use which causes the property to be exempt from real property taxation. Taxes and tax increments would then cease.

4. Depreciation. The Project could decline in value due to changes in the market for such property or due to the decline in the physical condition of the property. Lower market valuation will lead to lower taxes and lower tax increments.

5. Non-payment of Taxes. If the property owner does not pay property taxes, either in whole or in part, the lack of taxes received will cause a lack of tax increments. The Minnesota system of collecting delinquent property taxes is a lengthy one that could result in substantial delays in the receipt of taxes and tax increments, and there is no assurance that the full amount of delinquent taxes would be collected. Amounts distributed to taxing jurisdictions upon a sale following a tax forfeiture of the property are not tax increments.

6. Reductions in Taxes Levied. If property taxes are reduced due to decreased municipal levies, taxes and tax increments will be reduced. Reasons for such reduction could include lower local expenditures or changes in state aids to municipalities. For instance, in 2001 the Minnesota Legislature enacted an education funding reform that involved the state increasing school aid in lieu of the local general education levy (a component of school district tax levies).

7. Reductions in Tax Capacity Rates. The taxable value of real property is determined by multiplying the market value of the property by a tax capacity rate. Tax capacity rates vary by certain categories of property; for example, the tax capacity rates for residential homesteads are currently less than the tax capacity rates for commercial and industrial property. In 2001 the Minnesota Legislature enacted property tax reform that lowered various tax capacity rates to

“compress” the difference between the tax capacity rates applicable to residential homestead properties and commercial and industrial properties.

8. Changes to Local Tax Rate. The local tax rate to be applied in the tax increment financing district is the lower of the current local tax rate or the original local tax rate for the tax increment financing district. In the event that the Current Local Tax Rate is higher than the Original Local Tax Rate, then the “excess” or difference that comes about after applying the lower Original Local Tax Rate instead of the Current Local Tax Rate is considered “excess” tax increment and is distributed by Rice County to the other taxing jurisdictions and such amount is not available to the City as tax increment.

9. Legislation. The Minnesota Legislature has frequently modified laws affecting real property taxes, particularly as they relate to tax capacity rates and the overall level of taxes as affected by state aid to municipalities.

**Exhibit 2
to Taxable TIF Note**

ACKNOWLEDGMENT REGARDING TIF NOTE

The undersigned, _____ a _____ (“Note Holder”), hereby certifies and acknowledges that:

A. On the date hereof the Note Holder has [acquired from]/[made a loan (the “Loan”) [to/for the benefit] of] Manawa, L.L.C. (the “Developer”) [secured in part by] the Taxable Tax Increment Revenue Note (Archer Redevelopment Project), a pay-as-you-go tax increment revenue note (the “Note”) in the original principal amount of [\$3,015,000] [dated _____, 20____ of]/[to be issued by] the City of Northfield, Minnesota (the “City”) in accordance with the terms of a TIF Assistance Agreement between the City and the Developer, dated November 12, 2024 (“TIF Assistance Agreement”).

B. The Note Holder has had the opportunity to ask questions of and receive from the Developer all information and documents concerning the Note as it requested, and has had access to any additional information the Note Holder thought necessary to verify the accuracy of the information received. In determining to [acquire the Note]/[make the Loan], the Note Holder has made its own determinations and has not relied on the City or information provided by the City.

C. The Note Holder represents and warrants that:

1. The Note Holder is acquiring [the Note]/[an interest in the Note as collateral for the Loan] for investment and for its own account, and without any view to resale or other distribution.

2. The Note Holder has such knowledge and experience in financial and business matters that it is capable of evaluating the merits and risks of acquiring [the Note]/[an interest in the Note as collateral for the Loan].

3. The Note Holder understands that the Note is a security which has not been registered under the Securities Act of 1933, as amended, or any state securities law, and must be held until its sale is registered or an exemption from registration becomes available.

4. The Note Holder is aware of the limited payment source for the Note and interest thereon and risks associated with the sufficiency of that limited payment source.

5. The Note Holder is [a bank or other financial institution] / [the owner of the property from which the tax increments which are pledged to the Note are generated].

D. The Note Holder understands that the Note is payable solely from certain tax increments derived from certain properties located in a tax increment financing district, if and as received by the City. The Note Holder acknowledges that the City has made no representation or covenant, express or implied, that the revenues pledged to pay the Note will be sufficient to pay,

in whole or in part, the principal and interest due on the Note. Any amounts which have not been paid on the Note on or before the final maturity date of the Note shall no longer be payable, as if the Note had ceased to be an obligation of the City. The Note Holder understands that the Note will never represent or constitute a general obligation, debt or bonded indebtedness of the City, the State of Minnesota, or any political subdivision thereof and that no right will exist to have taxes levied by the City, the State of Minnesota or any political subdivision thereof for the payment of principal and interest on the Note.

E. The Note Holder understands that the Note is payable solely from certain tax increments, which are taxes received on improvements made to certain property (the “Project”) in a tax increment financing district from the increased taxable value of the property over its base value at the time that the tax increment financing district was created, which base value is called “original net tax capacity”. There are risk factors in relying on tax increments to be received, which include, but are not limited to, the following:

1. Value of Project. If the contemplated Project constructed in the tax increment financing district is completed at a lesser level of value than originally contemplated, it will generate fewer taxes and fewer tax increments than originally contemplated.

2. Damage or Destruction. If the Project is damaged or destroyed after completion, its value will be reduced, and taxes and tax increments will be reduced. Repair, restoration or replacement of the Project may not occur, may occur after only a substantial time delay, or may involve property with a lower value than the Project, all of which would reduce taxes and tax increments.

3. Change in Use to Tax-Exempt. The Project could be acquired by a party that devotes it to a use which causes the property to be exempt from real property taxation. Taxes and tax increments would then cease.

4. Depreciation. The Project could decline in value due to changes in the market for such property or due to the decline in the physical condition of the property. Lower market valuation will lead to lower taxes and lower tax increments.

5. Non-payment of Taxes. If the property owner does not pay property taxes, either in whole or in part, the lack of taxes received will cause a lack of tax increments. The Minnesota system of collecting delinquent property taxes is a lengthy one that could result in substantial delays in the receipt of taxes and tax increments, and there is no assurance that the full amount of delinquent taxes would be collected. Amounts distributed to taxing jurisdictions upon a sale following a tax forfeiture of the property are not tax increments.

6. Reductions in Taxes Levied. If property taxes are reduced due to decreased municipal levies, taxes and tax increments will be reduced. Reasons for such reduction could include lower local expenditures or changes in state aids to municipalities. For instance, in 2001 the Minnesota Legislature enacted an education funding reform that

involved the state increasing school aid in lieu of the local general education levy (a component of school district tax levies).

7. Reductions in Tax Capacity Rates. The taxable value of real property is determined by multiplying the market value of the property by a tax capacity rate. Tax capacity rates vary by certain categories of property; for example, the tax capacity rates for residential homesteads are currently less than the tax capacity rates for commercial and industrial property. In 2001 the Minnesota Legislature enacted property tax reform that lowered various tax capacity rates to “compress” the difference between the tax capacity rates applicable to residential homestead properties and commercial and industrial properties.

8. Changes to Local Tax Rate. The local tax rate to be applied in the tax increment financing district is the lower of the current local tax rate or the original local tax rate for the tax increment financing district. In the event that the Current Local Tax Rate is higher than the Original Local Tax Rate, then the “excess” or difference that comes about after applying the lower Original Local Tax Rate instead of the Current Local Tax Rate is considered “excess” tax increment and is distributed by Rice County to the other taxing jurisdictions and such amount is not available to the City as tax increment.

9. Legislation. The Minnesota Legislature has frequently modified laws affecting real property taxes, particularly as they relate to tax capacity rates and the overall level of taxes as affected by state aid to municipalities.

F. The Note Holder acknowledges that the Note was issued pursuant to the TIF Assistance Agreement, and that the City has the right to suspend payments under this Note and/or terminate the Note upon an Event of Default under the TIF Assistance Agreement.

G. The Note Holder acknowledges that the City makes no representation about the tax treatment of, or tax consequences from, the Note Holder’s acquisition of [the Note]/[an interest in the Note as collateral for the Loan].

WITNESS our hand this ____ day of _____, 20__.

Note Holder:

By _____
Name: _____
Its _____

EXHIBIT E

CERTIFICATE OF COMPLETION OF PROJECT

_____, 20__

WHEREAS, the CITY OF NORTHFIELD, MINNESOTA, a municipal corporation under the laws of the State of Minnesota (the “City”), and Manawa, L.L.C., a Minnesota limited liability company (the “Developer”) have entered into a TIF Assistance Agreement (the “TIF Assistance Agreement”), dated November 12, 2024; and

WHEREAS, the TIF Assistance Agreement requires the Developer to construct a Project (as that term is defined in the TIF Assistance Agreement);

WHEREAS, the Developer has constructed the Project in a manner deemed sufficient by the City to permit the execution of this certification in accordance with Section 3.7 of the TIF Assistance Agreement;

NOW, THEREFORE, this is to certify that the Developer has constructed the Project in accordance with the TIF Assistance Agreement. The remaining covenants of the Developer under the TIF Assistance Agreement are not intended to run with title to the Development Property or bind successors in title to the Development Property.

The City has, as of the date and year first above written, set its hand hereon.

CITY OF NORTHFIELD, MINNESOTA

By _____
Its City Clerk

STATE OF MINNESOTA)
) SS.
COUNTY OF RICE)

The foregoing instrument was acknowledged before me this ____ day of _____,
20__, by _____, the City Clerk of the City of Northfield, Minnesota, a
municipal corporation and existing under the laws of the State of Minnesota, on behalf of said
City.

Notary Public

EXHIBIT F
PROJECT SOURCES AND USES
ARCHER HOUSE REDEVELOPMENT
City of Northfield, MN
Project Sources and Uses

23-unit apartment, 19-unit extended stay hotel and 8,554 sf commercial

SOURCES		
Debt:	Amount	Percent
Senior Loan	11,000,000	53.1%
Subordinate Loan	1,500,000	7.2%
Subtotal:	12,500,000	60.3%
Other Sources:		
Equity	4,504,723	21.7%
Grants	400,000	1.9%
TIF Note	3,015,000	14.6%
Other	300,000	1.4%
Subtotal:	8,219,723	39.7%
TOTAL SOURCES	20,719,723	100.0%

USES		
Category:	Amount	Percent
Land Acquisition	1,900,000	9.2%
Construction	13,850,000	66.8%
Tenant Improvements	1,100,000	5.3%
Architect/Engineering	609,500	2.9%
Design Consultants	160,000	0.8%
FFE	375,000	1.8%
Archer History Wall	50,000	0.2%
Construction Contingency	501,852	2.4%
Sustainability	55,000	0.3%
SAC/WAC	25,000	0.1%
Other Profession Fees and Soft Costs	206,000	1.0%
Construction Period Interest	528,000	2.5%
Financing and Closing Costs	200,790	1.0%
Developer Fee	852,642	4.1%
Reserves	305,939	1.5%
TOTAL USES	20,719,723	100.0%

EAST - CONCEPT RENDERING



 **AMCON**

DESIGN TREE
engineering + land surveying


Rebound Real Estate
DEVELOPMENT • ACQUISITIONS

WEST - CONCEPT RENDERING



DESIGN  TREE
engineering + land surveying



Rebound Real Estate
DEVELOPMENT • ACQUISITIONS

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1. DIMENSIONS ON EXTERIOR WALLS ARE TO THE INSIDE FACE OF FOUNDATION WALL AND/OR METAL STUD FRAMING
2. ALL DOOR FRAMES ARE 4" FROM EXISTING WALL ON HINGE SIDE, UNLESS OTHERWISE NOTED
3. PROVIDE SCHEDULE 40 STEEL EQUIPMENT RACK FOR INSTALLATION OF ELECTRICAL, PLUMBING OR MECHANICAL HOOK-UPS.
4. ALL WALLS TO ROOF DECK, UNLESS TO ACCOMMODATE DEFLECTION OF THE ROOF SLAB, SHALL BE 1/2" THICK CONCRETE. SEE US FOR DETAILS.
5. PROVIDE CONTROL JOINTS IN C/P & RO WALLS AS RECOMMENDED BY MANUFACTURER
6. PROVIDE TOILET SINK TYPED PYD ON TOILET ROOM MET WALLS AND ADJACENT MOP RESISTANT
7. PROVIDE 4X6 FIRE RATED GYPSUM BOARD ON WALL IN ELEC ROOM FOR TELEPHONE DEMONSTRATION POINT
8. NO COMBUSTIBLE MATERIALS ALLOWED IN PLUMBEN SPACE
9. SEAL ALL OPENINGS OR PENETRATIONS IN THE TENDANT DEMONSTRING WALLS, INCLUDING ALL AT THE TENDANT DEMONSTRATION POINT, TO PREVENT OOD OR SOUND FROM BEING TRANSMITTED THROUGH OPENINGS INTO ADJACENT TENANTS SPACES. MAINTAIN FIRE RATING AT ALL RATED WALLS AND FLOORS
10. PROVIDE DIRECTIONAL EXIT SIGNS PER CODE (SECTION 103.11), SEE ELEC PLANS
11. SEE CIV. PLANS FOR SLAB ELEVATIONS
12. SEE STRUCTURAL PLANS FOR COLUMN/BEAM LOCATIONS
13. PROVIDE AND POST OCCUPANCY LOAD "X" SIGN IN ALL ASSEMBLY OCCUPANCIES, IBC, SECTION 1004.3, SEE SHEET A009

- P1 NOTE: NOT ALL NOTES ARE ON EACH SHEET
- P2 PROVIDE SINK-RECESSED FIRE CABINET W/ PORTABLE FIRE EXTINGUISHER, PER BC 906, SEE DETAIL 1/A1001.
- P3 PROVIDE RECESSED FIRE DEPARTMENT KEY BOX, COORDINATE LOCATION W/ FIRE MARSHAL.
- P4 PROVIDE SINK-RECESSED FIRE ANNUNCIATOR PANEL
- P5 PROVIDE CONCRETE PATIO SYSTEM, SEE CIVIL PLANS
- P6 PROVIDE STUCCO STOP AT DOOR, W/ 18" MIN GOLF CLOTH ON PULL/LATCH SIDE OF DOOR (STOP HIGH POINT TO BE 1/4" BELOW 10% ELEV SURFACE) 18" FROM DOOR (1/4" PER FT), SEE STUCCO PLANS FOR SIZE AND COORD W/ CIVIL PLANS
- P7 PROVIDE ELECTRICAL PANELS, SEE ELEC PLANS
- P8 NOT USED
- P9 PROVIDE HOSE BIB, SEE PLUMBING PLANS
- P10 PROVIDE ELECTRIC WATER COOLER/ BOTTLE FILLER COMB, SEE PLUMBING PLANS
- P11 PROVIDE MOP SINK, SEE PLUMBING PLANS
- P12 PROVIDE FLOOR DRAIN, SEE DETAIL 15/A1001, SEE PLUMBING PLANS
- P13 PROVIDE RAIN LEADER, SEE PLUMBING AND CIVIL PLANS
- P14 PROVIDE RECYCLING AREA, PER SPS 362
- P15 PROVIDE MACHINE ROOM-LESS THAN OVERHUNG (3,500 LBS). COORDINATE SHIRT SIZES, PER DEPTH AND EXTERIOR DISTANCE W/ SUPPLIER
- P16 PROVIDE EXIT DISCHARGE BARRIER (GATE), PER SEC PLAN 1022.8, SEE DETAIL 14/A1001
- P17 PROVIDE SHIPS LADDER FOR ROOF ACCESS
- P18 PROVIDE RETURN WALL W/ GROUNDWATER SYSTEM, SEE CIVIL
- P19 NOT USED
- P20 NOT USED
- P21 WRAP STRUCT COLUMN AND/OR ROOF DRAIN AS TIGHT AS POSSIBLE W/ MTL FLANGING AND 5/8" GYF BD
- P22 LINE OF CANOPY ABOVE
- P23 PROVIDE DOUBLE SIZED GAS FIREPLACE

THE ARCHER HOUSE

SITE PLAN REVIEW	04.20.2024
HPC REVIEW	05.22.2024
22% SET	06.19.2024

A102

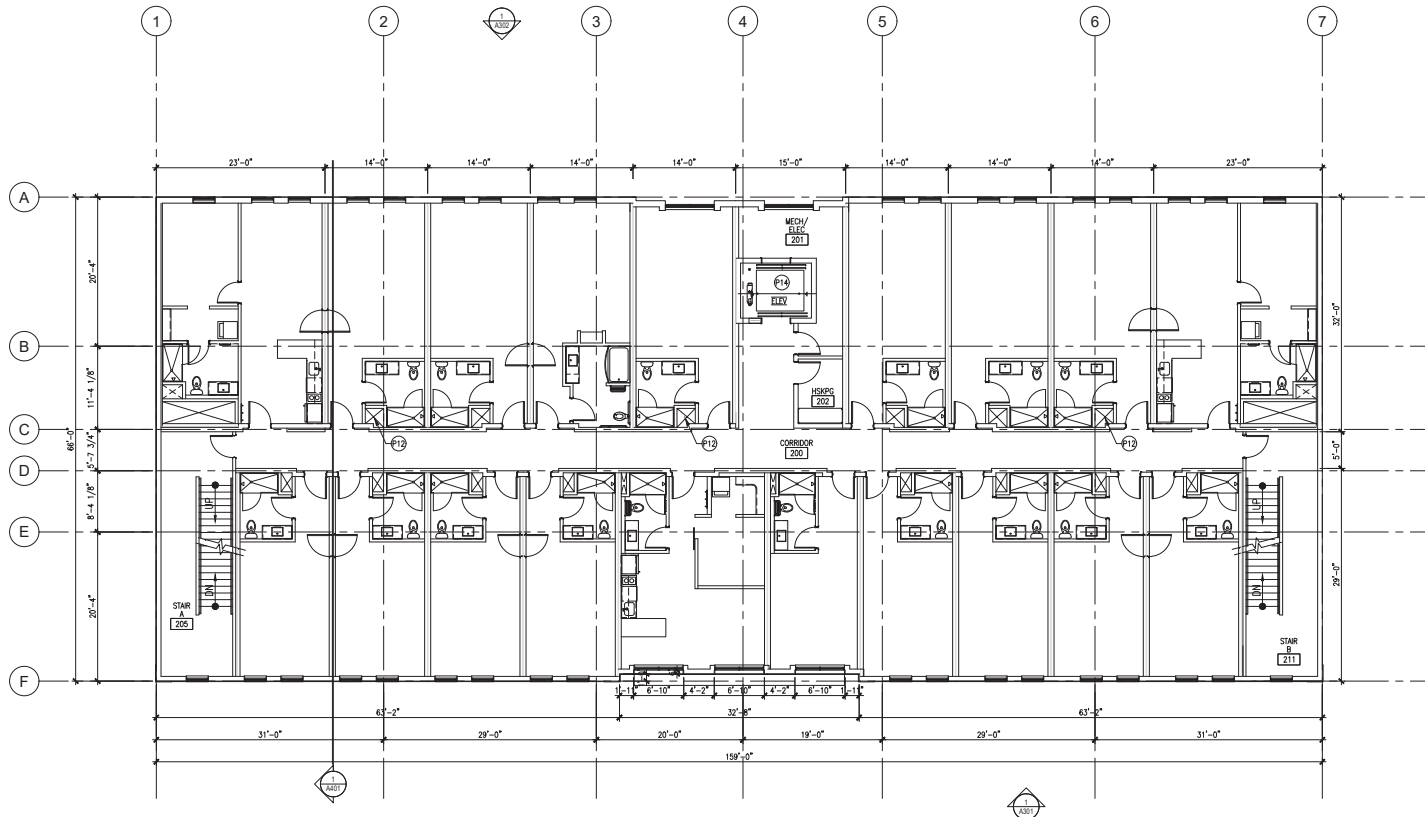


PLAN GENERAL NOTES

- DIMENSIONS ON EXTERIOR WALLS ARE TO THE INSIDE FACE OF FOUNDATION WALL AND/OR METAL STUD FRAMING.
- ALL DOOR FRAMES ARE 4" FROM ADJACENT WALL ON HINGE SIDE, UNO.
- VERIFY FINAL LOCATION OF ALL EQUIPMENT PRIOR TO INSTALLATION OF ELECTRICAL, PLUMBING OR MECHANICAL HOOK-UPS.
- ALL WALLS TO ROOF DECK, UNO TO ACCOMMODATE DEFLECTION OF THE ROOF AND FLOOR STRUCTURE, ASSEMBLY TO BE UL LISTED.
- PROVIDE CONTROL JOINTS IN GYP BD WALLS AS RECOMMENDED BY MANUF.
- PROVIDE MOISTURE RESISTANT GYP BD ON TOILET ROOM WET WALLS AND ADJACENT TO MOP SINK.
- PROVIDE 4"x8" FIRE RATED TREATED PLYWOOD ON WALL IN ELEC ROOM FOR TELEPHONE DEMARKATION POINT.
- NO COMBUSTIBLE MATERIALS ALLOWED IN PLENUM SPACE.
- SEAL ALL OPENINGS OR PENETRATIONS IN THE TENANT DEMISING WALLS, AND OPEN AREAS AT THE ROOF DECK WALL INTERSECTION, TO PREVENT DOOR OR SOUND FROM BEING TRANSMITTED THROUGH OPENINGS INTO ADJACENT TENANT SPACES. MAINTAIN FIRE RATING AT ALL RATED WALLS/FLOORS.
- PROVIDE DIRECTIONAL EXIT SIGNS PER CODE (SECTION 1013.1), SEE ELEC PLANS.
- SEE CIVIL PLANS FOR SLAB ELEVATIONS.
- SEE STRUCTURAL PLANS FOR COLUMN/BEAM LOCATIONS.
- PROVIDE AND POST "OCCUPANCY LOAD 'X' SIGN IN ALL ASSEMBLY OCCUPANCIES, IBC SECTION 1004.3, SEE SHEET A009.

PLAN KEYNOTES

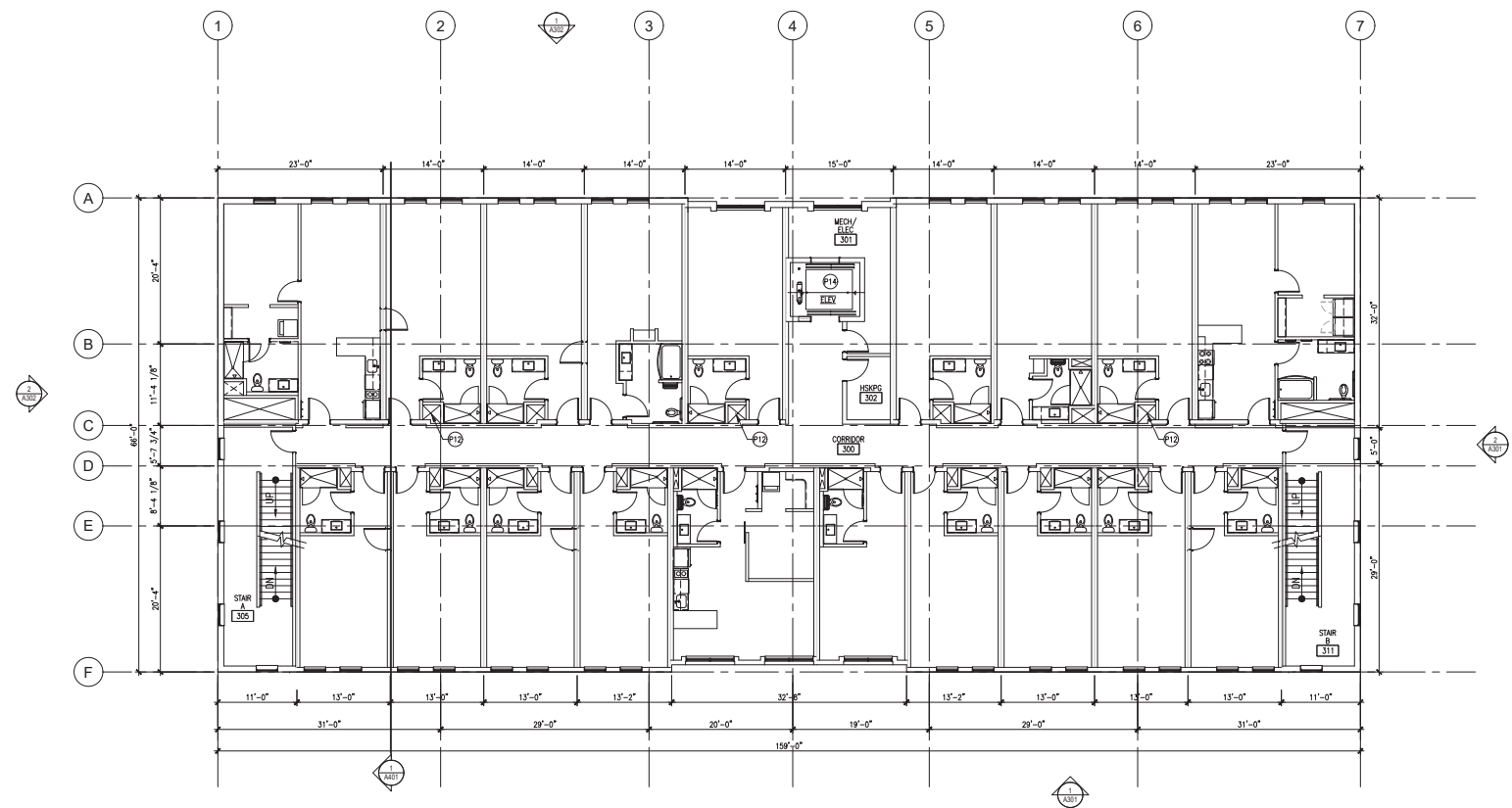
- NOTE: NOT ALL NOTES ARE USED ON EACH SHEET
- (P1) PROVIDE SEMI-RECESSED FIRE CABINET W/ PORTABLE FIRE EXTINGUISHER, PER IBC 906, SEE DETAIL 1/A1001.
 - (P2) PROVIDE RECESSED FIRE DEPARTMENT KEY BOX, COORDINATE LOCATION W/ FIRE MARSHAL.
 - (P3) PROVIDE SEMI-RECESSED FIRE ANNUNCIATOR PANEL.
 - (P4) PROVIDE CONCRETE PATIO SYSTEM, SEE CIVIL PLANS.
 - (P5) PROVIDE STRUC STOOP AT DOOR, W/ 18" MIN CONC ON RAIL/LATCH SIDE OF DOOR (STOOP HIGH POINT TO BE 1/4" BELOW T.O.S. ELEV SLOPE CONC AWAY FROM DOOR 1/4" PER FT), SEE STRUC PLANS FOR SIZE AND COORD W/ CIVIL PLANS.
 - (P6) PROVIDE ELECTRICAL PANELS, SEE ELEC PLANS.
 - (P7) NOT USED.
 - (P8) PROVIDE HOSE BIB, SEE PLUMBING PLANS.
 - (P9) PROVIDE ELECTRIC WATER COOLER/ BOTTLE FILLER COMBO, SEE PLUMBING PLANS.
 - (P10) PROVIDE MOP SINK, SEE PLUMBING PLANS.
 - (P11) PROVIDE FLOOR DRAIN, SEE DETAIL 15/A1001, SEE PLUMBING PLANS.
 - (P12) PROVIDE RAIN LEADER, SEE PLUMBING AND CIVIL PLANS.
 - (P13) PROVIDE RECYCLING AREA, PER SPS 362.
 - (P14) PROVIDE MACHINE ROOM-LESS TRACTION ELEVATOR (3,500 LBS), COORDINATE SHAFT SIZES, PIT DEPTH AND OVERRUN DISTANCE W/ ELEVATOR SUPPLIER.
 - (P15) PROVIDE EXIT DISCHARGE BARRIER (GATE), PER IBC SECTION 1023.8, SEE DETAIL 14/A1001.
 - (P16) PROVIDE SHIPS LADDER FOR ROOF ACCESS.
 - (P17) PROVIDE RETAINING WALL W/ GUARDRAIL SYSTEM, SEE CIVIL.
 - (P18) NOT USED.
 - (P19) NOT USED.
 - (P20) WRAP STRUT COLUMN AND/OR ROOF DRAIN AS TIGHT AS POSSIBLE W/ MTL FRAMING AND 5/8" GYP BD.
 - (P21) LINE OF CANOPY ABOVE.
 - (P22) PROVIDE DOUBLE SIDED GAS FIREPLACE.



1 SECOND LEVEL FLOOR PLAN

202503 Initial Issue - Revit/Arch/Plan/2503 100 Top Printing 10:00:00 AM 03/25/2025, Revit/Arch/Plan/2503 100 Top Printing 10:00:00 AM 03/25/2025, Revit/Arch/Plan/2503 100 Top Printing 10:00:00 AM 03/25/2025

1
A104
THIRD LEVEL FLOOR PLAN



PLAN GENERAL NOTES

1. DIMENSIONS ON EXTERIOR WALLS ARE TO THE INSIDE FACE OF FOUNDATION WALL AND/OR METAL STUD FRAMING.
2. ALL DOOR FRAMES ARE 4" FROM ADJACENT WALL ON HINGE SIDE, UNO.
3. VERIFY FINAL LOCATION OF ALL EQUIPMENT PRIOR TO INSTALLATION OF ELECTRICAL, PLUMBING OR MECHANICAL HOOK-UPS.
4. ALL WALLS TO ROOF DECK, UNO TO ACCOMMODATE DEFLECTION OF THE ROOF AND FLOOR STRUCTURE, ASSEMBLY TO BE UL LISTED.
5. PROVIDE CONTROL JOINTS IN GYP BD WALLS AS RECOMMENDED BY MANUF.
6. PROVIDE MOISTURE RESISTANT GYP BD ON TOILET ROOM WET WALLS AND ADJACENT TO MOP SINK.
7. PROVIDE 4"X8" FIRE RATED TREATED PLYWOOD ON WALL IN ELEC ROOM FOR TELEPHONE DEMARKATION POINT.
8. NO COMBUSTIBLE MATERIALS ALLOWED IN PLENUM SPACE.
9. SEAL ALL OPENINGS OR PENETRATIONS IN THE TENANT DEMISING WALLS, AND OPEN AREAS AT THE ROOF DECK WALL INTERSECTION, TO PREVENT DOOR OR SOUND FROM BEING TRANSMITTED THROUGH OPENINGS INTO ADJACENT TENANT SPACES. MAINTAIN FIRE RATING AT ALL RATED WALLS/FLOORS.
10. PROVIDE DIRECTIONAL EXIT SIGNS PER CODE (SECTION 1013.1), SEE ELEC PLANS.
11. SEE CIVIL PLANS FOR SLAB ELEVATIONS.
12. SEE STRUCTURAL PLANS FOR COLUMN/BEAM LOCATIONS.
13. PROVIDE AND POST "OCCUPANCY LOAD 'X' SIGN IN ALL ASSEMBLY OCCUPANCIES, IBC SECTION 1004.3, SEE SHEET A009.

PLAN KEYNOTES

- NOTE: NOT ALL NOTES ARE USED ON EACH SHEET
- (P1) PROVIDE SEMI-RECESSED FIRE CABINET W/ PORTABLE FIRE EXTINGUISHER, PER IBC 906, SEE DETAIL 1/A1001.
 - (P2) PROVIDE RECESSED FIRE DEPARTMENT KEY BOX, COORDINATE LOCATION W/ FIRE MARSHAL.
 - (P3) PROVIDE SEMI-RECESSED FIRE ANNUNCIATOR PANEL.
 - (P4) PROVIDE CONCRETE PATIO SYSTEM, SEE CIVIL PLANS.
 - (P5) PROVIDE STRUC STOOP AT DOOR, W/ 18" MIN CONC ON PULL/LATCH SIDE OF DOOR (STOOP HIGH POINT TO BE 1/4" BELOW T.O.S. ELEV SLOPE CONC AWAY FROM DOOR 1/4" PER FT), SEE STRUC PLANS FOR SIZE AND COORD W/ CIVIL PLANS.
 - (P6) PROVIDE ELECTRICAL PANELS, SEE ELEC PLANS.
 - (P7) NOT USED.
 - (P8) PROVIDE HOSE RIB, SEE PLUMBING PLANS.
 - (P9) PROVIDE ELECTRIC WATER COOLER/ BOTTLE FILLER COMBO, SEE PLUMBING PLANS.
 - (P10) PROVIDE MOP SINK, SEE PLUMBING PLANS.
 - (P11) PROVIDE FLOOR DRAIN, SEE DETAIL 15/A1001, SEE PLUMBING PLANS.
 - (P12) PROVIDE RAIN LEADER, SEE PLUMBING AND CIVIL PLANS.
 - (P13) PROVIDE RECYCLING AREA, PER SPS 362.
 - (P14) PROVIDE MACHINE ROOM-LESS TRACTION ELEVATOR (3,500 LBS), COORDINATE SHAFT SIZES, PIT DEPTH AND OVERRUN DISTANCE W/ ELEVATOR SUPPLIER.
 - (P15) PROVIDE EXIT DISCHARGE BARRIER (GATE), PER IBC SECTION 1023.8, SEE DETAIL 14/A1001.
 - (P16) PROVIDE SHIPS LADDER FOR ROOF ACCESS.
 - (P17) PROVIDE RETAINING WALL W/ GUARDRAIL SYSTEM, SEE CIVIL.
 - (P18) NOT USED.
 - (P19) NOT USED.
 - (P20) WRAP STRUC COLUMN AND/OR ROOF DRAIN AS TIGHT AS POSSIBLE W/ MTL FRAMING AND 5/8" GYP BD.
 - (P21) LINE OF CANOPY ABOVE.
 - (P22) PROVIDE DOUBLE SIDED GAS FIREPLACE.

AMICON
CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING
8525 HANSEN ROAD, SUITE 101
MINNETONKA, MINNESOTA 55345
PHONE: 952.526.6880 FAX: 952.527.9091

PROPOSED NEW BUILDING FOR:
THE ARCHER HOUSE
212 DIVISION STREET S, NORTHFIELD, MINNESOTA

ISSUES / REVISIONS

REV	DATE	DESCRIPTION
1	03/20/2025	ISSUE
2	03/20/2025	REV
3	03/20/2025	REV

THIRD LEVEL FLOOR PLAN
A104
PROJECT NUMBER
25053

1. DIMENSIONS ON EXTERIOR WALLS ARE TO THE INSIDE FACE OF FOUNDATION WALL AND/OR METAL STUD FRAMING
2. DOOR THRESHLES ARE 4" FROM FINISH FLOOR ON HANG SIDE, 0" ON OTHER
3. VERTICAL FINISH LOCATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION OF ELECTRICAL, PLUMBING OR MECHANICAL WORK-UPS.
4. ALL WALLS TO ROOF DECK, UDL TO ACCOMMODATE DEFLECTION OF THE ROOF DECK AND FLOOR SYSTEMS SHALL BE RATED AS FOLLOWS:
 - PROVIDE CONTROL JOINTS IN C/P & RD WALLS TO ACCOMMODATE BY MANUF
 - PROVIDE MOISTURE RESISTANT GYP BD ON TOILET ROOM WALLS AND ADJACENT TO MOP SINK
 - PROVIDE 4X8 FIVE RATED TRYP BD ON WALL IN ELEC ROOM FOR TELEPHONE EXAMINATION POINT
 - NO COMBUSTIBLE MATERIALS ALLOWED IN PLUMBEN SPACE
5. SEAL ALL OPENINGS OR PENETRATIONS IN THE TENANT DEMISING WALLS, PARTIAL BREAK AT THE EXTERIOR WALLS TO PROVIDE A MEANS TO PREVENT OR STOP OR SOUND FROM BEING TRANSMITTED THROUGH OPENINGS INTO ADJACENT TENANT SPACES, MAINTAIN FIRE RATING AT ALL RATED WALLS & FLOORS
6. PROVIDE DIRECTIONAL EXIT SIGNS PER CODE (SECTION 1013.1), SEE ELEC PLANS
7. SEE CIV. PLANS FOR SLAB ELEVATIONS
8. STRUCTURAL PLANS FOR COLUMN & BEAM LOCATIONS
9. PROVIDE AND POST "OCCUPANCY LOAD" OR "SIGN" IN ALL ASSEMBLY OCCUPANCIES, I.D. SECTION 1004.3, SEE SHEET A009

- (P1) NOTE: NOT ALL NOTES ARE USED ON EACH SHEET
- (P2) PROVIDE SEMI-RECESSED FIRE CABINET W/ PORTABLE FIRE EXTINGUISHER, PER IBC 906, SEE DETAIL 1/A1001.
- (P3) PROVIDE RECESSED FIRE DEPARTMENT KEY CASH, COORDINATE LOCATION WITH MARSHAL
- (P4) PROVIDE SEMI-RECESSED FIRE ANNUNCIATOR PANEL
- (P5) PROVIDE CONCRETE PATIO SYSTEM, SEE CIVIL PLANS
- (P6) PROVIDE STORC STOOP AT DOOR, W/ 1" MIN CONJ ON RULL-SLASH SIDE OF DOOR (STOOP 48" HIGH POINT TO BE 1/4" BELOW 10% ELEV. SLOPE CONJ ANYWHERE FROM 1/4" PER FT), SEE STORC PLANS FOR FLOOR AND JOISTING W/ CIVIL PLANS
- (P7) PROVIDE ELECTRICAL PANELS, SEE ELEC PLANS
- (P8) NOT USED
- (P9) PROVIDE HOSE BIB, SEE PLUMBING PLANS
- (P10) PROVIDE ELECTRIC WATER COOLER/ BOTTLE FILLER COMBO, SEE PLUMBING PLANS
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- (P18) PROVIDE RETAINING WALL W/ GUARDRAIL SYSTEM, SEE CIVIL
- (P19) NOT USED
- (P20) NOT USED
- (P21) W/MP STRUT COLUMN AND/OR ROOF DRAIN AS TIGHT AS POSSIBLE W/ MP FRAMING AND 5/8" C/P BOLT
- (P22) LINE OF CANOPY ABOVE
- (P23) PROVIDE DOUBLE SIDED GAS FIREPLACE



212 DIVISION STREET S, NORTHFIELD, MINNESOTA

SPE PLAN REVIEW	04.20.2024
HPC REVIEW	05.22.2024
30% SET	06.19.2024

PROJECT NUMBER
25053

1. COORDINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS W/
MECHANICAL, ELECTRICAL, AND PLUMBING PLANS
2. BALLASTED, 60 MIL SINGLE-PLY EPDM ROOF SYSTEM, UNO
3. SEE BUILDING SECTIONS AND STRUCTURAL FOR ROOF TRUSSES

- (81) 30" x 54" ROOF SCUTTLE WITH INTEGRAL GUARD RAIL. PROVIDE TAPERED INSULATION AS REQUIRED. SEE DETAIL 3/A805
- (82) CONNECT ROOF DRAIN TO STORM SEWER. SEE CIVIL PLANS AND DETAIL 1/A805
- (83) PROVIDE OVERTURN ROOF DRAIN 2" ABOVE ROOF DRAIN. DISCHARGE LOW V/ BRASS LAME'S TONGUE. COORDINATE LOCATIONS W/ A/CION. SEE DETAIL 1/A805
- (84) LOCATION OF ELEVATOR DOOR HOUSE
- (85) PROVIDE TAPERED ROOF INSULATION. SLOPE 1/4" MIN PER FOOT TO ROOF DRAIN
- (86) PROVIDE WINDOW INSULATION TIE-OUTS (PER AC 3114). SEE DETAIL 2/A805
- (87) ROOFSTOP UNIT. PROVIDE TAPERED INSULATION AS REQUIRED. SEE DETAIL 3/A805 AND MECHANICAL PLANS
- (88) PROVIDE TAPERED MEMBRANE PATH FROM ROOF ACCESS HATCHES TO ALL RTU'S AND 36" AROUND PERIMETER OF EACH RTU AND ALONG HATCH OPENING SIDE. NO CONCRETE PAVERS
- (89) MECHANICAL SCHEMATIC

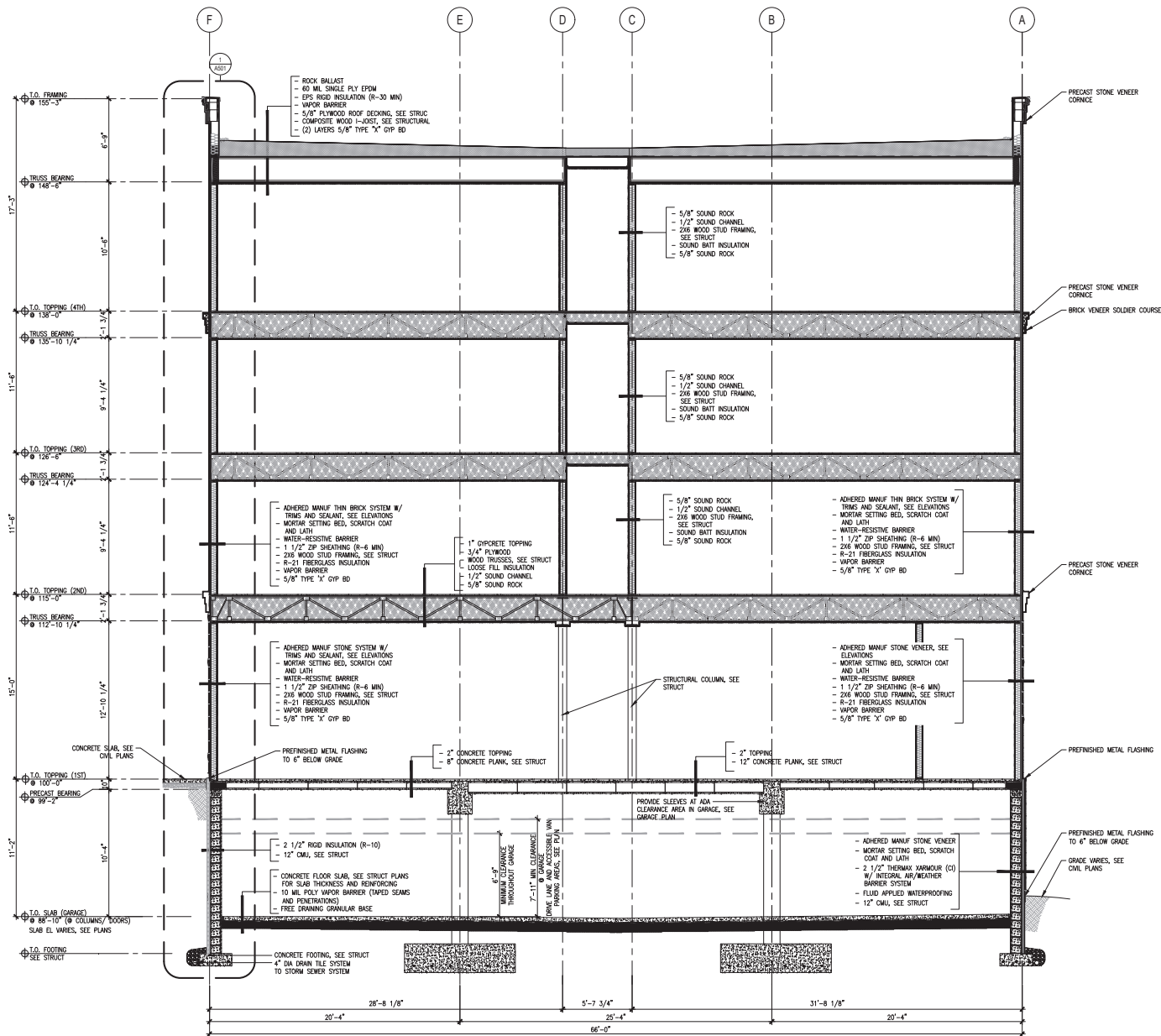


212 DIVISION STREET S, NORTHFIELD, MINNESOTA

SITE PLAN REVIEW	04.20.20
HPC REVIEW	05.22.20
20% SET	06.19.20

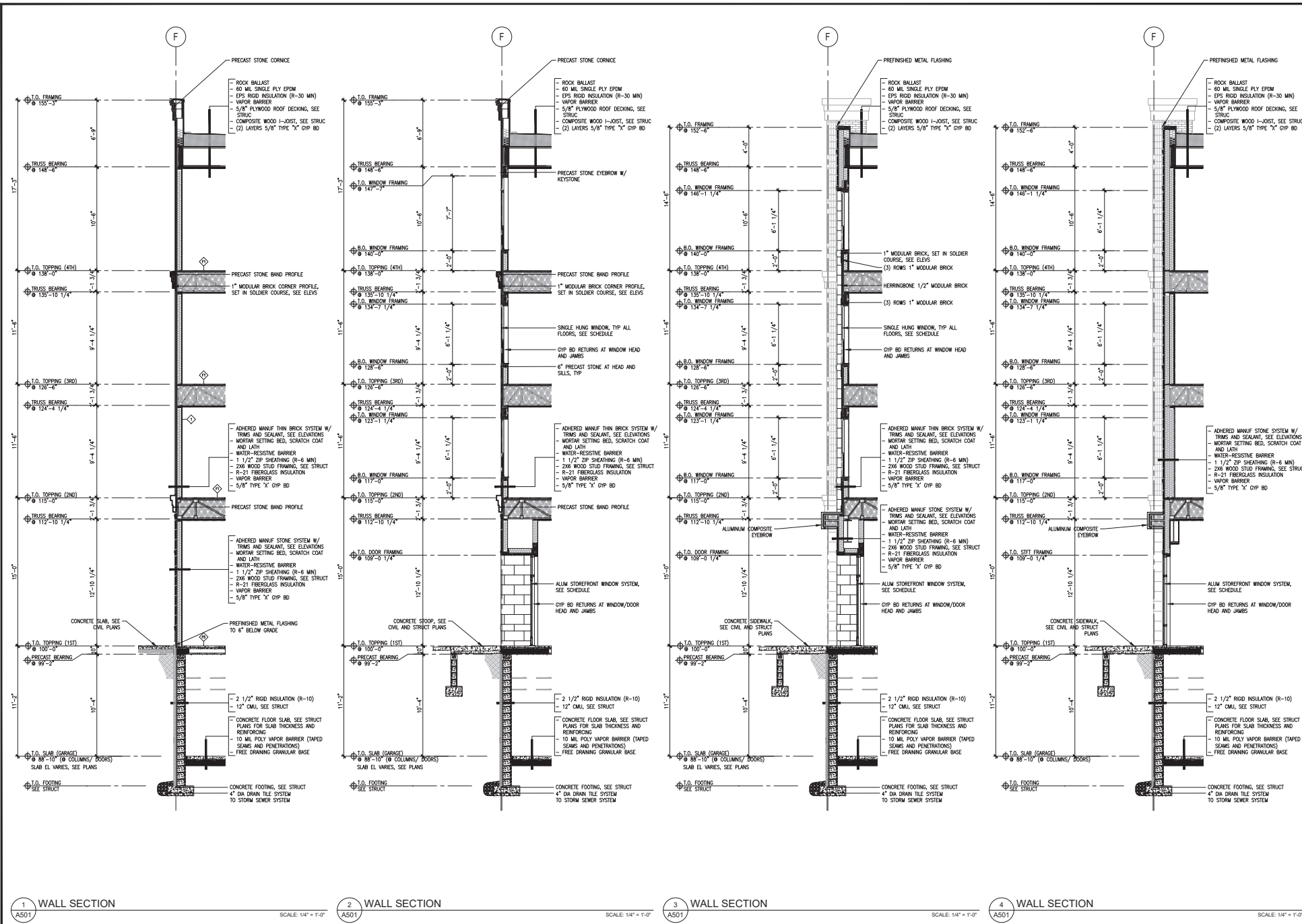
A106

PROJECT NUMBER
25053



1 BUILDING SECTION
A401

SCALE: 1/4" = 1'-0"



1 WALL SECTION
2 WALL SECTION
3 WALL SECTION
4 WALL SECTION

AMICON
CONSTRUCTION MANAGEMENT | GENERAL CONTRACTING

12000 CO.
AMICON CO.
Attn: Project Manager
12000 CO.
AMICON CO.
Attn: Project Manager

212 DIVISION STREET S, NORTHFIELD, MINNESOTA

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	04.20.2020	ISSUE
2	05.20.2020	REVISION
3	06.20.2020	REVISION

WALL SECTIONS

A501

PROJECT NUMBER
25053



Revised Archer Project

City Council – August 3, 2026

Scott Wopata, Community Development Director

Outline

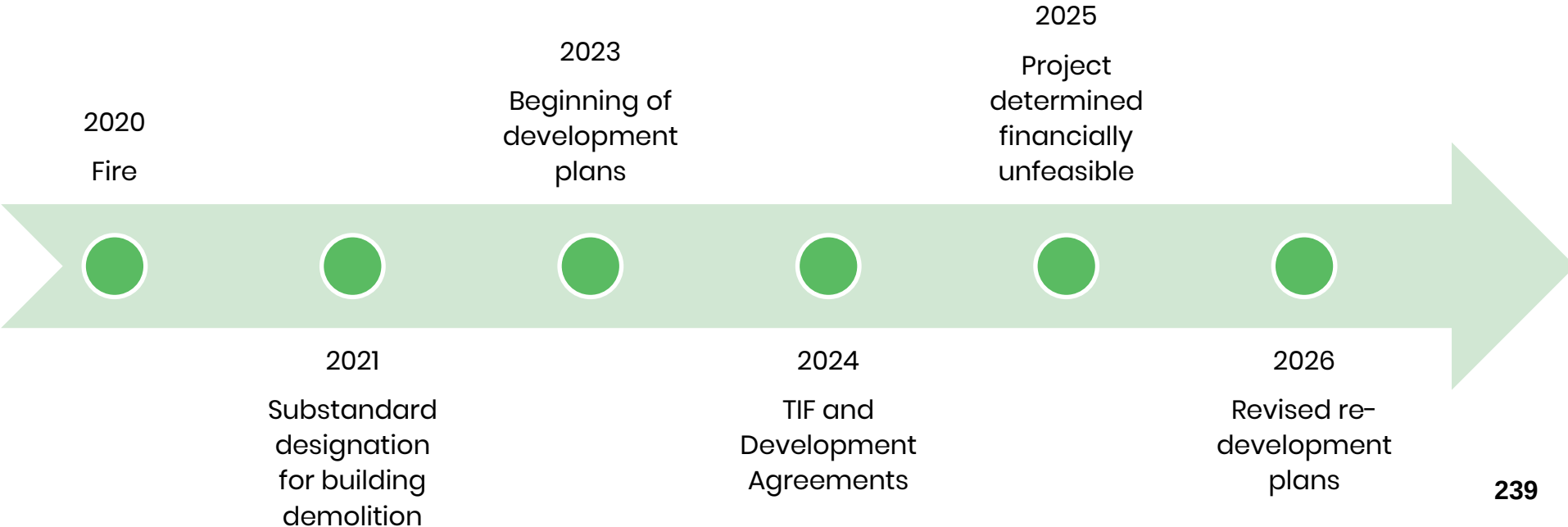


1. Revised Project
2. Current Status
3. Next Steps





Timeline & Process



Revisions



- Use of the building
- Materials
- Sustainability
- Financials
- *More details for developer to speak about...*

What we've heard –



- Excited to fill the hole
- Wish it were more like the old Archer House
- Can the developer perform?
- Excited for more hotels
- Excited for more restaurants
- Is there enough parking?
- Excited for public bathrooms

Status



- Current/previous Development Agreement and TIF Agreement from November 2024
 - Not defaulted...yet
- Project is similar enough to amend old agreements
- Project is different enough to require new approvals (COA, CUP, and Variance)
- Project is different enough to ensure there is support from City Council before new agreements negotiated

Next Steps



Today:

- Review project scope, specifics, and impact
- Ensure shared understanding and clear information
- Motion of support to direct staff to amend TIF Agreement

Aug/Sept:

- Finalize TIF and Development Agreement for Council Consideration
- EOY 2026/Early 2027 – construction begins

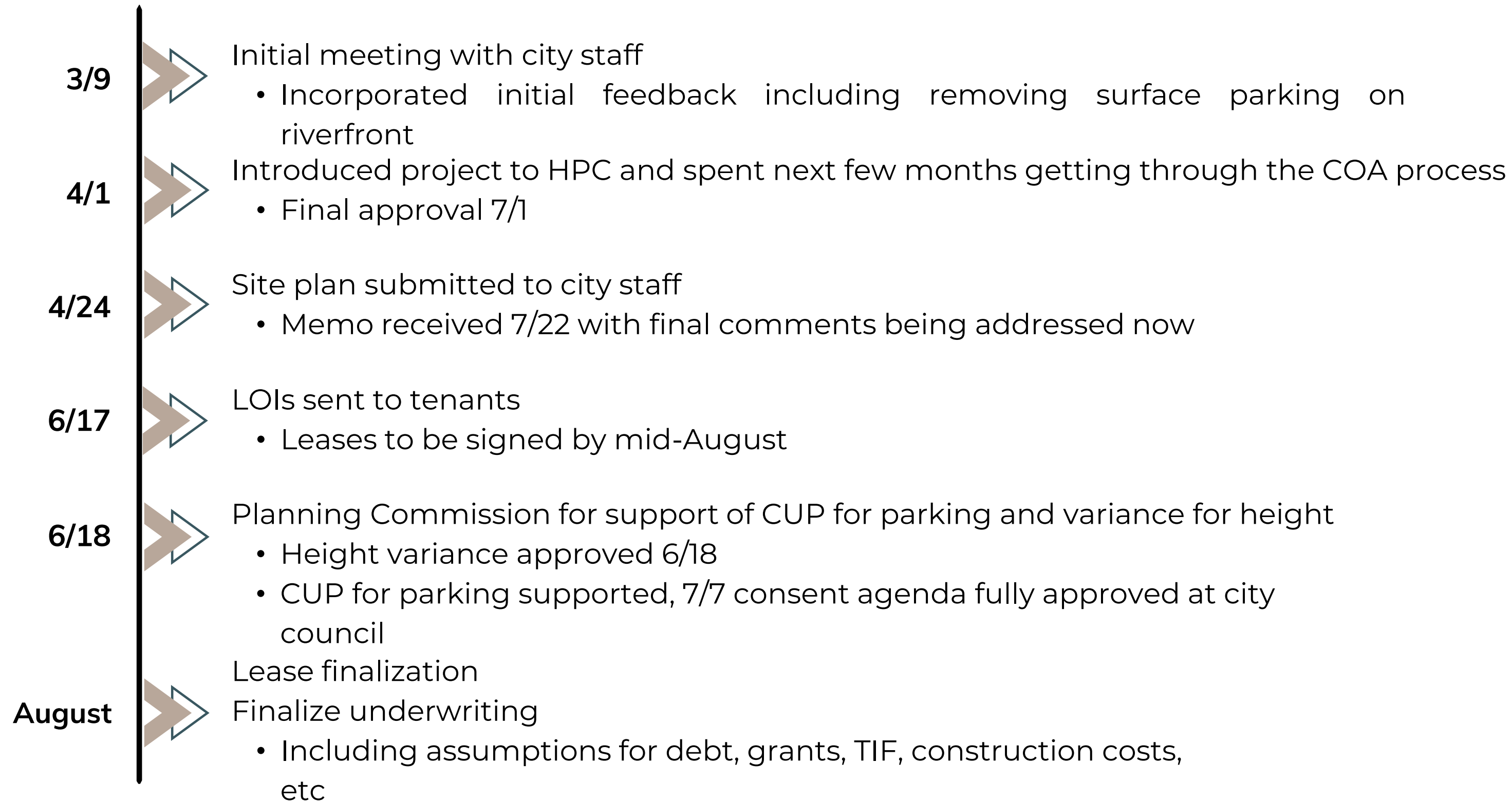


Rebound Partners
INVESTMENTS • MANAGEMENT

THE ARCHER



Timeline to Date:



Division Street



Division in Context



Riverside



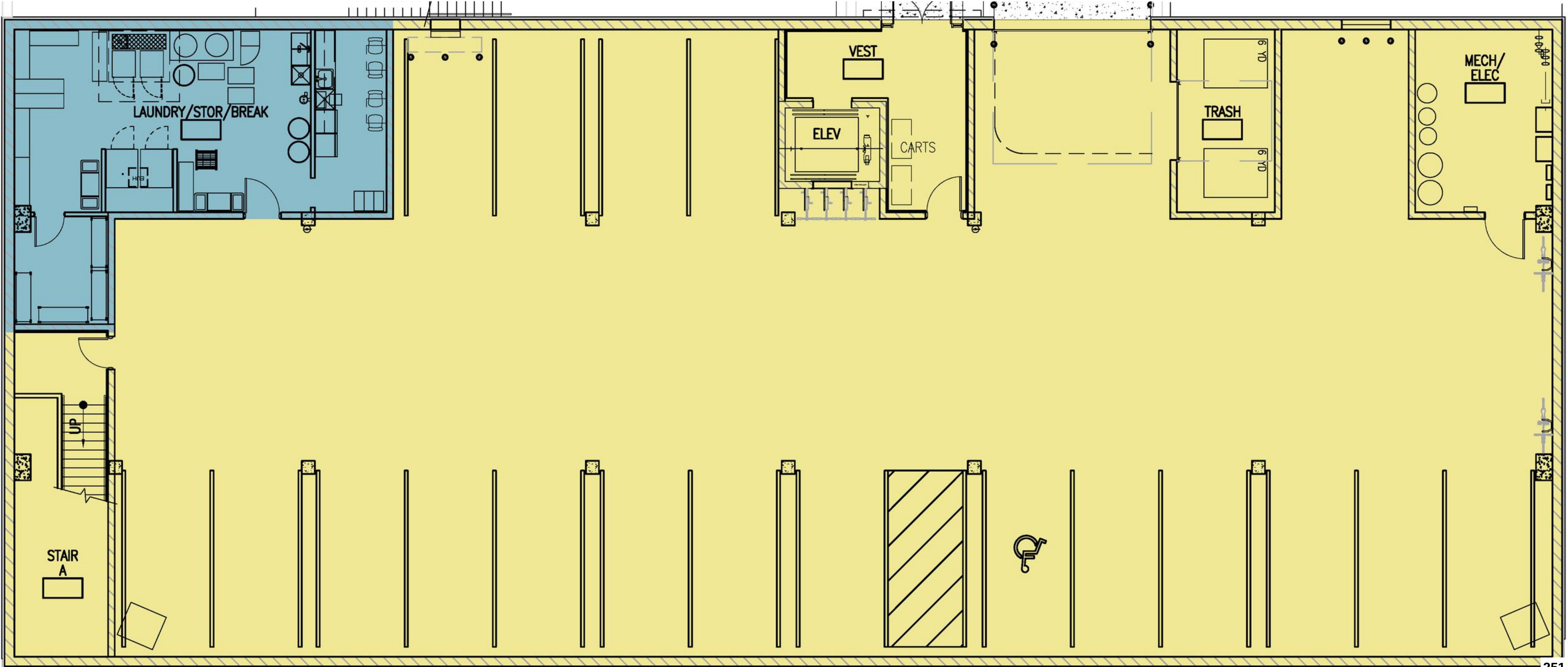
Patio



Project Overview

- Bringing back the initial use - hotel and restaurants
 - Adding a smaller event space (100 guest capacity)
- Hotel
 - 9 Suites
 - Designed for a more comfortable stay with W/D, full kitchen, and more space (week-month possible)
 - Could be a master lease for the colleges for traveling professors
 - 48 Traditional Hotel units
 - Aiming for boutique + elevated feel
- Restaurants
 - A classic diner is our larger restaurant
 - A bagel shop named DoughCo
 - Created by Carleton Alumni brothers Josh ('20) and Jacob Small ('22)

FLOOR -1 - GARAGE



GROUND FLOOR - LOBBY, RESTAURANTS, AND EVENT SPACE



FLOOR 2-4 - HOTEL



Timeline Moving Forward:

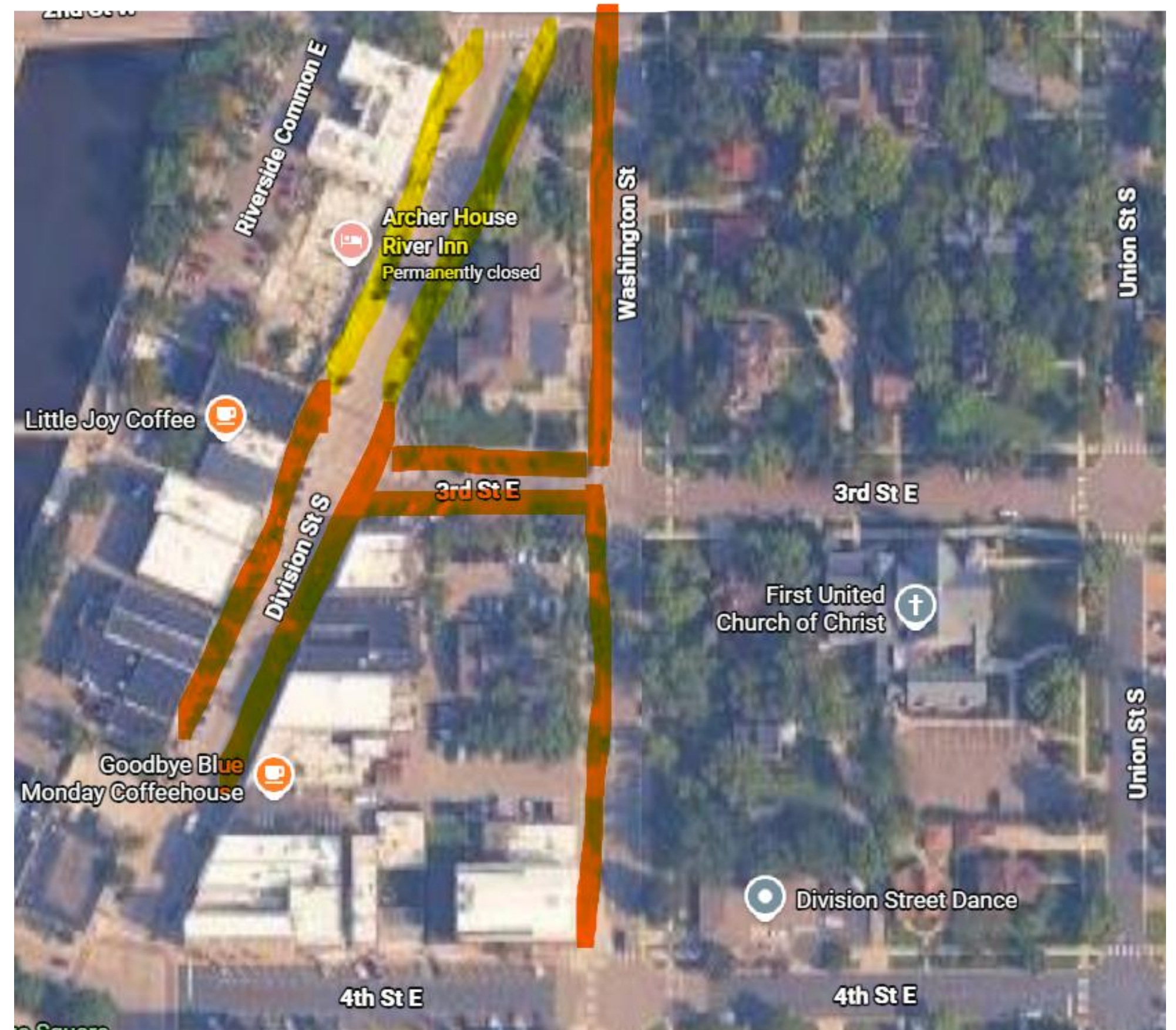


Parking Plan

- We are approved for a CUP for the 19 parking spaces planned in the basement garage entering off the backside of the building
 - We removed surface parking on the Riverside of the building per city guidance early on allowing for a patio activating the riverfront
 - We plan to utilize street parking available as well
 - ~30 on Division right outside of the Archer or across the street (yellow highlight)
 - ~70 available within a 2 block walk (blue highlight)
 - Primarily for overnight parking so will help minimize any disruption for other daytime parking use

Street Parking Example

- ~30 on Division right outside of the Archer or across the street (yellow highlight)
- ~70 more available within a 2 block walk (blue highlight)
- Total of ~100 street parking spaces within a 2 block walk on this side of 2nd St. alone



Parking Historically

- The original Archer was 36 units
 - 4 popular restaurants
 - 2 retail shops
 - Surface parking in the back had 40 spaces which were not dedicated to Archer
 - All guests street parked or utilized the surface lot at 3rd and Washington if they couldn't find a spot in this lot
 - Never really had issues - despite restaurant goers, employees, etc would parking in the surface lot, often taking up spaces for the whole day and overnight

Parking Plan - Short Term

- Short term plan
 - We are not concerned about parking for 90% of the year
 - Currently there is surface parking at 3rd and Washington
 - We are asking Carleton to enter an arrangement with us to have overnight parking in their surface lot just north of our site from 5pm-8am
 - We have a similar agreement for 20 parking spaces with Premier Bank for the Marriot
 - For peak weekends the first couple of years, we have the Byzantine site we can utilize for overflow parking as needed

Carleton/Byzantine Parking Options

- Byzantine Parking
~ 40 spots

- Carleton Parking ~
20 spots



Parking Plan - Long Term

- We own the building that is wrapped by the surface parking at 304 Washington
- We plan to redevelop this full site into an apartment project with parking available to the Archer on the Division St. garage to support the Archer in perpetuity
 - We plan to turn our focus to 304 Washington as soon as Archer is ready for construction



An architectural rendering of a multi-story brick building with a classic architectural style. The building features multiple rows of arched windows on the upper floors. The ground floor has large storefront windows and doors. Signs for 'the hall', 'Bagels Inc.', 'THE ARCHER HOUSE', and 'DINER' are visible. The scene includes a sidewalk with pedestrians, a street with cars, and a landscaped area with plants in the foreground.

Questions or Comments?

Thank
you!



Legislation Text

File #: 26-416, Version: 1

City Council Meeting Date: August 3, 2026

To: Mayor and Members of Council
City Administrator

From: Ben Martig, City Administrator
David Bennett, Public Works Director/City Engineer

Consider Approval of Residential Curbside Compost/Organic Recycling Program Direction.

Action Requested:

City Council is asked to approve a motion directing staff to prepare bids, timelines, and other relevant information for a universal residential curbside organics recycling program for further Council review and consideration of release for proposals.

Summary Report:

At its December 2025 meeting, the City Council removed organics recycling from the residential waste contract. Since that time, staff have conducted additional research on organics recycling programs, including legal and policy considerations, participation rates, and implementation approaches used by other Minnesota communities.

Through this research, staff learned that if the City were to implement a citywide organics collection program through a residential waste contract, state law would require all residents to be charged equally for recycling services, including organics recycling. This information changes the feasibility of some program structures previously discussed by Council. At the July 7, 2026 meeting, the City Council discussed the following three options for organic recycling:

- 1) Maintain the current approach, allowing residents to subscribe directly to private organics collection service through Curbside Compost.
- 2) Maintain the current approach while expanding organics access through additional drop-off locations and future coordination with Dakota County. This option aligns with Dakota County's 2030 goals.
- 3) Implement a universal curbside organics recycling program for all residential customers with an implementation target for mid-2027.

Staff met with Curbside Compost, which indicated strong interest in a universal compost program acknowledged that the service will be subject to a competitive bidding process. If selected through that process, the company indicated it would be prepared to implement a universal organics collection as early as spring 2027.

During its July 7, 2026, discussion, the consensus of City Council expressed interest in pursuing Option 3, a universal residential curbside organics recycling program (Beumer offered no change alternative). Additionally,

this was confirmed as part of the budget recap on “what staff heard” at the July 14th budget work session. Consistent with that discussion, staff recommends moving forward with the necessary steps to solicit bids for the program, with additional timelines and information to come back in September or October for review and direction for releasing proposal requests for universal curbside composting.

City Plans & Policies Relevance:

Comprehensive Plan

Climate Action Plan

Presented to Environmental Quality Commission (EQC) on June 17, 2026.

- Recommendation: EQC recommends exploring a universal organics program that is consistent with the recommended motion.

Alternative Options:

Council could direct staff to proceed with the following options:

Alternative 1: (status quo): Motion to “direct staff to proceed any further on review and remain with ‘status quo.’” Note this is not advised by staff as it is not consistent with the comprehensive plan, climate action plan as Alternative 2 would provide a more incremental option that doesn’t commit at this time to implementing immediately.

Alternative 2: (commitment to Dakota County timeline): Motion to “direct staff to proceed with active participation of Dakota County curbside compost universal option with current intended timeline of 2030 implementation.”

Financial Impacts:

Preliminary cost estimates for a universal organics program will be presented for discussion; no financial action is requested.

Tentative Timelines:

Tentatively considering an agenda item in September or October for review and direction from council to release proposals. More detailed timelines would be developed after council action.



Organic Recycling

August 3, 2026

Agenda

1. Staff Presentation

Summary Recap

note: will have an abbreviated version of this background presentation at meeting

2. Council Questions

3. Public Comment

4. Council Motion



Context of Discussion



Composting was removed from the residential waste contract in December 2025.

Staff identified three pathways forward. The presentation will share the tradeoffs, estimated impacts, and questions requiring Council direction.

City Goals & Priorities



Strategy 5: Reduce solid waste through diversion, recycling, and reuse

Northfield will be a zero-waste community.

Guiding values



Outcomes

1. Northfield has robust policies and procedures in place to reduce the quantity of solid waste that is sent to the Rice County landfill.
2. All organic materials are diverted from the waste stream through a community-wide curbside compost collection system available to all property owners and renters.

Comprehensive Plan

- Coordinate with local waste and recycling haulers to offer curbside compost pick up for residents

Climate Action Plan

- Calls out Materials & Waste as one of six core areas of focus
 - Zero Waste Plan
- Greenhouse Gas emissions: In 2024, waste was 3% of community wide emissions

Rice County Landfill

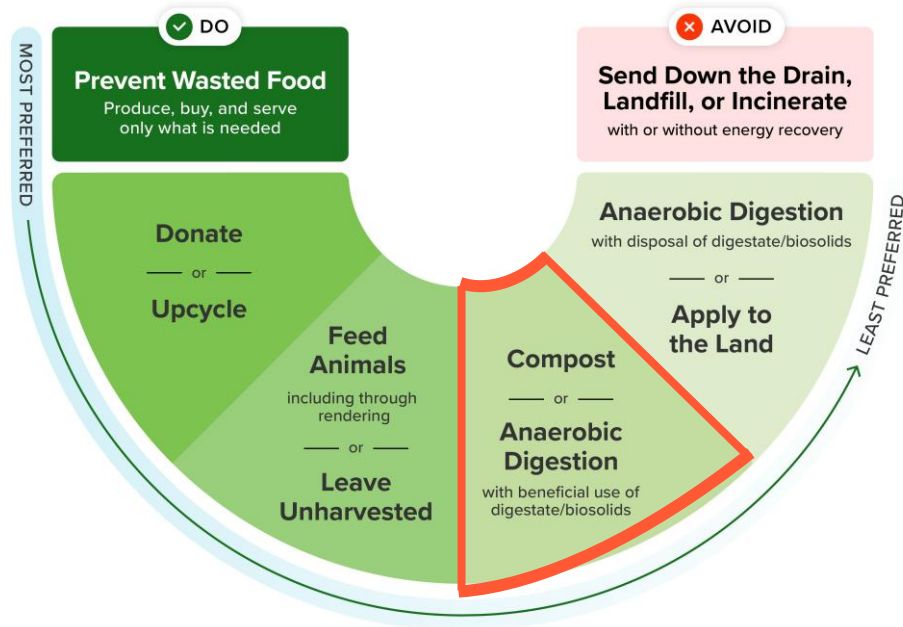
- Expected to be at capacity in 12 – 15 years

Waste Management



Wasted Food Scale

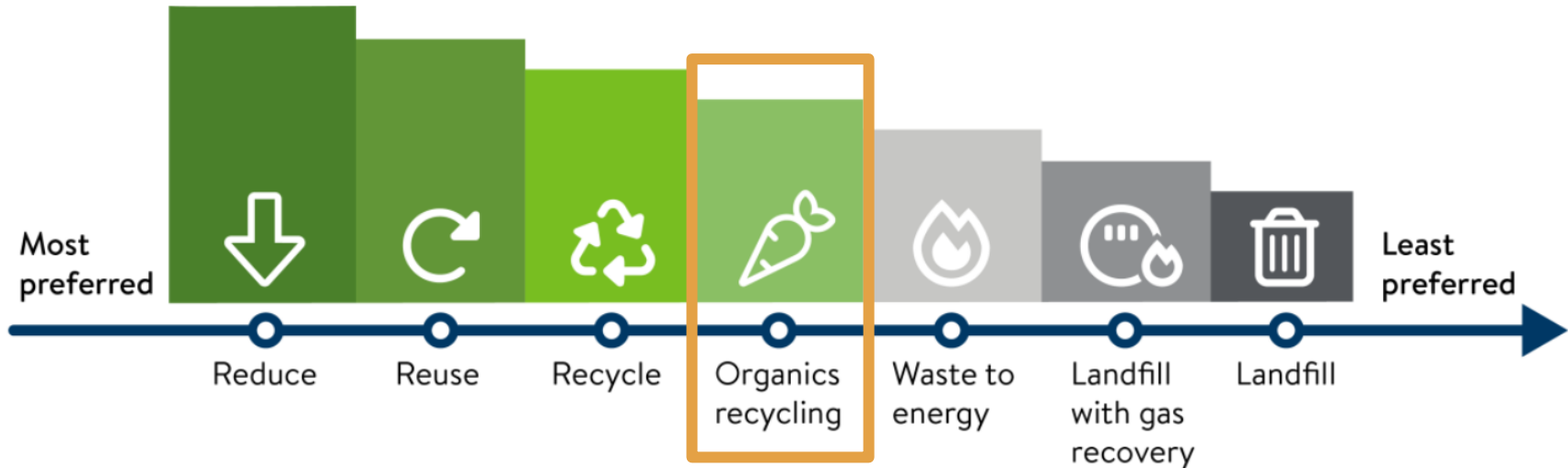
How to reduce the environmental impacts of wasted food



Waste Management



Waste management in Minnesota is guided by the Minnesota Waste Management Act, Minn. Stat. [§115A.02](#), an integrated waste management systems hierarchy that protects the state's land, air, water, and public health. This statute identifies the most to least preferred management, a hierarchy that prioritizes waste reduction, recycling, composting, and resource recovery.



Composting: New Information



[MN State Statute 115A.93](#)

- Mandates all residents be charged equally for recycling services, including organics recycling
 - All residents must be charged for the service
- Example City of Bloomington:
 - Minnesota State Statute 115A.93 requires licensing authorities, like the City, to require that residents who recycle organics and regular recycling must not pay more than residents who do not recycle organics or regular recycling. Therefore, the City is required by Hennepin County to offer organics and State law requires that in communities where organics recycling service is available, **all residents must be charged for the service.**



Waste Contract (2026–2030) does not include organic recycling

- Serves about 5,058 residential households

Organics Recycling

- City provides two locations for residents to drop off their organics
 - Free service
 - Drop off locations: Composting site & Streets Shop
- Voluntary Program residents can sign up for Curbside Compost
 - \$15/month
 - Approximately 15% of the residential households participate in curbside service

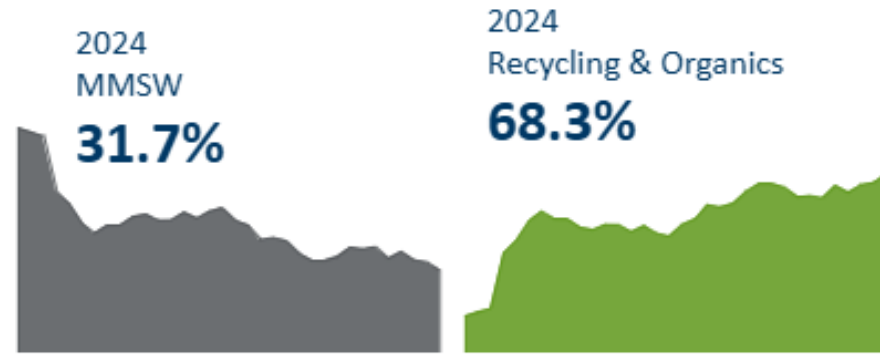
Metropolitan Solid Waste Management Policy Plan



Primary Recycling Goals

- 2030: Recycling rate 75%
 - 2024: Rice County's recycling rate was 68.3%
 - 2024: State average recycling rate was 44.7%
- Make residential curbside collection available in cities with a population greater than 5,000 by 2030

Trends in MMSW and recycling rates (1991-2024)



[Data comes from 2024 Score Report](#)

What Staff learned from other Communities



- Participation is highest when service is universally available
 - Voluntary subscription programs tend to remain limited
- Most cities begin with food scraps only
- Education and contamination management are critical
- Regional communities are increasingly expanding organics access

ORGANICS

Put these items in your organics collection– **use BPI-certified compostable bags.**

Food scraps

- Bakery and dry goods
- Coffee grounds
- Dairy products
- Eggs and eggshells
- Meat, fish and bones
- Produce: fruit and vegetables



No Recyclables



No Yard Waste



No Trash

For more information, visit www.dakotacounty.us, search *organics collection*.

Comparison Cities



- Have curbside collection of residential organics

City	Population	Start Date	% Participation
New Hope, MN	Approximately 22,990	Spring 2025	11%
Crystal, MN	Approximately 23,300	2025	11%
Robbinsdale, MN	Approximately 14,700	Spring 2025	20%
Golden Valley, MN	Approximately 22,700	2022	39%
Minneapolis, MN	Approximately 430,000	2015	53% (Highest)

Northfield*

Approximately 20,700

2017

About 15%

Pathways Forward



Options	Description
Status Quo	Voluntary subscription
Phased Expansion	Align with Dakota County & look at expanding drop of sites for composting
Universal Composting Service	All residents pay for service

Universal Organics Recycling Program



- **Estimated Cost of Single Hauler Curbside Compost**

Participation Percentage	Estimated Monthly Price for Residents
15%	\$4.00
20%	\$4.50
25%	\$5.20
30%	\$5.70

Note: Generally to start universal organic program the City needs to Collect \$250,000 in revenue to offset hauler collection charges. Estimates are intended to support policy discussion only.

Pathways Forward: Recommended motion



Universal Organics Recycling: Have a single hauler waste contract for organics recycling

Council consensus feedback at July 8 and confirmed July 14 consensus for this alternative (Beumer offered status quo)

- Alignment with Comprehensive Plan & Climate Action Plan
- Lower cost entry is expected to increase participation
- Greater participation = more progress on waste diversion and sustainability goals
- Requires resident fee regardless of participation
- Would require request for proposals and coordination with hauler

Alternative 1



Status Quo: Residents sign up to receive organics recycling program in Northfield

Not recommended by staff based on guiding plans

- Flexible for residents – only those who are interested sign up
 - At higher cost for interested residents (\$15)
 - Is available at on a sliding scale to make it more affordable to all residents if they want to participate
- Participation rates are likely to remain limited under a opt-in
- Limited impact on waste diversion & sustainability goals
- Low impact on reducing waste to landfill (capacity in 12-15 years)

Alternative 2



Phased Expansion: Align with Dakota County timeline of expanding universal organics recycling 2030. ~~Add additional composting drop-off sites~~

Staff modified this alternative by removing the added drop sites based on Council discussion

- Alignment with County rollout
 - Discussions with haulers expected to happen in 2027
- Additional drop off locations
- Participation rates may remain limited
- Slower progress toward waste diversion and sustainability goals
- Minimal short-term impact on reducing waste to landfill (capacity in 12 – 15 years)

Deliberation



- Council Questions
- Public Comment (up to 2 minutes – use comment card for request)
- Mayor request motion
- Deliberation & voting

Main Motion



Consider motion “directing staff to prepare bids, timelines, and other relevant information for a universal residential curbside organics recycling program for further Council review and consideration of release for proposals.”

Note: See memo for alternatives



Legislation Text

File #: Res. 2026-082, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council
City Administrator

From: Sean Simonson, Engineering Manager
David Bennett, Public Works Director/City Engineer
Jacob Ives, Graduate Engineer (EIT)

Consideration of Resolution Ordering Preparation of Feasibility Report for the 2027 Reclamation Project.

Action Requested:

The Northfield City Council approves the attached Resolution ordering the preparation of a feasibility report for the 2027 Reclamation Project, STRT2027-A88.

Summary Report:

The approval of the attached resolution (Attachment 1) is the initial step in moving the 2027 Reclamation Project, STRT2027-A88 forward. By this resolution, the City Council orders the preparation of a feasibility report. See Attachment 2 for a detailed project process.

The proposed scope of the Mill and Overlay Project includes the following street segments: (Attachment 3)

- North Avenue from Eveleth Avenue to Garrett Avenue

The street segment listed above is identified in the approved 2026 - 2030 Capital Improvement Plan (CIP). The proposed Pavement Reclamation work on the identified street would improve streets that are currently in a Pavement Condition Index (PCI) Range of 70 - 41. The existing utilities in each of these areas are expected to be in good condition and only require minor spot repairs.

Staff is recommending that this project move to the feasibility report phase. The feasibility will be developed to determine the final project scope prior to the final design phase. This approach allows the City Council latitude for further discussions on budget and scope while allowing the project to remain on schedule.

Alternative Options:

The City Council could decide not to move this project forward; however, that action would then allow the existing pavement to continue to deteriorate. Alternatively, the City Council could decide to reduce (or increase) the scope of the project which would then be included in the feasibility report.

Financial Impacts:

The estimated project cost as indicated in the proposed 2027 - 2031 CIP is \$1,957,398, which would be funded

via franchise fees, bonding, and utility enterprise funds. If the City Council authorizes the preparation of a feasibility study, staff will review the estimated project costs, funding sources, and provide additional detail as part of the acceptance of the feasibility report.

Tentative Timelines:

Attachment 2 shows the project process in detail. Minnesota Statutes require several additional follow up approvals prior to actual award of a construction contract. At any time during that process the City Council could reduce the scope, delay the project, or decide to not move it forward.

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2026-082
ORDER FEASIBILITY REPORT
2027 RECLAMATION PROJECT
STRT2027-A88

WHEREAS, it is proposed to study the following improvements:

- North Avenue from Eaves Avenue to Garrett Avenue

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

The proposed improvement be referred to the City Engineer for study and the City Engineer is instructed to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; and the estimated cost of the improvement as recommended.

PASSED by the City Council of the City of Northfield on this 3rd day of August 2026.

ATTEST

City Clerk

Mayor

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES

 ___ NESS ___ PETERSON WHITE ___ SOKUP

2027 Reclamation Project (STRT2027-A88)

The following actions detail the proposed process track for local improvements.

Date ¹	Project Step	Purpose of Step	Council Action	Staff Action
Aug 3, 2026	Order preparation of Feasibility Report	Ordering the Feasibility Report will allow Staff to create a Feasibility Report that will allow the Engineer to analyze the potential project and estimate initial project costs.	Resolution 2026-XXX	
September 23, 2026	Neighborhood Meeting	The intent of this meeting is to inform the neighborhood of the upcoming project and seek input on the improvements, which will be summarized for City Council.		Mail Notice September 4, 2026
October 13, 2026	Council discussion of Draft Feasibility Report			
November 10, 2026	Accept Feasibility Report and Authorize Preparation of Plans and Specifications	Accept Feasibility Report and Authorize Preparation of Plans and Specifications	Resolution 2026-XXX	
November 11, 2026	Publish Street Recon Plan Hearing Ad in Northfield News	A step in the project financing process for bonding		Send Ad to NNews Nov 6, 2026
December 1, 2026	Public Hearing – 5-Year Street Reconstruction Plan and adoption of plan	Authorization of bonds requires a public hearing and adoption of a 5-year street reconstruction plan. Plan must be approved by two-thirds of the governing body members present, publish at least 10-day before hearing but no more than 28-days. Once plan and preliminary authorization of bonds is adopted, the public has a 30-day period where a petition signed by at least 5% of the votes cast in the last election can require that the bonding be subject to a referendum. 2/3 of majority of governing body present at the meeting for approval	Resolution 2026-XXX	Ad in NNews at least 10-day prior but no more than 28 Publish ad Nov 11, 2026
January 27, 2027	2 nd Neighborhood Meeting	The intent of this meeting is to inform the neighborhood of the upcoming project and seek input on the improvements, which will be summarized for City Council.		Mail Notice February 19, 2027
March 2, 2027	Approve Plans and Order Advertisement for Bids	Final approval of plans for bidding	Resolution 2027-XXX	
March 10, 17, 24, 2027	Publish Ad for Bid in Northfield News	A step in the bidding process. The project will also be advertised on the MnDOT e-Advert website.		Send Ad to NNews March 5, 2027
April 1, 2027	Bid Opening – 2:00 P.M.	Final step in the bidding process. Bids are opened by staff and tabulated. From here staff will make a recommendation to the City Council for award.		
April 20, 2027	Accept Bids and Award Contract	This step follows the uniform municipal contracting law, 471.345, the City's purchase policy and allows for the project to move forward with beginning the actual construction process.	Resolution 2027-XXX	
May 2027	Property Owner Meetings	Individual meetings with property owners will be scheduled to go over the details of construction and document existing conditions.		
May 2027	Council authorization to schedule bond Sale	City Council authorized setting the bond sale date for the SROP bonds for 2026	Resolution 2027-XXX	
June 2027	Bond Sale Closes Council award Bond	City Council award the sale of the Bonds	Resolution 2027-XXX	
August 2027	Bonds Sale Closes	Funds from Bond Sale are transferred to City		
May – October 2027	Construction	The City Engineer recommends to City Council when the final payment should be made to the Contractor. The City Council may accept the work by resolution; however, if the city fails to pay the amount due within 30 days of a monthly estimate, or 90 days after the final estimate, the city must pay interest on the past due amount as prescribed by law.		
July 2028	Accept Improvements and Authorize Final Payment		Resolution 2028-XXX	

¹ – Dates in grey text indicate actions that have taken place. Dates in bold text indicate the next planned step. Dates in italics denote tentatively scheduled future actions.

1 – Dates in *grey text* indicate actions that have taken place. Dates in **bold** text indicate the next planned step. Dates in *italics* denote tentatively scheduled future actions.





2027 Reclamation Project

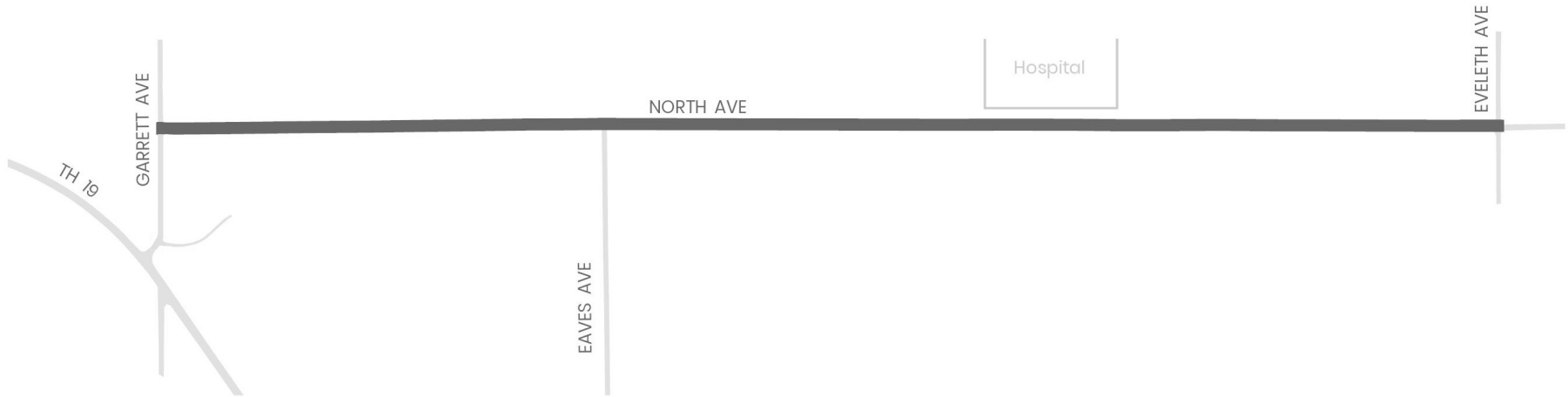
CITY COUNCIL MEETING
ORDERING PREPERATION OF
FEASIBILITY REPORT
8/3/2026

Tonight's Outline



- Project Location
- Project Scope
- What is a Reclamation?
- Project Process
- Tonight's Action Items
- Questions / Comments

Project Overview



— Street Improvement

North Avenue Existing Conditions



Project Scope



- Pavement Reclamation
- ADA Upgrades to Existing Pedestrian Facilities
- Storm Sewer, Sanitary Sewer, and Water Valve Adjustments / Rehabilitations
- Trail Repairs

What is a Reclamation?



- Old pavement and the upper 6+ inches of sub-base are milled up from the existing street.
- The millings from the old street are used to replenish the sub-base of the road.
- New asphalt is applied over the packed millings to form the new road surface.
- Drain tile is installed along the edge of the road.

Project Process



August 3, 2026	Order preparation of Feasibility Report
September 23, 2026	Neighborhood Meeting
October 13, 2026	Council discussion of Draft Feasibility Report
November 10, 2026	Accept Feasibility Report and Authorize Preparation of Plans and Specifications
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May 2027	Council authorization to schedule bond Sale
June 2027	Bond Sale Closes Council award Bond
August 2027	Bonds Sale Closes
May – October 2027	Construction
July 2028	Accept Improvements and Authorize Final Payment

Bold items are City Council Meetings

Action Tonight



Consideration of Resolution 2026-XXX

Ordering Preparation of Feasibility Report for the 2027
Reclamation Project

Questions?

northfieldmn.gov/2027project





Legislation Text

File #: 26-417, **Version:** 1

City Council Meeting Date: August 3, 2026

To: Mayor and City Council

From: Ben Martig, City Administrator

City Administrator's Update.

Summary Report:

Please see the following

- Upcoming Agenda Items List.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A



City of Northfield

Upcoming Agenda Items

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

City Council

Thursday, August 13, 2026

- TMP 26-634** Approve Abstract of Votes Cast at the August 11, 2026 Primary Election.
- Drafter:** Peterson
- Notes:** Special Meeting #1 (5 min.)

Tuesday, August 18, 2026

- TMP 26-390** 2027-2028 Council Budget Town Hall Meeting.
- Drafter:** Angelstad
- Notes:** Special Meeting #1 (90 min.)

Tuesday, August 25, 2026

- TMP 26-524** Consider Motion approving the Sibley Swale Park Improvement Plan.
- Drafter:** Tussing
- Notes:** Regular #2 (15 min)
- TMP 26-525** Consider Motion approving the Oddfellows Park Improvement Plan.
- Drafter:** Tussing
- Notes:** Regular #1 (15 min)
- TMP 26-571** Public Hearing Related to Resolution for Modified, Amended and Restated Resolution of the Economic Development Authority (EDA).
- Drafter:** Martig
- Notes:** Public Hearing #1 (10 min)
- TMP 26-006** Summary Publication Notice for the Text Amendment to Park Dedication Fees.
- Drafter:** Schmidt
- Notes:** consent
- TMP 26-638** Consider Motion Approving Public Highway At-Grade Crossing Agreements with Union Pacific Railroad Company for Second Street and St. Olaf Avenue.

Drafter: Simonson

Notes: Consent

TMP 26-640

Consider Approving Disbursements totaling \$

Drafter: Grant

Notes: consent

TMP 26-614

Consider Approval of Outdoor Dining Permit for Fraternal Order of Eagles Aerie #2242 dba Northfield Eagles #2242.

Drafter: Peterson

Notes: Consent

TMP 26-513

Public Hearing for Wellhead Protection Plan Part 2 Update.

Drafter: Wagner

Notes: Public Hearing #2 (___ min.)

TMP 26-561

Consider Resolution Establishing Working Group and Approving Related Mayoral Appointments.

Drafter: Martig

Notes: Regular #4 (30 min.)

TMP 26-569

Consider Resolution for Modified, Amended and Restated Resolution of the Economic Development Authority (EDA).

Drafter: Martig

Notes: Immediately following Public Hearing #1 (___ min.)

TMP 26-185

Consider Approval of Grant Contract Agreement with the State of Minnesota for Local Housing Trust Fund Grant (2025) in the Amount of \$150,000.

Drafter: Hanson

Notes: consent

TMP 26-573

Consider First Reading of Ordinance 10XX Amending City Code Chapter 2, Related to City Boards and Commissions (Modification of Boards/Commissions).

Drafter: Martig

Notes: Consent

TMP 26-005

Second Reading of Ordinance to Amend the Text Related to Park & Trail Dedication Fees.

Drafter: Schmidt

Notes: Consent

TMP 26-152 Discuss Safe Streets and Roads for All (SS4A) Planning RFP- Scope of Services.

Drafter: Bennett

Notes: Regular #3 (__ min.)

TMP 26-143 City Administrator's Update.

Drafter: Martig

Notes: update

TMP 26-191 2026 Second Quarter Financial & Investment Updates

Drafter: Angelstad

Notes: consent

TMP 25-771 Consider Approval of August 3, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

TMP 25-772 Consider Approval of August 18, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

Tuesday, September 8, 2026

TMP 25-846 Consider Resolution approving Contract with the State of Minnesota for the Reconstruction of the Mill Towns State Trail in Sechler Park.

Drafter: Bennett

Notes: consent

TMP 26-574 Consider Second Reading of Ordinance 10XX Amending City Code Chapter 2, Related to City Boards and Commissions (Modification of Boards/Commissions).

Drafter: Martig

Notes: consent

TMP 26-575 Consider Motion Approving Summary Publication for Ordinance 10XX Amending City Code Chapter 2, Related to City Boards and Commissions (Modification of Boards/Commissions).

Drafter: Martig

Notes: consent

- TMP 25-960** City Administrator's Update.
- Drafter:** Martig
- Notes:** update
- TMP 25-989** Reports From the Mayor and Council Members.
- Drafter:** Martig
- Notes:** update
- TMP 26-144** City Administrator's Update.
- Drafter:** Martig
- Notes:** update
- TMP 26-151** Consider Approval of Safe Streets and Roads for All (SS4A) Planning Grant with FHWA.
- Drafter:** Bennett
- Notes:** Consent
- TMP 25-774** Consider Approval of August 25, 2026 City Council Meeting Minutes.
- Drafter:** Peterson
- Notes:** consent

Tuesday, September 15, 2026

- TMP 26-154** Consider an update on Comprehensive Sewer Plan and Comprehensive Water Plan.
- Drafter:** Wagner
- Notes:** #1 (__ min.)
- TMP 26-391** 2027-2028 Budget Worksession.
- Drafter:** Angelstad
- Notes:** #2 (__ min.)

Tuesday, September 22, 2026

- TMP 26-295** Consider Council Member Roles on Boards and Commissions for 2027-2028.
- Drafter:** Hoffman
- Notes:** Regular #__ (15 min.)

- TMP 26-406** Approve the proposed 2027 Northfield Area Fire & Rescue Service Budget and Capital Equipment Plan and Related City of Northfield of Fire Department 2027s Contribution.
Drafter: Martig
Notes: consent
- TMP 26-179** Consider Approval of Sale of Property at 1600 Riverview Ln by Northfield Hospital + Clinics.
Drafter: Bennett
Notes: #1 Immediately Following Public Hearing #1 (5 min.)
- TMP 26-393** Consider Adoption of Utility Rates for 2027.
Drafter: Wagner
Notes: Consent
- TMP 26-394** Consideration of a Preliminary 2027 General Fund Budget and Establishing a Date and Time for the Public Hearing.
Drafter: Angelstad
Notes: Regular #1 (30 min.)
- TMP 26-395** Consideration of Resolution Adopting a Proposed 2026 Total Tax Levy Payable in 2027, includes HRA & EDA.
Drafter: Angelstad
Notes: Regular #2 (5 min.)
- TMP 25-892** Adopt Changes to Fees and Charges.
Drafter: Peterson
Notes: consent
- TMP 26-633** Consider First Reading of Ordinance Removing the Overnight Winter On-Street Parking Ban
Drafter: Bennett
Notes: Immediately after public hearing
- TMP 25-990** Reports From the Mayor and Council Members.
Drafter: Martig
Notes: update
- TMP 26-177** Public Hearing on Sale of Property in at 1600 Riverview Ln (Northfield Hospital + Clinics)

Drafter: Bennett

Notes: Public Hearing #1 (5 min.)

TMP 26-145

City Administrator's Update.

Drafter: Martig

Notes: update

TMP 25-775

Consider Approval of September 8, 2026 City Council Meeting Minutes.

Drafter: Peterson

Notes: consent

TMP 25-776

Consider Approval of September 15, 2026 City Council Work Session Minutes.

Drafter: Peterson

Notes: consent

**STATE OF MINNESOTA
RAILROAD CROSSING SIGNAL AGREEMENT**

USDOT Number:	380370A, 380371G, 380372N	Total Obligation:	\$ 1,745,836.00
State Project Number (SP):	66-00179	Anticipated Federal Aid:	\$ 1,571,252.40
Federal Project Number:	RRS 6626 (262)	Total Railroad Obligation:	\$ 87,291.80
CFDA:	20.205	Total Local Agency Obligation:	\$ 87,291.80

Railroad: Union Pacific

Location: MSAS 118 (W 3rd St., DOT No. 380370A), MSAS 103 (W 2nd St., DOT No. 380371G), MSAS 101 (W St. Olaf Ave., DOT No. 380372N), City of Northfield, Rice County, MN

Local Agency: City of Northfield

This Agreement is made and entered into by and between the State of Minnesota through its Commissioner of Transportation, ("State"), the Union Pacific Railroad Company ("Company"), and the City of Northfield ("Local Agency"), (each a "Party" and collectively, the "Parties").

RECITALS

1. MSAS 118 (W 3rd St., DOT Crossing No. 380370A), MSAS 103 (W 2nd St., DOT Crossing No. 380371G), MSAS 101 (W St. Olaf Ave., DOT Crossing No. 380372N), as now established, cross the tracks of the Company at grade in Northfield, Rice County, Minnesota. The locations of the highway-railroad crossings are shown on the attached Exhibit A (collectively, the "Crossings").
2. The State, the Company, and the Local Agency desire to modify the Crossings as provided in the terms of this Agreement (the "Project"), and the Company is willing to install, maintain and operate the highway-railroad grade crossing warning devices ("Signal Systems") upon the terms and conditions set forth in this Agreement.
3. The State, pursuant to Minnesota Statute §161.36, is authorized to cooperate with the United States government in contracting for the construction, improvement and maintenance of transportation in the State of Minnesota, financed in whole or in part by federal monies.
4. The Federal Highway Administration ("FHWA"), when acting in cooperation with the State of Minnesota, is authorized by Section 130 of Title 23 of the United States Code to make Federal Aid available for the purpose of eliminating hazards at highway-railroad grade crossings within the State of Minnesota.
5. The State, pursuant to Minn. Stat. §219.26, has reviewed the proposed selection of warning devices for the Crossings and has determined that the proposed selection is appropriate for the Crossings.

Accordingly, the Parties agree as follows:

AGREEMENT

1. Term of Agreement; Survival of Terms; Incorporation of Exhibits

- 1.1. **Effective Date.** This Agreement will be effective on the date the State obtains all required signatures under Minn. Stat. §16C.05, subdivision 2. The Company must not begin work under this Agreement until it is fully executed and the Company has been notified in writing by the State's Project Manager to begin the Project.

- 1.2. **Expiration Date.** This Agreement will expire four (4) years after it is fully executed, or when all obligations have been satisfactorily fulfilled, whichever occurs first. The State and Local Agency will not pay for work completed after the expiration of this Agreement; any work completed by the Company after expiration or termination of this Agreement will be undertaken at the Company's own risk and expense, unless otherwise agreed to in writing by the Parties.
- 1.3. **Survival of Terms.** All terms which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, but not limited to the following terms: Future Responsibility; State Audits; Data Disclosure; Government Data Practices; and Governing Law, Jurisdiction and Venue.
- 1.4. **Exhibits.** Exhibit A: Location Print; Exhibit B: Detailed Cost Estimate; Exhibit C: Title VI Non-Discrimination Provisions; Exhibit D: Buy America Requirements, and Exhibit E: Local Agency Resolution are attached and incorporated into this Agreement.

2. Scope of Work

2.1. Performance of Project Work

2.1.1. The Company will complete the work contemplated by this Agreement by furnishing all materials, labor, and project management for the installation of Signal Systems at the Crossings identified in Exhibit A as follows:

- 2.1.1.1. MSAS 118 (W 3rd St., DOT Crossing No. 380370A) will be provided with new railroad flashing light signals, gates, constant warning circuitry and LED lenses;
- 2.1.1.2. MSAS 103 (W 2nd St., DOT Crossing No. 380371G) will be provided with new railroad flashing light signals, gates, a side light in the NE quadrant, constant warning circuitry and LED lenses; and
- 2.1.1.3. MSAS 101 (W St. Olaf Ave., DOT Crossing No. 380372N) will be provided with new railroad flashing light signals, gates, a side lights in the NE quadrant, constant warning circuitry and LED lenses.

(Collectively, the "Project").

- 2.1.2. The Company will complete the Project in accordance with Part 8 of the Minnesota Manual on Uniform Traffic Control Devices ("MN MUTCD").
- 2.1.3. The Company will submit detailed plans and specifications for the Project to the State for its approval, prior to starting the Project.
- 2.1.4. The Company may subcontract any or all of the Project work under this Agreement, provided a market-based competitive procurement process is used.
 - (a) If the subcontracted work costs less than \$10,000.00, the Company will provide an invoice detailing the work performed by its subcontractor(s).
 - (b) If the subcontracted work costs \$10,000.00 or more, the Company will:
 - i. Obtain prior approval from the State;
 - ii. Enter into a written contract with the subcontractor; however, an existing, continuing contract under which the Company has the same kind of work regularly performed at the Company's cost may be considered to conform to the requirements of this Section if the State determines that the proposed costs are reasonable; and
 - iii. Provide a copy of the new or continuing contract under which the subcontracted Project work will be performed, upon request by the State.

2.1.5. If existing equipment and/or materials are being replaced, the Company will take ownership of the materials and electrical equipment to be removed, and will dispose of them in accordance with all applicable laws and regulations. If the Company determines that some or all of the removed materials and electrical equipment are satisfactory for reuse, the Company may salvage and reinstall the same at

another location in the State of Minnesota, or stockpile selected components for future purposes. The State may, at its discretion, ask the Company to salvage components of the existing equipment and/or materials. Items designated for salvage must be carefully removed and placed at the Crossings so that the State or its designee may transport them.

2.1.6. The Company will comply with Buy America requirements as set forth in Exhibit D.

2.2. **Standards of Performance; Inspection**

2.2.1. Applicable standards for highway-railroad grade crossing construction consist of standards and regulations in AASHTO, AREMA, FHWA, MN MUTCD, Minn. Stat. §219 and Minn. Rules §8830. Should a conflict be identified in any of these standards or regulations, Minnesota statutes and rules will govern, except to the extent they may be preempted by applicable federal law.

2.2.2. The Company will have the Project completed, with Signal Systems installed and placed in service, within eighteen (18) months after the date the Company is authorized to begin the Project. If the Company determines it is not possible to do so within this time frame, the Company will notify the State of the need for a time extension and indicate the reason for such extension.

2.2.3. The Company and Local Agency will permit the State to inspect and approve the Project during the regular working hours of the Company with prior notice.

2.2.4. The Company will notify the State in writing of the date the Signal Systems are placed in service. On or after that date, representatives of the State and the Company will conduct a joint inspection of the Project. If the State is satisfied that the Project has been completed in compliance with all applicable standards for work of this type and as set forth in this Agreement, the State's Project Manager or Authorized Representative will certify the Project as completed.

2.2.5. The State may refuse to approve any and all portions of the Project for failure to comply with applicable standards for work of this type as set forth in this Agreement. If upon inspection the State declines to approve the Project, the State may refuse to make any further payments until the Project is performed in accordance with all acceptable standards and certified by the State's Project Manager or Authorized Representative.

2.3. **Traffic Control**

2.3.1. The Company will be responsible for all traffic control and schedule coordination with the Local Agency as may be required to complete the Project. Where work on or near the traveled roadway is necessary, proper traffic signs, channelizing devices, warning lights, and barricades will be erected to protect traffic, employees, and pedestrians. All traffic control devices and methods will conform to the Minnesota Field Manual on Temporary Traffic Control Zone Layouts, MN MUTCD, Minnesota Standard Sign Manual, as well as the provisions and requirements of the Local Agency.

2.3.2. The Company will provide forty-eight (48) hours' notice to the Local Agency before placing any traffic control on the roadway.

2.3.3. Prior to the date the Project is started, the Company will coordinate with the Local Agency if there is a need for a road detour in connection with the Project.

2.3.4. The actual costs incurred by the Company for traffic control are eligible for reimbursement under the terms of this Agreement.

2.4. **Approach Work and Sidewalks.** The State will coordinate with the Local Agency for the completion of any modifications to roadways, sidewalks or bike trails that may be necessary to accommodate the Project, at no expense to the Company. If any such work is on Company property, or within twenty-five feet (25') of any Company tracks, the State and Local Agency must also coordinate with the Company.

2.5. **Project Work Changes.** If the State, the Company, or the Local Agency determine that change(s) to the Project scope, as outlined in Section 2.1 above, are required, such change(s) will be authorized only by an amendment to this Agreement executed prior to performance of any such change(s), unless otherwise agreed to in writing by the Parties.

3. Future Responsibility

- 3.1. **Maintenance.** The Company will maintain and operate the Crossings' Signal Systems at its sole expense, upon completion of the Project; provided, however, that the Company's agreement herein to operate and maintain the Signal Systems will not hinder the Company's ability to benefit from, or otherwise take advantage of, federal, state, or other public funds that may become available to pay or contribute to the cost of the operation and maintenance of the Signal Systems.
- 3.2. **Advance Signing and Pavement Markings.** After the Project is completed, the State will coordinate with the Local Agency to install, or have installed, appropriate advance warning signs, other supplemental signs and pavement markings as needed, and to remove signs that are no longer needed, in accordance with the MN MUTCD, at no expense to the Company.
- 3.3. **Future Modifications or Removal**
- 3.3.1. The Signal Systems will be the property of the State and will not be removed unless there has been a determination by the State that the Signal Systems is no longer required at the Crossing. If it determines that the Signal Systems is to be removed, the Company will promptly remove the Signal Systems at its sole expense and notify the State of the removal date.
- 3.3.2. If future railroad improvements necessitate modification of any of the Crossings, the Company will negotiate a separate written agreement with the Local Agency to allocate costs of such modification between Company and Local Agency.
- 3.3.3. If future highway improvements necessitate modification of any of the Crossings' Signal Systems, the Company will negotiate a separate written agreement with the Local Agency to allocate costs of such modification between the Company and Local Agency.

4. Billing and Payment

- 4.1. **Cost Estimate.** The State, the Company, and the Local Agency have agreed upon the following estimated cost for the Project to be completed by the Company or its subcontractor:

Estimated Project Cost

90% State Funds (reimbursable with Federal Funds)	\$1,571,252.40
5% Company Funds	\$87,291.80
<u>5% Local Agency Funds</u>	<u>\$87,291.80</u>
Total Estimated Cost	\$1,745,836.00

- 4.2. **Cost Sharing.** The Company will be responsible for sending invoices to each Party, as applicable, setting forth their respective proportional share of costs whenever such costs are incurred by the Company and/or submitted to the Company by its subcontractor(s) for reimbursement.
- 4.3. **Reimbursement**
- 4.3.1. The State and Local Agency will pay the Company only for such items of work and expense as are proper and eligible for payment, as provided in 23 Code of Federal Regulations ("23 CFR"), including, but not limited to, Parts 1, 140, 172 and 646. Only materials actually incorporated into the Project will be eligible for reimbursement. Actual costs include taxes, such as applicable sales and use taxes, gross receipts taxes, business and occupation taxes, and similar taxes. Payments will be made in accordance with the following:
- (a) The State will make payments in accordance with Minnesota Statutes §16A.124.
- (b) Invoices for labor and materials ("Partial Invoices") may be submitted on a periodic basis during the Project, but not more frequently than once per month. Undisputed items in such Partial Invoices will be paid no later than thirty (30) days from the date they are received by the State's Office of Freight and Commercial Vehicle Operations.

- (c) Portions of the Partial Invoices that are not approved due to disputed items will be returned to the Company with a request to justify the disputed items. Upon resolution of such dispute, the State will pay the Company within thirty (30) days of receiving a corrected invoice.
- (d) Partial Invoices must be based on actual (not estimated) costs incurred. Partial Invoices need not be itemized, but the State must be able to substantiate claimed costs by checking the Company's records upon request.
- (e) Final invoices must be submitted within one hundred eighty (180) days of the Company's completion of the Project. Invoices submitted after this date, but less than one (1) year after completion of the Project, may not be paid unless good cause is shown for the delay in the invoice's submission. In accordance with 23 CFR 140.922, the State is not required to pay any final invoice received more than one (1) year after completion of the Project.
- (f) The Partial Invoices and final invoice must be detailed, itemized statements of all items of work performed by the Company or its subcontractors. The Company's transmittal of the Final Invoice will include a statement indicating that it is the Final Invoice.
- (g) The State will inspect and approve the Project prior to payment of the final invoice. After the State's inspection and approval, the final invoice will be audited by the State in accordance with the requirements of state and federal laws and regulations. The Company must keep accounts and records for the Project, for a period of three (3) years as set forth in this Agreement, in such a way that they may be readily audited. If any amount previously paid to the Company is in excess of the actual cost determined by audit, the Company, upon written notice from the State, must pay the difference to the State within thirty (30) days of such notice. Conversely, if any amount previously paid to the Company is less than the actual costs determined by audit, the State will pay the remaining actual costs due within thirty (30) days of such determination.
- (h) All invoices will be addressed as follows:

MnDOT Office of Freight and Commercial Vehicle Operations
 395 John Ireland Boulevard, M.S. 470
 St. Paul, MN 55155-1899
 Email: anthony.cenci@state.mn.us

4.4. **Overrun of Estimated Costs with No Work Changes.** If, at any time subsequent to the effective date of this Agreement and prior to completion of the Project, the Company's actual costs for the Project exceed the estimated cost ("Overrun Costs"), the Company will provide a written justification for such Overrun Costs upon written request from the State.

- 4.4.1. If the Overrun Costs are less than 20% of the estimated cost, the State will encumber the necessary additional funds upon completing its review and approval of the Company's justification statement.
- 4.4.2. If the Overrun Costs are equal to or greater than 20% of the estimated cost, the Parties will execute an amendment to this Agreement, and the State will encumber the necessary additional fund, upon the State's completion of its review and approval of the Company's justification statement. Any additional expenses incurred by the Company prior to receiving notice of the State's approval may not be reimbursed by State.
- 4.4.3. If the Company fails to provide a justification or justification-clarification statement for Overrun Costs within thirty (30) days of the State's request for the same after its receipt of the Company's invoice, the Overrun Costs may not be reimbursed by the State.

5. Project Contacts

5.1. The State's Authorized Project Manager:

Name: Chris Rice
 Telephone: 612-360-8130

E-Mail: chris.rice@state.mn.us

5.2. The Company's Authorized Project Representative:

Name: Chris Keckeisen

Telephone: 402-544-5131

E-Mail: CTKECKEI@up.com

5.3. The Local Agency's Authorized Project Representative:

Name: David Bennett

Telephone: 507-645-3006

E-Mail: David.bennett@northfieldmn.gov

6. General Terms

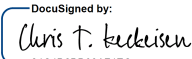
- 6.1. **Assignment of Receivables.** Any Party to this Agreement may assign any receivables due them under this Agreement; provided, however, such assignments will not relieve the assignor of any of its rights or obligations under this Agreement.
- 6.2. **Amendments, Waiver, Merger, and Counterparts.** Any amendments to this Agreement must be in writing and executed by the same Parties who executed the original Agreement, or their successors in office. Failure of a Party to enforce any provision of this Agreement will not constitute, or be construed as, a waiver of such provision or of the right to enforce such provision. This Agreement contains all prior negotiations and agreements between the Parties. No other understandings, whether written or oral, regarding the subject matter of this Agreement will be deemed to exist or to bind any of the Parties. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which together will constitute one and the same Agreement.
- 6.3. **State Audits.** Under Minn. Stat. §16C.05, subd. 5, the Company's and Local Agency's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of three (3) years after the Company's completion of work on the Project pursuant to the terms of this Agreement.
- 6.4. **Liability.** Each of the Parties is responsible for its own acts and omissions and the results thereof. The State's liability is governed by Minn. Stat. §3.736. The Local Agency's liability is governed by Minnesota Statutes Chapter 466.
- 6.5. **Data Disclosure.** Under Minnesota Statutes §270C.65, and other applicable law, the Company consents to disclosure of its federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Company to file state tax returns and pay delinquent state tax liabilities, if any.
- 6.6. **Government Data Practices.** This Agreement is subject to the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 ("MGDPA").
 - 6.6.1. All data created, collected, received, stored, used, maintained or disseminated by the Company under this Agreement will be subject to the provisions of Minn. Stat. §13.05, subdivision 11 only to the extent that the Company is required to undertake state governmental functions in the performance of its duties and obligations under this Agreement. In such event, the remedies of Minn. Stat. §13.08 will apply to the Company's release of data governed by the MGDPA.
 - 6.6.2. If the Company receives a request to release any data governed by this Section, the Company will immediately notify the State. The State will give the Company instructions concerning the release of the data to the requesting Party before the data is released.

- 6.6.3. The State and Local Agency must comply with the MGDPA as it applies to all data provided by either Party under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained or disseminated by Local Agency under this Agreement. The civil remedies of Minnesota Statutes § 13.08 apply to the release of the data governed by the MGDPA by either the Local Agency or the State. If the Local Agency receives a request to release the data referred to in this Section, it must immediately notify and consult with State's Authorized Project Representative as to how the Local Agency should respond to the request. The Local Agency's response to the request will comply with applicable law.
- 6.7. **Workers' Compensation.** The Company certifies that it has the appropriate workers' compensation insurance coverage required by Minnesota law, or federal law if the Company is subject to federal law which preempts Minnesota law. The Company will require its subcontractors to present proof of coverage under the Minnesota Workers' Compensation Act. The Company's employees and agents will not be considered state employees. Any claims arising under workers' compensation laws, or any claims made by a third party as a consequence of the acts or omissions of the Company, its agents, employees or subcontractors, are in no way the responsibility of the State.
- 6.8. **Termination**
- 6.8.1. The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source, or if funding cannot be continued at a level sufficient to allow for the payment of the services covered herein. Termination must be by written notice to the Company and the Local Agency. The State is not obligated to pay for any expenses or services that are incurred or provided after such written notice and effective date of termination.
- 6.8.2. In the event this Agreement is terminated, the Company will be entitled to payment, however, determined on a pro rata basis for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if this Agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State will provide the Company and Local Agency with notice of the lack of funding within a reasonable time of the State's receiving said notice.
- 6.9. **Nondiscrimination.** If the Company enters into an agreement with a subcontractor to perform all or any portion of the Project, the Company, for itself, its assigns, and successors in interest, agrees that it will not discriminate in its choice of subcontractors and will include all of the nondiscrimination provisions in this Agreement, as well as those set forth in Exhibit C in its lower tier contracts.
7. **Disadvantaged Business Enterprises.** The disadvantaged business enterprise requirements of 49 CFR 26 apply to this Agreement. The Company will ensure that disadvantaged business enterprises, as defined in 49 CFR 26, have the maximum opportunity to participate in the performance of contracts financed in whole or in part with federal funds by complying with all requirements of 49 CFR 26. The Company must not discriminate on the basis of race, color, national origin, or sex in the award and performance of contracts under this Agreement. Failure to comply with these requirements will constitute a breach of this Agreement and may result in its termination by the State, and possible debarment of the Company from performing other contractual services with the Federal Department of Transportation.
8. **Governing Law, Jurisdiction and Venue.** Minnesota law, without regard to its choice-of-law provisions, governs this Agreement, except to the extent it may be preempted by applicable federal law. Venue for all legal proceedings arising out of this Agreement, or its breach, will be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

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COMPANY

The Company certifies that the appropriate person(s) have executed this Agreement on behalf of the Company as required by applicable articles, bylaws or resolutions.

Signed: 
Chris Keckeisen
Title: Manager I, Industry & Public Projects
Date: 7/24/2026

LOCAL AGENCY

Local Agency certifies that the appropriate person(s) have executed this Agreement on behalf of the Local Agency as required by applicable articles, bylaws or resolutions.

Signed: _____
Title: _____
Date: _____

Signed: _____
Title: _____
Date: _____

STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minnesota Statutes §16A.15 and §16C.05

Signed: _____
Date: _____
SWIFT PO: _____

DEPARTMENT OF TRANSPORTATION, as delegated

Signed: _____
Date: _____
Title: Manager, Rail Safety and Coordination Section

COMMISSIONER OF ADMINISTRATION, as delegated

Signed: _____
Date: _____

EXHIBIT A LOCATION PRINT

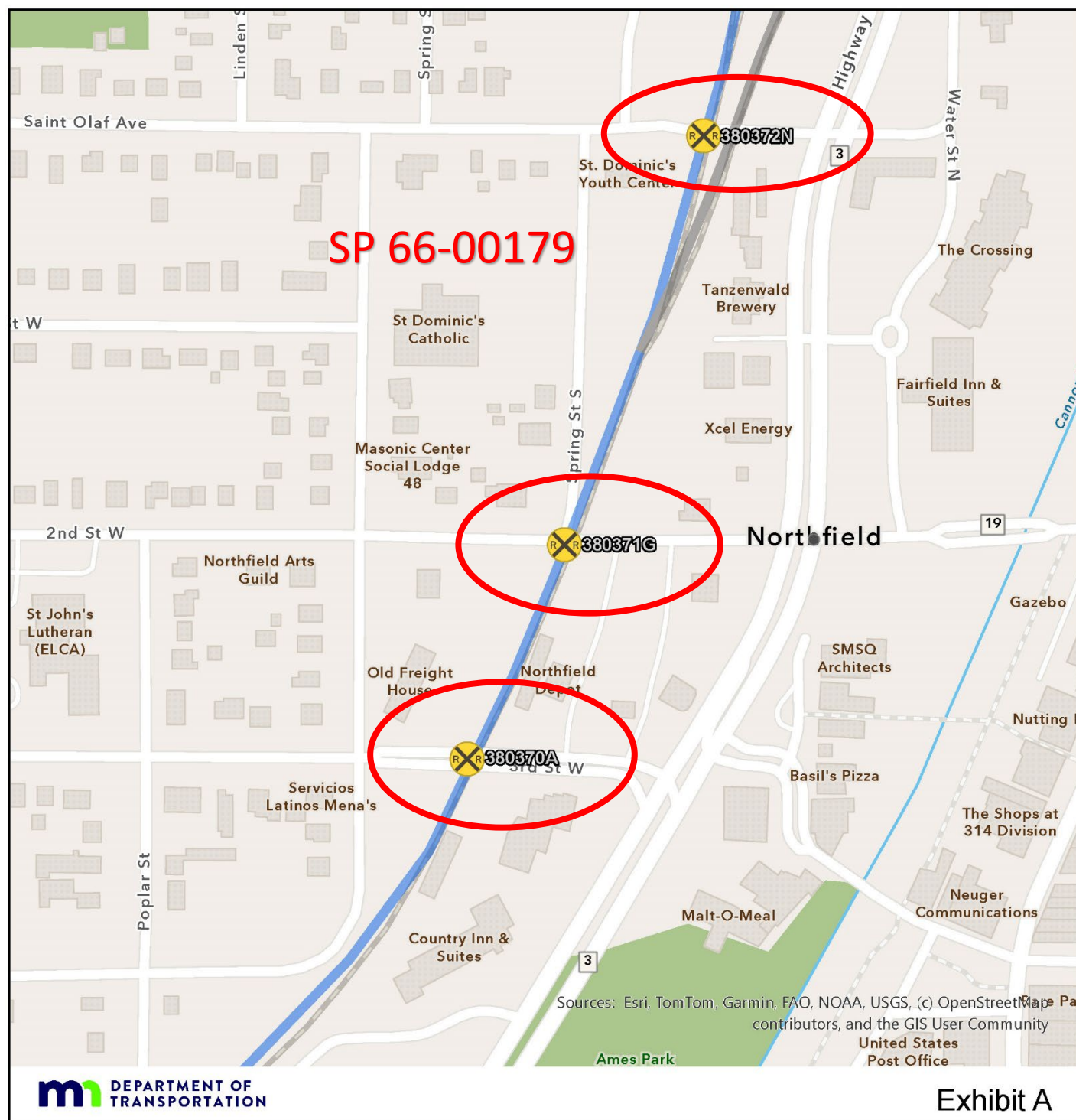


EXHIBIT B
DETAILED COST ESTIMATE

Preliminary 1812/Version 01/ALBERT LEA SUB/ALBERT LEA SUB MP 313.49 NORTHFIELD, MN 3RD STREET WEST DOT# 380370A/100% RECOLLECTABLE

1

MATERIAL and FORCE ACCOUNT ESTIMATE
ESTIMATE CREATION DATE: 03/05/2026
ESTIMATE GOOD UNTIL 03/05/2027

ESTIMATE 1812 VERSION 01

Preliminary Name: ALBERT LEA SUB MP 313.49 NORTHFIELD, MN 3RD STREET WEST
DOT# 380370A
Subdivision: ALBERT LEA SUB
Location: 3RD STREET WEST
Description of Work: Agency Project to replace Xing at 3rd Street West, 100% Recollectable
PID/WO: 209494/82043
Prepared For: MNDOT
Buy America: Y

		Notes	QTY	UOM	Unit Cost(\$)	LABOR(\$)	MATERIAL(\$)	TOTAL(\$)
Signal - UPRR								
SIGNAL INSTALL	Xing - Labor Additive	FED W/O OH & INDR 139.56%	1.00	LS	96,901.00	96,901.00	-	96,901.00
ROAD CROSSING - PUBLIC	Xing - 1 Trk CWE w/Gates		1.00	EA	131,584.00	41,200.00	90,384.00	131,584.00
ROAD CROSSING - PUBLIC	Xing - Engineering Design		1.00	LS	6,732.00	6,732.00	-	6,732.00
ROAD CROSSING - PUBLIC	Xing - Misc.	WMS	1.00	LS	6,000.00	4,500.00	1,500.00	6,000.00
ROAD CROSSING - PUBLIC	Xing - Remove Location (Gates)		1.00	LS	2,000.00	2,000.00	-	2,000.00
SIGNAL SUPERVISOR	Geng Day - 5 Man		2.00	EA	7,500.00	15,000.00	-	15,000.00
ROAD CROSSING - PUBLIC	Xing - Boring		1.00	LS	15,000.00	-	15,000.00	15,000.00
ROAD CROSSING - PUBLIC	Xing - Fill/Rock/Gravel		1.00	LS	5,000.00	-	5,000.00	5,000.00
ROAD CROSSING - PUBLIC	Xing - Meter Service		1.00	LS	20,000.00	-	20,000.00	20,000.00
ROAD CROSSING - PUBLIC	Xing - Public Project Mgmt		1.00	LS	25,000.00	-	25,000.00	25,000.00
Subtotal =						\$166,333.00	\$156,884.00	\$323,217.00
ESTIMATE 1812 VERSION 01 TOTAL =						\$166,333	\$156,884	\$323,217

Disclaimer: This is a preliminary estimate, intended to provide a ballpark cost to determine whether a proposed project warrants further study. This estimate is based on a conceptual design, without detailed engineering or site investigation. Quantities and costs are estimated using readily available information and experience with similar projects. Site conditions and changes in project scope and design may result in significant cost variance.

Preliminary 1811/Version 01/ALBERT LEA SUB/ALBERT LEA SUB MP 313.58 NORTHFIELD, MN 2ND STREET WEST/100% RECOLLECTABLE

MATERIAL and FORCE ACCOUNT ESTIMATE
ESTIMATE CREATION DATE: 03/05/2026
ESTIMATE GOOD UNTIL 03/05/2027

ESTIMATE 1811 VERSION 01

Preliminary Name: ALBERT LEA SUB MP 313.58 NORTHFIELD, MN 2ND STREET WEST
Subdivision: ALBERT LEA SUB
Location: 2ND STREET WEST
Description of Work: Agency project to replace Xing at 2ND Street West, 100% Recollectable
PID/VO: 209496/81536
Prepared For: MNDOT
Buy America: Y

		Notes	QTY	UOM	Unit Cost(\$)	LABOR(\$)	MATERIAL(\$)	TOTAL(\$)
Signal - UPRR								
SIGNAL INSTALL	Xing - Labor Additive	FED W/O OH & INDR 139.56%	1.00	LS	96,524.00	96,524.00	-	96,524.00
ROAD CROSSING - PUBLIC	Xing - 1 Trk CWE w/Gates		1.00	EA	131,584.00	41,200.00	90,384.00	131,584.00
ROAD CROSSING - PUBLIC	Xing - Engineering Design		1.00	LS	6,462.00	6,462.00	-	6,462.00
ROAD CROSSING - PUBLIC	Xing - Misc.	WMS	1.00	LS	6,000.00	4,500.00	1,500.00	6,000.00
ROAD CROSSING - PUBLIC	Xing - Remove Location (Gates)		1.00	LS	2,000.00	2,000.00	-	2,000.00
SIGNAL SUPERVISOR	Gang Day - 5 Men		2.00	EA	7,500.00	15,000.00	-	15,000.00
ROAD CROSSING - PUBLIC	Xing - Boring		1.00	LS	15,000.00	-	15,000.00	15,000.00
ROAD CROSSING - PUBLIC	Xing - Fill/Rock/Gravel		1.00	LS	5,000.00	-	5,000.00	5,000.00
ROAD CROSSING - PUBLIC	Xing - Meter Service		1.00	LS	25,000.00	-	25,000.00	25,000.00
ROAD CROSSING - PUBLIC	Xing - Public Project Mgmt		1.00	LS	25,000.00	-	25,000.00	25,000.00
ROAD CROSSING - PUBLIC	Xing - Sidelight		1.00	EA	907.00	-	907.00	907.00
Subtotal =						\$165,686.00	\$162,791.00	\$328,477.00
ESTIMATE 1811 VERSION 01 TOTAL =						\$165,686	\$162,791	\$328,477

Disclaimer: This is a preliminary estimate, intended to provide a ballpark cost to determine whether a proposed project warrants further study. This estimate is based on a conceptual design, without detailed engineering or site investigation. Quantities and costs are estimated using readily available information and experience with similar projects. Site conditions and changes in project scope and design may result in significant cost variance.

Preliminary 1807/Version 01/ALBERT LEA SUB/ALBERT LEA SUB MP 313.73 NORTHFIELD, MN W SAINT OLAF AVE DOT# 380372N/100% RECOLLECTABLE

MATERIAL and FORCE ACCOUNT ESTIMATE
ESTIMATE CREATION DATE: 03/05/2026
ESTIMATE GOOD UNTIL 03/05/2027

ESTIMATE 1807 VERSION 01

Preliminary Name: ALBERT LEA SUB MP 313.73 NORTHFIELD, MN W SAINT OLAF AVE
DOT# 380372N
Subdivision: ALBERT LEA SUB
Location: W SAINT OLAF AVE
Description of Work: Agency project to replace Xing at W Saint Olaf Ave. 100% Recollectable
PID/WO: 209495/82044
Prepared For: MNDOT
Buy America: Y

	Notes	QTY	UOM	Unit Cost(\$)	LABOR(\$)	MATERIAL(\$)	TOTAL(\$)
Signal - UPRR							
SIGNAL INSTALL	Xing - Labor Additive						
	FED W/O OH & INDR 139.56%	1.00	LS	454,989.00	454,989.00	-	454,989.00
ROAD CROSSING - PUBLIC	Xing - 2 Trk CWE w/Gates	1.00	EA	152,876.00	48,800.00	104,076.00	152,876.00
ROAD CROSSING - PUBLIC	Xing - Dax Cable 1000'	3.00	EA	6,440.00	12,000.00	7,320.00	19,320.00
ROAD CROSSING - PUBLIC	Xing - Engineering Design	1.00	LS	25,000.00	25,000.00	-	25,000.00
ROAD CROSSING - PUBLIC	Xing - IXS Track Circuit	1.00	EA	14,951.00	5,536.00	9,415.00	14,951.00
ROAD CROSSING - PUBLIC	Xing - Misc.						
	WMS	1.00	LS	6,000.00	4,500.00	1,500.00	6,000.00
ROAD CROSSING - PUBLIC	Xing - Remove Location (Gates)	1.00	LS	2,000.00	2,000.00	-	2,000.00
ROAD CROSSING - PUBLIC	Xing - Switch Insulation Package	2.00	EA	6,658.00	7,040.00	6,276.00	13,316.00
ROAD CROSSING - PUBLIC	Xing - Track Card (Main and Stand-by) New Cable	1.00	EA	12,889.00	6,000.00	6,889.00	12,889.00
SIGNAL INSTALL	IJ (pair)	3.00	EA	23,186.00	56,670.00	12,888.00	69,558.00
SIGNAL INSTALL	Leaving Signal	2.00	EA	120,030.00	143,470.00	96,590.00	240,060.00
SIGNAL SUPERVISOR	Gang Day - 5 Man	2.00	EA	7,500.00	15,000.00	-	15,000.00
ROAD CROSSING - PUBLIC	Xing - Boring	1.00	LS	15,000.00	-	15,000.00	15,000.00
ROAD CROSSING - PUBLIC	Xing - Fill/Rock/Gravel	1.00	LS	5,000.00	-	5,000.00	5,000.00
ROAD CROSSING - PUBLIC	Xing - Meter Service	1.00	LS	20,000.00	-	20,000.00	20,000.00
ROAD CROSSING - PUBLIC	Xing - Public Project Mgmt	1.00	LS	25,000.00	-	25,000.00	25,000.00
ROAD CROSSING - PUBLIC	Xing - Semi-Bi Coupler	2.00	EA	898.00	-	1,796.00	1,796.00
ROAD CROSSING - PUBLIC	Xing - Sidelight	1.00	EA	907.00	-	907.00	907.00
ROAD CROSSING - PUBLIC	Xing - Track Filter/Battery Choke	2.00	EA	240.00	-	480.00	480.00
				Subtotal =	\$781,005.00	\$313,137.00	\$1,094,142.00
				ESTIMATE 1807 VERSION 01 TOTAL =	\$781,005	\$313,137	\$1,094,142

Disclaimer: This is a preliminary estimate, intended to provide a ballpark cost to determine whether a proposed project warrants further study. This estimate is based on a conceptual design, without detailed engineering or site investigation. Quantities and costs are estimated using readily available information and experience with similar projects. Site conditions and changes in project scope and design may result in significant cost variance.

EXHIBIT C**Nondiscrimination Provisions of Title VI of the Civil Rights Act of 1964**

During the performance of this Agreement, the Contractor, which, for purposes of this Exhibit C will be defined as the Company, its assignees and successors in interest, and any subcontractors or other third parties performing work under this Agreement of behalf of the Company, agrees as follows:

1. **Compliance with Regulations:** The Contractor will comply with Regulations of the Department of Transportation relative to nondiscrimination in federally-assisted programs of the Federal Highway Administration (Title 49, Code of Federal Regulation, Part 21, hereinafter referred to as the “Regulations”), which are herein incorporated by reference and made a part of this Agreement.
2. **Nondiscrimination:** The Contractor, in completing the work and/or services contemplated by this Agreement, will not discriminate on the ground of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. When this Agreement includes a program or activities covered by Appendices A, B, or C of the Regulations, the Contractor will not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including in its employment practices.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials or equipment, each potential subcontractor or supplier will be notified by the Contractor of the Contractor’s obligation under this Agreement and the Regulations relative to discrimination on the ground of race, color or national origin.
4. **Information and Reports:** The Contractor will provide all information and reports required by the Regulations, or orders and instructions issued pursuant thereto, and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department of Transportation or the Federal Highway Administration to be pertinent to the ascertainment of the Contractor’s compliance with such Regulations, orders and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor will so certify to the Department of Transportation, or the Federal Highway Administration, as appropriate, and will detail what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of Contractor’s noncompliance with the nondiscrimination provisions of this Agreement, the Department of Transportation will impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including but not limited to:
 - a. Withholding of payments to the Contractor under this Agreement until the Contractor complies; and/or
 - b. Cancellation, termination or suspension of this Agreement, in whole or in part.
6. **Incorporation of Provisions:** The Contractor will include the provisions of Sections 1 through 5 of this Exhibit in every subcontract it enters into pursuant to this Agreement, including those for the procurement of materials and leasing of equipment, unless exempt by the Regulations, or any orders or instructions issued pursuant thereto. The Contractor will take any and all actions as the Department of Transportation or the Federal Highway Administration may direct regarding the Contractor’s subcontracts as a means of enforcing such provisions, including sanctions for noncompliance. If the Contractor, however, becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Contractor may request that the State enter into such litigation to protect the State’s interests, and/or that the United States enter into such litigation to protect the interests of the United States.

EXHIBIT D
Buy America

1. **Compliance with Buy America Requirements.** All portions of the Project, whether performed by the Company or the Company's contractor, will be performed in compliance with applicable provisions of 23 CFR 635.410, 2 CFR 184, and 23 USC 313, as amended by Section 1518 of P.L. 112-141, and the Build America Buy America Act ("BABA") requirements under the Infrastructure Investment & Jobs Act ("IIJA") (collectively, the "Buy America Requirements"). If the Company so elects, it will be permitted to achieve compliance with any of the Buy America Requirements through any applicable general or particular waiver or exemption. With respect to any available "de minimis" or similar waiver or exemption, the Company shall be permitted to use, for materials procured by the Company or its contractor for the Project, the maximum amount of costs potentially available to qualify for any "de minimis" waiver or exception applicable for the Project. Upon request by the Company, the State will promptly provide the Company with the following information, to the extent such information is available to the State: 1) the total amount of the funding award for the Project provided by the federal government; 2) the total estimated costs of the materials for the entire Project; and 3) the total incurred costs of the materials for the entire Project.
2. The Company will maintain documentation of its or its contractor's compliance with the Buy America Requirements with respect to the materials that are incorporated into the Project by the Company or its contractor, which documentation may consist solely of manufacturer/supplier certifications to the Company or its contractor, or their own statements/notations of compliance in the alternative, for a period of three (3) years after the Company's completion of work on the Project pursuant to the terms of this Agreement. Within a reasonable time after the State's written request, the Company will make available for the State's inspection, at the Company's headquarters in Omaha, Nebraska, such documentation of the Company's or its contractor's compliance hereunder. The Company will not be required to provide more detailed documentation of its or its contractor's compliance with the Buy America Requirements than is expressly required by the Buy America Requirements.
3. The State's duty to pay the Company's costs to complete the Project is independent of the Company's or its contractor's duty to comply with the Buy America Requirements, as applicable, and delivery of certificates or other supporting documentation by the Company to the State will not be a condition of the State's payment of the Company's costs. The foregoing will not be considered a waiver of the Company's or its contractor's duty to comply with the Buy America Requirements. The Company will be solely responsible, at its own cost, for remedying any and all non-compliance with Buy America Requirements, including, but not limited to: 1) the repayment to State of expenses incurred for non-compliant materials; or 2) the replacement of non-compliant materials with compliant materials, whichever remedy is required by the Federal Highway Administration.

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EXHIBIT E
LOCAL AGENCY RESOLUTION

BE IT RESOLVED, that the CITY OF NORTHFIELD enter into an agreement with the UNION PACIFIC RAILROAD COMPANY and the State of Minnesota through its Commissioner of Transportation for the installatioOn and maintenance of railroad crossing signals at the intersections of MSAS 118 (W 3rd St.), MSAS 103 (W 2nd St.), MSAS 101 (W St. Olaf Ave.) with the tracks of the UNION PACIFIC RAILROAD COMPANY.

BE IT FURTHER RESOLVED, that the Commissioner of Transportation is appointed agent for the CITY OF NORTHFIELD to supervise said project and administer available federal funds in accordance with Minn. Stat. § 161.36. The CITY OF NORTHFIELD's share of the cost shall be 5 % of the total project cost.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the proper CITY officials are hereby authorized to execute said agreement and any amendments thereto for and on behalf of the CITY OF NORTHFIELD.

CERTIFICATION

I hereby certify that the above Resolution was presented to and adopted by the COUNCIL of the CITY OF NORTHFIELD at a duly authorized meeting thereof on the _____ day of _____, _____.

By: _____

Date: _____

Title: _____