

CITY OF NORTHFIELD, MN  
CITY COUNCIL RESOLUTION 2024-114

APPROVING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF  
NORTHFIELD AND MANAWA, L.L.C. RELATED TO THE  
ARCHER REDEVELOPMENT PROJECT

- WHEREAS, Manawa, L.L.C. (the “Developer” or “Owner”) is seeking approval of a Development Agreement (the “Development Agreement”) related to the Archer Redevelopment Project, for the development of that certain property legally described in the Development Agreement (the “Development Property”); and
- WHEREAS, execution and compliance with all terms and conditions of the above-referenced Development Agreement, which is attached hereto as Exhibit A, by the Developer and the City of Northfield, is a prerequisite to construction activities on the Development Property; and
- WHEREAS, the Developer proposes to undertake certain activities associated with the development on the Development Property partially financed through a separately City Council considered Tax Increment Financing (“TIF”) Agreement, including but not limited to, the installation of improvements and the construction of a four-story mixed-use development project 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, a public plaza, publicly accessible restrooms and green building design in compliance with the City’s Sustainable Building Policy, to be constructed, owned, and operated by the Developer within the TIF District located at 212 Division Street in the City (the “Project”);; and
- WHEREAS, the Developer, as part of the Project, as a condition of Tax Increment Financing approval, and as provided in the attached Development Agreement, will provide public restrooms, install improvements to the riverfront plaza, grant a public access easement to said riverfront plaza, and the Developer is agreeing to pay to the City those required fees and charges as contained in the Development Agreement associated with the Project.; and
- WHEREAS, the City Council reviewed the Development Agreement and the exhibits thereto at its meeting on November 12, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT: The Development Agreement between the City of Northfield and Manawa, L.L.C. and exhibits thereto are hereby approved as to form as attached hereto as Exhibit A.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL THAT: The Mayor and City Clerk of the City of Northfield, respectively, are authorized to sign the Development Agreement substantially in the form attached hereto, allowing for any minor or technical changes as necessary to complete the documents substantially in the form hereby approved, provided that first: Manawa,

L.L.C. has properly executed the Development Agreement; provided the required financing, payments and security requirements as applicable and contained in the Development Agreement; and obtained all consents as applicable for execution of the Development Agreement from mortgagee's and property owners of the Development Property, as applicable, or as otherwise deemed necessary by the City Engineer or otherwise. The Developer shall be responsible for recording the Development Agreement and paying all related fees, including recording fees.

PASSED by the City Council of the City of Northfield on this 12<sup>th</sup> day of November, 2024.

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:      \_\_\_ POWNELL      \_\_\_ HOLMES      \_\_\_ REISTER      \_\_\_ NESS  
             \_\_\_ SOKUP        \_\_\_ PETERSON WHITE      \_\_\_ ZUCCOLOTTO

**EXHIBIT A**

**DEVELOPMENT AGREEMENT**