

CITY OF NORTHFIELD, MN
NORTHFIELD ECONOMIC DEVELOPMENT AUTHORITY (EDA) RESOLUTION 2024-005
PROVIDING INITIAL UPDATES AND RECOMMENDATIONS TO THE NORTHFIELD CITY
COUNCIL RELATED TO THE PROJECTS CURRENTLY KNOWN AS THE “5TH AND
WASHINGTON STREET REDEVELOPMENT” AND “5TH AND WATER STREET
REDEVELOPMENT”

WHEREAS, the City Council of the City Northfield, Minnesota (“City”) desires to facilitate a mixed use, multi-phase downtown redevelopment project, containing certain public improvements included as part of the construction of such projects on the areas identified as the “5th and Washington Street Redevelopment” and the “5th and Water Street Redevelopment” hereafter referred together as “the Projects”; and

WHEREAS, the City Council Resolution 2024-44 provides guidance to the EDA related to the advisory role on these projects; and

WHEREAS, the EDA has had meetings on June 24, 2024, July 22, 2024 and August 26, 2024; and

NOW, THEREFORE, BE IT RESOLVED BY THE ECONONOMIC DEVELOPMENT
AUTHORITY OF THE CITY OF NORTHFIELD THAT:

1. The EDA recommends a conceptual mixed-use development for the *5th and Washington Street Redevelopment* as described in the attached Exhibit A for continued due diligence; and
2. The EDA recommends that the mixed-use components of commercial space, housing and parking be included in the project until otherwise proved infeasible by a qualified developer; and
3. The City of Northfield Municipally owned off-sale liquor store, currently doing business as “Northfield Liquor Store,” be relocated to the *5th and Washington Street Redevelopment* to better meet the overall goals of the City and liquor store customers; and
4. Financial analysis of the preliminary design, phasing, and suggest it is financially feasible for the project to be self-sufficient through cash and debt repayment from liquor proceeds; and
5. The Northfield Economic Development Authority supports formal exploration of housing developer partners based on the current concept drawings via a Request for Qualifications (RFQ) or other process still under discussion; and
6. The Northfield Economic Development Authority supports formal commitments to securing professional services such as architectural design services under the advisement of City staff in order to continue to explore the concepts further; and
7. The EDA has prioritized the *5th and Washington Street Redevelopment* over the *5th and Water Street Redevelopment* first and will continue to analyze and advise the City Council until other direction is made; and

PASSED by the Economic Development Authority of the City of Northfield on this 26th day of August, 2024.

ATTEST

President

Vice President

VOTE:

Y

ALLEN

~~A~~

BEAHAM

Y

BLAZIS

Y

HOLMES

A

PETERSON WHITE

A

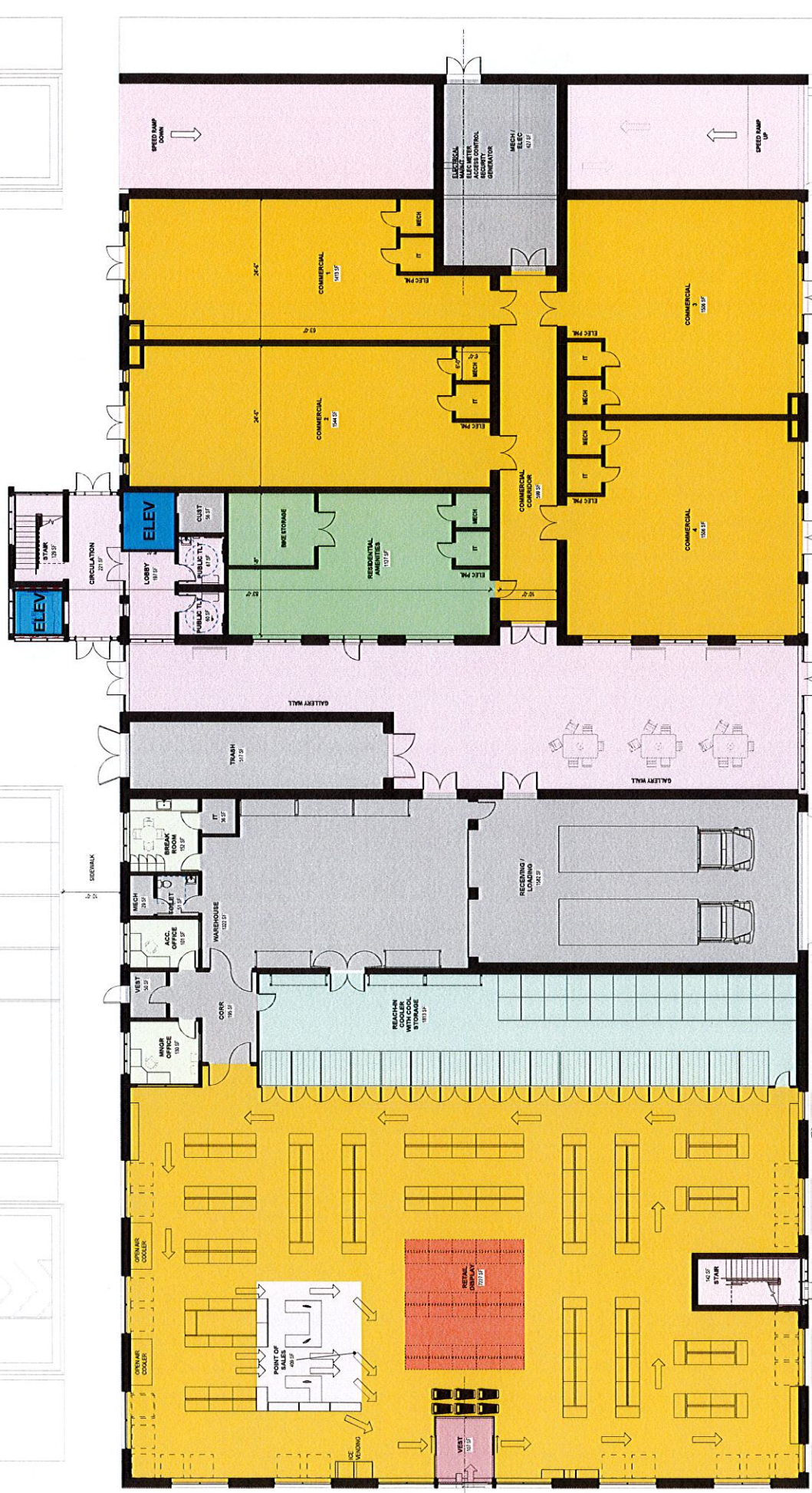
STROBEL

Y

YODER

EXHIBIT A

GROUND FLOOR LAYOUT



This detailed floor plan illustrates the layout of the Public Storage facility. The building is a long, rectangular structure with a central corridor labeled "PUBLIC STORAGE (BASEMENT) RAMP UP". On the left side, there are two ramps labeled "RAMP UP" and "RAMP UP TO THIRD". The right side of the plan shows a series of storage units, with some units labeled "16" and "18". The plan also includes a staircase labeled "STAIR" and a corridor labeled "CORR". Arrows indicate the direction of traffic flow throughout the facility.

FLOOR PLAN - LOWER LEVEL_v2

SCALE: 1/16" = 1'-0"

0' 0" 16' 32'

PLAN NORTH

14 UNITS
34 PARKING STALLS

The 14th floor plan shows a large central parking area with 34 stalls. The floor is divided into several sections by walls and corridors. On the left side, there is a large green area labeled 'SPEED RAMP'. To the right of the ramp, there are several rooms: a 'MECH / ELEC' room (200 SF), a 'HOUSING' unit (804 SF), a 'HOUSING' unit (1102 SF), a 'LOBBY', a 'STAR' room, and a 'CEILING (AMENITIES ABOVE)'. The central parking area is labeled 'RESIDENT PARKING (34 STALLS)'. On the right side, there are more 'HOUSING' units (804 SF, 805 SF, 806 SF, 807 SF, 808 SF, 809 SF, 810 SF, 811 SF, 812 SF) and a 'CUSTODIAL' room (240 SF). The floor is also marked with 'SIDEWALK' and 'STAIR'.

70 PARKING STALLS

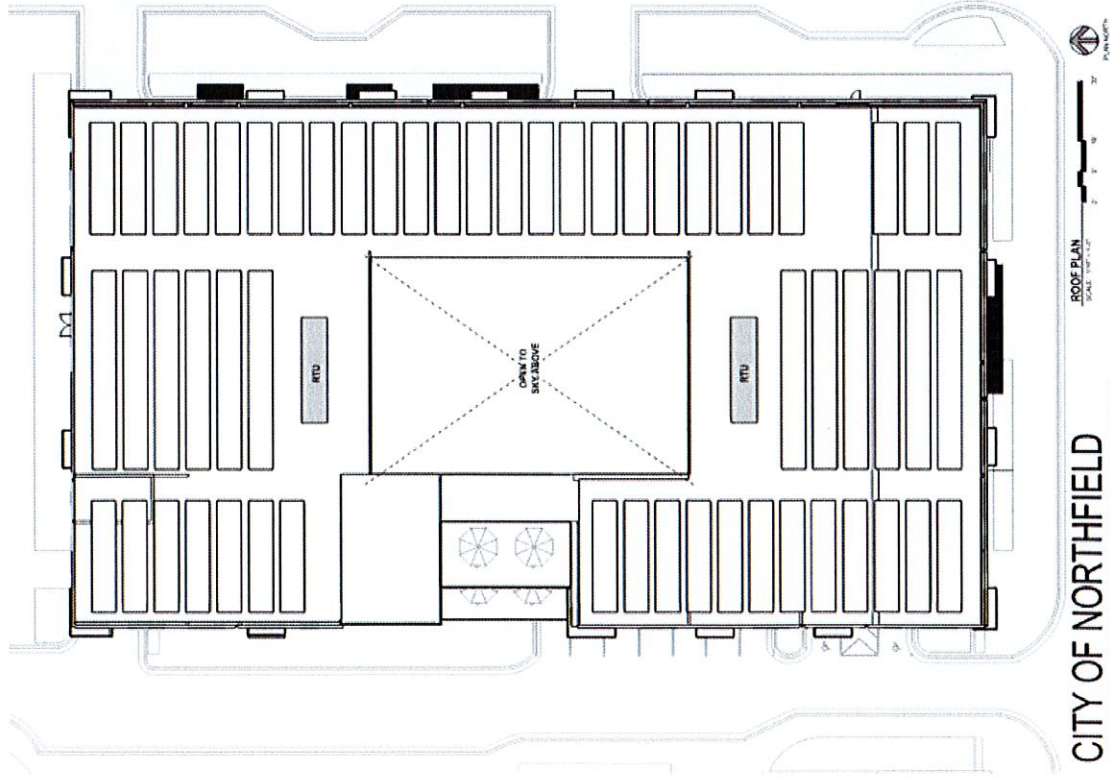
The 70th floor plan shows a large parking area with 70 stalls. The floor is divided into several sections by walls and corridors. On the left side, there is a large green area labeled 'SPEED RAMP'. To the right of the ramp, there are several rooms: a 'MECH / ELEC' room (200 SF), a 'HOUSING' unit (804 SF), a 'HOUSING' unit (1102 SF), a 'LOBBY', a 'STAR' room, and a 'CEILING (AMENITIES ABOVE)'. The central parking area is labeled 'RESIDENT PARKING (34 STALLS)'. On the right side, there are more 'HOUSING' units (804 SF, 805 SF, 806 SF, 807 SF, 808 SF, 809 SF, 810 SF, 811 SF, 812 SF) and a 'CUSTODIAL' room (240 SF). The floor is also marked with 'SIDEWALK' and 'STAIR'.

FLOOR PLAN - SECOND LEVEL_v2
SCALE: 1/8" = 1'-0"
PLAN NORTH

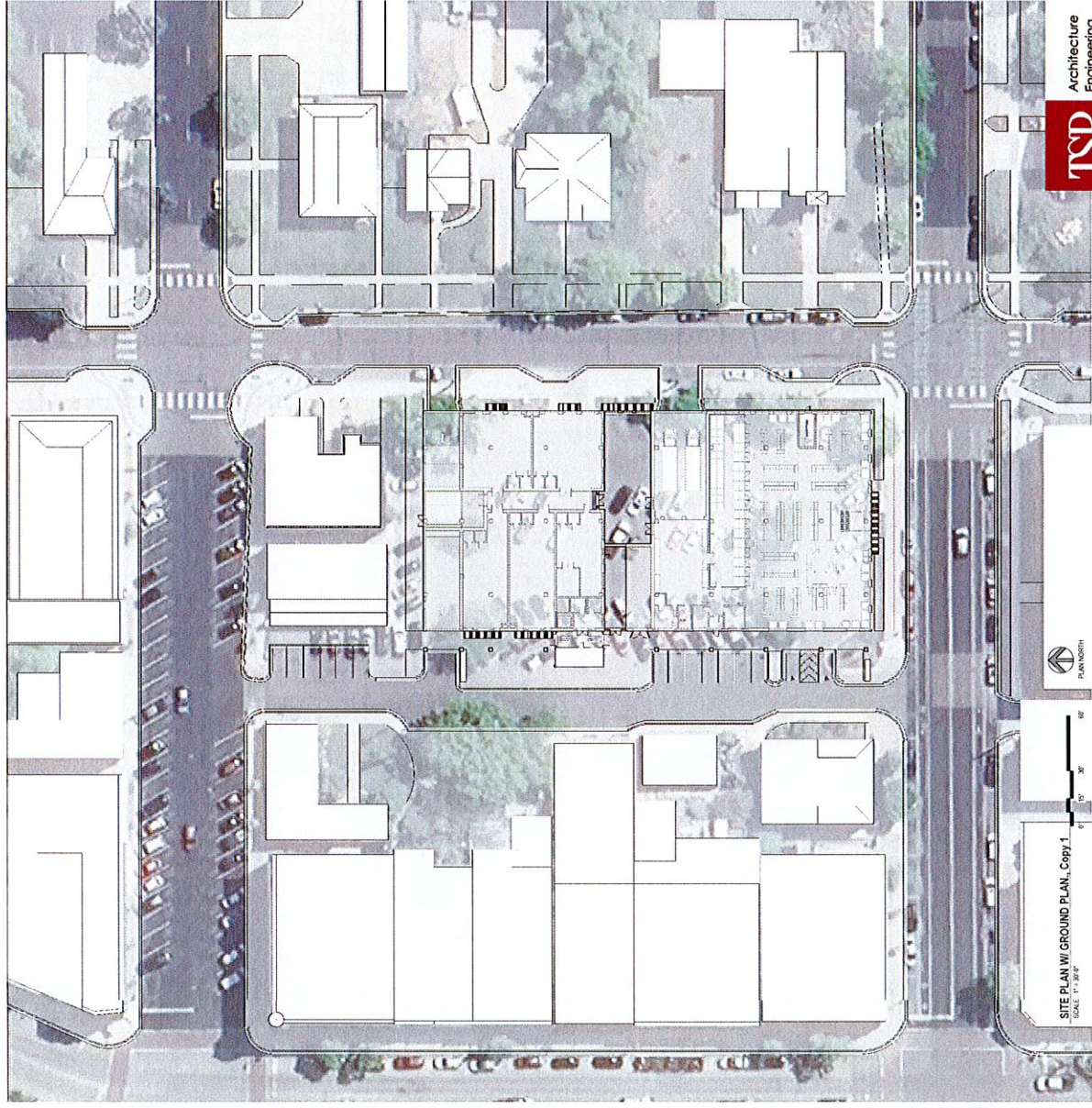
23 UNITS



ROOF LEVEL.



CITY OF NORTHFIELD
FIFTH AND WASHINGTON

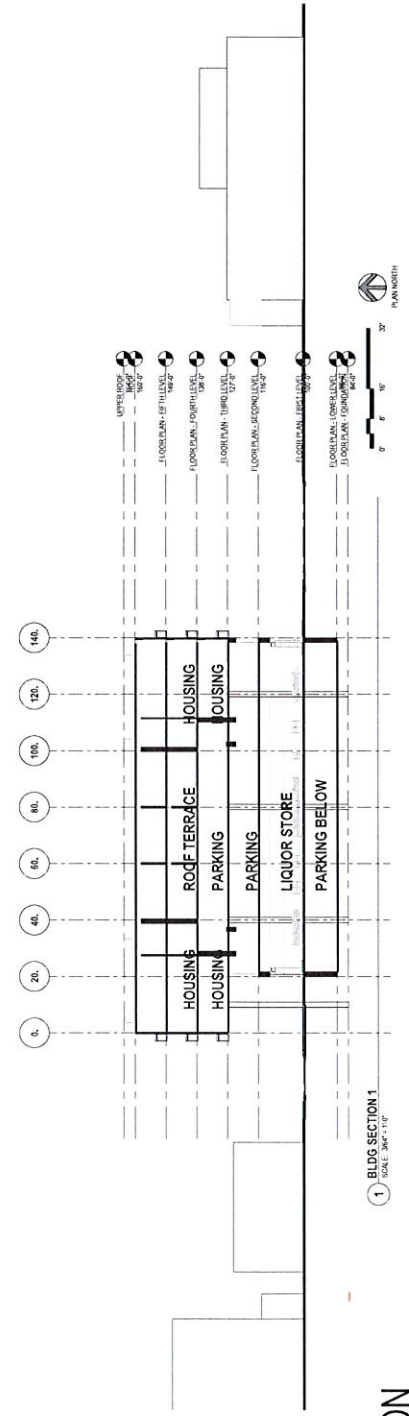
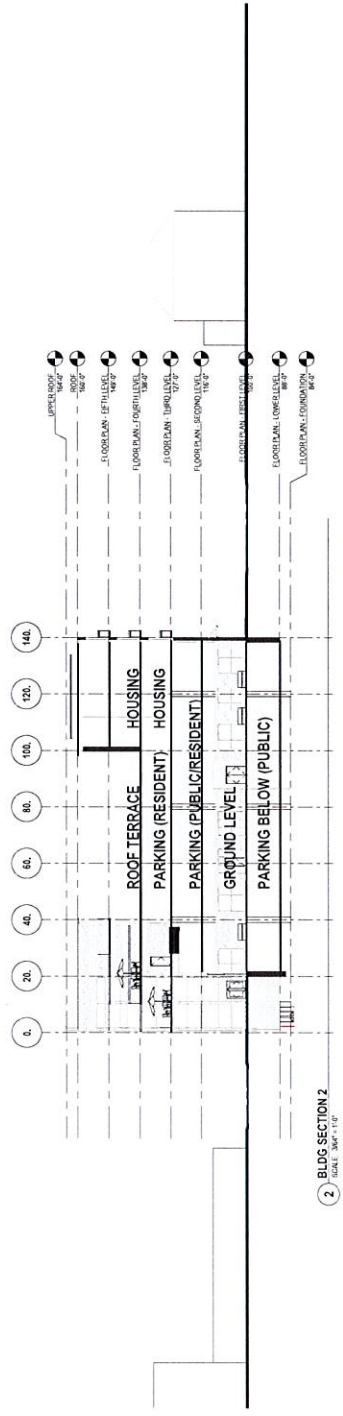
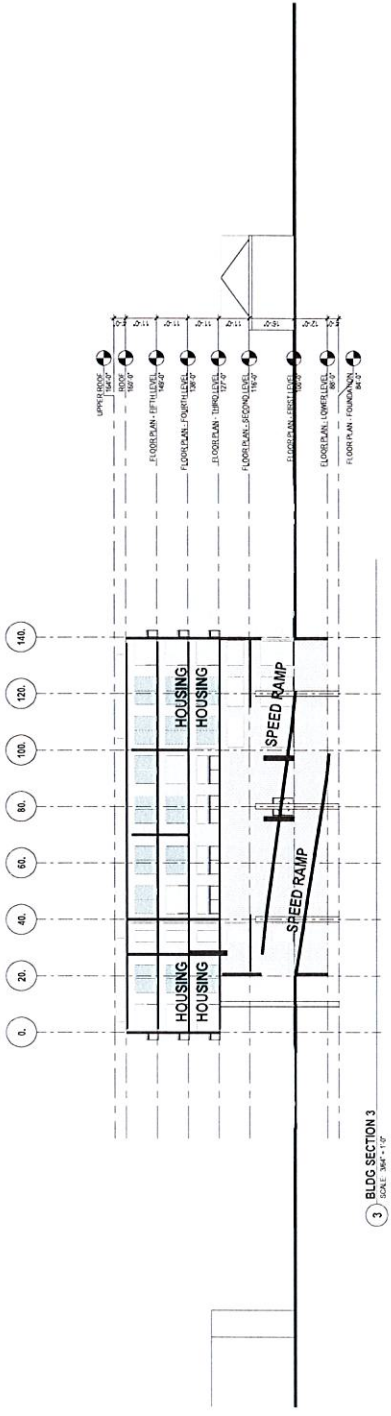


SITE PLAN W/ GROUND PLAN, Copy 1
SCALE: 1" = 30'



PLAN NORTH

BUILDING SECTION



CITY OF NORTHFIELD
FIFTH AND WASHINGTON