

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2024-046

A RESOLUTION APPROVING THE SALE OF CITY-OWNED REAL PROPERTY AT 115
5TH STREET WEST IN NORTHFIELD, MINNESOTA, AND DISPENSING WITH REVIEW
OF THE SALE BY THE NORTHFIELD PLANNING COMMISSION

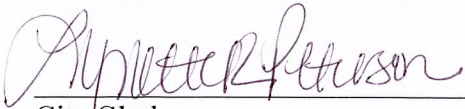
- WHEREAS, the City of Northfield, Minnesota (“City” or “Seller”) desires to sell certain real property located at 115 5th Street W. in the City of Northfield, Rice County, Minnesota (PID No. 22.01.1.00.013), legally described on Exhibit A, which is attached hereto and incorporated herein by reference, referred to herein as the “Property”; and
- WHEREAS, the buyer of the Property, Loon Liquors LLC (“Buyer”) is willing to purchase the Property from the City for the total purchase price of Nine Hundred Sixty Thousand and No/100ths Dollars (\$960,000.00); and
- WHEREAS, a draft purchase agreement has been prepared and is attached hereto as Exhibit B; and
- WHEREAS, in accordance with the attached draft purchase agreement, the City and Buyer expressly understand and agree that the sale of the Property is contingent upon approval by the City Council of the City of Northfield; and
- WHEREAS, if any transaction approval as provided in the purchase agreement is not obtained by the closing date stated in the purchase agreement, the purchase agreement shall then be null and void, without further obligation by either of the parties; and
- WHEREAS, Minnesota Statutes, Section 462.356, subdivision 2 states that no publicly owned interest in real property within a city shall be acquired or disposed of until after the planning commission has reviewed the proposed acquisition or disposal and reported in writing to the governing body its findings as to compliance of the proposed acquisition or disposal with the comprehensive plan; and
- WHEREAS, the same statute further states, however, that the governing body may, by resolution adopted by two-thirds vote, dispense with the requirements of this subdivision when in its judgment it finds that the acquisition or disposal of real property has no relationship to the comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:
The City Council hereby finds that the proposed sale of the Property by the City of Northfield has no relationship to the City’s Comprehensive Plan, and therefore review of the proposed acquisition by the Northfield Planning Commission is not required under Minn. Stat. § 462.356, Subd. 2, and is hereby dispensed with as allowed by that statute.

BE IT FURTHER RESOLVED THAT: The City Council hereby approves the attached purchase agreement and authorizes and directs the Mayor and City Clerk to: (a) execute the purchase agreement substantially in the form hereby approved and allowing any necessary minor or technical changes as approved by the City Attorney; (b) execute such other documentation as necessary to close on the sale of the Property by the City of Northfield; and (c) require the Buyer to record such executed deed following closing and such other documentation with and as the Rice County Recorder's Office requires and pay such related fees.

PASSED by the City Council of the City of Northfield on this 23rd day of April, 2024.

ATTEST



City Clerk



Mayor

VOTE: Y POWNELL Y HOLMES Y REISTER absentNESS
Y SOKUP Y PETERSON WHITE absentZUCCOLOTTO

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The East 75 feet of all the following:

Lots 6 and 7 and the North Two-Thirds (2/3) of Lot 8 in Block 47 of the Town (now City) of Northfield according to the plat thereof on file and of record in the Office of the County Recorder, Rice County, Minnesota.

EXHIBIT B

PURCHASE AGREEMENT