

**CITY OF NORTHFIELD  
COUNTIES OF DAKOTA AND RICE  
STATE OF MINNESOTA**

RESOLUTION NO. 2023-091

**RESOLUTION CALLING FOR A PUBLIC HEARING BY THE CITY COUNCIL  
ON THE PROPOSED MODIFICATION TO THE MASTER DEVELOPMENT  
PROGRAM FOR THE MASTER DEVELOPMENT DISTRICT, ESTABLISHING  
THE ARCHER HOUSE TAX INCREMENT FINANCING DISTRICT THEREIN  
AND ADOPTION OF A TAX INCREMENT FINANCING PLAN THEREFOR.**

BE IT RESOLVED by the City Council (the "Council") for the City of Northfield, Minnesota (the "City"), as follows:

Section 1. Public Hearing. This Council shall meet on November 7, 2023, at approximately 6:00 P.M., to hold a public hearing on the proposed adoption of a Modification to the Development Program for the Master Development District (the "Development Program Modification"), the proposed establishment of the Archer House Tax Increment Financing District (the "TIF District"), a redevelopment district, and the proposed adoption of a Tax Increment Financing Plan (the "TIF Plan") therefor (referred to collectively herein as the "Program Modification and TIF Plan"), all pursuant to and in accordance with Minnesota Statutes, Sections 469.124 to 469.133, and Sections 469.174 to 469.179, inclusive, as amended, in an effort to encourage the development and redevelopment of certain designated areas within the City; and

Section 2. Notice of Public Hearing, Filing of Program Modification and TIF Plan. City staff is authorized and directed to work with Ehlers & Associates, Inc., to prepare the Program Modification and TIF Plan for the TIF District and to forward documents to the appropriate taxing jurisdictions including Rice County and Independent School District No. 659. The City Clerk is authorized and directed to cause notice of the hearing, together with an appropriate map as required by law, to be published at least once in the official newspaper of the City not later than 10, nor more than 30, days prior to November 7, 2023, and to place a copy of the Program Modification and TIF Plan on file in the City Clerk's office at City Hall and to make such copy available for inspection by the public.

PASSED by the City Council of the City of Northfield on this 3<sup>rd</sup> day of October, 2023.

ATTEST

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

\_\_\_\_\_  
Mayor

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