

CITY OF NORTHFIELD, MINNESOTA  
CITY COUNCIL RESOLUTION 2021- 118

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
NORTHFIELD, MINNESOTA APPROVING THE PURCHASE BY THE NORTHFIELD  
HOSPITAL AND CLINICS OF REAL PROPERTY IN FARIBAULT, MINNESOTA, AND  
DISPENSING WITH REVIEW OF THE PURCHASE BY THE NORTHFIELD PLANNING  
COMMISSION

WHEREAS, the Northfield Hospital and Clinics ("Hospital") desires to acquire the real estate and clinic building located at 1980 30<sup>TH</sup> Street NW, Faribault, MN 55021, referred to herein as the "Property"; and

WHEREAS, the Hospital Board has approved the purchase of the Property on the terms set forth in the draft Purchase Agreement attached hereto as Exhibit A, and requests the City Council's approval of the same, pursuant to Charter Section 14.4 and Northfield Code Sec. 2-307; and

WHEREAS, the purchase price for the Property is Seven Hundred Seventy-Five Thousand Two Hundred Seventy-Four and 25/100 Dollars (\$775,274.25); and

WHEREAS, in accordance with the attached draft purchase agreement, the owner/seller and Hospital expressly understand and agree that the purchase of the Property is contingent upon approval by the City Council of the City of Northfield and if any such corporate transaction approval as provided in the purchase agreement is not obtained by the closing date stated in the purchase agreement, or as extended in writing by both parties, the purchase agreement shall then be null and void, without further obligation by either party; 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 city council 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 city council 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 acquisition of the Property by the Hospital 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 purchase of the Property described in the attached Purchase Agreement by the City and Hospital, provided that the purchase shall be entirely paid for with Hospital funds.

BE IT FURTHER RESOLVED THAT: The City Council hereby approves the attached purchase agreement, as to form, and authorizes and directs the Mayor and City Clerk to execute the purchase agreement substantially in the form hereby approved, allowing any necessary minor or technical changes to the attached documents prior to execution thereof, and execute such other documents as are necessary to close on the purchase of the Property by the City and Hospital, and that the Hospital following closing shall record the requisite instruments of purchase, as applicable, in the Office of the County Recorder.

PASSED by the City Council of the City of Northfield on this 7<sup>th</sup> day of December, 2021.

ATTEST

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

\_\_\_\_\_  
Mayor

VOTE: \_\_\_ POWNELL \_\_\_ GRENIER GRABAU \_\_\_ NESS \_\_\_ NAKASIAN  
\_\_\_ PETERSON WHITE \_\_\_ REISTER \_\_\_ ZUCCOLOTTO

**EXHIBIT A**  
**PURCHASE AGREEMENT**