

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2024-102

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
NORTHFIELD, MINNESOTA, FOR RELEASE AND TERMINATION
OF SUBDIVISION AGREEMENT

WHEREAS, the City of Northfield (the “City”) entered into the Cannon Commercial Center Subdivision Agreement (the “Subdivision Agreement”), dated June 2, 1999, with Northfield Construction Company, Inc. and Destiny Investment Group, LLC (collectively referred to hereinafter as the “Developer”), relating to certain real property located in the County of Rice, State of Minnesota, described in the Subdivision Agreement as “Final Plat of Cannon Commercial Center to the City of Northfield” (the “Development Property”); and

WHEREAS, pursuant to the Subdivision Agreement, the Developer substantially and satisfactorily completed the required terms and conditions set forth in the Subdivision Agreement; and

WHEREAS, the City has now re-platted a portion of the Development Property as Cannon Commercial Center 2nd Addition, and the buyer of a portion of the newly platted property, LTJ Investments, LLC, a limited liability company under the laws of the State of Minnesota, has requested that the City release and terminate the above-referenced Subdivision Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. The above-referenced Subdivision Agreement filed for record in the Office of the County Recorder in and for said County of Rice, State of Minnesota, on June 9, 1999, as Document No. 453372, and said Subdivision Agreement also filed for record in the Office of the Registrar of Titles in and for said County of Rice, State of Minnesota, on June 9, 1999, as Document No. 025391, is hereby terminated, released and of no further force and effect, as the Developer substantially and satisfactorily completed the terms and conditions set forth in the Subdivision Agreement, and the City has re-platted a portion of the Development Property as Cannon Commercial Center 2nd Addition as filed for record in the Office of the County Recorder in and for said County of Rice, State of Minnesota, on _____, 2024, as Document No. _____, and also filed for record in the Office of the Registrar of Titles in and for said County of Rice, State of Minnesota, on _____, 2024, as Document No. _____.
2. The Mayor and City Clerk are authorized and directed to execute the RELEASE AND TERMINATION OF SUBDIVISION AGREEMENT, which is attached to and incorporated in this Resolution by reference, as Exhibit A.

PASSED by the City Council of the City of Northfield on this ____ day of _____, 2024.

ATTEST

City Clerk

Mayor

VOTE: ___ POWNELL ___ HOLMES ___ REISTER ___ NESS
 ___ SOKUP ___ PETERSON WHITE ___ ZUCCOLOTTO

EXHIBIT A

RELEASE AND TERMINATION OF SUBDIVISION AGREEMENT

KNOW ALL PERSONS BY THESE PRESENTS: that a certain Cannon Commercial Center Subdivision Agreement, dated June 9, 1999, was executed by the City of Northfield (the “City”), a municipal corporation under the laws of the State of Minnesota, and by Northfield Construction Company, Inc. and Destiny Investment Group, LLC, collectively referred to hereinafter as the “Developer” (the “Subdivision Agreement”), relating to certain real property located in the County of Rice, State of Minnesota, described in the Subdivision Agreement as “Final Plat of Cannon Commercial Center to the City of Northfield” (the “Development Property”).

The above-referenced Subdivision Agreement filed for record in the Office of the County Recorder in and for said County of Rice, State of Minnesota, on June 9, 1999, as Document No. 453372, and also filed for record in the Office of the Registrar of Titles in and for said County of Rice, State of Minnesota, on June 9, 1999, as Document No. 025391, is hereby terminated, released and of no further force and effect, as the Developer substantially and satisfactorily completed the terms and conditions set forth in the Subdivision Agreement, and the City has replatted a portion of the Development Property as Cannon Commercial Center 2nd Addition, as the same has been filed for record in the Office of the County Recorder in and for said County of Rice, State of Minnesota, on _____, 2024, as Document No. _____, and also filed for record in the Office of the Registrar of Titles in and for said County of Rice, State of Minnesota, on _____, 2024, as Document No. _____.

Dated and issued this ____ day of _____, 2024.

CITY OF NORTHFIELD, MINNESOTA

By: _____
Rhonda Pownell, Its Mayor

ATTEST:

By: _____
Lynette Peterson, Its City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF RICE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Rhonda Pownell and by Lynette Peterson, the Mayor and City Clerk of the City of Northfield, a Minnesota municipal corporation, on behalf of the municipal corporation and pursuant to the authority granted by its City Council.

NOTARY PUBLIC

THIS INSTRUMENT WAS DRAFTED BY:

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