

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

RESOLUTION NO. 2026-036

**RESOLUTION CALLING FOR A PUBLIC HEARING BY THE CITY COUNCIL
ON THE PROPOSED MODIFICATION TO THE DEVELOPMENT PROGRAM
FOR THE MASTER DEVELOPMENT DISTRICT, ESTABLISHING THE
HARVEST HILLS 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 May 19, 2026, 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 Harvest Hills Tax Increment Financing District (the "TIF District"), a housing 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 469.1794, 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 May 19, 2026, 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 17th day of March, 2026.

ATTEST:

City Clerk

Mayor

VOTE: ___ ZWEIFEL ___ BEUMER ___ DAHLEN ___ HOLMES
 ___ NESS ___ PETERSON WHITE ___ SOKUP