

Rural Fire Service District

RESOLUTION 2018 – 3

Recommending Approval of the Cost of New and Upgraded Improvements to Fire Station Facility

April 18, 2018

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**WHEREAS** the Northfield Area Fire and Rescue Service (“NAFRS”) is a joint powers organization formed pursuant to Minnesota Statutes, section 471.59, and operating pursuant to a Joint Powers Agreement originally dated April 1, 2014, and presently in process of being amended (the “JPA”); and

**WHEREAS** NAFRS provides fire and rescue services operating out of a facility (“Facility”) located in and owned by the City of Northfield (“Northfield”); and

**WHEREAS** the Facility is subject to a Fire Station Lease Agreement originally dated August 28, 2014, and presently in the process of being amended, between Northfield as landlord and NAFRS as tenant; and

**WHEREAS** under Section 17. a. of the JPA, any maintenance, alterations or improvements to the Facility are the financial responsibility of NAFRS and NAFRS is responsible for managing and overseeing such maintenance, alterations and improvements; and

**WHEREAS** under Section 17. c. of the JPA, the cost of new or upgraded facilities must be approved by all Parties to the JPA Agreement; and

**WHEREAS** under Section 11.2 of the Fire Station Lease Agreement, NAFRS may not make material alterations or improvements to the Facility without the written consent of Northfield; and

**WHEREAS** Northfield duly approved a Facility upgrade project, and NAFRS and Northfield entered into a Project Management Agreement for NAFRS Facility Upgrade Project, which designates the project (the “Project”) as a City-owned Project and designates NAFRS to act as the representative of Northfield (the “Owners Representative”) with respect to the Project; and

**WHEREAS** it is anticipated that Northfield will finance the Project through the issuance of General Obligation Bonds which will be payable from revenues generated by NAFRS’ operations, to be paid to Northfield as rent and to be allocated to the NAFRS parties in a pro rata amount as provided by the JPA; and

**WHEREAS** this financing mechanism will require amendments to the JPA and to the Fire Station Lease Agreement as mentioned above; and

**WHEREAS** approval and execution of the amendments to the JPA and the Fire Station Lease Agreement are a condition precedent to Northfield awarding the contract for construction of the Project; and

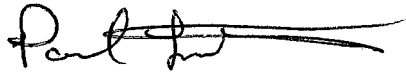
**WHEREAS** bids were solicited for the Project on a General Contractor basis and bids have been duly received, opened, reviewed and evaluated; and

**WHEREAS** the NAFRS Board is scheduled to approve and recommended to the JPA parties the necessary amendments to the JPA, and has approved the necessary amendments to the Fire Station Lease Agreement, in order to facilitate the financing mechanism for the Project; and

**WHEREAS** it is anticipated that the City of Dundas and the Rural Fire District will approve the amendments to the JPA before Northfield undertakes to award the contract for the Project, and that Northfield will approve the amendments to the JPA and to the Fire Station Lease Agreement before it awards the contract for the Project.

**NOW THEREFORE BE IT RESOLVED** by the Rural Fire District that, subject to approval of the necessary amendments to the Joint Powers Agreement and the Fire Station Lease Agreement as required to secure payment of the General Obligation Bonds to be issued by Northfield to finance the Project, the Rural Fire District recommends that the Northfield City Council accept the bid and award the contract for construction of the Project to the Joseph Company in the amount of \$3,393,000.

**NOW THEREFORE BE IT FURTHER RESOLVED** by the Rural Fire District that the total estimated cost of the upgraded facilities is \$4,215,000 and approves this total estimated project cost.

  
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