

City of Northfield

*City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov*



Meeting Agenda

Tuesday, January 13, 2026

6:00 PM

Work Session

Council Chambers

City Council

6:00 PM - CITY COUNCIL WORK SESSION AGENDA

CALL TO ORDER

Mayor: Zweifel

Councilmembers: Beumer, Dahlen, Holmes, Ness, Peterson White, Sokup

APPROVAL OF AGENDA

REGULAR AGENDA

1. [26-033](#) Council Update on 5th & Washington Redevelopment Project.

Attachments:

- [1 - Northfield - Update Memo - City Council - 2025 12 22](#)
- [2 - 5th Washington - City Update - 2026-01-13](#)
- [3 - EDA Mtg Video 11-24-25 \(see 3:35 and 12:11 meeting time marker\)](#)
- [4 - CC Resolution 2024-044](#)
- [5 - EDA Resolution 2024-005](#)

ADJOURN

Note: The City Council may take a five minute break during the meeting. All regular City Council meetings end at 9:00 pm unless a simple (4/7) majority of the City Council vote to extend the time.

SPECIAL NEEDS: If you require special services to attend or participate in a public meeting, please call the City's Administration Office at (507) 645-3001 or e-mail Lynette Peterson, City Clerk, at lynette.peterson@northfieldmn.gov. TDD users can call (507) 645-3030. Please call at least 24 hours before the meeting, if possible.



Legislation Text

File #: 26-033, Version: 1

City Council Meeting Date: January 13, 2026

To: Mayor and Members of Council

From: Ben Martig, City Administrator

Council Update on 5th & Washington Redevelopment Project.

Action Requested:

Discussion only.

Summary Report:

The Northfield City Council will receive an update on the 5th and Washington Redevelopment project.

See attached presentation and materials. Additionally, the following prompts in the attached presentation are policy questions that would be helpful to give direction moving forward to staff. The following are the questions posed along with some added notes for clarity:

1. Confirmation from City Council:

Are we on the right track?

Note: In particular, feedback on the proposed use of senior housing cooperative would be helpful to hear if that particular use is supported. Additionally, feedback on the proposed public uses of bathrooms, public parking and public refuse management to be intended to be included. Please note there are no details at this time on the site plan (number of parking stalls or types, details on public bathrooms, detailed layouts or design). We would caution detailed feedback on site plan at this earlier stage. However, general feedback might be relevant about site conditions.

Streetfront Development/Good Neighbor Homes may speak to some challenges and conflicts related to trade-offs on site development considerations.

2. City contributions likely needed:

Request land contribution + TIF from City to make the project happen

Note: the presumption at this phase is that these tools would be used to address public benefits including structured public parking, public restrooms and public coordinated refuse storage (interior or exterior to be determined). A financial analysis (summarized in financial section below) would be completed in the future to justify and illustrate costs but has not yet been completed at this earlier stage of analysis.

3. Motion of support (via resolution to consider January 20th, 2026)

Staff to continue advancing the project and work toward a development agreement.

Note: Staff would develop a resolution for direction to staff to be considered at the Council meeting on

January 20th, 2026.

The Northfield City Council delegated advisory authority to the Northfield EDA for downtown redevelopment projects in Resolution 2024-44 (Attached). The EDA reviewed materials and information related to potential development opportunities including constructing a more accessible and larger municipal liquor store and provided a recommended approach to the 5th and Washington Redevelopment project to Council via EDA Resolution 2024-005 (Attached). The EDA received an update at the November 24, 2025 meeting and passed the following motion:

A motion was made by Board member Allen, second by Board Member Peterson-White, to approve EDA M2025-023 as amended to stipulate that the developer seek to create commercial space on the ground floor, not put parking on the first-floor exterior façade, and provide some “monumental” corners. The motion passed 6-0 (Blazis, Yoder, Peterson-White, Allen, Stager and Beumer.

Attached is a video link to the EDA meeting of 11-24-2025. The video for this agenda item starts at the 3:35 mark. Additionally, the detailed presentation starts at the 12:11 meeting time marker

Additional Background

Earlier this year, staff issued a request for Letters of Intent (LOI) to a select group of local developers based on a project opportunity statement that aligns with the EDA’s recommended approach. One letter of intent from a qualified developer, Streetfront Development, was received. Charles Burdick of Streetfront works closely and consistently with Thomas Hertzog of Good Neighbor Homes. For the purposes of this report, consider “Streetfront” to be shorthand for “Streetfront and Good Neighbor Homes.”

Streetfront has explored various development opportunities for the 5th and Washington site. This included a mixed-use liquor store condominium concept that estimated sale price of individual units that would price out the Northfield market. Streetfront took comments from the EDA to redesign the building to match Northfield’s market, and found that a mixed-use site, consistent with the original liquor-store concepts, was yielding untenable per-unit housing costs.

Ebenezer is the largest senior living provider in MN, with 120 locations in over 6 states. Recently, they opened a Lakeville facility, the Fountains at Hosanna, that is an example of their Estoria model. The Estoria is a replicable senior housing cooperative designed to fit into a HUD financing product, which enables the individual co-op units to stay within the market rate.

Ebenezer and Streetfront have been working together to fit the Estoria concept into the 5th and Washington lot. They anticipate 50-60 units with a mix of unit type, all within the senior living cooperative model. They’re working toward maintaining existing public parking or nearby.

While this development diverts the previous mixed-use goal on this site, it does accomplish 50+ units of market rate senior housing with commercial uses on the first floor the senior coop would have for amenities like a gym, meeting room, etc. Cooperative models are popular for senior housing, especially in active adult communities. Additionally, the 2024 Maxfield Housing Study commissioned by the HRA identified this type of housing as an opportunity area given national, state, and local trends of an aging population.

Streetfront and staff are working together to ensure the Estoria model fits within Northfield’s current Land Development Code. There is the intent to add some public amenities, like public bathrooms and a co-located refuse space for the adjacent businesses, to the otherwise single-use, owner-occupied building.

Staff is working on alternative locations for the municipal liquor store that accomplish the goals set out by City Council Resolution 2024-044, including a development which provides stimulus to the C-1 business district.

City Policies and Plans:

Comprehensive Plan

The proposed 5th & Washington redevelopment is strongly consistent with the Northfield 2045 Comprehensive Plan and represents a direct implementation of the City's adopted vision for compact, mixed-use, downtown-oriented growth.

The Comprehensive Plan identifies the downtown core, including areas west of Washington Street and near 5th Street, as Mixed-Use Commercial, intended to function as the City's most tax-productive, walkable, and infrastructure-efficient development pattern. This designation supports multi-story mixed-use buildings with housing above, active ground-floor uses, and public/institutional amenities. The Plan explicitly prioritizes intensification, infill, and redevelopment within the existing urbanized core over outward expansion, noting that downtown-pattern development maximizes existing infrastructure, generates higher tax value per acre, strengthens walkability, and supports equity and climate goals.

The 5th & Washington concept directly advances these policies by replacing surface parking with a vertical mixed-use building that adds approximately 50-60 housing units, incorporates active ground-floor and public-facing uses, and includes public amenities such as public restrooms and replacement public parking. This redevelopment pattern is consistent with the Plan's call to grow in a compact, fiscally responsible manner, strengthen downtown, and intensify development in already-served areas.

The Comprehensive Plan also emphasizes expanding housing supply in the most walkable areas of the city, increasing housing diversity, and providing ownership-oriented models and life-stage housing. The senior cooperative model directly supports these goals by delivering age-appropriate housing in the downtown core and introducing a member-owned housing model that advances housing stability, community investment, and partial ownership pathways - aligning with the Plan's housing, equity, and "stages of life" objectives.

Equity is a foundational principle of Northfield 2045. The inclusion of public restrooms and replacement public parking meaningfully advances the Plan's emphasis on equitable access to services, downtown amenities, and community gathering spaces. These features improve accessibility for residents, seniors, visitors, and people with disabilities while supporting a more inclusive and functional downtown environment.

From an economic sustainability standpoint, the project aligns with the Plan's direction to focus redevelopment in areas that maximize public return on investment, increase taxable value, and minimize long-term infrastructure costs. Redeveloping this prominent downtown site strengthens Northfield's tax base, supports downtown businesses through added resident foot traffic, and implements the Plan's strategy to grow in compact, fiscally responsible patterns.

Overall summary comprehensive plan:

The 5th & Washington redevelopment is strongly consistent with the Northfield 2045 Comprehensive Plan's guiding values of economy, equity, housing diversity, downtown vitality, and compact growth, and represents a high-priority infill redevelopment consistent with the City's long-term adopted land use and fiscal sustainability policies.

Strategic Plan (2025-2028)

The proposed 5th & Washington redevelopment also aligns directly with the City's 2025-2028 Strategic Plan, particularly the priorities of Improve Financial Strength and Increase Housing Availability.

Under the Strategic Plan, the City has established goals to strengthen its long-term fiscal position by growing the tax base, maximizing the productivity of existing infrastructure, and supporting a strong and vibrant downtown. The 5th & Washington redevelopment advances these objectives by converting a low-intensity surface parking site into a multi-story mixed-use development that increases taxable value in one of the City's most productive locations. By focusing growth in the downtown core, the project leverages existing infrastructure, reduces long-term public service costs compared to greenfield development, and strengthens downtown activity - all of which support the Strategic Plan's financial sustainability and revenue diversification objectives.

The Strategic Plan also sets explicit housing production targets and prioritizes the expansion of multi-family housing options. With approximately 50-60 new multi-family housing units, the 5th & Washington project makes a meaningful contribution toward these targets while delivering housing in the City's most walkable and service-rich area. The senior cooperative model further supports quality-of-life goals by allowing older residents to remain in the community in accessible, centrally located housing, supporting community stability and long-term housing security.

Public amenities included in the project - particularly public restrooms and replacement public parking - further reinforce the Strategic Plan's emphasis on quality of life, downtown vibrancy, and equitable access to City services and community spaces.

Overall findings of the Strategic Plan: The 5th & Washington redevelopment current concept phase proposal advances the Strategic Plan's core priorities by strengthening Northfield's tax base, maximizing infrastructure efficiency, expanding multi-family housing supply, improving quality of life downtown, and supporting long-term fiscal and community sustainability.

Alternative Options:

The City Council may suggest an alternative path to review the financial feasibility of proposed redevelopment projects.

Financial Impacts:

Staff time is required now. Other financial resources may need to be committed in the future.

Related to the development, there has not been a formal financial pro-forma for staff and consultant review. A *pro-forma* is a financial modeling tool that projects the anticipated costs, revenues, and overall feasibility of the project over time. It estimates development costs (such as land acquisition, construction, financing, and public infrastructure), expected income streams (such as residential rents, commercial lease revenue, and potential public lease or tax revenue), and long-term operating expenses to determine whether the project is financially viable.

A pro-forma will help evaluate how public investments or incentives (such as site improvements, tax increment financing, or public amenities) interact with private returns and whether the project advances community goals while remaining economically feasible.

The developer is in the scoping phase and feels they are within a reasonable realm of viability. However, before additional due diligence including detailed costs and pro-forma analysis there first was an interest to complete a "check-in" review with the EDA and City Council for feedback on the potential uses. A couple

assumed potential tools to help finance the prospective public components are considered potential funding options through contribution of land and potential Tax Increment Financing first with any other public contribution a lower priority consideration. It is assumed there will be public costs for public amenities only at this time. However, this is premature and would be further analyzed should there be interest to continue to pursue this concept.

Tentative Timelines:

- ✓ November 2025 - Streetfront provides this presentation to EDA
- ✓ November 2025 - EDA to motion, recommending City Council discuss this iteration of the proposal
- January 13th 2026 - City Council discusses this iteration of the proposal (pending EDA motion)
- January 20th 2026 - City Council Resolution direction on 5th & Washington based on feedback provided January 13th.
- Ongoing review - see attached summary in materials and more information to come on project schedule.

Background and Timeline for 2025

January to March

City staff issued a Letter of Interest Request for redevelopment teams interested in the city-owned parking lot site at 5th and Washington. Streetfront Development and its development partner Good Neighbor Homes submitted a letter of interest focused on the municipal liquor store, street-level parking, a retail promenade, and for-sale housing. In March, the city selected Streetfront to advance into a due diligence and predesign phase.

April to June

the development team underwent a tariff analysis to determine the impact new and volatile tariffs would have on the cost of construction. This was a relatively new analysis for developers, general contractors, sub-contractors, suppliers and manufacturers so it took several months to land on a reasonable estimate of cost risk. In the end, the analysis showed that the percentage of construction costs that come from imported building goods from 'high tariff risk' countries was very low and was likely to be contained to a 1-2% price fluctuation over the entire construction budget.

July to October

After several meetings, presentations and conversations with City Staff and EDA members we narrowed down three main options for the redevelopment plan. These routes all included the assumption that a new Municipal Liquor store would be on the ground floor of the building and that there would be publicly available parking on-site. Below are the three options we collectively landed on:

1. Mixed-use building with Condominiums above & Retail at the ground level
2. Mixed-use building with a Senior Cooperative above & Retail at the ground level
3. A commercial-only building with Office above and Retail at the ground level

During this phase of the pre-development work, the cost for new speculative office (#3) and condominiums (#1) proved too expensive for the local market to support without extraordinary subsidy. The cost of construction for a building like this, coupled with the expense to borrow the money and the end market price for the space did not match up. The only option that passed these financial metrics was #2, A Senior Cooperative. This is so because the market for housing seniors with a mid-market product is robust and the financing available for a Senior-restricted Coop comes from HUD, which provides a very favorable term and rate on the loan.

Also, during this period the City Administrator, in consultation with other City staff and the development team, concluded that the Northfield Liquor Store should migrate away from this site and toward alternative sites in the Central Business District. There were a number of considerations for this change including: site challenges at 5th & Washington, changes in alternative preferred-site ownership interest, and opportunity to achieve more community goals.

November to December

We presented our recommendation for a Senior Coop with public parking to the EDA in November. They unanimously passed a motion of support for the project including a list of priorities for the site. In January, we would like to share more about the project with the City Council.

1. PROJECT UPDATE: WHERE WE ARE NOW

5TH & WASHINGTON

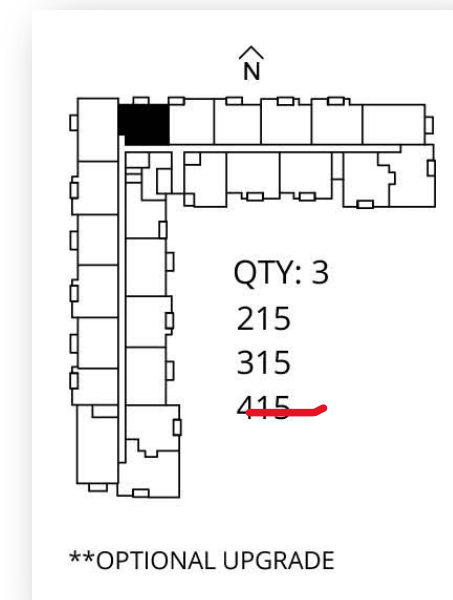
- Senior Co-op, 50-60 units
 - Mix of 1BR / 2BR / 3BR
 - In-building amenities
 - Fitness, meeting room, clubhouse, etc.
- Ebenezer as development partner with Estoria brand
 - Recent examples in Lakeville, Oakdale
- Municipal Liquor Store on a different site



Estoria in Lakeville



EPOCH I
1,225 SQ.FT.
2BR/2BA



WHY COOPERATIVES?

- Member-owned. Member-governed
- Reasonable purchase price and monthly fees
- Pre-determined equity appreciation
- Same tax benefits as homeownership
- More efficient use of resources
- No profit to third party owner
- No cost for unnecessary services
- Maintenance free and turn-key lifestyle
- Community involvement and active lifestyle



SITE PRIORITIES

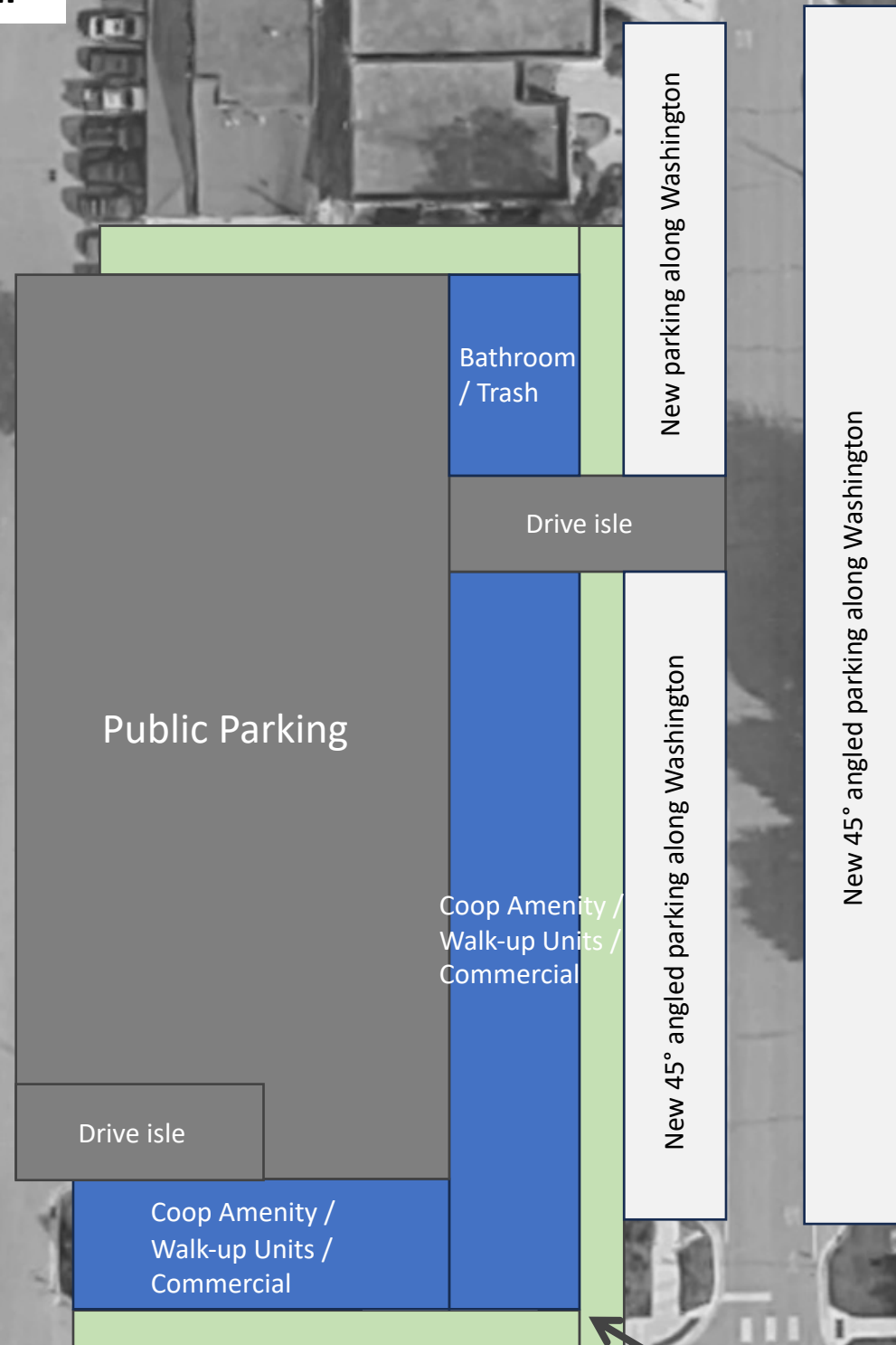
5TH & WASHINGTON

1. Prioritize **active ground floor uses** wherever possible
2. Ensure **no parking is visible** on first floor of 5th & Washington streets
3. Include **public restrooms** to expand public bathroom access across downtown
4. Include **public parking** to replace a portion of what's there now
5. Feature **monumental corners** on the new building



Early concept of units on upper stories.
Work in progress.

FOR REFERENCE ONLY



SITE PRIORITIES ILLUSTRATED*

*This diagram is included to show a visual representation of how these site priorities may be expressed; This drawing is for reference only and does not represent any final designs for the project.

Active Ground floor

Uses include a mix of walk-up units, amenity space and commercial space.

- Great opportunities to accomplish the prefers for public bathrooms and common trash storage for adjacent businesses
- Coop Amenity space wants to be located on the first floor so it has more connection with the street
- The Coop is also open to having some units be 'walk-out units' with front doors on Washington Ave.

Public Parking

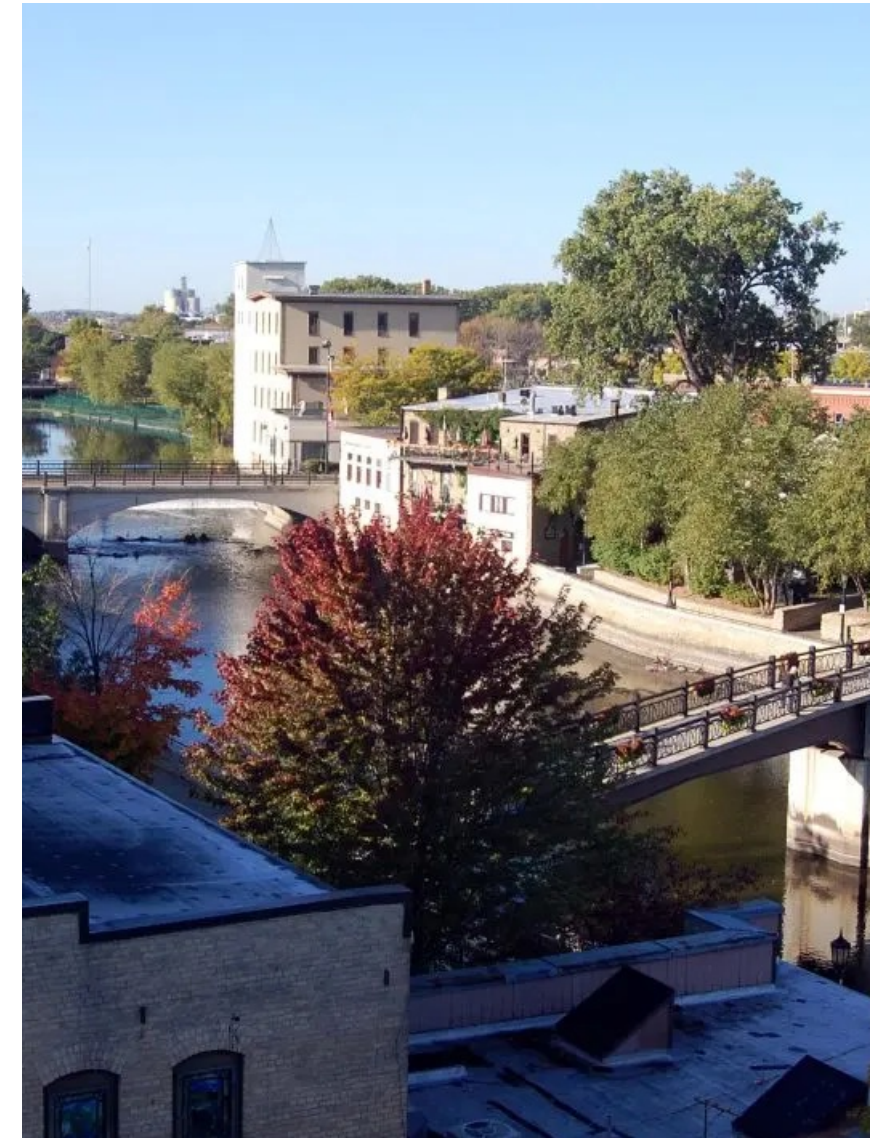
50 parking stalls in garage

25 parking stalls along Washington Ave

75 parking stalls total

- Located at-grade with easy in/out access
- Entirely separate from Coop parking
- Easy to walk-in/out as a pedestrian who is stopping downtown to shop

1. Confirmation from City Council:
Are we on the right track?
2. City contributions likely needed:
Request land contribution + TIF from City to make the project happen
3. Motion of support:
Staff to continue advancing the project and work toward a development agreement.



CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2024-44
DELEGATING THE NORTHFIELD ECONOMIC DEVELOPMENT AUTHORITY (EDA) TO
PROVIDE AN ADVISORY ROLE TO THE CITY COUNCIL RELATED TO POTENTIAL
REDEVELOPMENTS RELATED TO THE PROJECTS CURRENTLY KNOWN AS THE “5TH AND
WASHINGTON STREET REDEVELOPMENT” AND “5TH AND WATER STREET
REDEVELOPMENT”

- WHEREAS, the City Council of the City Northfield, Minnesota (“City”) desires to facilitate a mixed use, multi-phase downtown redevelopment project, containing certain public improvements included as part of the construction of such projects on the areas identified as the “5th and Washington Street Redevelopment” and the “5th and Water Street Redevelopment” hereafter referred together as “the Projects”; and
- WHEREAS, on March 22, 2022, in pursuit of the foregoing objective, the City Council approved the acquisition of properties located at 411 Water Street and 115 5th Street West in downtown Northfield; and
- WHEREAS, the City has since closed on and has fee title to both 411 Water Street and 115 5th Street West and is holding the same currently for purposes of subsequent use and/or conveyance of the same for a downtown redevelopment project; and
- WHEREAS, the City has approved the sale of 115 5th Street West to Loon Liquors for a destination distillery that draws people to Northfield with multiple goals proposed to achieve the idea of maximizing that property for redevelopment and re-use; and
- WHEREAS, the existing Northfield Liquor Store located at 116 5th Street West is obsolete and the City Council has been pursuing a new construction or re-construction of a new store that will be profitable, will pay its own way to be built, and will achieve the following previous Council stated goals for the Liquor Store:
1. Control the sale of alcohol; and
 2. Provide revenue to supplement traditional tax and fee revenues; and
 3. Provide an economic stimulus to the Central Business District; and
 4. Provide a convenient location for residents to purchase alcohol; and
- WHEREAS, 411 Water Street is currently an underutilized property in the downtown area and should be redeveloped to meet the above-mentioned need as well as provide additional options for potential uses including, but not limited to, residential housing, additional commercial space and parking to support existing and new businesses and residents in downtown Northfield; and
- WHEREAS, redevelopment in the downtown area has been limited by the need for a more comprehensive mixed-use redevelopment project containing significant opportunities for private housing and commercial redevelopment as well as opportunities for public uses such as a new municipal liquor store and parking facilities; and
- WHEREAS, the Project meets a number of strategic priorities of the City’s strategic plan including economic vitality, quality facilities and service excellence, and this includes maximizing redevelopment opportunities in the urban edge that encourages a more

integrated relationship between the downtown and the river and is based on the following plans:

1. Comprehensive Plan: preserving and enhancing the city's unique "small town" heritage, preserving its historic and environmental character, and providing a high quality of life through a sustainable development pattern; and, preserving and enhancing the quality of its neighborhoods, the quality of education, the diversity of employment opportunities, and a diversity of arts, cultural and recreational pursuits; and, maintaining downtown as the focal point of the community and maintaining a prosperous economic base.
2. Comprehensive Economic Development Plan (June 2006): T.I.P Strategies to deploy strategies to advance the factors that will have the greatest impact on Northfield's economic vitality: diversifying the economic base (tax base), maintaining a sense of place and attracting and retaining talented workers.
3. Riverfront Action Plan: "The urban edge encourages a more integrated relationship between the river and downtown." "With building uses spilling out onto the water's edge, the Riverwalk has the potential to become a world class riverfront experience."
4. Downtown Streetscape Framework Plan: Reinforce a positive, genuine character. Design a hierarchy of streetscape elements. "String of Pearls" concept identifies a series of focal points or pearls in the streetscape. Improve the gateway experience into downtown.

WHEREAS, the Projects are being undertaken to accomplish the following City goals and objectives:

1. Support the 'greening' of the riverfront and construction of 'The Promenade'; and
2. Construct a new municipal liquor store; and
3. Support existing and new business with new parking inventory and management; and
4. Enhance walkability and improve mobility options downtown; and
5. Recycle, reuse, and improve infill development in downtown Northfield to enhance tax base; and
6. Creation and retention of jobs and local businesses; and
7. Evaluate the potential to incorporate new residential housing in downtown Northfield; and
8. Evaluate the potential to relocate and maintain the U.S. post office in downtown Northfield and allow better future use and redevelopment of the historic post office building; and
9. Address the City's Climate Action Plan.

WHEREAS, the prior City Council Resolution 2023-072 Regarding Preliminary Authorization for a Downtown Redevelopment Project after a good faith effort did not result in any agreements and the relationship with the prior developer has since mutually terminated; and

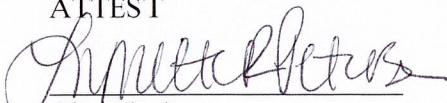
WHEREAS, the Projects are a priority of the City Council and are thus seeking additional time and resources be allocated by the Northfield Economic Development Authority to advise and assist in moving them forward.

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

1. The Northfield Economic Development Authority to provide an advisory role to the City Council regarding the potential redevelopment of the City-owned properties known as the *5th and Washington Street Redevelopment* located at the intersection of 5th Street East and Washington Street (PID 22.06.2.25.040, PID 22.06.2.25.041, and PID 22.06.2.25.042) shown on the attached *Exhibit A* currently used for municipal parking; and
2. The City of Northfield Municipally owned off-sale liquor store, currently doing business as “Northfield Liquor Store,” is the proposed re-location of a new Northfield Liquor Store to the *5th and Washington Street Redevelopment* that will better meet the overall goals of the City and liquor store customers; and
3. The *5th and Washington Street Redevelopment* will also include at a minimum parking replacement and explore other potential uses including parking expansion, post office relocation, housing, office and retail uses; and
4. The Northfield Economic Development Authority to provide an advisory role to the City Council regarding the potential redevelopment of the City-owned properties as shown on known as the *5th and Water Street Redevelopment* shown on Exhibit B; and
5. The *5th and Water Street Redevelopment* shall include a primary redevelopment area that would include at least these existing properties as illustrated on Exhibit B; and
6. The *5th and Water Street Redevelopment* shall explore the possibilities of an expanded potential redevelopment area as illustrated on Exhibit B; and
7. The Northfield Economic Development Authority, in cooperation and coordination with staff as delegated by the City Administrator, will provide regular updates, options, considerations, and recommendations back to the City Council with the goal to keep a strong connection and ultimate decision-making with the City Council; and
8. The Northfield Economic Development Authority, in coordination with staff, will present an initial update on recommendations to the City Council by the end of September of 2024; and
9. The resolution will remain in effect until amended or terminated by the City Council as they deem appropriate.

PASSED by the City Council of the City of Northfield on this 7th of May, 2024.

ATTEST


City Clerk


Mayor

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

CITY OF NORTHFIELD, MN
NORTHFIELD ECONOMIC DEVELOPMENT AUTHORITY (EDA) RESOLUTION 2024-005
PROVIDING INITIAL UPDATES AND RECOMMENDATIONS TO THE NORTHFIELD CITY
COUNCIL RELATED TO THE PROJECTS CURRENTLY KNOWN AS THE “5TH AND
WASHINGTON STREET REDEVELOPMENT” AND “5TH AND WATER STREET
REDEVELOPMENT”

WHEREAS, the City Council of the City Northfield, Minnesota (“City”) desires to facilitate a mixed use, multi-phase downtown redevelopment project, containing certain public improvements included as part of the construction of such projects on the areas identified as the “5th and Washington Street Redevelopment” and the “5th and Water Street Redevelopment” hereafter referred together as “the Projects”; and

WHEREAS, the City Council Resolution 2024-44 provides guidance to the EDA related to the advisory role on these projects; and

WHEREAS, the EDA has had meetings on June 24, 2024, July 22, 2024 and August 26, 2024; and

NOW, THEREFORE, BE IT RESOLVED BY THE ECONONOMIC DEVELOPMENT
AUTHORITY OF THE CITY OF NORTHFIELD THAT:

1. The EDA recommends a conceptual mixed-use development for the *5th and Washington Street Redevelopment* as described in the attached Exhibit A for continued due diligence; and
2. The EDA recommends that the mixed-use components of commercial space, housing and parking be included in the project until otherwise proved infeasible by a qualified developer; and
3. The City of Northfield Municipally owned off-sale liquor store, currently doing business as “Northfield Liquor Store,” be relocated to the *5th and Washington Street Redevelopment* to better meet the overall goals of the City and liquor store customers; and
4. Financial analysis of the preliminary design, phasing, and suggest it is financially feasible for the project to be self-sufficient through cash and debt repayment from liquor proceeds; and
5. The Northfield Economic Development Authority supports formal exploration of housing developer partners based on the current concept drawings via a Request for Qualifications (RFQ) or other process still under discussion; and
6. The Northfield Economic Development Authority supports formal commitments to securing professional services such as architectural design services under the advisement of City staff in order to continue to explore the concepts further; and
7. The EDA has prioritized the *5th and Washington Street Redevelopment* over the *5th and Water Street Redevelopment* first and will continue to analyze and advise the City Council until other direction is made; and

PASSED by the Economic Development Authority of the City of Northfield on this 26th day of August, 2024.

ATTEST

President

Vice President

VOTE:

Y ALLEN

A BEAHAM

Y BLAZIS

Y HOLMES

A PETERSON WHITE

A STROBEL

Y YODER

EXHIBIT A

GROUND FLOOR LAYOUT



SECOND & THIRD LEVELS.



CITY OF NORTHFIELD
FIFTH AND WASHINGTON

FLOOR PLAN - SECOND LEVEL v2
SCALE: 1/8" = 1'-0"



FLOOR PLAN - THIRD LEVEL v2
SCALE: 1/8" = 1'-0"



FOURTH & FIFTH LEVELS.

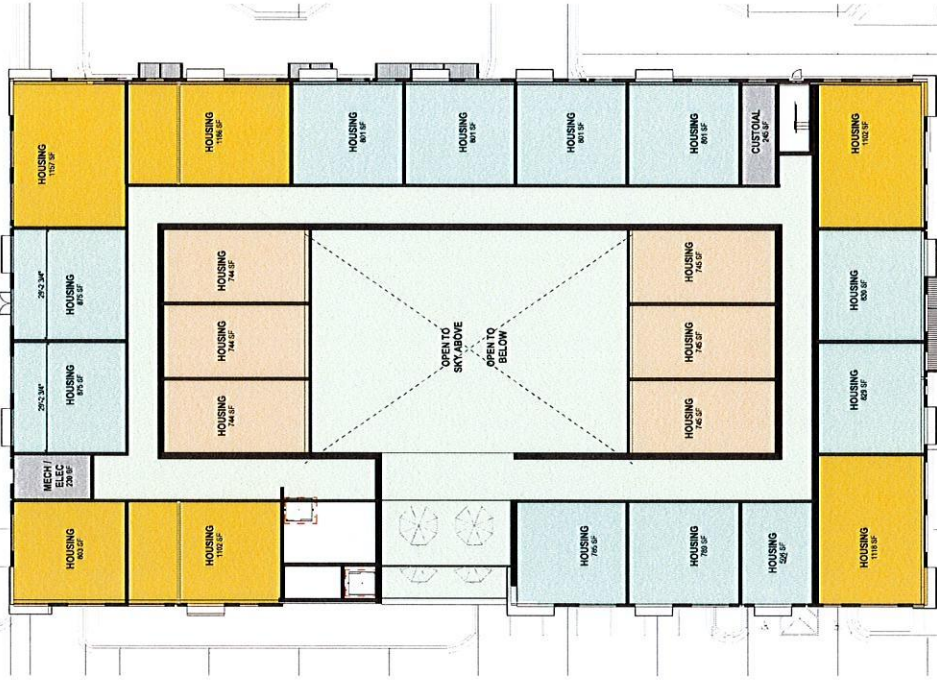
23 UNITS



FLOOR PLAN - FOURTH LEVEL_V2
SCALE: 1/8" = 1'-0"



23 UNITS



FLOOR PLAN - FIFTH LEVEL_V2
SCALE: 1/8" = 1'-0"

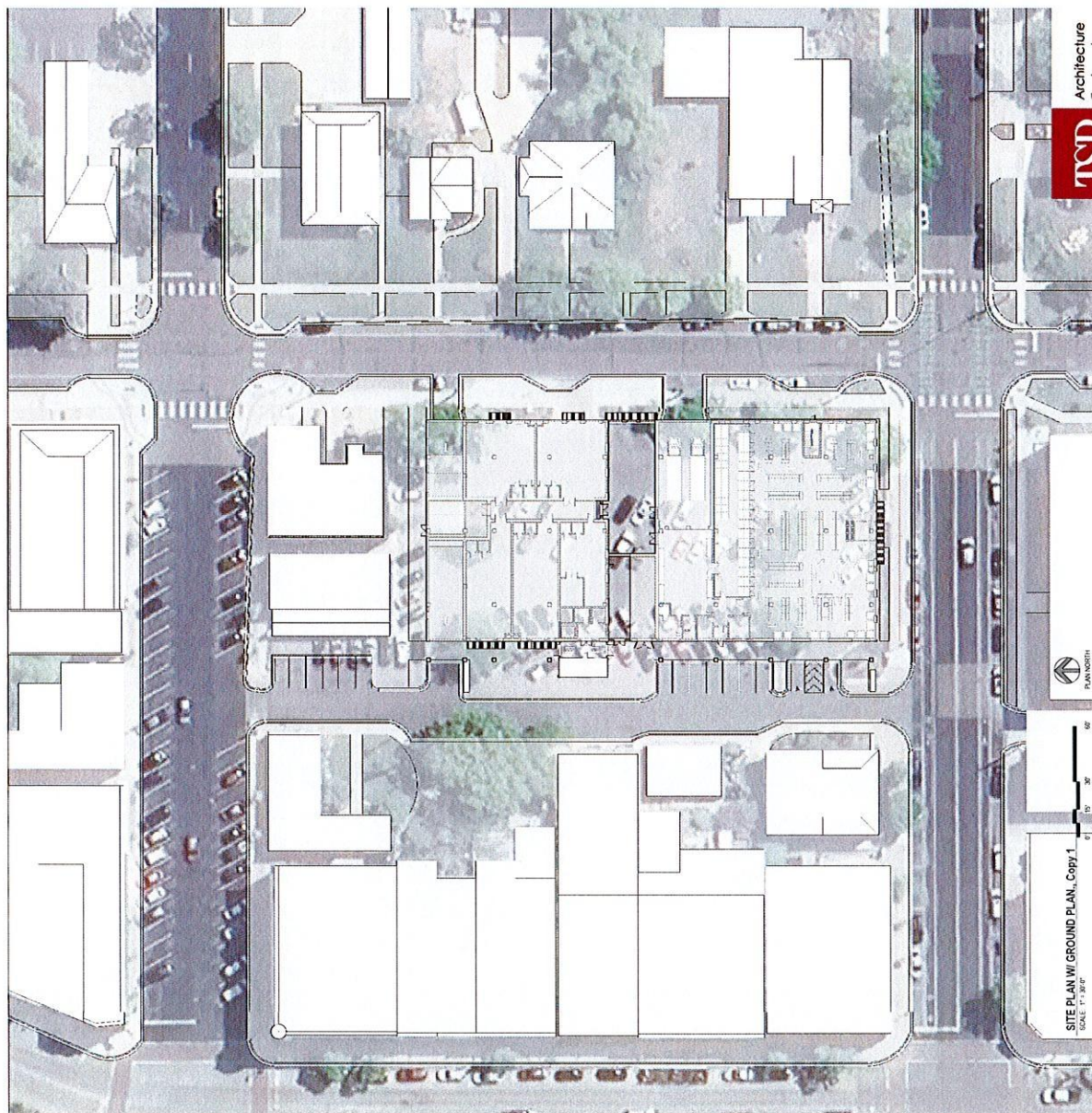


CITY OF NORTHFIELD
FIFTH AND WASHINGTON

Roof plan of the City of Northfield building. The plan shows a large rectangular building with a central courtyard area labeled "OPEN TO SKY ABOVE". The building is divided into several sections, each containing rows of rectangular units, likely solar panels. Two RTU (Rooftop Terminal Unit) labels are present. The plan also shows surrounding streets and a north arrow.

ROOF PLAN
SCALE: 1/8" = 1'-0"

1 2



SITE PLAN W/ GROUND PLAN, Copy 1
SCALE: 1" = 30'-0"

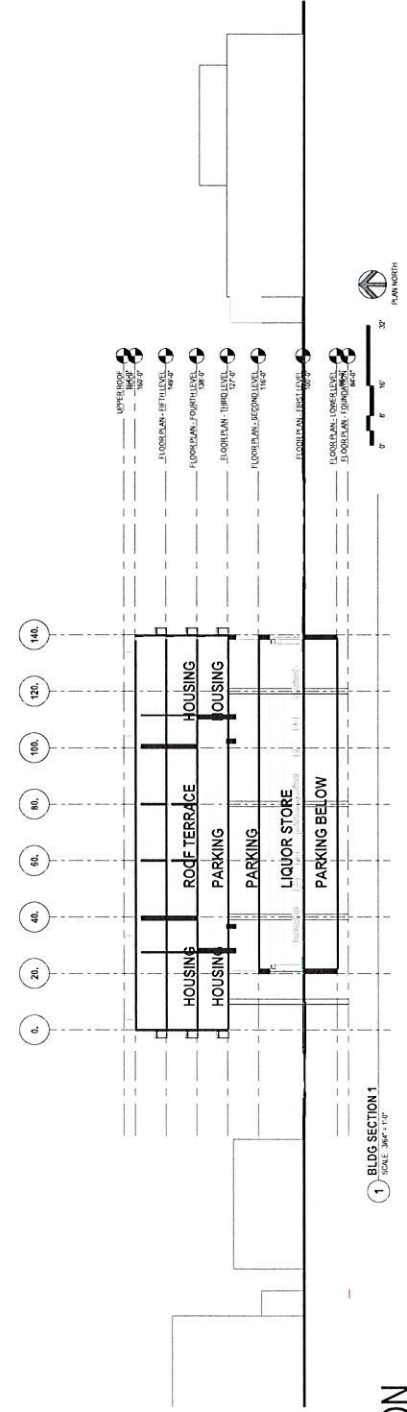
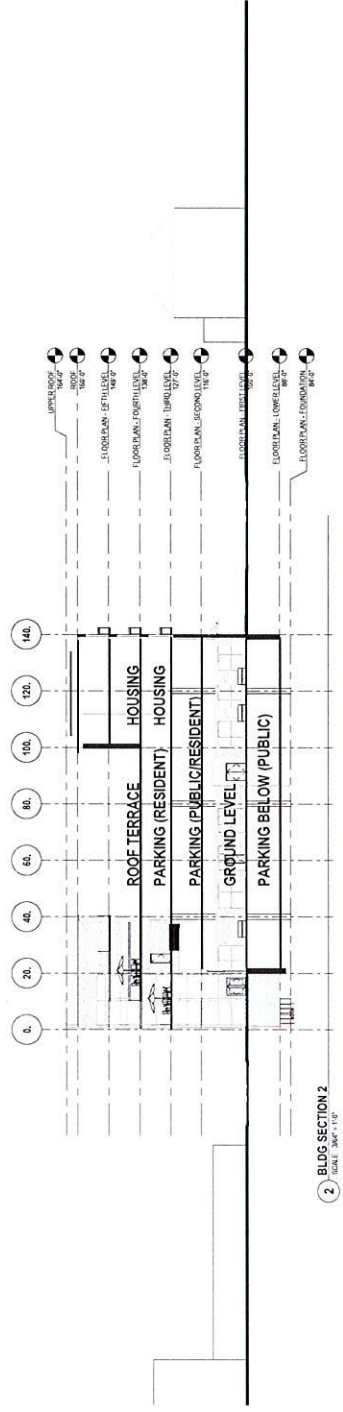
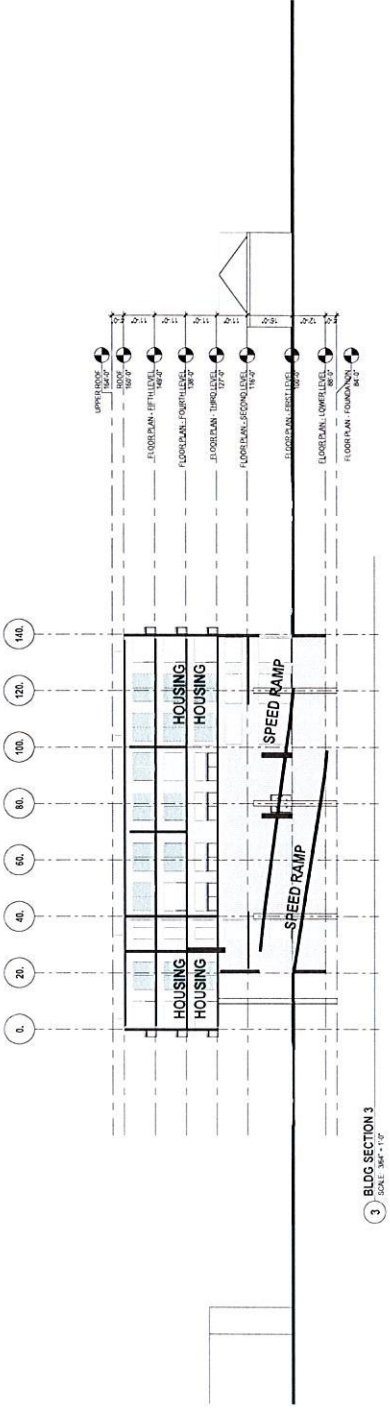


Architecture
Engineering
Planning



Page 10 of 10

BUILDING SECTION



CITY OF NORTHFIELD
FIFTH AND WASHINGTON