

CITY OF NORTHFIELD, MINNESOTA  
HOUSING AND REDEVELOPMENT AUTHORITY RESOLUTION 2025-001

A RESOLUTION BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE  
CITY OF NORTHFIELD, MINNESOTA APPROVING THE SALE OF HRA-OWNED REAL  
PROPERTY IN NORTHFIELD, MINNESOTA

WHEREAS, the Housing and Redevelopment Authority of the City of Northfield, Minnesota (“HRA” or “Seller”) desires to sell certain real property located at 307 Sumner Street E. in the City of Northfield, Rice County, Minnesota (PID No. 2206326064), legally described on Exhibit A, which is attached hereto and incorporated herein by reference, referred to herein as the “Property”; and

WHEREAS, the buyer of the Property, Oberto Properties, LLC (“Buyer”) is willing to purchase the Property from the City for the total purchase price of \_\_\_\_\_; and

WHEREAS, the HRA and Buyer expressly understand and agree that the sale of the Property is contingent upon approval by the Housing and Redevelopment Authority of the City of Northfield; and

WHEREAS, a purchase agreement has been prepared and is attached hereto as Exhibit B; and

WHEREAS, if any transaction approval as provided in the purchase agreement is not obtained by the closing date stated in the purchase agreement, 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 governing body its findings as to compliance of the proposed acquisition or disposal with the comprehensive plan; and

WHEREAS, the Planning Commission of the City of Northfield will review this proposal at the February 20, 2025 regular meeting to determine compliance with the comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT  
AUTHORITY THAT:

The HRA hereby authorizes and approves the attached purchase agreement and authorizes and directs the Chair and Secretary to: (a) draft and execute a purchase agreement; (b) execute such other documentation as necessary to close on the sale of the Property by the City of Northfield; and (c) require the Buyer to record such executed deed following closing and such other documentation with and as the Rice County Recorder’s Office requires and pay such related fees.

PASSED by the Housing and Redevelopment Authority of the City of Northfield on this 6th day of February 2025.

ATTEST

\_\_\_\_\_  
Galen Malecha  
Chair

\_\_\_\_\_  
Brent Nystrom  
Secretary

VOTE:           CROW                             FREELAND                             MALECHA                             NYSTROM  
                    THOMAS                             THORSTEINSON                             SOKUP

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

PID: 220632604

**Legal Description**

Lot 1, Block 8, Drake's Addition to Northfield, Rice County Minnesota

**EXHIBIT B**  
**PURCHASE AGREEMENT**