

RESOLUTION NO. 2016—_____
HOUSING AND REDEVELOPMENT AUTHORITY

**RESOLUTION APPROVING THE SALE OF HRA-OWNED REAL PROPERTY IN
NORTHFIELD, MINNESOTA.**

WHEREAS, the City of Northfield Housing and Redevelopment Authority (the “HRA”) desires to convey its interest in certain real property located at 517 Washington Street, Northfield, Minnesota (The East 14 feet of the West 115 feet, Lot 10, Block 49, Original Town, City of Northfield, Rice County, Minnesota) (the “Property”), to Vernon Westrud (the “Buyer”); and,

WHEREAS, the HRA is authorized to “sell, transfer, convey, or otherwise dispose of real or personal property or any interest therein and execute leases, deeds, conveyances, negotiable instruments, purchase agreements, and other contracts or instruments” pursuant to Minnesota Statutes, Section 469.012, Subdivision 1e; and,

WHEREAS, the HRA finds and determines that the Property is excess land and is not needed for HRA purposes; and,

WHEREAS, the purchase price for the sale of the Property is \$2,500.00 and such price represents the HRA’s determination of fair market value of the Property; and,

WHEREAS, a property purchase agreement, including form quit claim deed, and containing the legal description of the Property, are attached hereto as Exhibit A; and,

WHEREAS, the Northfield Planning Commission reviewed the sale of the Property at its meeting held on December 17, 2015 and found that such sale of the Property was in compliance with the Northfield comprehensive plan; and,

WHEREAS, pursuant to Minnesota Statutes, Section 469.029, subd. 2, the HRA held a public hearing on the sale of the Property on May 16, 2016, upon proper notice duly given not less than ten days nor more than 30 days prior to the date of the hearing.

NOW THEREFORE BE IT RESOLVED that the Northfield Housing and Redevelopment Authority hereby approves the attached purchase agreement and deed as to form (Exhibit A), and authorizes and directs its Chairperson and Secretary to (a) execute the purchase agreement substantially in the form hereby approved and allowing any necessary minor or technical changes, (b) execute such other documentation including the approved deed upon closing as necessary to accomplish the sale of the Property to the Buyer, and (c) require the Buyer to record such executed deed following closing and such other documentation with the Rice County Recorder’s Office requires and pay such related fees.

PASSED by the Housing and Redevelopment Authority of the City of Northfield this 16th day of May, 2016.

Dayna Norvold, Chairperson

Jayne Hagar Dee, Secretary

VOTE: ___ NORVOLD ___ HAGER DEE ___ FINK ___ VOHS ___ ZWEIFEL