

CITY OF NORTHFIELD, MINNESOTA  
CITY COUNCIL RESOLUTION 2021- 100  
APPROVING LEASE OF SPACE BY NORTHFIELD HOSPITAL + CLINICS AT 2014 JEFFERSON ROAD,  
NORTHFIELD, TO ESTABLISH A NEW URGENT CARE CLINIC

WHEREAS, Northfield Hospital + Clinics is requesting the City approve a Commercial Lease for clinic space at 2014 Jefferson Road, Suites C & D, Northfield, MN, between Northfield Hospital + Clinics and NREF Heritage, LLC, to establish a new urgent care clinic; and

WHEREAS, the clinic would provide easy access, no appointment services at more convenient hours, now offering imaging and expanded lab services; and

WHEREAS, the Hospital has negotiated a new 60-month lease for the 2840-square foot space at a fair market rate; and

WHEREAS, the rent amount for the space includes the Minimum Rent schedule as follows:

Base Rent:

<u>Period Covered</u>	<u>Monthly Base Rent</u>
Months 1-12	\$3,550
Months 13 – 24	\$3,657
Months 25 –36	\$3,766
Months 37 – 48	\$3,880
Months 49 – 60	\$3,996

; and

WHEREAS, in addition to the above Minimum Rent, the Hospital is responsible for paying its utilities and CAM. CAM charges will include but are not limited to: garbage/recycling, lawn and grounds maintenance, snow removal, general repair and maintenance, property taxes, insurance, and property management fees. The CAM expenses are estimated to be \$6.75/sf per year; and

WHEREAS, the Northfield Hospital Board of Directors has approved the lease of the space on the terms set forth therein and requests the City Council’s approval of the same, pursuant to Northfield Code Sec. 2-307.

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

The Northfield City Council hereby approves the Commercial Lease for clinic space at 2014 Jefferson Road, Suites C & D, Northfield, MN, between Northfield Hospital + Clinics and NREF Heritage, LLC, on the terms set forth in the Lease attached hereto as Exhibit A, provided that all costs related to the Lease shall be entirely paid for with Hospital funds, and provided that the terms of the attached Lease may be modified, terminated or extended in the sole discretion of the Hospital Board so long as this funding requirement is not modified, and authorizes and directs the Mayor and City Clerk to execute the attached Lease substantially in the form hereby approved, allowing any necessary minor or technical changes to the attached documents prior to execution thereof.

PASSED by the City Council of the City of Northfield on this 2<sup>nd</sup> day of November, 2021.

ATTEST

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE: \_\_\_ POWNELL \_\_\_ GRENIER GRABAU \_\_\_ REISTER \_\_\_ NAKASIAN  
\_\_\_ NESS \_\_\_ PETERSON WHITE \_\_\_ ZUCCOLOTTO

**EXHIBIT A**

**LEASE BETWEEN NORTHFIELD HOSPITAL + CLINICS AND NREF HERITAGE, LLC.**