

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: ___ ALLEN ___ BEAHAM ___ BLAZIS ___ HOLMES
 ___ PETERSON WHITE ___ STROBEL ___ YODER

EXHIBIT A

GROUND FLOOR LAYOUT



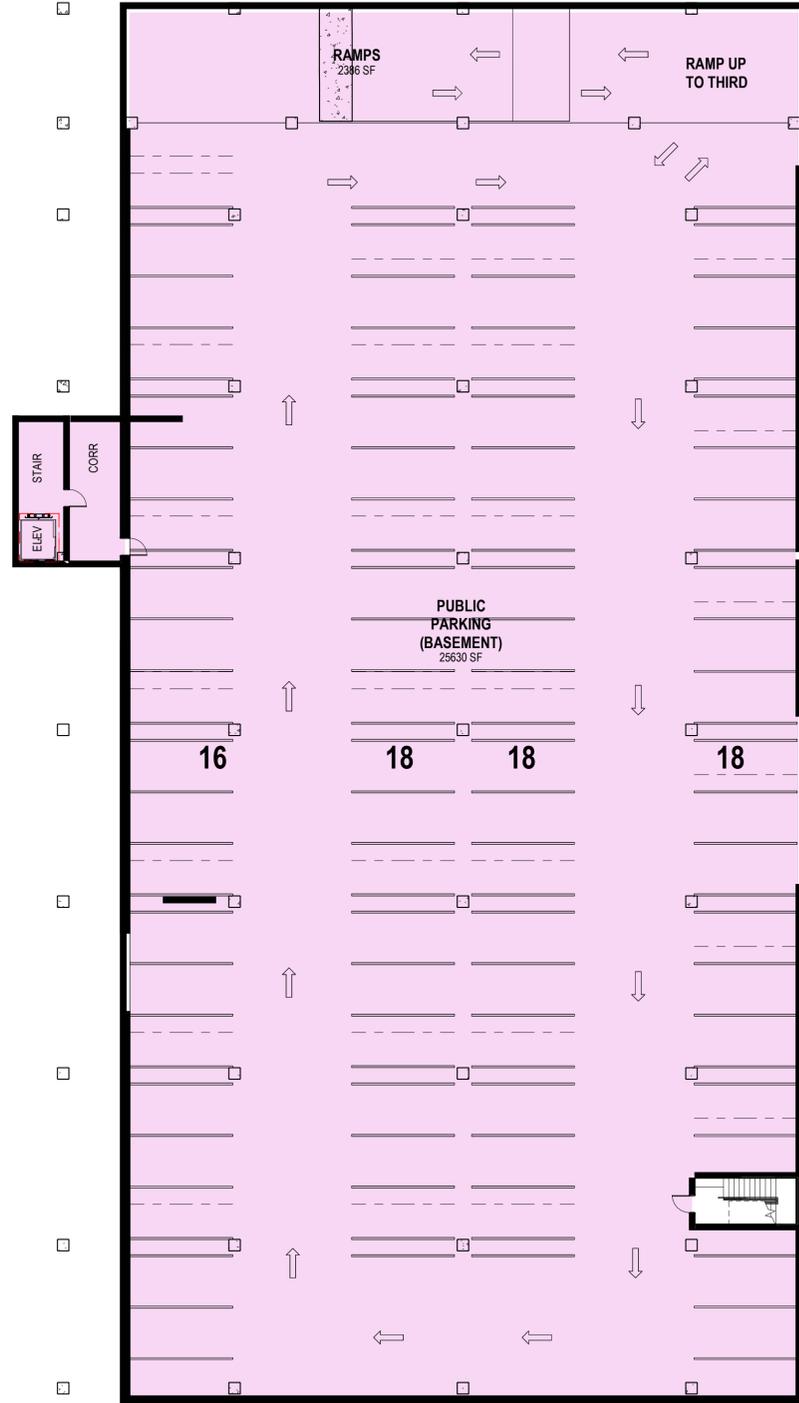
FLOOR PLAN - FIRST LEVEL OPT 3
 SCALE: 1/8" = 1'-0"
 0' 16' 32' 64'
 PLAN NORTH

CITY OF NORTHFIELD
 FIFTH AND WASHINGTON



BASEMENT & FIRST LEVELS.

70 PARKING STALLS



CITY OF NORTHFIELD
FIFTH AND WASHINGTON

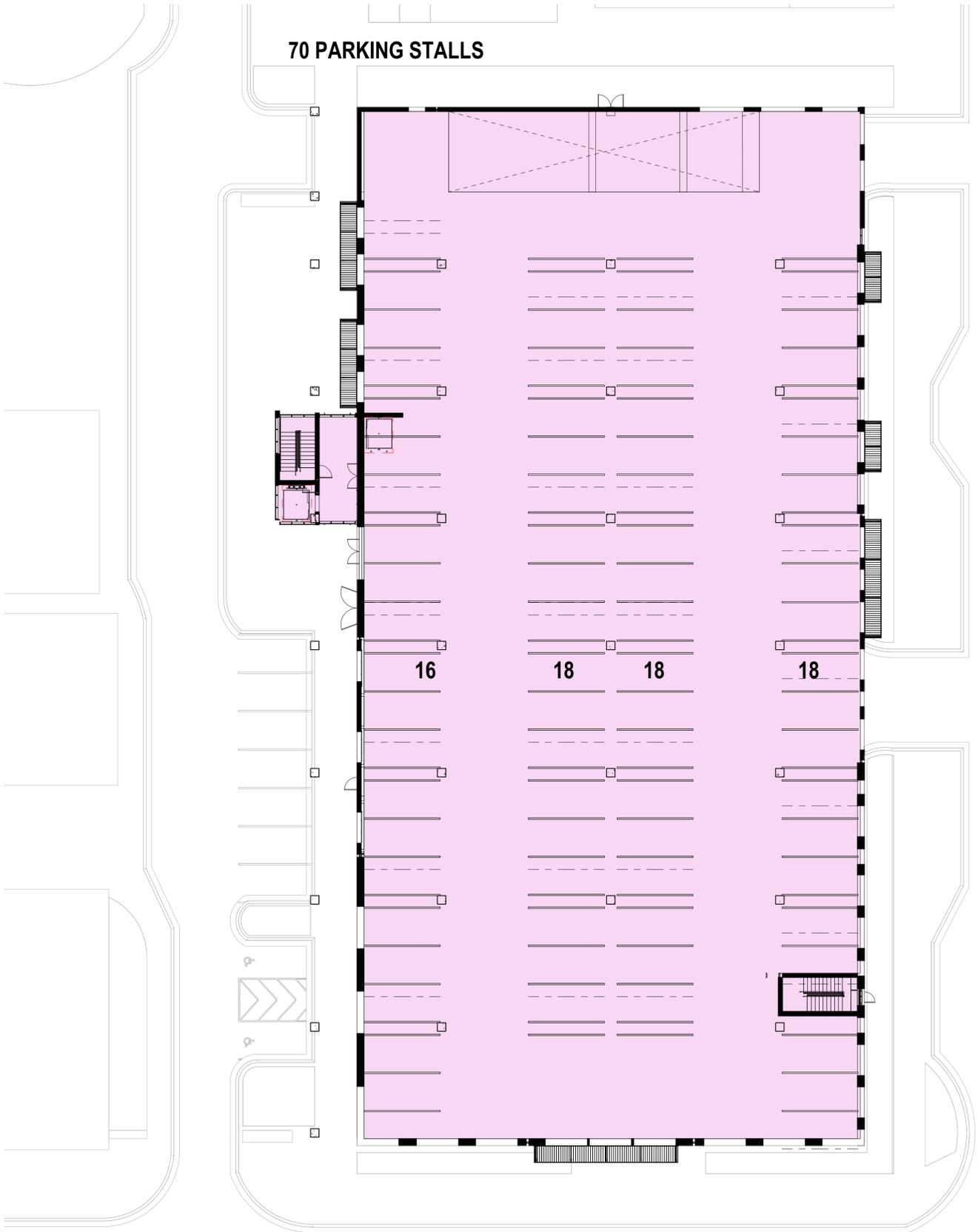
FLOOR PLAN - LOWER LEVEL v2
SCALE: 1/16" = 1'-0"



FLOOR PLAN - FIRST LEVEL v2
SCALE: 1/16" = 1'-0"



SECOND & THIRD LEVELS.



FLOOR PLAN - SECOND LEVEL v2
 SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'
 PLAN NORTH



FLOOR PLAN - THIRD LEVEL v2
 SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'
 PLAN NORTH

FOURTH & FIFTH LEVELS.

23 UNITS



FLOOR PLAN - FOURTH LEVEL v2
 SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'
 PLAN NORTH

23 UNITS

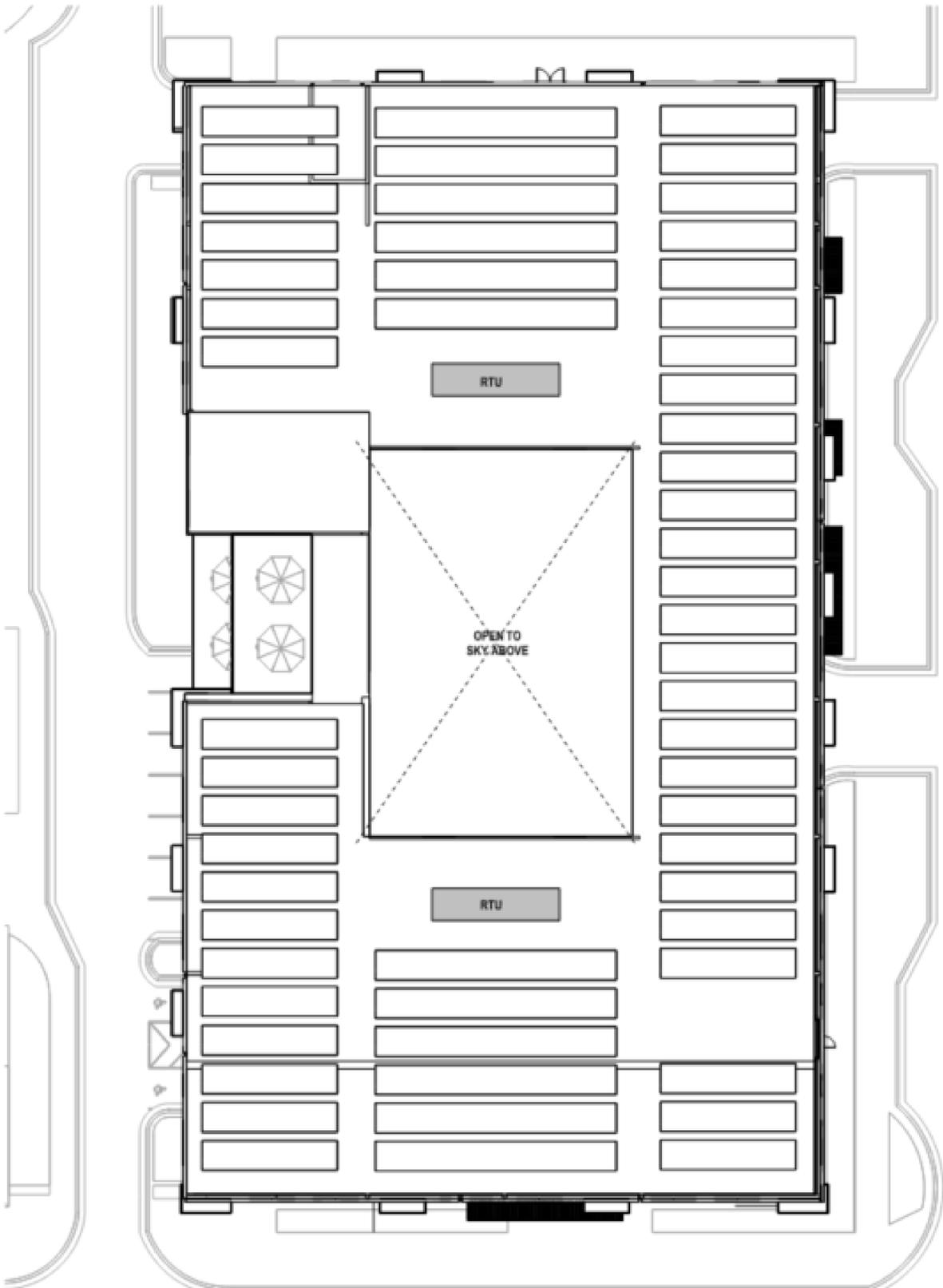


FLOOR PLAN - FIFTH LEVEL v2
 SCALE: 1/16" = 1'-0"
 0' 8' 16' 32'
 PLAN NORTH

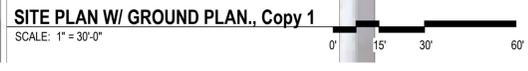
CITY OF NORTHFIELD
 FIFTH AND WASHINGTON



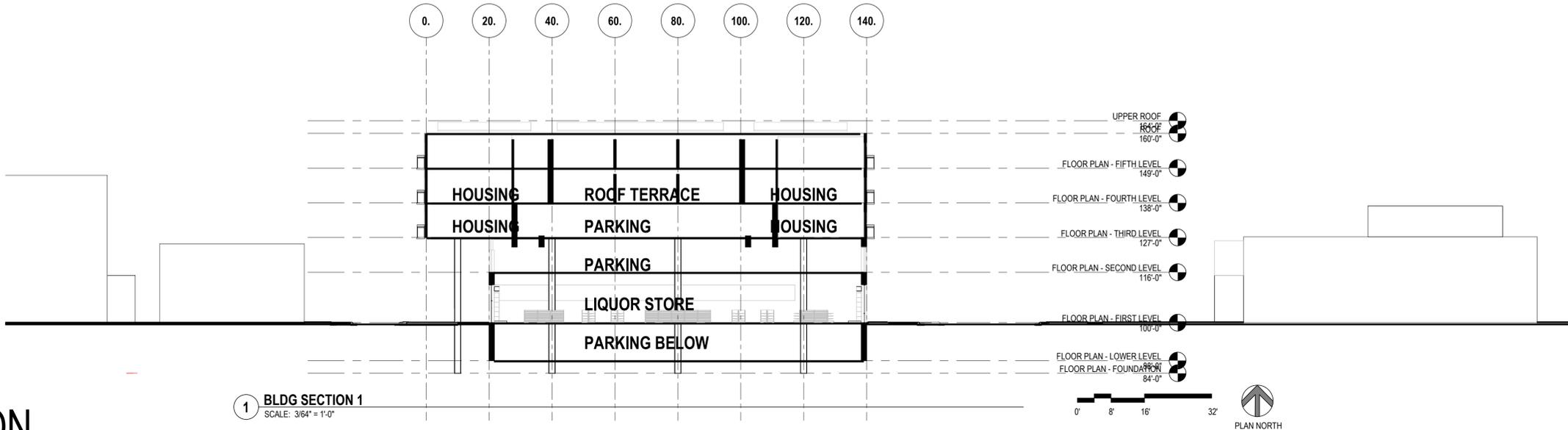
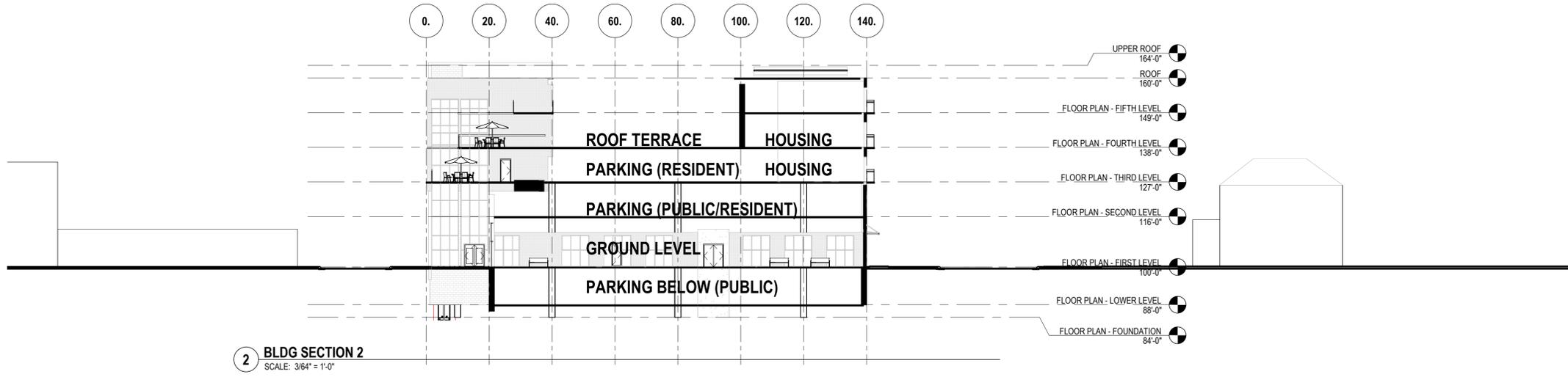
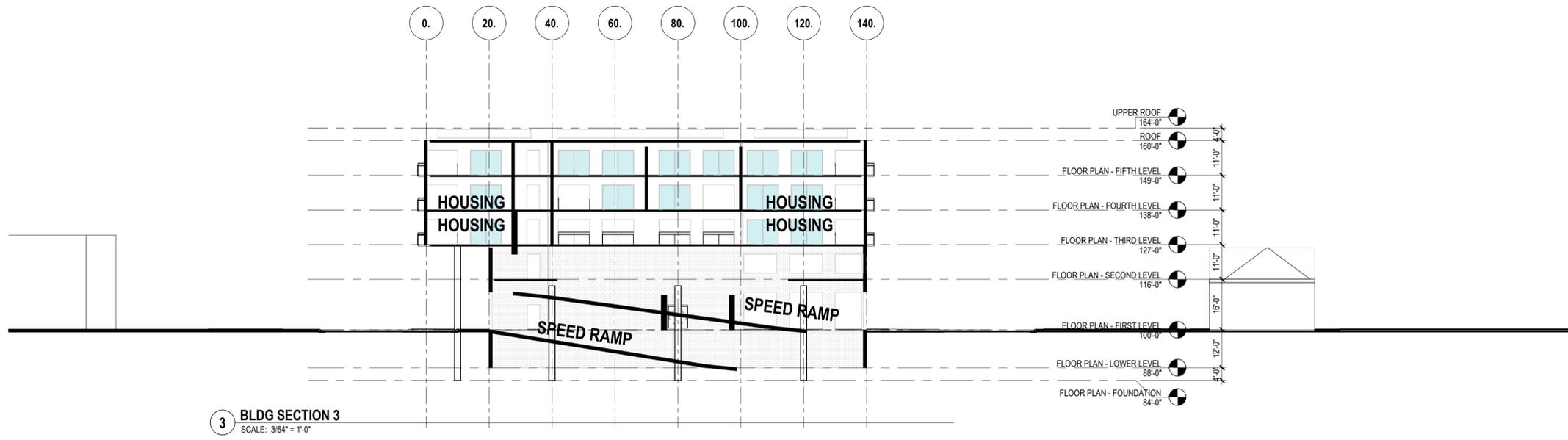
ROOF LEVEL.



CITY OF NORTHFIELD
FIFTH AND WASHINGTON



BUILDING SECTION



CITY OF NORTHFIELD
FIFTH AND WASHINGTON