

CITY OF NORTHFIELD, MINNESOTA
NORTHFIELD ECONOMIC DEVELOPMENT AUTHORITY
RESOLUTION 2019-003

A RESOLUTION BY THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF
NORTHFIELD, MINNESOTA, APPROVING THE ACQUISITION OF REAL PROPERTY IN
NORTHFIELD, MINNESOTA, AND DISPENSING WITH REVIEW OF THE PURCHASE
BY THE NORTHFIELD PLANNING COMMISSION

WHEREAS, the Economic Development Authority of the City of Northfield, Minnesota (“EDA” or “Buyer”) desires to purchase certain real property located at 510 Washington Street South in the City of Northfield, Rice County, Minnesota, PID No. 2206225097, legally described on Exhibit A, which is attached hereto and incorporated herein by reference, referred to herein as the “Property”; and

WHEREAS, the owner/seller of the Property, Mainstreet Properties, Inc., a corporation under the laws of the State of Minnesota (“Mainstreet” or “Seller”) is willing to sell the Property to the EDA for the purchase price of Two Hundred Twelve Thousand and No/100th Dollars (\$212,000.00); and

WHEREAS, a draft 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 same statute further states, however, that the governing body may, by resolution adopted by two-thirds vote, dispense with the requirements of this subdivision when in its judgment it finds that the acquisition or disposal of real property has no relationship to the comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Northfield Economic Development Authority that:

1. The Board of Commissioners hereby finds that the proposed acquisition of the Property by the EDA has no relationship to the City of Northfield’s Comprehensive Plan, and therefore review of the proposed acquisition by the Northfield Planning Commission is

not required under Minn. Stat. § 462.356, Subd. 2, and is hereby dispensed with as allowed by that statute.

2. The Board of Commissioners hereby approves the attached purchase agreement and authorizes and directs the President and Treasurer to: (a) execute the purchase agreement substantially in the form hereby approved and allowing any necessary minor or technical changes as approved by the City Attorney; (b) execute such other documentation as necessary to close on the purchase of the Property by the EDA; and (c) record the warranty deed executed by the Seller and such other documentation as necessary with the Office of the Rice County Recorder.

PASSED by the Board of Commissioners of the Economic Development Authority of the City of Northfield on this 18 day of July, 2019.

ATTEST

President

Vice President

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 3, Block 48, in the Original Town (now City) of Northfield, Rice County, Minnesota.

EXHIBIT B

PURCHASE AGREEMENT