

CITY OF NORTHFIELD, MN

CITY COUNCIL RESOLUTION 2024-045

A RESOLUTION AUTHORIZING APPLICATION TO THE MINNESOTA HOUSING
FINANCE AGENCY WORKFORCE HOUSING DEVELOPMENT PROGRAM.

WHEREAS, Governor Walz and the Minnesota Legislature have approved \$39 million for the Workforce Housing Development Program (“Program”) administered by the Minnesota Housing Finance Agency (“Minnesota Housing”); and

WHEREAS, funding from Minnesota Housing would help address the housing crisis facing Northfield; and

WHEREAS, the City of Northfield desires to submit an application (the “Application”) for a project (the “Project”) pursuant to the Workforce Housing Development Program (“Program”) in order to obtain funding from the Minnesota Housing Finance Agency; and

WHEREAS, on this 16th, day of April 2024, there has been presented to the meeting of the City Council of the City of Northfield a proposal for that body, upon selection by Minnesota Housing, to enter in to a Deferred Loan Agreement pursuant to the Program in order to obtain funding from Minnesota Housing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL THAT: the officials of the City of Northfield are authorized to enter into a Deferred Loan Agreement, substantially in the form as attached to this Resolution as Exhibit A, pursuant to the Program in order to obtain funding from Minnesota Housing in an amount not to exceed \$800,000 (the “Loan”).

BE IT FURTHER RESOLVED, that the City of Northfield is in an Eligible Project Area, as defined in Minnesota Statutes, Section 462A.39, subdivision 2, has the legal authority to apply for financial assistance, and has the institutional, managerial and financial capability to ensure adequate construction, operation, maintenance and replacement of the Project for its design life.

BE IT FURTHER RESOLVED, that the City of Northfield certifies it will use the Loan for qualified expenditures for the Project to serve employees of businesses located in the City of Northfield or surrounding area.

BE IT FURTHER REOLVED, that the Loan will be matched by a combination of nonprofit housing organizations and for-profit business entities, including but not limited to the Community Action Center of Northfield, a 501(c)3 non-for-profit corporation, and Rebound Partners, LLC, a for-profit limited liability company with at least \$1 for every \$2 provided.

BE IT FURTHER RESOLVED, that the City of Northfield certifies that the average vacancy rate for rental housing located in the City of Northfield and the County of Rice, Minnesota and in any other city located within 15 miles or less of the boundaries of the area, has been five percent or less for at least the prior two-year period.

BE IT FURTHER RESOLVED, that the Loan will not exceed 50 percent of the Project costs.

BE IT FURTHER RESOLVED, that the Mayor and the City Clerk, or their successors in office, are hereby authorized to execute the Deferred Loan Agreement and such other agreements, and amendments thereto, as are necessary to implement the Project on behalf of the City of Northfield.

BE IT FINALLY RESOLVED, that Minnesota Housing is authorized to rely on the continuing force and effect of this Resolutions until receipt by the Commissioner of Minnesota Housing at its principle office of notice in writing from the City of Northfield of any amendment or alteration of such Resolution.

PASSED by the City Council of the City of Northfield on this 16th day of April, 2024.

ATTEST:

City Clerk

Mayor

VOTE: ____ POWNELL ____ HOLMES ____ NESS ____ PETERSON WHITE
____ REISTER ____ SOKUP ____ ZUCCOLOTTO

EXHIBIT A

DEFERRED LOAN AGREEMENT