

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2017-070
APPROVING LEASE OF SPACE BY NORTHFIELD HOSPITAL + CLINICS AT STERLING PHARMACY
TO ESTABLISH A NEW DOWNTOWN CLINIC

- WHEREAS, Northfield Hospital + Clinics is requesting the City approve a Commercial Lease for clinic space at 700 Division Street, Northfield, MN, between Northfield Hospital + Clinics and Astrup Properties, LLC (Sterling Pharmacy) to establish a new downtown clinic; and
- WHEREAS, Northfield Hospital + Clinics previously leased this space to house the Hospital's home health and hospice services; and
- WHEREAS, the clinic would provide easy access, no appointment services at more convenient hours (into the evening and on weekends); and,
- WHEREAS, the Hospital has negotiated a new 5-year lease for the space at a fair market rate, with rights to extend the lease for two additional two-year periods at market rate, not to exceed more than a 2% increase; and
- WHEREAS, the lease allows Northfield Hospital + Clinics to sublease space to HealthFinders; 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 700 Division Street, Northfield, MN, between Northfield Hospital + Clinics and Astrup Properties, LLC (Sterling Pharmacy), on the terms set forth in the attached Lease, 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 5th day of September 2017.

ATTEST

City Clerk

Mayor

VOTE: ___ POWNELL ___ COLBY ___ DELONG___ NAKASIAN
 ___ NESS ___ PETERSON WHITE ___ ZWEIFEL