

CITY OF NORTHFIELD, MINNESOTA  
CITY COUNCIL RESOLUTION 2019-002  
APPROVING LEASE OF SPACE BY NORTHFIELD HOSPITAL + CLINICS FROM ABC FINANCING 5,  
LLC FOR AN ORTHOPEDIC CLINIC

- WHEREAS, Northfield Hospital + Clinics is requesting the City approve a Commercial Lease for clinic space at 1645 Lyndale Avenue North, Suite 101, Faribault, MN, between Northfield Hospital + Clinics and ABC Financing 5, LLC for an orthopedic clinic; and
- WHEREAS, Summit Orthopedics previously leased this space to support an orthopedic clinic; and
- WHEREAS, Northfield Hospital + Clinics is assuming this practice and will need to lease this space for and to support the orthopedic clinic; and,
- WHEREAS, the Hospital has negotiated a 1-year lease for the 657-square foot space at a fair market rate, with rights to automatically extend the lease in one-year renewal term increments, unless such lease is terminated upon 60 days written notice; 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 Agreement for clinic space at 1645 Lyndale Avenue, North, Suite 101, Faribault, MN, between Northfield Hospital + Clinics and ABC Financing 5, LLC, 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 further 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 8<sup>th</sup> day of January, 2019.

ATTEST

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

\_\_\_\_\_  
Mayor

VOTE:   \_\_\_ POWNELL   \_\_\_ DELONG   \_\_\_ GRABAU   \_\_\_ NAKASIAN  
          \_\_\_ NESS   \_\_\_ PETERSON WHITE   \_\_\_ ZWEIFEL