

CITY OF NORTHFIELD, MINNESOTA  
CITY COUNCIL RESOLUTION 2019-087

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
NORTHFIELD, MINNESOTA APPROVING THE SALE BY THE NORTHFIELD  
HOSPITAL AND CLINICS OF REAL PROPERTY IN ELKO NEW MARKET, MINNESOTA,  
AND DISPENSING WITH REVIEW OF THE SALE BY THE NORTHFIELD PLANNING  
COMMISSION

WHEREAS, the Northfield Hospital and Clinics (“Hospital”) desires to sell the real estate in Elko New Market, Minnesota owned by the City of Northfield (the “City”) and located on New Market Place Blvd., Elko New Market, MN 55020, referred to herein as the “Property”; and

WHEREAS, the buyer of the Property, Kwik Trip, Inc. (the “buyer”), is willing to purchase the Property from the Hospital/City for \$800,000.00; and

WHEREAS, the Hospital Board has approved the sale of the Property on the terms set forth in the draft Purchase Agreement attached hereto as Exhibit A, and requests the City Council’s approval of the same, pursuant to Charter, Section 14.4, and Northfield Code, Sec. 2-307; and

WHEREAS, in accordance with the attached draft purchase agreement, the buyer, Kwik Trip, Inc., and the Hospital expressly understand and agree that the sale of the Property is contingent upon approval by the City Council of the City of Northfield, and if any such transaction approval as provided in the purchase agreement is not obtained by the closing date stated in the purchase agreement, or as extended in writing by both parties, 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 city council 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 city council 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 MAYOR AND CITY COUNCIL THAT:  
The City Council hereby finds that the proposed sale of the Property by the Hospital has no relationship to the City'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.

BE IT FURTHER RESOLVED THAT: The City Council hereby approves the sale of the Property described in the attached Purchase Agreement by Northfield Hospital & Clinics.

BE IT FURTHER RESOLVED THAT: The City Council hereby approves the attached purchase agreement, as to form, and authorizes and directs the Mayor and City Clerk to execute the purchase agreement substantially in the form hereby approved, allowing any necessary minor or technical changes to the attached documents prior to execution thereof, and such other documents as are necessary to close on the sale of the Property by the City and Hospital to the buyer and that buyer following closing record the requisite instruments of sale, as applicable, in the Office of the County Recorder.

PASSED by the City Council of the City of Northfield on this 20th day of August, 2019.

ATTEST

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

\_\_\_\_\_  
Mayor

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

**EXHIBIT A**  
**PURCHASE AGREEMENT**