

CITY OF NORTHFIELD, MN
CITY COUNCIL RESOLUTION 2020-011 – Option A
SUPPORTING THE AUTHORITY TO IMPOSE A LOCAL SALES TAX TO FUND SPECIFIC
CAPITAL IMPROVEMENTS PROVIDING REGIONAL BENEFIT, TO ESTABLISH THE
DURATION OF THE TAX AND THE REVENUE TO BE RAISED BY THE TAX, AND TO
AUTHORIZE THE CITY TO ISSUE BONDS SUPPORTED BY THE SALES TAX REVENUE.

WHEREAS, the city has identified a need for improvements to regional parks and recreation facilities of the city; and

WHEREAS, the City has defined the project to include the following:

The City intends to pay for the capital and administrative costs of the betterment of regional parks, trails and open spaces. The improvements will include capital projects that serve accessibility, aesthetic and functional betterments. The locations include those within the defined Riverfront Corridor betterment as included in the strategic plan including the following: Riverwalk; Bridge Square; Ames Park; Lion's Riverside Park; Babcock Park; Cannon River Regional Park; Sechler Park and various sports and recreation facilities including facilities at: Spring Creek Park, Sechler Park; Northfield Community Resource Center (FiftyNorth) – or other defined area to serve expanded needs; Memorial Park/Pool/Skateboard Park and Ice Arena roof repairs, refrigeration equipment replacement and related asset preservation. The total maximum estimated cost of these improvements is \$13,000,000.

WHEREAS, the project will result in benefits to both the residents and businesses of the City of Northfield and to non-resident visitors and businesses; and,

WHEREAS, funding the project with a local sales tax will more closely distribute the cost of the project(s) to the users of the facilities; and,

WHEREAS, the project is estimated to cost approximately up to \$13,000,000; and,

WHEREAS, the city estimates that a local sales and use tax of one half of one percent would generate \$13,000,000 plus associated bonding costs and administrative costs over approximately twenty (20) years; and,

WHEREAS, the city has provided documentation of the regional significance of each project, including but not limited to the materials attached hereto as Exhibit A, including the share of the economic benefit to or use of each project by persons residing, or businesses located, outside of the jurisdiction; and,

WHEREAS, Minn. Stat. § 297A.99 authorizes the imposition of a general sales tax if permitted by special law of the Minnesota Legislature; and,

WHEREAS, Minn. Stat. § 297A.99 requires the City to pass a resolution authorizing such a local tax and to obtain Legislative approval prior to approval by the local voters to enact the local tax;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

1. The city council supports the authority to impose a general local sales and use tax of one half of one percent (.50%) for a period of approximately twenty years to fund the following project and an amount for the interest on and costs of issuing bonds to finance the following project:

The City intends to pay for the capital and administrative costs of the betterment of regional parks, trails and open spaces. The improvements will include capital projects that serve accessibility, aesthetic and functional betterments. The locations include those within the defined Riverfront Corridor betterment as included in the strategic plan including the following: Riverwalk; Bridge Square; Ames Park; Lion's Riverside Park; Babcock Park; Cannon River Regional Park; Sechler Park and various sports and recreation facilities including facilities at: Spring Creek Park, Sechler Park; Northfield Community Resource Center (FiftyNorth) – or other defined area to serve expanded needs; Memorial Park/Pool/Skateboard Park and Ice Arena roof repairs, refrigeration equipment replacement and related asset preservation. The total maximum estimated cost of these improvements is \$13,000,000.

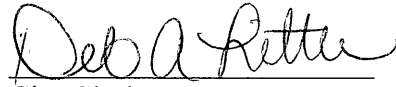
2. The City estimates that a local sales and use tax of one half of one percent would generate up to \$13,000,000 plus associated bonding costs and administrative costs.
3. The City Council hereby finds that Northfield serves as a regional hub for education, government, industry, healthcare services, retail, dining, faith communities, non-profits and more. We are a destination community for visitors recognized for its world-class colleges and historic riverfront downtown. The regional parks, trails and open spaces as well as the sports and recreation facilities identified serve not only Northfield residents but visitors as well. The attached Exhibit A provide further documentation of the regional significance of the project and benefits to non-local persons and businesses.
4. Upon approval of this resolution, the city will submit the adopted resolution and documentation of regional significance to the chairs and ranking minority members of the House and Senate Taxes committees for approval and passage of a special law authorizing the tax, by January 31 of the year that it is seeking the special law.
5. Upon Legislative approval and passage of the special law authorizing the tax, the city will adopt a resolution accepting the new law, which will be filed with a local approval certificate to the Office of the Secretary of State before the following Legislative session.
6. The city will put a detailed ballot question on a general election ballot for local voter approval. This will be done within two years of receiving legislative authority.
7. If the ballot question passes, the city will also pass an ordinance imposing the tax and notify the commissioner of Revenue at least 90 days before the first day of the calendar quarter that the tax will be imposed.
8. Upon completion of the aforementioned requirements, the local sales tax will commence and run for approximately twenty years or until a sum sufficient to fund the capital and administrative costs of the voter approved project, plus amounts sufficient to pay interest on

and the costs of issuing any bonds, is raised, whichever comes first.

9. The Council further finds that it is in the best interest of the health, welfare, and safety of the City and its residents and it is necessary and expedient to the sound financial management of the affairs of the City that the acquisition, construction and betterment of the facilities identified in Section 1 hereof, or any part thereof, be financed in whole or in part by the issuance and sale of the City's general obligation bonds pursuant to Minnesota Statutes, Chapter 475, as amended (the "Bond Act") in one or more series in an aggregate principal amount not to exceed \$13,000,000 plus an amount equal to interest and the costs of the issuance of any bonds (the "Bonds")."

PASSED by the City Council of the City of Northfield on this 21st day of January, 2020.

ATTEST


City Clerk


Mayor

VOTE: Y POWNELL N DELONG Y GRABAU Y NAKASIAN
Y NESS Y PETERSON WHITE Y ZWEIFEL

EXHIBIT A – Documentation of the Regional Significance of the Project and Benefits to Non-Local Persons and Businesses

The following information and related exhibits illustrate the regional significance of the project and benefits to non-local persons and businesses:

Along the banks of the Cannon River designated as a Wild and Scenic River, lies charming Northfield, Minnesota. With its 150 years of history, art, culture and education, Northfield offers something for everyone. Nature lovers flock to hike the trails of Cowling Arboretum, bicyclists pursue the varied terrain, foodies savor the dining options, music aficionados come for the lively scene. Northfield was included on CountryLiving.com's "50 Most Beautiful Small Towns in America" list and named "Best Place To Retire" by Money Magazine! Northfield is truly a regional community and its parks and recreation amenities benefit our thousands of visitors who come here every year.

The park and recreation related improvements are regional in nature. All of the improvements identified are identified as regional parks. The sports facilities including soccer complex at Spring Creek Park, Sechlar Park Baseball/Softball and LaCrosse complex, and Ice Arena host hundreds of local youth club and school sponsored events including teams from across the region and state. Northfield is a premier destination due to its unique character and close proximity to the Twin Cities major metropolitan region. Investments in regional athletic and recreation facility will certainly benefit beyond our own city limits and benefit our rural areas and neighboring communities and visitors from other parts of the State and region.

FiftyNorth is a regional older adult activity center that is exploring additional betterments to its wellness and recreation programs. The center includes over 1900 current members with 25% estimated to be non-residents of Northfield. The facility includes pool, recreation rooms, weight and cardio equipment in addition to congregate dining and educational rooms. See the attachments at the end of this summary for more information.

The City has identified "Riverfront Enhancement" as a strategic initiative within our adopted Strategic Plan within the area of economic development. The City features a Riverwalk and series of unique parks along the linear river corridor. A significant amount of riverfront is under city ownership which provides particularly unique opportunities for enhancements to an already active and vibrant system of parks. A special committee is currently developing an action plan to create formal implementation of various improvements.

The Cannon River is designated as a "wild and scenic river" and is actively used for recreation from fishing to canoeing and kayaking. The City is partnering for an expanded

river access improvement in 2020. Additionally, the Department of Natural Resources officials have indicated that Northfield is ripe for further investments both to asset of the river and additionally the unique aspects that make it a highly desirable tourist destination. Northfield has a foundation of lodging, restaurants, history, culture and character that make it a natural fit to be a host community for river tourism.

The River Corridor also boasts a regionally designated park and trail by the State of Minnesota and also includes a portion of the route of the future Mill Towns State Trail that is currently in process of pre-design through a partnership between the State of Minnesota DNR and City. When complete, the Mill Towns State Trail will connect the cities of Faribault, Dundas, Northfield, Waterford, Randolph, and Cannon Falls, for a distance of approximately 25 miles. The trail will be an important link in the developing southeast Minnesota trail system, connecting the Sakatah Singing Hills State Trail in Faribault with the western end of the Cannon Valley Trail in Cannon Falls.

One of the beloved parks for residents and visitors is Bridge Square park located in the heart of the historic downtown and along the Cannon River and a stone's throw from the historic Ames Mill Dam. The City has completed a visioning document laying out options for enhancements to this park within the river corridor.

Excerpts from related City plans are included in the following attachments as additional reference to illustrate regional significance and impact:

- FiftyNorth Phase I Improvement: Improvements are being evaluated to include upgrades to the FiftyNorth facility.
 - FiftyNorth is a member driven organization that is located in a City owned facility and ru
 - Fifty North Summary of Membership (1,950: 25% non-Northfield Residents)
- Doing Business In Northfield (2017): Gives perspective of regional impact of Northfield.
- Park Plan References to park areas identified and nature of parks.
- Bridge Square – Concept Developments (part of the River Corridor and Historic Downtown)

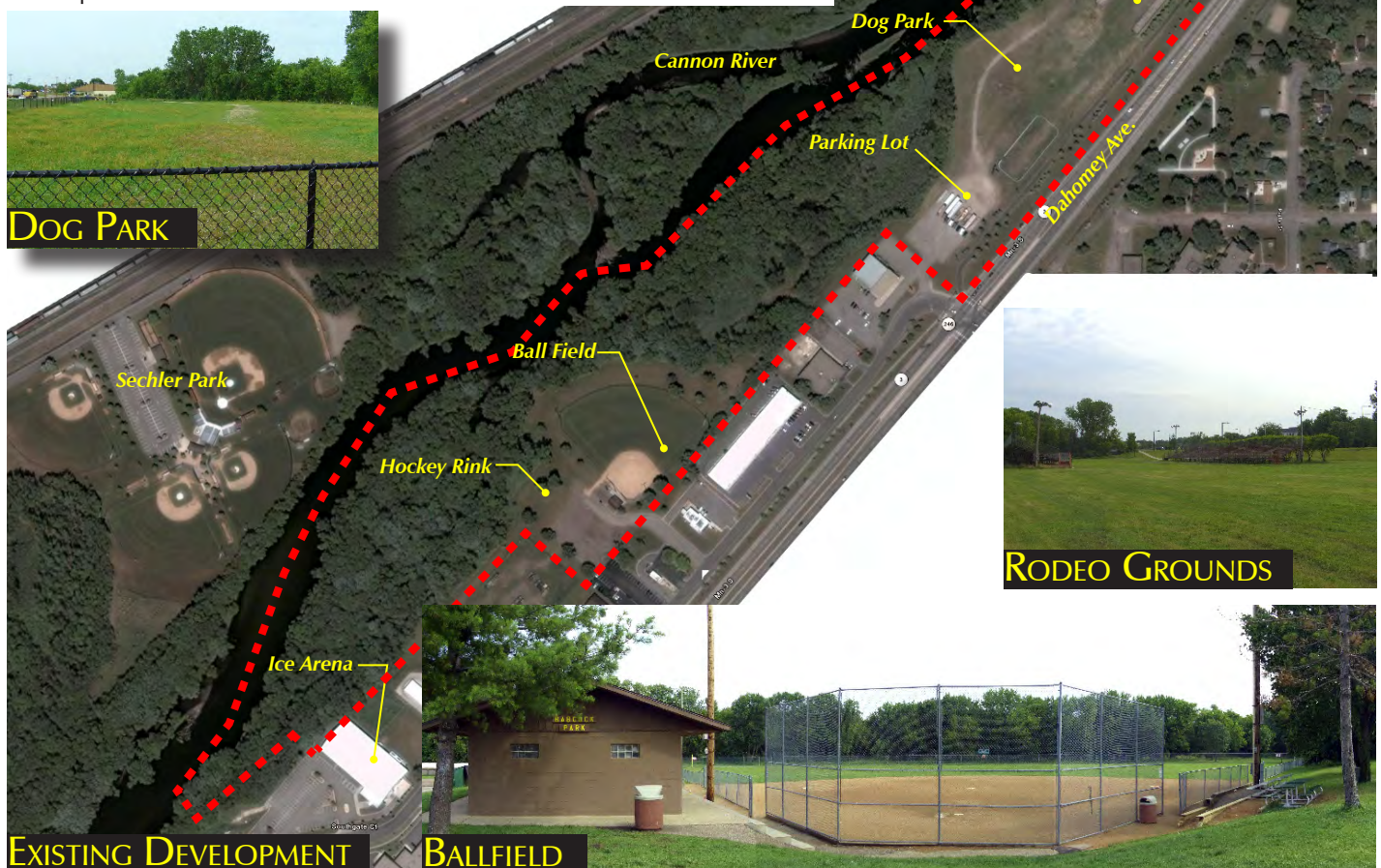
BABCOCK PARK

Classification: Community Park — 29 acres

Character: This is a linear park along the Cannon River adjacent to a commercial and industrial area. The northern most section of park is located along Dahomey Ave. (TH 3) and includes a rodeo grounds (with old bleachers on either side of an open turf area). The primary use of this area is for Jesse James Days. A fenced off-leash area is located adjacent to the river. The only access to the river is through the off-leash area. A partially-paved parking lot in poor condition is provided off of Dahomey Ave. (Commercial trucks routinely use the lot for parking.) An asphalt trail connects the park to Riverside Lions Park on the opposite side of Dahomey Ave. (via a bridge underpass). A ballfield, which is in good condition, is located back behind the commercial and industrial areas further to the south. The gravel parking lot adjacent to the ballfield is fairly steep and exhibiting erosion problems. A hockey rink with an aggregate surface has been relocated to this section of the park. Although located next to the river, the amenity value of this natural corridor has not been used to design advantage.

Development Considerations: As part of the core community parks in the general downtown area, Babcock Park is under utilized and lacks a cohesive and visually appealing design. Although the existing uses remain viable and appropriate, a new master plan is needed to better organize the site, make it more visually appealing, and ensure that the right mix of facilities and amenities are provided to meet community needs. Section 3 should be referred to for a listing of amenities common to community parks. In addition, the interrelationship of the park with the other community parks in the downtown area should be taken into consideration when determining the right mix of facilities and design features. Taking full advantage of the scenic values of the river corridor should be a top priority, as is the need to enhance the general aesthetic quality of the park through good design, landscaping, and architectural elements. As defined in Section 3, the park was selected as a candidate site for a new skateboard park, which if built here would require careful siting as part of an overall design.

Development Costs to Optimal Level: \$500,000 (basic improvements) to \$1,000,000 (robust improvements) – based on typical costs for similar level of development for a community park, not site-specific program evaluation) An additional \$250,000 to \$300,000 is needed if the skateboard park is developed on this site.



BRIDGE SQUARE PARK/DOWNTOWN RIVERWALK (1 OF 2)

Classification: Special Use Park — Less than 1 acre

Character – Bridge Square: Bridge Square consists of several pieces of land in the downtown area along the river, all with varying characters. The corner of the 5th St. bridge is the start of the riverside walkway, where there is a basic seating area with a great view of the river (photo A). The walkway heads north and becomes constricted between the river and adjacent parking lot (photo B), eventually leading to a walkway that overlooks the river dam (photo C). The walks, walls and railings need upgrading.

At Bridge Square Park, located by the dam, the park space transitions to an urban plaza with planters, ornamental walkways, seating, and sculptures (photo D). This area is more consistent with the historic downtown character of Northfield. To the north of Bridge Square Park the pedestrian walkway continues along the river.

Development Considerations – Bridge Square: The *Downtown Northfield Streetscape Framework Plan* was prepared in 2006 to guide redevelopment of this park and riverfront area. This includes reworking the parking lot to create more space for the riverwalk and related streetscape amenities. There are also plans to rebuild aspects to the dam and adjacent walls.

Potential Development Costs to Optimal Level: No estimate provided since this area is part of the *Downtown Northfield Streetscape Framework Plan*.



PHOTO A



PHOTO C



PHOTO B



PHOTO D

BRIDGE SQUARE PARK/DOWNTOWN RIVERWALK (2 OF 2)

Classification: Special Use

Character – Downtown Riverwalk: This is a pedestrian walkway along the river between Bridge Square Park north to and 2nd Street. Overall, the walkway is a pleasant experience – with perhaps the exception of views of utilities, back of buildings, and related parking lots. A few of the buildings have made improvements to their rear facades, with some providing second entrances, stone planters, and seat walls. There is also a maintained turf area on the north end of the walk with a gazebo. The turf area leads right to the edge of the river wall, with a significant drop down to the water. No safety railing is provided in this area. This walkway, as well as those on the opposite side of the river, draw people to the edge of the river for viewing and relaxation. Although likely an appealing feature to many residents and visitors, the riverwalk is not always evident from the downtown area.

Development Considerations – Downtown Riverwalk: Potential improvements include enhancing the pedestrian link to the riverwalk from the downtown area and Bridge Square Park to create a continuous river experience. Improved ADA accessibility to the walkway should also be a consideration, as is the case with providing additional screening of utility areas and safety enhancements.

Potential Development Costs to Optimal Level: No estimate provided since this area is part of the *Downtown Northfield Streetscape Framework Plan*.



RIVERWALK, LOOKING SOUTH



UTILITIES ALONG RIVERWALK



WATERS EDGE ON WEST SIDE



LAWN MEETING RIVER'S EDGE

RIVERSIDE LIONS PARK

Classification: Community Park — 19 acres

Character: Although a somewhat eclectic collection of land parcels and uses, Riverside Lions Park remains a viable park unit that serves both community and neighborhood functions. The northern end of the park is routinely used for a seasonal farmers market along 7th Street. An interesting wood pergola/arbor structure with seating adds an appealing architectural feature to this area of the park. A children's play area is also provided adjacent to the arbor. Although the play equipment is in good condition, the surface area is oversized and not well sited relative to the arbor structure. An asphalt trail, which is in need of upgrading, traverses through this and other areas of the park and provides a connection to Babcock Park via a grade-separated crossing under the TH 3 bridge. Although functional, the connection is visually unappealing and lacks clear sight lines, which might intimidate some users. The trail also dead ends on the north end of the park into a parking lot on the back side of a commercial building.

The middle section of the park includes an open grass area and a large concrete pad with lights previously used for a skateboard park. An older picnic shelter with some picnic tables and grills scattered around along with an older restroom building are located further to the south. On the southern-most end of the park is the well-maintained Vets Memorial, which was dedicated in 2005 and is a highly visible and compelling architectural feature. Parking is currently limited and primarily along 7th and 8th Streets.

Development Considerations: As with the other riverside and downtown area community parks, a new master plan is needed for Riverside Lions Park to better organize site uses and determine the mix of facilities and amenities needed to best serve the community. Importantly, the park's design needs to accommodate neighborhood and community park amenities since it serves both functions. A new master plan should also focus on ways to better support the farmers market and continue to provide space for the annual car show. Particular attention needs to be paid to the vehicular access and parking issues, especially along 7th and 8th Streets and the southern end of the park. The relationship of the park and adjacent housing also needs to be addressed as part of a new master plan, including determining the cost-benefit of acquiring select properties on the southern end of the park as related to the Vets Memorial. As with Babcock, taking full advantage of the scenic values of the river corridor should be a top priority, as is the need to enhance the general aesthetic quality of the park through good design, landscaping, and architectural elements. Extending the trail on the northern end of the park into the downtown business district is also an important design consideration.

Potential Development Costs to Optimal Level: \$300,000 to \$800,000, which ranges from limiting enhancements to neighborhood park-type features and trails to more robust enhancement of community park features associated with the farmers market, arbor area, and trail connection to 5th Street.



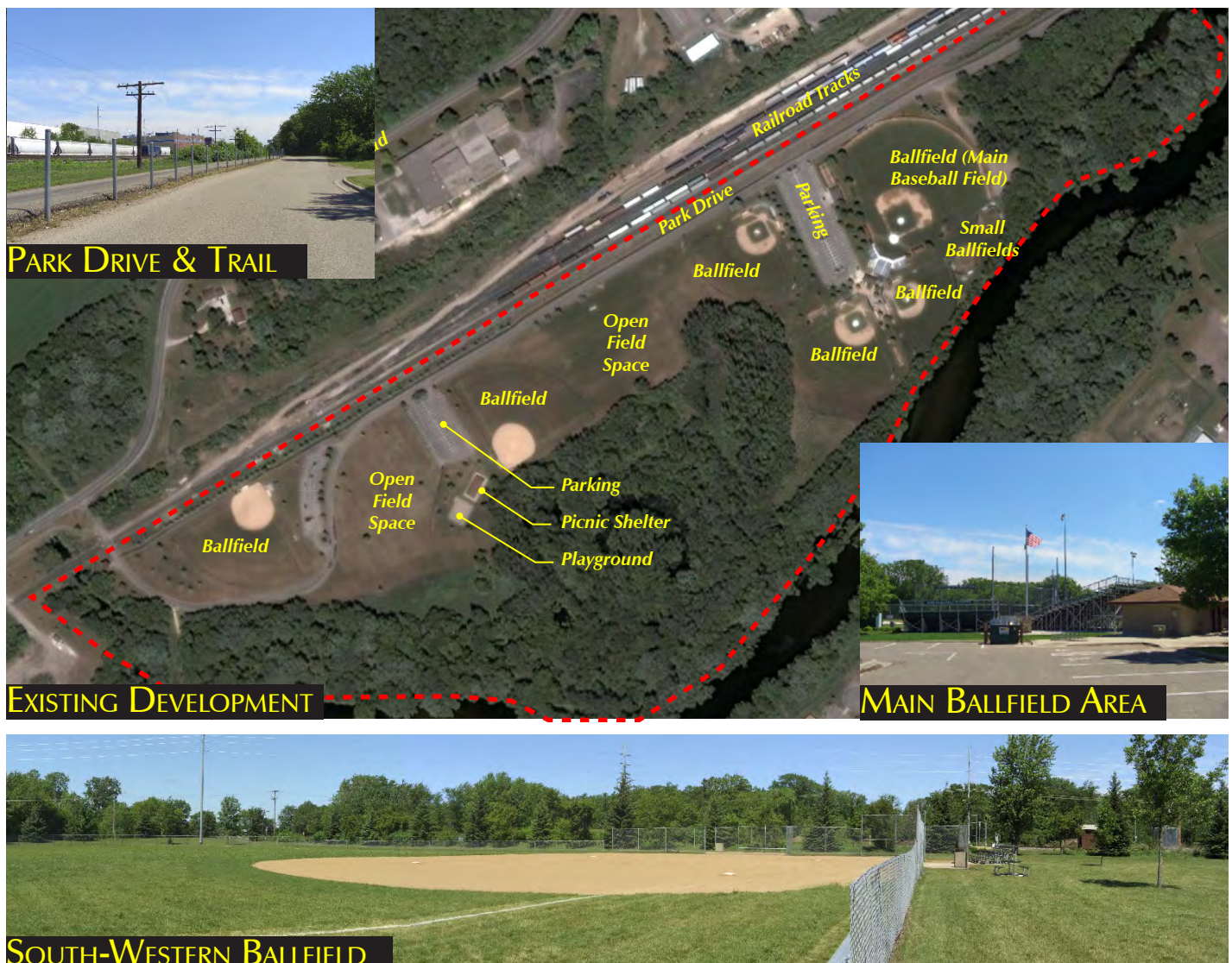
SECHLER PARK

Classification: Athletic Complex — 105 acres

Character: Sechler Park is an athletic complex located along the Cannon River, although the river itself is hard to even see from the active use area. Facilities include ballfields, limited open field area, parking, batting cages, concessions/restroom building, picnic shelters, and children's play area. Although in generally good shape, some of the fields are in need of upgrading. The main baseball field is in excellent shape with large bleachers, a nice flagpole display area and adjacent concessions. The park lacks a sense of entrance and can be difficult to find for those who are not familiar with it. The park drive is narrow and an adjacent trail is separated by bollards, which is not especially appealing for trail users. The newer playground structure is appealing.

Development Considerations: As defined in Section 3, Sechler Park is designated as a ballfield complex to service various local associations. Although nearly fully developed, working with local associations to add a ballfield in lieu of the open field space is appropriate, assuming that any previous use of this area can be accommodated elsewhere in the system. Otherwise, general maintenance and upgrading as facilities reach the end of their effective life are the primary development issues facing the park, along with improving the aesthetic qualities of the park with additional landscaping in select locations. The park entrance points should be enhanced to be more easily identifiable, attractive, and improved sense of entrance into the site. (Rerouting of the asphalt trail through the property is also a development consideration, as defined in Section 4.) Prior to any major upgrading, the City and local associations should collaborate on creating an updated master plan and phasing program to ensure that all improvements are duly considered.

Potential Development Costs to Optimal Level: \$100,000 to \$200,000 for ballfield improvements.



SIBLEY SOCCER FIELDS

Classification: Athletic Facility — 10 acres

Character: Sibley Soccer Fields is an open athletic green primarily used for soccer and other field games. The site is adjacent to the Sibley Elementary School located to the north. Residential properties abut the west and south property lines. An asphalt trail traverses along the western edge of the park and connects with the adjoining neighborhood streets and school site. Parking for the site is shared with the school.

Development Considerations: Continued use of the site for soccer and other field games is envisioned, with no major improvements being necessary.

Potential Development Costs to Optimal Level: None.



SPRING CREEK SOCCER COMPLEX

Classification: Athletic Complex — 60 acres

Character: Spring Creek Soccer Complex is a newer facility developed for soccer use and other field games. Along with the soccer fields, development includes an aesthetically appealing large picnic shelter, a larger children’s play area (designed with accessible features), and parking lot. There are some seating areas and water misting towers for players to cool down. The parking is a bit undersized, which occasionally forces some parking into the surrounding neighborhood streets.

Development Considerations: Continued use of the site for soccer and other field games is envisioned. Given anticipated growth in demand over the next decade, expansion of the soccer fields to the south into areas that are currently natural grasses will likely be needed. Select relocation of the existing stormwater ponds might also allow for more efficient use of the property for athletic fields. Adding an asphalt trail loop around the park may also be warranted, with a connection to the city-wide trail system as shown on the trail system plan. Additional landscaping should also be introduced over time to buffer adjoining properties and add aesthetic interest to the site. Shade trees in the group gathering areas are especially needed. In the longer term, adding lighting to select fields could be considered to accommodate growing program needs, if warranted.

Potential Development Costs to Optimal Level: \$200,000 to \$250,000 to expand athletic fields to the south and add looped trail. (Adding field lights is not included.)



EXISTING DEVELOPMENT



PHOTO OF SHELTER & MISTING TOWERS

A Future Vision for Bridge Square

Project Description

The City of Northfield commissioned the “Future Vision for Bridge Square” planning study to guide future decisions related to the design, use and programming of the public space. The findings and outcomes presented in this document represent the future vision and intent of the community to move forward with a design of Bridge Square and implementation as funding becomes available. Previous planning studies in the Downtown, including the Downtown Streetscape Framework Plan, ongoing 2012 Northfield Roundtable Framework plan and enhancements at Centennial Plaza, have defined a need to study Bridge Square to enhance the livability in Downtown and enhance the relationship to other ongoing projects.

This document represents the completion of an nine month planning process to formulate a framework plan for the redesign of Bridge Square and includes an outline of the process, design alternatives, and cost estimates. This plan should be used as a framework with which to guide future decisions regarding both public and private improvements within the project area.



Alternative D - "Dynamic"

The focal point of Alternative D is the creation of additional plaza surface area to support additional programming in the space. The alternative also recommends the closure of the "No Name Street" but allows for future emergency service access along the newly created promenade. Additional attributes of this alternative include the following:

- Design creates more flexible space for events and programming
- Design relocates fountain towards Division Street
- Design incorporates an Arbor structure to provide more protected seating options
- Design incorporates additional seating
- Design incorporates more planting areas and reduces lawn areas
- Design recommends raising the level of Water Street and adds decorative paving
- Design expands riverfront promenade
- Design closes "No Name" Street but provides for emergency access and creates promenade along Post Office and commercial buildings
- Design relocates the Civil war memorial to Riverside/ Lyons Park





Bird's eye view of Alternative C with the closed Water Street



Street level view of Alternative C from Division Street



Bird's eye view of from Division Street towards Cannon River



Street level view from mid-block crossing adjacent to the Post Office



Alternative D - "Dynamic"

A Future Vision for Bridge Square

June 2014



Overall view of Alternative D



Street level view of Alternative D from Division Street



Bird's eye view of Alternative D from Water Street



View of "raised" Water Street with enhanced pedestrian connection



Bird's eye view of from Division Street towards Cannon River



Street level view of "raised" Water Street

Summary of Estimated Costs

Provided on the following pages is a summary of estimated costs associated with each of the design alternatives.



Alternative A

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COSTS
Site Preparation				
Mobilization (5% of Total Costs)	LS	1	\$8,150	\$8,150
Removals	LS	1	\$1,200	\$1,200
Silt Fence	LF	150	\$3	\$450
Site Grading/Berms	LS	0	\$0	\$0
Subtotal				\$9,800
Structures				
Wayfinding/ Interpretive Signage w/Map (Range 5,000-8,000)	EA	0	\$8,000	\$0
Relocate War Memorial	LS	0	\$12,340	\$0
Relocate Fountain	LS	0	\$17,650	\$0
Arbor Structure	LS	0	\$120,000	\$0
Fountain Repair	LS	1	\$8,750	\$8,750
Subtotal				\$8,750
Walks, Plazas and Roadway Improvements				
Concrete Walk/ Plaza area	SF	1720	\$5	\$8,600
Enhanced colored concrete crosswalks	SY	0	\$15	\$0
Raised Water Street crossing	SF	1500	\$22.00	\$33,000
Subtotal				\$41,600
Lighting & Amenities				
Decorative Pedestrian Lighting	EA	0	\$6,500	\$0
Electrical (wiring, receptacles, etc.)	LS	0	\$8,600	\$0
Movable Tables and Chairs	EA	0	\$3,400	\$0
Benches -Metal with Recycled Material (Benches for Active Living)	EA	4	\$2,500	\$10,000
Artwork (Allowance)	LS	0	\$7,500	\$0
Trash Receptacles - Metal with Recycled Material	EA	2	\$1,800	\$3,600
				\$13,600
Landscaping				
Deciduous Trees - 2" CAL	EA	0	\$550	\$0
Shrubs	EA	0	\$45	\$0
Perennials	EA	240	\$16	\$3,840
Lawn/ Sod Area	SY	120	\$3	\$300
6" Topsoil	CY	32	\$25	\$800
Irrigation System	LS	0	\$31,000	\$0
2 Year Maintenance Plan	LS	0	\$8,500	\$0
Subtotal				\$4,940

Construction Subtotal	\$78,690
Contingency (20%)	\$15,738
Construction Total	\$94,428
Engineering, Permitting, Construction Services (22%)	\$20,774
Project Total	\$115,202



Alternative B

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COSTS
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Site Preparation

Mobilization (5% of Total Costs)	LS	1	\$18,500	\$18,500
Removals	LS	1	\$23,500	\$23,500
Silt Fence	LF	580	\$3	\$1,740
Site Grading/Berms	LS	1	\$2,700	\$2,700
Subtotal				\$46,440

Structures

Wayfinding/ Interpretive Signage w/Map (<i>Range 5,000-8,000</i>)	EA	2	\$8,000	\$16,000
Relocate War Memorial	LS	1	\$21,340	\$21,340
Relocate Fountain	LS	0	\$24,650	\$0
Arbor Structure	LS	0	\$120,000	\$0
Fountain Repair	LS	1	\$8,750	\$8,750
Subtotal				\$46,090

Walks, Plazas and Roadway Improvements

Concrete Walk/ Plaza area	SF	13750	\$6	\$82,500
Enhanced colored concrete crosswalks	SY	875	\$15	\$13,125
Raised Water Street crossing	SF	2050	\$22.00	\$45,100
Subtotal				\$140,725

Lighting & Amenities

Decorative Pedestrian Lighting	EA	6	\$6,500	\$39,000
Electrical (wiring, receptacles, etc.)	LS	1	\$27,700	\$27,700
Movable Tables and Chairs	EA	10	\$3,400	\$34,000
Benches -Metal with Recycled Material (Benches for Active Living)	EA	6	\$2,500	\$15,000
Artwork (Allowance)	LS	1	\$7,500	\$7,500
Trash Receptacles - Metal with Recycled Material	EA	4	\$1,800	\$7,200
				\$130,400

Landscaping

Deciduous Trees - 2" CAL	EA	11	\$550	\$6,050
Shrubs	EA	55	\$45	\$2,475
Perennials	EA	650	\$16	\$10,400
Lawn/ Sod Area	SY	387	\$3	\$968
6" Topsoil	CY	128	\$25	\$3,200
Irrigation System	LS	1	\$35,000	\$35,000
2 Year Maintenance Plan	LS	1	\$11,500	\$11,500
Subtotal				\$23,093

Construction Subtotal **\$386,748**

Contingency (20%) \$77,350

Construction Total **\$464,097**

Engineering, Permitting, Construction Services (22%) \$102,101

Project Total **\$566,198**



Alternative C

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COSTS
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Site Preparation

Mobilization (5% of Total Costs)	LS	1	\$28,000	\$28,000
Removals	LS	1	\$37,650	\$37,650
Silt Fence	LF	580	\$3	\$1,740
Site Grading/Berms	LS	1	\$25,600	\$25,600
Subtotal				\$92,990

Structures

Wayfinding/ Interpretive Signage w/Map (<i>Range 5,000-8,000</i>)	EA	2	\$8,000	\$16,000
Relocate War Memorial	LS	1	\$21,340	\$21,340
Relocate Fountain	LS	1	\$24,650	\$24,650
Arbor Structure	LS	0	\$120,000	\$0
Fountain Repair	LS	1	\$8,750	\$8,750
Subtotal				\$70,740

Walks, Plazas and Roadway Improvements

Concrete Walk/ Plaza area	SF	16570	\$6	\$99,420
Enhanced colored concrete crosswalks	SY	875	\$15	\$13,125
Raised Water Street crossing	SF	0	\$22.00	\$0
Subtotal				\$112,545

Lighting & Amenities

Decorative Pedestrian Lighting	EA	8	\$6,500	\$52,000
Electrical (wiring, receptacles, etc.)	LS	1	\$46,700	\$46,700
Movable Tables and Chairs	EA	10	\$3,400	\$34,000
Benches -Metal with Recycled Material (Benches for Active Living)	EA	10	\$2,500	\$25,000
Artwork (Allowance)	LS	1	\$15,500	\$15,500
Trash Receptacles - Metal with Recycled Material	EA	6	\$1,800	\$10,800
				\$184,000

Landscaping

Deciduous Trees - 2" CAL	EA	19	\$550	\$10,450
Shrubs	EA	65	\$45	\$2,925
Lawn/ Sod Area	SY	865	\$3	\$2,163
Perennials	EA	510	\$16	\$8,160
6" Topsoil	CY	568	\$25	\$14,200
Irrigation System	LS	1	\$41,000	\$41,000
2 Year Maintenance Plan	LS	1	\$14,500	\$14,500
Subtotal				\$37,898

Construction Subtotal **\$498,173**

Contingency (20%) \$99,635

Construction Total **\$597,807**

Engineering, Permitting, Construction Services (22%) \$131,518

Project Total **\$729,325**



Alternative D

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COSTS
Site Preparation				
Mobilization (5% of Total Costs)	LS	1	\$45,800	\$45,800
Removals	LS	1	\$36,790	\$36,790
Silt Fence	LF	580	\$3	\$1,740
Site Grading/Berms	LS	1	\$13,780	\$13,780
Subtotal				\$98,110
Structures				
Wayfinding/ Interpretive Signage w/Map (<i>Range 5,000-8,000</i>)	EA	2	\$8,000	\$16,000
Relocate War Memorial	LS	1	\$21,340	\$21,340
Relocate Fountain	LS	1	\$24,650	\$24,650
Arbor Structure	LS	1	\$143,000	\$143,000
Fountain Repair	LS	1	\$8,750	\$8,750
Subtotal				\$213,740
Walks, Plazas and Roadway Improvements				
Concrete Walk/ Plaza area	SF	25850	\$6	\$155,100
Enhanced colored concrete crosswalks	SY	450	\$15	\$6,750
Raised Water Street crossing	SF	3600	\$22.00	\$79,200
Subtotal				\$241,050
Lighting & Amenities				
Decorative Pedestrian Lighting	EA	10	\$6,500	\$65,000
Electrical (wiring, receptacles, etc.)	LS	1	\$47,700	\$47,700
Movable Tables and Chairs	EA	15	\$3,400	\$51,000
Benches -Metal with Recycled Material (Benches for Active Living)	EA	10	\$2,500	\$25,000
Artwork (Allowance)	LS	1	\$15,500	\$15,500
Trash Receptacles - Metal with Recycled Material	EA	8	\$1,800	\$14,400
				\$218,600
Landscaping				
Deciduous Trees - 2" CAL	EA	20	\$550	\$11,000
Shrubs	EA	65	\$45	\$2,925
Lawn/ Sod Area	SY	468	\$3	\$1,170
Perennials	EA	575	\$16	\$9,200
6" Topsoil	CY	480	\$25	\$12,000
Irrigation System	LS	1	\$41,000	\$41,000
2 Year Maintenance Plan	LS	1	\$12,500	\$12,500
Subtotal				\$36,295
Construction Subtotal				\$807,795
Contingency (20%)				\$161,559
Construction Total				\$969,354
Engineering, Permitting, Construction Services (22%)				\$213,258
Project Total				\$1,182,612



FiftyNorth Board of Directors Future Planning Committee Phase 1 – Report and Recommendation September 26, 2019

Introduction

FiftyNorth continues to be a popular destination in Northfield and from the surrounding communities. With the member count increasing year after year, today's members use FiftyNorth differently than they did even 10 years ago. The member focus is on being actively engaged in maintaining their physical and mental health. Our members are experienced, accomplished, and eager to keep learning. They demand the best from staff, and in return are provided a variety of activities that are entertaining, informative, and challenging. Being active and maintaining health is important to the older adult. The Center's facilities and programs, specializing in programs that are adapted to the interests of the older adult, provide the tools and ways for older adults to work on maintaining their health. The numbers of members and uses at the Center supports that maintaining a healthy lifestyle is important to today's older adult.

There is rich diversity in both the people served, and the variety of programs, activities, and events offered. All programs show an increase in usage. The total number of memberships currently is 1,946 and is expected to be over 2,000 by year 2020. The active participation of members, community, medical users, and intergenerational groups demonstrates the strength and vitality of the organization. It is a welcoming and comfortable place for older adults to be. Members and participants are engaged, and demonstrate that they have a feeling of ownership of the Center.

The challenge today is not simply about a need for additional square footage, but about the quality and the use of the space. In order to better enable FiftyNorth to offer programs that are interesting, and challenging to each group of members, it is necessary to create more flexible, accessible and technology-enabled activity, learning, and gathering areas. The number of people age 65+ is predicted to continue to increase every year until the year 2030. FiftyNorth must be positioned and equipped in space and programming to satisfy the current members and accommodate the numbers of potential new members.

Demographics

FiftyNorth will continue to be a key “growth driver” for the Northfield population and economy.

- Northfield demographics predict an increase in population age 55-85 through 2030.
- The population currently aged 45-54 totals 2,100 ensuring our key source of future membership growth by the year 2030.
- Excluding the colleges’ student population, adults over age 55 constitute 32.8% of the Northfield population.
- With the planned expansion in programs and facility, membership at FiftyNorth is expected to grow from 1,946 to 2,500 members or more by year 2030.

Background

Our inception as a center, some 43 years ago, began with the simple need for a senior congregate dining program and help with transportation. Over the decades, acting on input and observation with trial and error, we’ve gained knowledge, wisdom, and experience. Our success and failure was and will always be an investment in what we are. Each year brings opportunities to learn and share; new horizons to explore. We are an organization whose course is to continually transform the center in ways that reflect and serve the values and needs of older adults in our communities. A center that is alive and in the moment. Vital. Vibrant. Present. Open.

FiftyNorth has evolved from an organization, Northfield Senior Citizens, Inc. that has historically had people involved in the organization that have recognized when change is needed, identified it, and have had the tenacity to successfully implement a plan to institute the change. Incorporated in 1976, it has long been supported by the Northfield and surrounding communities. Throughout the years, there have been needed moves made into new spaces to accommodate the growing number of members and new program interests. The center located to the Northfield Community Resource Center, 1651 Jefferson Pkwy, in October, 2000. At that time, space included an activity room, card room, fitness room, a pool, lobby, and staff office space. In the past eighteen years additional building space has been leased for classroom use, as well as several major efforts made to reconfigure the existing space to accommodate increased programming needs for fitness classes, art classes, fitness room use, and locker room space.

FiftyNorth has out-grown its facility space. All space is being used to the maximum use. This allows for current programming to continue, but no new programming can be added. To address this issue, the Board of Directors appointed a task force, Future Planning Committee, in August, 2018.

The purpose of the Future Planning Committee is to determine what is needed to improve FiftyNorth's accessibility, flexibility, and efficiency and thereby provide better program-focused spaces

Objectives

The committee considers its work to be accomplished in four phases: 1. Fact finding; 2. Space design; 3. Financing, capital campaign and partnerships; 4. Construction and reconfiguration.

In Phase1, the committee's objectives include:

1. Increase the flexibility of our space to allow for quick changes to programming and members' need.
2. Determine the programs wanted in the future to meet members' needs.
3. Identify gaps in meeting member needs in current programming, i.e. transition teams, referral and information center, and community advocacy.
4. Evaluate staffing structure and capacity to be successful in the work required.

To accomplish these objectives, the committee began by reviewing and updating the FiftyNorth mission and vision statements as follows:

FiftyNorth Mission Statement: Inspiring and empowering members and community users to engage in activities that nourish the mind, body and spirit.

FiftyNorth Vision: To serve our community by providing a vibrant, financially healthy, fully equipped center thriving with people fifty and older who are proving that age is just a number- by exploring, participating in, and enjoying a wide range of activities that promote healthy, engaged living- and collaborating with community partners to provide opportunities for members and community users.

Both statements were approved and adopted by the FiftyNorth Board of Directors, July 2019.

Milestone 1 – Determine the Process:

The committee agreed on various methods to gather information and data including:

- Utilization of data already available from other initiatives.
- Listening groups comprised of
 - Stakeholders
 - Community people who don't belong to FiftyNorth – various ages.
 - Random samples of active members
 - Random samples of inactive members
- Table in lobby with info and questionnaires available to interested members
- One on one discussions with targeted community members
- Visits to other centers in Minnesota and states.

Milestone 2 – Gather Information: Information was collected, compiled, and categorized according to needs identified in Space and Programs.

Milestone 3 – Analyze Information, Formulate Conclusion, Make Recommendation, Create and Present Report

Learnings

What we have learned is that members value opportunities to come together in small and large groups for conversation, support and learning. There is a desire for small and large gathering spots, for quiet areas for reading or one-on-one conversations, and for areas set aside for activities like book clubs or grief support groups. We need to serve all types of members – the older, more traditional long-time members and the not-yet-retired younger new members and all those in between. Members want a larger lobby area for check in and socialization. And an improved check-in system. More physical activities are needed – more classes for current offerings, new activities such as pickleball, a walking track, fitness rooms with more room and more machines and an additional fitness studio. There are trends in fitness that we cannot explore and/or offer because of the limits in space in the fitness room and the on-going schedule of the Fitness Studio.

Being connected to community groups as partners, sponsors, and users is important. Renting space to community users and groups provides additional income to FiftyNorth and provides community gathering spaces. Partnering organizations within the NCRC utilize FiftyNorth space for major events such as Operation Joy, Operation Backpack, Thursday Table, Retired Teacher luncheons, Pre-school graduations, etc. Other nonprofits rent space for meetings, health fairs, employee benefit fairs; FiftyNorth members and community groups rent space for family parties, celebrations. Space is rented weekly by Weight Watcher groups; Making Waves Swim School rents the pool on Sundays to provide swim lessons to hundreds of children; and several churches have held services here until they secure permanent space. Additional and/or reconfigured space will better serve and allow for more use by community groups to use FiftyNorth space in off peak hours.

From this information the committee prioritized items to be recommended for exploration in Phase 2, programming that we currently offer, and items to be discussed as a future possibility.

Priorities for space:

High

- Expand parking spaces
- Expand the fitness room; add more equipment; increase utilization of personal training program; offer post-rehab services; floor space to work-out.
- Expand locker rooms; create wet and dry locker rooms
- Add a walking track
- Multipurpose space – eg: pickle ball courts; expanded ping pong space; group offerings
- Fitness Studio space to accommodate scheduling more than one class at a time
- New café/coffee shop model in the lobby
- Re-design front entrance to improve accessibility, account for temperature.
- Improve check-in system/entry space to assure that all users check-in
- Enlarge the Art Studio – accommodate art classes, wood working, quilting, crafts, etc.
- Create smaller spaces – reading nooks; quiet conversation area
- Improve HVAC – heating and cooling systems
- Improve security – key system
- Enhance IT systems and connections – charging stations; faster internet
- Multiple, flexible use, classroom space
- Storage for all spaces

Medium

- Woodworking Shop
- Kitchen for cooking classes
- Fireplace
- Theater

Low

- Equipment for off-site activities – camping, canoeing, skiing, climbing
- Billiards table room
- Therapeutic pool designated for walking/lap swimming
- Space for massages, manicures, pedicures

Identified items being addressed now

- Need for a designated staff person to provide information and referral for service needs. FiftyNorth staff is partnering with Age Friendly Northfield, and City of Northfield to hire a FiftyNorth position to develop a resource list of service providers, offer 1:1 conversations about how to connect with providers, and develop partnerships with providers to assure resource list is current and accurate.
- Schedule includes extended hours to accommodate members who are working.
- Adding early morning fitness classes is planned in the fall schedule.

Conclusion

For older adults Northfield is ahead of the game in many regards. Money Magazine in 2014 named it the “Best Place to Retire”, and Kiplinger Personal Finance in 2017 published an article titled “Why Northfield, Minn is a great place to retire”. For many retirees, Northfield is the community that rises to the top in their search for where to live. Retirees new to FiftyNorth mention that learning about FiftyNorth was a contributing factor in why they chose to relocate to Northfield. The Northfield older adult population has a number of economic impacts on the City of Northfield. They are of course consumers and thus utilize the various business and commercial services provided by Northfield firms. They are likely to consume more local services since they do not travel outside Northfield for employment. They tend to consume a substantial portion of medical expenses and are thus responsible in part for the extensive medical care facilities available in Northfield. The consumption of local goods and services of course provides substantial employment in Northfield. This retirement community contributes significantly to local property taxes and they are low consumers of public services such as schools, police protection, welfare services, and roads. They are likely to be high consumers of libraries, health services, education, and artistic performances.

FiftyNorth is an important hub for many older adults. It has 1946 members and averages 350 people a day in and out of the center. With leadership from its members it has evolved over the years to provide impressive breadth and depth in programming. At FiftyNorth, age is viewed as a time to learn, grow, be active, and enjoy life. FiftyNorth is an important voice for advancing older adult concerns in the city and has been a driving force in developing Age Friendly Northfield.

Age Friendly Northfield is a grassroots effort to assure that Northfield is a good place to grow up and grow old. Age friendly communities deliberately consider the wellbeing of residents at every stage of life, especially older adults, and recognize that cities have a big role to play in helping us all fulfill the tremendous potential of aging, and determining the steps to becoming a better place to grow older. Age Friendly work is creating communities where people can remain active and connected at all stages of life. This description is the epitome of FiftyNorth – what it stands for, and strives to provide for the members and community.

FiftyNorth is a long-time established organization in Northfield. Its importance in serving the older adults in the community is well documented and demonstrated by the continual growth and support of the membership and community. It is important for this role to continue. FiftyNorth’s future must be positioned and equipped in space and programming to satisfy the current members, community users, and accommodate the numbers of potential new members.

The high priorities listed should be considered for future programming at FiftyNorth. In drawing this conclusion, the committee considered the number of responses that were received for each item, the comments that were collected from current members, community members, staff, and the research conducted on what the next group (generation) of members/customers will want and expect for programming and facilities at FiftyNorth. With this said, items listed as high priorities will be considered first, but items are not guaranteed to be included in the recommended design or space plans.

The Future Planning Committee will start Phase 2 by selecting and contracting with an Architectural team that has demonstrated expertise and experience in designing spaces with like purposes as FiftyNorth. The committee will work with the Architectural group to determine a master space plan for the NCRC building, working with the other organizations in the building, City of Northfield staff, and by incorporating the priorities utilizing the current FiftyNorth space, extended space in NCRC building and/or new constructed space; the feasibility of the project; and the estimated cost for a redesign and construction project.

Recommendation for Phase 1

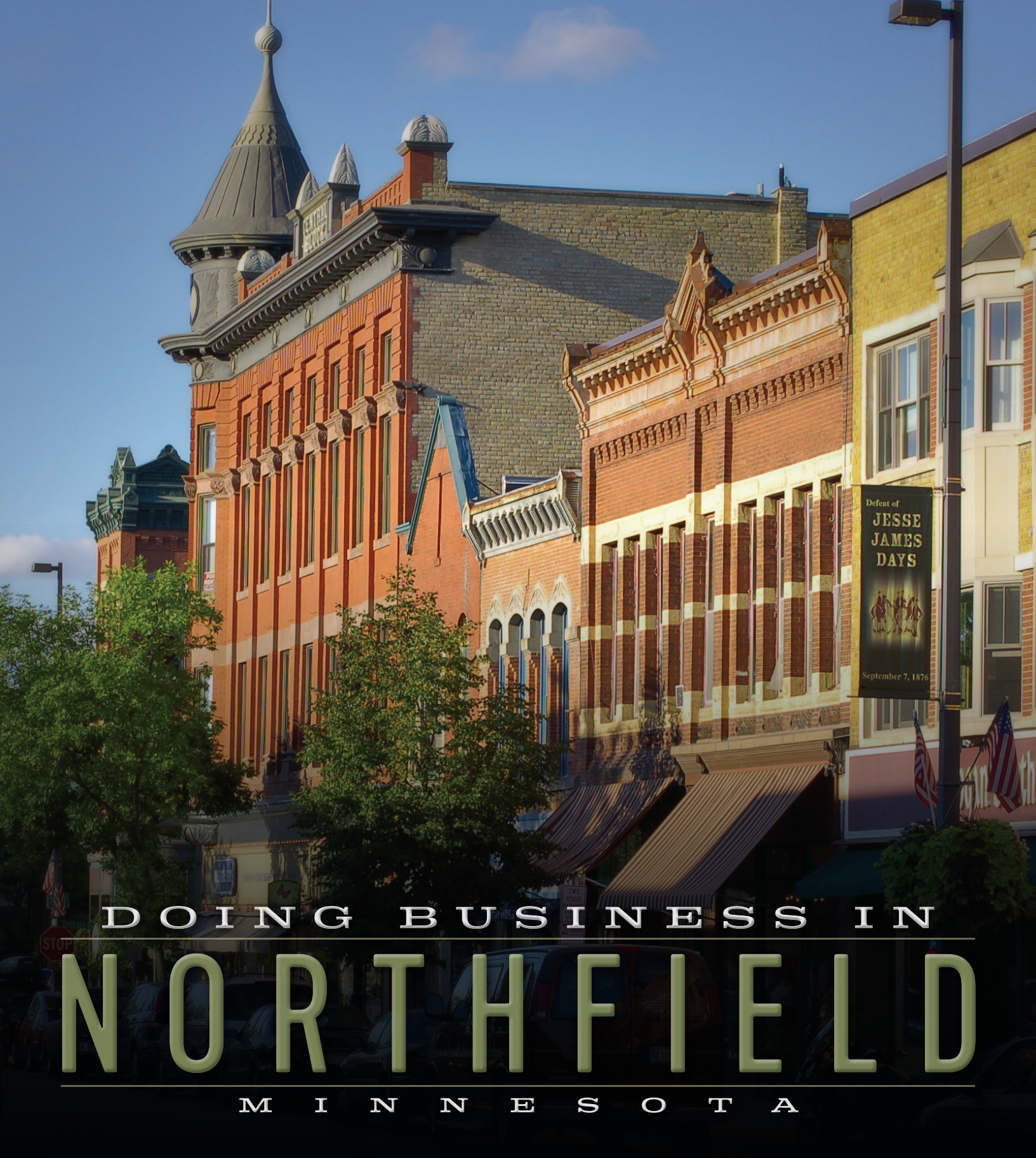
The Future Planning Committee recommends that the FiftyNorth Board of Directors accepts the Future Planning Committee's report and conclusions for Phase 1 and directs the committee to begin work to set objectives in Phase 2, the design stage.

Respectively submitted by:

Future Planning Project Team,

Core: Pat Jorstad, Chair, Char Carlson, Gordon Kelley, Elaine Meyers, Rita Olson, Lynne Pederson, Craig Swenson.

With the addition of: CC Linstroth, Elizabeth Olson, Lee Runzheimer.



DOING BUSINESS IN

NORTHFIELD

MINNESOTA

Northfield, Minnesota, blends small-town charm with the ambitions of skilled labor, a highly educated workforce, and inspiring entrepreneurs. With a growing constellation of state-of-the-art manufacturing plants making everything from breakfast cereals to veterinary pharmaceuticals, from flexible printed circuits to video games, Northfield is also a vibrant commercial and industrial center. Add the sophisticated support of several nationwide logistics and transportation companies, and you can reach almost any market from here.

Take a walk down Division Street and you'll feel the warm welcome of unique shops, restaurants, and coffee houses. Visit on a summer weekend and enjoy the Riverwalk Market Fair and outdoor music along the river.



Join us for Defeat of Jesse James Days, and you'll be carried back to the 19th century, but only for an afternoon.

With our terrific public and charter schools, two of the nation's leading liberal arts colleges (Carleton College and St. Olaf College), excellent health care, new and old neighborhoods with lots of character, and a wide range of activities and community amenities, you won't find a better place to raise a family or grow a business.

Rhonda Pownell

RHONDA POWNELL, Mayor



Doing Business in Northfield

From business retention to relocation support, Northfield Community Development services are dedicated to helping companies succeed.

City staff are ready to connect businesses to the resources that make Northfield a great location to start or grow a business. With an active Chamber of Commerce, locally-owned and national banks, and a vibrant and diverse local economy, we offer a wide range of locations: Division Street storefronts, downtown offices, commercial buildings along the busy South Highway 3 corridor, and light industrial buildings in the Riverview Industrial Park.

READY FOR BUSINESS

Within a 530-acre area annexed for commercial and industrial development, a new 40-acre solar garden began generating power in 2016. With three wind turbines owned by Northfield's two colleges, the community is making significant strides in sustainable energy production. A 50-acre parcel adjacent to the solar garden has been designated an Xcel Energy Certified Site. The entire area is prime space for business park development, offering convenient access to Interstate 35 and Minneapolis–St. Paul markets for customers, workers, and expertise.



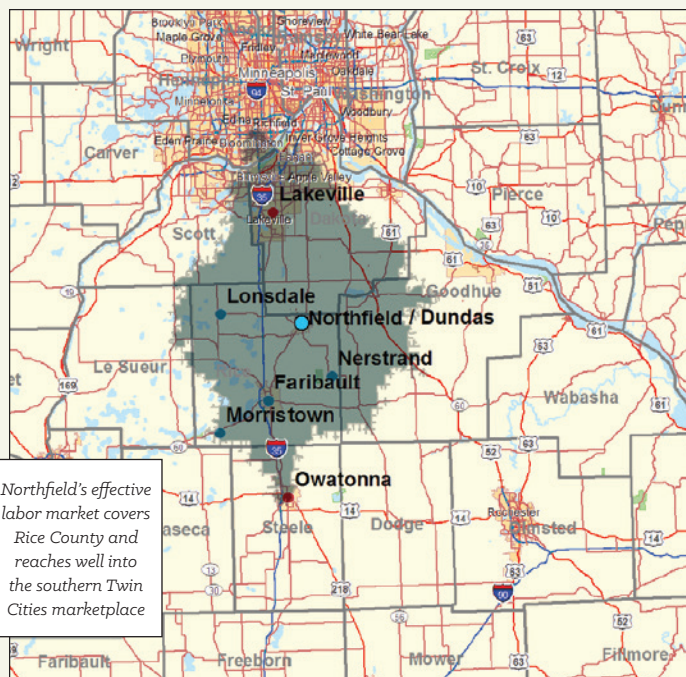
LABORSHED

Approximately two-thirds of Northfield's workers commute less than 30 minutes to work, but the laborshed reaches considerably beyond to attract the skills and talents required by local businesses. The majority of workers live in Rice County, but substantial numbers commute from Dakota and adjacent counties.

For Northfield residents looking for employment outside the community, commuter bus and ride-share services provide regular, convenient service to both Minneapolis and St. Paul.

WORKFORCE HOUSING

Working with Three Rivers Community Action, the Northfield Housing and Redevelopment Authority has been actively involved in developing workforce housing. A recent 28-unit townhouse project — Spring Creek Townhomes — opened in 2014, and the HRA is exploring additional affordable housing options.



Key Demographics

Population: 20,581
Median age: 24 years
Pop. over 50: 29%
Workforce: 14,720
Education: 45% hold bachelor's or graduate degrees



Recent Accolades

Money magazine:
“Best Place to Retire”
Northfield topped the list of retirement communities in Money magazine's 2014 rankings

Named the second best small town in the United States, according to 2014 rankings developed by Livability.com

One of the 50 most beautiful small towns in America (Country Living magazine, June, 2015)

Carleton College and St. Olaf College ranked among the best National Liberal Arts Colleges (U.S. News & World Report)

Among the 30 Safest College Towns in America (The Safewise Report)

Northfield Industries: Advanced Manufacturing

With easy access to Minneapolis-St. Paul, and with road and rail connections reaching from the heart of the Upper Midwest, Northfield provides a great environment for manufacturing and technology companies.

A homegrown Northfield company, **All Flex, Inc.** designs and builds flexible circuits and heaters for industrial clients worldwide. The company offers highly engineered quick turn prototype and production-quantity manufacturing and assembly. allflexinc.com



"Over our 25 years in business, Northfield has consistently provided the talented workforce that has allowed us to expand our business and keep manufacturing our products here in the U.S."

— DAVE BECKER · VP, Sales and Marketing, All Flex, Inc.

AUM Cardiovascular, named "one of the top 10 companies in medical devices to watch" by Mass Device, is committed to eliminating needless death due to coronary artery disease. From its Northfield headquarters, AUM has assembled a team of scientists and operations specialists to bring CADence™— a non-invasive, fast, non-intrusive, radiation-free way to rule out coronary blockage — to market.



After years of moving around the world refining the CADence technology, company founder Dr. Marie Johnson settled in Northfield and established AUM Cardiovascular headquarters with small grants from the City of Northfield and the Southern Minnesota Initiative Fund. The draw was as much about quality of life as a business decision.

"Northfield is a great place to live," says Dr. Johnson. It is an attractive place to which to recruit employees, and it offers easy access to the airport. "Most of the clinical trial sites for our FDA pivotal study were outside of Minnesota, and our product is approved in areas outside of the U.S. It's also nice to be so close to Mayo Clinic." aumcardio.com



Aurora Pharmaceutical, LLC is a leading manufacturer of proprietary human and veterinary pharmaceuticals. A 65,000 square foot manufacturing, distribution, and retail facility enables Aurora to supply products to veterinary practices, pharmacists and retailers in the U.S. and abroad.

Growing from a small-town veterinary practice into a manufacturing and research company of nearly 100 employees, Aurora and a constellation of related businesses have enjoyed steady growth. Location has been a key factor. "We are close enough to the Twin Cities to draw the talents and skills we need," says CEO and co-founder Dr. Michael Strobel. "For a business like ours, being located in the center of the country is a distinct advantage. We're in the heart of the U.S. livestock industry."

At the time Aurora built its new facility, the company was able to take advantage of the Minnesota JOB-Z program, which provided financial incentives tied to job creation. Aurora committed to five new, full-time positions, but eventually created nearly 40 jobs.

"City staff helped us navigate the JOB-Z application process," says Dr. Strobel, "and it has worked out well for both the city and the company. We made and continue to make a long-term commitment to our community." aurorapharmaceutical.com



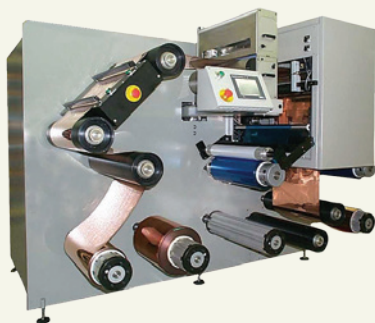


Cardinal CG Company is a coated glass manufacturing subsidiary of Cardinal Glass Industries. Through sophisticated research and advanced manufacturing technologies, Cardinal designs and fabricates the most advanced residential glass products in the industry. The Northfield plant employs 110 people, producing a wide range of products for many familiar window and door manufacturers. cardinalcorp.com

A subsidiary of Flextronics, **Multek Flexible Circuits** is the successor to Sheldahl, a long-established Northfield company. Multek is a global leader in flexible printed circuit development and manufacturing, offering leading edge FPC technology to meet the stringent requirements of electronic device manufacturers from aerospace and defense to automotive, energy, medical, and other industrial and commercial sectors. multek.com



Northfield Automation Systems designs, engineers and fabricates turnkey automation machinery for OEMs and high-volume manufacturers. The company's highly skilled team builds complex roll-to-roll systems that ensure the seamless movement of materials through the manufacturing process with maximum efficiency and product quality. northfieldautomation.com



Technology and Creative

Monster Games has been developing video games in Northfield for more than twenty years. This small team of designers, artists, and programmers has made games enjoyed by millions worldwide.

Founder and CEO Rich Garcia says, "We have been successful attracting the artistic and technical talent we need. The community appeals to people who are ready to move to a place that is family-friendly, inexpensive, and surrounded by good schools." mgiracing.com



With headquarters in Northfield and an office in Minneapolis' North Loop, **Neuger Communications Group** is a full-service strategic marketing communications and public relations firm serving clients in a wide variety of industries. The company's Engage/NCG subsidiary provides high-quality offset, digital, and variable data printing solutions. neuger.com

"Northfield offers an ideal location for our business — close enough to Minneapolis-St. Paul for us to be a 'big city' firm, but with a quality of life that attracts a high-caliber workforce. It allows for easy access to local, regional, and national clients."

— DAVE NEUGER · CEO, Neuger Communications Group

"Northfield has been home to Northfield Automation Systems since its founding in 2000. NAS is proud to create and maintain jobs so that many of its employees and staff can both work and live within the Northfield community, and NAS appreciates the support from the Northfield Economic Development Authority that has made this possible." — BRETT REESE · Rebound Enterprises



Food Production

One of Northfield's oldest businesses and one of the country's leading cereal makers, the former Malt-O-Meal manufacturing plant — now part of **Post Consumer Brands** — remains the community's largest commercial employer. The modern, efficient plant is served



by rail, and the adjacent warehouses are conveniently linked to nearby distribution facilities. With approximately 600 highly skilled employees, the company has long provided a solid and stable foundation for the local economy. postconsumerbrands.com

The Northfield operation of global food processing leader **JBT Food Tech** — originally founded as Northfield Freezing Systems — includes a 20-person sales and service team supporting a wide range of food processing technologies. The company's Northfield LST* (Large Spiral Technology) Structure Supported Spiral Freezer is the largest industrial spiral freezer on the market today, a boon to large volume frozen food processors. jbtfoodtech.com



Central Farm Service, a member-owned cooperative, operates a large grain elevator and service center. The extensive Northfield operations are a reflection of the community's agricultural past, and its promising future. cfscoop.com



In nearby Stanton, **Syngenta's North American Seedcare Institute** — one of ten such entities the company operates worldwide — recently completed a \$20 million expansion. The new high-tech R&D

laboratories will accelerate development of new seed treatment products and technology, and will bring 6-12 new high-skill science jobs to the greater Northfield community. syngenta-us.com

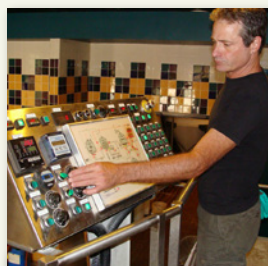
Just south of town is **Holden Farms**, a 140-year-old, family-owned farming operation that has quietly become one of the nation's largest pork producers. Through five generations, the Holden family has adopted state-of-the-art methods of turkey and pork production, while holding a strong commitment to responsible family farming.

Northfield also boasts a diverse and active local foods movement, anchored by **Just Food Co-op** (justfood.coop), a community-based food market with nearly 3,500 member-owners.



The surrounding area is home to several thriving community supported agriculture (CSA) farms, including **Spring Wind Farm** (springwind.org), **Open Hands Farm** (openhandsfarm.wordpress.com), and **SEEDS Farm** (seedsfarm.org) which provide produce, pork, and poultry to CSA members, farmers' markets, and local food services in the Northfield area and surrounding communities.

Local brewers and distillers include **Loon Liquors** (loonliquors.com), **Imminent Brewing** (imminentbrewing.com), **Tanzenwald Brewing Company** (tanzenwald.com), **Keepsake Cidery** (keepsakecidery.com), and **Meetinghall Brewery** (meetinghousebeer.com).



College City Beverage, in Dundas, is a thriving, family-owned distributor of Anheuser-Busch products, imported and craft beers, and other beverages. The company moved into its state-of-the-art refrigerated distribution center in 2007 and continues to grow. collegecitybeverage.com



Logistics and Transportation

Serving a nine-state Upper Midwest region from its 560,000 square foot Northfield distribution center, **McLane Minnesota** — a wholly owned unit of Berkshire Hathaway — offers sophisticated supply chain services to groceries, convenience stores and mass merchants. Since beginning Northfield operations in 2002, the company has continued to invest in technology and new equipment. mclaneco.com



Taylor Truck Line is a thriving carrier, transporting a variety of products across the country, serving many of the nation's premier manufacturers. Its safety rating, on-time delivery performance, and driver retention are among the best in the industry. taylortruckline.com



From corporate shuttles and school buses to luxurious passenger coaches, home-grown and family-owned **Northfield Lines** has become one of the region's largest

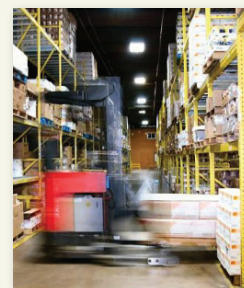
transportation companies. The company's fleet can be seen throughout the Upper Midwest and beyond, providing transportation solutions to a wide range of customers. northfieldlines.com



In the highly competitive world of heavy hauling, **Perkins Specialized Transportation Contracting** is the national industry leader. The firm moved to its Northfield location with a JOB-Z grant and the active support of city staff and the Economic Development Authority. Known for its sophisticated engineering transportation systems and exemplary safety record, Perkins builds custom trailers to haul the largest and heaviest loads in North America, from nuclear power plant components to vessels over 150 feet long. perkinsstc.com



From its 76,000 square foot distribution center in Northfield's Riverview Industrial Park, **Upper Lakes Foods** provides food industry logistics in a five-state region via a fleet of refrigerated trailers. The family-owned company purchased its facility and began Northfield operations in 2008 with grant and loan support from the city's Economic Development Authority. upperlakesfoods.com



State, Regional and Federal Incentives and Programs

Minnesota Community Capital Fund
Privately administered bank participation loan fund to finance small business and nonprofit investment (land, buildings, improvements, equipment and working capital).

Minnesota Job Skills Partnership
Privately administered grants to support training programs and educational infrastructure to support the employment needs of businesses located in or moving to the state.

Minnesota Tax Credits
State-supported programs providing Angel Tax Credits, Greater Minnesota Business Expansion Tax Credits, and R&D tax credits

Small Business Loans and Certified Development Company Loans
Small Business Administration guaranteed loan funds to support capital, refinancing and operating expenses (7a) or fixed asset projects (504).

Southern Minnesota Initiative Fund
Privately administered grants to support projects that increase employment or volunteer service within target populations; support biomedical, bioagricultural or renewable energy; or support entrepreneurs.

Quality of Life

Northfield is an engaged, well-educated, active, family-oriented community. Citizen involvement in public life — from city boards and commissions to a wide range of civic, cultural, and social service organizations — is strong.

Commercial and industrial development is shaped by the public through the Economic Development Authority, the Planning Commission, the Heritage Preservation Commission, and the Environmental Quality Board.

COMMUNITY SERVICE ORGANIZATIONS

From new organizations like Beyond the Yellow Ribbon and Northfield Cares, to established service clubs like the League of Women Voters, Lions Club, Rotary Club, and Sertoma, to veterans organizations like the American Legion, Eagles, and VFW, and more than two dozen churches in many denominations, there are almost unlimited ways to get involved. An active YMCA and a variety of youth sports associations provide athletic and recreation programs at all levels.

HEALTHY LIVING

Northfield has an excellent health care ecosystem, led by city-owned Northfield Hospital & Clinics and Allina Health Northfield Clinic. The city also benefits from a number of chiropractic, physical therapy, acupuncture, and therapeutic massage providers, plus an urgent care clinic. In 2014, *Money* magazine designated Northfield as the “Best Place to Retire” in the U.S., aided in part by the excellent retirement options provided by the Northfield Retirement Center, Kildahl Pointe, Three Links Care Center, and Millstream Commons — organizations that all offer a full range of residential services and resources.



HOUSING

About two-thirds of Northfield residents own homes, which have a median value of about \$225,000. A variety of rentals, from single-family homes and duplexes, to new townhomes

and apartment complexes are available. There is a consistently low vacancy rate, but rents remain reasonable. Workforce housing is available in several areas of the community.

SCHOOLS

The Northfield Public Schools provide an excellent comprehensive K–12 education through three traditional elementary schools (including a Spanish immersion program), a middle school, and a high school. The district also serves as the authorizer of an elementary charter school (Prairie Creek Community School) and a secondary charter school (Arcadia Charter School). There are two Montessori schools, and a K–8 parochial program at St. Dominic's Catholic Church. Students in Northfield consistently outperform state and national standards.

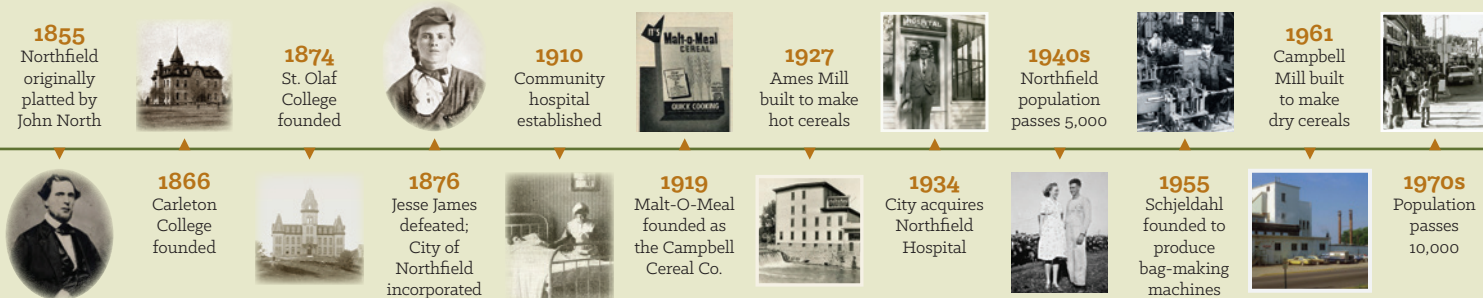
Two nationally ranked private colleges — St. Olaf College and Carleton College — attract 5,000 bright and active students. The colleges' efforts to link students to local businesses and organizations through internships and volunteer service are a valuable contribution to the quality of community life in Northfield.

ARTS & CULTURAL ORGANIZATIONS

Northfield Arts Guild northfieldartsguild.org
 Riverwalk Market Fair riverwalkmarketfair.org
 Northfield Historical Society northfieldhistory.org
 Cannon Valley Elder Collegium cvec.org



A History of Business and Community Growth



Economic Development

LOCAL ECONOMIC INITIATIVES

Revolving Loan Funds

The Economic Development Authority administers two revolving loan funds to support capital investment and operating expenses. The maximum loan amount in the downtown loan fund is \$25,000; the citywide loan fund has a maximum amount of \$50,000. Projects meeting certain criteria may stack the loans.

Tax Increment Financing

City administered tax assistance for property acquisition, site development and extension of public utilities for industrial, manufacturing and warehouse businesses.

Tax Abatement

City administered tax assistance for projects providing employment, redevelopment or the finance of public infrastructure.

Clement F. Shear Micro Grants

Economic Development Authority administered grant funds to support small businesses poised to grow within the community.



ECONOMIC DEVELOPMENT ORGANIZATIONS

Economic Development Authority

As allowed under state law, the Northfield Economic Development Authority (EDA) is chartered to provide resources and tools, including loans and grants, to support commercial and industrial development that expands the city's tax base and increases employment. ci.northfield.mn.us [click "Economic Development"]

Northfield Area Chamber of Commerce

The Northfield Chamber actively promotes local business development and expansion, serving as an essential link between the business community and city, county, and regional government agencies. northfieldchamber.com

Northfield Downtown Development Corporation

The NDDC brings together downtown stakeholders to market the unique characteristics of the downtown, generate investments in the community, and strengthen existing economic assets and activities. nddc.org

Northfield Enterprise Center

In partnership with the EDA, the NEC provides business consulting, coaching, and technical services to start-ups and growing businesses interested in relocating to or expanding in Northfield. northfieldenterprisecenter.com

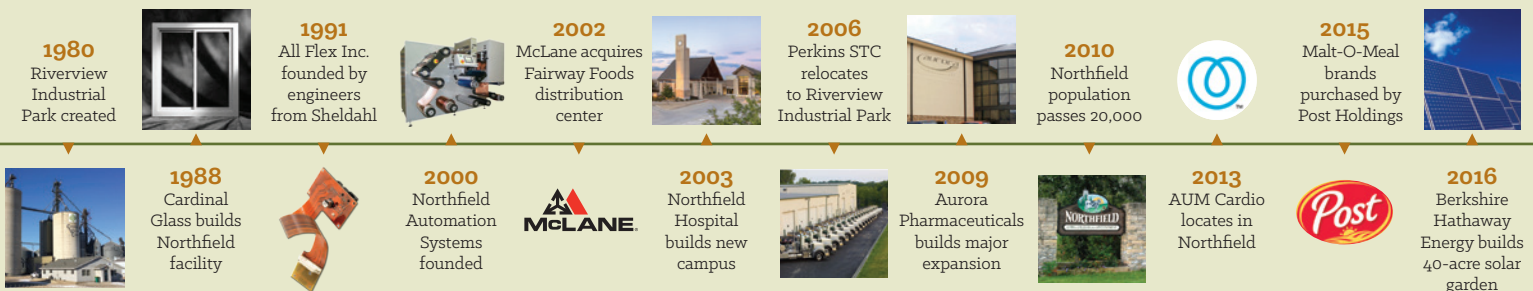
Small Business Development Center

The SBDC offices in the Twin Cities have become increasingly active in the Northfield area, assisting new and existing businesses with complex financing structures involving loans and grants from public and private resources. mn.gov/deed/business/help/sbdc

COMMUNITY EVENTS & FESTIVALS

Memorial Day Celebration
Junebug Music Festival
Crazy Daze
Fourth of July Celebration
Rice County Fair
Vintage Band Festival
Music/Theater in the Park

Dakota County Fair
Defeat of Jesse James Days
Veterans' Day Celebration
Turkey Trot
Winter Walk
St. Olaf Christmas Festival
Jingle Bell Run



Resources for Doing Business in Northfield

Realtors, Land Brokers & Property Managers

APPRO Development

952-469-2171 · approdevelopment.com

Bluewater Properties

507-646-4023 · bluewater-properties.com

CERRON Properties

952-469-9444 · approdevelopment.com

Coldwell Banker South Metro

507-663-1234 · coldwellbankernorthfield.com

Edina Realty

507-645-4491 · edinarealty.com

E & J Management Company

507-663-1572

Land Vista Real Estate

507-645-2499 · landvista.com

Professional Pride Realty LLC

507-222-0184 · professionalpriderealty.com

RE/MAX

507-301-0600 · advplus.com

Banks & Credit Unions

AgStar Financial Services, Inc.

507-645-0552 · agstar.com

Community Resource Bank

507-645-4441 · community-resourcebank.com

Farmer's State Bank

507-645-5929 · fsbmn.com

First National Bank of Northfield

507-645-5656 · firstnationalnorthfield.com

First National Bank South

507-664-0820 · firstnationalnorthfield.com

Frandsen Bank & Trust

507-645-8825 · frandsenbank.com

Premier Bank Minnesota

507-645-4418 · PremierBanks.com

Twin Cities Federal

507-664-3840 · tcfbank.com

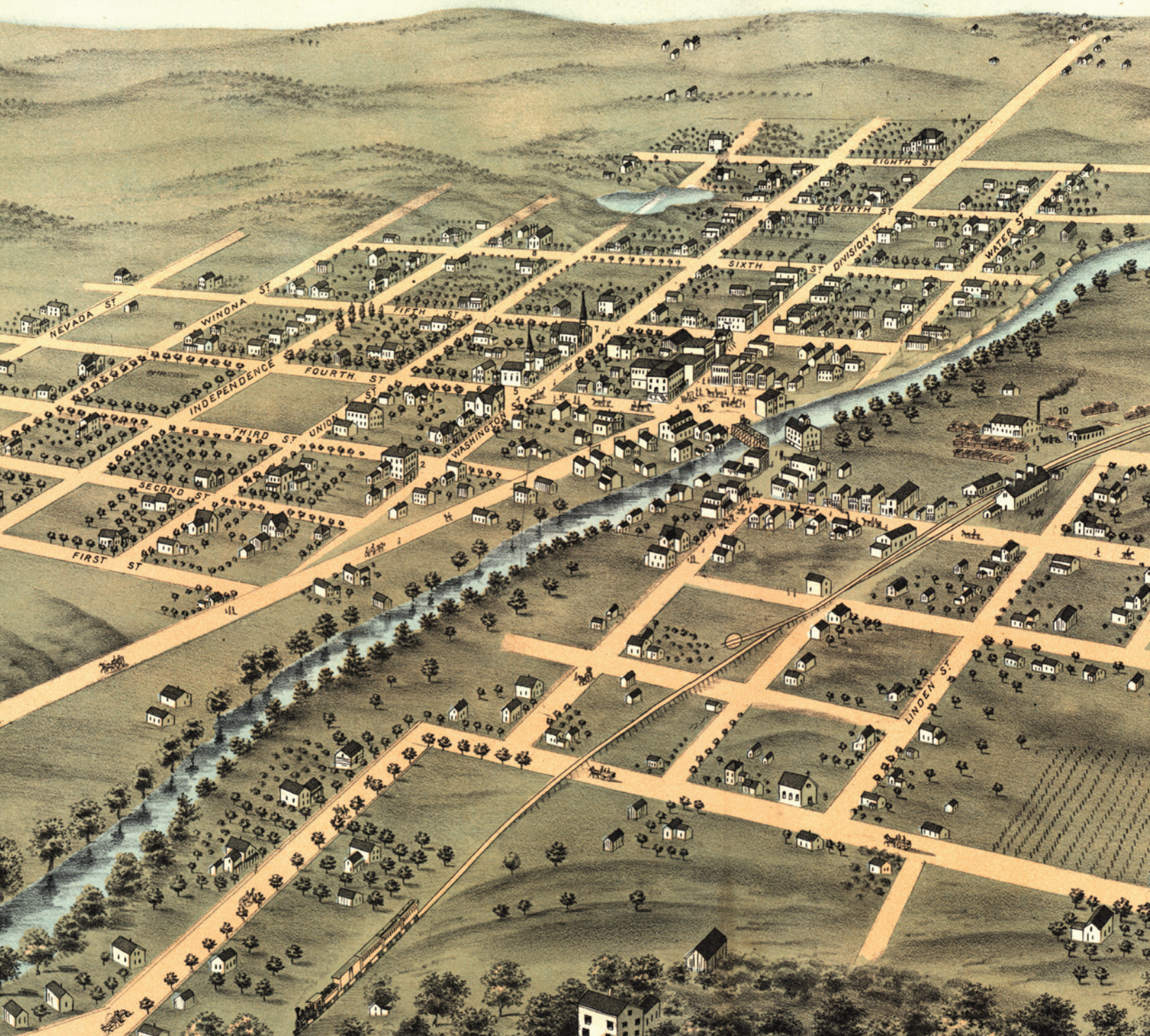
Wells Fargo Bank

507-663-7300 · wellsfargo.com



Construction of a new music and performance commons in the Weitz Center for Creativity at Carleton College, opening in 2017.

BIRD'S EYE VIEW OF
NORTHFIELD
LOOKING SOUTH EAST.
RICE COUNTY MINNESOTA 1899



Northfield, Minnesota

Northfield is two towns. One is a charming small community on the banks of the Cannon River, steeped in history and proud of its rich agricultural heritage. The other is a sophisticated commercial center on the southern edge of the Minneapolis–St. Paul metropolitan area, just a 45-minute drive to the airport. Rochester and the Mayo Clinic are an equal distance away.

The two towns blend into one community, proud of its cherished history, but more excited about its world-class colleges, dynamic arts and culture, progressive and innovative businesses, and high quality of life.

Through the city's Community Development office, Economic Development Authority, and active local business and professional groups, Northfield is committed to attracting and retaining businesses that will be successful here for years to come.

CITY OF NORTHFIELD

Community Development
801 Washington Street
Northfield, Minnesota 55057
507-645-3005
eda@ci.northfield.mn.us
ci.northfield.mn.us/business

VISIT THE CITY OF NORTHFIELD WEBSITE:

