

CITY OF NORTHFIELD
HOUSING AND REDEVELOPMENT AUTHORITY

RESOLUTION NO. 2018-004

Dated: April 24, 2018

RESOLUTION FOR SITE CONTROL OF PARCEL 22.07.3.03.003 AND SUPPORT OF TAX
INCREMENT FINANCING

- WHEREAS,** the Northfield Housing and Redevelopment Authority (HRA) owns 11.18 acres described as: Southbridge 2nd Addition, Outlot A. Rice County PID 22.07.3.03.003; and
- WHEREAS,** it is the purpose of the HRA to remedy the shortage of housing for low and moderate income residents in situations in which private enterprise would not act without government participation or subsidies; and
- WHEREAS,** the HRA partnered with non-profit developer Three Rivers Community Action, Inc. (TRCA) to create 28 affordable workforce townhome rental units known as Spring Creek Townhomes, completed in 2012; and
- WHEREAS,** the HRA is supporting a proposal to develop a portion of Southbridge 2nd Addition, Outlot A for affordable workforce townhome rental unit housing development; and
- WHEREAS,** the HRA is partnering with TRCA to expand Spring Creek Townhomes by adding 32 additional affordable workforce townhome rental units to be known as Spring Creek II.

**NOW, THEREFORE, BE IT RESOLVED, BY THE HOUSING AND REDEVELOPMENT
AUTHORITY OF THE CITY OF NORTHFIELD THAT:**

The Housing and Redevelopment Authority of Northfield hereby supports the following:

1. The donation of up to 4.5 acres to Three Rivers Community Action Agency, Inc. contingent upon a successful Tax Credit application and other financing for the Spring Creek II project.
2. The Housing and Redevelopment Authority supports the use of pay-as-you-go Tax Increment Financing for Spring Creek II infrastructure and soil remediation improvements.



Dayna Norvold, Chair



Jayne Hager Dee, Secretary

VOTE: NORVOLD ZWEIFEL HAGER DEE FINK NYSTROM

Southbridge Site Description

- Parcel ID 22.07.3.03.003
- 11.8 Acres; 486,914 SF
- Parcel Description: Lot A of Spring Creek Townhomes; Outlot A Spring Creek Townhomes
- Use Code: 5E – Exempt Properties
- Primary Owner: Northfield HRA, 801 Washington St, Northfield MN 55057



April 16, 2018

Broker Price Opinion (BPO) for PID 22.07.3.03.003 – 4.35 Acres

ACTIVE LISTINGS:

XXXX Harvest Hills Outlot, Northfield Rice County PID 22.12.4.26.022
10.3 Acres \$595,000
\$59,500 / Acre

XXXX Telemark Road, Dundas Rice County PID 07.22.2.75.001
5.5 Acres \$125,000
\$22,727 / Acre

27 Outlot A Windsor Park, Faribault Rice County PID 18.01.4.53.007
4.12 Acres \$129,900
\$31,529 / Acre

SOLD LISTINGS:

1107 Ravine St, Faribault Rice County PID 18.32.1.25.009
5.5 Acres \$115,000
\$20,909 / Acre Sold: Oct 2016

14445 Fawn Ct, Northfield Rice County PID 07.36.2.75.001
5.5 Acres \$113,000
\$20,545 Sold: June 2015

XXX Gonvick 5 Acres Ave, Lonsdale Rice County PID 05.12.2.00.006
4.92 Acres \$102,500
\$20,833 / Acre Sold: January 2018

Findings: There is an overall lack of comparable listings & sales for the subject property. As such, I had to extend my search beyond Northfield and reaching back a few years for sales.

With that said, **it is my opinion that a fair market value for the subject property would be in the range of \$184,875 – \$195,750.**

Arlen Malecha, Realtor
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