

Greenvale Township/City of Northfield  
Orderly Annexation Agreement

Introduction

The orderly annexation agreement between Greenvale Township and the City of Northfield will occur as a result of negotiations between the two governmental units. The following proposal represents the City of Northfield's revisions to the initial offerings in the formation of this annexation agreement.

**REVISED PROPOSAL**

November 5, 2008

Tax Reimbursement

- The City of Northfield will reimburse Greenvale Township the amount of tax revenue equal to the Township tax revenues that would have been collected by the Township. As an example, the amount of payment to Greenvale Township in calendar year 2008 would be \$3854.48.
- The tax reimbursement will be for all property that is zoned agricultural and remains classified as agricultural for the purposes of real estate taxation. These payments will be adjusted up or down depending on the assessed valuation of the property and the Township tax rate.
- The tax payment to the Township will not exceed the tax revenues collected by the city that is subject to the Rural Service District Tax classification as established by the City. (In other words the city does not pay to the Township more tax reimbursement than the City collects from the property)
- Tax payments to the Township will be for property that is zoned agricultural and is classified by the County Tax Assessor as agricultural. Tax payments for property that is classified as non-agriculture will not be reimbursed to the Township. (In other words taxes from property that develops into some use that requires a zone change by the City and changes the tax classification of the property will not be paid to the Township).
- The number of years that the City will reimburse the Township real estate taxes will be \_\_\_\_\_ years. (The initial proposal was two years, state statutes clearly provides for a length of time up to eight years and even allows for a length of time greater than 8 years if both parties agree)

### Road Maintenance

- The City of Northfield agrees to assume responsibility for the maintenance of North Avenue and Garrett Avenue that is adjacent to and included within the area that is proposed for annexation immediately upon annexation.

### Zoning Authority

- Zoning authority for areas zoned by the City as being agricultural will remain with the Township and all permit revenues will remain with the Township. The City will exercise limited review authority to make certain that agricultural permit do not conflict with development plans for the area.

### Residential Development

- Residential land use potential will remain as part of the agreement but limited to no more than 20% of the net developable area and provide for a variety of housing types and price points.

### Future Annexation

- Additional annexation in the future will not occur unless the annexation is in compliance with the Comprehensive Plan of the City of Northfield.

### Length of Agreement

- This term of this agreement should approximate the length of the build out of the area being annexed and could extend to as much as 25 years.

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