



# City of Northfield

City Hall  
801 Washington Street  
Northfield, MN 55057  
northfieldmn.gov

## Meeting Minutes - Draft Housing & Redevelopment Authority

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Tuesday, March 10, 2026

6:00 PM

Council Chambers

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### Work Session; Prior to Council Work Session

#### 6:00 PM - WORK SESSION AGENDA

#### CALL TO ORDER AND ROLL CALL

#### REGULAR AGENDA

*Chair Sokup called the meeting to order at 6:00 p.m.*

- Present:** 5 - Chair Davin Sokup, Vice Chair Chad Beumer, Board Member Erica Zweifel, Board Member Peter Dahlen and Board Member Jessica Peterson White
- Absent:** 2 - Board Member Kathleen Holmes and Board Member Brad Ness

*Also present: Community Development Director Scott Wopata, Housing Coordinator Melissa Hanson, Sustainability Coordinator Sara Pabich, City Administrator Ben Martig, Building Official Mike Morehouse, Public Works Director/City Engineer David Bennett and City Clerk Lynette Peterson.*

#### 1. [26-122](#) Local Housing Trust Fund Discussion

*Housing Coordinator Melissa Hanson presented information regarding the Northfield/Dundas Housing continuum.*

*Commissioner Peterson White joined the meeting at 6:03 p.m.*

*Hanson continued presenting on the Local Housing Trust Fund (LHTF). Hanson answered questions from the Council.*

*Council Members provided feedback on the criteria for the LHTF including down payment assistance and the percent per use that the program is eligible.*

#### 2. [26-123](#) Manufactured Home Acquisition Program Discussion

*Housing Coordinator Melissa Hanson introduced the item giving background on the 2024 assessment of manufactured homes in Northfield, a history of manufactured home availability, photos of inhabitable homes and case studies. Hanson discussed replacement challenges and replacement strategies.*

*Hanson and Building Official Mike Morehouse answered questions from the Council. Council Members provided feedback regarding the manufactured home acquisition program.*

#### EXTEND THE MEETING

**A motion was made by Vice Chair Beumer, seconded by Board Member Zweifel, to extend the meeting until business is complete. The motion carried by the following vote:**

**Yes:** 5 - Chair Sokup, Vice Chair Beumer, Board Member Zweifel, Board Member Dahlen and Board Member Peterson White

2. [26-123](#) Manufactured Home Acquisition Program Discussion

*Discussion continued regarding the manufactured home acquisition program.*

3. [26-124](#) Housing and Redevelopment Authority to review the status of HRA and City owned properties.

*Housing Director Melissa Hanson described properties the HRA owns reviewing strengths on all properties.*

*Community Development Director Scott Wopata stated staff will come back to a future meeting with a property-by-property plan to move forward with progressive plans of action for these properties.*

4. [26-125](#) Discuss Resolution Proclaiming the month of April 2026 Fair Housing Month.

*Housing Coordinator Melissa Hanson explained the resolution proclaiming the month of April 2026 Fair Housing Month will be a consent agenda item on March 17. This resolution is required for grants and money received from the government.*

5. [26-126](#) Staff Updates on Outstanding HRA Items

*Housing Coordinator Melissa Hanson stated a representative from the Rice County Community Land Trust will be presenting at the next HRA meeting to gauge interest in participating in the program.*

*Community Development Director Scott Wopata highlighted development updates in the staff report regarding the Archer Development Team and TIF Districts.*

*Commissioner Zweifel commented regarding consideration of a waste cleanup day for Viking Terrace and Northfield Estates.*

*Chair Sokup mentioned the Zoning Code Update Kickoff Open House Wednesday night at the Northfield Depot.*

## ADJOURNMENT

**A motion was made by Vice Chair Beumer, seconded by Board Member Zweifel, to adjourn the meeting at 7:45 p.m. The motion carried by the following vote:**

**Yes:** 6 - Chair Sokup, Vice Chair Beumer, Board Member Zweifel, Board Member Holmes, Board Member Dahlen and Board Member Peterson White