



City of Northfield

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

Meeting Minutes - Draft Economic Development Authority

Monday, August 26, 2024

6:00 PM

Council Chambers

6:00PM REGULAR AGENDA

President Yoder called the meeting to order at 6:02 p.m.

Present 4 - Enoch Blazis, President Randy Yoder, Kathleen Holmes, and Sean Allen

Absent 3 - Mike Strobel, Jessica Peterson-White, and Andy Beaham

Also present: Ben Martig, City Administrator; Jake Reilly, Community Development Director (via Zoom); Nate Carlson, Economic Development Coordinator; Brian Whitt, Liquor Operations Manager; Matt Bailey, Meeting Associate

APPROVAL OF AGENDA

A motion was made by Board Member Blazis, seconded by Board Member Holmes, to approve the agenda. The motion carried by the following vote:

Yes: 4 - Blazis, President Yoder, Holmes, and Allen

CONSENT AGENDA

1. [24-516](#) July 22, 2024 EDA Meeting Minutes

Attachments: [1 - July 22, 2024 EDA Meeting Minutes](#)

2. [24-517](#) July 2024 EDA Financials

Attachments: [1 - July EDA Loan Report 2024](#)

[2 - July EDA Finances 2024](#)

A motion was made by Board Member Holmes, seconded by Board Member Blazis, to approve the consent agenda containing approval of the July 22, 2024 EDA Meeting Minutes and the July 2024 EDA Financials. The motion carried by the following vote:

Yes: 4 - Blazis, President Yoder, Holmes, and Allen

PRESENTATIONS

3. [24-518](#) Status update on Comprehensive Plan and relationship to 5-year Capital Improvement Plan.

- Attachments:** [1 - Link to July 18, 2024 Planning Commission meeting](#)
[2 - July 2024 comprehensive plan update](#)
[3 - July 72424 Steering Committee #4](#)

Community Development Director Jake Reilly delivered a status update on the Comprehensive Plan and its relationship to the 5-Year Capital Improvement Plan.

OPEN PUBLIC COMMENT

Will Schroeer of 206 Winona Street spoke on his personal perspective related to placing priority to the importance of considering the tax value and housing possibilities of the Fifth Street and Washington Street redevelopment.

REGULAR AGENDA

4. [EDA M2024-008](#) 2025 EDA Budget

- Attachments:** [1 - 2025 EDA Budget](#)
[2 - 2025 EDA Budget Presentation](#)

Economic Development Coordinator Nate Carlson shared a summary of past strategic initiatives supported by the EDA and a forecast of the 2025 EDA budget and future initiatives, programs, and projects that might be supported by it. Carlson responded to questions and comments from the members of the EDA.

A motion was made by Board Member Allen, seconded by Board Member Holmes, to approve the draft 2025 EDA Budget. The motion carried by the following vote:

Yes: 4 - Blazis, President Yoder, Holmes, and Allen

5. [EDA Res. 2024-005](#) Consider Resolution Providing Initial Updates & Recommendations to the Northfield City Council Related to Potential Redevelopments to the Projects Currently Known as the “5th & Washington Redevelopment” and “5th & Water Street Redevelopment.”

- Attachments:** [1 - CC Resolution 2024-044](#)
[2 - SUPPLEMENTAL - EDA Resolution](#)
[3 - SUPPLEMENTAL - EDA 5th & Washington PowerPoint](#)

Economic Development Coordinator Nate Carlson introduced members of the City staff and consultant partners collaborating on the Fifth Street and Washington Street redevelopment project: Ben Martig, City Administrator; Jake Reilly, Community Development Director; Brian Whitt, Liquor Operations Manager; Von Peterson, Principal/Architect at TSP, Inc.; Greg Schoer, Architect at TSP, Inc.; and Nick Anhut, Municipal Financial Advisor at Ehlers, Inc. The team presented an update and recommendations on the redevelopment and responded to questions and comments from the EDA.

A motion was made by Board Member Holmes, seconded by Board Member Blazis, to approve extend the meeting until the completion of business. The motion carried by the following vote:

Yes: 4 - Blazis, President Yoder, Holmes, and Allen

A motion was made by Board Member Allen, seconded by Board Member Blazis, to approve the EDA Resolution Providing Initial Updates & Recommendations to the Northfield City Council Related to Potential Redevelopments to the Projects Currently Known as the “5th & Washington Redevelopment” and “5th & Water Street Redevelopment.” The motion carried by the following vote:

Yes: 4 - Blazis, President Yoder, Holmes, and Allen

STAFF UPDATES

6. [24-519](#) MCCD Open to Business Report: Quarter 2 - Intro of New Representative

Attachments: [1 - Open to Business Report City of Northfield - Q2 2024](#)

Economic Development Coordinator Nate Carlson presented updates from City staff.

7. [24-520](#) EDA Future Meeting Schedule

Attachments: [1 - Future Meeting Schedule 8-26-24](#)

Economic Development Coordinator Nate Carlson reviewed the future EDA meeting schedule.

BOARD MEMBER AND COMMISSIONER REPORTS

No Board Member reports were submitted.

ADJOURNMENT

A motion was made by Board Member Holmes, seconded by Board Member Allen, to adjourn the meeting at 8:41 p.m. The motion carried by the following vote:

Yes: 4 - Blazis, President Yoder, Holmes, and Allen