



# City of Northfield

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

## Meeting Minutes - Draft Housing & Redevelopment Authority

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Thursday, April 4, 2024

6:00 PM

Council Chambers

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### 6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

*Chair Malecha called the meeting to order at 6:01pm.*

**Present:** 7 - Vice Chair James Crow, Board Member George Zuccolotto, Board Member Maelynn Thomas, Board Member Brent Nystrom, Board Member Tim Freeland, Galen Malecha and Board Member Michael Thorsteinson

### ALSO PRESENT

*Housing Coordinator Melissa Hanson, Community Development Director Jake Reilly, Administrative Associate Kari Bonde. Youth reps: Maria Hegland.*

### APPROVAL OF AGENDA

**A motion was made by Board Member Thorsteinson, seconded by Board Member Nystrom, to approve the amended agenda to include an action item following the public hearing. The motion carried by the following vote:**

**Yes:** 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

### APPROVAL OF MINUTES

*No minutes to approve. The March 7, 2024 HRA Meeting Minutes will be on the May meeting agenda for approval.*

### OPEN PUBLIC COMMENT

*Dayna Norvold with Rice County Habitat for Humanity - looking forward to acquiring the Hidden Valley property.*

### PUBLIC HEARINGS

1. [HRA M2024-012](#) HRA to Hold a Public Hearing for the Sale of 2007 Hidden Valley Road.

**Attachments:** [1 - 2-12-2024 presentation to HRA about 2007 Hidden Valley](#)  
[2 - 2007 HV Profit & Loss](#)  
[3 - Purchase Agmt HRA seller to HFH buyer v.4 032224 \(002\)](#)  
[4 - Resolution HRA seller to HFH buyer v.4 032224](#)  
[5 - Public Hearing NFLD News Proof](#)

*Housing Coordinator Melissa Hanson introduced the this item.*

*Public Hearing opened at 6:12pm.*

**A motion was made by Vice Chair Crow, seconded by Board Member Zuccolotto, to close the Public Hearing at 6:14pm. The motion carried by the following vote:**

**Yes:** 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

**A motion was made by Board Member Thomas, seconded by Board Member Zuccolotto, to approve the sale of 2007 Hidden Valley Road in the amount of \$114,762.50. Motion carried by the following vote:**

**Yes:** 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

## REGULAR AGENDA

2. [24-221](#) Northcountry Cooperative Foundation (NCF) Update and Request.

**Attachments:** [1 - Northfield Housing Report 2021](#)  
[2 - Housing + Education in Northfield Technical Assistance Assessment Findings](#)  
[3 - HRA+NCF Memorandum of Understanding](#)  
[4 - US EPA ZERH Manufactured home website](#)  
[5 - HUD 2021 Manufactured Home final rule](#)  
[6 - New Leaf Neighborhood FAQ Booklet](#)  
[7 - 2023 Housing Underproduction™ in the U.S](#)  
[8 - NCF Extension to MOU Request](#)  
[9 - Amendment to MOU](#)

*Community Development Director Jake Reilly introduced this item.*

*Youth rep, Maria Hegland left at 6:54pm.*

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

*Yes: 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson*

*Dave Berglund & Joel Hanson with NCF answered questions from the board.*

*8:31pm - 5 minute break*

*8:40pm - meeting resumed*

*Claudia Garcia. - resident of Northfield, not representing the city. Has been homeless in her adult life, has a house through Habitat for Humanity which took 4 years to get, talked*

*about rules that Habitat has on her home, spoke in favor of the co-op project.*

*Brian Novak, 801 Union St. - Habitat volunteer, urge HRA to partner up with others for this project, wants people to know that they would have to qualify for a mortgage for the type of housing.*

*Dayna Norvold - Habitat for Humanity, would love to partner up with others, Habitat would not build all homes/looking at partnering so others will build homes too, Habitat for Humanity has always express interest in this land.*

*Paul Reiland, 308 Nevada St. - works for Johnson Reiland Homes, former realtor, partnered up with Habitat for Humanity to create a plan for this property, noted why NCF wouldn't be a good fit, discussed his project and noted why his project with Habitat would be a good fit for Northfield.*

*Victoria Nolasco, 133 Viking Terrace - has lived in Viking Terrace for 15 years, threats and bullying from Viking Terrace since the new company came in.*

*Lucy Gonzales Miron, 220 Greenvale Ave. - has lived in Northfield for 25+ years, changes in Viking Terrace are terrifying, rent to go up to \$1,000.00 (rent currently is at \$600). Loves being part of this community.*

*Marisol A.A., 109 Viking Terrace - bullying from the new company at Viking Terrace, would love the opportunity to own her own home, works and is raising her kids in Northfield and does not want to move out of Northfield.*

*Loude Baluu, 107 Viking Terrace - we want help becoming home owners.*

*Kendall, 1008 Washington St. - in support of extending the MOU for 6 months.*

*Rachel Morrison, 100 Madison St. S. - in support of extending the MOU for 6 months.*

*Mar Valdecantos, 6 Fareway Dr. - HRA needs a sense of urgency, we need 500-600 homes, need everyone at the table for projects, need more than one person to interpret.*

*Ana Yensi Nlanrigal, 22 Viking Terrace - supports this project, we have suffered a lot in Viking Terrace, wants freedom to have her own home.*

*Rubi Bacz M., 221 Viking Terrace - thank you for listening to us, not happy living in Viking Terrace, mother of four and wants a better future for them.*

*Lucy Velazquez, 239 Viking Terrace - hopes are growing when she comes to these meetings of becoming a homeowner.*

**A motion was made by Board Member Crow, seconded by Board Member Nystrom to extend the MOU until May 31, 2024. Motion carried by the following vote:**

**Yes:** 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

3. [24-222](#)

2024 State of the City.

**Attachments:** [1 - 2024 State of the City address](#)  
[2 - 2024 State of the City Program](#)

4. [24-223](#) HRA Meeting Schedule for 2024.

**Attachments:** [Meeting Schedule 2024](#)

5. [24-224](#) The HRA Board shall be given an update on outstanding HRA/City and housing related items.

**Attachments:** [2024 State Profile Findings FINAL](#)

## STAFF UPDATES

## BOARD MEMBER AND COMMISSIONER REPORTS

## ADJOURNMENT

**A motion was made by Board Member Thorsteinson, seconded by Board Member Thomas, to adjourn the meeting at 10:30pm. The motion carried by the following vote:**

- Yes:** 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson