



City of Northfield

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

Meeting Minutes - Draft Economic Development Authority

Monday, June 29, 2026

6:00 PM

Council Chambers

6:00PM REGULAR AGENDA

President Yoder called the meeting to order at 6:01 p.m.

Present 7 - Board Member Randy Yoder, Jessica Peterson White, Sean Allen, Donald Stager, Chad Beumer, Michael Thompson, and Bob Pfefferle

Also present: Scott Wopata, Community Development Director; Emery John, Community Development Program Associate; Matt Bailey, Meeting Associate; Parker Malecha, Youth Representative; Henry Thorkelson, Youth Representative

APPROVAL OF AGENDA

A motion was made by Board Member Allen, seconded by Board Member Pfefferle, to amend the agenda to move agenda items 4 and 5 after agenda item 8. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

A motion was made by Board Member Peterson White, seconded by Board Member Stager, to approve the agenda as amended to move agenda items 4 and 5 after agenda item 8. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

1. [26-329](#) EDA Board Introductions & Motivations

The new and continuing members of the board introduced themselves to each other.

APPROVAL OF MINUTES

2. [26-330](#) March 27, 2026 EDA Meeting Minutes

A motion was made by Board Member Stager, seconded by Board Member Pfefferle, to approve the March 27, 2026 EDA Meeting Minutes. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

OPEN PUBLIC COMMENT

No public comment was received.

BOARD MEMBER AND COMMISSIONER REPORTS

Member Peterson-White reported on the presentation by the Northfield Convention Visitors Bureau at the June 16, 2026 City Council meeting and urged the members of the EDA to watch the video recording.

REGULAR AGENDA

3. [EDA M2026-003](#) EDA 2026 Election of Officers

A motion was made by Board Member Beumer, seconded by Board Member Peterson White, to elect President Yoder as EDA President for the 2026-2027 term. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

A motion was made by Board Member Allen, seconded by Board Member Peterson White, to elect Member Stager as EDA Vice-President for the 2026-2027 term. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

A motion was made by Board Member Yoder, seconded by Board Member Allen, to elect Member Pfefferle as EDA President for the 2026-2027 term. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

6. [26-331](#) May EDA Loan Report

Community Development Program Associate provided the May 2026 EDA Loan Report. Community Development Director Scott Wopata provided information on the new format for loan reporting going forward.

7. [EDA Res. 2026-004](#) Consider Resolution Approving Revolving Loan in the Amount of \$150,000 to Lux Med Spa L.L.C. for Renovation, Equipment, and Establishment of 528 Division St.

Community Development Program Associate introduced a Resolution Approving Revolving Loan in the Amount of \$150,000 to Lux Med Spa L.L.C. for Renovation, Equipment, and Establishment of 528 Division Street. The EDA discussed the loan application. Applicant Andrea Berube provided background on her business and her application and responded to questions and comments from the EDA.

A motion was made by Board Member Allen, seconded by Board Member Stager, to approve the EDA Resolution Approving Revolving Loan in the Amount of \$150,000 to Lux Med Spa L.L.C. for Renovation. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

8. [26-332](#) EDA Workplan

Community Development Director Scott Wopata and Community Development Program Associate Emery John presented the 2026-2027 EDA Work Plan. The EDA discussed the plan, and Wopata and John responded to questions and comments from the EDA.

A motion was made by Board Member Peterson White, seconded by Board Member Thompson, to extend the meeting until the work of the EDA is complete. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

A motion was made by Board Member Allen, seconded by Board Member Pfefferle, to approve the 2026-2027 EDA Work Plan. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

4. [BC 26-005](#) Consider Appointment of EDA Loan Committee members.

A motion was made by Board Member Pfefferle, seconded by Board Member Peterson White, to elect Members Allen, Stager, and Thompson to the 2026-2027 EDA Loan Committee. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

5. [EDA M2026-004](#) Establish (Re)Development Committee to provide analysis, review, and recommendations on development and redevelopment projects

A motion was made by Board Member Allen, seconded by Board Member Pfefferle, to approve the establishment of a (Re)Development Committee to provide analysis, review, and recommendations on development and redevelopment projects. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

A motion was made by Board Member Peterson White, seconded by Board Member Beumer, to elect Members Allen, Pfefferle, and Stager to the newly established (Re)Development Committee. The motion carried by the following vote:

Yes: 7 - Board Member Yoder, Peterson White, Allen, Stager, Beumer, Thompson, and Pfefferle

STAFF UPDATES

9. [26-333](#) Annual Board and Commission Onboarding and Refresher.

Community Development Program Associate Emery John provided the Annual Board and Commission Onboarding and Refresher.

10. [26-334](#)

Staff Updates

Community Development Program Associate Emery John and Community Development Coordinator provided updates from City staff.

ADJOURNMENT

President Yoder adjourned the meeting at 8:00 p.m.