



City of Northfield

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

Meeting Minutes - Draft Economic Development Authority

Monday, November 24, 2025

6:00 PM

Council Chambers

6:00PM REGULAR AGENDA

President Yoder called the meeting to order at 6:03 p.m.

Present 6 - Enoch Blazis, Board Member Randy Yoder, Jessica Peterson-White, Sean Allen, Donald Stager, and Chad Beumer
Absent 1 - Andy Beaham

Also present: Ben Martig, City Administrator; Mikayla Schmidt, Interim Community Development Director; Emery John, Community Development Program Associate; Matt Bailey, Meeting Associate; Owen Jacobi, Youth Representative; Pablo Torres Bermudez, Youth Representative

APPROVAL OF AGENDA

A motion was made by Board Member Peterson-White, seconded by Board Member Beumer, to approve the agenda. The motion carried by the following vote:

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

APPROVAL OF CONSENT AGENDA

A motion was made by Board Member Beumer, seconded by Board Member Peterson-White, to approve the consent agenda containing the October 27, 2025 EDA Meeting Minutes and the October 2025 EDA Financials. The motion carried by the following vote:

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

1. 25-627 October 27, 2025 EDA Meeting Minutes

2. 25-628 October EDA Financials

OPEN PUBLIC COMMENT

No public comment was received.

REGULAR AGENDA

3. EDA M2025-023 EDA Update on 5th & Washington Redevelopment Project.

City Administrator Ben Martig introduced Thomas Hertzog of Good Neighbor Homes

and Schona Schmall with Estoria Cooperatives, who delivered a presentation updating Streetfront and Good Neighbor Homes' proposal for the Fifth Street and Washington Street redevelopment project. Hertzog and Schmall responded to questions and comments from the EDA. The EDA discussed a motion supporting the scoping to include a senior housing co-op, public restrooms, co-located refuse for the surrounding businesses, and public parking at the Fifth Street and Washington Street site and to seek City Council feedback and direction to the EDA to continue with added due diligence including design, costs, and financial details. The EDA also discussed an amendment to this motion.

A motion was made by Board Member Allen, seconded by Board Member Peterson-White, to approve EDA M2025-023 as amended to stipulate that the developer seek to create commercial space on the ground floor, not put parking on the first floor exterior façade, and provide some monumental corners. The motion carried by the following vote:

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

4. EDA M2025-024 Riverwalk Market Fair Contract Review - FY 2026 - 2028

Community Development Program Associate Emery John introduced Derek Meyer who delivered a presentation on the City's current contract with Riverwalk Market Fair and a review of the contract for 2026-2028.

A motion was made by Board Member Allen, seconded by Board Member Stager, to approve the 2026-2028 Riverwalk Market Fair Contract. The motion carried by the following vote:

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

5. 25-629 Connecting Business and Community Presentation and Discussion.

Community Development Program Associate Emery John delivered a presentation on the Connecting Business and Community program. John responded to questions and comments from the EDA.

A motion was made by Board Member Peterson-White, seconded by Board Member Stager, to approve extending the meeting until the end of business. The motion carried by the following vote:

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

BOARD MEMBER AND COMMISSIONER REPORTS

- Member Stager reported on a talk by the new head of the Northfield Arts Guild Michael Johnson who said that, with our one-percent contribution, Northfield is actually the highest per capita arts community in Minnesota.
- Member Peterson-White reminded everyone to shop small this week to support local businesses.
- President Yoder reported on a loan-signing ceremony between Full Potential Therapy and the Latino Economic Development Center (LEDC). It is the largest loan LEDC has sponsored in Northfield.

STAFF UPDATES

6. 25-630 Staff Updates

Community Development Program Associate Emery John presented updates from City staff. John and City Administrator Ben Martig responded to questions and comments from the EDA.

ADJOURNMENT

President Yoder adjourned the meeting at 7:49 p.m.