



City of Northfield

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

Meeting Minutes - Final Economic Development Authority

Monday, September 23, 2024

6:00 PM

Council Chambers

6:00PM REGULAR AGENDA

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

Present 7 - Mike Strobel, Enoch Blazis, President Randy Yoder, Jessica Peterson-White, Andy Beaham, Kathleen Holmes, and Sean Allen

Also present: Jake Reilly, Community Development Director; David Bennett, Public Works Director and City Engineer; Matt Bailey, Meeting Associate; Makena Malecha, Youth Representative (non-voting); Andy Elliot, Youth Representative (non-voting)

APPROVAL OF AGENDA

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

Yes: 6 - Strobel, Blazis, President Yoder, Peterson-White, Beaham, and Holmes

CONSENT AGENDA

1. [24-582](#) August 26, 2024 EDA Meeting Minutes

Attachments: [1 - August 28, 2024 EDA Meeting Minutes](#)

2. [24-583](#) August 2024 EDA Financials

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

[2 - August EDA Finances 2024](#)

A motion was made by Board Member Peterson-White, seconded by Board Member Beaham, to approve the consent agenda including approval of the August 26, 2024 EDA Meeting Minutes and the August 2024 EDA Financials. The motion carried by the following vote:

Yes: 6 - Strobel, Blazis, President Yoder, Peterson-White, Beaham, and Holmes

OPEN PUBLIC COMMENT

No public comment was received.

REGULAR AGENDA

3. [EDA Res. 2024-006](#) Consider Resolution Supporting Lease Revenue Bonds - Debt Financing for New Ice Arena.

Attachments: [1 - EDA Resolution 2024-006](#)
[2 - Ice Arena Memo_KG](#)
[3 - Ehlers Memo Public Project Revenue Bonds](#)
[4 - Ice Arena - Project Schedule](#)
[5 - Presentation](#)

Community Development Director Jake Reilly introduced David Bennett, City of Northfield Public Works Director and City Engineer; Nick Anhut, Senior Municipal Advisor at Ehlers Public Finance Advisors; and Jenny Boulton, attorney at Kennedy & Graven, Chartered, acting as bond counsel for the City of Northfield, who delivered a presentation on funding and financing for a proposed new ice arena. Reilly, Bennett, Anhut, and Boulton responded to questions and comments from the EDA.

Public comments on funding and financing for the proposed new ice arena were received from:

- Chris Kennelly of 10171 305th Street, representing the Northfield Hockey Association*
- Steven Poskanzer of 217 Union Street*

The EDA discussed a proposed resolution supporting lease revenue bonds and debt financing for the ice arena.

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

Yes: 7 - Strobel, Blazis, President Yoder, Peterson-White, Beaham, Holmes, and Allen

A motion was made by Board Member Beaham, seconded by Board Member Allen, to approve the EDA Resolution Supporting Lease Revenue Bonds - Debt Financing for New Ice Arena. The motion carried by the following vote:

Yes: 6 - Blazis, President Yoder, Peterson-White, Beaham, Holmes, and Allen

No: 1 - Strobel

STAFF UPDATES

4. [24-584](#) EDA Future Meeting Schedule

Attachments: [1 - Future Meeting Schedule 9-23-24](#)
[2 - 5th Washington Open House Flyer](#)

BOARD MEMBER AND COMMISSIONER REPORTS

- Member Peterson White reminded the members of the EDA of the open house concerning the Fifth Street and Washington Street redevelopment will be held on September 28.

ADJOURNMENT

A motion was made by Board Member Allen, seconded by Board Member Beaham, to adjourn the meeting at 7:51 p.m. The motion carried by the following vote:

Yes: 7 - Strobel, Blazis, President Yoder, Peterson-White, Beaham, Holmes, and Allen