



# City of Northfield

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

## Meeting Minutes - Draft Housing & Redevelopment Authority

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Thursday, January 2, 2025

6:00 PM

Council Chambers

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### Work Session

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

**Also present:** Vice Chair Crow and Community Development Director, Jake Reilly

**Absent:** Board Member Sokup and Youth Representatives; Maria Hegland and Sylvester Huyck

**Present:** 4 - Board Member Brent Nystrom, Board Member Tim Freeland, Galen Malecha and Board Member Michael Thorsteinson

**Absent:** 1 - Board Member Maelynn Thomas

#### 1. [TMP 24-1135](#) HRA Work Session

*The following is a summary of discussion items between HRA board members and Community Development Director, Jake Reilly; but not limited to this summary. Please refer to live meeting for full accounts.*

*Properties prompted for discussion by Board Members:*

*Cherry St. and Linden and Southbridge ~7 acres sitting empty*

*Does the City have a plan for these properties? Board expressed not getting much accomplished with City property development and requesting more action.*

*Needs for homes increasing and affordability decreasing*

*Rental units or multiple units*

*Jake Reilly emphasized needing a new land development code before moving forward with projects. Board asked if it's possible to move forward with current code? Reilly said yes, but new code will make it easier to build.*

*Cost and current code are problems for building right now.*

*Summary of Jake Reilly's presentation/bullet points:*

*Summary of previous work sessions*

*earlier work planning*

*2025 Comp Plan*

*Guiding valuing outcomes*

*Strategies and outcomes*

*Looking ahead*

*Resource Allocation*

*Phase II Ordinances*

*2025 Land Development Code*

*HRA Properties Process*

*2021-2024 Metrics- housing availability, affordability, maintenance/living conditions*

Questions/thoughts/discussion following presentation:

Cannon on the River (HOA currently owns) and Village on the Cannon, Riverside (Florella's Park), old MNDOT site, Mill Street Commons

Rehabilitation for manufactured homes--federal aid resources, City of Northfield to work with MN Housing Partnership

1.85 staff in Community Development FTE (Melissa 100%, Jake 25%, Emery 50%, Kari 10%) not enough staffing to see all these projects through

More work session with data driven conversation to make decisions about how to build and what to build on properties

5th & Washington (update on that location) where Liquor Store currently stands/Proposed components:

Additional parking

Commercial spaces

Housing

New location of the Northfield Liquor Store

\*Project completed in 24 months\* shovel in the ground no later than 2025

Next steps after tonight's work sessions:

1. Inventory of Properties
2. Possibilities on these lots; maximum vs. minimum units
3. Budget (what income levels do we want to target)
4. Join forces to move properties sooner- working in conjunction with Three Rivers & Habitat. 8 more units to be built with Three Rivers. RFP (request for proposal) process. Get a shared RFP with County or other HRA.
5. STAFF TIME IS A CHALLENGE--different desired outcome and/or more staff. Per Jake this group has rejected proposed developments previously.
6. Coordinating with Faribault community (own 49 housing units--hired outside management company)
7. Can we build with current LDC? Per Jake, YES, but not as good as it could be with updated LDC. Sumner, for example, could have built more units with updated LDC.

What are some of our setbacks?

Churn problem unique to Northfield

Supply problem Nationwide

Real-estate bottle neck in NFLD

Job determines where a person lives

APPETITE for this group (food for thought presented by Jake Reilly)- deed restriction and putting time into this: more units (2 bedroom condo for example) affordable to existing homeowners to allow more single-family homes and do selective matching to be homeowners. Trying to fix the mis-match problem we have. Consider local banks/lenders and if they would play along. \*Area Median Income to be considered.

What are the desired outcomes for an updated LDC? (Jake requesting from HRA)

1. Subsidized housing for renting and owning (not in the business of managing renting properties)?
2. What resources do we have?
3. Spend time on the properties we have to push price down (budget)
4. Need more specifics based on the property and case by case criteria

*5. Moving quicker*

*Are you getting any push back with a new LDC? Per Jake, NO---shorter & more efficient process*

## **ADJOURNMENT**

*Work session adjourned by Chair Malecha at 7:48pm.*