



# City of Northfield

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

## Meeting Minutes - Final Housing & Redevelopment Authority

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Thursday, April 3, 2025

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 6:02pm.*

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

*Also present: Housing Coordinator Melissa Hanson, Community Development Director Jake Reilly, Program Associate Emery John, Administrative Associate Kari Bonde.*

### APPROVAL OF AGENDA

**A motion was made by Board Member Sokup, seconded by Board Member Thomas to approve the agenda. Motion carried by the following vote:**

**Yes:** 6 - Board Member Thomas, Board Member Freeland, Chair Malacha, Board Member Thorsteinson, Vice Chair Crow and Board Member Sokup

**Not Present:** 1 - Board Member Nystrom

### APPROVAL OF MINUTES

1. [25-183](#) March 6, 2025 HRA Meeting Minutes

**Attachments:** [03-06-2025 HRA Meeting Minutes](#)

**A motion was made by Board Member Freeland, seconded by Board Member Thomas, to approve the March 6, 2025 Meeting Minutes. The motion carried by the following vote:**

**Yes:** 6 - Board Member Thomas, Board Member Freeland, Chair Malacha, Board Member Thorsteinson, Vice Chair Crow and Board Member Sokup

**Not Present:** 1 - Board Member Nystrom

### OPEN PUBLIC COMMENT

*No comments.*

### REGULAR AGENDA

2. [HRA M2025-006](#) Resolution Proclaiming the month of April 2025 Fair Housing Month.

- Attachments:** [1. Fair Housing Statement](#)  
[2. 2025 Fair Housing Resolution](#)

*Housing Coordinator Melissa Hanson introduced this item and answered questions from the board members.*

**A motion was made by Board Member Sokup, seconded by Board Member Freeland, to approve a recommendation to City Council proclaiming April 2025 as Fair Housing Month. The motion carried by the following vote:**

**Yes:** 6 - Board Member Thomas, Board Member Freeland, Chair Malacha, Board Member Thorsteinson, Vice Chair Crow and Board Member Sokup

**Not Present:** 1 - Board Member Nystrom

3. [HRA Res. 2025-003](#) City of Northfield Housing and Redevelopment Authority to Consider the Sale of Property at 2334 Elianna Drive, Northfield.

- Attachments:** [1. Resolution 2025-003 Sale of Property](#)  
[2. Purchase Agreement](#)  
[3. Hyperlink to HRA Policy 10.03 Disposition Policy](#)  
[4. Hyperlink to October 28, 2022 HRA Meeting](#)

*Board Member Nystrom arrived at 6:10pm.*

**A motion was made by Board Member Freeland, seconded by Board Member Thorsteinson, to approve HRA Resolution 2025-003 to Consider the Sale of Property at 2334 Elianna Drive, Northfield. The motion carried by the following vote:**

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

4. [25-184](#) Comprehensive Plan Draft Review and Discussion.

- Attachments:** [1 - DRAFT NORTHFIELD 2045 Plan](#)  
[2 - Hyperlink to 2045 Comprehensive Plan webpage](#)  
[3 - Hyperlink to City Plans webpage](#)

*Community Development Director Jake Reilly gave an update on the 2045 Northfield Comprehensive Plan. Reilly gave background information, reviewed chapters 2 & 3 and next steps.*

## STAFF UPDATES

5. [25-185](#) Staff Updates on Outstanding Community Development Items and City-Wide projects

- Attachments:** [1 - Hyperlink to City's Development Page](#)  
[2 - Hyperlink to Northwest Area Business Park](#)  
[3 - Hyperlink to Ice Arena](#)  
[4 - Hyperlink to Sept 23, 2024 EDA Meeting](#)  
[5 - March 2025 City Administrator Memo](#)

*Housing Coordinator reviewed updates on Archer House, Loon Liquor had their closing, NW area of Northfield has been rezoned, Bridge Square project has been paused, received a letter of intent on the 5th and Washington St. project, staff working with Post on Ames Mill Dam, 440 Water St. - staff with working CAC on potential redevelopment for this property, Short-term rental and removal of 20% restrictions is going to City Council.*

## **BOARD MEMBER AND COMMISSIONER REPORTS**

### **ADJOURNMENT**

**A motion was made by Vice Chair Crow, seconded by Board Member Thomas, to adjourn the meeting at 6:55pm.. The motion carried by the following vote:**

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