



City of Northfield

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

Meeting Minutes - Draft Economic Development Authority

Monday, March 24, 2025

6:00 PM

Council Chambers

6:00PM REGULAR AGENDA

President Yoder called the meeting to order at 6:00 p.m.

- Present** 5 - Enoch Blazis, Board Member Randy Yoder, Sean Allen, Donald Stager, and Chad Beumer
- Absent** 2 - Jessica Peterson-White, and Andy Beaham

Also present: Ben Martig, City Administrator; Jake Reilly, Community Development Director; Nate Carlson, Economic Development Coordinator; Melissa Hanson, Housing Coordinator; Emery John. Community Development Intern; Matt Bailey. Meeting Associate

APPROVAL OF AGENDA

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

- Yes:** 5 - Blazis, Board Member Yoder, Allen, Stager, and Beumer

OPEN PUBLIC COMMENT

No public comment was received.

CONSENT AGENDA

A motion was made by Board Member Beumer, seconded by Board Member Stager, to approve the consent agenda containing the February 24, 2025 EDA Meeting Minutes and the February 2025 EDA Financials. The motion carried by the following vote:

- Yes:** 5 - Blazis, Board Member Yoder, Allen, Stager, and Beumer

1. [25-171](#) February 24, 2025 EDA Meeting Minutes
2. [25-172](#) February 2025 EDA Financials

REGULAR AGENDA

3. [EDA Res. 2025-003](#) EDA Revolving Loan Application - Loon Liquors, LLC (Second Loan - Equipment)

Economic Development Coordinator Nate Carlson introduced Mark Schiller and Simeon

Rossi of Loon Liquors who spoke on their EDA Revolving Loan Application - Loon Liquors, LLC (Second Loan - Equipment). Carlson, Schiller, and Rossi 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 Revolving Loan Application for Loon Liquors. The motion carried by the following vote:

Yes: 5 - Blazis, Board Member Yoder, Allen, Stager, and Beumer

4. [25-173](#) Update on Debt Financing for New Ice Arena.

City Administrator Ben Martig delivered an update on debt financing for the new ice arena. Martig responded to questions and comments from the EDA.

5. [25-174](#) Comprehensive Plan Draft Review and Discussion.

Community Development Director Jake Reilly delivered a presentation on the Comprehensive Plan Draft. Reilly responded to questions and comments from the EDA.

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

Yes: 5 - Blazis, Board Member Yoder, Allen, Stager, and Beumer

6. [EDA M2025-004](#) Presentation on Proposed Rental Ordinance Changes and Motion of Support

Housing Coordinator Melissa Hanson delivered a presentation on proposed rental ordinance changes and requested the EDA make motions of support for the ordinance changes. Hanson, Community Development Director Jake Reilly, and City of Northfield Building Official Mike Morehouse responded to questions and comments from the EDA.

A motion was made by Board Member Allen to amend the ordinance to remove the proposed limit of 10 for the number of short-term rental units per person or firm. The motion failed for lack of a second.

A motion was made by Board Member Stager, seconded by Board Member Blazis, to approve the ordinance to address short-term rentals to the city code. The motion carried by the following vote:

Yes: 4 - Blazis, Board Member Yoder, Stager, and Beumer

No: 1 - Allen

A motion was made by Board Member Stager, seconded by Board Member Beumer, to approve the ordinance to remove the 20% limitation on rental licenses in R1 and R2 areas. The motion carried by the following vote:

Yes: 4 - Blazis, Board Member Yoder, Stager, and Beumer

No: 1 - Allen

7. [EDA M2025-005](#) Establish *Ad Hoc* Redevelopment Finance Committee

Economic Development Coordinator requested that the EDA establish an Ad Hoc Redevelopment Finance Committee and appoint three EDA members to the Committee. It was decided by the EDA that the current members of the Loan

Committee shall serve as the Ad Hoc Redevelopment Finance Committee.

8. [25-175](#) Connecting Business and Community Update

Community Development Intern Emery John provided an update on the Connecting Business and Community Program. John and Community Development Director Jake Reilly responded to questions and comments from the EDA.

STAFF UPDATES

9. [25-176](#) Staff Updates on Outstanding EDA Items and City-Wide projects

Economic Development Coordinator Nate Carlson provided updates from City staff.

BOARD MEMBER AND COMMISSIONER REPORTS

ADJOURNMENT

A motion was made by Board Member Allen, seconded by Board Member Beumer, to adjourn the meeting at 8:39 p.m. The motion carried by the following vote:

Yes: 5 - Blazis, Board Member Yoder, Allen, Stager, and Beumer