



City of Northfield

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

Meeting Minutes - Final Housing & Redevelopment Authority

Thursday, March 6, 2025

6:00 PM

Council Chambers

6:00 PM - REGULAR AGENDA CALL TO ORDER AND ROLL CALL

Chair Malecha called the meeting to order at 6:08pm.

Present: 4 - Board Member Maelynn Thomas, Board Member Tim Freeland, Chair Galen Malecha and Board Member Davin Sokup

Absent: 3 - Board Member Brent Nystrom, Board Member Michael Thorsteinson and Vice Chair James Crow

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

Community Development Director Jake Reilly read a message regarding the loss of our youth member, Sylvester Huyck.

APPROVAL OF AGENDA

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

Yes: 4 - Board Member Thomas, Board Member Freeland, Chair Malacha and Board Member Sokup

APPROVAL OF MINUTES

1. [25-131](#) February 6, 2025 HRA Meeting Minutes

A motion was made by Board Member Sokup, seconded by Board Member Freeland, to approve the February 2, 2025 HRA Meeting Minutes. The motion carried by the following vote:

Yes: 4 - Board Member Thomas, Board Member Freeland, Chair Malacha and Board Member Sokup

OPEN PUBLIC COMMENT

Mar Valdecantos, 6 Fareway Dr. - happy that the Housing Ordinance phase 2 is coming before the HRA board.

REGULAR AGENDA

2. [HRA M2025-003](#) Amend Resolution 2024-001 Dedicating Source of Public Revenue for the

Local Housing Trust Fund.

Housing Coordinator Melissa Hanson introduced this item noting that this is just an amendment to the previous HRA Resolution 2024-001.

A motion was made by Board Member Freeland, seconded by Board Member Sokup, to approve amending the HRA Resolution 2024-001. The motion carried by the following vote:

Yes: 4 - Board Member Thomas, Board Member Freeland, Chair Malacha and Board Member Sokup

3. [HRA M2025-004](#) Presentation on proposed rental ordinance changes to be considered by Council.

Program Associate Emery John introduced this item and answered questions from the board.

Brian Nowak, 801 Union St. - mentioned that fees collected should go to our own housing inspections that the city conducts.

A motion was made by Board Member Freeland, seconded by Board Member Thomas to support short term rental license. Motion carried by the following vote:

Yes: Board Member Thomas, Board Member Freeland, Chair Malacha and Board Member Sokup

Community Development Director Jake Reilly introduced addressing the 20% limitation in R1 & R2 areas. Staff is recommending the removal of the 20% limitation.

Brian Nowak, 801 Union St. - spoke in favor of removing the 20% limitation.

A motion was made by Board Member Freeland, seconded by Board Member Sokup to remove the 20% limitation on rentals in the R1 & R2. Motion carried by the following vote:

Yes: Board Member Thomas, Board Member Freeland, Chair Malacha and Board Member Sokup

STAFF UPDATES

4. [25-132](#) Staff Updates on Outstanding Community Development Items and City-Wide projects

Community Development Director Jake Reilly gave updates on the department and projects going on in Community Development. Reilly noted Emery John is our new Program Associate for the Community Development Department!

BOARD MEMBER AND COMMISSIONER REPORTS

25-135 Quick Index Item

A motion was made by Board Member Thomas, seconded by Board Member Freeland, to adjourn the meeting at 6:50PM. The motion carried by the following vote:

Yes: 4 - Board Member Thomas, Board Member Freeland, Chair Malacha and Board Member Sokup