



City of Northfield

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

Meeting Minutes - Draft Economic Development Authority

Monday, October 23, 2023

6:00 PM

Council Chambers

6:00PM REGULAR AGENDA

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

Present 6 - Mike Strobel, Enoch Blazis, Rhonda Pownell, Andrea Berube, Kristin Lucas, and Jessica Peterson-White
Absent 1 - Randy Yoder

Also present: Nate Carlson, Economic Development Coordinator; Anna Watson, Economic Development Associate; Matt Bailey, Meeting Associate; Xochitl Valdez, Youth Representative (Youth Representative, non-voting)

APPROVAL OF AGENDA

A motion was made by Blazis, seconded by Berube, to approve the agenda as amended to include allowance for public comment in the Economic Development Authority Review of Tax Increment Financing (TIF) Request for Archer House Redevelopment Project portion of the meeting. The motion carried by the following vote:

Yes: 6 - Strobel, Blazis, Pownell, Lucas, Berube, Lucas, and Peterson-White

APPROVAL OF MINUTES

1. [23-1542](#)

August 28, 2023 EDA Meeting Minutes

Attachments: [1 - August 28, 2023 EDA Meeting Minutes](#)

2. [23-1543](#)

September 25, 2023 EDA Meeting Minutes

Attachments: [1 - EDA Meeting Minutes 09.25.2023 Draft](#)

A motion was made by Lucas, seconded by Peterson-White, to approve the August 28, 2023 and September 25, 2023 EDA Meeting Minutes. The motion carried by the following vote:

Yes: 6 - Strobel, Blazis, Pownell, Lucas, Berube, Lucas, and Peterson-White

OPEN PUBLIC COMMENT

Bob Thacker of 505 Ivanhoe Avenue spoke on aspects of historic preservation and respectful architecture in regards to the Archer House site redevelopment.

REGULAR AGENDA

3. [23-1544](#) September 2023 EDA Financials

Attachments: [1 - September EDA Loan Report 2023](#)
[2 - September EDA Finances 2023](#)

Economic Development Coordinator Nate Carlson spoke on the EDA Loan Statement.

4. [23-1545](#) Update on Strategic Plan (2021-2024)

Attachments: [1 - Strategic Plan Progress Presentation EDA Oct 2023](#)
[2 - Strategic Plan Update Oct 2023 EDA](#)
[3 - Northfield 2020 Sales TaxFinal](#)

Economic Development Coordinator Nate Carlson introduced Assistant to the City Administrator Risi Karim who presented an update on the Economic Vitality portion of the 2021-2024 Strategic Plan for the City of Northfield. Karim responded to questions and comments from the members of the EDA.

5. [EDA M2023-006](#) Economic Development Authority Review of Tax Increment Financing (TIF) Request for Archer House Redevelopment Project

Attachments: [1 - Presentation](#)
[2 - TIF Plan \(Archer\)](#)
[3 - Archer TIF Application](#)
[4 - Northfield TIF Policy](#)
[5 - MN Department of Revenue TIF Policy](#)

Economic Development Coordinator Nate Carlson delivered a presentation on the Economic Development Authority Review of Tax Increment Financing (TIF) Request for Archer House Redevelopment Project. Chris Kennelly, representing Manawa LLC, the owners and developers of the site of the former Archer House, provided additional context for the request. Carlson and Kennelly responded to questions and comments from the members of the EDA.

President Strobel opened the meeting to public comment on this issue:

- Mark Moors of 1509 Mayflower Drive spoke on the long term viability of the Northfield tax base and the reliance on the use of TIF in for-profit businesses.

The EDA continued discussion of the issue. Carlson responded to additional comments and questions from the EDA.

A motion was made by Peterson-White, seconded by Blazis, to approve a motion of support recommending approval by the City Council of the Tax Increment Financing (TIF) Request for Archer House Redevelopment Project. The motion carried by the following vote:

Yes: 6 - Strobel, Blazis, Pownell, Berube, Lucas, and Peterson-White

6. [23-1546](#) EDA Future Meeting Schedule

Attachments: [1 - Future Meeting Schedule 10-23-2023](#)

STAFF UPDATES

Economic Development Coordinator Nate Carlson reminded the members of the EDA of the Board and Commission training on Tuesday, October 23, 2023.

BOARD MEMBER AND COMMISSIONER REPORTS

No reports were submitted.

ADJOURNMENT

A motion was made by Blazis, seconded by Peterson-White, to adjourn the meeting at 7:30 p.m. The motion carried by the following vote:

Yes: 6 - Strobel, Blazis, Pownell, Berube, Lucas, and Peterson-White