

City of Northfield

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



Meeting Agenda

Monday, January 26, 2026

6:00 PM

Council Chambers

Economic Development Authority

6:00PM REGULAR AGENDA**APPROVAL OF AGENDA****APPROVAL OF MINUTES**

1. [26-057](#) November 24, 2025 EDA Meeting Minutes

Attachments: [1 - November 24, 2025 EDA Meeting Minutes](#)

PRESENTATIONS

2. [26-058](#) Northfield Arts Guild Presentation

Attachments: [1 - Northfield Arts Guild PDF Presentation](#)

OPEN PUBLIC COMMENT

Persons may take one opportunity to address the Board/Commission for two (2) minutes (not including interpreter's time) on any topic, even if on the agenda, with the condition that they may not speak on the same item later in the meeting. No notification of the Chair is required. However, speakers are asked to complete a sign up card. Persons wanting a response to a question must submit the question in writing to the recording secretary. Questions must include name and information on how to contact. You may use the back side of the comment cards available in the meeting room. Persons cannot gift their 2 minute speaking time to other members of the public.

BOARD MEMBER AND COMMISSIONER REPORTS**REGULAR AGENDA**

Persons that wish to speak on a regular agenda item must provide name and address by completing & submitting a sign up card. Persons may also contact the staff liaison via the City's website no later than 12:00 noon on the day of the meeting. The Chair will call up individuals to speak, based on preregistration and cards submitted, after the staff report on an item. Please be respectful of the public's and the Commission's time. Members of the public wishing to speak must adhere to the following guidelines:

- Speak only once for no more than two minutes (not including interpreter's time) on the topic unless the speaker is addressed by the Commission;
- Identify your relationship to the topic;
- Have a spokesperson or two for your group to present your comments;
- Persons wanting a response to a question must submit the question in writing to the recording secretary, including name and how you would like to be contacted.

3. [EDA Res.](#) [2026-001](#) Loan Extension Resolution

Attachments: [RESOLUTION 2026-001](#)

4. [26-059](#) December 2025 and Loan and Financial Report

Attachments: [1 - EDA Funds 2025](#)
[2 - EDA Year End Loans 2025](#)
[3 - EDA December Loan Report 2025](#)

5. [26-060](#) Supporting our business community during ICE's continued presence

6. [26-061](#) Upcoming Retreat Information and Reminders

STAFF UPDATES

7. [26-062](#) Staff Updates

ADJOURNMENT



City of Northfield

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Legislation Text

File #: 26-057, **Version:** 1

EDA Meeting Date: January 26, 2026

To: Members of the Economic Development Authority

From: Matt Bailey, Meeting Associate

November 24, 2025 EDA Meeting Minutes

Action Requested:

Please review the November 24, 2025 EDA Meeting Minutes and approve or approve with amendments.

Summary Report:

N/A

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A



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Meeting Minutes - Draft Economic Development Authority

Monday, November 24, 2025

6:00 PM

Council Chambers

6:00PM REGULAR AGENDA

President Yoder called the meeting to order at 6:03 p.m.

Present 6 - Enoch Blazis, Board Member Randy Yoder, Jessica Peterson-White, Sean Allen, Donald Stager, and Chad Beumer

Absent 1 - Andy Beaham

Also present: Ben Martig, City Administrator; Mikayla Schmidt, Interim Community Development Director; Emery John, Community Development Program Associate; Matt Bailey, Meeting Associate; Owen Jacobi, Youth Representative; Pablo Torres Bermudez, Youth Representative

APPROVAL OF AGENDA

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

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

APPROVAL OF CONSENT AGENDA

A motion was made by Board Member Beumer, seconded by Board Member Peterson-White, to approve the consent agenda containing the October 27, 2025 EDA Meeting Minutes and the October 2025 EDA Financials. The motion carried by the following vote:

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

1. 25-627 October 27, 2025 EDA Meeting Minutes

2. 25-628 October EDA Financials

OPEN PUBLIC COMMENT

No public comment was received.

REGULAR AGENDA

3. EDA M2025-023 EDA Update on 5th & Washington Redevelopment Project.

City Administrator Ben Martig introduced Thomas Hertzog of Good Neighbor Homes

and Schona Schmall with Estoria Cooperatives, who delivered a presentation updating Streetfront and Good Neighbor Homes' proposal for the Fifth Street and Washington Street redevelopment project. Hertzog and Schmall responded to questions and comments from the EDA. The EDA discussed a motion supporting the scoping to include a senior housing co-op, public restrooms, co-located refuse for the surrounding businesses, and public parking at the Fifth Street and Washington Street site and to seek City Council feedback and direction to the EDA to continue with added due diligence including design, costs, and financial details. The EDA also discussed an amendment to this motion.

A motion was made by Board Member Allen, seconded by Board Member Peterson-White, to approve EDA M2025-023 as amended to stipulate that the developer seek to create commercial space on the ground floor, not put parking on the first floor exterior façade, and provide some monumental corners. The motion carried by the following vote:

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

4. EDA M2025-024 Riverwalk Market Fair Contract Review - FY 2026 - 2028

Community Development Program Associate Emery John introduced Derek Meyer who delivered a presentation on the City's current contract with Riverwalk Market Fair and a review of the contract for 2026-2028.

A motion was made by Board Member Allen, seconded by Board Member Stager, to approve the 2026-2028 Riverwalk Market Fair Contract. The motion carried by the following vote:

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

5. 25-629 Connecting Business and Community Presentation and Discussion.

Community Development Program Associate Emery John delivered a presentation on the Connecting Business and Community program. John responded to questions and comments from the EDA.

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

Yes: 6 - Blazis, Board Member Yoder, Peterson-White, Allen, Stager, and Beumer

BOARD MEMBER AND COMMISSIONER REPORTS

- Member Stager reported on a talk by the new head of the Northfield Arts Guild Michael Johnson who said that, with our one-percent contribution, Northfield is actually the highest per capita arts community in Minnesota.
- Member Peterson-White reminded everyone to shop small this week to support local businesses.
- President Yoder reported on a loan-signing ceremony between Full Potential Therapy and the Latino Economic Development Center (LEDC). It is the largest loan LEDC has sponsored in Northfield.

STAFF UPDATES

6. 25-630 Staff Updates

Community Development Program Associate Emery John presented updates from City staff. John and City Administrator Ben Martig responded to questions and comments from the EDA.

ADJOURNMENT

President Yoder adjourned the meeting at 7:49 p.m.



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Legislation Text

File #: 26-058, **Version:** 1

Economic Development Authority Meeting Date: January 26, 2026

To: Members of the Economic Development Authority

From: Emery John, Program Associate

Northfield Arts Guild Presentation

Action Requested:

None at this time. The Loan Committee will be processing a request from the Guild in the coming weeks.

Summary Report:

The Northfield Arts Guild, led by Executive Director Michael Johnson, is presenting to inform the EDA of the Guild's upcoming capital campaign and redevelopment initiatives. The Guild is a nonprofit organization, currently exempt from property taxes at its multiple locations. The Guild's 304 Division Street location is a critical asset to Northfield's historic downtown and a gathering place for artists. The Guild is also the tenant in the 411 Water St. (Ameriprise) property, which is a city property and an EDA lease. Due to the scope of their planned capital project and alignment with other city initiatives, including downtown redevelopment, staff felt it appropriate for the Guild to provide context directly to the EDA.

The Guild is seeking financing with the EDA for assistance with their initial project scoping. That request will be primarily discussed with the loan subcommittee. This presentation provides context for that meeting, along with an introduction to what could be an opportunity for the EDA to facilitate additional support for this redevelopment initiative.

City Plans & Policies Relevance:

Comprehensive Plan: Chapter 4: Sustainable Economic Future,
Strategy 1: Strengthen Northfield's Downtown Core (page 97)

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

Date TBD - Loan Committee Discussion

NORTHFIELD ARTS GUILD

26 JANUARY 2026
NORTHFIELD EDA





Art for All

THE GUILD

NORTHFIELD ARTS GUILD

northfieldartsguild.org



Agenda

- Welcome & Purpose of the Request
- How Arts Guild Aligns with Economic Development
- A Unified Northfield Arts Guild as an Economic Engine
- 9-Month Scope of Work and Deliverables
- Financial Leverage & Readiness
- Outcomes for the City of Northfield
- Campaign Examples

Welcome

- At Arts Guild since 2023
- 15 years in nonprofits with experience leading arts & community development projects across the country, including a \$1M campaign with New Bedford, MA



Kathleen Kvern

Kathleen Kvern is a seasoned nonprofit and community development leader with more than 30 years of experience helping mission-driven organizations secure transformational funding and build sustainable futures. She brings deep expertise in fundraising strategy, capital campaigns, grant development, and strategic planning, with a strong track record supporting creative-sector nonprofits, arts and cultural organizations, Native and rural communities, and cross-sector partnerships. Known for her strategic insight, collaborative leadership, and ability to translate complex projects into compelling cases for support, Kathleen guides organizations through growth, change, and opportunity—delivering clarity, momentum, and measurable results.



How Arts Guild Aligns with Economic Development

TODAY

- Multi-disciplinary arts organization serving artists, individuals, youth, families, and visitors
- A visible contributor to downtown vitality, tourism, and quality of life
- Economic asset with multiplier effect for area businesses

How Arts Guild Aligns with Economic Development

- Increased foot traffic and downtown spending
- Expanded arts education and workforce pathways
- Jobs in creative production, education, administration, and facilities



Arts and culture as economic infrastructure:

- o Creative organizations attract residents, tourism, and employers
- o Arts facilities function as year-round anchors that support surrounding businesses

Alignment with EDA priorities:

- o Commercial vitality
- o Job creation
- o Long-term tax base growth through sustainable development



A Unified Northfield Arts Guild as an Economic Engine



Need for a unified Northfield Arts Guild facility that brings together visual arts, performing arts, education, and community gathering space



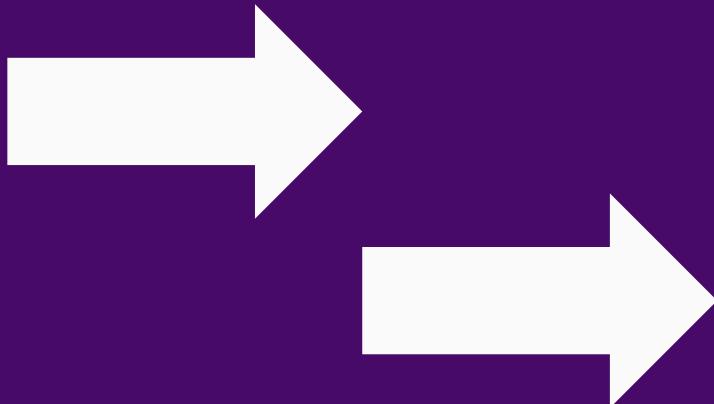
make art happen

LONG TERM VISION

- o Designed intentionally to serve residents, students, visitors, and local businesses
- o Increased daily and evening activity
- o Expanded programming and rental opportunities
- o Stronger artist retention and attraction
- o Destination appeal for Northfield

make art happen

PHASED APPROACH TO REACHING OUR VISION

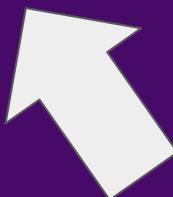


- o We are in the Preliminary Feasibility phase
- o This request supports responsible community engagement and data-driven planning

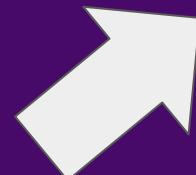
make art happen



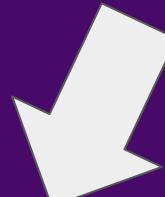
Let's Grow Northfield 360



Engagement with community to ensure transparency in the process. Understand market demand, gaps, and opportunities.



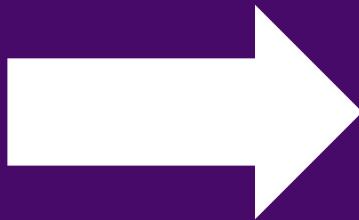
Identify facility space use and needs and how it can support economic and workforce goals.



Northfield 360 - Community Engagement

Professionally facilitated focus groups
across key sectors:

- Business / College
- Civic / Government
- Creative community & artists
- Education, faith, and social service
- Philanthropy and financing



Documented findings
that directly inform the
Feasibility Study

9-Month Scope of Work and Deliverables

Feasibility Study (Informed by Focus Group Data and Massing Study)

Integrates:

- Focus group findings
- Organizational needs
- Economic and operational considerations

Ensures:

- Realistic scale
- Financial sustainability
- Alignment with community priorities

9-Month Scope of Work and Deliverables

Massing Study

- Early architectural analysis to define:
 - Space use and needs and potential facility partners
 - Approximate size and configuration
 - How the facility could function within Northfield's built environment
- A practical tool for:
 - Cost modeling
 - Site discussions
 - Future public and private investment conversations
 - Possible facility rental/use partners



9-Month Scope of Work and Deliverables

Artist-Led Community Engagement & Charrettes

- Artists as facilitators of visioning and problem-solving
- Interactive engagement activities that:
 - Build community ownership
 - Surface ideas not captured through traditional planning
- Strengthens trust, transparency, and civic participation



9-Month Scope of Work and Deliverables

Dedicated Project Website (NORTHFIELD360.COM)

- A public-facing platform to:
 - Share process, findings, and next steps
 - Keep residents, businesses, and funders informed
 - Demonstrate accountability and build momentum

Financial Leverage & Readiness

- Matching funds to request:
 - Secured grant & in-kind support from:
 - Minnesota State Arts Board - Accessibility Trainings & Audits (\$10k)
 - In-kind support from Pepe Kryzda/SMSQ Architects (\$10k)
- Additional pending support:
 - Awaiting funding decision from the Max & Victoria Dreyfus Foundation (\$15k)
 - Application to the Minnesota and St. Paul Foundations for a significant 5 year grant will be submitted in early 2026
- EDA investment:
 - Signals public-sector confidence
 - Strengthens competitiveness for additional public and private funding
 - Multiplies the impact of every EDA dollar

Outcomes for the City of Northfield

- o Tangible outcomes at the end of 9 months:
 - Clear community informed feasibility and space needs study
 - Community-validated vision for Northfield Arts Guild
 - A credible foundation for future development decisions
- o Long-term benefits to the city:
 - Help inform downtown development
- o This is a high-leverage investment in planning that prevents costly missteps later

CAMPAIGN EXAMPLES

SPRINGBOARD FOR THE ARTS

Adaptive reuse for office & community space

- \$5M+ total campaign
- Exploratory conversations 2013-2017
 - 2018 – Site control & design process
 - 2019 – Groundbreaking
 - 2021 – Public opening

- Key partners/ funders:
 - St. Paul, Mardag, & Bigelow Foundations (\$500K initial grants)
 - Old National & Propel Nonprofits (lenders for \$1.5M acquisition)
 - Knight Foundation (\$1M grant)



825 ARTS

Preservation & renovation of historic theater

- \$7M+ total campaign
- Process began with community preservation campaign in 2010
 - 2015 – Community design process
 - 2019 – Architectural process
 - 2023 – Groundbreaking
 - 2024 – Public opening
- Key partners/ funders:
 - Twin Cities Land Bank (held site in trust)
 - City of St. Paul (\$623K for site control)
 - State of MN (\$2.4M bonding)
 - Mellon Foundation (\$2M grant)



PLAYWRIGHTS' CENTER

Expanded campus with new build & renovation

- \$8M+ initial, \$19M+ total campaign
- Discussions began mid-2010s
 - 2019 – Site purchase agreement
 - 2020 – Site control
 - 2023 – Groundbreaking
 - 2025 – Move & opening

- Key partners/ funders:
 - State of MN (bonding)
 - City of St. Paul
 - Foundations & individual donors





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Legislation Text

File #: EDA Res. 2026-001, **Version:** 1

Economic Development Authority Meeting Date: January 26, 2026

To: Members of the Economic Development Authority

From: Emery John, Program Associate

Loan Extension Resolution

Action Requested:

The EDA is asked to approve the attached resolution, Approval of a Loan Agreement and Extension of a Loan Agreement with Rebound Phoenix LLC for the Refinancing of the 618 Division St. Building, affirming the decision made by the EDA Loan Committee on December 11th, 2025.

Summary Report:

Staff was asked to extend Rebound Phoenix's loan in November, 2025, upon the due date of their balloon payment. They cited the loss of a major tenant in their building as the cause of the request. The EDA Loan Committee met on December 11th, and approved the loan terms provided in the resolution and summarized here:

- 2 year term, ending in February 28th, 2028
- 6% interest rate
- Monthly payments
- No prepayment penalty (consistent with EDA practice)

Staff learned through the process of working with legal council to draft the amended loan that it is appropriate for the EDA to pass the extension formally, hence the late addition of the Resolution to the packet.

City Plans & Policies Relevance:

N/A

Alternative Options:

The EDA could alter the terms of the loan amendment or vote to oppose the resolution.

Financial Impacts:

This decision will result in additional interest earned by the EDA, as the interest rate is increasing from the previous iteration of the loan.

Tentative Timelines:

January 26, 2026 - Resolution Approval

February, 2026 - Loan Amendment Executed

February 28th 2028 - Final Loan Payment

RESOLUTION #2026-001
ECONOMIC DEVELOPMENT AUTHORITY

**APPROVAL OF A LOAN AGREEMENT AND EXTENSION OF A LOAN
AGREEMENT WITH REBOUND PHOENIX LLC FOR THE REFINANCING OF THE
618 DIVISION ST. BUILDING**

WHEREAS, the Northfield Revolving Loan Fund Program was established by the Northfield Economic Development Authority (“EDA”) to assist businesses with land and building purchases, new building construction, building renovation or expansion, the purchase of machinery and equipment, inventory, and working capital; and

WHEREAS, the EDA extended a loan for the 2005 purchase of 618 Division by the New Division Development Company; and

WHEREAS, Rebound Phoenix (“owner”) purchased the 618 Division St. building in 2015 and received an amended EDA loan on the building at that time via EDA M2015-021; and

WHEREAS, the owner requested an extension of their loan in November of 2025 citing a major tenant departure, with a balance of Seventeen Thousand and Three Hundred and Seventy Three Dollars and Twenty One Cents (\$17,273.21); and

WHEREAS, the EDA Finance and Loan Committee met on December 11th and reviewed the request and the underlying financials of the owner; and

WHEREAS, the EDA Finance and Loan Committee approved an extension of two (2) years, due February 28th, 2028 with a six percent (6%) interest rate, through monthly payments.

NOW, THEREFORE, BE IT RESOLVED that the City of Northfield Economic Development Authority approves the amendment and extension of the loan agreement in the amount of Seventeen Thousand and Three Hundred and Seventy Three Dollars and Twenty One Cents (\$17,373.21) with the Committee approved terms of Two (2) years, February 28th, 2028, with a six percent (6%), affective at execution, with no interest-only period, through monthly payments, with all other terms remaining unchanged.

BE IT FURTHER RESOLVED that the City of Northfield Economic Development Authority hereby authorizes staff to draft the loan agreement and authorizes EDA’s officers to execute on behalf of the EDA upon the finalization of the loan agreement, following the terms hereby

approved.

PASSED by the Economic Development Authority of the City of Northfield on this 26th day of January.

Randy Yoder, Its President

Enoch Blazis, Its Treasurer

VOTE: ALLEN BEAHAM BLAZIS BEUMER

PETERSON WHITE STAGER YODER



City of Northfield

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Legislation Text

File #: 26-059, **Version:** 1

Economic Development Authority Meeting Date: January 26, 2026

To: Members of the Economic Development Authority

From: Emery John, Program Associate

December 2025 and Loan and Financial Report

Action Requested:

No action required. Monthly financial reports are provided for informational purposes only.

Summary Report:

Attached are the 2025 EDA Financial Summary and the EDA Loan Statement. The attached financial report details the expenditures and revenues from EDA Funds 290, 292, and 293 as well as the fund balance for 2025.

City Plans & Policies Relevance:

N/A

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A

01/21/2026

BUDGET REPORT FOR CITY OF NORTHFIELD
Calculations As Of 12/31/2025

GL Number	2022 Activity	2023 Activity	2024 Activity	2025 Activity
Fund: 290 EDA				
Revenue				
TAXES	223,399.00	283,581.00	321,787.00	345,952.00
OTHER REVENUES	(5,488.00)	12,454.00	7,999.00	4,211.00
OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00
Total Department Revenue:	<u>217,911.00</u>	<u>296,035.00</u>	<u>329,786.00</u>	<u>350,163.00</u>
EDA General Operating				
PERSONAL SERVICES	125,459.00	137,673.00	147,383.00	184,414.00
SUPPLIES	0.00	0.00	218.00	458.00
CHARGES FOR SERVICES	37,069.00	60,843.00	120,409.00	65,894.00
OTHER CHARGES	103,276.00	93,457.00	98,225.00	73,804.00
TRANSFERS	0.00	0.00	0.00	0.00
Total Department EDA General Operating:	<u>(265,804.00)</u>	<u>(291,973.00)</u>	<u>(366,235.00)</u>	<u>(324,570.00)</u>
Fund 290 - EDA:				
TOTAL ESTIMATED REVENUES	217,911.00	296,035.00	329,786.00	350,163.00
TOTAL APPROPRIATIONS	<u>265,804.00</u>	<u>291,973.00</u>	<u>366,235.00</u>	<u>324,570.00</u>
Total Fund 290 EDA:	<u>(47,893.00)</u>	<u>4,062.00</u>	<u>(36,449.00)</u>	<u>25,593.00</u>
BEG. FUND BALANCE	451,131.00	403,238.00	407,300.00	370,851.00
END FUND BALANCE	403,238.00	407,300.00	370,851.00	396,444.00
Fund: 292 EDA INVESTMENT FUND				
Revenue				
TAXES	76,950.00	34,841.00	41,619.00	46,440.00
INTERGOVERNMENTAL	0.00	0.00	29,795.00	0.00
OTHER REVENUES	21,319.00	52,180.00	65,547.00	73,851.00
Total Department Revenue:	<u>98,269.00</u>	<u>87,021.00</u>	<u>136,961.00</u>	<u>120,291.00</u>
EDA - OPPORTUNITY #1				
CHARGES FOR SERVICES	0.00	0.00	55,000.00	0.00
OTHER CHARGES	35,000.00	45,000.00	45,000.00	47,500.00
Total Department EDA - OPPORTUNITY #1:	<u>(35,000.00)</u>	<u>(45,000.00)</u>	<u>(100,000.00)</u>	<u>(47,500.00)</u>
Fund 292 - EDA INVESTMENT FUND:				
TOTAL ESTIMATED REVENUES	98,269.00	87,021.00	136,961.00	120,291.00
TOTAL APPROPRIATIONS	<u>35,000.00</u>	<u>45,000.00</u>	<u>100,000.00</u>	<u>47,500.00</u>
Total Fund 292 EDA INVESTMENT FUND:	<u>63,269.00</u>	<u>42,021.00</u>	<u>36,961.00</u>	<u>72,791.00</u>
BEG. FUND BALANCE	1,510,262.00	1,573,532.00	1,615,553.00	1,652,514.00
END FUND BALANCE	1,573,531.00	1,615,553.00	1,652,514.00	1,725,305.00
Fund: 293 EDA MIF INVESTMENT				
Revenue				
OTHER REVENUES	(3,834.00)	22,010.00	8,737.00	861.00
Total Department Revenue:	<u>(3,834.00)</u>	<u>22,010.00</u>	<u>8,737.00</u>	<u>861.00</u>
Fund 293 - EDA MIF INVESTMENT:				
TOTAL ESTIMATED REVENUES	(3,834.00)	22,010.00	8,737.00	861.00
TOTAL APPROPRIATIONS	0.00	0.00	0.00	0.00
Total Fund 293 EDA MIF INVESTMENT:	<u>(3,834.00)</u>	<u>22,010.00</u>	<u>8,737.00</u>	<u>861.00</u>

BEG. FUND BALANCE	189,807.00	185,973.00	207,983.00	216,720.00
END FUND BALANCE	185,973.00	207,983.00	216,720.00	217,581.00
Report Totals:				
TOTAL ESTIMATED REVENUES - ALL FUNDS	312,346.00	405,066.00	475,484.00	471,315.00
TOTAL APPROPRIATIONS - ALL FUNDS	300,804.00	336,973.00	466,235.00	372,070.00
NET OF REVENUES & APPROPRIATIONS:	11,542.00	68,093.00	9,249.00	99,245.00
BEG. FUND BALANCE - ALL FUNDS	2,151,201.00	2,162,743.00	2,230,836.00	2,240,085.00
END FUND BALANCE - ALL FUNDS	2,162,743.00	2,230,836.00	2,240,085.00	2,339,330.00



**CITY OF NORTHFIELD
DEVELOPMENT LOAN SUMMARY
FOR YEAR ENDED DECEMBER 31, 2025**

ACCOUNT (FUND 290)	1/1/2025	NEW LOANS	PRINCIPAL PAID	YTD	INTEREST PAID	TOTAL PAID
292-1978 REBOUND PHOENIX LLC	20,056.59		2,683.39	17,373.20	314.21	2,997.60
292-1952 IMMINENT BREWING	36,185.05		2,252.53	33,932.52	1,227.23	3,479.76
292-1951 TANZENWALD BREWING	7,994.46		2,730.41	5,264.05	236.11	2,966.52
292-1953 NORTHFIELD HOTEL PROPERTIES	230,881.95		8,643.33	222,238.62	10,750.71	19,394.04
292-1958 ALL FLEX FLEXIBLE CIRCUITS	9,339.82		9,339.82	0.00	45.95	9,385.77
292-1960 R.R. LARSON (KYMN)	50,000.00		0.50	49,999.50	2,065.07	2,065.57
292-1961 LOON LIQUORS	0.00	200,000.00	0.00	200,000.00	4,000.00	4,000.00
TOTALS	354,457.87	200,000.00	25,649.98	528,807.89	18,639.28	44,289.26
FORGIVABLE LOANS:	1/1/2025	NEW LOANS	PRINCIPAL PAID	YTD	INTEREST PAID	TOTAL PAID
				0.00		0.00
TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
STREETSCAPE LOANS:	1/1/2025	NEW LOANS	PRINCIPAL PAID	YTD	INTEREST PAID	TOTAL PAID
TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
MIF FLOOD LOANS:	1/1/2025	NEW LOANS	PRINCIPAL PAID	YTD	INTEREST PAID	TOTAL PAID
293-1968 LOON LIQUORS	0.00	200,000.00		200,000.00	3,500.00	3,500.00
TOTALS	0.00	200,000.00	0.00	200,000.00	3,500.00	3,500.00
GRAND TOTALS	354,457.87	400,000.00	25,649.98	728,807.89	22,139.28	47,789.26



**CITY OF NORTHFIELD
DEVELOPMENT LOAN SUMMARY
FOR YEAR ENDED DECEMBER 31, 2025**

	ACCOUNT (FUND 290)	1/1/2025	NEW LOANS	PRINCIPAL PAID	YTD	INTEREST PAID	TOTAL PAID
292-1978	REBOUND PHOENIX LLC	20,056.59		2,683.39	17,373.20	314.21	2,997.60
292-1952	IMMINENT BREWING	36,185.05		2,252.53	33,932.52	1,227.23	3,479.76
292-1951	TANZENWALD BREWING	7,994.46		2,730.41	5,264.05	236.11	2,966.52
292-1953	NORTHFIELD HOTEL PROPERTIES	230,881.95		8,643.33	222,238.62	10,750.71	19,394.04
292-1958	ALL FLEX FLEXIBLE CIRCUITS	9,339.82		9,339.82	0.00	45.95	9,385.77
292-1960	R.R. LARSON (KYMN)	50,000.00		0.50	49,999.50	2,065.07	2,065.57
292-1961	LOON LIQUORS	0.00	200,000.00	0.00	200,000.00	4,000.00	4,000.00
	TOTALS	354,457.87	200,000.00	25,649.98	528,807.89	18,639.28	44,289.26
	FORGIVABLE LOANS:	1/1/2025	NEW LOANS	PRINCIPAL PAID	YTD	INTEREST PAID	TOTAL PAID
					0.00		0.00
	TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
	STREETSCAPE LOANS:	1/1/2025	NEW LOANS	PRINCIPAL PAID	YTD	INTEREST PAID	TOTAL PAID
	TOTALS	0.00	0.00	0.00			0.00
	MIF FLOOD LOANS:	1/1/2025	NEW LOANS	PRINCIPAL PAID	YTD	INTEREST PAID	TOTAL PAID
293-1968	LOON LIQUORS	0.00	200,000.00		200,000.00	3,500.00	3,500.00
	TOTALS	0.00	200,000.00	0.00	200,000.00	3,500.00	3,500.00
	GRAND TOTALS	354,457.87	400,000.00	25,649.98	728,807.89	22,139.28	47,789.26



City of Northfield

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

Legislation Text

File #: 26-060, **Version:** 1

Economic Development Authority Meeting Date: January 26, 2026

To: Members of the Economic Development Authority

From: Emery John, Program Associate

Supporting our business community during ICE's continued presence

Action Requested:

This will be a discussion item.

Summary Report:

Northfield is experiencing an influx of immigration enforcement, carried out by federal Immigration Control and Enforcement (ICE) agents. These actions disproportionately impact businesses run by, serving, or staffed by our latine community.

City Plans & Policies Relevance:

Alternative Options:

Financial Impacts:

Tentative Timelines:



City of Northfield

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

Legislation Text

File #: 26-061, **Version:** 1

Economic Development Authority Meeting Date: January 26, 2026

To: Members of the Economic Development Authority

From: Emery John, Program Associate

Upcoming Retreat Information and Reminders

Action Requested:

N/A

Summary Report:

Logistics:

February 23rd, 2026 - EDA Retreat at Buntrock Commons, St. Olaf campus
4:30-8pm Dinner will be served. Please bring a water bottle.

Email [<mailto:kari.bonde@northfieldmn.gov>](mailto:kari.bonde@northfieldmn.gov) with any dietary restrictions.

Staff is working with Chair Yoder to finalize the format and speaker(s). Our goal is to incorporate some EDA focused education and professional development, focused on the range of tools at our disposal as a board, with collaborative brainstorming and discussion.

To Prepare:

In an effort to use our time effectively, we want to ensure you are all familiar with these plans, see below in City Plans & Policies Relevance. If you would benefit from having any of these printed for easy reading, please let Emery know -- email [<mailto:emery.john@northfieldmn.gov>](mailto:emery.john@northfieldmn.gov)

You will receive an email with all reading materials linked for easy access.

City Plans & Policies Relevance:

Northfield 2045: Comprehensive Plan

Northfield's Strategic Plan

The Connecting Business and Community Report by the University of MN Extension

EDA Work Plan 2018-2020

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

February 23, 2026 - Retreat Date



Legislation Text

File #: 26-062, **Version:** 1

Economic Development Authority Meeting Date: January 26, 2026

To: Members of the Economic Development Authority

From: Emery John, Program Associate

Staff Updates

New Staff:

- We welcomed our new Community Development Director, Scott Wopata, to the team in late December. He is here to introduce himself and answer any questions from the board.

Northfield City Updates

- 5th and Washington: City Council heard a presentation from Thomas Hertzog and Charles Burdick, the developers for the Ebenezer product at the 5th and Washington site. Watch the City Council discussion from [January 13th here. <https://northfield.granicus.com/player/clip/2200?view_id=2&meta_id=222086&redirect=true>](https://northfield.granicus.com/player/clip/2200?view_id=2&meta_id=222086&redirect=true)
- Bonding and Local Option Sales Tax (LST): City Council passed Res. 2026-015, Supporting the Authority to impose a Local Sales Tax to Fund Specific Capital Improvements. Projects with broad support include those that fall on our adopted Capital Improvement Plan, meaning this tax - which must pass via referendum -- will lessen the property tax burden on Northfield's residential and commercial tax base. Watch the City Council discussion from [January 20th here. <https://northfield.granicus.com/player/clip/2206?view_id=2&redirect=true>](https://northfield.granicus.com/player/clip/2206?view_id=2&redirect=true)
- Land Development Code Rewrite: Houseal Lavigne (HL) has been selected and contracted as the consultant for the zoning code update and redesign. Staff recently kicked off this process with the HL team. We will update this board as relevant with progress.
- Ames Mill Dam: Staff continue to work with Post Consumer Brands on the Ames Mill Dam. The main discussion includes timeline of transferring ownership of the dam. The dam is part of our Downtown Historic District, so a certificate of appropriateness and Section 106 review will be required.
- (Other) New Staff: The city welcomes Sara Pabich as our new Sustainability Coordinator. Amongst other projects, she is responsible for administering Northfield's Sustainable Building Policy.

EDA Board and Commission Updates

- A reminder that the board appointment schedule has shifted to April, as will board elections.
- Andy Beaham has formally resigned from the board due to the shifting availability and scheduling. We are grateful for his service on the EDA, and wish him good luck in his future endeavors. The Mayor is working on appointing a replacement to the board in the coming weeks, hopefully in time for our retreat.

Action Requested:

None

Summary Report:

See body.

City Plans & Policies Relevance:

N/A

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A