

# City of Northfield

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



## Meeting Agenda

**Thursday, August 7, 2025**

**6:00 PM**

**Council Chambers**

**Housing & Redevelopment Authority**

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

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES

1. [25-431](#) June 30, 2025 HRA Meeting Minutes

**Attachments:** [06-30-2025 HRA Meeting Minutes](#)

### 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.*

2. [HRA Res. 2025-010](#) HRA to Consider Rice County Habitat for Humanity's \$30,000 Request to Acquire 315 Poplar Street South and Commit a Future \$25,000 Down Payment Assistance Loan to the Future Family.

**Attachments:** [1. Resolution](#)  
[2. Beacon - Rice County, MN - Report\\_ 2201126003](#)  
[3. 315 Poplar St, For Sale in Northfield - eXp Realty](#)  
[4. Northfield HRA Update and Request](#)

3. [25-432](#) The HRA to Consider an Accessory Dwelling Unit (ADU) Tax Abatement Strategy.

**Attachments:** [1. DRAFT ADU Initiative Program](#)  
[2. ADU Presentation Handouts](#)

4. [25-433](#) 2025-2026 HRA Budget Update

**Attachments:** [1. BS&A Budget Summary Report](#)  
[2. 2025 HRA Budget Summary](#)  
[3. Resolution for 2025 Budget Allocations](#)  
[4. CC Resolution 2022-085 Tracking\\_Redacted](#)  
[5. CDBG Update July 2025](#)  
[6. CDBG estimated funding etter from CDA](#)  
[7. Northfield CDBG Application](#)

5. [25-434](#) HRA to Consider an Update to Lincoln Woods Townhome HOA request for funds.

**Attachments:** [1. Lincoln Woods Homeowners Association Meeting Minutes and Financial Report](#)

6. [25-435](#) Update on 5th & Washington Redevelopment Project

**Attachments:** [1 - City Council Resolution 2024-044](#)  
[2 - EDA Resolution 2024-005](#)  
[3 - Project opportunity statement](#)  
[4 - Streetfront Letter of Interest](#)  
[5 - Streetfront Update Memo - 2025 07 21](#)

## STAFF UPDATES

7. [25-436](#) Staff Updates on Outstanding Community Development Items and City-Wide projects

**Attachments:** [1 - Link to City's Development Page](#)  
[2 - Affordable vs affordable](#)  
[3 - Link to NARHO's Secure Homes, Strong Communities](#)

## ADJOURNMENT