



City of Northfield

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

Meeting Agenda Housing & Redevelopment Authority

Tuesday, April 21, 2026

6:00 PM

Council Chambers

Prior to Council Meeting

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

APPROVAL OF AGENDA

PRESENTATIONS

1. [26-196](#) Rice County Community Land Trust Presentation

Attachments:

- [1 - Community Land Trust Basics](#)
- [2 - CLT Case Study](#)
- [3 - Rice County Community Land Trust Memo to HRA](#)
- [4 - Consulting Agreement 1](#)
- [5 - Articles of Incorporation](#)
- [6 - Bylaws](#)
- [7 - Consulting Agreement 2](#)

CONSENT AGENDA

The proposed consent agenda is included on the Council Chamber screens. The purpose of a consent agenda is to allow for routine motions, resolutions, and ordinances, or those previously discussed with consensus made, to be passed with one motion. These are still important and necessary considerations and full background memo and materials are publicly available on the website and a copy on the table in the room. Board/Commission Members may ask questions for clarification of an item. If a Member wants to discuss an item, our rules request it be made by advance notice by noon on the Monday immediately prior to the meeting date to the Chair and Staff Liaison, or without said prior notice, during the approval of the agenda. The agenda was passed earlier including the consent agenda.

2. [26-197](#) Consider Approval of February 17, 2026 Housing and Redevelopment Authority Meeting Minutes.

Attachments:

- [1 - 02-17-2026 HRA Meeting Minutes](#)

3. [26-198](#) Consider Approval of March 10, 2026 Housing and Redevelopment Authority Work Session Minutes.

Attachments:

- [1 - 03-10-26 Housing and Redevelopment Authority Work Session 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.

4. [HRA M2026-001](#) Consider a motion affirming the proposed TIF Plan for Harvest Hills conforms to strategic housing goals for the City as outlined in the 2025-2028 Strategic Plan and Northfield 2045 Comprehensive Plan.

Attachments: [1 - TIF Plan Harvest Hills PC](#)

STAFF UPDATES

5. [26-199](#) Staff Updates

Attachments: [1 - Link to City's Development Page](#)
[2 - Manufactured Home Park Resident Bill of Rights](#)
[3 - Community Health Improvement Plan](#)

ADJOURNMENT