



City of Northfield

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

Meeting Minutes - Draft Housing & Redevelopment Authority

Thursday, March 7, 2024

6:00 PM

Council Chambers

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

Chair Malecha called the meeting to order at 6:01pm.

Present: 7 - Vice Chair James Crow, Board Member George Zuccolotto, Board Member Maelynn Thomas, Board Member Brent Nystrom, Board Member Tim Freeland, Galen Malecha and Board Member Michael Thorsteinson

ALSO PRESENT

Housing Coordinator Melissa Hanson, Community Development Director Jake Reilly and Administrative Associate Kari Bonde.

APPROVAL OF AGENDA

A motion was made by Board Member Thorsteinson, seconded by Vice Chair Crow to approve the agenda. The motion carried by the following vote:

Yes: 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

APPROVAL OF MINUTES

1. [24-170](#) January 29, 2024 HRA Work Session Meeting Minutes

Attachments: [01-29-2024 HRA Meeting Minutes - Work Session](#)

A motion was made by Board Member Thorsteinson, seconded by Board Member Thomas to approve the January 29th, 2024 HRA Work Session Meeting Minutes. The motion carried by the following vote:

Yes: 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

2. [24-171](#) 2-1-2024 HRA Meeting Minutes

Attachments: [1 - 02-01-2024 HRA Meeting Minutes](#)

A motion was made by Vice Chair Crow, seconded by Board Member Zuccolotto, to approve the February 1, 2024 HRA Meeting Minutes. The motion carried by the following vote:

Yes: 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

3. [24-172](#) February 12, 2024 HRA Meeting Minutes - Special

Attachments: [02-12-2024 HRA Meeting Minutes - Special](#)

A motion was made by Board Member Nystrom, seconded by Board Member Freeland, to approve the February 12, 2024 Special HRA Meeting Minutes. The motion carried by the following vote:

Yes: 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

PRESENTATIONS

4. [24-173](#) Presentation of Carleton College Academic Civic Engagement Course Projects for SOAN 214: Neighborhoods & Cities: Inequalities and Identities Class.

Attachments: [SOAN 214 Wi 24 ACE Project \(002\)](#)

Housing Coordinator Melissa Hanson introduced the 4 teams from the Carleton College taking the class: Academic Civic Engagement Course Projects for SOAN 214: Neighborhoods & Cities: Inequalities and Identities.

Team 1 - cooperative home ownership and maintenance and durability.

Team 2 - perception of manufactured homes and durability of manufactured homes.

Team 3 - impact of Zoning: Environment and safety, park land dedication.

Team 4 - definitions and Policies Related to Affordable Housing, National policies, housing discrimination, manufactured housing.

OPEN PUBLIC COMMENT

Lucy Gonzalez-Miron - 220 Greenvale Ave., Apt 207 - there was a Greenvale community meeting about the water in Northfield, group of people from Minneapolis tested the water and found it to be good quality in Viking Terrace and surrounding area.

Mar Valdecantos - 6 Fareway Dr. - NCF board member, regarding the New Leaf proposal - please clarify how we invite people.

A motion was made by Board Member Nystrom, seconded by Board Member Freeland to extend the meeting to 8:00pm. The motion carried by the following vote:

Yes: 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

REGULAR AGENDA

5. [HRA M2024-009](#) Consider Land Disposition Policy of the Northfield HRA.

Attachments: [1 - Subcommittee Draft Policy](#)

[2 - Staff Draft Policy redlined](#)

[3 - Staff Draft Policy clean](#)

Community Development Director Jake Reilly introduced this item. He noted there were two drafts one from the subcommittee and one from staff. Reilly reviewed the changes between the two drafts.

After discussion, the subcommittee will take another look at the draft policy and bring it back for another review by the HRA board.

6. [HRA M2024-010](#) Resolution Proclaiming the month of April 2024 Fair Housing Month.

Attachments: [1. Fair Housing Statement](#)
[2. 2024 Fair Housing Resolution](#)

A motion was made by Board Member Thorsteinson, seconded by Board Member Zuccolotto, to approve the a motion Proclaiming the month of April 2024 Fair Housing Month. The motion carried by the following vote:

Yes: 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson

STAFF UPDATES

7. [24-174](#) HRA Meeting Schedule for 2024.

Attachments: [1 - Meeting Schedule 2024](#)

8. [24-175](#) The HRA Board shall be given an update on outstanding HRA/City and housing related items.

Housing Coordinator Hanson noted that the HRA will have a Work Session in April and reminded the board of the State of the City coming up on March 19th, 6:30pm, Weitz Center.

BOARD MEMBER AND COMMISSIONER REPORTS

None.

ADJOURNMENT

A motion was made by Vice Chair Crow, seconded by Board Member Freeland, to adjourn the meeting at 7:56pm. The motion carried by the following vote:

Yes: 7 - Vice Chair Crow, Board Member Zuccolotto, Board Member Thomas, Board Member Nystrom, Board Member Freeland, Chair Malacha and Board Member Thorsteinson