



City of Northfield

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

Meeting Minutes - Draft 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

Chair Sokup called the meeting to order at 6:00 p.m.

- Present:** 6 - Chair Davin Sokup, Vice Chair Chad Beumer, Board Member Erica Zweifel, Board Member Kathleen Holmes, Board Member Jessica Peterson White and Board Member Brad Ness
- Absent:** 1 - Board Member Peter Dahlen

Also present: Youth Representative Abby Kauffeld, Youth Representative Kay Swanson, City Attorney Chris Hood, Community Development Director Scott Wopata, Housing Coordinator Melissa Hanson, City Administrator Ben Martig, City Clerk Lynette Peterson and Police Chief Jeff Schroeper.

APPROVAL OF AGENDA

A motion was made by Board Member Ness, seconded by Board Member Holmes, to approve the agenda. The motion carried by the following vote:

- Yes:** 6 - Chair Sokup, Vice Chair Beumer, Board Member Zweifel, Board Member Holmes, Board Member Peterson White and Board Member Ness

PRESENTATIONS

1. [26-196](#)

Rice County Community Land Trust Presentation

Housing Coordinator Melissa Hanson introduced the item giving background on the Rice County Community Land Trust. Nort Johnson, Faribault Area Chamber of Commerce, presented additional information about the trust. Laura Hellie, Three Rivers Community Action.

Hellie and Hanson answered questions from the Board. Community Development Director Scott Wopata added additional information.

CONSENT AGENDA

A motion was made by Board Member Peterson White, seconded by Vice Chair Beumer, to approve the Consent Agenda. The motion carried by the following vote:

Yes: 6 - Chair Sokup, Vice Chair Beumer, Board Member Zweifel, Board Member Holmes, Board Member Peterson White and Board Member Ness

2. [26-197](#) Consider Approval of February 17, 2026 Housing and Redevelopment Authority Meeting Minutes.
3. [26-198](#) Consider Approval of March 10, 2026 Housing and Redevelopment Authority Work Session Minutes.

OPEN PUBLIC COMMENT

None.

BOARD MEMBER AND COMMISSIONER REPORTS

None.

REGULAR AGENDA

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.

Community Development Director Scott Wopata introduced the item giving background on the proposed Harvest Hills Tax Increment Financing District (TIF Plan) that is being created to facilitate a new mixed-income townhome rental housing development in Northfield.

Wopata answered questions from the Council.

A motion was made by Board Member Zweifel, seconded by Vice Chair Beumer, to affirm the proposed TIF Plan for Harvest Hills conforms to the housing goals for the City as outlined in the 2025-2028 Strategic Plan and Northfield 2045 Comprehensive Plan. The motion carried by the following vote:

Yes: 6 - Chair Sokup, Vice Chair Beumer, Board Member Zweifel, Board Member Holmes, Board Member Peterson White and Board Member Ness

STAFF UPDATES

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

Housing Coordinator Melissa Hanson presented an update on housing items.

ADJOURNMENT

A motion was made by Board Member Ness, seconded by Vice Chair Beumer, to adjourn the meeting at 6:38 p.m. The motion carried by the following vote:

Yes: 6 - Chair Sokup, Vice Chair Beumer, Board Member Zweifel, Board Member Holmes, Board Member Peterson White and Board Member Ness