



City of Northfield

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

Meeting Minutes - Draft City Council

Tuesday, January 13, 2026

6:00 PM

Council Chambers

Work Session

6:00 PM - CITY COUNCIL WORK SESSION AGENDA

CALL TO ORDER

Mayor Zweifel called the meeting to order at 7:17 p.m.

Present: 6 - Council Member Brad Ness, Council Member Kathleen Holmes, Council Member Davin Sokup, Council Member Jessica Peterson White, Council Member Chad Beumer, and Mayor Erica Zweifel

Absent: 1 - Council Member Peter Dahlen

Also present: City Administrator Ben Martig; Housing Coordinator Melissa Hanson; Community Development Director Scott Wopata; and City Clerk Lynette Peterson.

APPROVAL OF AGENDA

A motion was made by Council Member Sokup, seconded by Council Member Beumer, to approve the agenda. The motion carried by the following vote:

Yes: 6 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, and Mayor Zweifel

REGULAR AGENDA

1. [26-033](#) Council Update on 5th & Washington Redevelopment Project.

Community Development Director Scott Wopata introduced the item and provided background information on the City-owned property located at 5th and Washington Street. Wopata introduced Thomas Hertzog and Charles Burdick of Streetfront Development. Streetfront Development has been working with Ebenezer, the largest senior living provider in Minnesota, with approximately 120 locations across six states. Together, they are proposing a senior housing cooperative using the Estoria model, a replicable housing concept designed to fit within a HUD financing program, which would allow individual cooperative units to remain at market-rate pricing.

Hertzog and Burdick presented an update on the proposed development, including draft renderings and preliminary floor plans.

City Administrator Ben Martig provided additional information regarding the property, including details related to tax increment financing (TIF) and development considerations.

Hertzog and Burdick responded to questions from the Council. Wopata provided additional clarification and information related to the project.

Council Members commented on the proposal and provided direction to the developers.

EXTEND THE MEETING

A motion was made by Council Member Sokup, seconded by Council Member Holmes, to extend the meeting until business is complete. The motion carried by the following vote:

Yes: 6 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, and Mayor Zweifel

1. [26-033](#)

Council Update on 5th & Washington Redevelopment Project.

Council continued discussion on the proposal and provided direction to the developers.

This item will be brought back at a future meeting for further Council consideration.

ADJOURN

A motion was made by Council Member Ness, seconded by Council Member Sokup, to adjourn the meeting at 9:04 p.m. The motion carried by the following vote:

Yes: 6 - C. Ness, C. Holmes, C. Sokup, C. Peterson White, C. Beumer, and Mayor Zweifel