

City of Northfield

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



Meeting Agenda

Monday, March 23, 2026

6:00 PM

Council Chambers

Economic Development Authority

6:00PM REGULAR AGENDA

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. [26-160](#) February 23, 2026 EDA Meeting Minutes - Retreat

Attachments: [02-23-2026 EDA Minutes - retreat](#)

2. [26-161](#) March 9, 2026 EDA Meeting Minutes

Attachments: [1 - March 9, 2026 EDA 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.*

3. [26-162](#) January and February EDA Financials

Attachments: [1 - EDA Fund Report](#)
[2 - EDA Loan Report](#)

- 4. [EDA M2026-001](#) Review of Micro-Grant Application for Aldana Painting LLC

Attachments: [1 - Aldana Painting LLC Application](#)
[2 - Aldana Painting Agreement document](#)
[3 - Micro Grant program info](#)
[4 - Aldana Painting Presentation](#)

- 5. [26-163](#) EDA Financial Assistance Presentation and Discussion

Attachments: [1 - Financial Assistance Framework](#)

- 6. [26-164](#) EDA February Retreat Recap

Attachments: [Comp Plan Ch 4 10 pages](#)

STAFF UPDATES

- 7. [26-165](#) Staff Updates

ADJOURNMENT



Legislation Text

File #: 26-160, Version: 1

Economic Development Authority Meeting Date: March 23, 2026

To: Members of the Economic Development Authority

From: Kari Bonde, Administrative Associate

February 23, 2026 EDA Meeting Minutes - Retreat

Action Requested:

Please review the February 23, 2026 EDA Meeting Minutes - Retreat and approve or approve with amendments.

Summary Report:

N/A

City Plans & Policies Relevance:

N/A

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A



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Meeting Minutes - Draft Economic Development Authority

Monday, February 23, 2026

6:00 PM ST. OLAF BUNTROCK COMMONS, 1521 ST. OLAF AVENUE,
ROOM 142

Retreat

6:00PM REGULAR AGENDA

ST. OLAF BUNTROCK COMMONS, 1521 ST. OLAF AVENUE, ROOM 142

Meeting started at 4:40pm.

Present 7 - Enoch Blazis, Board Member Randy Yoder, Jessica Peterson White, Sean Allen, Donald Stager, Chad Beumer, and Michael Thompson

Also present: City Administrator Ben Martig, Community Development Director Scott Wopata, Program Associate Emery John, Administrative Associate Kari Bonde, Chamber Director Jane Bartho, Community Development Interns Diana Ortiz and Melanie Hernandez.

1. [26-102](#) Economic Development Authority (EDA) Strategy Session Retreat.

Attachments: [1 - Strategic Plan \(1-pager EDA highlighted section\)](#)
[2 - Excerpt Comp Plan: Strategies for Sustainable Economic Future](#)

Introductions were given by all board members and staff. A goal was set to come out of the meeting with 2026 priorities.

Comprehensive Plan - chapter 4 was reviewed and small group discussions were held. Groups discussed the 10 strategies in chapter 4 noting chapters 1, 2, 3 & 5 are the top priorities for them.

ADJOURNMENT

Meeting adjourned at 6:45pm.



Legislation Text

File #: 26-161, **Version:** 1

Economic Development Authority Meeting Date: March 23, 2026

To: Members of the Economic Development Authority

From: Matt Bailey, Meeting Associate

March 9, 2026 EDA Meeting Minutes

Action Requested:

Please review the March 9, 2026 EDA Meeting Minutes and approve or approve with amendments.

Summary Report:

N/A

City Plans & Policies Relevance:

N/A

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A



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Meeting Minutes - Draft Economic Development Authority

Monday, March 9, 2026

6:00 PM

Council Chambers

Special Meeting

6:00PM REGULAR AGENDA

Treasurer Blazis called the meeting to order at 6:02 p.m.

Present 5 - Enoch Blazis, Jessica Peterson-White, Donald Stager, Chad Beumer, and Michael Thompson

Absent 2 - Board Member Randy Yoder, and Sean Allen

Also present: Scott Wopata, Community Development Director; Emery John, Community Development Associate; Matt Bailey, Meeting Associate

APPROVAL OF AGENDA

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

Yes: 5 - Blazis, Peterson-White, Stager, Beumer, and Thompson

OPEN PUBLIC COMMENT

No public comment was received.

BOARD MEMBER AND COMMISSIONER REPORTS

No Board Member or Commissioner Reports were submitted.

REGULAR AGENDA

1. [EDA Res. 2026-002](#) Consider Resolution Approving Funding to the Latino Economic Development Center (LEDC) for Northfield Designated Fund Within the LEDC's Latino & Immigrant Business Emergency Relief Fund.

Community Development Associate Emery John presented a resolution approving funding to the Latino Economic Development Center (LEDC) for Northfield Designated Fund within the LEDC's Latino & Immigrant Business Emergency Relief Fund. John, Community Development Director Scott Wopata, and LEDC Executive Director Alma Flores responded to questions and comments from the EDA.

A motion was made by Board Member Beumer, seconded by Board Member Peterson-White, to approve the Resolution Approving Funding to the Latino Economic Development Center (LEDC) for Northfield Designated Fund Within the

LEDC’s Latino & Immigrant Business Emergency Relief Fund.. The motion carried by the following vote:

Yes: 5 - Blazis, Peterson-White, Stager, Beumer, and Thompson

2. [EDA Res. 2026-003](#)

Consider Resolution Approving Consultant Service Contract with the Northfield Arts Guild Related to Feasibility of Arts Facilities.

Community Development Associate Emery John presented a resolution approving Consultant Service Contract with the Northfield Arts Guild Related to Feasibility of Arts Facilities. John and Community Development Director Scott Wopata responded to questions and comments from the EDA.

Kevin Do requested clarification on the purpose of the resolution.

A motion was made by Board Member Peterson-White, seconded by Board Member Stager, to approve the Resolution Approving Consultant Service Contract with the Northfield Arts Guild Related to Feasibility of Arts Facilities. The motion carried by the following vote:

Yes: 5 - Blazis, Peterson-White, Stager, Beumer, and Thompson

STAFF UPDATES

Community Development Associate Emery John presented updates from City staff.

ADJOURNMENT

Treasurer Blazis adjourned the meeting at 6:24 p.m.



Legislation Text

File #: 26-162, **Version:** 1

EDA Meeting Date: March 23, 2026

To: Members of the Economic Development Authority

From: Emery John, Program Associate

January and February EDA Financials

Action Requested:

No action required. Monthly financial reports are provided for informational purposes only.

Summary Report:

Attached are the 2026 EDA Financial Summary and the EDA Loan Statement. The attached financial report details the expenditures and revenues from EDA Funds 290 (EDA General Fund), 292 (EDA Investment Fund), and 293 (EDA MIF Investment) as well as the fund balance for 2026.

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A

BUDGET REPORT FOR CITY OF NORTHFIELD
 Calculations As Of 02/28/2026

GL Number	2026 Activity	2026 Original Budget	2026 Amended Budget
Fund: 290 EDA			
Revenue			
TAXES	0.00	345,848.00	345,848.00
INTERGOVERNMENTAL	0.00	0.00	0.00
OTHER REVENUES	(2,142.00)	2,000.00	2,000.00
OTHER FINANCING SOURCES	0.00	68,500.00	68,500.00
Total Department Revenue:	(2,142.00)	416,348.00	416,348.00
Debt Service			
DEBT SERVICE	0.00	0.00	0.00
Total Department Debt Service:	0.00	0.00	0.00
EDA General Operating			
PERSONAL SERVICES	13,111.00	221,189.00	221,189.00
SUPPLIES	0.00	500.00	500.00
CHARGES FOR SERVICES	4,700.00	52,777.00	52,777.00
OTHER CHARGES	9,291.00	136,883.00	136,883.00
TRANSFERS	0.00	68,500.00	68,500.00
Total Department EDA General Operating:	(27,102.00)	(479,849.00)	(479,849.00)
Fund 290 - EDA:			
TOTAL ESTIMATED REVENUES	(2,142.00)	416,348.00	416,348.00
TOTAL APPROPRIATIONS	27,102.00	479,849.00	479,849.00
Total Fund 290 EDA:	(29,244.00)	(63,501.00)	(63,501.00)
Fund: 292 EDA INVESTMENT FUND			
Revenue			
TAXES	0.00	50,000.00	50,000.00
INTERGOVERNMENTAL	0.00	0.00	0.00
OTHER REVENUES	11,054.00	30,000.00	30,000.00
Total Department Revenue:	11,054.00	80,000.00	80,000.00
EDA - OPPORTUNITY #1			
CHARGES FOR SERVICES	0.00	0.00	0.00
OTHER CHARGES	0.00	85,000.00	85,000.00
Total Department EDA - OPPORTUNITY #1:	0.00	(85,000.00)	(85,000.00)
Fund 292 - EDA INVESTMENT FUND:			
TOTAL ESTIMATED REVENUES	11,054.00	80,000.00	80,000.00
TOTAL APPROPRIATIONS	0.00	85,000.00	85,000.00
Total Fund 292 EDA INVESTMENT FUND:	11,054.00	(5,000.00)	(5,000.00)
Fund: 293 EDA MIF INVESTMENT			

Revenue			
OTHER REVENUES	6,693.00	0.00	0.00
OTHER FINANCING SOURCES	0.00	0.00	0.00
Total Department Revenue:	<u>6,693.00</u>	<u>0.00</u>	<u>0.00</u>
EDA MIF LOAN			
OTHER CHARGES	0.00	0.00	0.00
Total Department EDA MIF LOAN:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Fund 293 - EDA MIF INVESTMENT:			
TOTAL ESTIMATED REVENUES	6,693.00	0.00	0.00
TOTAL APPROPRIATIONS	0.00	0.00	0.00
Total Fund 293 EDA MIF INVESTMENT:	<u>6,693.00</u>	<u>0.00</u>	<u>0.00</u>
<hr/>			
Report Totals:			
TOTAL ESTIMATED REVENUES - ALL FUNDS	15,605.00	496,348.00	496,348.00
TOTAL APPROPRIATIONS - ALL FUNDS	27,102.00	564,849.00	564,849.00
NET OF REVENUES & APPROPRIATIONS:	<u>(11,497.00)</u>	<u>(68,501.00)</u>	<u>(68,501.00)</u>

CITY OF NORTHFIELD - E.D.A
 EDA DEVELOPMENT LOANS
 FEB 2026 as of 3/5/26



DEBTOR	LOAN #	SCHEDULED PAYMENT	MONTH	TOTAL PAID	PRINCIPAL	INTEREST	REMAINING BALANCE	DELINQUENT Y/N	NOTES
292 REVOLVING LOANS									
REBOUND PHOENIX, LLC (Txfr #290-1935) \$46,582.71 11/15-11/25	292-1978	17,402.54	FEB	0.00	0.00	0.00	17,373.21	Y	Processing Extension
TANZENWALD BREWING \$25,000 2017-2022	292-1951	247.21	FEB	247.21	232.73	14.48	4,799.75	N	
IMMINENT BREWING \$50,000 2017-2047	292-1952	289.98	FEB	289.98	189.67	100.31	33,556.99	N	
NORTHFIELD HOTEL PROPERTIES \$250,000 2017-2027	292-1953	1,616.17	FEB	1,616.17	664.85	951.32	220,854.16	N	
R.R. Larson (KYMN) INT. ONLY (24 MO) \$50,000 2024-2034	292-1960	187.50	FEB	186.67	0.00	186.67	49,787.13	N	
LOON LIQUORS INT. ONLY (24 MO) \$200,000 2025-2050	292-1961	500.00	FEB	500.00	0.00	500.00	200,000.00	N	
TOTALS				2,840.03	1,087.25	1,752.78	526,371.24		

EDA EMERGENCY FLOOD LOANS:									
Total Outstanding Balance							526,371.24		

293 MIF FLOOD LOANS:									
293 MIF FLOOD LOANS:									
LOON LIQUORS INT. ONLY (24 MO) \$200,000 2025-2040	293-1968	500.00	FEB	500.00	0.00	500.00	200,000.00		

FORGIVABLE LOANS:									
TOTALS				3,340.03	1,087.25	2,252.78	726,371.24		

SAVINGS ACCOUNT - 290-1048		
02/01/26	BALANCE	1,507,685.79
FEB 2026 as of 3/5/26	DEPOSITS	3,340.03
FEB 2026 as of 3/5/26	INTEREST	3,763.44
FEB 2026 as of 3/5/26	TRANSFER OUT	0.00
02/28/26	BALANCE	1,514,789.26

LOAN BALANCES		
02/01/26	BALANCE	727,458.49
FEB 2026 as of 3/5/26	ADD LOAN BALANCE	0.00
FEB 2026 as of 3/5/26	LOANS WRITTEN OFF	0.00
FEB 2026 as of 3/5/26	PRINCIPAL PAYMENTS	1,087.25
02/28/26	BALANCE	726,371.24



Legislation Text

File #: EDA M2026-001, **Version:** 1

EDA Meeting Date: March 23, 2026

To: Members of the Economic Development Authority

From: Emery John, Economic Development Coordinator

Review of Micro-Grant Application for Aldana Painting LLC

Action Requested:

EDA Board shall review the Micro-Grant Application and make a motion of approval per the EDA Loan Committee's recommendation.

Summary Report:

Aldana Painting LLC is requesting a \$5,000 Micro-Grant from the Clement Shearer EDA Micro-Grant Program. The owner, Maynor Aldana, has provided an application for the funds, which can be found attached to this report. This application was provided to staff on January 26. Both staff and the EDA loan committee have reviewed the Micro Grant application thoroughly; both recommend approval.

Aldana Painting has been in operation since 2021. The business offers high-quality interior and exterior painting services to residential and commercial clients. Mr. Aldana has over 15 years of professional experience.

The business is seeking assistance from the EDA for equipment costs related to an expansion, allowing the business to provide services without renting ladders and additional equipment. The applicant will be contributing \$5,067.70 to the project.

Total Project **\$10,057.70**

The EDA Loan Committee met on March 16, and the committee provided a recommendation of approval for the Aldana Painting LLC Micro Grant.

Alternative Options:

The EDA Board may make a motion to deny the Micro-Grant application.

Financial Impacts:

This would be the first micro grant awarded in 2026. The EDA has allocated funding for several micro grant awards.

Tentative Timelines:

The applicant's project is in-process with an anticipated completion date of summer 2026.

Applicant contact information / Información de contacto del solicitante

Business/organization name / Nombre de la empresa/organización *

Aldana Painting

Property address / Dirección de la propiedad *

2007 Hidden Valley Rd

Contact person / Persona de contacto *

Maynor Aldana

Contact title / Título *

Owner

Contact phone number / Teléfono

715 [REDACTED]

Contact email address / Dirección de email *

vela [REDACTED] l.com

Business information / Información de empresa

Type of business / Tipo de negocio

Painting Services

Business owner / Propietarios de empresas

Maynor Aldana

Yearly sales / Ventas anuales

\$ 47,000.00

Number of employees / Número de empleados

1

Average wages paid / Salarios medios pagados

\$ 15.00

Employee benefits offered / Beneficios ofrecidos a los empleados

None

Applicant information / Información del solicitante

Have you utilized the Micro-grant Program in the past? / ¿Ha utilizado el Programa de microcréditos en el pasado? * Yes / Si No / No**Amount of funds requested / Cantidad solicitada ***

\$ 5,000.00

What type of assistance is needed? / ¿Qué tipo de asistencia se necesita?

Supplies for the business, devices to help enhance the presence of the business online.

What is the expected impact of the assistance? / ¿Cuál es el impacto previsto de la ayuda?

The business can grow, accept more clients by having better equipment and expanding its presence online.

How will you evaluate this impact? / ¿Cómo evaluará este impacto?

The number of clients should be larger than in the past.

Have you contacted Small Business Development Center or SCORE for these services? / ¿Se ha puesto en contacto con el Centro de Desarrollo de la Pequeña Empresa o SCORE para solicitar estos servicios? *

- Yes / Sí
 No / No

Have you identified a consultant/organization willing and able to provide assistance? / ¿Ha identificado un consultor/organización dispuesto y capaz de prestar asistencia? *

- Yes / Sí
 No / No

Upload current business plan / Cargar el plan de empresa actual

Shaerer Grant Aldana Painting Application Jan 26 2026.pdf 487.74KB

Upload financial projections for 12+ months / Subir proyecciones financieras para 12 meses o más

Aldana Painting LLC Projections.pdf 147.15KB

Upload profit and loss and balance sheet for previous 12 months / Cargar las pérdidas y ganancias y el balance de los 12 meses anteriores

Aldana Painting Profit and Loss 2025.pdf 122.79KB

Upload estimates for products and services included in the grant application / Cargue los presupuestos de los productos y servicios incluidos en la solicitud de subvención

Items for the Shearer Grant PAINTING SUPPLIES AND TECHNOLOGY.pdf 565.72KB

Acknowledgement / Reconocimiento

Signature / Firma del solicitante *



Date / Fecha *

01/26/2026

**EDA MICRO GRANT PROGRAM
AGREEMENT**

This Agreement made as of the 23th day of March 2026, by and between the Economic Development Authority of the City of Northfield, Minnesota (“the EDA”) and **Aldana Painting LLC** located at **2007 Hidden Valley Rd** in the City of Northfield, Minnesota (“Recipient,” which shall, for the purposes hereof, include Recipient and Recipient’s business).

WITNESSETH THAT:

WHEREAS, Recipient has applied to the EDA for a grant from the Clement F. Shearer EDA Micro Grant Program for purposes as set forth in Recipient’s application for such grant, which is incorporated by reference herein; and,

WHEREAS, the EDA has awarded a grant in the amount of **\$5,000** (“Grant”) to Recipient for purposes as stated in Recipient’s application or as otherwise stated as follows:

Equipment purchasing and related expansion items

NOW, THEREFORE, for good and valuable consideration, the parties agree as follows:

1. REPRESENTATIONS OF RECIPIENT. Recipient warrants that the following statements are true:
 - a. The statements and representations made in Recipient’s application for the Grant were at the time of application and are as of the date hereof true and correct.
 - b. Recipient is in good standing with all public entities having any authority or jurisdiction over Recipient, and Recipient is in compliance and shall at all times comply with all federal, state and local laws, rules and regulations which apply to Recipient.
 - c. Recipient shall use the Grant for, and only for, the purposes stated in Recipient’s application or as otherwise approved by the EDA in the award of the Grant, and in compliance with the program guidelines of the EDA Micro Grant Program.
2. PAYMENT OF GRANT. The EDA will pay the Grant funds to the Recipient, or to a vendor or provider of services to the Recipient, in a lump sum, as may be necessary for the purposes of the Grant and as determined by the EDA, upon receipt by the NEC of evidence satisfactory to the EDA that any conditions precedent to payment of the Grant have been met and satisfied.
3. DISCLOSURE BY RECIPIENT. Recipient shall provide to the EDA, upon request, any

and all business and/or financial records as may be necessary to confirm to the EDA that Recipient continues to be in good standing and operating successfully and that the Grant funds have been used in compliance with the approved purposes of the Grant. Recipient shall also provide to the EDA a year-end report for each year in which Grant funds have been used (“year-end” being defined as December 31, with the year-end report being due by January 31 of the following year), to demonstrate to the EDA the status or completion of the purposes for which the Grant was awarded and to document how all Grant funds were used.

4. ANNUAL REPORTING REQUIREMENT. The recipient agrees to submit annual reports to the Economic Development Authority: if funded in the first two quarters of a calendar year, annual report is due December 10 of the same calendar year. For grants funded in the third or fourth quarter of the calendar year, annual reports are due on December 10th of the same year, and December 10th of the following calendar year. These annual reports are to be provided in writing to the staff liaison to the Economic Development Authority of the City of Northfield.

5. REPAYMENT OF GRANT FUNDS. Recipient agrees to repay the Grant funds in full to the EDA if Recipient moves Recipient’s business outside the corporate limits of the City of Northfield, Minnesota, within three (3) years of the date hereof, or if the Recipient uses Grant funds for any purpose other than as approved by the EDA. Recipient shall also pay any costs of collection, including but not limited to reasonable attorneys’ fees and expenses, incurred by the EDA in enforcing this obligation.

IN WITNESS WHEREOF the parties have caused these presents to be signed as of the date first above mentioned.

Economic Development Authority
of the City of Northfield, Minnesota:

Recipient: Aldana Painting LLC

By: _____

By: _____

Its: President

Its: _____

By: _____

By: _____

Its: Treasurer

Its: _____

Clement F. Shearer Micro-Grant Program

Clement F. Shearer was Dean of Budgeting and Planning at Carleton College and a longtime member of the Northfield Economic Development Authority when he died on May 14, 1998. He was a strong advocate of community service, and he acted on that belief. Clem was committed to fueling the entrepreneurial energy in the community, and he supported the creation of the micro-grant program. It was in development when he passed away. In order to honor him for his belief in the community, and his wisdom of investing in entrepreneurs, the micro-grant program was named for him.

Clement F. Shearer Micro-Grant Program

Overview

The micro-grant program provides assistance for emerging businesses (operating for 12+ months) located in Northfield. It is designed to strengthen the development of technical, management, or marketing capabilities of the business in service to the people of Northfield.

Purpose

The Micro-grant Program is intended to provide support to grow and expand a small business.

Grant Criteria

To qualify for this program, the business **MUST** be located in the City of Northfield, as defined by corporate city limits. In addition, the business must have:

- Been operational for at least 12 months
- Have a completed business plan
- Businesses must demonstrate need for grant funding
- Written estimates for products and services outlined in the application
- Business must submit the following required documents:
 - Completed Application
 - Current Business Plan
 - Financial Projections for 12+ months
 - Profit and Loss Balance sheet for previous 12 months

Grant Amounts

Business may apply more than once. However, the maximum amount of grant funding to be received in total by a single business is \$5,000. Businesses that retain similar ownership and similar business model but have changed names will not be considered a separate business, and therefore are ineligible for funding beyond the \$5,000 limit.

Equity/Guarantee Requirements

- Businesses must demonstrate at least a 50% cash match of the total project costs.
- A signed personal guarantee will be required to ensure that funds are spent as outlined in the application.

Our goal is to support innovative ideas or compelling business models that hold the prospect of making significant contributions to Northfield's economic base either through additions to our tax base or development of employment opportunities.

Grant Priorities

Businesses that meet at least two of the following priorities will be given preference for grant requests above \$2,500:

- Businesses adding at least one (1) part-time employee resulting from grant
- Businesses operating in a current lease/owned space in Northfield
- Businesses owned by minorities, women and veterans.
- Businesses that offer internship opportunities to students attending Northfield-based schools and colleges
- Businesses that are either collaborating with other Northfield businesses and/or purchasing services and supplies from Northfield businesses.

Ineligible Business

- Nonprofits
- Gambling organizations
- Lending or Investment
- Land and property held primarily for sale or investment
- Business operating for ten or more years

Ineligible Projects

- Management Fees
- Financing Costs and Feed
- Franchise Fees
- Debt Consolidation
- Moving Costs

Procedure

Business that are interested in applying for the micro-grant program should review current business plan with a business coaching agency such as the MCCD, SBA or Small Business Development Centers prior to consulting grant application from Economic Development Staff. Completed applications will be decided within 60 days of receipt by the EDA.

Review Process and Evaluation

Representatives of EDA Loan Committee will review all submissions within 60 days. The following criteria are used to evaluate applications:

- **Significance**—Committee will review if the project goals are defined and does the project complement current EDA Strategic Initiatives for the benefit of Northfield's economic development and prosperity.
- **Action plan**— Committee will review if the project plan adequately describes the overall business project, the anticipated outcomes, and the need for grant funding.
- **Likelihood of success**— Committee will review how feasible the project is in terms of time and budget.

Grant Agreement

Once a business has been approved for a grant, the business will execute a grant agreement with the Northfield EDA. Payment will then be made directly to the business. If funds are

not going to be spent according to the approved application, and comply with the stated timeline, the beneficiary must notify EDA staff for re-approval of the project. If the grant is not spent according to the approved application, a personal guarantee and claw back policy will be in effect. The business owner will be personally responsible for repayment of the grant.

Reporting

Within 12 months of receiving a grant (or as soon as funds are expended), the business will report to the EDA on how it used the funds. Projects must be completed within a year of receiving micro-grant funding. This report will include:

1. Photos of the project (these could be used in EDA marketing materials)
2. A written report of how the business used the funds, the impact of the funds on the business, and a testimonial statement that the EDA may use in marketing materials.

To Apply

Submit

REQUIRED DOCUMENTS

Completed Application

Current Business Plan

Financial Projections for 12+ months

Profit and Loss and Balance Sheet for previous 12 months

Written estimates for products and services included in the grant application

Contact

Nate Carlson

Economic Development Coordinator

City of Northfield

801 Washington Street

Northfield, MN 55057

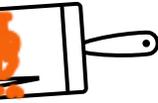
Phone: 507-645-3069

Email: nate.carlson@ci.northfield.mn.us



Aldana Painting LLC
A Northfield Company
On a Growth Path

Presentation for the EDA
March 16, 2026



Before and After





History

Aldana Painting started in June 2021.

Maynor Aldana brings over 15 years of experience in California and Minnesota in painting and home repair companies.

The company

It grew from recommendations from his first clients.

First clients:

Individuals and organizations such as Carleton College and Zinnia, a Northfield cracker company.

In the Twin Cities, the company works with a Real Estate agency.

Legal Structure

The company's President, Maynor Aldana, is the sole owner of the company and is registered as an LLC in the state of Minnesota. and also carries general liability insurance.





Carleton College



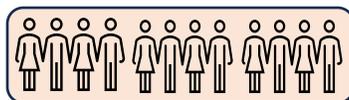
GROWTH

Aldana Painting is licensed to operate throughout the state of Minnesota.

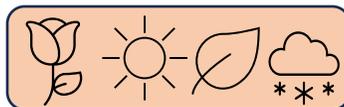
Working and expanding in:

Northfield and neighboring cities, Dundas, Faribault, Farmington, Lakeville. Apple Valley and the Twin Cities.

GOALS



Gain 15 new customers/year, in private and commercial places.



Work all year. Peak season: spring to fall. Winter work is indoors.



New employees. Aldana Painting has the experience and networks to be able to hire and train workers quickly.



The goals with the Clement Shearer Grant:

Acquire more equipment



With the grant the company hopes to grow and be able to gain more customers and hire more employees

ALDANA PAINTING SUPPLIES FOR THE PROPOSED CLEMENT F. SHEARER GRANT APPLICATION

FROM SHERWIN WILLIAMS STORE, PREFERRED BRAND BY ALDANA PAINTING

 ★★★★★ 138 Reviews Cashmere Interior Acrylic Latex	 Not Yet Rated Contractor Series Canvas Drop Cloth 10oz	 ★★★★★ 1 Reviews Sherwin-Williams 31 Mil High Density Painter's Plastic	 ★★★★★ 4 Reviews Purdy Pro-Extra Glide
Save 10% Every Day with PaintPerks® List Price: \$80.99 - \$85.99 / gallon	Save 10% Every Day with PaintPerks® List Price: \$26.49 - \$64.99	Save 10% Every Day with PaintPerks® List Price: \$25.29 - \$31.29	Save 10% Every Day with PaintPerks® List Price: \$18.69 - \$31.29
 ★★★★★ 6 Reviews Purdy Marathon	 ★★★★★ 1 Reviews Purdy Revolution 9" Frame	 ★★★★★ 1 Reviews Purdy Pole	 ★★★★★ 1 Reviews Contractor Series Nylon/Polyester Angle Sash Brush
Save 10% Every Day with PaintPerks® List Price: \$3.89 - \$472.19	Save 10% Every Day with PaintPerks® List Price: \$19.99 - \$25.89	Save 10% Every Day with PaintPerks® List Price: \$33.69 - \$74.99	Save 10% Every Day with PaintPerks® List Price: \$13.69 - \$20.39

Dell - Inspiron 15 15.6" IPS LED FHD Touch Screen Laptop - Intel Core i7 with 16GB Memory - 1TB SSD - Carbon Black

Model: I3520-7896BLK-PUS SKU: 6580453

★★★★★ (320)

Pick up on **Apr 12** at Burnsville

Get it by **Apr 10** to 55057-FREE

\$599.99

Save \$150
Comp. Value: \$749.99

Free 6 months of security software & 1 more

Add to Cart

One Month Ink Offer

HP® Inkjet Pro 6300 Wireless All-in-One Inkjet Printer with 3 months of instant ink included with HP® Instant Ink™ service. Model: W4109A Ink: 64830E

★★★★★ (5,295)

Pick up unavailable at Burnsville

Get it by **Apr 11** to 55057-FREE

Compare Save

\$99.99

Apple® iPad (10th Gen.) - 10.9-inch (Diagonal) with Wi-Fi - 64GB - Silver

Model: M2P02LL/A Ink: 6599004

★★★★★ (14,003)

Pick up unavailable at Burnsville

\$428.00

Save \$70
Comp. Value: \$498.00

4 free items with purchase

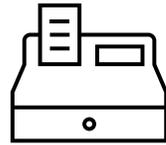
Add to Cart



Working with Rented Ladders Before and After



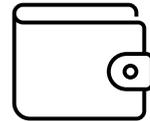
Profit and loss 2025



Profits year 2025 → \$47,240

High season for this work is during weather 50° or above, spring, summer and fall.

During the winter the work can only be done inside.



Expenditures 2025 → \$25,959.64

Phone \$660

Insurance \$1188

Painting clothing \$950

Work Truck payments \$7584

Painting materials \$6,456.36

Gas \$\$1,232

Marketing \$180

Office supplies \$100

Internet \$420

Tools \$1000

Storage rent \$900

Office rent \$600





**Before
and After
Basement
and
Kitchen**





**THANK YOU!
QUESTIONS?**



Legislation Text

File #: 26-163, **Version:** 1

Economic Development Authority Meeting Date: March 23, 2026

To: Members of the Economic Development Authority

From: Emery John, Program Associate
Scott Wopata, Community Development Director

EDA Financial Assistance Presentation and Discussion

Action Requested:

A hearty and thorough discussion.

Summary Report:

Preexisting Financial Assistance Framework

The EDA currently runs a series of programs dedicated to the economic vitality of our business community. These are listed below.

- EDA Revolving Loan Fund and Program
- Façade Grants
- Micro Grant program (Clement M Shearer Micro grant Program)

Staff has also proposed a micro loan program, to complement the larger revolving loan program.

EDA staff also process other financial assistance requests, including several that are approved at the council level. These include tax increment financing (TIF) and tax abatement. Others are approved through other departments such as the Carbon Reduction Fund.

We also partner with organizations to supplement the work of the EDA. This includes the Latino Economic Development Center (LEDC) for providing technical assistance and lending support to primarily small businesses, and the Riverwalk Market Fair for providing entrepreneurial services to agricultural and art small businesses within a downtown farmer and artist market context.

EDA staff have also written for and partnered with other organizations to advocate for grant funding for Northfield businesses, primarily with the State Department of Employment and Economic Development (DEED.) This has resulted in an additional \$1 million in 3 years directed at Northfield, stimulating private investment therein.

All of these represent a “tool” based approach, not a problem/solution-based approach.

This presentation is designed to reframe financial assistance in terms of the various levers and approaches the

EDA can implement to achieve specific outcomes.

New Framework

To clearly explore the variety of program offerings the EDA could implement, staff have designed this ‘word-bank model’ of financial assistance.

Please take time to review the attached PDF. Know that this is not totally complete but meant to represent the variety of levels that staff and the EDA can explore when designing and evaluating programs.

Still absent from the categorization are evaluation of programs, and communication or marketing of the programs (distinct from the celebration category.)

Not all programs that could be designed using this framework would be run solely by the EDA. This mechanism can also be used to evaluate secondary grant programs (at the State or other levels) that staff could prioritize applying for or accessing. This framework could also yield a program that would be funded in part or in whole by the EDA, but would be administered by a partner organization.

Program purposes can range from workforce development to business expansion to business hours - but achieving those purposes can come from a lot of different levers, or “selections,” of words in the word bank.

City Plans & Policies Relevance:

Staff consulted with Northfield 2045 Comprehensive Plan and the adopted Strategic Plan to brainstorm various potential programs, while determining how to best convey this framework.

Alternative Options:

N/A

Financial Impacts:

None at this time

Tentative Timelines:

Expect a similar model to be used when discussing program updates, overhauls, and sunsets in the coming months.

Financial Assistance Program Design

Geography	Sector	Eligible Costs	Project Priority	Assistance Type	Quantity	Reporting	Celebration Toolbox
Downtown (c-1)	Industrial	Building, Capitol Improvements	Hiring workers	Grant	\$0-\$5,000	Present to EDA	Press release
Downtown (Historic Core)	Retail	Staff, administrative	Sustainability	Forgivable Loan	\$5,000-\$10,000	Written report to staff	Media commitment
Highway 3	Restaurant	Inventory	Business hours	Loan	\$10,000-\$25,000	Walk through with staff (and EDA)	Public event
Neighborhood Floating Commercial	Nonprofit eligible	Predevelopment work	ADA upgrades	Technical Assistance	\$25,000-\$50,000	Annual written report	Public facing acknowledgement (static)
Northwest Area	Professional services	Non-fixed improvements (seating)	Bike facilities	Matching component	\$50,000-\$100,000 +	(Other)	(other)
	Childcare	Training	(Other)				

Policy priorities made by primarily by EDA

Program practicalities made by primarily by Staff

Northfield 2045 Comprehensive Plan, Adopted Strategic Plan, EDA and City Policies, and State Statutes drive all program decisions by EDA **and** Staff.

Economic Development Authority





Legislation Text

File #: 26-164, Version: 1

Economic Development Authority Meeting Date: March 23, 2026

To: Members of the Economic Development Authority

From: Scott Wopata, Community Development Director
Emery John, Program Associate

EDA February Retreat Recap

Action Requested:

No action at this time.

Summary Report:

The EDA met on Monday, February 16th at St Olaf for an off site retreat. The group's discussion focused on Chapter 4 of the Northfield 2045 Comprehensive Plan, "Sustainable Economic Future," specifically on the strategies and actions associated with the EDA.

Additionally, staff clearly heard the desire for a communication plan for both EDA initiatives and business opportunities within the City, and will be incorporating that into future conversations regarding the EDA work plan.

Staff are also working on preparing some continuing education opportunities for EDA members to engage with and learn more about the tools that are locally and statutorily available to the body.

Central Themes

- Keep Northfield distinctive: ride our strengths to maintain vitality (Downtown, small businesses, college connections)
- Housing is central and the EDA will continue to prioritize housing related projects and partnerships
- Opportunities outside of the downtown and NW Area are underexplored/under communicated

The discussion focused on four strategies from Chapter 4, listed here, with key aspects of the discussion summarized. Other parts of Chapter 4 were discussed, but the EDA chose not to focus on them, instead, acknowledging partners to carry forward the work of affordable housing development and preservation and workforce training.

Strategy 1) Strengthen downtown core

Discussion focused on not wanting to take the downtown for granted, but rather, to continue to find ways to

strengthen and support the district. The group also emphasized the importance of continuing to develop housing in and around the downtown. Additionally, interest in enhancing access through multimodal transportation was shared.

Strategy 2) Strengthen relationships with colleges

The group was energized by a discussion retaining young talent from the colleges and encouraging them to stay in Northfield. The group discussed adding additional actions to this strategy, including alumni engagement, employer engagement, and potential partnerships that this strategy's actions would require.

Strategy 3) Supporting small businesses

The small business community in Northfield is essential to understanding the expansion opportunities that the EDA can help facilitate with its programming. Many Northfield enterprises were homegrown -- born here and encouraged to grow and stay rooted in the community. Fostering entrepreneurship will remain a focus of the upcoming financial assistance and work plan discussions.

Strategy 5) Tax base diversification

Discussion here focused on the balance and tradeoffs between “smokestack chasing” and fostering homegrown business expansions. Growing the tax base and tax base diversification are key aspects to not only the Northfield 2045 Plan, but also the current Strategic Plan. While the actions in Northfield 2045 are more focused on shovel ready recruitment, the group was more interested in growing our business community through assisting them in scaling up and staying local.

City Plans & Policies Relevance:

Northfield 2045, Chapter 4: Sustainable Economic Future

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

February 23 - EDA Retreat

March 23 - EDA Meeting reviewing retreat topics

March 23 - EDA Meeting reviewing financial assistance matrix

April 27 - EDA to review drafted work plan, program alteration recommendations



Strategy 1: Strengthen Northfield's Downtown core

Continue to strengthen the coalitions, regulations, and investments that keep Northfield's downtown strong.

Guiding values



CREATIVITY



ECONOMY



HOMES



RESILIENCE



MOBILITY



EQUITY



CONNECT

Outcomes

1. Downtown Northfield grows as the river-focused anchor of the city and key component of its sense of place.
2. Downtown is the hub of Northfield's small business community, locus of valuable tax base, a residential neighborhood, a welcoming and accessible public space, and location of city services on the banks of the Cannon River.

Actions

1. Identify opportunities and provide support for improved business mix, marketing, events, and physical improvements.
2. Promote new and rehabilitated housing in and near downtown to increase housing supply, increase tax productivity, and support local business by putting more people near downtown retail, services, and the river.
3. Implement the Riverfront Enhancement Action Plan to improve access to the river and build on Northfield's quality of place.
4. Redesign Highway 3 from Fremouw Avenue to Woodley Street to slow traffic and make it easier to access the Transit Hub, Riverfront, parks, and downtown businesses.
5. Proactively identify, evaluate, and survey historic and cultural resources with the Heritage Preservation Commission to ensure a consistent approach to preservation. Consider local, state, and/or national designation as appropriate, after study.
6. Prioritize adaptive reuse and reinvestment in existing buildings.
7. Consider creating a special service district to support a comprehensive and coordinated approach to refuse and recycling collection, snow and ice removal, street trees and municipal landscaping, parks and parklets, and on- and off-street public parking.



Strategy 2: Develop Carleton and St. Olaf relationships

Carleton and St. Olaf Colleges are key parts of Northfield’s distinctive character as well as important employers, home to 25% of Northfield’s population, and a significant factor in how Northfield can grow; Northfield needs to more actively develop college relationships and guide their physical growth.

Guiding values



Outcome

The City will work with Carleton and St. Olaf to plan physical development and increase their economic contributions; the city will benefit from college leadership on climate and collaborating with students.

Actions

1. Identify opportunities to increase the colleges’ economic contributions to the city to reflect use of city services and resources through increased cash donation and/ or in-kind support to mutual programs such as increased transit or pedestrian improvements.
2. Work with colleges to evaluate district energy feasibility, improve river health, and learn from their climate approach.
3. Guide college land-use planning to eliminate surface parking visible to the community and increase access to the Cannon River.
4. Plan development with the colleges to contain it within the set boundary.
5. Develop a clear and consistent approach to working with college students and faculty on municipal initiatives for mutual benefit.



Strategy 3: Small business development

Build a supportive and culturally competent environment for local businesses to thrive by connecting business owners to the resources from which they can benefit.

Guiding values



Outcomes

1. Local small business owners know about and use technical and financial resources available to them.
2. Regulations, policies and programs are designed to make small business development easier.

Actions

1. Partner with existing local business support organizations and evaluate other support opportunities to establish public and private local funding resources for small businesses.
2. Work with existing and potential partners to ensure current and future business owners can easily locate city-related support information for business resources.
3. Work with existing and potential partners to provide culturally and linguistically competent and context-sensitive business advisory services for existing and future entrepreneurs.
4. Review regulations and policies to reduce or eliminate barriers to new business creation.
5. City staff in all departments provide effective and culturally competent assistance.



Strategy 4: Support the local workforce

Support local businesses in recruiting and retaining their workers through supporting efforts addressing housing, childcare and training.

Actions

1. Support housing development that increases the supply and variety of housing that meets the needs of Northfield’s workforce.
2. Prioritize building new housing in places with convenient access to jobs and services.
3. Facilitate development of transit and other affordable transportation to jobs in and out of Northfield.
4. Promote strategies and partnerships for increasing high-quality affordable childcare and other needed services for working families in Northfield.

Guiding values



Outcome

Northfield’s existing and future workforce faces fewer barriers to moving to Northfield and living close to their place of employment.



Strategy 5: Diversify Northfield’s tax base

Northfield has a sufficiently diverse tax base so that higher value properties carry the greater share of the tax.

Guiding values

Outcome

Northfield will intentionally build a more sustainable local economy to maintain and expand city services and infrastructure.

Actions

1. Prioritize development in *Transform* area in the interventions analysis to ensure an adequate supply of commercially zoned land to provide for ongoing business growth in ways which minimize infrastructure costs, preserve natural resources, and ensure equitable access. [[Capital Improvement Program](#) and [budget](#)]
2. Pursue intensified infill development and business expansions in highway-oriented commercial areas, particularly on Highway 3 between Woodley Street and County Road 1 to increase density, right-size parking, improve accessibility for nonmotorized travel, and diversify the range of uses.
3. Focus recruitment, retention, and expansion investments that support, complement and enhance the existing retail, commercial, industrial, and service industries. Do so while recognizing that the community’s largest local employers are Carleton and St. Olaf colleges, Northfield Hospital and Clinics, and Post Consumer Brands and the region benefits from safe, convenient, and affordable access to jobs in Northfield, Faribault, and Rice County.



Strategy 6: Grow in a compact, sustainable development pattern

Northfield grows in a compact pattern that is financially and environmentally sustainable.

Guiding values



Outcome

Northfield's development and redevelopment initiatives focus on projects that increase tax productivity, preserve natural resources, limits negative climate impacts, improves access to jobs and services, and assesses the fiscal impact of the development or redevelopment project.

Actions

1. Develop an accessible and approachable process that evaluates the benefits, costs, opportunities, and potential negative externalities of larger-scale development projects related to the economic sustainability and health of the overall Northfield community.
2. Concentrate on the needs of existing businesses to grow in Northfield and attract compatible and complementary industries.
3. Ensure zoning and other regulations guide all development and redevelopment to increase tax productivity, enhance access and connectivity, address climate, reduce vehicle trips, and include requiring fiscal impact analysis.
4. Lead actions to support the reuse and redevelopment of underutilized properties that are already served by local infrastructure. Specific actions can be found in the access chapter of this plan.
5. Require infill developments to complement existing neighborhoods while incrementally intensifying uses, improving connectivity to the rest of the city and allowing innovation and considering market needs, climate impact, economic feasibility and sustainable affordability.



Strategy 7: Maintain Northfield's existing housing stock

Existing housing is safe and healthy.

Guiding values

Outcome

All residents in Northfield live in safe and healthy housing.

Actions

1. Develop programs and partnerships to support manufactured home communities and preserve this form of housing.
2. Establish a survey program to evaluate housing conditions citywide and connect owners with resources to improve unsafe conditions.
3. Develop programs in partnership with affordable housing and educational institutions to ensure housing stability in all neighborhoods and communities.
4. Develop programs and partnerships to assist those who are cost-burdened to live in safe, healthy and affordable housing that is connected to basic needs.
5. Create incentives for landlords to reduce energy costs.
6. Support housing near necessary goods and services and which promotes active living and community connectivity.



Strategy 8: Build more housing

New housing development meets defined community needs and diversifies the housing options available to residents by being complementary to existing housing.

Guiding values



Outcome

There will be a sufficient supply of housing at each price point and stage of life for existing and future residents. All types of homes, including subsidized and unsubsidized construction and rehabilitation, owner-occupied and rental, single- and multi-family are needed to ensure lifecycle choices.

Actions

1. Prioritize building new housing in walkable areas of the city and guide new development to areas most connected to the existing street system and water infrastructure.
2. Complete and regularly update an analysis of market conditions and regulatory approaches that support the development of affordable housing in Northfield.
3. Adopt an inclusionary housing ordinance that reflects market conditions and offers a flexible approach to support the development of affordable units.
4. Prioritize developing infill sites through direct property acquisition, site preparation for redevelopment, and actively soliciting development proposals targeted to identified needs.
5. Partner with local home builders, employers, financial institutions, and other regional nonprofit entities to evaluate and develop an inclusive strategy that results in financial and other tools to accelerate the development of home affordable to working families.
6. Revise and regularly update the Land Development Code to remove barriers and reduce costs to housing and economic development.
7. Include housing needs in strategic planning efforts to ensure that short-term goals meet local market needs and address potential local market failures.
8. Encourage visit-ability to make homes accessible to all residents.
9. Support township and county efforts to build new housing within the Northfield school district.



Strategy 9: Support at-risk sellers, buyers and tenants

Provide support and funding for vulnerable populations in the housing market.

Guiding values



CREATIVITY



ECONOMY



HOMES



RESILIENCE



MOBILITY



EQUITY



CONNECT

Outcomes

1. Residents can afford to own or rent a home in Northfield and stay in their homes through hardships.
2. Northfield will ensure strong protection for residential tenants.

Actions

1. Partner with local organizations working on housing support, such as Community Action Center, Healthy Community Initiative, Rice County Habitat for Humanity, and Three Rivers Community Action to support first-time homebuyers with education and down payment-related assistance and homeowners at risk of foreclosure.
2. Coordinate with nonprofit partners to ensure municipal, EDA and HRA-levied funds are used in ways that most closely align with the direction set through the citywide comprehensive and strategic plan documents and offer the greatest return on investment.

3. Pursue mechanisms to enhance and improve the use of Rice County-administered Housing Choice Vouchers (HCV) within the Northfield city limits.
4. Build a coalition of partners to create a fund to support replacement of manufactured homes as they reach the end of their useful life and provide temporary relocation support for manufactured home residents when the homes are being repaired or rehabbed.
5. Build a coalition of partners to create, fund, and administer a housing legacy program that capitalizes on the Local Housing Trust Fund (LHTF) and Minnesota State Housing Tax Credit (SHTC) programs. A housing legacy program facilitates the donation or bequest of homes by homeowners wishing to leave a legacy of affordable homeownership for future generations.¹
6. Develop clear, comprehensive, and accessible policies and practices relating to tenant and landlord rights, responsibilities, best practices, and resources to decrease conflicts that could lead to evictions. For example:
 - a. Enact a tenant right to counsel ordinance.
 - b. Enact a time of sale inspection ordinance for mobile and manufactured homes.
 - c. Work with community partners to adequately fund the identification and mitigation of tenant-landlord conflicts.
 - d. Adopt a tenant notification requirement related to the sale of rental properties.

¹ [City of Boulder Colorado - Housing Legacy Program](#)



Strategy 10: Create programs to support affordable and sustainable homes and neighborhoods

Assertively use city resources and authorities to support the production and preservation of needed housing.

Guiding values



Outcomes

1. All residents in Northfield live in safe and stable housing and neighborhoods.
2. Local housing needs are met at a greater scale than market forces can provide using existing public resources, authorities and community partners.

Actions

1. Revise the zoning code to permit denser development by right in neighborhoods dominated by single-family development.
2. Incentivize energy efficiency in building materials and design, heating/cooling infrastructure, and electrification to reduce lifetime costs of housing.
3. Work with housing partners to preserve and maintain affordable housing through strategies such as low-interest home improvement loans, a naturally occurring affordable housing preservation fund and other existing or future opportunities to reduce the cost burden of rehabilitating housing.
4. Work to improve sustainability of new and existing housing. All new housing developers are encouraged to construct Net-Zero-ready housing.
5. Continue to provide incentives for landlords and homeowners to reduce energy costs.
6. Use public financial resources to develop the types of housing that are needed and are not being supplied by the market, including through strategic purchase of available property.
7. Develop existing city/housing or economic development authority-owned land to increase the types and range of affordability of housing being built.
8. Explore fee waivers, reductions and other incentives for development that addresses city goals (sustainability, affordability, compact development, etc.).
9. Support housing near necessary goods and services to increase affordable access, reduce the need to drive, and community connectivity.
10. Encourage mixed income neighborhoods, through targeted investment and planning.



Legislation Text

File #: 26-165, Version: 1

Economic Development Authority Meeting Date: March 23, 2026

To: Members of the Economic Development Authority

From: Emery John, Program Associate

Staff Updates

Action Requested:

N/A

Summary Report:

Project Updates

- The Land Development Code Update is underway. Follow the project through this link [Northfield MN Zoning Code Update <https://northfield-mn-zoning-code-update-hlplanning.hub.arcgis.com/>](https://northfield-mn-zoning-code-update-hlplanning.hub.arcgis.com/)
- Ames Mill Dam: Staff continue to work with Post Consumer Brands on the Ames Mill Dam. The main discussion includes timeline of transferring ownership of the dam. The dam is part of our Downtown Historic District, so a certificate of appropriateness and Section 106 review will be required. The Public Works Department is submitting grant applications to help offset the costs of the project.
- City staff are reviewing 3 TIF applications for two different housing developments as well as a third for the Archer Redevelopment. All housing TIF projects must meet statutory requirements regarding affordability.
 1. Harvest Hills, located adjacent to the middle school, is proposing more than 70 units of housing. Phase 1 will feature 38 units in a townhome/multifamily style development for rental.
 2. Heritage Lofts, located at 2125 Declaration Street has submitted a site plan review application proposing approximately 138 units. The development is in an active Housing TIF District certified by City Council in 2022.
 3. The Archer, located at 212 Division Street South, previously received conditional City Redevelopment Tax Increment Financing (TIF) assistance for a mixed use residential and commercial building. Rebound Partners announced last November that the current redevelopment plans in downtown Northfield were not financially viable at that time. Staff is in ongoing discussions with Rebound on revised plans for redevelopment.

Staff Updates

- Welcome to Michael Thompson, our newest EDA member! Michael comes with a breadth of experience, including working with higher education institutions and Chambers of Commerce(s). We're excited to have him on board.
- The Façade Improvement Grant program applications are due March 27th. [Facade Improvement Grant | Northfield, MN - Official Website <https://www.northfieldmn.gov/1624/Facade-Improvement-Grant>](https://www.northfieldmn.gov/1624/Facade-Improvement-Grant)
- The Community Development department will be welcoming two summer interns, including one who

will be focused on EDA and HRA matters.

Upcoming Agenda

- The EDA will hear the biannual report from the Latino Economic Development Center and Riverwalk Market Fair in April

City Plans & Policies Relevance:

N/A

Alternative Options:

N/A

Financial Impacts:

N/A

Tentative Timelines:

N/A