



City of Northfield

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

Meeting Minutes - Draft Housing & Redevelopment Authority

Tuesday, January 13, 2026

6:00 PM

Council Chambers

Special Meeting; Prior to Council Work Session

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

CALL TO ORDER AND ROLL CALL

Mayor Zweifel called the meeting to order at 6:00 p.m.

- Present:** 6 - Board Member Davin Sokup, Board Member 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 Kay Swanson; City Administrator Ben Martig; Housing Coordinator Melissa Hanson; Community Development Director Scott Wopata; and City Clerk Lynette Peterson.

ELECTION OF OFFICERS

1. [26-027](#) Election of Housing and Redevelopment Authority Officers of Chair and Vice-Chair.

Council Member Holmes nominated Council Member Sokup for the position of Chair. No other nominations were received so the Mayor declared Council Member Sokup as Chair of the Housing and Redevelopment Authority.

Mayor Zweifel nominated Council Member Beumer for the position of Vice Chair. No other nominations were received so the Chair Sokup declared Council Member Beumer as Vice Chair of the Housing and Redevelopment Authority.

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 - Board Member Sokup, Board Member Beumer, Board Member Zweifel, Board Member Holmes, Board Member Peterson White and Board Member Ness

APPROVAL OF MINUTES

2. [26-028](#) October 2, 2025 HRA Meeting Minutes

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

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

OPEN PUBLIC COMMENT

None.

BOARD MEMBER AND COMMISSIONER REPORTS

No reports.

REGULAR AGENDA

3. [26-029](#) 2026 Board and Commission Onboarding - Youth on Boards.

Community Development Director Scott Wopata introduced the item and asked Board Members and staff to introduce themselves.

4. [26-030](#) Housing & Redevelopment Authority (HRA) “Onboarding” Presentation & Discussion.

Housing Coordinator Melissa Hanson presented on the Council onboarding as the Housing and Redevelopment Authority (HRA) to include what an HRA does; Minnesota Statutes pertaining to an HRA; City Strategic Plan; HRA Tools; Properties owned by the HRA, 2026 Budget; 2025 Accomplishments; headwinds/tailwinds; and staff emerging priorities.

Hanson and Wopata answered questions from the board members. Board members identified housing-related items they would like the HRA to address.

STAFF UPDATES

Community Development Director Scott Wopata presented emerging considerations, including competing interests, reality checks, emerging priorities and general observations.

Wopata answered questions from the Council and Council Members commented on the information presented.

ADJOURNMENT

A motion was made by Board Member Ness, seconded by Board Member Peterson White, to adjourn the meeting at 7:08 p.m. The motion carried by the following vote:

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