



# City of Northfield

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

## Meeting Minutes - Final Economic Development Authority

---

Monday, April 22, 2024

6:00 PM

Council Chambers

---

### 6:00PM REGULAR AGENDA

President Yoder called the meeting to order at 6:00 p.m.

- Present** 6 - Mike Strobel, Enoch Blazis, President Randy Yoder, Andrea Berube, Jessica Peterson-White, and Andy Beaham
- Absent** 1 - Kathleen Holmes

*Also present: Ben Martig, City Administrator; Jake Reilly, Community Development Director; Nate Carlson, Economic Development Coordinator; Anna Watson, Economic Development Associate; Matt Bailey, Meeting Associate; Quinn Edwards, Youth Representative (non-voting)*

### APPROVAL OF AGENDA

A motion was made by Treasurer Strobel, seconded by Board Member Beaham, to approve the agenda. The motion carried by the following vote:

**Yes:** 4 - Strobel, Blazis, President Yoder, and Beaham

### APPROVAL OF MINUTES

1. [24-272](#) February 26, 2024 EDA Meeting Minutes

**Attachments:** [1 - February 26, 2024 EDA Meeting Minutes](#)

A motion was made by Board Member Beaham, seconded by Treasurer Strobel, to approve the February 26, 2024 EDA Meeting Minutes. The motion carried by the following vote:

**Yes:** 5 - Strobel, Blazis, President Yoder, Peterson-White, and Beaham

### OPEN PUBLIC COMMENT

*No public comment was received.*

### REGULAR AGENDA

2. [24-273](#) March 2024 EDA Financials

**Attachments:** [1 - March EDA Finances 2024](#)  
[2 - March EDA Loan Report 2024](#)

3. [24-274](#) Riverwalk Market Fair 2024 Season Presentation

**Attachments:** [1 - RMF Presentation](#)  
[2 - RMF services contract 2023 -2025](#)

*Martha Kasper, Chair of the Riverwalk Market Fair, and her colleagues Teresa Jenson, past Chair, and Betsy Wentz, Interim Market Manager, delivered a presentation on the past 2023 season and upcoming 2024 season of the Riverwalk Market Fair. The presenters responded to questions and comments from the Board members.*

4. [24-275](#) Conduit Debt Financing Informational Presentation

**Attachments:** [1- Ehlers Memo Public Project Revenue Bonds](#)

*City Administrator Ben Martig delivered an update on Conduit Debt Financing options for the Northfield Ice Arena and Northfield Municipal Liquor Store. Martig responded to questions and comments from the Board members.*

5. [24-276](#) Comprehensive Plan Update

**Attachments:** [1 - Monthly Update](#)  
[2 - Draft\\_Vision Phase Engagement Summary Report](#)  
[3 - Draft Economic Development Analysis v1](#)  
[4 - Draft Housing Analysis v1](#)  
[5 - Draft Land Use and Growth Analysis v2](#)  
[6 - Draft Transportation Analysis v1](#)

*Community Development Director Jake Reilly delivered an update on the Comprehensive Plan. Reilly responded to questions and comments from the Board members.*

**A motion was made by Board Member Peterson-White, seconded by Board Member Blazis, to extend the meeting to 8:00 p.m. The motion carried by the following vote:**

**Yes:** 6 - Strobel, Blazis, President Yoder, Berube, Peterson-White, and Beaham

6. [24-277](#) Information and Discussion Related to Facilitating Orderly Growth and Development for Economic Vitality.

**Attachments:** [1 - Resolution 2019-008 Council Accepting Report of NW Advisory Committee](#)  
[2 - Comprehensive Economic Development Plan \(2006\)](#)  
[3 - CloudHQ to invest over \\$1 billion in new Chaska data center - Bring Me The News](#)  
[4 - Meta data center in Minnesota could spur more development](#)  
[5 - Tax Growth Strategy/Benefits and Property Tax Levy](#)  
[6 - January 2023 AUAR Background Briefing](#)  
[7 - Adopted Alternative Urban Areawide Review](#)  
[8 - Planning Commission Memo and Resolution Recommending Interim Ordinance & for Moratorium for Development in AUAR Area](#)

*Economic Development Coordinator Nate Carlson provided information and led a discussion on Facilitating Orderly Growth and Development for Economic Vitality. Carlson responded to questions and comments from the Board members.*

7. [24-278](#) EDA Future Meeting Schedule

**Attachments:** [1 - Future Meeting Schedule 4-22-24](#)

8. [24-279](#) 2024 State of the City.

**Attachments:** [1 - 2024 State of the City address](#)  
[2 - 2024 State of the City Program](#)

*Economic Development Coordinator Nate Carlson reviewed the March 19, 2024 State of the City Address.*

## STAFF UPDATES

*Economic Development Associate Anna Watson has recently accepted a new position with the Saint Paul Port Authority and will be leaving her position in Northfield in about two weeks. This is her last EDA meeting.*

## BOARD MEMBER AND COMMISSIONER REPORTS

- Treasurer Strobel has completed his warehouse expansion and is putting solar panels on the roof which will provide most of the power for that facility
- President Yoder spoke with the owner of the recently opened Ace Hardware store, which is performing above expectations. MCCD will be engaging with a couple of the micro-businesses in the Mercado Local
- Board Member Peterson-White reported on a couple of new businesses opening downtown

## ADJOURNMENT

**Board Member Peterson-White made a motion, seconded by Board Member Beaham, to adjourn the meeting at 7:57 p.m. The motion carried by the following vote:**

**Yes:** 6 - Strobel, Blazis, President Yoder, Berube, Peterson-White, and Beaham