



City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
ci.northfield.mn.us

Meeting Minutes - Draft Housing & Redevelopment Authority

Thursday, February 9, 2017

5:00 PM

Council Chambers

Also Present: Janine Atchison - Housing Coordinator, Chris Heineman - Community Development and Planning Director, Steve Schmidt - Schmidt Homes, and Barb Neitzel - Recording Secretary

Present: 5 - Jayne Hager Dee, Kris Vohs, Dayna Norvold, Kevin Fink and Erica Zweifel

I. Call to Order and Approval of Agenda

A motion was made by Board Member Fink, seconded by Board Member Hager Dee, to approve the February 9, 2017 HRA agenda . The motion carried by the following vote:

Yes: 5 - Board Member Hager Dee, Board Member Vohs, Board Member Norvold, Board Member Fink and Board Member Zweifel

II. Approval of Minutes

A motion was made by Board Member Hager Dee, seconded by Board Member Zweifel, to approve the January 12, 2017 HRA Minutes . The motion carried by the following vote:

Yes: 5 - Board Member Hager Dee, Board Member Vohs, Board Member Norvold, Board Member Fink and Board Member Zweifel

1. [17-632](#) January 12, 2017 HRA Minutes

Attachments: [01-12-17 HRA Minutes](#)

2. [17-633](#) Housing Construction & Development - Steve Schmidt

Steve Schmidt, local builder, spoke about local subdivision development, the projects his company have developed and building in general. He noted single family homes are still in demand and most of his clientele is 55+. He stated that most cost savings are in density and the least expensive single family home to build is a split level.

III. Unfinished Business

3. [HRA Res. 2017-003](#) Cannon River Community Land Trust Land Sale - 101 Orchard St N

Attachments: [Resolution 2017-003 - 101 Orchard St N Land Sale](#)

Staff reported on the resolution to complete the sale of the land at 101 Orchard St. N. in which the HRA agreed to sell its interest in the property to the homeowners for \$20,000.

A motion was made by Board Member Hager Dee, seconded by Board Member Vohs, to approve HRA Resolution 2017-003 - Approving the Conveyance of Former Cannon River Community Land Trust Property and Termination of Ground Lease. The motion carried by the following vote:

Yes: 5 - Board Member Hager Dee, Board Member Vohs, Board Member Norvold, Board Member Fink and Board Member Zweifel

4. [17-634](#) Affordable Housing Task Force - Update

Attachments: [2016-12-06 Minutes](#)
[2017-1-3 Minutes](#)

The board reviewed the December 6, 2016 and January 3, 2017 minutes. Chair Norvold commented on somewhat alarming statistics on youth homelessness as presented by Scott Wopata of The Key.

Staff reported on the Human Rights Commission working on a human rights violation at the Northfield Estates. A couple of their members have been able to bridge the gap with the City which led to the hiring of a temporary inspector to inspect all of the units.

IV. New Business Items

5. [17-635](#) Housing & Redevelopment Authority (HRA)-Election of Officers

A motion was made by Member Hager and seconded by Member Zweifel to nominate and elect K. Vohs as Vice Chair of the HRA for Fiscal Year 2017. All in favor. Motion carried.

Yes: 5 - Board Member Hager Dee, Board Member Vohs, Board Member Norvold, Board Member Fink and Board Member Zweifel

V. Reports and Discussion Items

- a) Commissioner Comments and Reports
- b) Staff Updates and Reports
- c) Comments from the Chair

Member Zweifel reported on a conversation she had with Latino leaders related to rural homelessness.

VI. Adjournment

The meeting adjourned at 6:26 p.m.