



City of Northfield

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

Meeting Minutes - Draft Housing & Redevelopment Authority

Tuesday, June 23, 2020

4:00 AM

Council Chambers

Rollcall

Present: 5 - Jayne Hager Dee, Kevin Fink, Erica Zweifel, Brent Nystrom and Sandra Gerdes

Call to Order

Chair Nystrom called the meeting to order at 3:35pm.

1. [20-319](#) Closed meeting pursuant to Minn. Stat. § 13D.05, subd. 3 (c) to develop or consider offers or counteroffers for the purchase of real property located at 1800 Maple Street.

Adjournment

A motion was made by Board Member Fink, seconded by Board Member Hager Dee to adjourn the closed meeting at 3:57pm.

I. Call to Order and Approval of Agenda

Chair Nystrom called the meeting to order at 4:01pm.

A motion was made by Board Member Zweifel, seconded by Board Member Hager Dee to approve the agenda as amended. A motion was added to the agenda to direct staff to develop a purchase agreement between the HRA and the current home owner at 1800 Maple St. Motion carried by the following vote:

Yes: 5 - Board Member Dee, Board Member Fink, Board Member Zweifel, Board Member Nystrom and Board Member Gerdes

II. Approval of Minutes

2. [20-320](#) February 25, 2020 HRA Meeting Minutes

Attachments: [February 25, 2020 HRA Meeting Minutes](#)

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

Yes: 5 - Board Member Dee, Board Member Fink, Board Member Zweifel, Board Member Nystrom and Board Member Gerdes

3. [20-321](#) May 26, 2020 HRA Meeting Minutes

Attachments: [5-26-20 HRA Minutes - DRAFT](#)

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

Yes: 5 - Board Member Dee, Board Member Fink, Board Member Zweifel, Board Member Nystrom and Board Member Gerdes

IV. New Business Items

4. [HRA M2020-007](#) Reaffirm HRA support for Spring Creek II Tax Increment Financing Request and Property Contribution

Attachments: [1 - CC Resolution 2018-061](#)
[2 - HRA Resolution 2018-004](#)
[3 - Spring Creek II Development Program Modification](#)
[4 - Spring Creek II TIF Plan](#)

Economic Development Coordinator Nate Carlson introduced this item and answered questions posed by HRA members.

A motion was made by Board Member Gerdes, seconded by Board Member Fink, to approve the HRA support for the Spring Creek II Tax Increment Financing Request and Property Contribution. The motion carried by the following vote:

Yes: 5 - Board Member Dee, Board Member Fink, Board Member Zweifel, Board Member Nystrom and Board Member Gerdes

5. **HRA M2020-008 Direct staff to develop a purchase agreement between the HRA and the current owner of 1800 Maple St.**

Economic Development Coordinator Nate Carlson introduced this item and answered questions posed by HRA members.

A motion was made by Board Member Hager Dee, seconded by Gerdes to approve directing of staff to develop a purchase agreement between the HRA and the current owner of 1800 Maple St. Motion carried by the following vote:

Yes: 5 - Board Member Dee, Board Member Fink, Board Member Zweifel, Board Member Nystrom and Board Member Gerdes

V. Reports and Discussion Items

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

Community Development Director Mitzi Baker introduced the new Housing Coordinator Melissa Hanson and gave an update on the Code Enforcement position.

Economic Development Coordinator Nate Carlson gave an update on 302 Dresden Ave.

VI. Adjournment

A motion was made by Board Member Dee, seconded by Board Member Fink, to adjourn the meeting at 4:31pm. The motion carried by the following vote:

Yes: 5 - Board Member Dee, Board Member Fink, Board Member Zweifel, Board Member Nystrom and Board Member Gerdes