



City of Northfield

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

Meeting Minutes - Final Housing & Redevelopment Authority

Thursday, May 4, 2023

6:00 PM

Council Chambers

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

Chair Nystrom called the meeting to order at 6:12pm.

Present: 6 - Board Member Jayne Hager Dee, Vice Chair Sandra Gerdes, Board Member James Crow, Board Member George Zuccolotto, Board Member Maelynn Thomas and Chair Brent Nystrom

ALSO PRESENT

Housing Coordinator Melissa Hanson and Administrative Associate Kari Bonde.

APPROVAL OF AGENDA

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

Yes: 5 - Board Member Dee, Vice Chair Gerdes, Board Member Crow, Board Member Thomas and Chair Nystrom

Not Present: 1 - Board Member Zuccolotto

APPROVAL OF MINUTES

1. [23-1132](#) April 6, 2023 HRA Meeting Minutes

Attachments: [1 - 04-06-2023 HRA Meeting Minutes](#)

A motion was made by Board Member Crow, seconded by Board Member Dee, to approve the April 6, 2023 HRA Meeting Minutes. The motion carried by the following vote:

Yes: 5 - Board Member Dee, Vice Chair Gerdes, Board Member Crow, Board Member Thomas and Chair Nystrom

Not Present: 1 - Board Member Zuccolotto

PRESENTATIONS

2. [23-1133](#) Introduction to Northcountry Cooperative Foundation (NCF) Concept Plan.

Attachments: [1 - 05-04-2023_HRA_NCF_Presentation](#)

Housing Coordinator Melissa Hanson introduced Northcountry to give a presentation to the HRA Board. Tori West-Clark, Executive Director of Northcountry Foundation gave a presentation on a housing project concept for Northfield. It consists of approximately

50-100 homes, provides ownership and quality homes, 60-80% AMI, looking to serve senior citizens and first time home buyers, built in Minnesota which keeps job in Minnesota and transportation cost lower. This is a co-op management and governance style.

George Zuccolotto arrived at 6:18pm.

A motion was made by Vice Chair Gerdes, seconded by Board Member Thomas, to approve that staff move forward with a limited, non-binding, exclusive development agreement that does not hold the HRA to a commitment to NCF. The motion carried by the following vote:

Yes: 6 - Board Member Dee, Vice Chair Gerdes, Board Member Crow, Board Member Zuccolotto, Board Member Thomas and Chair Nystrom

OPEN PUBLIC COMMENT

Kathy Schuurmann - 509 Ivanhoe Ave. - Co-chair of SHED, serves on Affordable Housing Task Force. She wanted to give a sincere thanks for working on this housing proposal and glad to hear there could be a possibility of home ownership. We need these starter homes in Northfield.

Mar Valdecantos - 6 Fareway Dr. - Gave an update on Viking Terrace and noted the Attorney General's office is still watching what's happening.

REGULAR AGENDA

None.

STAFF UPDATES

3. [23-1134](#) The HRA Board shall be given an update on outstanding HRA/City and housing related items.

Attachments: [1 - Commissioner Training Series](#)
[2 - Stantec Response Com Plan](#)
[3 - Scope of Work Com Plan](#)

Housing Coordinator Melissa Hanson asked for questions on her updates and noted budget will start next month.

BOARD MEMBER AND COMMISSIONER REPORTS

Board Member Gerdes would like to have a person come talk about a future project regarding home renovations and home ownership. (Star Fish Project)

ADJOURNMENT

A motion was made by Board Member Dee, seconded by Board Member Thomas, to adjourn the meeting at 7:33pm. The motion carried by the following vote:

Yes: 6 - Board Member Dee, Vice Chair Gerdes, Board Member Crow, Board Member Zuccolotto, Board Member Thomas and Chair Nystrom