



*Duluth Community Development Program Mission is to invest in community programs that help low to moderate income people by addressing **basic needs**, providing **affordable housing** and increasing economic **self-sufficiency**.*

Community Development Committee
September 25, 2018, 5:30 p.m. - Meeting Summary
Room 303 - Duluth City Hall

1. Call to Order and Roll Call

Present: Randy Brody, Hamilton Smith, Noland Makowsky, Daris Nordby, Patricia Sterner, Abigail Mlinar, Ashley Northey, Alicia Cyr, and Mark Osthus

Absent: N/A

Staff Present: Mollie Hinderaker, Suzanne Kelley, Emilie Voight, Adam Fulton and Ben VanTassel

2. Approval of Meeting Summary: June 19, 2018

MOTION/Second: Makowsky/Sterner approve the June 19, 2018 meeting summary. Motion passed. **VOTE: (8-0)**

3. Public Hearing: Garfield Square Apartments funding increase

The public hearing is open at 5:45 p.m.

Manager Adam Fulton explained the project and that the funding increase was due to unforeseen design changes.

Committee member Brody described the reallocation process; he also stated he would like to have the Committee involved earlier in the process. Committee member Hamilton agreed. Committee member Sterner asked what would happen if the funds were not reallocated. Fulton explained the Citizen Participation Plan described the parameters of the reallocation process and that the funds had to be reallocated.

Public member Denattee Lynch asked why were not all the costs originally described. Manager Fulton stated there was an archaeological evaluation that had some discoveries that made it necessary for design changes. Applicant Rick Klun stated one of these changes was removing large boulders from the site.

Committee member Makowsky questioned if there is a conflict of interest. Manager Fulton said Noland did not have one.

Committee member Nordby asked about the transition process from the Esmond to this site when the project is completed and if there be a loss of beds. Applicant Klun stated they are working on a transition plan to insure everyone at the Esmond will have a place to live.

Committee member Northey asked what if more unexpected costs arise. Applicant Klun stated they have a contingency plan, this was a unique circumstance.

Public hearing is closed at 5:55 p.m.

MOTION/Second: Osthus/Nordby approve the reallocation from multiple sources for the Garfield Square Apartment Funding Increase.

Motion Passed. **VOTE: (8-0)**

4. Conflict of Interest Form Review

Manager Fulton provided the overview. He referenced the scoring form, which was in the commissioners' packet.

5. Discussion of FY 2019 funding schedule & public process

Manager Fulton stated there would be two meetings to calculate the application scoring. The scoring will be consolidated and will go to the city council. This is the last year in the five year consolidated plan.

New Committee member Alicia Cyr described her background to the Committee. She grew up in the Lincoln Park neighborhood and is part of the Grand Portage reservation. She has firsthand knowledge of homeless issues. She graduated with an MBA from the College of St. Scholastica. She is a runner and an advocate of healthy living.

Abigail Mlinar has resigned from the Community Development Committee, so there is an opening.

Score sheets can be turned in next week.

6. Staff Reports & Application Scoring

Public Facilities – Ben VanTassel provided a review of the projects. Committee members had questions and clarifications for staff, but they did not send a question to an agency. Specific items discussion items included:

- Project readiness, timelines, and historic preservation for all projects
- Replacement of Medical Exam Tables- Lake Superior Health Center
- Chester Bowl Chalet Renovation- Chester Bowl Improvement Club
- Life House Annex- Life House.
- Acquisition Demolition Preparation Program- City of Duluth- Committee members were interested about the demolition process and costs.
- Bike Duluth- City of Duluth- for 40 bike racks. Committee members wanted to make sure the bike racks were convenient for all people, but in a location where the bikes would not be stolen.

Economic Development – Emilie Voight provided a review of the projects. Committee members had questions and clarifications for staff, but they did not send a question to an agency. Specific items discussion items included:

- Soar- job training
- Entrepreneur Fund- technical assistance to businesses
- Committee members expressed interested in learning how these two organization collaborate.

Housing – Suzanne Kelley provided a review of the projects. Committee members had questions and clarifications for staff, but they did not send a question to an agency. Specific items discussion items included:

- When the Consolidated Plan was development five years ago, there was a different economy with different funding priorities.
- Duluth HRA- Property Rehab for 55 units of single family and rental units.
- ASI-Redruth Rehabilitation Project – project to improve an 18 unit building for LMI people with physical disabilities.
- ASI-Burke Apartments- project to improve a 20 unit building for LMI people with physical improvements.
- One Roof- Community Land Trust new construction of 3 units
- One Roof- Community Land Trust for the acquisition and rehabilitation of 10 units
- ECO 3- SIA Blight reduction and project coordination- remove 6 blight units and rehab 10 single family units. Committee members had questions about the cost of this project. They wanted to know why the cost numbers were significantly lower than the other projects. Staff explained other funding sources could contribute to reducing the requested amount. Committee members wanted to know more about their acquisition costs.
- One Roof Lending- providing lending services

7. Adjourn
MOTION/Second: Makowky/Northey to adjourn.
 Adjourned at 7:45 p.m.