



MEETING AGENDA

COMMUNITY DEVELOPMENT COMMITTEE Wednesday, April 13, 2022 - 5:30 p.m. Virtual Meeting

Access the meeting by visiting <https://duluthmn.gov/live-meeting> and selecting 'Community Development Committee'

1. Call to Order and Roll Call

Chair Pat Sterner calls meeting to order at 5:41

Attending: Theresa O'Halloran-Johnson, Steve Wick, Pat Sterner

Absent:

Staff Present: Suzanne Kelley, Tom Church, Theresa Bajda, Steven Robertson

Non-voting attendees: Nancy Cashman, John Hastings, Christian Pritchett, Michelle LeBeau, Leanne Littlewolf, Mary Garness (prospective committee member), Jennifer Harris (prospective committee member), Heidi Timm-Bijold, Ashley Grant

2. Approval of Meeting Summary: *March 22, 2022 Meeting*

MOTION /Second: Steve Wick / Theresa O'Halloran-Johnson moved to approve the meeting summaries. **Vote (3-0) motion carries**

3. Pre-Commitment for Low-Income Housing Tax Credit (LIHTC) Projects

City staff Suzanne Kelley gives overview of Pre-Commitment process and timeline.

City staff Theresa Bajda presents overview of specific project applications

Questions: What happens to pre-commitment money if projects don't go forward? (TOHJ)

→ Money reverts to city and CD committee will make recommendations for other funding

Do we anticipate having enough HOME funding to support both or all applications? (SW)

→ we will make pre-commitments by saying funds will come from either CDBG or HOME



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a. Wadena West Development-Center City Corporation

Questions & Discussion:

--None

MOTION/Second: Theresa O'Halloran-Johnson / Steve Wick moved to recommend precommitment of \$300,000 from FY23 CDBG or HOME funds for the Wadena West-Center City Corporation development project. **Vote (3-0) motion carries**

b. Multifamily Apartments-AICHO/Blue Line Development

Questions & Discussion:

--When will AICHO decide whether to raze the existing building or rehab it? What is the timeline?

→ structural assessment has begun and report should be back in a couple of weeks; no other funding is contingent on keeping the existing structure.

MOTION/Second: Steve Wick / Theresa O'Halloran-Johnson moved to recommend precommitment of \$300,000 from FY23 CDBG or HOME funds for the AICHO/Blue Line multi-family development project. **Vote (3-0) motion carries**

c. Faith Haven Senior Apartments-Faith Haven, Inc

Questions & Discussion:

--Is there any potential loss of units because of ADA compliance work?

→ 123 units are for residents, 1 unit is reserved for caretaker; architects plan to keep all 123 units and make them all accessible; approximately 6 units will also have additional accessibility features like lowered countertops

--Asbestos abatement?

→ 1.4M will be dedicated to asbestos abatement; all of it has been identified and quantified and has helped to determine the approach to the project (work in 10 unit stacks each time & relocate those families within the building to minimize disruption to their lives)

--Seeking clarity around the financing for the project with so many moving parts?

→ it is a muddled funding path; even though the building was originally funded with HUD dollars, that loan was paid off and ties to federal support/HUD oversight severed, meaning they'll lose 40 points on their LIHTC application

MOTION/Second: Theresa O'Halloran-Johnson / Steve Wick moved to recommend precommitment of \$200,000 from FY23 CDBG or HOME funds for the Faith Haven Senior Apartments development project. **Vote (3-0) motion carries**



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4. Community Needs Assessment Discussion

SW: add question re. "how familiar are you with HUD or CDBG/HUD funding?" → might give more context about survey's reach

PS: could we add questions re. more specific activities (child care, transportation, legal services, etc) as opposed to our big buckets?

5. Other Business

May meeting is scheduled for 5/24; will include orientation re. how to be a CD Committee member; will likely be an in-person meeting.

6. Adjourn

MOTION /Second: Theresa O'Halloran-Johnson / Steve Wick moved to adjourn the meeting at 6:52. **Vote (3-0) motion carries**