



Community Development Committee Meeting Summary

Tuesday, June 16, 2026 – 5:30 p.m.

Room 430 - Lakeside Conference Room, City Hall

Call to Order and Roll Call

Acting Chair, Annie Schwartz, called the meeting to order at 5:33 pm

Present: Steve Wick (Chair), Annie Schwartz, Will Wilson, Shannon Laing, Amber Brostrom, Cameron Kruger

Absent: Corey Cusick

Staff Present: Suzanne Kelley, Jenn Moses, Phillis Webb, Hannah Figgins

Approval of Meeting Summary – April 21, 2026 Meeting

Motion to approve: Kruger/Laing (7/0)

New Business

Public Hearing – Staff Debrief

City staff provided an overview of the CAPER public hearing. The CAPER is an assessment of the quality of HUD funds expenditure for the 2025 year-end report. Everything must be finalized and sent to HUD by the end of the month of June.

City staff described the purpose for the annual HUD Monitoring that CD team conducts. Coordinated Entry, Goodwill, Northland Foundation, Union Gospel Mission, Center City housing, and ASI Burke Apartments.

This is the first year of our Consolidated Plan for 2025-2029. Funding for the year was not available until December, and the funds needed to be spent down in January. Housing rehabs and new construction are always in production. Last year, Wadena and Welch Apartments were completed, adding 90 units to the community. The Westside Market demolition and Park Place apartment development is in progress, as are the Comfort & Joy Duplexes.

Economic Development programs have been productive this year, with many agencies meeting or exceeding their goals. Public services programs across the board have seen another year of increased demand, and increased costs of food, goods, and services. The Duluth cohort of non-profit service providers have risen to the occasion this fiscal year, and continue to go above and beyond for our lowest-income, highest-barrier residents.

Public Hearing – Public Comment and CD Committee Questions

Jason Beckman, TrueNorth Goodwill, High Demand, Living Wage Job Training: CDBG funding is used to prepare clients for college level courses. In 2025, they served 90 clients, with 70 obtaining employment with an average wage of \$17.50 per hour. Clients are tracked for two quarters after completion of the program; the final report for 2025 will be pulled at the end of this month. The delay in funding was tricky, but the foundation had enough funds to “float” and cover gaps until CDBG funds became available.

Mellisa Hellerud, Boreal Development: The program builds renewable energy homes, offering construction classes to individuals who are interested in employment with the trades. The program served 29 individuals, which is one short of their goal. Twenty-five percent of those participants have secured full-time work, and ten percent have part-time work. Those that don't have full-time work are frequently in the program office to work on resumes and applications. Boreal Development has two lots in Spirit Valley for building renewable energy homes as part of their program in future years. They will not be applying for CDBG funds for at least a couple of years given the strict reporting requirements.

Lamont Hines & Classie Dudley, Community Action Duluth, Free Tax Site: Lamont is the tax program manager. The program offers free tax-filing services for anyone who earns less than \$84,000 per year. CAD partners with the IRS and relies heavily on volunteers – this year fifteen volunteers provided over 1,500 hours of tax preparations. They served a little over 1,000 Duluth taxpayers, or 100 people per week. Total returns for all served were about \$700,000. The Free Tax Site would like to increase service capacity in coming years.

Lenelle Hrabik, HRA: HOME TBRA (Tenant-Based Rental Assistance) – families have had to stay in the program for longer than usual, which keeps funding locked up and unable to serve new families that need it. Section 8 has a funding shortfall right now, so the HOME funds have been extremely helpful. Coordinated Entry – develops, manages, and maintains a list of individuals in need of housing, sorting them based on highest need. Processed 1,514 households on to the priority list. The HRA Rehab Program – rehabs homes for low- and moderate-income households. ESG funds – used for emergency costs for home repairs, or utilities.

Jordan Madison, Life House, Youth Center Director: The program primarily serves ages 14-24, with the median age at 19. In 2025, they served over 7,000 meals and had over 800 visits to the basic-needs room. CDBG funding is crucial to supporting both the meals program and basic-needs room.

Classie Dudley, Community Action Duluth: Serve people in poverty through a variety of programs. Work with HRA rehabilitating homes. Free tax site and Seeds of Success program. The Mobile Market drives food to food desert neighborhoods, partner with Essentia for “Produce Prescription” to serve fresh food, . Tracking numbers for Mobile Markets has been difficult, as previously they were using the use of EBT dollars to pay was tracked as proof of income levels. Inflation of food costs have been difficult to keep up with. New employees have been hired to staff their programs. CDBG grant pays 100% salaries of program staff.

Karin Sollom, Center City Housing: Receive CDBG and ESG funds. ESG goal was exceeded, and CDBG. Transitional Housing program is constantly full. Affordable housing is increasingly difficult to find. Staff provide basic needs, transportation, and public service connection.

Jason Malmquist, Futures Program: Life House, focused on education and employment goals. Transitional employment program called the "Legitimate Hustle." The goal was exceeded this year. Transitional employment program, which is a works with high-barrier youth . Post-covid social anxiety has been really challenging, so they have implanted one day of wellness work in a work week. One participant got her GED, her drivers license, and has been employed for 5 months, and completed the peer-recovery certificate holder. 36 youth obtained employment.

Katie Hagglund, UGM Food Programming: The Mission served over 99,000 meals. Summer meal bags, provided over 4,000 . 776 represents one day of service . Food costs increasing drastically, from about \$0.91 to closer to \$1.41. Food rescue is responsible for bringing in about \$400,000 worth of food.

Brittany Rob, Executive Director, Safe Haven: Advocacy and support for survivors of domestic violence. Exceeded goal by about 100 households. Quantitative reports reflect unique individuals only, but many served come in multiple times per year for safe and supportive housing and other services.

Danine Rushing, CHUM Street Outreach Program: Connecting unhoused with housing programs, healthcare options, and shelter services. Duluth Hunger Project is collab between Damiano, Salvation Army, and CHUM to serve hot meals and serve the food shelf to cater to dietary restrictions when needed. Number of individuals served nearly doubled, and may continue to increase. The Steve O'Neil apartments are also managed by CHUM – permanent support housing, with on-site services, meals for children, summer programs. Homeless Services Program – removes barriers for individuals, such as getting IDs, birth certificates, and finding housing by paying first-months rent and deposit and utilities. How are space needs with the CHUM being in Damiano? There does not seem to be issues with overcrowding of the Damiano center. CHUM will likely be open sometime at the end of next summer.

Deyona Kirk, Divine Konnections: Annies House of Rest and Restorations, get ESG funds to help pay utilities, CDBG funds were provided to the Y that is now able to be used, excited to start the duplex Comfort and Joy program

Jeff Corey, One Roof: CLT and TLC, CLT- CDBG and HOME funds are leveraged to state, for about 4 to 6 times the amount with the state. Helped 36 families buy CLT homes this past year. Five families bought homes on the same block, many were first time buyers and these purchasers represent a wide range of demographics. TLC-exceeded goals, very busy year, especially with the Right to Repair ordinance.

Amber Lewis, Northspan Consultant representing Jump into Childcare at Northland Foundation: Recruit, train, and retain childcare providers. Provision of the essential certification for childcare providers. Childcare underlies all economic development sectors. 42 Duluth residents received training, trainings provided about

once per month. Currently completed two quarters of programming, and thus have completed about 50% of service goal.

Andrea Crouse, Zeitgeist: Safer 6th Ave E is now completed. Some findings include a previous 20% yield rate, and now see anecdotally much higher rates of yielding. Studies are to be conducted going forward to compare rates. Draft concepts were provided to the CD Committee of their next proposed project. A relationship and future MOU with the property owner has begun. Public art projects include a Food Justice Mural at top of 6th Ave E, and a mural on the Essentia-maintained retention wall . Speed comparisons? Andrea will ask city engineers if they have this data.

ChaQuana Carter, Executive Director – Family Rise Together: Serving Duluth for 12 years, supporting entrepreneurs with high barriers such as previous incarceration and low-incomes. Full services provided including mental health facilitation, and housing programs. 12 individuals served in total, and nine of those have completed the entrepreneur program. The Westside Market is now owned by Family Rise Together to demolish that blighted building and to build apartments in its place, located in Lincoln Park.

Justin Markon, Entrepreneur Fund: Growing Neighborhood Business, provided over 400 hours of technical assistance provided. 32 employees at the businesses , analyzing how TA improves business outcomes, employees hired, any growth, stabilization, etc. Duluth Coffee Company, Eric, started in 2011 with first loan, received 15 loans. Other federal funding is used.

Anthony Nordan, Salvation Army: Transitional Housing Program, CDBG has been very helpful to help secure other federal and state funds. Four-separate housing sites.

Dave Schaefer, Chester Chalet Renovation: Project is under construction right now. Erosion control went up today, and deconstruction will begin within the next week. Next years grad parties are already being booked.

Public Hearing was brought to a close at 7:14pm.

Motion to approve: Brostrom/Kruger (4/0)

Other Business

May CD Meeting Public Walking Tour – 4th St

CD Committee appreciated the opportunity to walk the corridor to get a first-hand experience.

August Public Hearing on Community Priorities and Community Needs Assessment

Downtown Development Strategy, how it relates to CD funding and how it could capitalize on CDBG funding opportunities and existing programs in the downtown. The application will go out in August, and CD committee will set priorities for the year. The Committee would meet on August 18th to discuss and hear the presentation, and how it relates to the work downtown, area agencies, and how CDBG will play a role in the

implementation. Committee agreed it makes sense to combine, but start the meeting earlier at 5pm. With information sent ahead of time. There will be no meeting in July. No Housing Indicator Report this year. A review of draft application materials. How can we reduce the burdens to agencies

City Staff will send CD Committee the summary for the community engagement on 4th St.

Adjournment

Meeting adjourned at 7:24

Motion to adjourn: Brostrom/Wilson (7/0)