



Community Development Committee Meeting Summary

Tuesday, April 21, 2026 – 5:30 p.m.

Room 430 - Lakeside Conference Room, City Hall

Call to Order and Roll Call

Acting Chair, Will Wilson, called the meeting to order at 5:32 pm

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

Absent: Annie Schwartz, Patrice Critchley-Menor, Corey Cusick

Staff Present: Suzanne Kelley, Hannah Figgins, Lenna Pfankuch, Tom Church

Approval of Meeting Summary – March 17, 2026 Meeting

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

New Business

Low-Income Housing Tax Credit (LIHTC) Presentation by City Staff

Lenna Pfankuch presented the Minnesota Housing Finance Agency's (MHFA) Multifamily Consolidated Request for Proposals. MHFA gives preference to projects that have local support, so the City of Duluth is helping to secure support from bodies such as Duluth City Council and Affordable Housing Coalition. The CD Committee is being asked to consider and vote on whether to pre-commit FY 2027 HUD funds to two proposals from Duluth non-profits. The use of the HUD funds will hinge on whether the proposals are selected by MHFA.

Dakota Sol from One Roof Community Housing presented Decker 2. This proposed housing development is slated to be built at 4701 Decker Road. The site is on a bus line and is near a grocery store and other services. The project will provide 45 affordable units for individuals and families under 50% AMI. The total development cost is \$24 million, and the application requires the proposal to have 10.51% of the total cost in matching funds. One Roof is requesting a pre-commitment of \$400,000 of FY 2027 HOME funds.

Katie Hagglund, Executive Director of Union Gospel Mission, presented the Mission Heights Housing proposal. This housing and services center will also serve as the relocation of the Mission from the current downtown location. The new location will be at 313 W 2nd St, across the street from the Saint Louis County Government Services Center, two blocks from CHUM and two blocks from Damiano. The housing component of the building will include 40 efficiency apartments for single adults experiencing or at risk of homelessness. Last year the proposal was the top scoring application but was turned down because of the lack of matching funds for the engagement center on the first floor. The center is likely to be selected for state bonding and have raised funds. The property was purchased in part by the Mission and in part donated by DEDA. The total development cost of the entire construction is approximately \$30 million. The Mission is requesting a pre-commitment of \$400,000 in FY 2027 HUD funds.

Motion to approve Decker 2 Pre-Commitment of \$400,000: Brostrom/Kruger (4/0)

Motion to approve Mission Heights Housing Pre-Commitment of \$400,000: Kruger/Brostrom (4/0)

Creation of a Sub-Committee for Leadership

The committee discussed creating a Leadership sub-committee which would consist of a minimum of three members. Steve Wick, Annie Schwartz, and Shannon Laing volunteered to join the sub-committee.

Motion to approve the establishment of a Leadership Sub-Committee consisting of the three volunteers: Brostrom/Laing (4/0)

Communications

4th Street Project Update

City staff provided a brief update on the progress for community engagement on 4th St. The first survey is now closed, and results lean heavily toward investing in pedestrian and public transit infrastructure. The second Open House (hosted by SEH consultants) was held on April 16th, and three draft concepts for the street layout were presented.

City staff also proposed a walking tour of the corridor guided by Transportation Planner, James Gittemeier. The tour would be in conjunction with the Committee's May meeting and will be held on May 12th. The meeting and tour will be public and will begin in the Hillside Community Center.

Meeting Calendar

The Committee reviewed the meeting calendar and made a few revisions. The May meeting was moved from the 19th to the 12th for the walking tour of 4th St. The July meeting has been put on hold for a summer break, and those planned meeting topics will be brought to the August meeting.

Adjournment

Meeting adjourned at 6:49

Motion to adjourn: Laing/Brostrom (4/0)