



Community Development Committee Meeting Summary

Tuesday, March 17, 2026 – 5:30 p.m.
Room 430-Lakeside Conference Room, City Hall

Call to Order and Roll Call

Chair Steve Wick called the meeting to order at 5:31 pm
Present: Steve Wick (Chair), Will Wilson, Annie Schwartz, Shannon Laing, Patrice Critchley-Menor
Absent: None
Staff Present: Suzanne Kelley, Hannah Figgins, Tom Church

Approval of Meeting Summary – January 26, 2026 Meeting

Motion to approve: Laing/Schwartz (5/0)

Public Hearing: Substantial Amendment to the 2025 Action Plan

Re-allocation of \$7,000 from Diver Morning Sky Hope and Healing Center to Annie's House Teen Parent Program

Motion to approve: Critchley-Menor/Wilson (5/0)

New Business

Election of Officers

Steve Wick is nominated for Chair and Annie Schwartz is nominated for Vice Chair.

Motion to approve: Wilson/Laing (5/0)

Application Process Discussion

City Staff briefed the committee on the 2027 application process and any potential updates. One new idea would be to request photos or drawings for public facilities projects. Committee members expressed interest in requesting more data from returning economic development projects, such as jobs created, jobs maintained, number of trainings provided, and number of businesses still in operation. Committee members suggested including a question for Life House regarding how many youth become and remain stable after exiting the program. The committee would also like to ask returning applicants what was learned about their program and what they would change going forward.

In efforts to streamline the application process, committee members suggested excluding questions that aren't required by HUD. 2027 Applications will be in the final draft stage by the July 21st CD meeting. Application will be in the final draft stage by the July 21st CD meeting.

4th Street Project Update

City staff provided a brief update on the progress for community engagement on 4th St. The first survey is open until April 3rd, and several events have been attended so far with a few more to come. Staff will send the survey to CD Committee members.

Low Income Housing Tax Credit (LIHTC) Application Process discussion

Tom Church presented the LIHTC to committee members. The City of Duluth collects LIHTCs and sends them to the larger MN state-wide pool of funds with the Minnesota Housing Finance Agency (MHFA). Developers then compete for tens of millions of dollars. The award amounts can be close to the total cost of construction. Full application materials are to be published April 8th. CD Committee pre-commitments provided last year include One Roof's Decker Dwellings and UGM's Mission Engagement Center and Housing facility. Neither project was chosen by MHFA for funding last year. UGM scored highly for the housing portion of the project but lack of matching funds for the engagement center dropped them from the running.

Katie Hagglund with Union Gospel Mission (UGM) will be at the State capital to request a bonding bill for the project on March 19, 2026. UGM will likely request a pre-commitment from CD Committee again in 2027 for the Mission Engagement Center and Housing facility.

Communications

Staff Announcement - The grand opening ceremony for both the Wadena and Welch Place projects will be held on March 20th at 11 a.m.

Adjournment

Meeting adjourned at 6:26

Motion to adjourn: Critchley-Menor/Laing (5/0)