



**MINUTES**  
**Special City Council & HRA Board Meeting**  
**June 19, 2017**  
**9:00 a.m.**  
**Council Chambers**

**In attendance:** Mayor Carl Pederson, Councilor Brian Scholin, Councilor Mary Kay Sloan, and Councilor Gina Pettie. Housing Redevelopment Authority (HRA) Board members: Vice Chair John Skluzacek and Mary Kay Sloan (dual role).

**Absent:** Council: Councilor Steve Ovick. Pine City HRA: Chair Mark Eliason, Charlene Schwarz, and Beverly Sward.

**Staff in attendance:** City Administrator Ken Cammilleri, City Treasurer Matthew Van Steenwyk, and Community Development Director/City Planner Andrew Mack. HRA Executive Director Debora Robelia.

The Mayor called the meeting to order at approximately 9:06 a.m.

**Discussion & Direction on the role of the HRA Board** – Cammilleri provided an overview and discussion of the Maxfield Research/ECHO housing study conducted in 2014 and the later 2016 summary titled Housing in Pine County produced by Dr. Robert Musgrove. Cammilleri summarized the resulting identified housing needs in Pine City and the potential for a coordinated strategy between the City of Pine City and the Pine City HRA.

**Mark Ulfers provided a presentation** – Ulfers presented to the Council and the HRA a discussion on workforce housing and some fiscal tools that may be available to the City and HRA.

Robelia provide a summary of the existing assets of the HRA. A discussion was had on the history of the HRA. A discussion was also had on the potential impacts of a levy to assist in funding of HRA programs. The estimated maximum levy amount, based upon the 2016 tax capacity, would be approximately \$30,684 (\$165,856,900 Taxable Market Value x 0.0185% HRA Levy Limit).

Council discussed a joint program involving local businesses, HRA, and the City.

Recommendation from Ulfers to start with assessing needs and identification of rent/own workforce housing as well as senior housing.

Direction to staff to begin steps to move forward with developing a program through the HRA and other subordinate committees and to include the HRA discussion into the 2018 budget processes.

Following Council request Camilleri and Mack provided an updated of the existing development projects within Pine City.

Ulfers provided a discussion on what a community land trust is.

*Mayor Pederson adjourned the meeting at approximately 10:50 a.m.*

**Matt Van Steenwyk**  
**City Treasurer/Assistant to the City Administrator**