



**MINUTES  
CITY COUNCIL WORK SESSION  
TUESDAY, OCTOBER 10, 2023  
IMMEDIATELY FOLLOWING REGULAR MEETING  
CITY HALL 2<sup>nd</sup> FLOOR BOARD ROOM**

Mayor Louismet opened the meeting at 7:37 PM. Councilmembers in attendance included: Bill Walsh, Heidi Hughes, Kevin Edberg and Dan Jones. Councilmember Engstran was excused. Staff members in attendance included: City Manager Lindy Crawford, Community Development Director Jason Lindahl, and Housing and Economic Development Coordinator Tracy Shimek.

**1. Housing Discussion: Housing Community Study Results**

Peter Leatherman of The Morris Leatherman Company presented data from the Community Housing Survey, providing regionally comparative analysis where possible. Key takeaways included exuberant satisfaction with living in the City of White Bear Lake, a high number of respondents intending to stay in their current residence for the foreseeable future, and residents identifying a need for more multifamily housing with moderate rent levels, starter homes for families and single level senior living. Leatherman concluded his analysis by saying the data suggests a need / want for lifecycle housing, which is generally housing attainable for people looking for “starter” homes (rental and ownership) and accessible and / or low maintenance senior housing.

Discussion ensued regarding whether there was a clear and singular policy direction discernable from the results. There was general consensus that more time to analyze the data was needed before identifying specific housing policy strategies and refining development priorities. Leatherman will draft a final report which will be presented to the Council for acceptance at a future regular Council meeting.

**2. Development Priorities Update**

Lindahl gave an update on the housing work plan process. He also summarized actions staff has taken in response to previously identified development priorities including:

- Released an RFP for 1755 Highway 96, the results of which will be presented at a future meeting.
- Initiated discussion with property owners adjacent to city owned development priority sites to determine if the potential exists for future collaboration on housing development projects.

Staff further updated the Council on recent development inquiries from private parties that would require the purchase of some city-owned opportunity sites. Staff requested feedback from the Council on the level of interest in continuing the conversations. The Council’s general direction to staff was that they are willing to consider proposals, but would prefer to establish priorities for housing development aligned with housing goals before committing to agreements to sell or partner in developing city-owned sites.

Adjourned 10:07 PM