



**MINUTES
CITY COUNCIL / HRA JOINT WORK SESSION
OF THE CITY OF WHITE BEAR LAKE
6 P.M., TUESDAY, APRIL 16, 2024
IN THE CITY HALL BOARD ROOM**

Mayor Louismet opened the meeting at 6:05 p.m. Councilmembers in attendance included: Kevin Edberg, Steven Engstran, Heidi Hughes, Bill Walsh and Andrea West. Staff members in attendance included: City Manager Lindy Crawford, Assistant City Manager Rick Juba, Community Development Director Jason Lindahl, Housing and Economic Development Coordinator Tracy Shimek, Finance Director Kerri Kindsvater and Assistant Finance Director Jessica Saari.

1. Housing and Redevelopment Financial Tools Discussion

To continue to build on the City's housing policy discussion, Council and Staff received a presentation from Ehlers, the City's financial advisors, regarding the City's and HRA's role in housing and redevelopment as well as public financing tools to achieve Council's goal of "expanding housing options to meet the needs of people at all life stages and income levels."

The Council discussed possible scenarios that may or may not require the use of financing tools to be successful. In general, the Council is open to the consideration of using these tools in the future. Staff will update the City's current TIF policy to reflect Council's preferences as the first action item in creating a broader public financing policy. Staff will also create a financial account to accept, track, and hold Local Affordable Housing Aid (LAHA) funds for use in the future consistent with the criteria provided by the State of Minnesota, and continue exploring the creation of a Local Housing Trust Fund (LHTF). Council also directed staff to report back with potential program tools, including samples from other communities, to encourage investment in the City's existing single family housing stock.

Adjourned 8:57 p.m.