

# Town of Crystal Bay

Regular Board Meeting  
Clair Nelson Community Center  
6866 Cramer Road Finland, MN 55603

## Minutes

April 15th, 2025

- I. **Attendance:** Stacy Breden, Terri Perfetto, Douglas B. Perfetto, Paul Hartshorn, Randy Josephson, Roger Peterson, Lori Jacobs, Joe Jacobs, Rachel Clark, Lise Abazs, David "Slim" Steffens, Jenna Pollard.
- A. Supervisor Hartshorn called the Regular Meeting of the Crystal Bay Town Board to order at 6:08 pm with the Pledge of allegiance.
  - B. MOTION: To approve the April Regular Meeting Agenda. Motioned by Supervisor Peterson , Seconded by Hartshorn , Passed by unanimous consent.
  - C. MOTION: To approve March Regular Meeting Minutes. Motioned by Supervisor Hartshorn , Seconded by Supervisor Peterson , Passed by unanimous consent.
  - D. MONTHLY TREASURER'S REPORT:
    - 1. **Income:** Income received this month included regular bank interest of \$22.29 and Interest from the Rotating Loan of \$15.09. In Miscellaneous Revenue included \$1200 For the rental fee from the Finland Snowmobile Club for use of the garage space and a \$5000 grant from the University of MN for the Housing Project. This line item also included a payroll liability correction tracked down from 2023 that had been showing up as an erroneous positive balance in our PERA liability account, so the correction shows up as a negative in this revenue account.
    - 2. **Expense:**
      - a. General Government: Payroll included Supervisors (\$656) with two paid meetings since they are now compensated for the Annual Meeting. Treasurer payroll (\$755), Clerk payroll (\$5690). Clerk supplies (\$274), Clerk Travel (\$59).
      - b. **Public Safety:** Fire Dept quarterly payment of \$6000, based on the new contract.
      - c. **Public Works:** Road & Bridge - Payroll (\$1636), Equipment fuel expense (\$347), and Garage expense including propane (\$541), electricity (\$106), and supplies (\$53). Grader loan interest (\$884)
      - d. **Culture & Recreation:** Town Hall expenses include Lawyer fees related to management contract (\$2453), a prorated annual payment to Friends of Finland for the remainder of the year management (\$6375), utility costs for propane (\$629), electricity (\$988), and septic tank pumping (\$960). Triangle lighting monthly cost (\$66). Urho Day biffies expense covered by the Township (\$1235).
      - e. **Housing :** Housing - ongoing project costs covered by grant funds including contractors total (\$2710) and travel/supplies expenses (\$1430).
      - f. **Other Expenses:** Included in the above expenses are EFT payments for Visa (\$259), Grader Loan payment of \$1952 (\$884 interest, \$1068 principal), and Payroll Liabilities (\$2887).

### 3. Summary

- a. March total expenses = \$33,847, almost \$3800 over budget.
- b. As of the end of Quarter 1, we are about \$11,000 over budget.
  - i. General Government ~\$5600 over budget (primarily due to Clerk payroll)
  - ii. Public Safety ~\$1100 over budget (due to increase in Fire Dept contract)
  - iii. Road & Bridge ~\$5800 under budget (due to less payroll and equipment)
  - iv. Town Hall ~\$9500 over budget (due to legal fees, contract payment timing)
  - v. Cemetery ~\$875 over budget (due to higher payroll and equipment)

### 4. March things to note in the Balance Sheet:

- a. The checking account is at \$168,793. The General Fund is the only one with a negative balance (-\$78,987), as expected with the current levy/expense ratio. The remaining fund balances are providing the necessary cash flow to accommodate this major shortage.
- b. Savings accounts total \$31,520, including \$20,304 available in the Rotating Loan Fund.
- c. The Nature Childcare loan balance owed to the Township is \$5,917.
- d. The Township's Grader Loan outstanding balance due is \$143,148.

### 5. HOUSING PROJECT GRANT SUMMARY

- a. **2021 STAR grant from MN Department of Natural Resources - Ecological and Water Resources Amount: \$7,500**  
Title: Guidelines for Community Land Access and Use  
Description: Crystal Bay Township is working to develop a tool that would allow community members and community organizations to use Township owned land for projects that enhance both nonhuman and human community resilience and meets community needs.
- b. **2022-2023 Laura J Musser Fund Amount: \$5,000**  
Title: Rural Initiative Program - Affordable Housing Options for Finland MN  
Description: In response to a critical shortage of affordable housing options, Crystal Bay Township in Lake County, MN is undertaking a project to develop inter-generational community housing to serve the local community. In conjunction with the community of Finland and the surrounding area, the Township project aims to co-create a housing development that fits the rural character of the area and provides affordable housing for seniors as well as local residents with low or fixed incomes
- c. **2022-2023 University of MN - Rural Sustainable Development Partnership Amount: \$6,750**  
Title: Resilient Communities - Affordable Housing for Finland  
MN Description: Affordable housing has become a critical issue in the Finland area. Over the last five years housing costs have increased dramatically as people buy property for second homes, vacation rentals, and the increase in telecommuting. The lack of housing is straining our local economy that is heavily service based. Through this project, Crystal Bay Township will explore

- options and develop solutions to address the local affordable housing crisis.
- d. **2023-2024 University of MN - Rural Sustainable Development Partnership**  
**Amount: \$16,800 for entire project (Township portion received through Friends of Finland)**  
 Title: Deepening Impact - Affordable Housing for Finland, MN  
 Description: The Crystal Bay Township Housing Project aims to identify community housing needs and advance solutions to these needs that reflect the character of Finland and the surrounding area. Particular areas of need include rental housing, affordable single-family homes, and transitional housing for the aging population in the area. To date, the project has been focused on researching pathways towards addressing these needs and building relationships with individuals and organizations in the region that are working on addressing similar needs in other communities. The next phase of the project will be focused on building community support for different models of housing developments and identifying priority projects.
  - e. **2023-2024 Minnesota Department of Human Resources - Minnesota Age-Friendly Amount: \$50,425 for entire project (Township portion received through Friends of Finland)**  
 Title: Age-Friendly Minnesota Community Grant - Aging in Place & Intergenerational Housing Description: Our Age Friendly coalition will establish a collaborative network of resources to support aging in place. Also, in response to a critical shortage of housing for people in all stages of life, this grant will support the continuation of a project to plan and design a community-led housing development to provide affordable and accessible intergenerational housing for Finland in eastern Lake County.
  - f. **2024-2025 University of MN - Rural Sustainable Development Partnership Amount: \$5,000**  
 Title: Empowering Small Minnesota Communities - Affordable Housing for Finland, MN Description: The Crystal Bay Township Housing Project aims to identify community housing needs and advance solutions to these needs that reflect the character of Finland and the surrounding area. Particular areas of need include rental housing, affordable single-family homes, and transitional housing for the aging population in the area. This phase of the project will work with University resources to further develop identified solutions to housing needs in the area.

#### 6. **HOUSING PROJECT FINANCIAL SUMMARY**

- a. PROJECT ACTIVITY (September 2022 - March 2025)  
 Total Grant Revenue \$44,250 Musser, RSDP, and Age-Friendly grants.
- b. Expenses  
 Township Salary & Fringe @\$37 \$8,004 Includes all township time spent on Housing. Coordinator Time @\$25 \$7,604 Includes all the project contractor Roles. Participation Stipends @\$30 \$3,030 Includes payments made to Attendees. Mileage Reimbursement \$2,285 Includes contractor & attendee Reimbursement. Publicity \$1,715 Includes published advertising. Meeting Expense \$1,889 Includes food, refreshments, and supplies.

- c. Other Contractor/Meeting Costs \$12,146 Includes meeting facilitators and other support.
- d. Total Expense \$36,673  
PROJECT BUDGET (April - July 2025)  
Funds Available Remaining Township Funds \$7,577  
Remaining Grant Revenue \$2,500
- e. Total Funds Available \$10,077  
Expenses:  
Project Coordinator \$3,500 Rachel Clark 140 hrs @ \$25  
Project Secretary \$1,000 Lise Abazs 40 hrs @ \$25  
Work Groups \$1,000 40 hours total @ \$25  
Per Diems & Mileage \$2,000 4 months @ \$500  
Township Costs \$2,577 Town Clerk 70 hrs @ \$37  
Total Expense \$10,077

MOTION: To approve the Treasurer's Monthly Report . Motioned by Supervisor Peterson ,  
Seconded by Supervisor Hartshorn , Passed by unanimous consent.

- E. MOTION to approve April monthly bills for a total of \$\$10,703.12 Motioned by Supervisor Hartshorn , Seconded by Supervisor Peterson , Passed by unanimous consent
- F. MOTION to approve April regular monthly pay claims for a gross total pay of \$ \$9,479.00 Motioned by Supervisor Peterson , Seconded by Supervisor Hartshorn , Passed by unanimous consent.
- H. Conflict of Interest Affidavits signed for the Clerk and Officer files.
  - 1. Lise Abazs for Home Solutions Outreach Coordinator in the amount of \$237.50
  - 2. Paul Hartshorn Roads Worker in the amount of \$120.00
  - 3. Paul Hartshorn Town Hall Worker in the Amount of \$90.00

I . Board reviews correspondence from Town

## II. Reports (5 minutes each)

- A. Clerks Report: Stacy
  - My hours for this pay period (March 17<sup>th</sup>- April 13<sup>th</sup>) are 140 hours, this an average of 35 hours a week for a 4-week pay period. My hours are coming down, Jan was 184, Feb was 155 and March was 147
  - The Board of Appeal and Equalization meeting will be held Thursday May 15<sup>th</sup> at 1pm here at the Clair Nelson Center.
  - Jeff Weiss with the DNR Flood Mapping Project will be a guest at our June 17<sup>th</sup> Meeting.
  - Attended Finland Home Solutions April Meeting. Lise and I worked up a budget for the remaining months of the Project. We figure the project will have funds to run through July 31<sup>st</sup> but will be monitoring it as we move through the summer. I updated Contracts for Rachel, Lise and the Steering Committee.
  - Rachel will be gone for May's meeting so as a result I will be running that meeting, which is May 7,<sup>th</sup> at 5:30pm.
  - Completed a Social Media Policy for the Township and officers to follow.
  - Coordinated with Eric Warnecke and we will be signing the Septic Contract tonight.
  - Updated the Road Superintendents Job description (per raise) from last month's meeting

- Attended the Finland Fire Meeting on April 3<sup>rd</sup> to have them sign a Affidavit to correct the title transfer from March's Meeting. That is complete and they have the original documents.

- Contacted Matt Huddleson with questions re: Fire Hall

Matt's response was I have Nate E. checking on the history of this property. I will let you know our perspective when he gets back to me.

- Updated the Town's Website New Tabs include:

1. A Vision for Crystal Bay Township / Excerpt from our Comprehensive Plan
2. Notices: This is NOT our Legal Posting place
3. Finland Home Solutions Project – Minutes, Videos, Maps, Survey Results
4. Clair Nelson Town Hall Rental Form
5. 2022 (5yr Census Update)

View it [crystalbaytownship.org](http://crystalbaytownship.org)

- o Insurance Adjusting, Fire Contracts, & Town Hall were talked about a fair bit, Crystal Bay seems to be on par with other Townships in this aspect.

- o Unemployment will be changing to now include reporting on Elected Officials in an area called MN Paid Leave Reporting. Details are still being worked out, essentially, it's more reporting work for me.

- o MAT will be offering AMAZON Business accounts for free; I will attend a webinar on April 16<sup>th</sup> to hear details.

- o Special Clerk and Treasurer Training courses are in the works.

- o MAT offers online training in MAT-U for Elected Officials for free. I shared the Login and Passwords in an email should any of you like to view that.

- o The New Town Manual has an additional Chapter, so I got one of those from my reference.

- Crystal Bay Township's Comprehensive Plan is set to expire at the end of this year. It would be beneficial for the Town to look at this document and decide if they want to update it as is or pair it down. I shared it in the April Board Packet.

- Current Projects in the Clerk's Office include:

- o **Septic Project**

- o **Digital Record Keeping**

- o **\* Crystal Bay Township Comprehensive Plan Review**

- o **Lake County Garage Site Project with Jason DiPiazza/ Doug and Paul**

- o **Town Board Rules of Procedures Resolution**

- o **Emergency Action Plan**

- o **Policy for Document Retrieval**

B. Supervisor Update:

1. 3.18.25 Closed Meeting Summary

- a. Town Board unanimously voted to give Douglas Perfetto a raise from \$23.75 to \$30.00

2. Paul attended Annual Training at the DECC 4.4.25 New Culvert Information was discussed.

3. Paul attended the East Lake County Clinic Board, their letterhead is changing, it was a mostly Informational Mtg. They may be hiring another Doctor for Silver Bay Clinic and Another Meeting will be held in June or July.

4. Board Chair and Clerk signed the Septic Contract between the Town and Eric Warnecke.

C. Road and Bridge: Doug

1. Snow Plow Policy Fire Hall - How should we address how I plow the Fire Hall when there is a snow Storm? Supervisor Peterson states leave it the way it is on the route, we have been plowing the same for years. Supervisor Hartshorn agrees.
2. Doug states the last storm residents helped plow Town Roads and that was a great help to him he thanks everyone who helped.
3. Supervisors Hartshorn, and Peterson signed an updated copy of the Road Superintendents Job Description reflecting the wage payable at \$30.00 per hour.
4. Insurance: Supervisor Peterson asks Doug to do an inventory of the garage and the Town may look into blanket coverage to accompany the already Personal Property coverage of \$25,000.00

D. Cemetery:

1. Cemetery clean up and Kios is on-going with Gary Olson

E. Friends of Finland Reports:

1. Youth Night Attendance-  
March 6th : 22 kids  
March 13th : Cancelled due to Urho's  
March 20th : 22kids  
March 27th : 24 kids

The Youth Program had a float with a golden grasshopper in honor of 50 years of St. Urho's. Kids help run games and sell root beer floats at the Center after the parade. Special thanks to the boys that helped unload all of the hay bails (14 or more) from the trailer. (Phoenix Williams and his friend).

2. Regular weekly community activities:

- a. Mondays:  
9:15am Bone Builders  
10:30am Soma Yoga  
7:30pm Alcoholics Anonymous
- b. Tuesdays:  
8:30am - 4pm Tuesday Talents Craft Group
- c. Wednesdays:  
9:15am Bone Builders  
10:30am Soma Yoga
- d. Thursdays:  
6pm - 9pm Youth Night
- e. Fridays:  
7pm Magic Cards

3. Regular Monthly and other upcoming activities:

- a. April's Community Potluck will be the 27th. Social hour at 5pm, dinner at 6pm. (Anyone can sign up to host monthly potluck Sign up sheet is in the lobby on the table)
- b. NSAP Senior Lunch is on the 2nd Wednesday every month @ 11:30  
NSAP Senior Crafts is on the 3rd Wednesday every month @ 1:30 (April Event Canceled)
- c. Last Winters Farmers Market was on April 13th.  
1st Summer Market will be June 12th.

- d. Ely Remote Vet will be at the Clair Nelson on April 18th. Call them to schedule.
  - e. MN Logger Education will be held on April 22.
  - f. Whitetails Banquet is on April 26
  - g. Vender BINGO will be on April 27
- 4. Operations: There were 5 rentals in March totaling \$390.
- F. Finland Home Solutions - Outreach Coordinator Rachel Clark
  - 1. Finland Home Solutions has formed into 5 working groups/teams focused on specific projects that have begun meeting and making progress. Those 5 teams and the progress they've made in the last month are:
  - 2. **Septic Alternatives Team.** This team formed in response to a need to address septic-related barriers to housing in Crystal Bay Township. The 8 members of this team met to write their mission and goals, and commit to initial steps to make progress towards their goals. The team's goals are:
    - a. to work in partnership with the university to find or design a model for septic alternatives (such as greywater systems, composting toilets, humanure) that would work in the Finland area and make a plan for how that model could be implemented.
    - b. Identify septic-related barriers to ADUs and create a plan for reducing them.
    - c. Work with the Township, County, and IRRRB to establish a rotating loan fund for septic expansions and maintenance, and alternatives to septic.
  - 3. **County Team.** The goal of this team is to form and strengthen relationships between Finland/Crystal Bay Township and county officials and agencies related to housing, particularly Lake County Planning & Zoning and Lake County HRA. There are 6 people on this team. Here is what this team has done in the last month:
    - a. Sent 2 representatives to the Lake County Planning & Zoning Meeting on March 17 to give public testimony at the hearing for a vacation rental license application for the home at 5758 Little Marais Road. We named the lack of workforce housing in the community, and the general sentiment among community members that short term rentals are experienced as a loss of year-round housing by the community. We met the new property owners and began building positive relationships with them.
    - b. One team member has submitted an application for a volunteer seat on the Lake County Planning & Zoning Commission. Another team member is working on an application and intends to apply. Applications are accepted through the end of May.
    - c. Moved our regular Finland Home Solutions monthly meetings to the FIRST Wednesdays of the month so that they do not conflict with Lake County HRA meetings, and agreed to send at least one representative from our group to Lake County HRA meetings moving forward.
    - d. Reached out to Matt Johnson, director of Lake County HRA to reconnect. Members from our group will be meeting with him within the next 2-3 weeks to reacquaint our groups with one another, and he

will start attending our Finland Home Solutions meetings beginning in May.

**4. Momentum Team.** This group has 4 members that are tasked with making a plan for how the efforts and progress of this group can continue beyond where our current funding will take us, which is through the end of July, and beyond the end of our partnership with the UofM, which will be some point in early fall. Here is what this team has done:

bMet with Land Access Alliance to discuss their upcoming Bush Foundation Grant Proposal and potential collaboration with Finland Home Solutions. Their organization is more focused on land access for the purposes of farming and foraging rather than for the purpose of housing. Our groups decided that the best way forward together would be for Finland Home Solutions to write a letter of support for Land Access Alliance's grant proposal. They propose creating a Community Land Trust and developing housing solutions for agricultural workers as part of their grant proposal. The letter of support and a summary of Land Access Alliance's proposal are available for review to anyone who is interested.

The Momentum Team will continue meeting to map out our options and pursue opportunities for our work to continue.

**5. Community Land Trust Team.** This group of 5 people is researching pathways for creating a Community Land Trust in the Finland area. The Community Land Trust idea has had a lot of support and interest from community members, but we were told by One Roof Community Housing (a Community Land Trust in our area, based in Duluth) that they only work with homes that have access to municipal water, aka no homes on well and septic. Here's what this team has done:

- a. With help from researchers at the UofM, we have a list of several Community Land Trusts in the United States with a particular focus on rural areas. We reached out to the Island Housing Trust located on an Island off the coast of Maine to ask if they have homes in their Community Land Trust on well and septic. We learned that yes they do have several homes on well and septic, and it is the responsibility of homeowners to maintain the well and septic. In the case of shared septic, they have a "condo agreement" stating that the maintenance costs will be shared between homeowners.
- b. We met and discussed the pros and cons of creating our own housing-focused Community Land Trust in the Finland area, which would be a new nonprofit. We decided that we will use what we learned from the Island Housing Trust in Maine to develop a proposal and re-approach One Roof Community Housing in Duluth to ask them to reconsider working with homes in the Finland area, using Island Housing Trust as a model to address their septic and well concerns. We will also wait and see if the Land Access Alliance is successful in securing their Bush Foundation Grant and is able to create a Community Land Trust. If both of those pathways don't pan out, then we will revisit creating our own Community Land Trust.



**6. “Very Finland Home Solutions” Dream Team.** This team of 5 people is tasked with proposing ideas for a multi-family housing development that would meet housing needs in Finland while also being suited to the character and preferences of the community. Here’s what this group has done:

- a. Researchers at the UofM have gathered and sent us images and prototypes that could be inspiration for a cluster of housing development that prioritizes accessibility, privacy, and greenspace.
- b. Next month this team will meet with designers at the UofM to discuss our ideas and preferences, and then staff at UofM will draft specific designs that are uniquely tailored to what would be possible and desirable in Finland.

We held our regular monthly meeting on Wednesday, April 9th (rescheduled due to snow). We had a total of 15 people attend and discussed much of what was covered above. We also reviewed our financials and wrote and approved a budget for our currently remaining funds.

Additionally, at that meeting we had a guest speaker, Dave Berglund from North Country Cooperative Foundation (NCF). NCF is a nonprofit that develops cooperatively owned manufactured home communities in MN, WI, and IA. They build new construction and they also help already existing manufactured home communities organize into a cooperative to purchase the land their homes are on. They work with residents to help them create governance structures and good business practices to maintain and manage the housing co-op. In the housing co-op model, homeowners own their home and buy a “share” in the housing co-op, which owns the land. We learned that manufactured homes have significantly increased in style, comfort, quality, durability, and energy efficiency in the last several decades. They could even be off-grid with the installation of solar panels. The cost for a homebuyer to purchase a newly constructed manufactured home is between \$100,000 and \$300,000, depending on the size (1000-2000 sq ft) and add-ons like porches, attached garage, and finishes. The smallest new development that NCF would be able to build would be about 25 homes. Homes would be built in phases and would be on shared septic and well. No rentals would be allowed; homes would be resident-owned only. NCF would likely want to work with Crystal Bay Township and Lake County to find a suitable plot of tax-forfeited land that could be donated for construction, and to get a zoning variance. If land has to be purchased the cost is passed on to homebuyers. NCF is looking for communities that are interested in workforce housing, age-friendly housing, and multi-generational communities. After an initial conversation, it seems that NCF’s model could be a good fit for some of our community’s housing needs. Our group thought that the next steps might be to draft a proposal with some sketches with floor plans and community layouts from NCF to seek community feedback.

All of our meeting minutes are now available on the Crystal Bay Township website, along with our survey results, a recording of our Community Gathering event in February, and more. Thank you Stacy for doing that. As you can see, Finland Home Solutions has many community members actively engaged and working hard together to make progress towards meeting the community’s housing needs. Our next regular meeting will be Wednesday, May 7 from 5:30-7:00 pm at Clair Nelson.

**7.** Rachel asks the board if there are any questions.

- a. Supervisor Peterson asks if the septic team has talked to the county at all? Rachel, “ the group hasn’t approached with a formal ask yet. Ursula, & Tracey met with Christine and another at the Court House awhile back to feel out ideas with the County no further information is available at this time.” There was further discussion by the board on various topics included in the above report.

8. Letter of Support Request:

- a. Finland Home Solutions is asking the Township to sign a letter of support for the Land Access Alliance re: application to a Bush Grant
  - i. Supervisor Peterson had a discussion with Lise and Rachel about what this grant means and how the letter of support could help.
  - ii. Supervisor Peterson Motions to sign the presented letter of support and Supervisor Hartshorn Seconds. Passed by unanimous consent.
- b. Summary of Land Access Alliance Bush Grant is:

**Land Access Alliance (LAA) – Community Innovation Grant Proposal Summary**

Access to land is a cornerstone of thriving food systems, healthy communities, and equitable economic opportunity. Yet in Northeast Minnesota, many face steep barriers to land ownership and use—barriers that limit fair and inclusive participation in local food systems. The Land Access Alliance (LAA) is working to change that. Through a systems-change approach rooted in land justice, food sovereignty, and community resilience, LAA is reimagining what equitable land access can look like for the region. LAA proposes to establish a community land trust model that will acquire and steward land for collective use. This model is designed to increase equitable access to farmland and foraging opportunities while ensuring long-term land security for growers, foragers, and land-based practitioners. The land trust will serve as a vehicle to redistribute access and control over land, supporting a transition toward more just and regenerative relationships with the land. This project aligns with the Bush Foundation's Community Innovation framework by addressing a complex, systemic issue—land inaccessibility—through community-driven innovation, cross-sector collaboration, and place-based solutions. The prototype will be implemented with guidance from the community and program participants through outreach events and interactive sessions. Further, Land Access Alliance will partner with local organizations such as the Finland Food Chain, the North Shore Agroecology Center, and the 1854 Treaty Authority to leverage their respective areas of expertise—ranging from regional food systems and sustainable agriculture to Indigenous land stewardship and treaty rights—to support holistic, community-driven land access solutions. Finally, LAA recognizes that realizing this vision depends on meaningful, place-based housing solutions—and is committed to making them a core part of its overall strategy.

Target outcomes include:

- Establishing a pilot community land trust with at least one land acquisition and site development;
- Securing land-based opportunities for at least 3–5 landless growers or foragers
- Developing integrated housing solutions to support long-term residency and stewardship;
- Strengthening cross-sector collaboration among food systems, housing, and conservation stakeholders.

LAA envisions a future where communities live in reciprocity with the natural world, and where equitable land access is foundational to regional sustainability and resilience. With support from the Bush Foundation, this

initiative will serve as a replicable model for rural communities working at the intersection of land justice, food systems transformation, and housing equity.

Letter of Support Summary is:

Finland Home Solutions is a subcommittee of Crystal Bay Township in Finland, Minnesota. Finland Home Solutions is a dedicated group of community members working together to find and implement housing solutions for residents in Crystal Bay Township. Our broad aim is to expand the accessibility of all types of housing for community members, including families, workers, and elderly people. Finland Home Solutions is working hard to reduce barriers to access existing housing, maintain our current housing stock, and build connections with state and private agencies that could help us expand Crystal Bay Townships housing stock in a way that meets the community's needs while honoring their character and preferences, and does not damage the integrity of our region's remarkable ecosystems. Like many rural communities in the United States, Finland employers face challenges in filling vacant positions due to the limited availability of housing stock that is financially attainable for would-be workers. Many people who want to work and live in our community are not able to because they cannot find housing that meets their needs. As the Land Access Alliance continues to grow, it will be essential to integrate housing solutions into their efforts if they are to be successful in actualizing their long-term vision. Agricultural workers, whether tending soil, stewarding ecosystems, or harvesting wild foods—require more than just access to land; they also need dignified, adequate housing near the places they work. These farmers, foragers, and land stewards will be the heart of the organization's land-based efforts, yet without access to secure and affordable places to live, it will be difficult for them to fully engage in the agricultural work that sustains our environment and our community. The formation of a Community Land Trust is a central component of Land Access Alliance's proposal, and Crystal Bay Township wishes to express support for this idea. Wages and median property values in our area have a widening gap, meaning that more and more properties in our community that could house workers, be put into conservation, or be used to grow food are being purchased by wealthy individuals from outside the community who often turn homes into short-term vacation rentals, thereby enriching themselves while reducing the available housing stock for workers and community members. We believe that the creation of a Community Land Trust in the Finland area would make a meaningful impact on the permanent affordability of homeownership for people who intend to work and live in our community. For that reason, Crystal Bay Township is in support of the Land Access Alliance's Bush Foundation Grant Proposal and the work they intend to do to bring more of our community's land under the community's ownership.

When we care for the people who care for the land, we strengthen our collective commitment to building just and regenerative systems. Thank you for considering the Land Access Alliance's application, which would be an important investment toward a stronger, more rooted local food system and rural

**III. Old Business:**

- A. MOTION TO AMEND RESOLUTION 2.2025.01 Adding additional language in Section D. Alcohol to state it can be served at the Town Hall and Grounds to include sales during Finland Wooden Bat. Section I. per Lake County Health Department adding an additional contact phone number and website. Motioned by Supervisor Hartshorn , Seconded by Peterson , Passed by unanimous consent.
- B. MOTION TO AMEND RACHEL CLARKS CONTRACT WITH FINLAND HOME SOLUTIONS adding 80 hours to her contract to bring her up to 140 hours for April- July of 2025 Completely Grant funded through ESMC. Motioned by Supervisor Hartshorn , Seconded by Peterson , Passed by unanimous consent.
- C. MOTION TO AMEND LISE ABAZS CONTRACT WITH FINLAND HOME SOLUTIONS TO decrease her hours by 8 making her contractual hours 40 hours for April- July of 2025. Motioned by Supervisor Peterson , Seconded by Hartshorn , Passed by unanimous consent.
- D. MOTION TO AMEND THE STEERING COMMITTEE CONTRACT WITH FINLAND HOME SOLUTIONS to add
  - i. Working Groups within the Steering Committee have 40 @ 25.00 an hour totalling \$ 1,000.00 hours available to use as they deem necessary to fulfill project work. The Steering Committee will only be paid once Finland Home Solutions makes a MOTION and the minutes are sent to Clerk Breden. See Clerk for proper paperwork before beginning work.
  - ii. There is \$2,000.00 dollars from April 1st to July 31st, 2025 available for this committee to operate on Per Diems, Mileage and Food BudgetMotioned by Supervisor Hartshorn , Seconded by Peterson , Passed by unanimous consent.

**IV. New Business:**

- A. MOTION TO APPROVE RESOLUTION 4.2025.03 SOCIAL MEDIA POLICY FOR CRYSTAL BAY TOWNSHIP Motioned by Supervisor Peterson , Seconded by Hartshorn , Passed by unanimous consent.

**V. Public concerns:**

- 1. Joe Jacobs: approached the board stating that the website looks good, one of the best Township websites he's seen.
- 2. Randy Josephson: Any General Fund or Levy ideas or thoughts on anything positive since the Annual Meeting? Supervisor Peterson hopes we are seeing the end of the legal dilemma the Town has been in. Stacy's hours are higher than normal with a lot going on, we are trying to get her hours down. Our two options are to; get under budget or raise the levy. Lise says it took years to get in this situation, it will take years to get out or a significant levy increase.

3. Joe Jacobs: Is there a water meter and station? Maybe pay a fee for the water here if your well can withstand that. Supervisor Peterson said we kind of have that kind of system currently and have talked about that. Lise Abazs stated: Any revenue source can't cost us money in terms of labor.
4. Doug Perfetto adds: The Box over at the dump site used to cost Paul more to fix it than was worth.
5. Jenna Pollard: I'm here to share support for Finland Home Solutions- awesome the town is prioritizing the work. So thanks for that.
6. David "Slim" Steffens introduces himself and seconds what Jenna says.

**VI. CLOSE MEETING:** MOTION: to adjourn the meeting at 7:27pm until May 20th , 2025 at 6:00 p.m. at the Clair Nelson Community Center. Motioned by Supervisor Hartshorn , Seconded by Supervisor Peterson , Passed by unanimous consent.

\_\_\_\_\_ date: \_\_\_\_\_  
Paul Hartshorn- Board Chair

\_\_\_\_\_ date: \_\_\_\_\_  
Michael Nikula- Vice Chair

\_\_\_\_\_ date: \_\_\_\_\_  
Roger Peterson- Supervisor

Attested to this 20th day of May, 2025

\_\_\_\_\_  
Stacy Breden - Clerk of the Board