

Town of Crystal Bay

*Finland Home Solutions
Clair Nelson Community Center*

Special Meeting Minutes

December 3th, 2025

I. Open Meeting

A. Housing Commission Members Present: Rachel Clark(present), Colby Abazs(present), Charlotte Hughes(present), Sarah Mayer(present), Mike Miller(absent). Quorum is satisfied.

B. Other people in attendance: Stacy Breden, Lise Abazs, Tracy.

A. Review and approve agenda

MOTION: To approve the December 3rd Agenda. Motioned by Rachel Clark, Second by Sarah Mayer, passed by unanimous consent. B. Timekeeper: Sarah

II. Special Meeting Business

A. League of MN Cities discussion

1. Ask LMC about other benefits membership would provide to make the annual fee(\$600) worthwhile. Sarah
2. Bring LMC membership to the first agenda of the Housing Commission in February.
3. Potentially use a student from university to support grantwriting for school credit.
4. Potential Future Grants
 - a) Rural Capacity Program CEDA(Community and Economic Development Associates)
 - b) ESMC spreadsheet of resources

B. IRRRB Meeting

1. Grant Hauschild visited about a month ago and set us up with a meeting with IRRRB. Mostly talked about housing efforts. IRRRB mostly works with townships smaller than ours. Connected with County for a three way meeting for blight projects.
2. TODO
 - a) Wolf Ridge Housing Cluster(4-6) vs single home
 - b) We want to connect with LagHome about potential partnership for homes in Finland.
 - c) Research and determine what if the end user cost per home that is "affordable"? NorsCogen project in Grand Marais as a model to compare against.
 - d) Have Wolf Ridge at the meeting to help shift the project towards that. Finland Housing Solutions acts as moderator of the brainstorming meeting. Bring local project developer(Dave Guist?) to provide that insight to the conversation. Bring ESMC visual designs and maybe Ursula.

C. Discuss communications during the pause of the commission

1. Dec 18 through Jan 20
2. Emailing: No official emails especially from the main project email.
3. No paid work is done.

4. At Jan 20 Town Board meeting a Special Meeting of the Housing Commission will be set at which the regular schedule will be established.

D. Reorganization 1. Officers

- a) Rachel Clark - Vice Chair
- b) Colby Abazs - Secretary
- c) Charlotte Hughes - Member
- d) Sarah Mayer - Chair
- e) Mike Miller - Member
- f) Honor Schauland - Member
- g) Louise Covert - Member
- h) The Commission intends to utilize a less hierarchical structure in our practice where duties of leadership are shared among all, not just the Officers.

2. Date for reorganization special meeting

- a) Jan 26th 6pm

3. Budget overview

- a) No food at regular meetings.
- b) Meeting Stipends \$30.
- c) Board Meeting Stipends plus Hourly for Project work. Pay period ends the Sunday before each Regular Board Meeting. Stipend=\$50, Hourly \$25/hour. Plan to have timesheets due at end of each regular meeting.
- d) Has been roughly \$1000/month base costs for the Housing Commission.
- e) Plan to ask the town to use the Community Projects levy to support the Housing Commission. Bring the ask to the Board in March and the Annual Meeting.

III. Close Meeting

A. MOTION: To adjourn. Motioned by Rachel Clark, Second by Colby Abazs, passed by unanimous consent.

 date: 4/14/26
Chair- Sarah Mayer

 date: 4/14/26
B.J. Kohlstedt- Vice Chair

 date: 4/14/26 Board

____ date: _____
Colby Abazs - Secretary

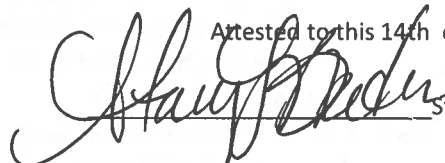
 date: 4/14/26
Charlotte Hughes- Member

____ date: _____
Michael Miller- Member

 date: 4/14/26
Rachel Clark - Member

 date: 4-14-26
Honor Schauland- Member

Attested to this 14th day of April, 2026


Stacy Breden Town Clerk
ORIGINAL