

**MINUTES OF THE AUGUST 25, 2025, JOINT MEETING OF THE PROPERTY AND COMMUNITY DEVELOPMENT COMMITTEES.** 7:10 p.m. Members present: A. Christianson Sr., S. Delasky, J. Hoover, N. Johnson, J. Kenyon. Others present: A. Christianson Jr., Mayor Grotzinger.

**Call to Order:**

Christianson Sr. called the meeting to order.

**Housing Infill Project:**

Christianson Sr. distributed maps of vacant lots in the SE quadrant of the City, most of which he believes were once occupied by houses that have been razed over the years. He stated that quite a number of years ago the City had 5-6 lots, which it provided for One Dollar each to folks who made legally binding commitments to build on them and that was successful. He went on to say that there should be several long-term benefits to the City such effort, as follows:

- \*Creation of “affordable housing”.
- \*An increase in tax base from new construction.
- \*More workers living in the City.

The following were among comments offered by those present:

- \*Providing free lots alone may not be enough of an incentive to for developers to build on them such that a cash grant may also be needed.
- \*While expressing support for the project concept, Mr. Hoover and Mr. Kenyon, both builders, cautioned against promoting “double-wides” as the quality of these can be an issue.
- \*It was suggested that, rather than targeting specific properties, it may be useful to place an ad in the newspaper seeking lots City-wide.
- \*While the City itself being the developer is an option the City isn’t staffed to oversee day by day details of such a project. As such that is best left to those who already do it on a daily basis and have the contacts necessary to keep projects on track.
- \*This may be a classic use of TIF.
- \*Ladysmith Housing Authority may have dollars that could be used to support this effort.

**Rec Center Fees:**

Adm. Christianson advocated refining fees for the Lindoo School Rec Center, stating that he will prepare a suggested policy for consideration.

**City Property Conditions**

Christianson Sr. requested that, for the next meeting, members list out needed repairs or upgrades to City-owned properties as it hard to see how the City can ask or require private owners to do so if the City doesn’t do so with its own property. He also noted that small problems that are not attended to too often become bigger problems that are costlier to rectify.

**Wall Map**

Attention was called to a quote to produce a 4x10 map of the City to be installed on a frame on the east side of Connections for \$6,620. Its life expectancy would be 7-10 years. Adding an automotive clearcoat for an additional \$3,800 would extend that life expectancy to 10-12 years.

**Adjourn:**

Motion was made by Hoover, seconded by Johnson and carried by voice vote to adjourn at 7:51 p.m.