

ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY  
REGULAR MEETING

Wednesday, October 28, 2020

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, October 28, 2020, St. Cloud HRA Boardroom, 1225 W. St. Germain St, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 5:41 p.m.

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Seal Dwyer, Nancy Gohman, George Hontos, Jeff Goerger, Mike Conway, Abdi Daisane. Absent: [The board has one vacancy.] Commissioner Goerger abstained from the minutes since he was not at the meeting.
2. Approval of Agenda – Commissioner Dwyer moved for approval of the consent items and agenda; Commissioner Conway seconded the motion. The motion carried.
3. Approval of Study Session Minutes, September 23, 2020 – approved as presented.
4. Approval of Regular Minutes, September 23, 2020 – approved as presented.
5. Review of Financials: Central Office Cost Center Fund, Housing Choice Vouchers Fund, CDBG Housing Rehab Fund, Community Housing Fund, and Housing Development & Rehab Fund – no action requested.

Open Forum: Chair Gohman asked Louise Reis if any member of the public had requested to speak; there was no one wishing to speak.

Old Business: none.

New Business:

6. Approval of Resolution 2020-10 – Operating Budgets for 2021 - Commissioner Goerger moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.
7. Approval of 2021 Payment Standards for the Housing Choice Voucher Program: Commissioner Dwyer moved for approval; Commissioner Goerger seconded the motion. All Commissioners voted in favor; the motion carried.
8. Project Manager Paul Soenneker updated the Board on the 19<sup>th</sup> Avenue lots. The Phase One for the project has been updated. There is concern regarding vapor intrusion with two single family homes; there is no concern for the commercial property. It appears we will need to drill two wells during two different seasons to test for vapor intrusion. Commission Hontos asked approximately how much this will cost and how will it get paid for. Mr. Soenneker responded that he estimated a cost of \$10,000. Ms. Rizer stated that the funds will come from reserves in the Housing Development Fund.
9. Report on Activities – Ms. Reis state that the HUD Audit has was completed. Chair Gohman was on the final call with the auditors and they will notify us of any findings in December. Chair Gohman commented that she found the process interesting how it was done remotely. She didn't feel there were significant findings, however one issue that she feels will be brought up is that there is not a seventh member on the


Board. Chair Gohman encouraged other Board members, particularly members who are also Council members to discuss this with the Mayor.

Open Discussion: none.

There being no further business the meeting adjourned at 6:05 p.m.

ATTEST:

  
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Secretary, George Hontos

  
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Chair, Nancy Gohman

**ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY  
STUDY SESSION**

Wednesday, October 28, 2020

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, October 28, 2020, St. Cloud HRA Boardroom, 122 W. St. Germain St, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present either in person or via teleconference: Mike Conway, Abdi Daisane, Jeff Goerger, Nancy Gohman, Seal Dwyer and George Hontos. Absent: None. The Board has one vacancy. Staff present either in person or via teleconference: Executive Director Louise Reis, Finance Director Karen Rizer, Project Manager Paul Soenneker, Voucher Programs Manager Lori Lygre and Neighborhood Program Assistant Shannon Adamski.

Agenda: Budgets and Operations Update.

Ms. Rizer presented each budget to the Board beginning by referring Board members to Tab 6 of the Regular Agenda packet for reviewal of each individual budget. She started with the Central Office Cost Center (COCC) Fund. She stated there were no changes since the July meeting.

Ms. Rizer moved on to the Housing Choice Voucher (HCV) Fund. She stated there was a change to the Revenue due to the Cares Act. Those funds can only be recognized as revenue as it applied to costs, they cannot show as a profit. Any funds not spent will need to be returned to HUD. There was a short discussion regarding the number of vouchers issued that was listed in the narrative and how those numbers are managed.

Ms. Rizer referred next to the Public Housing budget; Empire, Scattered Sites and Wilson. The budget is similar to prior years. Ms. Rizer said we are doing some capital improvement projects, such as digital signage, to cover spending down reserve funds. These improvements must be done by December 31, 2021 so we don't have any reserves in risk of recapture.

Next budgets discussed were Germain Towers, Grace McDowall and Northway Townhomes. Commissioner Goerger asked if the buildings will show a profit with the debt being paid off and if so are there limits on what the profits can be used for. Ms. Rizer responded that Northway will begin showing a profit but Germain Towers will not quite yet. The profits can only be used for the properties themselves and cannot be moved to the Community Housing Fund.

Ms. Rizer continued going through each budget. Commissioner Hontos asked if in the future we could put the year built next to the property names to help understand what maintenance items and costs may be coming up.

Chair Hontos asked why there has been a big increase the last few years in the Agency's health insurance. Ms. Rizer explained that is based on the market place and how we are rated. The Agency received pricing from all major carriers and reviews the plans, Health Partners has been the least expensive over the past few years.

Chair Gohman thanked Ms. Rizer for her continued work in presenting each year the budgets and thanked Ms. Rizer and Ms. Reis for the excellent work they do, not only setting the budgets, but in explaining all of their complexities. Ms. Reis gave an update on operations and how staff were adjusting to the current COVID situation in the community.

There being no questions, the meeting adjourned at 5:40 p.m.

ATTEST:

  
Secretary, George Hontos

  
Chair, Nancy Gohman