

ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY  
REGULAR MEETING

Wednesday, February 26, 2020

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, February 26, 2020, City Hall Council Chambers, 400 2<sup>nd</sup> Street South, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 6:00 p.m.

1. Roll call was taken and the following Commissioners were present: Abdi Daisane, Seal Dwyer, Nancy Gohman, George Hontos, Jeff Goerger and Mike Conway. Absent: None. [The board has one vacancy.]
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 Minutes Approval of Study Session Minutes, January 22, 2020 – approved as presented.
4. Approval of Annual Meeting Minutes, January 22, 2020 – approved as presented.
5. Approval of Regular Meeting Minutes, January 22, 2020 – approved as presented.
6. Approval of Scattered Site Roof Replacement Contract – contract approved with BD Exteriors, Inc. in the amount of \$183,267 for Cedar Ridge, Flintwood and Quarry Ridge Townhomes asphalt roof replacement.
7. Approval of Write-off Accounts Receivable – approved as presented.
8. Approval of Change to Personnel Policy 02.13 Employee Probation – approved as presented.

Open Forum: Chair Gohman opened the forum to the public; there was no one wishing to speak.

Old Business:

9. A. Public Hearing on the Change to the Admin Plan and the Admissions and Continued Occupancy Policy (ACOP) for Public Housing and B. Approval of the Change to the Admin Plan and the Public Housing ACOP – Chair Gohman opened the public hearing at 6:04 p.m. to hear public comment; there being no one present the public hearing closed.

Commissioner Goerger moved for approval; Commissioner Dwyer seconded the motion. Louise Reis, Executive Director, briefly explained the proposed changes. She stated the changes were submitted to HRA legal counsel and St. Cloud Area Legal Services for review prior to this meeting.

Commissioner Goerger questioned how big the problem of residents smoking in the buildings has become to warrant the change. Ms. Reis responded it is not huge, however; the smoke free policy went into effect in 2013, and the policy needed to be adjusted. She said with the potential of fires caused by smoking and for tenant health welfare it would be beneficial to have a zero-tolerance smoking policy. After a short discussion the motion passed unanimously.

New Business:

10. Approval for St. Cloud HRA to Administer Vouchers for City of Delano – Ms. Reis explained the application process for Delano HRA in asking HUD to allow the conversion of their public housing units to either Project Based Section 8 or Market Rate. She said the St. Cloud HRA would administer the 30 vouchers this would create, but there are many steps for Delano to go through before any of this can happen. Commissioner Goerger moved for approval; Commissioner Conway seconded the motion.

Commissioner Conway asked how much staff time this would add and if we had the capacity. Ms. Reis said this will be a long process but feels if granted, current staff could handle the additional 30 vouchers it would create. All Commissioners voted in favor of the motion.

11. Approval of Resolution 2020-02 - Publicly Owned Housing Program Deferred Loan from Minnesota Housing Finance Agency for Empire Apartments – Karen Rizer, Finance Director, clarified the approval requested in Resolution 2020-02 is for the Empire Elevator project only. Commissioner Dwyer moved for approval; Commissioner Daisane seconded the motion. All Commissioners voted in favor. The motion carried.

12. Report on Activities – Ms. Reis gave an overview of the recent REAC Inspection from February 4, 2020 that received a score of 73. She stated staff is appealing this score due to the inspection included docking the agency 6 points for a damaged fence that is not owned by the HRA.

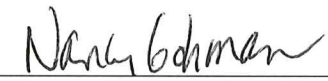
Ms. Reis announce the office would be closed on April 16, 2020 for a mandatory staff fair housing seminar. She said if any Board member would like to attend to let Sandy Hunter know.

Open Discussion: none.

There being no further business the meeting adjourned at 6:29 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, February 26, 2020**

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, February 26, 2020, City Hall Conference Room One, 400 2<sup>nd</sup> Street South, St. Cloud, MN at 5:00 p.m. Commissioners present: Mike Conway, Abdi Daisane, Seal Dwyer, Jeff Goerger, Nancy Gohman and George Hontos. Absent: NONE. The Board has one vacancy.


Staff present: Executive Director Louise Reis, Finance Director Karen Rizer, Project Manager Paul Soenneker and Administrative Services Manager Sandy Hunter.

A discussion was held on the proposed request to the City for Community Development Block Grant Program Funding 2020. Louise Reis, Executive Director and Paul Soenneker, Project Manager, reported on the HRA's request for \$300,000 of CDBG funding to the City and the Planning Commission recommendation.

Karen Rizer, Finance Director, and Ms. Reis talked with the Board on the financial state of the home loan programs. Chair Gohman stated the final decision is up the City Council; staff should take their recommendation to the upcoming Council meeting to present, at which time HRA Board members on the Council can weigh in with their comments.

There being no further discussion the session concluded at 5:58 p.m.

ATTEST:

  
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Secretary, George Hontos

  
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Chair, Nancy Gohman