

ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY
REGULAR MEETING
Wednesday, September 23, 2020

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, September 23, 2020, City Hall Council Chambers, 400 2nd Street South, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 6:00 p.m. Pledge of allegiance was spoken.

1. Roll call was taken and the following Commissioners were present: Abdi Daisane, Seal Dwyer, Nancy Gohman, George Hontos and Mike Conway. Absent: Jeff Goerger. [The board has one vacancy.]
2. Approval of Agenda – Commissioner Daisane moved for approval of the consent items and agenda; Commissioner Conway seconded the motion. The motion carried.
3. Approval of Regular Meeting Minutes, July 22, 2020 – approved as presented.
4. Public Housing Fund (operating statements by AMP), Germain Towers Fund, Northway Projects A&B Fund, and Eastwood Apartments Fund – no action requested.
5. Approval of Contract for Scattered Site Furnace, Water Heater and Central Air Replacements and Installation – approved in the amount of \$46,475 with Air Max, LLC to replace furnaces and water heaters and install central air conditioners in five scattered site homes.
6. Approval of Contract for Scattered Site Window Replacements – approved in the amount of \$30,174.90 with Master Trade Service to replace windows in two scattered site homes.

Old Business: NONE.

New Business:

7. Report on Activities – Ms. Reis highlighted National Night Out scheduled in accordance with the St. Cloud Policy Department on October 6, 2020. She said property managers will be making available hand sanitizer and informational brochures rather than holding a community event due to COVID.

Chair Gohman commented on the additional HAP funding received from HUD and questioned if it will be renewable for next year. Finance Director Karen Rizer answered it is a one-time increase at this point. She said because of it there will be no terminations of vouchers.

Chair Gohman asked how the CDBG loans were coming along. Paul Soenneker, Project Manager, stated they are moving along but slower than anticipated because contractors are unable to get all the materials needed in timely manners. He said contractors will honor lower costs if they come in as such.

Open Discussion: none. There being no further business the meeting adjourned at 6:08 p.m.

ATTEST:



Secretary, George Hontos


Chair, Nancy Gohman

From: [George Hontos](#)
To: [Sandy Hantz](#)
Subject: signature
Date: Thursday, December 17, 2020 1:01:35 PM

Hi Sandy,
I will send in two emails just to make sure they go through, George

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

Wednesday, September 23, 2020

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, September 23, 2020, City Hall Chambers, 400 2nd Street South, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Mike Conway, Abdi Daisane, Seal Dwyer, Nancy Gohman and George Hontos. Absent: Jeff Goerger. [board has one vacancy].

Karen Rizer, Finance Director, brought forward to the Board a possible legal compliance issue she had been made aware of at an annual conference she regularly attends. She explained that in this presentation she was advised the only body who can set compensation for a governing body under statute is that body. Ms. Rizer said in exploring this further with the presenter, David Kenney, Assistant Legal Counsel for The Office of the State Auditor (OSA) she questioned if the City Council had the right to prohibit council members from accepting compensation as they had done under Resolution 2019-03-34 on March 25, 2019.


Ms. Rizer said in further communications with Mr. Kenney, he responded by email and stated that Commissioners serving on the HRA Board should be receiving compensation as set by the Board pursuant to statute or the Agency will be in violation of Minn. Stat. § 469.011.

After further discussion, Board Chair Nancy Gohman stated she did not want the Agency to be held in non-compliance and felt all Board members (other than Commissioner Dwyer who works as a State employee and is unable to accept) should be paid for past and future meetings; Board members present agreed.

Commissioner Conway stated that he did not want the HRA to be out of compliance with the OSA, but requested that the Mayor and City Legal Department be contacted and made aware of the State Auditor's office determination. Executive Director Louise Reis said the Mayor would be notified of the decision.

The meeting adjourned at 5:59 p.m.

ATTEST:


Secretary, George Hontos


Chair, Nancy Gohman