

**ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY  
REGULAR MEETING**

**Wednesday, April 28, 2021**

A Regular Meeting of the St. Cloud HRA Board of Commissioners was held on Wednesday, April 28, 2021, via Chime. Vice Chair Jeff Goerger called the meeting to order at 6:00 p.m. He presided over the meeting from the St. Cloud HRA Boardroom, 1225 W. St. Germain Street, St. Cloud, MN.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Vice Chair Jeff Goerger took over as Chair as Nancy Gohman was unavailable to be present in the HRA Boardroom. Commissioners present via Chime teleconference: Mike Conway, Abdi Daisane, Seal Dwyer, Nancy Gohman, George Hontos, and Hani Jacobson. Absent: None.
2. Approval of Agenda – Commissioner Dwyer moved for approval of the consent items and the agenda; Commissioner Daisane seconded the motion. All Board members voted in approval. The agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, March 24, 2021 – approved as presented.
4. Approval of Regular Minutes, March 24, 2021 – approved as presented.
5. Approval of contract for lead-based paint risk assessments and clearance testing services with Environmental Health Testing Services.

Open Forum: At this time members of the public may address the Board with questions, concerns, or comments (regarding an item NOT on the agenda). Citizens were to contact Executive Director Louise Reis no later than 3:00 p.m. April 28, 2021 for her to bring forward since the meeting is virtual. Ms. Reis stated she had no requests.

Old Business:

6. Approval of Resolution 2021-08 – Committing to Provide Local Match Funds for a Grant Funded by the Minnesota Department of Employment and Economic Development (DEED) and Authorizing Contract Signatures. Project Manager Paul Soenneker recapped the request for the Board to approve the application for the grant. The grant will contribute to clean up and diagnose what is going on with the 19<sup>th</sup> Avenue lot so a “no association letter” can be obtained from Minnesota Pollution Control. Chair Gohman moved for approval; Commissioner Daisane seconded the motion.

Commissioner Hontos dropped from the meeting (6:08 pm) due to technical difficulties. All Commissioners (sans Commissioner Hontos) voted in favor; the motion passed. Commissioner Hontos rejoined the Chime meeting at 6:10 pm.

New Business:

7. Approval of Resolution 2021-09 – Acceptance of HUD CoC Rental Assistance Grants. Executive Director Louise Reis recapped the three grants in the amounts of \$336,444, \$84,996 and \$34,008. Ms. Reis indicated that the HRA normally has to apply because they are competitive grants, but due to COVID-19 the grants were awarded based on formula. The grants serve approximately 51 households

each month. The grant dollars are for persons that are homeless or in need of mental health support services. Commissioner Daisane moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.

8. Approval of Resolution 2021-10 –Modification of the Payment Terms of a \$721,700 Loan in Connection with Westwood Village Apartments One, LP Project. Karen Rizer, Finance Director, recapped the resolution. The payment terms would be changing from monthly payments to semi-annual payments. Commissioner Conway moved for approval. Commissioner Hontos seconded the motion. All Commissioners voted in favor; the motion carried.

9. Approval of Resolution 2021-11 – Transfer of Housing Tax Credits to Minnesota Housing Finance Agency. Executive Director Louise Reis recapped the resolution. Minnesota Housing administers the tax credits for the St. Cloud HRA as a suballocator. Commissioner Conway moved for approval. Commissioner Daisane seconded the motion. All Commissioners voted in favor; the motion carried.

10. Approval of Changes to Personnel Policy 05.18 – Families First Coronavirus Response Act Policy. Finance Director Karen Rizer recapped the policy. The recently adopted American Rescue Plan Act expanded the eligible reasons for using the leave. The policy is being updated accordingly. Commissioner Dwyer moved for approval. Commissioner Daisane seconded the motion. All Commissioners voted in favor. The motion passed.

11. Report on Activities – Ms. Reis stated RentHelpMN has opened up, and the agency has shared the information with our residents and landlords. Staff have encouraged residents to apply if they need assistance with rent or utilities to apply. The website has contacted us on 11 households. Staff will continue to distribute the information. Chair Gohman asked about RentHelpMN. Ms. Reis shared that the HRA properties have been set up in the system. Ms. Rizer said it did not go smoothly, because each property needs to be entered individually. Chair Gohman shared she struggled with the website, too. Ms. Reis introduced the HRA’s new Administrative Services Manager, Becca Gill, and welcomed her to the agency.

Open Discussion: none.

There being no further business, the meeting adjourned at 6:20 p.m.

ATTEST:

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Chair, Nancy Gohman

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Secretary, George Hontos