

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

Wednesday, September 22, 2021

A Study Session for The St. Cloud HRA Board of Commissioners was held on Wednesday, September 22, 2021, City Hall Conference Room One, 400 2nd Street South, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Mike Conway, Seal Dwyer [arrived at 5:05 p.m.] Nancy Gohman, Jeff Goerger, George Hontos, and Hani Jacobson. Absent: Abdi Daisane.

Executive director Louise Reis introduced liaison officer for the St. Cloud HRA, D'Andre Clark. Officer Clark began the session by discussing the calls for service in 2020. He separated the calls by each respective property and the number of calls at each of the properties were broken into criminal or civil calls.

Officer Clark asked for specific questions based on the chart. Commissioner Hontos asked Officer Clark if he visits the properties on a daily basis. Officer Clark clarified that he is assigned solely to the HRA, but does not have time to visit each property every day. Commissioner Hontos asked for Officer Clark's observations of the HRA properties and Officer Clark commented that in his opinion the HRA properties are safe. One of the issues Officer Clark commented on is drug activity in buildings; he stated the largest complaint is marijuana, but it can be difficult to determine which apartment it is coming from. Officer Clark added that it seems violent crimes are relatively low at the HRA properties in comparison to the city of St. Cloud. Commissioner Hontos asked if Officer Clark had made recommendations to the HRA staff about how to improve safety at buildings. Officer Clark responded that he has spoken to property managers about reminding residents to not let unknown individuals tailgate them into the building. Officer Clark commended the property managers for keeping him in the loop on incidents at each building.

Commissioner Goerger commented on the Scattered Sites homes having lower criminal calls, and how important it is for those homes to have a positive impact on their neighborhoods. Commissioner Jacobson asked about the medical calls; if the calls are broken down into medical versus mental health calls. Officer Clark responded that medical calls are just medical calls, and mental health calls fall under assistance calls. Commissioner Conway commented that there are some really good numbers for some of the properties, but a couple of the properties have high numbers, too, like Empire. Officer Clark provided that the numbers, for example at Empire, can reflect suspicious persons or suspicious activity. Commissioner Conway then asked about whether or not the properties have security cameras. Officer Clark stated he is very happy with the security systems; the cameras are clear and easy to access for investigating claims or questions about incidents on the properties. Commissioner Gohman asked Officer Clark if he thinks residents know him and are happy to see him. Officer Clark commented that he believes he has created good relationships with the residents and that he is accessible to answer their questions or respond to requests. Officer Clark also commended the HRA staff on the level of documentation that they keep in response to resident complaints.

The Board had no other questions for Officer Clark.

There being no further discussion, the Study Session was closed to the public at 5:39pm.

ATTEST:

Chair, Nancy Gohman

Secretary, George Hontos

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

Wednesday, September 22, 2021

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, September 22, 2021, City Hall Council Chambers, 400 2nd Street South, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 6:00 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Mike Conway, Seal Dwyer, Nancy Gohman, Jeff Goerger, George Hontos, and Hani Jacobson. Absent: Abdi Daisane.
2. Approval of Agenda – Chair Gohman added Resolution 2021-18 to the agenda following the Open Forum: a resolution regarding the emergency declaration Minnesota Statutes 469.015 subdivision 2. Commissioner Goerger moved for approval of consent items and the agenda; Commissioner Conway seconded the motion. Commissioner Hontos asked Finance Director Karen Rizer about Item 5, because the net cash flow was better than the projections and he asked for clarification. Ms. Rizer responded that Public Housing properties are dependent on when the HRA pulls in money from HUD’s capital fund. She went on to say in 2020-2021, the HRA had the ability to use capital fund money for operating funds, and the HRA has tried to spend down reserves so they are not recaptured in a future year. There were no further questions. All board members voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, August 25, 2021 – approved as presented.
4. Approval of Regular Minutes, August 25, 2021 – approved as presented.
5. Review of 2021 Financial Reports – no requested action.
6. Approval of Revision to Capital Fund Program Five-Year Plan – approved as presented.
7. Approval of Contract for Roof Replacement at Empire Apartments – contract approved with McDowall Company in the amount of \$187,900.

Open Forum: Chair Gohman opened the forum to the public, and the first speaker was Sandy Brenny, a resident of Wilson Apartments. Ms. Brenny provided a statement that she has lived at the complex for 12 years and expressed concern over a current resident disrupting and threatening other residents of Wilson Apartments.

Yonina Phipps spoke next on behalf of the resident Ms. Brenny had previously discussed. Ms. Phipps shared concerns of the accused tenant being unfairly accused and disrespected.

The next speaker was Dorothy Jones, another resident of Wilson Apartments. Ms. Jones spoke of concerns about the Property Manager of Wilson Apartments. Chair Gohman referred all matters to the St. Cloud HRA staff to address.

After no further speakers, Chair Gohman closed the Open Forum and moved to the added agenda item: Resolution 2021-18 – Emergency Declaration Minnesota Statutes 469.015 subdivision 2. Executive Director Louise Reis provided a recap that Resolution 2021-18 deals with Empire Apartments and the fire that occurred on August 15, 2021. This declaration allows the HRA, in cooperation with their insurance company, to solicit two quotes for emergency repairs on the elevator, asbestos remediation, as well as the fire pump, fire panel, and units that need to be remodeled. Commissioner Goerger moved for approval; Commissioner Dwyer seconded the motion. All Commissioners present voted in favor; the motion carried.

Commissioner Hontos exited at 6:16pm.

Old Business: none.

New Business:

8. Approval of Payment Standards Effective December 1, 2021 – Voucher Programs Manager Lori Lygre stated each year the Department of HUD publishes fair-market rents, and then housing authorities can set the payment standards for the voucher program between 90 to 110 percent of the fair-market rent. Ms. Lygre commented the HRA would like to adopt the new rents December 1. Commissioner Dwyer moved for approval; Commissioner Jacobson seconded the motion. All Commissioners present voted in favor; the motion carried.

9. Approval of Change in Medical Insurance to PreferredOne and Dental Insurance to Guardian – Finance Director Karen Rizer proposed changing to PreferredOne for medical insurance would result in a savings of approximately \$24,500 for the agency over staying with Health Partners. Commissioner Dwyer moved for approval; Commissioner Goerger seconded the motion. All commissioners present voted in favor; the motion carried.

10. Approval of Grant Application for Domestic Violence - Rapid Re-Housing Rental Assistance Program – Ms. Reis asked for approval to submit an application for \$143,790 through the Department of Housing and Development (HUD) for Domestic Violence – Rapid Re-Housing Rental Assistance Grant. It would serve approximately eight households. The HRA would provide rental assistance and Anna Marie's Alliance would provide the support services. Commissioner Dwyer moved for approval; Commissioner Conway seconded. All commissioners present voted in favor; the motion carried.

11. Approval of Application for HUD CoC Rental Assistance Grants – Ms. Reis stated the HRA is seeking approval of application for HUD CoC Rental Assistance Grants in the amounts of \$336,444, \$84,996, and \$34,008 from the Department of Housing and Urban Development (HUD). The grant application renewal is for one year. The support service providers are Central Minnesota Mental Health Center, Salvation Army of Wright County, and Catholic Charities. Commissioner Goerger

moved for approval; Commissioner Jacobson seconded. All commissioners present voted in favor; the motion carried.

12. Report on Activities – Ms. Reis discussed that the HRA had intended to hold a board retreat in October, but a study session and regular meeting would be occurring instead. Commissioner Gohman asked about a CDBG update and Project Manager Paul Soenneker said more applications have been sent out and progress continues with inspections.

There being no further business, the meeting adjourned at 6:21pm.

ATTEST:

Chair, Nancy Gohman

Secretary, George Hontos