

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

Wednesday, January 26, 2022

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, January 26, 2022, St. Cloud HRA, 1225 West St. Germain Street, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 6:08 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Mike Conway, Seal Dwyer, Nancy Gohman, George Hontos, and Hani Jacobson. Commissioner Dvorak joined the meeting via Zoom but did not vote on any of the items.
2. Approval of Agenda – Commissioner Dwyer moved for approval; Commissioner Hontos seconded the motion. All present board members voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, December 15, 2021 – approved as presented.
4. Approval of Regular Minutes, December 15, 2021 – approved as presented.
5. Approval of Purchase of New Maintenance Vehicle – contract approved for new 2022 maintenance vehicle for the St. Cloud HRA in the amount of \$26,100.00 from Schwieters in Cold Spring.

Open Forum: Chair Gohman asked Louise Reis, Executive Director, if any member of the public had requested to speak; Ms. Reis responded where were none.

Old Business: none.

New Business:

6. Approval of Resolution 2022-01 – Approval of Section 8 Management Assessment Program (SEMAP) Certification – Ms. Reis clarified this is the annual certification for the Housing Choice Voucher Program and said the HRA is required by HUD regulations to process and have board approval for performance measures on key areas of the Section 8 Housing Choice Voucher Program. Commissioner Conway moved for approval; Commissioner Dwyer seconded the motion. All present board members voted in favor. The motion carried.
7. Review of Progress on Goals 2020-2025 – Ms. Reis presented the ongoing goals and provided updates to accomplishments and updates from 2021. Commissioner Hontos questioned whether or not the goals should be reevaluated and updated. Ms. Reis responded that COVID-19 has impacted some of the goals and while they may appear stagnant, they will be progressing in 2022. Chair Gohman confirmed no action required on the agenda item.

8. Approval of Recommendation from Personnel Committee as Relating to the Annual Performance Review of the Executive Director for 2021 – Personnel Committee Chair, Seal Dwyer, stated the full Board met with the Personnel Committee at 5:00 p.m. for discussion.

Ms. Dwyer read the following motion decided at the meeting: *The Personnel Committee of the St. Cloud HRA has conducted a performance review of the Executive Director Louise Reis and through the process of evaluation has determined that the Executive Director has achieved the stated goals and has conducted her business successfully. We recommend to the full Board accepting this performance evaluation along with the new goals for the coming year and the salary adjustment of 6% effective December 27, 2021.* Commissioner Hontos moved for approval; Commissioner Conway seconded the motion. All Commissioner voted in favor. The motion carried.

9. Report on Activities – Ms. Reis noted the annual audit had started with file testing and other preliminary procedures were done and the rest of the audit will start March 14. Ms. Reis continued by saying the Westwood Village Apartments One was approved for a Project Based Assistance Contract on April 1, 2002 and the current contract will end on March 31, 2022 due to the 20-year limit by the Department of Housing and Urban Development. The contract had 8 slots for project-based assistance, but the HRA will end the project-based assistance for 4 slots following the HUD regulations and issue those residents regular vouchers. The other 4 slots will continue as project-based assistance slots due to the commitment to Minnesota Housing to provide 4 slots under the Minnesota Families Affordable Rental Investment Fund program. The property will continue to accept regular Housing Choice Vouchers.

There being no further business, the meeting adjourned at 6:38 p.m.

ATTEST:



Secretary, George Hontos



Chair, Nancy Gohman