

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

Wednesday, February 23, 2022

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, February 23, 2022, St. Cloud HRA, 1225 West St. Germain Street, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 5:53 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: John Dvorak, Seal Dwyer, Nancy Gohman, Jeff Goerger, George Hontos, and Hani Jacobson. Absent: Mike Conway
2. Approval of Agenda – Commissioner Dwyer moved for approval; Commissioner Dvorak seconded the motion. Commissioner Goerger abstained from items 3 and 4. All other present board members voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, January 26, 2022 – approved as presented.
4. Approval of Regular Minutes, January 26, 2022 – approved as presented.

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

Old Business: none.


New Business:

5. Approval of Contract to Build a New Home at 418 Wilson Ave SE in St. Cloud – Project Manager Paul Soenneker noted that in 2019 the HRA had purchased a blighted property. The HRA is proposing to build a new five-bedroom rambler with basement. The home will have main floor laundry, three bathrooms, and an attached two-car garage. The main level of the home will be ADA accessible. Commissioner Gohman confirmed with Mr. Soenneker that there will be no steps between the garage and the house. Commissioner Hontos asked about funds for the project and Mr. Soenneker stated it will primarily be funded by the Neighborhood Stabilization Program from MN Housing. Finance Director Karen Rizer added the remaining funding will be handled through a loan from the HRA's Community Housing Fund. The HRA solicited bids from 13 contractors and proposed going with Brand Built Homes, Inc. for the bid of \$364,450.00. Commissioner Hontos moved for approval; Commissioner Dwyer seconded. All commissioners present voted in favor; the motion carried.
6. PY 2022 CDBG Presentation – Mr. Soenneker provided an update on the HRA's application for the Community Development Block Grant (CDBG). The St. Cloud Planning Commission met on February 8 for a public hearing, and a second public hearing will be held March 8 for continued discussion. The HRA requested a grant of \$250,000 and the city proposed \$216,000. The City Council will discuss approval of awards at a future meeting. No action required on the agenda item.

7. Report on Activities – Ms. Reis discussed the subsidized housing available in the St. Cloud area that have a rental assistance contract with HUD. Ms. Reis also noted that as of January 31, 2022, 26 of the Emergency Housing Vouchers are under lease and the remaining voucher holders are searching for housing.

There being no further business, the meeting adjourned at 6:40 p.m.

ATTEST:



Secretary, George Hontos



Chair, Nancy Gohman

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

Wednesday, February 23, 2022

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, February 23, 2022 at the St. Cloud HRA main office, 1225 West St. Germain Street, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 5:00pm. Commissioners present: John Dvorak, Seal Dwyer, Jeff Goerger, Nancy Gohman, George Hontos, and Hani Jacobson. Absent: Mike Conway

Executive Director, Louise Reis, began the session by directing the Commissioners to the Wilson Apartments lease included in the board materials, noting while there are many different leases for the different properties the included lease provided many examples of items that are found in all the leases. Ms. Reis discussed the rules in the lease, noting the HRA allows overnight guests for a certain number of nights each year, but the rents are based on the person's income listed on the lease, so if someone else moves into the unit with income, their income needs to be accounted for the rent owed.

Ms. Reis continued with a section on maintenance provided by the HRA and what the residents are required to do to provide general upkeep to the unit. Commissioner Hontos asked if pets are allowed at the HRA properties and Ms. Reis answered yes, pets are allowed at all the HRA properties and the resident is responsible for the pet's behavior. Commissioner Hontos then asked if the lease was reviewed by the HRA's local attorneys. Ms. Reis confirmed the lease has been reviewed by legal counsel and HUD. She noted the lease for Grace McDowall and Germain Towers are provided by HUD and the HRA is not allowed to make changes.

Commissioner Goerger asked Officer D'Andre Clark if he would make any changes to the lease. Officer Clark responded that he feels the lease covers all information and can be easily enforced to terminate residents, if needed. Ms. Reis commented on the need to provide safe and healthy housing for the populations they serve. Commissioner Goerger asked about the number of evictions at the properties. Ms. Reis commented it has been minimal, with the number of times needing to go to court during a normal year being five or six. Officer Clark noted the documentation the property managers keep on the residents provides sufficient documentation for terminations, when necessary. Ms. Reis noted the HRA tries to get support services involved first and help the resident work through issues instead of being terminated.

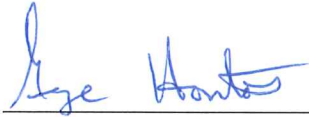
Commissioner Hontos asked why applicants may get rejected. Ms. Reis shared the process of individuals being on a waitlist and once they get to the top of the list, the property manager reaches out and asks for references and additional information. A credit report is completed, not for credit score, but for previous addresses and debts. The HRA wants to confirm they have not committed fraud and that they are not a fugitive in another state. Commissioner Dvorak asked if the applicant has time to clear up or resolve issues that would prevent them from getting housing. Ms. Reis responded that if it is a warrant issue that cannot be resolved overnight, the file remains open for 30 days and if it gets resolved the property manager can finish the file.

In addition to the lease agreement, Ms. Reis discussed two lease addendums required by HUD: Over-Income Resident or Family and Violence Against Women and Justice Department Reauthorization Act of 2005, and two additional lease addendums: Smoke Free Policy and Integrated Pest Management Policy and Treatment. Ms. Reis mentioned in addition to the lease agreement, lease addendums, and resident

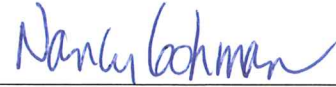
handbook, the new resident receives a move-in packet and watches a cleaning video. The video is in four languages: English, Somali, Hmong, and Spanish.

There being no questions, the study session meeting adjourned at 5:50pm.

ATTEST:



Secretary, George Hontos



Chair, Nancy Gohman