**ST. CLOUD HOUSING & REDEVELOPMENT AUTHORITY**

**REGULAR MEETING MINUTES**

**Wednesday, April 27, 2022**

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, April 27, 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 6:00 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Seal Dwyer, Nancy Gohman, Jeff Goerger, George Hontos, and Hani Jacobson. Absent: Mike Conway and John Dvorak.

2. Approval of Agenda – Chair Gohman removed item #8B and added item #13 to the agenda. Commissioner Dwyer moved for approval as amended; Commissioner Goerger seconded the motion. All commissioners voted in favor; the agenda and consent agenda moved as presented.

3. Approval of Study Session Minutes, March 23, 2022 – approved as presented.

4. Approval of Regular Minutes, March 23, 2022 – approved as presented.

5. Approval to Write-Off Accounts Receivable – approved as presented.

6. Approval of Contract for Generator Replacement at Wilson Apartments – contract approved with

Interstate Power Systems in the amount of $47,985.00.

7. Approval of Contract for Design / Engineering Services for Wilson Apartments Boiler Replacement – contract approved with Short Elliott Hendrickson in the amount of $42,985.00.

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:

8A. Public Hearing for the Proposed Modification and Reissuance of Multifamily Housing Revenue Bonds (Sanctuary at St. Cloud Project) – Finance Director Karen Rizer said the borrower is currently in default and is requesting modification to the terms due primarily to the affects of COVID-19. Commissioner Dwyer asked about COVID-19 relief funds and Ms. Rizer responded she is unsure what would be available, if anything, to the borrower. Commissioner Gohman opened and closed the public hearing.

8B. Removed from Agenda.

9. Approval of Resolution 2022-03 Acceptance of HUD CoC Rental Assistance Grants – Executive Director Louise Reis requested approval of three grants for $362,280, $88,416, and $36,624 from the Department of Housing & Urban Development (HUD) for the HUD CoC Rental Assistance, formerly known as Shelter Plus Care. These grants will provide rental assistance to approximately 51 households each month. Commissioner Dwyer moved for approval; Commissioner Hontos seconded. All commissioners voted in favor; the motion carried.

10. Approval of Resolution 2022-04 Acceptance of HUD CoC Domestic Violence Rapid Re-Housing Grants – Ms. Reis noted this is a new grant for the St. Cloud HRA, and in conjunction with Anna Marie’s Alliance, the St. Cloud HRA has been awarded for $143,790 from the Department of Housing & Urban Development. Commissioner Hontos asked if it will be difficult for the agency to administer the grants and Ms. Reis responded that it is unknown at this time, but the HRA will be working with Anna Marie’s to administer. Commissioner Gohman asked how many households will receive the rental assistance. Ms. Reis confirmed the grant would serve nine households. Commissioner Dwyer moved for approval; Commissioner Goerger seconded. All commissioners voted in favor; the motion carried.

11. Resolution 2022-05 Authorization of Housing Tax Credit Suballocator Joint Powers Agreement – 2023 – Ms. Reis requested authorization for her to sign the Housing Tax Credit Suballocator Joint Powers Agreement between the St. Cloud Housing and Redevelopment Authority and Minnesota Housing Finance Agency. Commissioner Goerger moved for approval; Commissioner Jacobson seconded. All commissioners voted in favor; the motion carried.

12. Report on Activities – Ms. Reis noted the Housing Choice Voucher Wait List will be opening the first week in May and asked Voucher Programs Manager Lori Lygre to discuss the process. Ms. Lygre said the applications will be open on May 2, 2022 at 12:01 am and ending May 6, 2022 at 11:59 pm and will be conducted via a lottery that will randomly select 1,000 of the applications to be placed on the Housing Choice Voucher waiting list.

13. Approval of Contract for Domestic Hot Water Boilers at Grace McDowall Apartments – Project Manager Paul Soenneker requested to approve the contract with El-Jay Plumbing and Heating, Inc. in the amount of $63,400 to provide two high-efficiency boilers for domestic hot water at Grace McDowall Apartments. Commissioner Gohman asked if there are any rebates available to the complex as a result of the upgraded boilers and Mr. Soenneker said he would be checking into rebates for the high-efficiency boiler upgrade. Commissioner Hontos voted for approval; Commissioner Dwyer seconded. All commissioners voted in favor; the motion carried.

There being no further business, the meeting adjourned at 6:25 p.m.

ATTEST:

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Chair, Nancy Gohman

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Secretary, George Hontos