

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

**Wednesday, March 23, 2022**

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

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Nancy Gohman, Jeff Goerger, George Hontos, and Hani Jacobson.
2. Approval of Agenda – Chair Gohman pulled item #8B and added item #13 to the agenda. Commissioner Dwyer moved for approval as amended; Commissioner Goerger seconded the motion. All present board members 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

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:

7. Pulled from agenda.
8. Approval of Payment Standards for the Emergency Housing Voucher Program – Voucher Programs Manager, Lori Lygre, requested approval of Payment Standards for the Emergency Housing Voucher Program to reflect the changes in the Fair Market Rents. Commissioner Dwyer moved for approval; Commissioner Goerger seconded. All commissioners voted in favor; the motion carried.

9. Approval of Contract for Exterior Brick Maintenance at Grace McDowall Apartments – Project Manager Paul Soenneker requested to approve the contract with Pogatchnik Building Restoration, Inc. in the amount of \$61,625.00 to provide exterior brick maintenance at Grace McDowall Apartments. Commissioner Dwyer moved for approval; Commissioner Conway seconded. All commissioners voted in favor; the motion carried.

10. Report on Activities – Ms. Reis noted the Housing Choice Voucher Wait List will open on May 2 and close on May 6. Ms. Lygre continued by sharing out of the pool that applies in that period, there will be a lottery to determine eligibility for the wait list and those numbers will be posted to the HRA website. Commissioner Hontos asked how many people are on the current HCV wait list and Ms. Lygre responded that there are approximately 250 people remaining on the current wait list and those individuals will be contacted prior to the new lottery winners.

Ms. Reis then shared on Tuesday, March 15, 2022, Habitat for Humanity held a dedication for the home built on 110 15<sup>th</sup> Avenue North. This was a blighted property that was purchased by the HRA and the cleared lot was donated to Habitat.

There being no further business, the meeting adjourned at 6:27 p.m.

ATTEST:

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Chair, Nancy Gohman

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Secretary, George Hontos

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

**Wednesday, March 23, 2022**

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, March 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 5:00 p.m. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Jeff Goerger, Nancy Gohman, George Hontos, and Hani Jacobson.

Executive Director Louise Reis introduced guest speaker, Neal Fortier, the Executive Director of the Stearns County HRA. The St. Cloud HRA has been approached by the Stearns County HRA on a possible partnership for a Housing Trust Fund that would cover Stearns County to include the City of St. Cloud. Mr. Fortier began by introducing and discussing Housing Trust Funds (HTFs). Mr. Fortier shared that the Housing Trust Fund dedicates public revenues to a distinct fund that is used to address housing needs. The idea would be for Stearns County to pass an ordinance for a HTF. Stearns County has proposed funding the HTF with \$1,000,000 to start with. Mr. Fortier continued with discussing how the HTF would be funded moving forward, and suggested the HRAs use some of the levy funding to contribute to the HTF yearly. Mr. Fortier noted there needs to be funds that come into the HTF on an annual basis. The benefits of a HTF include: combating housing shortages, contributing to cost-burdened households, and rehabbing substandard housing units.

Commissioner Goerger asked about the benefit of combining HRAs instead of individually setting up HTFs. Mr. Fortier and Ms. Reis mentioned it is the initial seed money of \$1,000,000 that would make it worth combining organizations for the HTF. Commissioner Conway commented he would like to see more single-family homes over multi-family housing if the agreement moves forward.

Commissioner Dvorak asked if the Stearns County HRA would move forward without the St. Cloud HRA. Mr. Fortier said he does not want to move forward without the St. Cloud HRA. Commissioner Dvorak followed-up by asking who would make up the board for the HTF. Mr. Fortier suggested an equally shared governance since both HRAs share the same mission.

Commissioner Gohman asked Mr. Fortier if there is a cost to start it up. Mr. Fortier replied that the Minnesota Housing Partnership would be able to provide more details if the conversation moved forward. Commissioner Dwyer mentioned if there is an opportunity to provide more affordable housing now, and she would like to see it move forward.

Mr. Fortier and Ms. Reis will work on next steps with Mr. Fortier drafting up an ordinance for review with the hopes of applying in late summer.

There being no questions, the study session meeting adjourned at 6:05pm.

ATTEST:

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Chair, Nancy Gohman

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Secretary, George Hontos