

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

Wednesday, June 22, 2022

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, June 22, 2022. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: John Dvorak, Seal Dwyer, Jeff Goerger, Nancy Gohman, and Hani Jacobson. Absent: Mike Conway and George Hontos.

Executive Director, Louise Reis, began the meeting by noting the included rough draft of the Local Housing Trust Fund ordinance that would cover Stearns County to include the City of St. Cloud. Ms. Reis also noted Finance Director, Karen Rizer, had included a copy of the Calculation of Tax Levy. Ms. Reis asked the board to review the ordinance and tax levy document to provide feedback on the verbiage and the proposed amounts. Ms. Reis moved on to discuss the purpose of the ordinance: a permanent source of funding and a continually renewable source of revenue to meet, in part, the housing needs of moderate, low income, and very low income households of the county. Commissioner Dvorak asked if the fund has to serve low-income and moderate, noting the fund could be helpful for families that have a slightly higher than moderate income. Ms. Reis pointed to the definitions section of the ordinance to confirm what incomes are eligible. Commissioner Gohman asked if the rates are similar to the CDBG levels and Ms. Reis confirmed yes, it would be similar to the CDBG rates.

Commissioner Dvorak mentioned he would like to see the name changed to reflect Stearns County and the areas of St. Cloud it would support. Commissioner Goerger added that it would be nice to see the City of St. Cloud mentioned more throughout the ordinance. Commissioner Gohman asked about who would be administering the funds; Ms. Reis responded the Stearns County HRA could administer the funds, but both parties would be involved in approving and overseeing spending. Commissioner Dwyer asked about the possibility of including other counties in the St. Cloud city area and then including Tri-County or Central Minnesota in the title. Ms. Reis said the Stearns County Attorney and City of St. Cloud Attorney will work out which areas can be included. The Commissioners unanimously agreed more discussion would need to be had about which areas of St. Cloud would be included.

Commissioner Gohman asked about the currently proposed \$50,000 loan threshold. Ms. Reis also questioned why anything under \$50,000 would be approved and Commissioner Goerger agreed the loan amount should be higher than \$50,000 so the money is used on substantial projects. Commissioner Dwyer added that the HRA already has loan options for smaller home projects and she would be interested in seeing this fund be used for larger projects to provide additional affordable housing in the area.

Ms. Reis then moved the discussion to the initial amount and annual amount to contribute to the fund. Commissioner Dwyer said if Stearns County is planning to contribute \$200,000 annually, the St. Cloud HRA should try to match and contribute the same amount. Commissioner Goerger mentioned running the numbers at \$200,000, \$150,000, and \$100,000 to see the impact. Commissioner Dwyer also suggested an initial contribution amount of \$200,000. Ms. Reis said Ms. Rizer would run the numbers with those amounts and the discussion could continue at the July meeting.

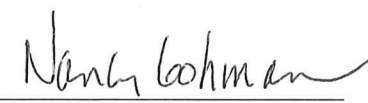
Ms. Reis emphasized the ordinance is a working document and she appreciated the Board's feedback and questions that she can take to the HRA's attorney for further development of the ordinance.

There being no further discussion, the study session ended at 6:05 p.m.

ATTEST:



Secretary, George Hontos



Chair, Nancy Gohman

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

Wednesday, June 22, 2022

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, June 22, 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 6:06 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, and Hani Jacobson. Absent: Mike Conway and George Hontos.
2. Approval of Agenda – Commissioner Goerger moved for approval; Commissioner Dwyer seconded the motion. All commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, May 25, 2022 – approved as presented.
4. Approval of Regular Minutes, May 25, 2022 – approved as presented.
5. Review of 2022 Financial Reports – no action required.
6. Approval of Interfund Transfers – approved as presented.
7. Approval to Set Date for Public Hearing for PHA (Public Housing Agency) Plan – date set for Wednesday, August 24, 2022.
8. Approval of Wilson Apartment Electronic Door Access System Contract – contract approved with Safeguard Security in the amount of \$100,956.00.

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:

9. Update on 19th Avenue Lots. Project Manager Paul Soenneker said the HRA has been working with Braun Intertec to complete investigation and testing at the three vacant lots located on 19th Ave N and they did not see any notable contamination in the soil or groundwater. The southern most parcel did have one elevated soil vapor result, and more testing on the parcel boundaries is needed to define the vapor area of concern. The additional sampling will be completed in July/August 2022 and the second seasonal sampling will be conducted in November 2022. Mr. Soenneker mentioned that any future building on that parcel would need to have an active vapor mitigation system installed.

Ms. Reis followed up by saying there has been interest from Youth for Christ to purchase a couple of the lots for green space for their organization. Commissioner Gohman and Commissioner Goerger noted that the organization has been incredible for the community, and they are interested in continuing the conversation with Youth for Christ. Ms. Reis also mentioned the St. Cloud Technical Community College is interested in using a lot for their program to build a home. Commissioner Goerger asked if the Board could receive additional information for what Youth for Christ's intention is for the space. Ms. Reis said she would follow-up with the organization for more details about what the lots will be used for. Commissioner Dwyer then requested a list of parcels the St. Cloud HRA owns for future development discussions.

New Business:

10. Allocating \$300,000 to Fix Up Loan Program. Ms. Reis asked for the approval of allocating \$300,000 of Core Neighborhood Fund reserves for the Fix Up Loan Program. She noted these funds will be used to supplement CDBG loans when the amount of required work is significant due to lead paint or other issues to cover the increase in construction costs. Commissioner Goerger moved for approval; Commissioner Dwyer seconded the motion. All commissioners voted in favor; the motion carried.

11. Report on Activities – Ms. Reis stated that Minnesota Housing conducted a Management and Occupancy Review at Germain Towers on May 5, 2022. The property received a score of 80 – above average for the property. Commissioner Gohman asked about the history of numbers and Ms. Reis said historically it has been between 78-80. The commissioners applauded the staff for their good work. Mr. Soenneker provided a CDBG update, noting that 5 are in construction, 4 are in lead testing, 4 are in bidding, and 14 are in the application stage.

There being no further business, the meeting adjourned at 6:32 p.m.

ATTEST:



Secretary, George Hontos



Chair, Nancy Gohman