

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

Wednesday, August 24, 2022

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, August 24, 2022, at the St. Cloud HRA main office, 1225 West St. Germain Street, St. Cloud, MN.

Prior to the 6:00pm meeting, the following Board members attended two HRA apartment tours: Mike Conway, John Dvorak, Seal Dwyer, Jeff Goerger, Nancy Gohman, and Hani Jacobson. The first tour was conducted at Wilson Apartments at 5:00pm, and the second tour was conducted at Empire Apartments at 5:30pm.

Chair Nancy Gohman called the meeting to order at 6:00pm.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Jeff Goerger, Nancy Gohman, and Hani Jacobson. Absent: George Hontos
2. Approval of Agenda – Commissioner Goerger abstained from voting on items 3 and 4; Commissioner Dwyer moved for approval on the remaining items; Commissioner Dvorak seconded the motion. All commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, July 27, 2022 – approved as presented.
4. Approval of Regular Minutes, July 27, 2022 – approved as presented.
5. Review of 2022 Financial Reports – no action required.
6. Approval of Contract for Replacement of Pneumatic Valves in Units at Grace McDowall Apartments – contract approved with Weidner’s Mechanical Contractors in the amount of \$32,273.00.
7. Approval of Contract for Boiler Replacement at Wilson Apartments – contract approved with Project One Construction Inc. in the amount of \$398,000.00.
8. Approval of Application for HUD CoC Rental Assistance Grants – approved.

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:

9. A. Public Hearing for the PHA Plan for FY 2023 – Louise Reis, Executive Director, introduced the item and gave a brief summary of the proposed changes. In Public Housing, the following items were adjusted: applying for waiting lists, records retention, medical cannabis, repayment agreements, pet policy, and Flat Rents, Income Limits, and Utility Allowances.

For the Housing Choice Voucher (Admin Plan), the following items were adjusted: participant notice required, carbon monoxide detector info, weather deferrals on inspections, medical cannabis, and Income Limits and Utility Allowances were updated. Vouchers Programs Manager, Lori Lygre, added that the biggest change is that the Admin

Plan is following Public Housing in terms of medical cannabis. Commissioner Goerger asked if procedures or policies were changed and Ms. Lygre said no, it was more clarification changes for participants and staff members. Ms. Reis stated the changes were submitted to legal counsel for review and received no objections from Rinke Noonan and St. Cloud Area Legal Services.

Commissioner Gohman open the public hearing at 6:07pm. There being no one present to speak, the public hearing closed.

B. Resolution 2022-07 – Approval of 2023 Public Housing Agency Plan – Commissioner Goerger moved for approval; Commissioner Conway seconded the motion. All Commissioners present voted in favor; the motion carried.

C. Resolution 2022-08 – Approval of Capital Fund Program and Five-Year Plan – Commissioner Goerger moved for approval; Commissioner Conway seconded the motion. All Commissioners present voted in favor; the motion carried.

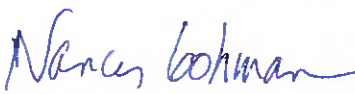
10. Approval of Amazon Locker Purchase – Ms. Reis shared the HRA has been researching Amazon Lockers to provide added security at properties for residents to receive deliveries. The Amazon Locker for Grace McDowall Apartments is 12 feet, has 68 compartments for packages, and is priced at \$25,300.00. Commissioner Goerger asked about installing a locker at all the HRA properties, and Ms. Reis responded the HRA is looking at installing at the high-rise complexes: Empire, Wilson, Germain Towers, and Grace McDowall, as deemed suitable by Amazon and allowed in the budget. Commissioner Gohman asked what the incentive is for installing the locker. Ms. Reis responded it provides security for residents and will allow the property managers to spend less time reviewing cameras for package thefts. Commissioner Dvorak asked how big the compartments are. Ms. Reis responded they range in different sizes. Commissioner Dvorak asked how the residents access the packages. Ms. Reis said the residents will receive a code when their package is delivered so they can access the correct compartment. Commissioner Goerger moved for approval; Commissioner Conway seconded the motion. All Commissioners present voted in favor; the motion carried.

11. Report on Activities – Ms. Reis noted the Manufactured Home Community Redevelopment Program of Minnesota announced the annual competitive request for proposals for applications for manufactured home parks will be released around August 29, 2022. Project Manager Paul Soenneker will be reaching out to local manufactured home parks in the area and encouraging them to apply. Commissioner Gohman asked what the funds can be used for and Ms. Reis said it is for infrastructure improvements at the park, not the individual units.

There being no further business, the meeting adjourned at 6:22 p.m.

ATTEST:


Secretary, George Hontos


Chair, Nancy Gohman