

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

Wednesday, February 22, 2023

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, February 22, 2023, at Al Loehr Veterans & Community Studio Apartments, 4055 12th St N, St. Cloud, MN.

Prior to the meeting, the following Board members attended an apartment building tour: Mike Conway, John Dvorak, Seal Dwyer, George Hontos, Hani Jacobson, and Carol Lewis. Absent: Nancy Gohman.

Vice Chair Seal Dwyer called the meeting to order at 5:14 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, George Hontos, Hani Jacobson, and Carol Lewis. Absent: Nancy Gohman.
2. Approval of Agenda – Commissioner Conway moved for approval; Commissioner Dvorak seconded the motion. All commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, January 25, 2023 – approved as presented.
4. Approval of Regular Minutes, January 25, 2023 – approved as presented.
5. Approval of Contract for Replacement of Boilers, HVAC Pumps, and Air Handling Units at Grace McDowall Apartments – contract approved with Kue Contractors Inc. in the amount of \$542,880.00.
6. Approval of Scattered Site Kitchen Cabinet Contract – contract approved with Kue Contractors Inc. in the amount of \$89,000.00.

Open Forum: Vice Chair Dwyer 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. PY 2023 CDBG Presentation – Project Manager Paul Soenneker asked the Board if they had any questions regarding the presentation included in the agenda materials. Commissioner Hontos asked if the presentation had been given to the Planning Commission. Mr. Soenneker said it was presented and the Planning Commission had now provided recommendations. The HRA had asked for \$250,000 and the city staff recommended 78%, or \$195,000, and the Planning Commission agreed. Executive Director Louise Reis added that in addition to the \$195,000, the HRA is anticipating a reallocation of an additional \$70,000.00 to be provided to the HRA. Commissioner Lewis asked about the loan amount, and Ms. Reis said it is set at \$25,000. Commissioner Lewis followed up by asking how long the loan has been set at \$25,000, noting the dollar does not stretch as far with construction costs in the current economy. Ms. Reis responded it had been raised to \$25,000 in the last few years to accommodate the rising construction costs. Mr. Soenneker added that up to the \$25,000 amount the agency is able to complete lead remediation, but anything above that amount would require abatement. Mr. Soenneker also added that there are two pots of money (CDBG funds and the fix-up loan program) where clients can supplement the CDBG amount and receive up to another \$25,000 for projects, if needed. Commissioner Conway responded that if the loan amount increases to \$30,000, it reduces the number of projects that can be completed in the community.

8. Report on Activities – Ms. Reis noted that HRA staff, along with The Family Homeless Prevention and Assistance Program, have been working together on holding landlord engagement meetings. The meetings take place every other month and have involved different topics, like mental health or hoarding, at each meeting. Commissioner Conway asked what the requirements are for landlords to accept vouchers. Ms. Reis responded landlords have to meet HQS inspection standards.

There being no further business, the meeting adjourned at 5:35 p.m.

ATTEST:



Secretary, Hani Jacobson



Chair, Nancy Gohman