

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

Wednesday, August 23, 2023

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, August 23, 2023 at 1225 West St. Germain Street. Chair Nancy Gohman called the meeting to order at 5:34 p.m.

Prior to the meeting, the following Board members attended an apartment building tour at Riverside Apartments, 101 Riverside Dr SE, St. Cloud, MN 56304: Mike Conway, John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, and Hani Jacobson. Absent: Carol Lewis.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, and Hani Jacobson. Absent: Carol Lewis.
2. Approval of Agenda – Commissioner Dwyer moved for approval; Commissioner Conway seconded the motion. All commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, July 26, 2023 – approved as presented.
4. Approval of Regular Minutes, July 26, 2023 – approved as presented.
5. Review of 2023 Financial Reports – no approval needed.
6. Approval of Personnel Policy Changes to 02.05, 06.11, 06.12, and 06.25 – approved as presented.
7. Approval of Change Order for Replacement of Boilers, HVAC Pumps, and Air Handling Units at Grace McDowall Apartments – change order approved for up to \$30,000 with Kue Contractors Inc.
8. Approval of Changes to Procurement Policy Related to Cooperative Purchasing – approved as presented.

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 PHA Plan for FY 2024 and Capital Fund Program and Five-Year-Plan – Ms. Reis noted every year the St. Cloud HRA submits their PHA Plan for the fiscal year to HUD. The plan includes policies for the agency with regard to Public Housing, Housing Choice Voucher, and the Capital Fund Programs. The proposed changes were submitted to legal counsel at Rinke Noonan and St. Cloud Area Legal Services. Ms. Reis added the changes include public housing regulations from HUD and changes based on the current federal regulations from HUD.

B. Approval of Resolution 2023-11 – Approval of the Public Housing Agency Plan; Commissioner Dwyer moved for approval; Commissioner Dvorak seconded the motion; All commissioners voted in favor; the motion carried.

C. Approval of Resolution 2023-12 – Approval of the Capital Fund Program and Five-Year-Plan; Commissioner Dwyer moved for approval; Commissioner Jacobson seconded the motion. All commissioners voted in favor; the motion carried.

10. Report on Activities – Ms. Reis shared an update on the Multifamily Energy Savings Program where Xcel Energy replaces certain appliances with energy saving services and appliances. To date, the following buildings will have appliances replaced: Eastwood, Germain Towers, Creeks, Swisshelm's, Riverside, and Brownstones. Commissioner Conway asked if Xcel takes away the old appliances and Ms. Reis indicated they will remove all old, working appliances. Ms. Reis added the HRA main office is anticipating opening the lobby back up to the public, with hopes of being ready sometime in September.

During the Open Discussion, Commissioner Hontos asked for a refresher on the HRA's standpoint in regards to the legalization of marijuana. Ms. Reis referenced the letter that was sent to all HRA residents in August, noting that because the agency receives Federal funds the Federal laws need to be followed, and that means no use of marijuana on HRA properties.

There being no further business, the meeting adjourned at 6:03 p.m.

ATTEST:


Secretary, Han Jacobson


Chair, Nancy Gohman