

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

Wednesday, June 28, 2023

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, June 28, 2023. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Nancy Gohman, Mike Conway, George Hontos, Carol Lewis, John Dvorak and Seal Dwyer. Hani Jacobson was absent.

Karen Rizer, Finance Director, directed attention to the information provided regarding the Community Development Block Grant (CDBG) Loan program. Commissioner Hontos asked why some loans required lead work and some didn't. Mr. Soenneker explained that properties assisted that were built prior to 1978 require a lead risk assessment and clearance. Commissioner Dvorak asked for clarification of what items the Fix Up Loan covers. Ms. Adamski explained that the Fix Up Loan covers the same health, safety and weatherization items that CDBG covers, the loan is used to cover the balance of the scope of work that the CDBG loan does not cover, however it is due back and payable after 15 years rather than 30 years.

Commissioner Conway asked how we are going to replenish this fund since it will be used more in the future with rising costs. Ms. Rizer directed them to the Tax Levy Calculations provided, proposing to use \$150,000 from the Pay 2024 tax levy to fund the Fix Up Loan Program. Over the past three years the HRA has requested levy amounts significantly below the City's practice of increasing the levy in an approximate amount equal to the increase in valuation. Commissioner Conway was concerned about going from a 5% levy increase to a 35% levy increase and how that would look to the taxpayers. Commissioner Lewis stated she has long been an advocate for the HRA to request the full amount of the levy allowed, however she is concerned about it passing at 35% and suggested to going up slowly over the next few years until the HRA reaches the maximum levy amount.

Ms. Rizer stated she would bring a resolution back to the Board for approval at the July meeting.

ATTEST:



Vice Chair, Seal Dwyer



Chair, Nancy Gohman

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

Wednesday, June 28, 2023

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, June 28, 2023 at 1225 West St. Germain Street. Chair Gohman called the meeting to order at 5:53 p.m. Commissioners present: Mike Conway, George Hontos, Carol Lewis, John Dvorak, Seal Dwyer, and Nancy Gohman. Absent: Hani Jacobson

Guest: Scott Anderson from Youth for Christ.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken.
2. Approval of Agenda – Commissioner Dwyer moved for approval; Commissioner Conway seconded the motion. All commissioners voted in favor; the agenda moved as presented.
3. Approval of Study Session Minutes, May 24, 2023 – approved as presented.
4. Approval of Regular Minutes, May 24, 2023 – 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:

10. A. Public Hearing of Donation of Property Located at 208 and 214 19th Avenue North. Ms. Reis introduced Scott Anderson from Youth for Christ. Mr. Anderson stated that Youth for Christ plans to use the property for green space for outdoor activities. Youth for Christ has been on site since 2007.

B. Approval of Donation of Property located at 208 and 214 19th Ave North. The remaining lot at 152 19th Ave North will remain the HRA's possession. Ms. Reis stated that we received a letter from the Minnesota Pollution Control Agency (MPCA) regarding the 19th Ave. lots. The letter stated that the HRA had a "Retroactive No Association Determination for Past Actions" with regard to the issues with the soil. If we were to build a home on that lot it will require an active radon mitigation system which is now city building code. Commissioner Dvorak asked if we are going to work with the tech college program to build a home on the lot. Ms. Reis stated that is possibility but it would not happen until next August. We are also waiting to see what new funds will be coming out from MN Housing for home ownership that the HRA could utilize to assist in building an affordable home on the lot. Commissioner Hontos moved for approval; Commissioner Dwyer seconded the motion. All commissioners voted in favor; the motion carried.

11. Approval of Resolution 2023-08 for Donation from the Estate of Clare Hanson. Ms. Reis stated that the estate of Clare Hanson, a previous resident of Riverside Apartments, has donated \$2,923.33 to Riverside Apartments to be used for programs for residents of the apartments. The HRA will be working with local agencies to provide programming. Commissioner Hontos moved for approval; Commissioner Dwyer seconded the motion. All commissioners voted in favor; the motion carried.


12. Report on Activities – Louise Reis, Executive Director, noted a couple of items listed in the Report on Activities.

There being no further business, the meeting adjourned at 6:07 p.m.

ATTEST:



Vice Chair, Seal Dwyer



Chair, Nancy Gohman