

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

Wednesday, January 24, 2024

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, January 24, 2024 at 1225 West St. Germain Street. Chair Nancy Gohman called the meeting to order at 6:10 p.m. Commissioners present: John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, and Carol Lewis. Commissioners absent: Mike Conway and Hani Jacobson.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken.
2. Approval of Agenda – Commissioner Dwyer moved for approval; Commissioner Lewis seconded the motion. All Commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Regular Meeting Minutes, December 20, 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:

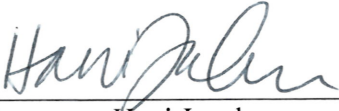
4. Approval of Resolution 2024-01 – Approval of Section 8 Management Assessment Program (SEMAP) Certifications – Ms. Reis requested board approval to process the certification for funds for the Section 8 Voucher Program. Commissioner Dvorak moved for approval; Commissioner Dwyer seconded the motion. All commissioners voted in favor; the motion carried.
5. Approval of Resolution 2024-02 – Approval of Application to Minnesota Housing’s Publicly Owned Housing Program for Empire Apartments. Ms. Reis requested approval to apply for \$350,000 through the Publicly Owned Housing Program (POHP) for a forgivable loan to replace boilers at Empire Apartments. Project Manager Paul Soenneker added that the HRA was notified the boilers may not need to be replaced after a conversation with an engineer that said parts are still available to upkeep the current boilers. Ms. Reis added if the boilers do not need to be replaced, the HRA would come to the Board with another proposed project for Empire, like replacing electrical panels, for Empire Apartments. Commissioner Hontos moved for approval; Commissioner Lewis seconded the motion. All commissioners voted in favor; the motion carried.
6. Approval of Resolution 2024-03 – Approval of Application to Minnesota Housing’s Publicly Owned Housing Program for Wilson Apartments. Ms. Reis requested approval to apply for \$4,800,000 through the Publicly Owned Housing Program (POHP) for a forgivable loan to replace plumbing lines at Wilson Apartments. Commissioner Dvorak asked if the project would displace

residents for a period of time. Ms. Reis responded yes, residents would be rehoused. Mr. Soenneker shared certain residents could be out of their units 4-5 weeks during the project. Commissioner Hontos asked how the HRA would pay to rehome the residents. Ms. Reis said Capital Funds would be used to rehome the residents for a short period at a hotel. Commissioner Hontos moved for approval; Commissioner Dwyer seconded the motion. All commissioners voted in favor; the motion carried.

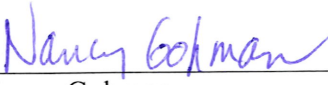
7. Report on Activities – Ms. Reis shared on December 27, 2023, Empire Apartments had an inspection under the new standards of NSPIRE. Empire received a preliminary score of 93, but the HRA is waiting for the review by HUD for the final score.

There being no further business, the meeting adjourned at 6:27 p.m.

ATTEST:



Secretary, Hani Jacobson



Chair, Nancy Gohman