

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

Wednesday, February 28, 2024

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, February 28, 2024. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, Hani Jacobson, and Carol Lewis.

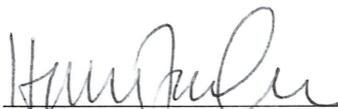
Executive Director, Louise Reis, introduced Paul Soenneker, Project Manager for the St. Cloud HRA, to present to the Board the Presentation of Community Development Block Grant (CDBG) Requests. Mr. Soenneker directed the Board to printed copies of the presentations as well as before and after photos in the board packet.

Commissioner Hontos asked what amount the HRA requested. Mr. Soenneker responded the HRA requested \$250,000 for the CDBG Single Family Rehab Program and \$100,000 for the Brownstones project. City Staff recommended \$210,000 for the rehab program and had no recommendation for the Brownstones project. At the time of the meeting, the Planning Commission had not yet made their recommendation. Commissioner Conway asked what the HRA staff and other board members deemed more important: funding for the rehab program or the Brownstones project. Commissioner Gohman recommended requesting two separate amounts so the Brownstones would still be funded and a smaller amount would be contributed to the rehab program. Commissioner Dwyer agreed, noting the concern of not requesting funds for the rehab program would set a bad precedent for future requests.

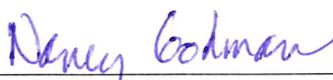
Commissioner Lewis asked if it would be more advantageous for HRA staff to receive a higher amount of funds for the Brownstones project. Ms. Reis responded the HRA will have to seek additional funding regardless, and HRA staff feels the amount originally requested is appropriate. Commissioner Hontos agreed that splitting the proposed amount with \$100,000 for the Brownstones project and \$110,000 for CDBG made sense for the agency. Commissioner Conway asked if the facades of the Brownstones are being reconstructed to avoid the current architectural issues. Mr. Soenneker responded pitches are being included in the roof redesign so water is able to runoff instead of pooling on the currently flat roofs.

There being no further discussion, the Study Session adjourned at 5:24 p.m.

ATTEST:



Secretary, Hani Jacobson



Chair, Nancy Gohman

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

Wednesday, February 28, 2024

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, February 28, 2024 at 1225 West St. Germain Street. Chair Nancy Gohman called the meeting to order at 5:24 p.m. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, Hani Jacobson, and Carol Lewis.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken.
2. Approval of Agenda – Commissioner Conway moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Annual Meeting Minutes, January 24, 2024 – approved as presented.
4. Approval of Regular Meeting Minutes, January 24, 2024 – approved as presented.
5. Approval of Contract for Exterior Stucco Repair and Painting at Germain Towers – contract approved with Kostreba Tuckpointing and Roofing in the amount of \$39,875.00.

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:

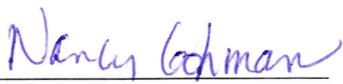
6. Approval of Resolution 2024-04 – Acceptance of Department of Housing and Development (HUD) Continuum of Care (CoC) Rental Assistance Grants. Executive Director, Louise Reis, discussed these grants are regularly applied for, but this year HUD increased the awarded amount dollars to account for rising rents. Commissioner Dwyer moved for approval; Commissioner Jacobson seconded the motion. All commissioners voted in favor; the motion carried.
7. Report on Activities – Ms. Reis requested to move the previously scheduled Board meeting from May 22 to May 27 because HRA staff will be attending a conference for Minnesota Housing. Ms. Reis also shared the HRA owns two single-family properties that have been used by Catholic Charities for transitional housing. Catholic Charities notified the HRA they are experiencing difficulties with staffing and they have turned the two homes back over to the HRA. HRA staff is having conversations with organizations in the St. Cloud area that also utilize transitional housing. Commissioner Lewis asked if HRA staff had reached out to CentraCare or the prison, and Ms. Reis said she would follow-up to see if they could utilize the homes, because the goal is to keep them as transitional housing to avoid having to pay back original grant funds to Minnesota Housing. Commissioner Dwyer recommended reaching out to the Dream Center. Commissioner Gohman asked if the residents were relocated and Ms. Reis said all residents were relocated and the keys will be turned in to the HRA for a scheduled walkthrough of the properties. Commissioner Dvorak asked if there is a deadline and Ms. Reis said the agency is moving on the transition of the properties as quickly as possible.

There being no further business, the meeting adjourned at 5:47 p.m.

ATTEST:



Secretary, Hami Jacobson



Chair, Nancy Gohman