

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

Wednesday, April 24, 2024

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, April 24, 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, shared an update with the Board on an ongoing HCV lawsuit.

Liaison officer, D'Andre Clark, could not be in attendance to provide an update on the calls for service for the HRA properties so Ms. Reis went over the summary Officer Clark had provided, noting the majority of calls to the properties are for medical purposes. There are also a high number of calls for alarms, which are attributed to smoke detectors and those are more sensitive in some buildings, like Al Loehr, which results in a higher number of calls. Commissioner Gohman asked about the high numbers at the Swisshelm Apartments. Ms. Reis responded there are ongoing issues with a couple residents that create multiple calls each weekend, and the Property Manager is working through those issues.

Ms. Reis continued by noting the higher theft calls, which usually involves packages being stolen before a resident can pick them up. Commissioner Lewis asked if the Amazon Lockers have been installed and Ms. Reis said they are currently at Grace McDowall and Wilson Apartments, with the hopes of installing at other properties in the future.


Commissioner Hontos asked how many total units the HRA has and Ms. Reis responded 792 units. Commissioner Lewis added considering the number of units, there are minimal calls for service. Commissioner Hontos remarked the more serious call types like assault and robbery are very low across the properties and it is good to see operations are running smoothly at the properties. Commissioner Hontos added having an officer available for the Property Managers and the residents is helpful and creates a level of trust that may not exist in other environments. Commissioner Dwyer included she hears from residents of HRA properties that Officer Clark is approachable and the right person for the job.

There being no further discussion, the Study Session adjourned at 5:13 p.m.

ATTEST:



Vice-Chair, Seal Dwyer



Chair, Nancy Gohman

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

Wednesday, April 24, 2024

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, April 24, 2024 at 1225 West St. Germain Street. Chair Nancy Gohman called the meeting to order at 5:14 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 Study Session Meeting Minutes, March 27, 2024 – approved as presented.
4. Approval of Regular Meeting Minutes, March 27, 2024 – approved as presented.
5. Approval of Contract for Refuse and Recycling Services – contract approved with Republic Services Inc.
6. Approval to Write-Off Resident Accounts Receivable – approved as presented.
7. Approval to Ratify the Hot Water Boiler Replacement Contract for Wilson Apartments – contract ratification approved with Climate Air in the amount of \$32,203.00.

Open Forum: Chair Gohman asked Ms. Reis, if any member of the public had requested to speak; Ms. Reis responded there were none.

Old Business: none.

New Business:

8. A. Public Hearing of Property Donation Located at 1618 Pine Cone Rd. – Ms. Reis recapped back in November it was discussed with the Board to donate the parcel of land at Pine Cone Road to Central Minnesota Housing Partnership to develop senior housing. Ms. Reis pointed out the architect drawings and the brokers opinion in the packet and informed the Board they would be completing several action items: approving the resolution to accept the value of the land, approving the letter of support and intent, and authorizing Ms. Reis to sign closing documents. Ms. Reis also introduced Deanna Hemmesch, Executive Director of Central Minnesota Housing Partnership, to answer questions for the Board.

Ms. Hemmesch said the City of St. Cloud has agreed to sell the additional parcel of land for \$52,550.00, which is the amount they paid to the HRA previously for the land. With the donated land from the HRA and the City of St. Cloud, the project planned includes 58 units, and the first level will be covered parking, with two community rooms, an outdoor patio, and in-unit washers and dryers. Ms. Hemmesch said some of the units will be set aside for people with disabilities and Commissioner Lewis asked how they determine whether someone has a disability. Ms. Hemmesch responded that it can be a mental or physical disability. Commissioner Hontos asked for the breakdown of units and Ms. Hemmesch said there will be 42 1-bedroom units at \$876.00 and 15 2-bedroom units at \$1,052.00. Commissioner Hontos inquired about the estimated cost of the entire project and Ms. Hemmesch responded the estimated cost to be around \$23 million. Commissioner Jacobson asked how residents of the neighborhood will be notified about the project and Ms. Hemmesch said there will be a mailing that goes out to property owners.

B. Approval of Resolution 2024-06 – Authorizing to Accept Broker Opinion of Value of Land. Commissioner Conway moved for approval; Commissioner Dvorak seconded the motion. All commissioners voted in favor; the motion carried.


C. Approval of Letter of Support and Exclusive Letter of Intent; approval of sale and donation of the land as outlined in the Exclusive Letter of Intent; and authorization for the Executive Director to sign closing documents. Commissioner Lewis moved for approval; Commissioner Dwyer seconded the motion. All commissioners voted in favor; the motion carried.

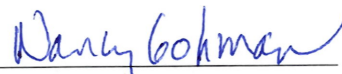
9. Approval of Resolution 2024-07 – Acceptance and Authorization for Executive Director to Sign for Benton County American Rescue Plan Act (ARPA) Funds. Ms. Reis shared the HRA received \$100,000.00 from Benton County to use for Eastwood Apartments and/or Riverside Apartments, but the first priority will be for Eastwood boiler replacements. Commissioner Hontos asked if the HRA can use the money for either property and Ms. Reis responded yes. Chair Gohman asked when the money is dispersed and Ms. Reis said she is waiting on paperwork. Commissioner Hontos moved for approval; Commissioner Lewis seconded the motion. All commissioners voted in favor; the motion carried.

10. Report on Activities – Ms. Reis shared on April 17, 2024 the HRA staff will be providing a presentation and overview of the Housing Choice Voucher Program and the inspection process and in August there will be a training for voucher landlords for the new inspection process. Finance Director, Karen Rizer, shared an RFP was issued for banking services. Commissioner Lewis asked if the HRA is looking to get rid of a current bank used, and Ms. Rizer said the HRA hopes to continue service with one bank, versus the current multiple banks uses. Commissioner Conway asked about the software conversion and Ms. Rizer shared the staff is thrilled to have the consultants because they have been great in answering questions and moving the process forward, but the automation with the new software will be helpful for staff.

There being no further business, the meeting adjourned at 5:56 p.m.

ATTEST:



Vice-Chair, Seal Dwyer

Chair, Nancy Gohman