

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

Wednesday, September 25, 2024

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, September 25, 2024 at 1225 West St. Germain Street, St. Cloud, MN 56301. Vice-Chair Seal Dwyer called the meeting to order at 6:23 p.m.

Prior to the Regular Meeting, a Closed Meeting was held to discuss litigation strategy with the St. Cloud HRA's attorney.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, George Hontos, Hani Jacobson, and Carol Lewis. Commissioners absent: Nancy Gohman.
2. Approval of Agenda – Commissioner Dvorak added Item 9 – Approval of Litigation Strategy. Commissioner Lewis 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, August 28, 2024 – approved as presented.
4. Approval of Regular Minutes, August 28, 2024 – approved as presented.
5. Review of 2024 Financial Reports – no action required.

Open Forum: Vice-Chair Dwyer asked Executive Director, Louise Reis, if any member of the public had requested to speak; Ms. Reis responded there were none.

Old Business: none.

New Business:

6. Approval of Change in Use at 54 30th Avenue North and 119 23rd Avenue North – Ms. Reis shared the St. Cloud HRA purchased two homes in September 1995 that were managed by Catholic Charities. Catholic Charities served notice to the HRA that that their organization would no longer have capacity to run the homes. After putting out a request to other agencies in the local area to no avail, the HRA requested Minnesota Housing change the use from transitional housing to affordable housing. The homes will be rented to families at or below 50% of the greater State Medium Income or Area Medium Income limits. Vouchers will be accepted at the properties. Commissioner Hontos asked if the properties are currently vacant and Ms. Reis said yes, there are maintenance issues being taken care of prior to the units being rented. Commissioner Hontos moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried.
7. Approval of Resolution 2024-14 – Application for HUD CoC Rental Assistance Grants – Ms. Reis noted the HUD CoC Rental Assistance provides tenant-based rental assistance to participants, and the grant application is for a renewal of two years. The application is for three grants in the amounts of \$432,552, \$95,052, and \$152,598. Commissioner Conway moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor; the motion carried.
8. Report on Activities – Ms. Reis shared an update about the roof replacement at Brownstones and asked Project Manager Paul Soenneker to share photos. Mr. Soenneker showed photos of the project and said unexpected rotted and damaged framing and sheathing on the lower parapets was found. The architect issued a Construction Change Directive (CCD) due to the urgent need for a change to the contract, as time did not allow for a formal change order. The CCD is not to exceed the amount of \$5,000 per building. A change order was also issued for \$9,573.85 for additional EIFS / sheathing repair on the 403 8th Avenue N building. Mr. Soenneker noted the roof was open during

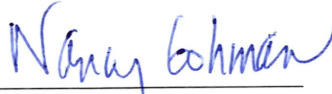
a recent rainfall, and the HRA is working with a restoration company to take care of the leaks in units, and the builder has confirmed they will cover the costs of the water damage.

9. Approval of Litigation Strategy – Commissioner Conway moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor; the motion carried.

There being no further business, the meeting adjourned at 6:32 p.m.

ATTEST:


Secretary, Hani Jacobson


Chair, Nancy Gohman