

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

Wednesday, November 13, 2024

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, November 13, 2024. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Mike Conway (arrived at 5:24 p.m.), John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, Hani Jacobson, and Carol Lewis. Commissioners absent: none.

Louise Reis, Executive Director, introduced Attorney Isak Hawkinson to provide a budgets and operations update regarding an ongoing lawsuit with the St. Cloud HRA. Mr. Hawkinson began by providing an overview of the lawsuit, and shared that after several hours of mediation, a settlement was reached with the \$90,000.00 cash and a second mortgage for the remaining claim amount.

Chair Gohman asked Mr. Hawkinson if there are concerns about accessibility to the cash funds. Mr. Hawkinson responded he does not believe they would have agreed to the settlement if they did not have access to the funds. Commissioner Hontos asked if they tried to negotiate a smaller settlement amount and Mr. Hawkinson said yes, they went back and forth several times before arriving at the agreed upon numbers. Chair Gohman asked what the HRA can do with the funds received. Ms. Reis and Mr. Hawkinson said Finance Director, Karen Rizer, has a recommendation to allocate funds back to the program and administrative fees. The Board thanked Mr. Hawkinson for his dedication to settling the case.

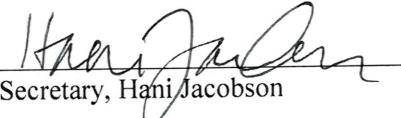
There being no further discussion about the lawsuit, Mr. Hawkinson left the meeting at 5:12 p.m.

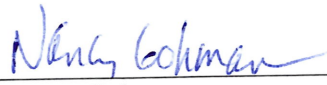
Ms. Reis then moved to the budgets for discussion and opened it up to the Board for comments and questions. Chair Gohman asked about the medicine cabinet replacements at Northway A&B. Ms. Reis responded there are new NSPIRE rules about standard plug-ins being located within six feet of water source. The current medicine cabinets have standard plug-ins included and they need to be replaced to meet code. Ms. Reis said the same is true for some of the smaller kitchens that have outlets behind the refrigerators will need to be updated, too. Chair Gohman asked about the \$30,000 estimate for painting at Swisshelm Village Two. Project Manager, Paul Soenneker, responded there is steel siding on the property and years ago a coating was applied, per an EPA regulation, that has not aged well. Commissioner Lewis asked how old the siding is. Mr. Soenneker said approximately 23 years old. Chair Gohman asked about replacing the siding versus painting. Mr. Soenneker pointed to The Creeks on page 17 that have an estimated siding replacement cost. He surmised it could be around \$180,000-220,000 to replace. Commissioner Dwyer asked if the HRA could do more exploring to determine if there are additional moneys to replace the siding versus continuous painting. The Board said they will approve the budget as-is, but would like to revisit the topic of the siding.

Commissioner Conway asked about the funds allocated for the Riverside parking lot. Ms. Reis said there are two parking lots at Riverside and both will need to be ripped up and replaced due to potholes and other hazards. Mr. Soenneker said there is also a portion of the alley that will be redone, along with the parking lots.

There being no further discussion, the Study Session adjourned at 5:38 p.m.

ATTEST:


Secretary, Hani Jacobson


Chair, Nancy Gohman

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

Wednesday, November 13, 2024

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, November 13, 2024 at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Nancy Gohman called the meeting to order at 5:39 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Mike Conway, John Dvorak, Seal Dwyer, Nancy Gohman, George Hontos, Hani Jacobson, and Carol Lewis. Commissioners absent: none.
2. Approval of Agenda – Commissioner Dwyer moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the agenda and consent agenda moved as presented.
3. Approval of Study Session Minutes, October 23, 2024 – approved as presented.
4. Approval of Regular Minutes, October 23, 2024 – approved as presented.
5. Approval of Recommendation for Staff Wage Increases – approved as presented.
6. Approval of Resolution 2024-16 – Adopting the 2025 Budgets – approved as presented.

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:

7. Approval of Resolution 2024-17 – Authorization to Apply for Renewal of the Bridges Rental Assistance Program from Minnesota Housing – Voucher Programs Manager, Lori Lygre, shared that the HRA has administered rental assistance grants from Minnesota Housing since 2002. The funding the HRA receives begins July 1, 2025. Currently, the HRA has 37 slots but the HRA does not have enough funds to support the allocated slots. The HRA is applying for enough funds to cover 47 slots. The dollar amount being requested for the Bridges Program is \$927,445.00. Commissioner Conway asked how confident the HRA is to receive that amount. Ms. Lygre responded last time the HRA received a significant increase, but did not receive the requested amount. Ms. Lygre hopes to be funded for 37 slots at a higher dollar amount than last time. Commissioner Lewis asked to explain the Bridges Program. Ms. Lygre said it bridges the gap between when people apply for Section 8 but are not yet at the top of the list. The waiting list for the Bridges Program is maintained by Central Minnesota Coordinated Entry and the CommUNITY Adult Mental Health Initiative. Commissioner Conway moved for approval; Commissioner Lewis seconded the motion. All Commissioners voted in favor; the motion carried.
8. Report on Activities – Ms. Reis shared an update that through the Minnesota City Participation Program, there were 84 loans for a total of \$16,479,638.00. The program is for first-time homebuyer loans in the city of St. Cloud. Commissioner Hontos asked how the money is used, and Ms. Reis said it is down payment assistance and reduced interest that is accessible to residents working with an approved lender. Commissioner Hontos asked if the money is repayable, and Ms. Reis said yes, it goes back to Minnesota Housing. Commissioner Lewis asked about the senior

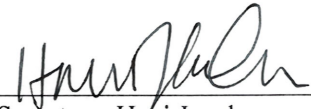
housing project, and Ms. Reis said the application was not approved, and Central Minnesota Housing Partnership wants to reapply in the spring with additional community support (like donated land, reduced City fees, etc.). Ms. Reis added the HRA is looking at providing VASH project-based vouchers but there will be additional discussions with the VA and Central Minnesota Housing Partnership.

Commissioner Lewis asked Mr. Soenneker about an update on the Brownstones project. Mr. Soenneker said the bulk of the work is completed, but there is a lengthy punch list. Chair Gohman asked for a CDBG update and Mr. Soenneker said there are 21 on the waiting list, but the HRA is out of fix-up funds until January 1, 2025.

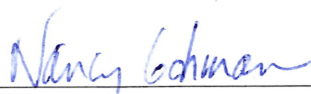
Commissioner Lewis brought up during open discussion that she would like to see City Council provide two members to the St. Cloud HRA Board versus the current three members, to allow for more community participation.

There being no further business, the meeting adjourned at 6:06 p.m.

ATTEST:



Secretary, Hani Jacobson



Chair, Nancy Gohman