

**HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN
STUDY SESSION**

Wednesday, March 26, 2025

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, March 26, 2025 at 1225 West St. Germain Street, St. Cloud, MN 56301. Vice-Chair Seal Dwyer called the Study Session to order at 5:00 p.m. Commissioners present: Scott Brodeen, Tami Calhoun, Seal Dwyer, and Hani Jacobson. Commissioners absent: John Dvorak, Nancy Gohman, and Hudda Ibrahim.

Executive Director, Louise Reis, shared the HRA has had a Memorandum of Understanding with the St. Cloud Police Department for a number of years and as part of the agreement, the police department provides a liaison officer for the HRA, and the HRA then pays the salary back to the City for their services. Ms. Reis introduced Officer D'Andre Clark, the current liaison officer, to provide an overview of calls for service from 2024.


Officer Clark said he has been with the HRA since 2021, noting he is available for calls for service to the employees and residents at the properties during the daytime from 9:00a.m.-5:00p.m. Officer Clark shared a handout showing the 2024 calls for service report summary for the various HRA properties, and said that medical calls remain the highest at 349 calls in 2024. The next highest is behavioral health calls at 135 calls in 2024. Officer Clark noted HRA properties are safe, especially when comparing to properties in other areas of the city. Commissioner Calhoun said she is happy to hear the HRA residents are safe, and Commissioner Dwyer added there has been a consistent decrease in service calls every year that Officer Clark has been with the HRA, and attributes it to the rapport he has built with residents. Officer Clark said he feels welcomed at the properties and wants residents to know he is there to assist them.

Commissioner Jacobson asked for clarification about the medical calls and Officer Clark said that medical calls vary in severity but could include lift calls, chest pain calls, and medical alarm pendant calls, as examples. Officer Clark added a lot of the medical calls has to do with the population the HRA serves. Commissioner Brodeen asked how the calls get routed to Officer Clark, and he responded that he does hand out business cards to residents, but the dispatch team at the police department reroute calls to him when he is on call, and any calls that go to his voicemail at the police department are rerouted to his cell phone during the daytime.

The Board thanked Officer Clark for his service, and there being no further business the Study Session adjourned at 5:10 p.m.

ATTEST:


Secretary, Hani Jacobson


Chair, Nancy Gohman

**HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN
REGULAR MEETING**

Wednesday, March 26, 2025

A Regular Meeting for the St. Cloud HRA Board of Commissioners was held on Wednesday, March 26, 2025 at 1225 West St. Germain Street, St. Cloud, MN 56301. Vice-Chair Seal Dwyer called the meeting to order at 5:11 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Scott Brodeen, Tami Calhoun, Seal Dwyer, and Hani Jacobson. Commissioners absent: John Dvorak, Nancy Gohman, and Hudda Ibrahim.
2. Approval of Agenda – Commissioner Jacobson moved for approval; Commissioner Calhoun seconded the motion. All Commissioners voted in favor; the motion carried.
3. Approval of Study Session Minutes, February 26, 2025 – approved as presented.
4. Approval of Regular Minutes, February 26, 2025 – approved as presented.
5. Approval of Interfund Loans and Transfers – approved as presented.
6. Approval of Contract for Design / Engineering Services for Wilson Apartments Electrical Panel Replacements – contract approved with Stantec Consulting Services, Inc. in the amount of \$35,582.00 for the design and engineering services for the replacement of the Federal Pacific (Stab-Lok) electrical panels at Wilson Apartments.

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:

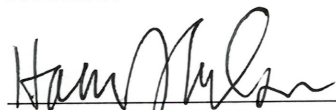
7. Approval of Resolution 2025-03 – Approval of Application to Minnesota Housing’s Publicly Owned Housing Program (POHP) for Empire Apartments – Ms. Reis said the HRA is applying for funds under the POHP program. Minnesota Housing has \$40 million available for local units of government to use for non-recurring capital projects to improve public housing units and reduce operating costs. Ms. Reis said the HRA is applying for \$4,840,000.00 to replace plumbing lines. Commissioner Calhoun asked if the project replaces all plumbing lines and Ms. Reis said yes, the plumbing is original to the building from 1971 and it all needs to be replaced. Commissioner Brodeen asked if the intent is for the project to remain the original use as public housing so the HRA does not have to pay back the loan, and Ms. Reis said yes, the loan program has a 20-year term with no payments if the property remains in public ownership for a 35-year compliance period. Commissioner Brodeen moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried.
8. Approval of Resolution 2025-04 – Approval of Application to Minnesota Housing for Bring It Home Program – Ms. Reis said the Bring It Home Rental Assistance Program is a new program to created to give rental assistance for low-income families across Minnesota. The program is funded by state appropriations and will fund tenant-based rental assistance for cost-burdened households earning up to 50% area media income or less. The voucher staff will oversee the program, and the minimum annual grant award was estimated at \$2,014,786.00 for the HRA. Commissioner Calhoun asked if the program is new to the HRA, and Ms. Reis said yes, it is a new program across the state. Commissioner Jacobson asked if it is for current wait list applicants or if anyone can apply. Voucher Programs


Manager, Lori Lygre, responded a new waiting list will be established because there are differences between the Section 8 vouchers and the Bring It Home program. Ms. Lygre said people could potentially be on both waiting lists. Commissioner Jacobson moved for approval; Commissioner Brodeen seconded the motion. All Commissioners voted in favor; the motion carried.

9. Report on Activities – Ms. Reis shared that HRA staff presented housing information for Brenda's Helping Hands at the "Housing & Independent Living Workshop" for youth ages 17-24; the workshop was held at the St. Cloud Public Library. Commissioner Jacobson asked if there was an update on the Deputy Director position. Ms. Reis said an offer has been extended with a tentative start date of April 14.

There being no further business, the Regular Meeting adjourned at 5:21 p.m.

ATTEST:


Secretary, Hani Jacobson


Chair, Nancy Gohman