

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

Wednesday, June 25, 2025

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, June 25, 2025 at 1225 W St. Germain Street, St. Cloud MN 56301. Chair Nancy Gohman called the meeting to order at 6:43 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance spoken. Commissioners present: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Hudda Ibrahim, Hani Jacobson, and Nancy Gohman. Commissioners absent: none.
2. Approval of Agenda – Commissioner Calhoun pulled Item 5: Review of 2025 Financial Reports. Commissioner Dvorak moved for approval on Items 2, 3, 4, 6, and 7; Commissioner Brodeen seconded the motion. All Commissioners voted in favor; the motion carried.
3. Approval of Study Session Minutes, May 28, 2025 – approved as presented.
4. Approval of Regular Meeting Minutes, May 28, 2025 – approved as presented.
5. Review of 2025 Financial Reports – no action required. Commissioner Calhoun asked about the additional costs for protective services and Executive Director, Louise Reis, said it is a contracted amount with the City of St. Cloud for the officer's wages. Ms. Calhoun also asked about the water rates and maintenance costs. Ms. Reis said it the costs for water and sewer usage depends on resident's usage. The costs of labor and materials have been higher; however, the budget is set with the best estimate at the time it is completed.
6. Approval of Contract for Exterior Building Maintenance at the Brownstones Family Townhomes – contract approved with Kostreba Tuckpointing in the amount of \$63,980.00 for the exterior maintenance at the Brownstones Family Townhomes.
7. Set Date for Public Hearing for PHA (Public Housing Agency) Plan – public hearing for the PHA Plan for the FY 2026 set for August 27, 2025.

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:

8. Approval of Contract for Sanitary and Domestic Pipe Replacement at Wilsons Apartments. Ms. Reis said HRA staff is recommending to approve the contract to Kue Contractors, Inc in the amount of \$3,198,412.00 for the replacement of the sanitary and domestic pipes at Wilson Apartments. Commissioner Dvorak moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion carried.

9. Approval of Resolution 2025-07 – Authorizing Loan for Empire Apartments. Ms. Reis requested approval for a forgivable loan of \$218,406.00 from Minnesota Housing under the Publicly Owned Housing Program (POHP) funds to replace boilers at Empire Apartments. She said the Board approved the contractor in April, but Minnesota Housing requires a signed borrowing resolution to move forward with the money. The money is forgiven after a 20-year term with no payments if the project maintains its original use. Commissioner Dvorak asked how the amount of money was determined. Commissioner Dvorak moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried.

10. Approval of Resolution 2025-08 – Selection of Project Based Vouchers. Voucher Programs Manager, Lori Lygre, said the HRA put out an RFP for project-based vouchers, and one proposal was received for The Vista on Pinecone Road. The Vista on Pinecone Road is a proposed new construction apartment building with 58 units for seniors and the funding source for building the project will come from Low-Income Housing Tax Credits, Housing Infrastructure Bonds, and a Minnesota Housing First Mortgage. Chair Gohman asked if this would be competition for Riverside Apartments, and Ms. Reis said it could be but the required income to rent at The Vista is much lower than at Riverside Apartments. Commissioner Dvorak moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.


11. Report on Activities – Ms. Reis shared on May 8, 2025 Minnesota Housing conducted a Management Occupancy Review of Germain Towers and Germain Towers received a score of “Satisfactory.” The HRA met with Paramount staff regarding the mural project on the stair tower at Germain Towers, and the Paramount will cover insurance for the artist(s). The Paramount asked if Board members would be interested in being on the committee for the mural process and selection. Commissioners John Dvorak and Tami Calhoun volunteered.

Chair Gohman asked Mr. Soenneker for a CDBG update. Mr. Soenneker said there are four projects in construction, two in the bidding stage, and 13 on the waiting list. Mr. Soenneker added the HRA is contemplating on implementing a timeline or deadline for applicants on the waiting list to get their items back to staff for processing before they are removed from the waiting list.

There being no further business, the Regular Meeting adjourned at 7:01 p.m.

ATTEST:


Secretary, Hani Jacobson


Chair, Nancy Gohman