

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

Wednesday, May 28, 2025

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, May 28, 2025 at 1225 W St. Germain Street, St. Cloud MN 56301. Chair Nancy Gohman called the meeting to order at 5:23 p.m.

Consent Agenda:

1. Roll call was taken. Commissioners present: Scott Brodeen, Tami Calhoun, Seal Dwyer, Hudda Ibrahim, Hani Jacobson, and Nancy Gohman. Commissioners absent: John Dvorak.
2. Approval of Agenda – Commissioner Dwyer moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried.
3. Approval of Regular Minutes, April 23, 2025 – approved as presented.
4. Approval of Auditor’s Reports for the Year Ended December 31, 2024 – approved as presented.
5. Approval of Contract for Parking Lot Improvements at Quarry Ridge Townhomes – contract approved with Hanson Paving in the amount of \$101,201.70 for the parking lot improvements at Quarry Ridge Townhomes.
6. Approval of Contract for Parking Lot Improvements at Riverside Apartments – contract approved with Granite City Paving in the amount of \$106,382.00 for the parking lot improvements at Riverside Apartments.

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:

7. Approval of Relocation Policy – Deputy Director Lori Lindberg shared when the HRA undertakes a rehabilitation project, like the sanitary pipe replacement at Wilson Apartments, the Uniform Relocation Act (URA) is required to be followed. Under the URA, one of the requirements is to provide a written Relocation Policy to ensure a resident impacted by a rehabilitation project is offered protections and continues to be treated in a fair and equitable manner. HRA staff is developing a Relocation Plan that is clear, easy-to-follow, and facilitates an efficiently managed project, and protects the rights of both the HRA and the resident.

Commissioner Dwyer asked if the architect is a part of the relocation plan or policy. Ms. Reis said they will assist with parts of the process, like having a meeting with the residents, but the HRA is responsible for ensuring the residents are taken care of throughout the duration of the project. Commissioner Calhoun asked what the Wilson residents’ general response has been with the upcoming project. Ms. Lindberg said the biggest concern has been about their pets during the relocation. Ms. Reis added the residents have had questions, but the plan is still being worked on so the residents will receive additional information in the upcoming weeks. Commissioner Calhoun asked if the residents are moving back into their original units and Ms. Reis said yes. Commissioner Ibrahim asked about what is happening with residents that have disabilities.

Ms. Reis said there will be appropriate transportation and housing provided that will be suitable for all residents. Commissioner Brodeen asked how the residents will be moved in and out and Project Manager Paul Soenneker responded the project will be completed in stacks, so when one stack is being worked on, those residents will be relocated and then when the stack is completed, the residents will be moved back in before another stack of residents is moved out. Chair Gohman added the project is a big undertaking for the HRA and for the residents, but for the health and safety of the residents it is necessary and will be worth the short-term inconvenience. Commissioner Brodeen moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion carried.

8. Approval of Resolution 2025-05 – Renewal of Bridges Rental Assistance Grant. Voucher Programs Manager Lori Lygre said the Bridges Rental Assistant Program is for persons with a mental illness and the renewal grant was awarded at \$927,445 for the HRA. Chair Gohman asked how many more families will be served with the grant money and Ms. Lygre responded currently there are 22 families being served, but with the additional funds the HRA hopes to serve closer to 42 families. Commissioner Ibrahim asked if the grant is specifically for families with mental illnesses and Ms. Lygre said there are several requirements that can be met, it is first for families where the head of household have a mental illness, individuals exiting an institution, the Coordinated Entry waitlist, and then families that are rent burdened. Commissioner Calhoun asked how a family is defined and Ms. Lygre said it is a general term and could be one person or several people that make up the family unit. Commissioner Calhoun moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.

9. Approval of Resolution 2025-06 – Acceptance of HUD CoC Rental Assistance Grant. Ms. Reis requested acceptance of a grant for \$602,520 from the Department of Housing & Redevelopment (HUD) for the HUD CoC Rental Assistance Grant. The money used to be split up in two grants, but HUD allowed the funds to be combined in one grant which will decrease administrative work. Ms. Reis added support service providers have to provide a 25% match of the rental assistance amount paid out, and Central Minnesota Mental Health Center, Credent Care, Catholic Charities, and Salvation Army Wright County will provide support services for the grant dollars. Commissioner Dwyer moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried.

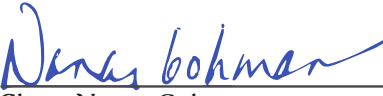
10. Report on Activities – Ms. Reis shared the HRA and Anna Marie's Alliance partnered for the HUD Coc DV Rapid Re-Housing Grant for rental assistance and support services for rapid rehousing, and the partnership was for the past two years but in March Anna Marie's Alliance was struggling to provide support services and they withdrew from the partnership. The HRA has requested Lutheran Social Services to take over the new rental grant. Ms. Reis shared Creeks Family Townhomes had a compliance review and physical inspection conducted by Minnesota Housing on April 3, 2025 and no issues of noncompliance were noted.

Chair Gohman asked Mr. Soenneker for a CDBG update. Mr. Soenneker said there are two projects in construction, three in the bidding stage, and 13 on the waiting list. Chair Gohman asked about the vacancy rate at Riverside and Ms. Reis said there are low numbers on the waiting list, but the property manager at Riverside continues to advertise and meet with prospective residents to fill the vacant units, they have also set up a small table in the unlocked front entrance with brochures and paper applications to spark additional interest.

There being no further business, the Regular Meeting adjourned at 5:58 p.m.

ATTEST:


Secretary, Hani Jacobson


Chair, Nancy Gohman