

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

Wednesday, August 27, 2025

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, August 27, 2025 at 4055 12th Street N, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Scott Brodeen, Tami Calhoun, John Dvorak, Hudda Ibrahim, Hani Jacobson, and Nancy Gohman. Commissioners absent: Vice Chair Seal Dwyer.

Ms. Lisa Bell, Property Manager of the Al Loehr Veterans and Community Studio Apartments gave a tour of the building to Board members.

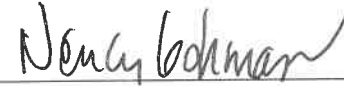
Executive Director Louise Reis introduced Lisa Marvin, from Essence Property Management. Ms. Marvin provided a Fair Housing presentation.

Executive Director Louise Reis led the discussion on the HRA goals for the upcoming 2026-2030 time period and reviewed the new Department of Housing and Urban Development (HUD) goals for 2026. The St. Cloud HRA's goals will align with HUD's new goals. Staff will develop action steps for each of the goals and bring back to the board for approval.

With no further discussion, the Study Session adjourned at 6:11 p.m.

ATTEST:


Secretary, Hani Jacobson


Chair, Nancy Gohman

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

Wednesday, August 27, 2025

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, August 27, 2025 at Al Loehr Apartments, 4055 12th St. N W St. Germain Street, St. Cloud MN 56303. Chair Nancy Gohman called the meeting to order at 6:12 p.m.

Consent Agenda:

1. Roll call was taken. Commissioners present: Scott Brodeen, Tami Calhoun, John Dvorak, Hudda Ibrahim, Hani Jacobson, and Nancy Gohman. Commissioners absent: Vice Chair, Seal Dwyer.
2. Approval of Agenda – Commissioner Dvorak moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried.
3. Approval of Study Session Minutes, July 23, 2025 – approved as presented.
4. Approval of Regular Meeting Minutes, July 23, 2025 – approved as presented.
5. Review of 2025 Financial Reports – no action required.
6. Approval of Write-Off Resident Accounts Receivable. REQUESTED ACTION: Approve
Commissioner Calhoun moved for approval, Commissioner Dvorak seconded the motion. Commissioner Calhoun had questions regarding the resident accounts receivable and processing regarding those accounts. All Commissioners voted in favor; the motion carried.

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. A. Public Hearing for PHA Plan for FY 2026 and Capital Fund Program and Five-Year Plan – Ms. Reis stated that every Housing Authority is required to provide a PHA Plan to receive funding. The plan consists of all of the HRA's policies in regard to Public Housing and the Capital Fund Programs. The proposed changes are related primarily to the Housing Opportunity Through Modernization Act (HOTMA). Ms. Reis then reviewed the HOTMA changes as they related to the Voucher Program. The Capital Fund Program Five Year Plan was highlighted.

B. Approval of Resolution 2025-12 – Public Housing Agency Plan for Fiscal Year 2026 - Commissioner Dvorak moved for approval; Commissioner Brodeen seconded the motion. All Commissioners voted in favor; the motion carried

C. Approval of Resolution 2025-13 – Capital Fund Program and Five-Year Plan - Commissioner Dvorak moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion carried

8. Approval of GrandStay Agreement – Ms. Lindberg stated that under the Uniform Relocation Act there are 126 residents of Wilson Apartments that will receive temporary lodging at the GrandStay. These units will be

similar in size and function to tenant's current units at Wilson Apartments and relocation should last approximately 30 days. Commissioner Dvorak moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion carried.


9. Approval of Resolution 2025-14 – Bring It Home Rental Assistance Program Award – Ms. Lygre stated that we expect to support 140 families with this state funded program over the next two years. Commissioner Dvorak moved to approve; Commissioner Calhoun seconded the motion. All Commissioners voted in favor; the motion carried.

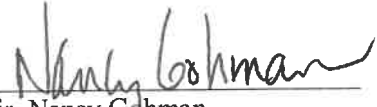
10. Approval of Application for HUD VASH Vouchers – Ms. Lygre stated that we currently administer 75 HUD VASH Vouchers to assist in housing homeless veterans and we will be applying for more. HUD determines the number of vouchers that will be given. The St. Cloud VA provides support services for these vouchers and they have indicated they have capacity to support addition vouchers. Commissioner Dvorak moved to approve; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion carried.

11. Report on Activities – Ms. Reis reported that a training session was held for HUD's new NSPIRE Inspection protocol and was attended by landlords and staff.

There being no further business, the Regular Meeting adjourned at 7:00 p.m.

ATTEST:


Secretary, Hani Jacobson


Chair, Nancy Gohman