

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN
STUDY SESSION MINUTES
Wednesday, November 19, 2025

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, November 19, 2025 at 1525 Northway Drive, St. Cloud, MN 56301. Chair Nancy Gohman called the Study Session to order at 5:01 p.m. Commissioners present: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Nancy Gohman, Hudda Ibrahim, and Hani Jacobson.

Commissioners and staff members toured Grace McDowell Apartments, led by Property Manager Brenda Goldenstein. Following the tour, staff members Lori Lygre, Voucher Programs Manager; Sarah Rosenbaum, Senior Occupancy Specialist; Madina Ali, Occupancy Specialist presented the details of the up-coming Bring It Home program.

With no further discussion, the Study Session adjourned at 5:50 p.m.

ATTEST:

Nancy Gohman

Chair, Nancy Gohman

Hani Jacobson

Secretary, Hani Jacobson

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN

REGULAR MEETING MINUTES

Wednesday, November 19, 2025

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, November 19, 2025, at 1525 Northway Drive, St. Cloud, MN 56301. Chair Nancy Gohman called the Regular Meeting to order at 5:51 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance was spoken. Commissioners present: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Nancy Gohman, Hudda Ibrahim, and Hani Jacobson.
2. Approval of Agenda – Commissioner Dwyer moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor. The motion carried.
3. Approval of Study Session Minutes, October 22, 2025 – approved as presented.
4. Approval of Regular Meeting Minutes, October 22, 2025 – approved as presented.
5. Review of 2025 Financial Reports – no action required.
6. Approval of Resolution 2025-17 Designating Old National Bank as an Authorized Depository Designating Authorized Signers. REQUESTED ACTION: Approved as presented.
7. Ratification of Opening and Closing of Bank Accounts. REQUESTED ACTION: Approved as presented.
8. Approval of Change to Personnel Policy 05.01 – Elimination of Short-Term Disability, Effective January 1, 2026. REQUESTED ACTION: Approved as presented.
9. Approval of Resolution 2025-18 Authorization for Application to Minnesota City Participation Program. REQUESTED ACTION: Approved as presented.

Open Forum: Chair Gohman asked Lori Lindberg, Executive Director, if any member of the public had requested to speak; Ms. Lindberg responded there were none.

Old Business:

9. None.

New Business:

10. Approval of Property Management and Relocation Specialist Position. Lori Lindberg, Executive Director, explained that the request for the new position is to support the pipe replacement projects at Wilson and Empire Apartments. Each project will be under construction for a period of 10-12 months. During these projects, the new position will be assisting Property Managers administering the relocation activities for residents, and will also be learning the Property Management role in preparation for moving into a Property Manager position at the end of 2026 or in early 2027. Commissioner Dvorak moved for

approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor. The motion carried.

11. Approval to not waive the monetary limits on municipal tort liability established by Minn. Stat. § 466.04. Ms. Lindberg explained the annual application for Property and Casualty Insurance through the League of Minnesota Cities Insurance Trust had recently been completed. The Liability Coverage Waiver Form is a portion of the application, and needed completion. Historically, the form has been submitted to not waive the monetary limits on municipal tort liability. This step also will reduce costs associated with the insurance premium. Commissioner Calhoun moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor. The motion carried.

12. Report on Activities – Ms. Lindberg shared that the restoration of the three units at Al Loehr Apartments which suffered damage as the result of a cooking fire was wrapping up and the residents would begin transitioning back into the units.

Ms. Lindberg, shared that the Wilson Apartments project was scheduled to begin December 1, 2025. A recent update by the contractor identified 54 units that will need additional modifications to the kitchen sink to allow residents to remain in their unit while work is being done on a neighboring stack. Waiting on permits and materials could create a one to two-week delay. Tenants are able to relocate to the GrandStay during the period their unit is undergoing modernization.

Ms. Lindberg shared that staff had recently attended a training on October 30, 2025 lead by Lisa Marvin. The training titled “Check your Engine Light” was well received by the staff.

November 6, 2025 was the deadline for completion of the staff 2025 Annual Performance Management plans.

Staff had recently attended two meetings of “Project Connect”.

The MCPP program statistics were reviewed as well as CDBG program statistics.

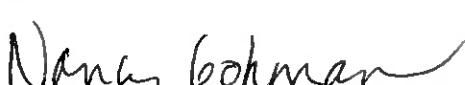
Ms. Lindberg shared that the Property Managers enhanced the marketing materials and continue to use apartments.com.

Lori Lygre, Voucher Programs Manager, reported the Voucher program statistics.

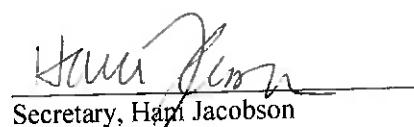
Open Discussion: none.

There being no further business, the Regular Meeting adjourned at 6:25 p.m.

ATTEST:



Chair, Nancy Gohman



Secretary, Han Jacobson