

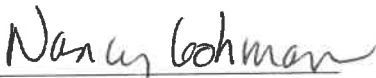
HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN
STUDY SESSION MINUTES
Wednesday, October 22, 2025

A Study Session for the St. Cloud HRA Board of Commissioners was held on Wednesday, October 22, 2025 at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Nancy Gohman called the Study Session to order at 5:03 p.m. Commissioners present: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Nancy Gohman, Hudda Ibrahim, and Hani Jacobson.

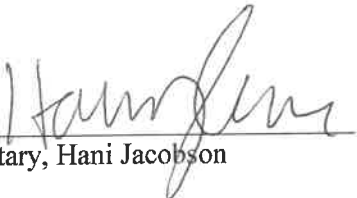
The Board discussed the Executive Director contract.

With no further discussion, the Study Session adjourned at 5:34 p.m.

ATTEST:



Chair, Nancy Gohman



Secretary, Hani Jacobson

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN

REGULAR MEETING MINUTES

Wednesday, October 22, 2025

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, October 22, 2025 at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Nancy Gohman called the Regular Meeting to order at 5:36 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, September 24, 2025 – approved as presented.
4. Approval of Regular Meeting Minutes, September 24, 2025 – approved as presented.
5. Review of 2025 Financial Reports – no action required.
6. Approval of Contract for Siding Replacement at Swisshelm Village Two Apartments. REQUESTED ACTION: Approved as presented.
7. Approval of Media-Equipment Disposition/Recycling Policy. REQUESTED ACTION: Approved as presented.
8. Approval of Payment Standards Effective January 1, 2026. REQUESTED ACTION: Approved as presented.

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:

9. Approval of Resolution 2025-16 Appointment of Executive Director. Commissioner Dvorak moved for approval; Commissioner Calhoun seconded the motion. The motion carried.

New Business:

10. Approval of Staff Wage Increases effective November 23, 2025. Karen Rizer, Finance Director, explained the increases are meant to bring wages closer to market comparison wages; confirmed funds are available in the budget to cover the increases. Commissioner Dvorak moved for approval; Commissioner Calhoun seconded the motion. All Commissioners voted in favor. The motion carried.
11. Approval of Changes to Personnel Policies 05.04 Paid Leave and 05.05 Emergency Paid Sick Leave. Ms. Rizer explained that the Minnesota Paid Leave law will be effective January 1, 2026 eliminating the need for Emergency Paid Sick Leave and not having both the Paid Leave and Emergency Paid Sick Leave policies will be easier to administer. Minnesota Paid Leave will be an employer-paid benefit. Commissioner Calhoun moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor. The motion carried.

12. Report on Activities – Ms. Reis shared that the Al Loehr Apartments suffered damage as the result of a cooking fire. Three units were affected. The one unit that sustained fire and water damage has been vacated and lease has been cancelled. Two units as well as the common area and hallway sustained water damage. The two units that sustained only water damage are being restored, tenants have moved to vacant units during restoration.

Lori Lindberg, Deputy Director, reported the loan on the Wilson Apartments pipe replacement project closed on October 14, 2025. Waiting on permits and materials to begin. Tenants can relocate to GrandStay Hotel during construction.


Paul Soenneker, Project Manager, reported on the CDBG single-family rehab program.

Lori Lygre, Voucher Programs Manager, reported the HRA currently has 54 port-out vouchers, meaning we are reimbursing other HRAs for our participants who are using their vouchers in another HRA's jurisdiction. These port-out vouchers generally have higher Housing Assistance Payment (HAP) costs than vouchers used within our own jurisdiction. Portability is a federally required feature of the Housing Choice Voucher (HCV) program, allowing participants to use their assistance anywhere in the country where the program operates. The HRA has 88 port-in vouchers, for which other HRAs reimburse us when their participants use vouchers within our jurisdiction.

Open Discussion: none.

There being no further business, the Regular Meeting adjourned at 6:33 p.m.

ATTEST:


Chair, Nancy Gohman


Secretary, Hani Jacobson