

**HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN**  
**STUDY SESSION MINUTES**  
**Wednesday, September 24, 2025**

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, September 24, 2025 at Wilson Apartments, 41 – 3<sup>rd</sup> Avenue NE, St. Cloud, MN. Chair Nancy Gohman called the meeting to order at 5:01 p.m. Commissioners present: Tami Calhoun, John Dvorak, Hudda Ibrahim, Hani Jacobson, Seal Dwyer, and Nancy Gohman. Commissioners absent: Scott Brodeen.

Mr. Matt Swanson, Property Manager of the Wilson Apartments gave a tour of the building to Board members.

Deputy Director Lori Lindberg gave an overview of the relocation plan for the residents of Wilson Apartments while the plumbing lines are being replaced. A relocation schedule and the phases of the project were reviewed. All residents have received notices in accordance with the Uniform Relocation Act.

Executive Director Louise Reis recommended that the Board Chair and the Chair of the Personnel Committee begin negotiating with Ms. Lori Lindberg on a hiring contract for the Executive Director position effective November 1, 2025.

With no further discussion, the Study Session adjourned at 5:57 p.m.

ATTEST:



Chair, Nancy Gohman



Secretary, Hani Jacobson

## **HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN**

### **REGULAR MEETING MINUTES**

**Wednesday, September 24, 2025**

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, September 24, 2025 at Wilson Apartments, 40 3<sup>rd</sup> Ave. NE, St. Cloud MN 56303. Chair Nancy Gohman called the meeting to order at 5:58 p.m.

#### **Consent Agenda:**

1. Roll call was taken and the pledge of allegiance was spoken. Commissioners present: Tami Calhoun, John Dvorak, Hudda Ibrahim, Hani Jacobson, Seal Dwyer, and Nancy Gohman. Commissioners absent: Scott Brodeen.
2. Approval of Agenda – Commissioner Ibrahim moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor. The motion carried.
3. Approval of Study Session Minutes, August 25, 2025 – approved as presented.
4. Approval of Regular Meeting Minutes, August 25, 2025 – approved as presented.
5. Review of 2025 Financial Reports – no action required.
6. Approval of contract for replacement of asphalt at the HRA Main office with Hanson Paving in the amount of \$48,500.00 – 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: none.

#### **New Business:**

7. Approval of Resolution 2025-15 Authorization of Employee Units in Public Housing. Ms. Reis reviewed the Resolution explaining Caretakers are required to live on site as a condition of employment. Commissioner Dwyer moved for approval; Commissioner Calhoun seconded the motion. All Commissioners voted in favor; the motion carried.
8. Approval of Contract for Scattered Sites Concrete Replacement–Ms. Reis requested approval for contract with DRSC Concrete in the amount of \$41,669.00 to replace concrete steps, sidewalks, parking pads and driveways at four scattered site homes. Commissioner Dvorak moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor. The motion carried.
9. Approval of Board Chair and Personnel Committee Chair to Negotiate the Executive Director Hiring and Contract with Ms. Lori Lindberg. Commissioner Calhoun moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor. The motion carried.
10. Report on Activities – Ms. Reis shared that the Al Loehr Apartments suffered damage as the result of a cooking fire. Three units were affected. One unit sustained fire and water damage, and has been vacated. Two units as well as the common area and hallway sustained water damage. The two units that sustained only water damage have been restored. Minnesota Housing Finance Agency notified that Empire Apartments was selected for funding in the amount of \$4,800,000.00 for the water and sewer line

replacement project. Funding is contingent on satisfactory completion of the due diligence process. Staff will attend Project Connect on Tuesday October 28, 2025 and have a booth with information on housing and housing programs offered by the HRA. Open Discussion: none.

There being no further business, the Regular Meeting adjourned at 6:14 p.m.

ATTEST:



Chair, Nancy Gohman



Secretary, Han Jacobson