

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN

REGULAR MEETING MINUTES

Wednesday, December 17, 2025

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, December 17, 2025, at St. Cloud HRA, 1225 West St. Germain, St. Cloud, MN 56301. Chair Nancy Gohman called the Regular Meeting to order at 5:21 p.m.

Consent Agenda:

1. Roll call was taken and the pledge of allegiance was spoken. Commissioners present: Tami Calhoun, John Dvorak, Seal Dwyer, Nancy Gohman, and Hani Jacobson. Commissioners absent: Scott Brodeen and Hudda Ibrahim.
 2. Approval of Agenda – Commissioner Calhoun pulled Item 8: Amended and Restated Exclusive Letter of Intent with Central Minnesota Housing Partnership (CMHP) for the Property Located at 1618 Pine Cone Road; Commissioner Dwyer pulled Item 9: Application for Renewal of Continuum of Care Housing Grants. Commissioner Dvorak moved for approval on Items 2, 3, 4, 6, and 7; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion carried.
 3. Approval of Study Session Minutes, November 19, 2025.
 4. Approval of Regular Meeting Minutes, November 19, 2025.
 5. Review of 2025 Financial Reports – no action required.
 6. Approval of Resolution 2025-19 - Adopting the Operating Budgets for Calendar Year 2026.
 7. Approval of Contracts for Flooring Installation Services. Contractor #1: Floor to Ceiling (St. Joseph). Contractor #2: Hansen Flooring Gallery Inc. (St. Cloud).
 8. Approval of Amended and Restated Exclusive Letter of Intent with Central Minnesota Housing Partnership (CMHP) for the Property Located at 1618 Pine Cone Road. Commissioner Calhoun moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor. The motion carried.
 9. Approval of Resolution 2025-20 - Application for Renewal of Continuum of Care Housing Grants. Commissioner Dwyer moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor. The motion carried.
- 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:

None.

New Business:

10. Approval of HRA Goals and Action Steps for 2026-2030. Lori Lindberg, Executive Director, reviewed the updated Goals and Action Steps for the next five years. Staff made recommendations for the Goals and Action Steps for 2026-2030 as presented to the Board, and will incorporate those into their 2026 Performance Goals, reflecting how their work contributes to achieving those goals throughout the year. The Goals and Action Steps presented align with local housing priorities and HUD's Goals. Commissioner Dwyer moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor. The motion carried.

11. Report on Activities – Ms. Lindberg shared that the Wilson Apartments project was approximately one week ahead of schedule. The GrandStay Hotel has partnered with the HRA and the experience has been positive. Residents have reported positively with their accommodations at the GrandStay during their temporary relocation from Wilson Apartments. Phase Two is anticipated to begin January 14, 2026.

Ms. Lindberg shared that the application for CDBG funds is in process.

Ms. Lindberg shared that intake staff and Property Managers have increased marketing efforts for open units. Additional efforts include: creation of new marketing materials, updates to the website, expanding opportunities to meet in person to assist with completion of online applications and accepting hardcopy applications, and scheduling open houses.

The CDBG program statistics were reviewed. The CDBG program has fully expended available funding. The 2025 funds have not yet been received. It is unknown whether funds will be available in 2026.

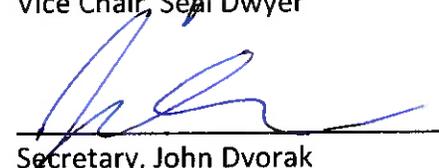
Open Discussion: none.

There being no further business, the Regular Meeting adjourned at 6:00 p.m.

ATTEST:



Vice Chair, Seal Dwyer



Secretary, John Dvorak

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN

STUDY SESSION MINUTES

Wednesday, December 17, 2025

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, December 17, 2025 at St. Cloud HRA, 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Nancy Gohman called the Study Session to order at 5:04 p.m. Commissioners present: Tami Calhoun, John Dvorak, Seal Dwyer, Nancy Gohman, and Hani Jacobson.

Karen Rizer, Finance Director, presented the 2026 Operating Budgets. Ms. Rizer noted many of the budget cost centers will be similar to the 2025 budgets, with changes being minimal for 2026. Ms. Rizer noted that the budgets for the Central Office, Voucher program, Al Loehr, Brownstones, Creeks, Riverside Apartments, and Westwood One and Two. The budgets for Wilson Apartments and Empire Apartments reflect the pipe replacement projects at each property and the hiring of the new Property Management Relocation Specialist position.

Swisshelm Village One is debt-free and the budget shows a profit. Swisshelm Village Two will have a siding project that will begin in January 2026. Eastwood Apartments received a grant to replace two boilers, make curb repairs, install emergency lighting, and improve handicap accessibility, which was completed in 2025. There is a remaining balance of the grant that will be expended in 2026. The utility amounts reflected in the budgets were reviewed and adjusted based on the notification of higher utility rates from the City of St. Cloud and the utility companies.

With no further discussion, the Study Session adjourned at 5:20 p.m.

ATTEST:



Vice Chair, Seal Dwyer



Secretary, John Dvorak