

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

**STUDY SESSION MINUTES**

**Wednesday, February 25, 2026**

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, February 25, 2026 at St. Cloud HRA, 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Nancy Gohman called the Study Session to order at 5:00 p.m. Commissioners present: Tami Calhoun, John Dvorak, Hudda Ibrahim, Nancy Gohman, Scott Brodeen, and Hani Jacobson.

Absent: Seal Dwyer

Shannon Adamski, Neighborhood Program Specialist, made a presentation on the Community Development Block Grant (CDBG) program. Shannon reviewed history, statistics, rules, relevance, usage, and the unique structure of the program highlighting its sustainability of the CDBG funds. The St. Cloud HRA submitted a competitive application to the City of St. Cloud on January 15, 2026 for CDBG funding for the 2026 Program Year which will begin July 1, 2026 and end June 30, 2027. The HRA submitted a request for funding in the amount of \$350,000. Ms. Adamski made a presentation to the Planning Commission on February 10, 2026, and will also present to the City Council on March 9, 2026.


Lori Lindberg, Executive Director, provided an overview of the City of St. Cloud 2025 Comprehensive Plan Road Map. The HRA-owned properties of Empire Apartments and Riverside Apartments are both included in this plan. The draft plan includes a proposed alternate use of the land which these buildings currently sit on.

With no further discussion, the Study Session adjourned at 6:14 p.m.

ATTEST:



Chair, Nancy Gohman



Secretary, John Dvorak

**HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN  
BOARD OF COMMISSIONERS  
REGULAR MEETING MINUTES**

**Wednesday, February 25, 2026**

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, February 25, 2026 at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 6:16 p.m.

1. Roll call was taken and the pledge of allegiance was spoken. Present: Nancy Gohman, Scott Brodeen, Tami Calhoun, John Dvorak, Hudda Ibrahim, and Hani Jacobson. Absent: Seal Dwyer.

Consent Agenda:

2. Approval of Agenda – Commissioner Dvorak moved items 2-5 for approval; Commissioner Brodeen seconded. Approved 6-0.

3. Approval of Annual Meeting Minutes, January 28, 2026. Approved 6-0.

4. Approval of Regular Meeting Minutes, January 28, 2026. Approved 6-0.

5. Approval of Resolution 2026-02 – Requesting the City of St. Cloud to Amend Ordinance No. 988 Authorizing the Housing and Redevelopment Authority of Saint Cloud to Exercise, on Behalf of the City of St. Cloud, the Powers Conferred by Minnesota Statutes, Sections 462C.01 to 462C.07, Relating to Planning and Implementation of Single Family and Multifamily Housing Programs. Approved 6-0.

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

Old Business: none.

New Business:

6. Approval of Environmental Review Policy. Ms Adamski, Neighborhood Programs Specialist, shared that the Environmental Review policy is required, and utilized in conjunction with the Single-Family Home Rehabilitation Program. Commissioner Dvorak moved for approval; Commissioner Brodeen seconded. Approved 6-0.

7. Report on Activities – Ms. Lindberg shared the HRA has begun looking at cost saving measures. The Board of Commissioners Board Packets have been identified as a possible cost saving item. Going forward the packets will not be printed in color; unless necessary item(s) dictate, and the

Board Packets will be emailed to all Board members rather than printed, bound, and mailed. There will be a few hardcopies of Board Packets available at each meeting.


Ms. Lindberg provided an update on the Rental Portfolio. Westwood One Apartments: rehabilitation has begun on units affected by water damage. Wilson Apartments: Plumbing modernization Phase II has begun and residents have been moved to Grandstay. Riverside Apartments: the rental promotion continues and an Open House is planned. Swisshelm Village Apartments: siding replacement is in progress.

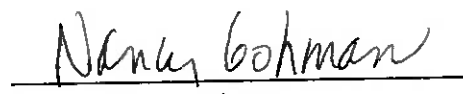
Ms. Lindberg shared the Voucher Department issued the first voucher in the State of Minnesota under the new Bring It Home program. There were 97 Port ins, and 68 Port outs for the Housing Choice Voucher Program.

Ms. Lindberg provided an update on the Single-Family Program. There are currently 13 people on the Single-Family Rehab program list. There are 4 people on the Minnesota Housing wait list.

There being no further business, the meeting adjourned at 6:18 p.m.

ATTEST:

  
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Secretary, John Dvorak

  
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Chair, Nancy Gohman