

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

Wednesday, January 28, 2026

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, January 28, 2026 at 1225 West St. Germain Street, St. Cloud, MN 56301. Due to the absence of Chair Gohman, Vice Chair Dwyer will assume the role of Chair. Chair Dwyer called the meeting to order at 5:59 p.m.

1. Roll call. Present: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Hudda Ibrahim, and Hani Jacobson. Absent: Nancy Gohman.

Consent Agenda:

2. Approval of Agenda – Commissioner Dvorak pulled Item 8; Commissioner Brodeen moved items 2-7 for approval; Commissioner Calhoun seconded. Approved 6-0.

3. Approval of Study Session Minutes, December 17, 2025. Approved 6-0.

4. Approval of Regular Minutes, December 17, 2025. Approved 6-0.

5. Approval of Amended and Restated Exclusive Letter of Intent-Pine Cone Amended and Restated Exclusive Letter of Intent. Approved 6-0.

6. Approval of Pay Equity Report. Approved 6-0.

7. Approval of Change in Capitalization Threshold for Equipment. Approved 6-0.

8. Wilson Domestic and Sanitary Pipe Replacement Project – Change Order. Commissioner Dvorak moved for approval; Commissioner Brodeen seconded. Approved 6-0.

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

Old Business: none.

New Business:

9. Approval of Contract for Design / Engineering Services for Empire Apartments Sanitary and Domestic Pipe Replacement – Mr. Soenneker said Publicly Owned Housing Program (POHP) and HUD's Capital Fund program money would be used for payment of the Empire project. Five Requests for Proposal were sent out. Two responses were received. One response was withdrawn

due lack of abatement included in the proposal. The proposal submitted from Blumentals Architecture for \$232,500.00 was chosen. Commissioner Dvorak moved for approval; Commissioner Brodeen seconded. Approved 6-0.

10. Approval of Resolution 2026-01 – Approval of Section 8 Management Assessment Program (SEMAP) Certification - Ms. Lygre said every year the HRA is required by HUD to process and have board approval for performance measures on key areas of the Section 8 Housing Choice Voucher Program. Commissioner Dvorak moved for approval; Commissioner Calhoun seconded. Approved 6-0.

11. Report on Activities – Ms. Lindberg shared a review of the current rental portfolio and the vacancy rate report. She reviewed the statistics and reasons for vacancy at each property.

Ms. Lindberg provided an overview of the Voucher program utilization and noted that there are currently 96 Port ins, and 66 Port Outs.

Ms. Lindberg provided an update of the Bring It Home Voucher Program, noting that there were 1,466 applications received during the application period.


Ms. Lindberg provided an update on the Single-Family Program. The HRA submitted a competitive application to the City of St. Cloud for CDBG Funding for the 2026 Program Year. There are currently eight projects in construction phase for the current grant year. Two of these projects were emergency loans. Fourteen households are on the waiting list. The Fix-Up Loan Program is anticipated to assist 14 households in 2026.

Ms. Lindberg provided an update on the mural project at the Paramount. The project has been postponed until next year due to changes in staffing and deadlines for grant applications.

There being no further business, the meeting adjourned at 6:19 p.m.

ATTEST:


Secretary, John Dvorak


Chair, Seal Dwyer