

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN

STUDY SESSION MINUTES

Wednesday, March 25, 2026

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, March 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: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Nancy Gohman, and Hani Jacobson.

Absent: Hudda Ibrahim.

Lori Lindberg, Executive Director, provided an overview and explanation of the Sub Allocating Agency Joint Powers Agreement between Minnesota Housing, the HRA, and the City of St. Cloud, whereby the HRA and the City authorize Minnesota Housing to allocate the small amount of Housing Tax Credits (HTC) in an estimated amount of \$216,575 on the HRA's behalf for the upcoming program year. There will be no impact on the HRA's budget if the amendment is authorized.

Lori Lindberg, Executive Director and Karen Rizer, Finance Director, also discussed with the Board their interest in a future study session(s) to discuss further exploration of affordable housing activity in the future.

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

ATTEST:



Chair, Nancy Gohman



Secretary, John Dvorak

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

Wednesday, March 25, 2026

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, March 25, 2026, at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 5:35 p.m.

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

Consent Agenda:

2. Approval of Agenda. Commissioner Dwyer moved items 2 - 9 for approval; Commissioner Calhoun seconded. Approved 6-0
3. Approval of Study Session Meeting Minutes, February 25, 2026. Approved 6-0.
4. Approval of Regular Meeting Minutes, February 25, 2026. Approved 6-0.
5. Approval of Resolution 2026-03 Authorization for Loan for Empire Apartments. Approved 6-0.
6. Approval of Resolution 2026-04 Selection of Project Based Vouchers. Approved 6-0.
7. Approval of Resolution 2026-05 Authorization of Housing Tax Credit Sub-Allocator Joint Powers Agreement. Approved 6-0.
8. Approval of Contract for Lawn Maintenance Services with Gapinski Property Services. Approved 6-0.
9. Approval of Contract for Attic Fire Suppression Replacement at Westwood One. Approved contract with B – Z Fire Protection for \$125,520.00. 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:

10. Report on Activities – Ms. Lindberg highlighted the following information from her report on activities:

Westwood One Apartments: Rehabilitation work is complete and all units are ready for occupancy.

Al Loehr Apartments: On March 3, 2026, an insurance claim was submitted to the LMCIT for two units impacted by a water leak which began in a 3rd floor unit. Quotes are being collected at this time.

Wilson Apartments: Phase III Residents returned to Wilson and Phase IV residents moved into the GrandStay on March 17, 2026. Fourteen units will undergo modernization in Phase IV.

Riverside Apartments: The rental promotion is currently active for Riverside Apartments and vacancies are being filled through the promotion. Two new residents have taken advantage of the rent promotion. Three new residents will move in between March 30th and June 30th. An open house and office hours are being extended.

There being no further business, the meeting adjourned at 6:05 p.m.

ATTEST:



Chair, Nancy Gohman



Secretary, John Dvorak