



**MEETINGS OF THE  
HOUSING AND REDEVELOPMENT AUTHORITY OF ST. CLOUD  
BOARD OF COMMISSIONERS**

**Wednesday, May 27, 2026**

**St. Cloud HRA, 1225 West St. Germain Street, St. Cloud  
Board Room**

***Immediately following 5:00 P.M. Study Session***

**STUDY SESSION - 5:00 P.M. - AGENDA – Auditor's Report**

**Mission Statement: To enhance the communities we serve by providing housing opportunities, fostering stability, and promoting neighborhood revitalization.**

**REGULAR MEETING OF THE  
ST. CLOUD HRA BOARD OF COMISSIONERS**

**St. Cloud HRA, 1225 West St. Germain Street, Board Room  
Wednesday, May 27, 2026  
Immediately following 5:00 p.m. Study Session**

<b>STUDY SESSION -- 5:00 P.M., St. Cloud HRA, Board Room AGENDA: Auditor's Report</b>
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**Mission Statement: To enhance the communities we serve by providing housing opportunities, fostering stability, and promoting neighborhood revitalization.**

**Regular Meeting Agenda:**

1. Roll Call and Pledge of Allegiance.

**Consent Agenda:**

2. Approval of Agenda. REQUESTED ACTION: Approve.
3. Approval of Study Session Minutes, April 22, 2026. REQUESTED ACTION: Approve.
4. Approval of Regular Meeting Minutes, April 22, 2026. REQUESTED ACTION: Approve.
5. Approval of Auditor's Reports for the Year Ended December 31, 2025. REQUESTED ACTION: Approve.
6. Approval of Contract for Generator Replacement at Empire Apartments. REQUESTED ACTION: Approve.

**Open Forum:** At this time members of the public may address the Board with questions, concerns, or comments (regarding an item NOT on the agenda). Citizens are asked to sign up to speak prior to the Open Forum portion of the meeting. Speakers will be limited to the first five citizens who sign up. The Board members will not ask questions of the speakers, but rather refer the matter to the Administration with a request for a follow-up report. A citizen may speak at the Open Forum only twice during the year. Open Forum is limited to a total of 10 minutes. TIME LIMIT IS 2 MINUTES PER PERSON.

**Old Business:** None.

**New Business:**

7. Report on Activities.

**Open Discussion:**

**Adjourn.**

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

**STUDY SESSION MINUTES**

**Wednesday, April 22, 2026**

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, April 22, 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, Nancy Gohman, Hani Jacobson, and Hudda Ibrahim.

Absent: Seal Dwyer.

Lori Lindberg, Executive Director, provided an Operations update of HRA Goals – Quarter 1 Highlights and Outcomes. Staff participation in committees was highlighted. Under Goal 2 the number of inspections performed was highlighted noting 481 NSPIRE Inspections were completed. Additionally, Bring it Home was noted as St. Cloud HRA was the first HRA to issue a voucher in the State of Minnesota. During the overview a question was asked regarding Save My Spot, and Lori Lygre Voucher Programs Manager explained that Save My Spot is an effort to ensure that the waiting list remains up to date. Finally, Lori Lindberg highlighted staff participation in a subcommittee focused on improvements to the HRA’s website.

With no further discussion, the Study Session adjourned at 5:21 p.m.

ATTEST:

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Chair, Nancy Gohman

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Secretary, John Dvorak

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

**Wednesday, April 22, 2026**

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, April 22, 2026, at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 5:22 p.m.

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

**Consent Agenda:**

2. Approval of Agenda. Commissioner Dvorak moved items 2 - 6 and 8 for approval; Commissioner Ibrahim seconded. Approved 6-0
3. Approval of Study Session Meeting Minutes, March 25, 2026. Approved 6-0.
4. Approval of Regular Meeting Minutes, March 25, 2026. Approved 6-0.
5. Approval of Write-Off Resident Accounts Receivables. Approved 6-0.
6. Approval of Interfund Transfers and Loans. Approved 6-0.
7. Approval of Wilson Domestic and Sanitary Pipe Replacement Project Change Order. Commissioner Calhoun moved for approval; Commissioner Brodeen seconded. Approved 6-0.
8. Approval of Managed Account Program for Copiers and Printers with Marco. 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:

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

Al Loehr Apartments: Rehab should be completed in both units impacted by water damage by middle of May.

Wilson Apartments: Phase IV Residents will return to Wilson on April 9<sup>th</sup>, and Phase V residents will move into the GrandStay on the same day. Twelve units will undergo modernization in Phase V. It is anticipated that the Laundry Room will be unavailable for 1-week rather than the entire month, but the staff will know more as we get closer to that phase.

On April 8, 2026, Lori Lygre and Lori Lindberg attended the National Association of Housing and Redevelopment Officials (NAHRO) Day at the Capitol and met with MN State Senators Aric Putnam and Eric Lucero and MN State Representatives Bernie Perryman and Bryan Lawrence. All meetings were engaging.

Lori Lindberg and Gail Schroeder attended HUD's VASH Summit on April 9, 2026. This meeting included housing authority staff across from the state that administer the VASH Program and the VA staff they partner with.

As of March 31, 2026, there were 90 Port Ins, and 57 Port Outs. Of the total of new admissions to the program, 75% of new admissions were at or below Extremely Low-Income Limit.

Ms. Lindberg, reviewed the Housing Department Vacancy Rate Report for the Month Ending March 31, 2026.

There being no further business, the meeting adjourned at 5:37p.m.

ATTEST:

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Chair, Nancy Gohman

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Secretary, John Dvorak

**AGENDA ITEM: 5**

**MEETING DATE:** May 27, 2026

**TITLE:** Auditor’s Reports for the Year Ended December 31, 2025

**SUBMITTED BY:** Karen Rizer, CPA Finance Director

**BACKGROUND:** An independent audit was performed by Redpath and Company, LTD., for the year ended December 31, 2025.

An unmodified opinion was issued on the financial statements. An unmodified opinion is in effect a “clean” report which means that the financial statements are fairly presented, in all material respects, in accordance with U.S. generally accepted accounting principles. There were no financial statement findings.

The Minnesota Legal Compliance portion of the audit covers state law requirements in the areas of deposits of public funds and public investing, conflicts of interest, public indebtedness, claims and disbursements, contracting and bidding and other miscellaneous provisions. There were no Minnesota Legal Compliance findings.

There is federal legislation that provides for recipients of federal financial awards to have an audit performed to meet the needs of all federal grantor agencies. To comply, there was detail transaction testing and review of the Housing Choice Voucher program. There were no federal award findings.

**FISCAL IMPACT:** N/A

**RELATIONSHIP TO GOALS:** N/A

**ATTACHMENTS:** None

**RECOMMENDATION:** Accept the auditor’s reports for the year ended December 31, 2025.

**AGENDA ITEM: 6**

**MEETING DATE:** May 27, 2026

**TITLE:** Contract for Generator Replacement at Empire Apartment

**SUBMITTED BY:** Paul Soenneker, Project Manager

**BACKGROUND:** The existing 125kw natural gas standby generator is original to the building (1971). Ziegler Power Systems recently serviced the generator and noted that the gas valve solenoid was faulty and that there is a coolant leak. The gas valve solenoid was replaced by Yale Mechanical, so the generator will now operate if needed, but the coolant leak has not been addressed because we have been told that the parts are getting harder to obtain and that the generator has reached the end of its useful life.

The HRA solicited proposals from two companies to provide a new generator. We received proposals from the two companies as outlined below:

Design Electric Inc.  
4807 Heatherwood Rd.               \$80,270.00  
St. Cloud, MN 56301

Ziegler Power Systems  
8050 County Rd 101 E.               \$87,845.00  
Shakopee, MN 55379

**FISCAL IMPACT:** This item will be funded through HUD's Capital Fund Program.

**RELATIONSHIP TO GOALS:** The HRA will promote fair housing and educational activities within the community, promote a high standard for affordable rental housing physical conditions, and strive for continued high performance ratings and management practices within the HRA's portfolio and housing subsidy programs.

**ATTACHMENTS:** None

**REQUESTED ACTION:** Approve contract with Design Electric Inc. in the amount of \$80,270.00

**AGENDA ITEM: 7**

**MEETING DATE:** May 27, 2026

**TITLE:** Report on Activities

**SUBMITTED BY:** Lori Lindberg, Executive Director

**RELATIONSHIP TO GOALS:** All

**ATTACHMENTS:** None

**ACTIVITIES SUMMARY:**

**Rental Portfolio**

Wilson Apartments: Phase V residents returned to their completed apartments on May 15<sup>th</sup>. Phase VI residents moved to the GrandStay on the same day. Twelve units will undergo modernization in Phase VI. One unit is currently vacant, and 11 residents relocated to the GrandStay. One unit has been approved by HUD to remain in vacant for modernization-HUD approved status to use during relocation.

**Voucher Programs:**

On April 17, 2026 voucher staff presented to Reach-Up Head Start staff about the housing programs the HRA administers and how to apply for the programs.

Housing Choice Voucher (HCV) and Other Local and State Funded Voucher Programs: During the month of April 2026, 5 participants in the tenant-based voucher programs ended participation. One household left the program due to increased income and 4 households ended participation in voucher programs due to program violations.

As of April 30, 2026, there were 89 Port Ins, and 58 Port Outs. Of the total of new admissions to the program, 80% of new admissions were at or below Extremely Low-Income Limit.

Bring it Home Voucher Program: As of April 30, 2026, 12 vouchers are issued, and 6 families have been successfully moved into housing or leased in their existing unit.

SEMAP: The final SEMAP score for the fiscal year ended **12/31/2025** is **97%**. Scores for each indicator are listed here:

Indicator 1    Selection from Waiting List (24 CFR 982.54(d)(1) and    15

	<u>982.204(a)</u>	
<u>Indicator 2</u>	<u>Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)</u>	<u>20</u>
<u>Indicator 3</u>	<u>Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)</u>	<u>15</u>
<u>Indicator 4</u>	<u>Utility Allowance Schedule (24 CFR 982.517)</u>	<u>5</u>
<u>Indicator 5</u>	<u>HQS Quality Control (24 CFR 982.405(b))</u>	<u>5</u>
<u>Indicator 6</u>	<u>HQS Enforcement (24 CFR 982.404)</u>	<u>10</u>
<u>Indicator 7</u>	<u>Expanding Housing Opportunities</u>	<u>5</u>
<u>Indicator 8</u>	<u>Payment Standards (24 CFR 982.503)</u>	<u>5</u>
<u>Indicator 9</u>	<u>Timely Annual Reexaminations (24 CFR 5.617)</u>	<u>10</u>
<u>Indicator 10</u>	<u>Correct Tenant Rent Calculations (24 CFR 982, Subpart K)</u>	<u>5</u>
<u>Indicator 11</u>	<u>Pre-Contract HQS Inspections (24 CFR 982.305)</u>	<u>5</u>
<u>Indicator 12</u>	<u>Annual HQS Inspections (24 CFR 982.405(a))</u>	<u>10</u>
<u>Indicator 13</u>	<u>Lease-Up</u>	<u>20</u>
<u>Indicator 14</u>	<u>Family Self-Sufficiency (24 CFR 984.105 and 984.305)</u>	<u>10</u>
<u>Indicator 15</u>	<u>Deconcentration Bonus</u>	<u>NA</u>

### **Single Family Programs**

#### CDBG Single Family Rehab Program:

There are currently 7 people on the waiting list. There are 5 projects in the construction stage including 1 emergency loan. There is 1 project that is out for bid and 4 in the eligibility stage.

#### Fix-Up Loan Program:

The HRA administers a Fix-Up Rehab Loan Program, funded with the tax levy. These funds are typically leveraged with CDBG funds. Approximately 50% of the rehab projects use both CDBG and Fix Up funds to complete their scope of work. At this time the funding is anticipated to assist 10 household in program year 2026.

#### Minnesota Housing Funds:

There are 2 Minnesota Housing Rehab Loan projects currently in process and 5 on the waiting list.

#### Single Family Home-Partnership with Tech College:

The interior of the home is complete, the Contractor is working on the exterior cement work and final grading. A Request for Proposal has been posted for real estate agents to list the property, which is anticipated in June.

### **General Updates**

Sargent Tad Hoeschen from the St. Cloud PD provided De-Escalation Training to the Staff at the April Staff Meeting.

**Housing Department Vacancy Report  
For the Month Ending April 30, 2026**

**Fund: Public Housing – 291 Units**

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 4/30/26</u>
Empire	89	2.20%	1
Wilson	126	2.23%	2
Scattered Sites	76	2.26%	0

**Fund: Section 8 New Construction – 162 Units**

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 4/30/26</u>
Germain	60	0.82%	0
Grace/NWB	102	1.40%	2

**Fund: Tax Credit – 249 Units**

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 4/30/26</u>
Creeks	24	4.03%	1
Brownstones	12	20.28%	2
Westwood One	32	9.84%	1
Westwood Two	32	7.68%	2
Swishelm One	32	2.32%	1
Swishelm Two	32	10.16%	4
Riverside	85	6.54%	3

**Fund: Affordable Housing – 82 Units**

<u>Complex</u>	<u># of units</u>	<u>Yearly Vacancy Rate</u>	<u>Vacant as of 4/30/26</u>
Eastwood	18	4.40%	0
Al Loehr	61	6.41%	6
Single FH	3	0.00%	0