

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN

STUDY SESSION MINUTES

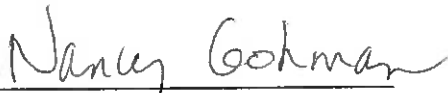
Wednesday, April 22, 2026

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:



Chair, Nancy Gohman



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 9th, 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.

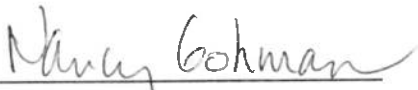
Lori Lindberg and Gail Schroeder attended HUD's VASH Summit on April 9, 2026. This meeting included housing authority staff across from the state that administer the VASH Program and the VA staff they partner with.

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.

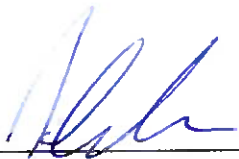
Ms. Lindberg, reviewed the Housing Department Vacancy Rate Report for the Month Ending March 31, 2026.

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

ATTEST:



Chair, Nancy Gohman



Secretary, John Dvorak