

HOUSING & REDEVELOPMENT AUTHORITY OF ST. CLOUD, MN
STUDY SESSION MINUTES

Wednesday, May 27, 2026

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, May 27, 2026. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Scott Brodeen, Seal Dwyer, Nancy Gohman, and Hani Jacobson. Commissioners absent: Tami Calhoun, John Dvorak, and Hudda Ibrahim.

Guest: Rebecca Petersen, CPA, Director at Redpath and Company.

Karen Rizer, Finance Director, introduced Rebecca Petersen, CPA from Redpath and Company to review the 2025 Annual Financial Report and Management Letter with the Board and answer any questions or concerns.

Ms. Petersen began her report by going over a summary of the audit results and reviewed the Independent Auditor's Report on page 7. Ms. Petersen stated it is the responsibility of management to prepare the Financial Statements and maintain internal controls. She further explained that it is Redpath's role to express an opinion on the Financial Statements. Ms. Petersen stated a clean, unmodified opinion was issued; which is the highest level of assurance auditors can provide.

Ms. Petersen continued with page 20, Basic Financial Statements, noting it is a snapshot of the financial position of the HRA on the last day of 2025. The first number Ms. Petersen highlighted was unrestricted cash and investments of \$8,886,575, which was up from the prior year's amount. Ms. Petersen then pointed to the total net position of \$27,266,193, which was down from the 2024 amount. Ms. Peterson noted that the HRA is covering day-to-day operating costs and further noted that it is important to call out that number because the costs of maintaining or repairing buildings is expensive.

Ms. Peterson referred to The Notes to Financial Statements found on page 26 of the report and explained that this includes standard language about the HRA's accounting policies. She further noted that there were no findings.

Ms. Peterson continued with a review of the Minnesota Legal Compliance Report on page 43. During this review, Ms. Petersen explained that the Minnesota Legal Compliance Report is a requirement from the Office of the State Auditor and in 2025 there were no legal compliance findings.

Ms. Petersen moved on to the Report on Internal Controls found on pages 45-47. She stated that Redpath does not audit internal controls over financial reporting, but they are required to understand these controls to perform their audit. During the audit, there were no findings.

Ms. Petersen reviewed the Report on Compliance for Each Major Federal Program found on pages 49-53. Because the HRA spends more than \$1,000,000 of Federal funds, a Single Audit is required to select and perform additional file testing for major programs. For 2025, they were required to test the Housing Choice Voucher Program. There were no findings and Ms. Petersen attributed it to the quality work the HRA staff is doing.

The Summary of Audit Results on page 57 indicated no findings and the auditee qualified as a low-risk auditee.

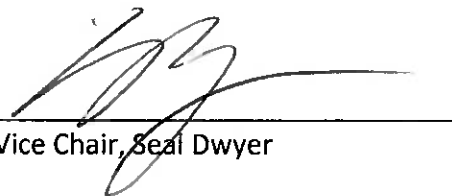
Ms. Petersen then provided information about the final attachment: Communication with Those Charged with Governance. She explained that this is information the firm is required to communicate with management and the governing board. She noted most of the report is template language and similar to the prior year. Ms. Petersen reported there were no difficulties completing the audit, and there were no corrected misstatements during the audit. Chair Gohman asked how the installation and use of the Yardi software was going. Ms. Rizer responded that the basics have been accomplished, and staff are building in more options that the software provides.

The Commissioners thanked Ms. Petersen, Ms. Rizer, and the other HRA staff for the hard work they put into ensuring a successful audit. There being no further discussion, the study session ended at 5:06 p.m.

ATTEST:



Chair, Nancy Gohman



Vice Chair, Seal Dwyer

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

Wednesday, May 27, 2026

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, May 27, 2026, at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 5:07 p.m.

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

Consent Agenda:

2. Approval of Agenda. Commissioner Dwyer moved items 2 - 6 for approval; Commissioner Jacobson seconded. Approved 4-0
3. Approval of Study Session Meeting Minutes, April 22, 2026. Approved 4-0.
4. Approval of Regular Meeting Minutes, April 22, 2026. Approved 4-0.
5. Approval of Auditor's Reports for the Year Ended December 31, 2025. Approved 4-0.
6. Approval of Contract for Generator Replacement at Empire Apartments with Design Electric Inc. in the amount of \$80,270. Approved 4-0.

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:

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

SEMAP: Historically the HRA has scored high on SEMAP. The final SEMAP score of 97% was attained for FY 2025. Quality Assurance reviews occur throughout the year and process improvements are made when needed.

Al Loehr Apartments: Rehab/remediation project has been completed.

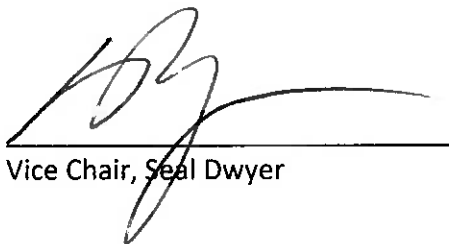
Wilson Apartments: Phase 6 of 10 of the POHP project is in process. During construction, the main line experienced a backup due to sediment build up. Repairs were quickly made and water service was restored to the building.

Tours of the new house located at 152 19th Ave. N., St. Cloud, MN will be offered as the project is finalized and before the property is placed for sale.

There being no further business, the meeting adjourned at 5:20p.m.

ATTEST:


Chair, Nancy Gohman


Vice Chair, Seal Dwyer