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

Wednesday, June 24, 2026

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, June 24, 2026. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Scott Brodeen, Tami Calhoun, John Dvorak, Seal Dwyer, Nancy Gohman, Hudda Ibrahim, and Hani Jacobson.

Guests in attendance: Jerry Von Korff, Attorney, Rinke Noonan Law Firm and Cathy Mehelich, Economic Development Director, City of St. Cloud.

Ms. Mehelich provided background to the amendment of Ordinance 988 and that the draft language in the amendment would be presented to the City Council on July 20, 2026. Mr. Von Korff provided clarification regarding the context of the ordinance and any impacts to the HRA and housing activities.

Ms. Mehelich explained that under the prior Mayor the powers of the EDA were limited, however the new Mayor has an interest in clarifying and expanding the authority of the EDA to be able to leverage tools such as Tax Increment Financing for housing activities. She further explained that to do this, the ordinance would need to be amended. The amendment would need to be modified in order to support all types of housing and provide this authority. She explained that the goal is to work in partnership with the HRA and not step on toes or duplicate the work the HRA is already doing.

Ms. Mehelich explained that the EDA would provide financing support through Tax Increment Financing, but it would not build or manage housing projects.

Mr. Von Korff clarified the HRA does not want to lose the ability to maintain the current housing it is responsible for or the ability to develop housing in the future. He further stated that the clarifying language in the ordinance does not change the fact that the HRA does not have Tax Increment Financing authority. Future projects utilizing Tax Increment Financing would be required to work in cooperation with the EDA.

Karen Rizer, Finance Director of the Housing and Redevelopment Authority of St. Cloud, provided the proposed 2027 tax levy memo outlining the proposed amount for 2027 of $961,000. Ms. Rizer explained the historical use of the funding and the anticipated future use of the levy funding. Commissioner Brodeen clarified this proposed levy would provide funding for 2027 with the current 2026 levy amount being $790,000. Ms. Rizer confirmed. Commissioner Ibrahim clarified the proposed 2027 tax levy increase for taxpayers shown was on an annual basis and not a monthly basis. Ms. Rizer confirmed. Commissioner Dwyer stated with substantial changes in Federal and State funding; more support is needed from the community for the community. Commissioner Dvorak stated the proposed 2027 tax levy seemed minimal in the scope of many other levies in exchange for the important services provided.

Ms. Rizer stated she and Ms. Lindberg are scheduled to meet with the Mayor and City Administrator on Monday, July 13, to review the details of the proposed 2027 tax levy. Ms. Rizer will bring a final Resolution to the HRA Board of Commissioners for vote at the Wednesday, July 22, Regular Meeting.

Commissioner Gohman asked if options could be brought back to the next meeting for additional review and consideration.

There being no further discussion, the study session ended at 6:02 p.m.

ATTEST:

Nancy Gohman

Nancy Gohman, Chair

Tami Calhoun

Tami Calhoun, Secretary

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

Wednesday, June 24, 2026

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, June 24, 2026, at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 6:03 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, Hudda Ibrahim, and Hani Jacobson.

Consent Agenda:

2. Approval of Agenda. Commissioner Dvorak moved items 2 - 7 for approval; Commissioner Calhoun requested pulling Item 6 for discussion; Commissioner Dvorak moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion carried. Approved 7-0.

3. Approval of Study Session Minutes, May 27, 2026. Approved 7-0.

4. Approval of Regular Meeting Minutes, May 27, 2026. Approved 7-0.

5. Review of 2026 Financial Reports. REQUESTED ACTION: None.

6. Approval of Contract for Furnace, Water Heater and Air Conditioning Replacement at Plum Creek Family Housing, Brownstones Family Housing and Northway B Townhomes. Commissioner Calhoun asked for clarification of the location of the Plum Creek Family Housing. Project Manager, Paul Soenneker, stated the property is located at: 721 - 757 33rd Street South, St. Cloud and is often referred to as "the Creeks". Commissioner Calhoun moved for approval; Commissioner Dvorak seconded the motion. Air-Pro Heating & Cooling, LLC contract in the amount of $319,666.91. All Commissioners voted in favor; the motion passed. Approved 7-0.

7. Approval to Set Date for Public Hearing for Public Housing Agency (PHA) Plan. Public Hearing date set for: Wednesday, September 23, 2026, at the HRA Offices, 1225 W. St. Germain St., St. Cloud, MN. All Commissioners voted in favor; the motion passed. Approved 7-0.

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:

8. Approval of Resolution 2026-06 Authorization for Acceptance of FFY 2025 HUD Continuum of Care Permanent Supportive Housing Grant Renewal MN0091L5K05218. Ms. Lori Lygre, Voucher Programs Manager, explained this acceptance is of approved funding for July 1, 2026 to June 30, 2027 in the amount of $625,296 which supports rental assistance and support services for those who experience chronic homelessness. Commissioner Dwyer moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

9. Approval of Resolution 2026-07 Authorization for Acceptance of FFY 2025 HUD Continuum of Care Domestic Violence Rapid Re-housing Grant Renewal MN0502DK052504. Ms. Lygre explained this grant allows renewal of existing funding. This funding provides support for those experiencing domestic violence. On June 2, 2026 the HRA was notified of renewal of the grant in the amount of $182,482. Commissioner Dwyer moved for approval; Commissioner Dvorak seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

10. Approval of Resolution 2026-08 Authorization to Submit Application for Renewal of HUD Continuum of Care Domestic Violence Rapid Re-housing Grant for FFY 2026. Ms. Lygre explained this request is for permission to apply under the new Notice of Funding Opportunity (NOFO) for rental assistance and support services funding. This grant requires a 25% match, which the subrecipient has pledged. The request for funding will be the same amount awarded under the current grant agreement. The final award amount may be the different than the amount requested in the application. Commissioner Calhoun moved for approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

11. Approval of Resolution 2026-09 Authorization to Submit Application for Renewal of HUD Continuum of Care (CoC) Permanent Supportive Housing (PSH) Grant for FFY 2026. Executive Director, Lori Lindberg, explained this request would grant permission to apply for renewal funding under the new NOFO. The application is expected to be for rental assistance and support services for Permanent Supportive Housing. This grant serves persons who are homeless. Administration of the grant is expected to be delivered in partnership with another organization to provide support services. This grant requires a 25 % match. Ms. Lindberg further explained that it has become increasingly difficult to find other organizations able to partner and provide case management in the form of match. The HRA, as the grantee, is responsible for the full amount of match if other partner commitments are unable to be secured. Commissioner Jacobson asked if the grant provides enough funds for the HRA to provide the case management services or hire a Case Manager to provide the services in-house rather than partnering with an outside organization. Ms. Lindberg explained the HRA

doesn't have expertise in this area, or staff licensed to do case management, and the grant doesn't provide enough funding to hire staff to do the type of case management required under the grant. These grants typically require a partnership with a local organization to be successful and meet the match requirements. Commissioner Dvorak inquired whether a local organization could be retained. Ms. Lindberg replied noting that several organizations have been approached and some conversations are currently underway, but the commitments the HRA has received to date are not sufficient to meet match requirements. Commissioner Ibrahim inquired whether the grant could be split and whether the funds for the rental assistance could be accepted and not the funds for case management. Ms. Lindberg explained the funding is required to remain with the activities authorized under the grant. Ms. Lindberg further explained that for the application be competitive and the program to be successful case management is needed. Commissioner Dwyer suggested partnering with St. Cloud State University and utilize the social work department students as a Case Manager in an intern capacity. Ms. Lindberg responded that this would be challenging without an agreement with the college, as the HRA is not licensed to supervise case management, or social work students who are not yet licensed to provide case management. Ms. Dwyer explained that the Professor provides the licensed supervision. Ms. Lindberg explained in the exceptionally condensed timeframe available to submit the application this would be difficult, and would have to be evaluated for consideration at another time. The grant term is for one year. Commissioner Calhoun left the meeting temporarily during the vote. Commissioner Dvorak moved for approval; Commissioner Dwyer seconded the motion. The motion passed. Approved 6-0 as Commissioner Calhoun had stepped out of the room and was not present for the vote.

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

All properties have now completed Annual Property Inspections.

Ms. Lindberg highlighted that the residents at Empire Apartments have been notified that the Sanitary Sewer and Water Line project is moving forward and more information will be forthcoming. She also mentioned that a pet chip clinic was offered at Empire Apartments and it was very successful.

Ms. Lindberg further mentioned that monitoring season had begun, and Minnesota Housing completed a monitoring visit at Westwood Apartments.

Ms. Lindberg provided an update on Riverside Apartments, noting that landscaping was being completed amongst other projects.

Ms. Lindberg also provided an update on the project at Wilson and mentioned that phase six was now complete; the project was going well, ahead of schedule; and the laundry room was only down for eight days.

Open Discussion:
Commissioner Dvorak announced his resignation from the HRA Board of Commissioners as he has moved outside of the City of St. Cloud.

Adjourned at 6:53p.m.

ATTEST:

Nancy Gohman

Nancy Gohman, Chair

Tami Calhoun

Tami Calhoun, Secretary