

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

Wednesday, July 22, 2026

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, July 22, 2026. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Scott Brodeen, Tami Calhoun (arriving at 5:06 p.m.), Nancy Gohman, Hudda Ibrahim, and Hani Jacobson. Commissioners absent: Seal Dwyer.

Karen Rizer, Finance Director of the Housing and Redevelopment Authority of St. Cloud, reviewed the Pay 2027 Tax Levy proposal. Two options were presented. Option #1 in the amount of \$866,000 and Option #2 in the amount of \$961,000. The proposal for Option #1 in the amount of \$866,000 does not include purchase and/or demolition of additional blighted properties but would be in an amount sufficient to maintain existing programs and operations. Option #2 in the amount of \$961,000 included funding to purchase/demo additional blighted property. Ms. Rizer explained in the options presented at the Board Meeting on June 24, 2026, \$95,000 was anticipated to be needed for support of the Continuum of Care (CoC) Rental Assistance Programs, however; because the HRA applied for \$480,000 instead of \$625,000, the match obligation would be less and \$75,000, for the CoC, was expected to be sufficient.

Ms. Rizer stated she and Executive Director, Lori Lindberg met with the mayor, city administrator, and city finance staff on July 13, 2026, to review and discuss the two Pay 2027 Tax Levy proposal options. During the meeting on July 13, 2026, the mayor and city staff expressed support of Option #2 in the amount of \$961,000 which included levy funding to address additional blighted properties in the City of St. Cloud. Ms. Rizer explained that while Option #1, for \$866,000 does not include funding to address additional blighted properties it does include funding for the CoC program which has a greater need and is more critical at this time. Commissioner Calhoun asked Ms. Rizer to clarify whether the mayor is supportive of Option #2. Ms. Rizer confirmed.

Commissioner Gohman asked Ms. Rizer to clarify whether the previous tax levy, in 2025, was \$790,000. Ms. Rizer confirmed that it was. Commissioner Brodeen stated he had recently read that the county is considering a tax levy increase in the vicinity of 7% and while both the numbers seem reasonable, they are both increasing taxes. Commissioner Ibrahim expressed concern with the affordability of additional taxes people would need to pay, stating she understands it is challenging to provide services to meet the needs of the people, yet it is important to not place additional burden upon people when many needs are great. Commissioner Ibrahim asked Ms. Rizer how many blighted properties exist in the City of St. Cloud. Ms. Rizer responded "hundreds". Commissioner Jacobson asked Ms. Rizer about the level of priority of resolving blighted properties and how the blighted properties are obtained. Ms. Rizer said there is certainly a need for clean-up and redevelopment of blighted properties.

Clean up and redevelopment improves neighborhoods and provides for adequate housing within the City of St. Cloud. Ms. Rizer explained that a blighted property can be obtained in a variety of ways such as purchasing from the property owner, or once a property has been foreclosed upon, it can be obtained through the county as tax forfeited property. Commissioner Calhoun asked what the HRA does once a blighted property has been purchased. Ms. Rizer explained that once a blighted property is obtained, the HRA has historically demolished the property and prepared the site for redevelopment. Typically, the HRA has partnered with St. Cloud Technical Community College (SCTCC) or Habitat for Humanity to build homes on the lots. In the past, SCTCC students also designed and built a home on the cleared lot, and then the home is sold. Sometimes the property is held for future development. Commissioner Calhoun asked for clarification if the increased amount of the levy per household is an annual or monthly amount. Ms. Rizer confirmed they are annual amounts. Commissioner Gohman asked Ms. Rizer if it was possible that \$95,000 would not be enough funding to be able to purchase and demolish one property, noting the cost could be higher depending on the unique requirements of the property such as contamination, cost to remedy the blight, or address other challenges. Ms. Rizer confirmed that it might not be enough even for one house.

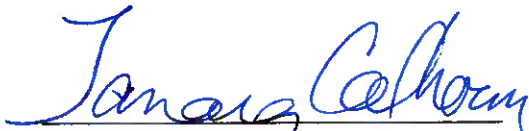
Ms. Rizer explained the tax levy timeline noting that on August 5, 2026, the Resolution is to be presented at the City Council Budget Meeting in preparation for the proposed levy discussion. The City Council will act on the item at the August 31, 2026, City Council Meeting.

There being no further discussion, the study session ended at 5:41 p.m.

ATTEST:



Chair, Nancy Gohman



Secretary, Tami Calhoun

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

Wednesday, July 22, 2026

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, July 22, 2026, at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 5:42 p.m.

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

Consent Agenda:

2. Approval of Agenda. Commissioner Calhoun moved items 2 - 5 for approval; Commissioner Gohman requested pulling Item 6 for discussion; Commissioner Brodeen seconded the motion. All Commissioners voted in favor; the motion carried. Approved 5-0.
3. Approval of Study Session Minutes, June 24, 2026. Approved 5-0.
4. Approval of Regular Meeting Minutes, June 24, 2026. Approved 5-0.
5. Review of 2026 Financial Reports. REQUESTED ACTION: None.
6. Approval of Contract for 1047 33rd Ave North, St. Cloud Sewer Line Replacement. Town & Country Excavating contract in the amount of \$27,589.30. Commissioner Gohman asked for explanation of the problem occurring at the property. Project Manager, Paul Soenneker, stated for several years this property has experienced periodic sewage backup into the interior of home. A company recently sent a camera down the sewer lines to identify the problem. It was determined that the sewer lines do not have adequate pitch and therefore are not properly draining to the sewer main. Commissioner Gohman asked the age of the property and sewer lines. Mr. Soenneker replied that the property is not old and has the original PVC sewer lines. Commissioner Calhoun moved for approval; Commissioner Brodeen seconded the motion. All Commissioners voted in favor; the motion passed. Approved 5-0.

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. Approval of Resolution 2026-10 - Acceptance of Resignation of HRA Board of Commissioner Secretary John Dvorak, and Declaration of Vacancy. Commissioner Calhoun moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion passed. Approved 5-0.
8. Election of HRA Board of Commissioners Secretary. Lori Lindberg, Executive Director, explained the Secretary reviews all Meeting Minutes and Resolutions and provides signature along with the Board Chair. Commissioner Brodeen nominated Commissioner Calhoun for the Secretary position. Commissioner Calhoun accepted the nomination. Commissioner Brodeen moved for the approval; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion passed. Approved 5-0.
9. Approval of Subrecipient Agreement with Lutheran Social Services (LSS) for administration of HUD FY 2025 Continuum of Care DV Rapid Re-housing Grant MN0502DK052504. Ms. Lindberg explained this request is for permission for the St. Cloud HRA and LSS to enter into a Subrecipient Agreement for the FY 2025 CoC DV Rapid Re-housing funding in the amount of \$182,483 for a term up to 1-year, September 1, 2026, to August 31, 2027. Ms. Lindberg explained the grant provides rental assistance and support services for victims of Domestic Violence in Benton, Stearns, Sherburne and Wright counties. LSS, as the Subrecipient, will administer the grant on behalf of the HRA, and the HRA will oversee LSS's performance to ensure the grant is administered in compliance. LSS has committed to providing up to \$43,315 in match funding for the grant. Commissioner Calhoun moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion passed. Approved 5-0.
10. Resolution 2026-11 – Adopting the Special Tax Levy for Payment in the Year of 2027. Commissioner Brodeen moved for approval to amend the amount of the proposal from \$961,000 to \$866,000; Commissioner Ibrahim seconded the motion. The motion passed. Approved 5-0.

Commissioner Brodeen moved for approval of Special Tax Levy for 2027 resolution in the amount of \$866,000; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion passed. Approved 5-0.

11. Report on Activities – Ms. Lindberg highlighted the following information from the Report on Activities:

Property Managers have been participating in various outreach opportunities throughout the community. Three Property Managers attended the monthly meetings with Salem House. One Property Manager attended a panel discussion at the Center for Family Peace. Through this additional outreach, the Property Managers have increased

contacts which have led to filling vacant units; where two individuals have moved into housing and at least two more individuals are currently in the application process.

Ms. Lindberg also provided an update on the project at Wilson and mentioned that phase seven was now complete; eight residents moved to the GrandStay during phase eight.

Ms. Lindberg reported that on July 8, 2026, an Intent to Apply was submitted to the East Central Continuum of Care for renewal. The application is due to HUD in August.

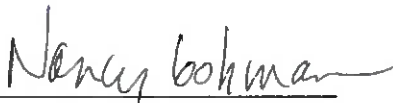
Ms. Lindberg reported that the HRA was one of 265 Public Housing Agencies nationally to receive additional VASH Vouchers to serve homeless veterans. The total VASH Vouchers managed by the HRA increased to 80.

Ms. Lindberg reported that the HRA received a Public Housing Assessment System (PHAS) Score and with a designation of High Performer and a preliminary score of 91 out of a possible 100 points.

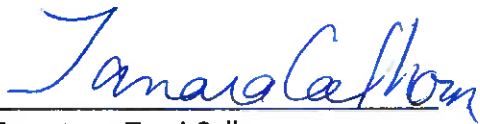
Open Discussion:

Adjourned at 6:11 p.m.

ATTEST:



Chair, Nancy Gohman



Secretary, Tami Calhoun