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

**Wednesday, September 23, 2026**

A Study Session for the Housing and Redevelopment Authority of St. Cloud (HRA) Board of Commissioners was held on Wednesday, September 23, 2026. Chair Nancy Gohman called the meeting to order at 5:00 p.m. Commissioners present: Scott Brodeen, Tami Calhoun, Seal Dwyer, Nancy Gohman, Hudda Ibrahim, Hani Jacobson, and Carol Lewis. Commissioners absent: None.

Lori Lygre, Voucher Programs Manager, introduced Brenda Engelking, Continuum of Care (CoC) Coordinator, with the Central Minnesota CoC program. Also, in attendance from the Central Minnesota CoC program was Stephanie Gustafson, Central Minnesota CoC Priority List Manager. In attendance from the St. Cloud HRA were Stacy Fuglesten, Senior Occupancy Specialist; Emily Beckerman, Occupancy Specialist; Josh Wollak, Property Manager; and Paul Soenneker, Project Manager.

Ms. Engelking provided an overview of the Central Minnesota CoC program. Ms. Engelking explained in 1988 President Reagan signed into law the Stewart B McKinney Homeless Assistance Act, later renamed to the McKinney-Vento Homeless Assistance Act. In 1994-1995, HUD introduced the CoC to coordinate local housing and service funding. In 1996, Minnesota created CoC program regions, of which there are currently 10. The current service area, where St. Cloud HRA is located, covers 13 counties in north, central, and east central Minnesota.

Commissioner Calhoun asked Ms. Engelking if the CoC were the result of President Reagan closing the mental health institutions and their programs. Ms. Engelking said the original vision was everyone has access to permanent housing and the resources to maintain it. Commissioner Lewis added the "Vento" portion of the law was in recognition of U.S. Representative Bruce Vento out of St. Paul, MN.

Ms. Engelking explained the mission of the CoC is to develop and support maximum resources for maximum outcomes when utilizing public and private resources related to housing. The CoC works through a collaborative framework to apply to HUD for funding. The current application for funding was announced (Notice of Funding Opportunity) allowing 10 days to submit the application, which is due September 30, 2026. The announcement of the funding awards is expected on or about December 1, 2026.

Commissioner Lewis asked Ms. Engelking how people are connected with the services provided. Ms. Engleking explained typically people apply for housing through a Housing and Redevelopment Authority, or through organizations such as Lutheran Social Services or Catholic Charities. Commissioner Brodeen asked if the CoC program was filling the new Avivo Village. Ms. Engelking explained that referrals to Avivo are taken through Coordinated Entry, which is a

coordinated process used to identify eligible individuals and refer them to housing at Avivo Village.

Commissioner Calhoun asked for additional clarification to confirm if the funding is utilized across 13 counties. Ms. Engelking confirmed that the 13 counties in the CoC are in the same region as St. Cloud HRA. Ms. Engelking mentioned there are five new transitional housing projects that have applied for funding in 2026. Commissioner Lewis asked if these projects would bring more services and options to the community. Ms. Engelking confirmed these projects would expand current services and bring more service options into the area. Ms. Engelking also mentioned that with this funding round and the proposed projects, there could be bonus dollars made available which would further expand services and assistance options.

There being no further discussion, the study session ended at 5:31 p.m.

ATTEST:

Nancy Gohman

Chair, Nancy Gohman

Tamara Calhoun

Secretary, Tami Calhoun

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

**Wednesday, September 23, 2026**

A Regular Meeting for the Housing and Redevelopment Authority of St. Cloud, MN (HRA) Board of Commissioners was held on Wednesday, September 23, 2026, at 1225 West St. Germain Street, St. Cloud, MN 56301. Chair Gohman called the meeting to order at 5:32 p.m.

1. Roll call was taken and the Pledge of Allegiance was spoken. Present: Scott Brodeen, Tami Calhoun, Seal Dwyer, Nancy Gohman, Hudda Ibrahim, Hani Jacobson, and Carol Lewis. Absent: None.

**Consent Agenda:**

2. Approval of Agenda. Commissioner Dwyer moved items 2, 3, 4, 5 for approval; with Commissioner Lewis pulling Item 6 for discussion; Commissioner Jacobson seconded the motion. All Commissioners voted in favor; the motion carried. Approved 7-0.

3. Approval of Study Session Minutes, August 26, 2026. Approved 7-0.

4. Approval of Regular Meeting Minutes, August 26, 2026. Approved 7-0.

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

6. Approval of Empire Plumbing Stack Replacement Contract.
Commissioner Lewis moved for approval; Commissioner Ibrahim seconded the motion. Commissioner Lewis asked why the lowest bid is always accepted, and how is it certain the lowest bid provides the same services. Paul Soenneker, Project Manager, explained the contract language states the lowest responsible bid would be granted in any project. Mr. Soenneker went on to explain, in this bid, Kue Contractors would be sub-contracting the work to Mid-Sota Plumbing. Commissioner Lewis asked Mr. Soenneker how it was possible the Kue Contractors bid was substantially lower than the other submitted bids. Mr. Soenneker explained that the contractor was likely willing to make less profit. Commissioner Gohman asked if these are the same contractors who are currently working on the same plumbing replacement project being completed at Wilson Apartments. Mr. Soenneker confirmed they are the same contractors. The bid submitted by Kue Contractors, Inc. in the amount of $2,509,195 was presented for vote. 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:**

7. Approval of Resolution 2026-12 Authorization to Apply for Additional Bring it Home Vouchers for Meeker County, an Unserved Area.
Lori Lygre, Voucher Programs Manager, explained Minnesota Housing called Ms. Lygre asking if the St. Cloud HRA would have capacity to manage 8-10 Bring It Home program vouchers in Meeker County as Meeker County had not elected to administer vouchers for the Bring It Home program. Ms. Lygre explained after considering staffing for administration of the vouchers, including issuing the vouchers, and completing the inspection of the units, it was determined there would be staff capacity. Commissioner Brodeen asked if issuing the voucher would take any additional resources. Ms. Lygre explained the Occupancy Specialists would have capacity, and the inspectors discussed coordinating amongst themselves to cover the additional inspections for Bring it Home. Commissioner Ibrahim commented that to have Minnesota Housing call and make such a request of the St. Cloud HRA was testament to the incredible work being completed by the St. Cloud HRA. Commissioner Dwyer moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

8. Approval of Section 3 Plan.
Lori Lindberg, Executive Director, explained that Section 3 is a Federal requirement for a Public Housing Authority (PHAs) to receive federal funding. Ms. Lindberg explained it can be challenging for PHA's to meet the Section 3 requirements. Paul Soenneker, Project Manager, and Ms. Lindberg recently updated the Section 3 Plan. Ms. Lindberg gave examples within the Section 3 Plan of collaboration and noted that within the plan the St. Cloud HRA collaborates with St. Cloud Technical and Community College (SCTCC) through a mutual sharing agreement to advertise opportunities available to residents of Public Housing. Ms. Lindberg also pointed out, that Stacy Schmitz, Administrative Services Manager, holds a seat on the Memo of Understanding (MOU) Committee at Career Solutions which also fulfils requirements of the Section 3 Plan and is another partner in the effort to expand economic self-sufficiency opportunities for employment and education to participants in Public Housing and HRA programs. Mr. Soenneker works with all contractors on the HRA's capital and construction projects to meet Section 3 requirements. Commissioner Lewis asked if the focus is on employment. Ms. Lindberg stated the focus is on employment opportunities which would include opportunities such as internships and apprenticeships. Commissioner Calhoun said she understood how contractors fulfill the obligation; however, she was asking if Public Housing Authorities (PHAs) have staff who meet Section 3 requirements. Ms. Lindberg explained PHAs administer the plans and document all efforts and then provide the results to the federal government. Commissioner Gohman asked if the contract outlines the regulations for the contractors. Mr. Soenneker confirmed the contracts do outline the regulations and while a contractor is not required to be a Section 3 Certified

Contractor they are required to comply with the regulations and agree to document their compliance as a condition of the contract. Commissioner Lewis asked if the contractors hire people who are homeless. Paul and Lori said that was unknown. Commissioner Lewis moved for approval; Commissioner Calhoun seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

9. Public Hearing and Approval of FY 2027 Public Housing Agency Plan (PHA Plan) and Capital Fund Program and Five-Year Action Plan

Ms. Lindberg explained that the PHA Plan is required for all Public Housing Authorities to receive annual funding. She provided an overview of the components that were being revised for the plan year which included the FY 2027 Public Housing Agency Plan (PHA Plan) and the Capital Fund Program and Five-Year Action Plan as well as policy changes that are incorporated into the Admissions and Continued Occupancy Policy and Administrative Plan. Commissioner Gohman asked if there were any comments from the community on the PHA Plan documents. Ms. Lindberg noted that no one from the public was present and there were no questions or comments on the revisions to the plan.

Ms. Lindberg provided an overview of the Capital Fund Program and Five-Year Action Plan stating that capital projects planned for the coming year must be approved as part of the PHA Plan process. Annually the Action Plan is prepared with necessary adjustments to the 5-year Action Plan. Commissioner Lewis asked if the plans are on a 5-year schedule. Ms. Lindberg explained the Capital Fund is updated on a rolling basis and is updated annually as part of managing the Capital Fund Program.

Ms. Lindberg continued by introducing Josh Wollack, Property Manager, to provide an overview of the policy changes outlined in the ACOP, and Lori Lygre, Voucher Program Manager, to present the policy changes outlined in the Admin Plan.

Ms. Lindberg stated that Josh Wollack manages all the scattered site housing units and assisted in amending the ACOP which will go into effect January 1, 2027. Mr. Wollack explained the ACOP updates take into consideration the upcoming HOTMA regulation changes effective 01/01/2027. This regulation is meant to reduce administrative work, amend how income and rent calculations are figured, makes changes to rental assistance calculations, and provide for additional changes that address requirements such as the Violence Against Women Act (VAWA). Commissioner Dwyer asked if it was correct that assistance animals would no longer be allowed in public housing. Mr. Wollack responded that assistance animals will be allowed. Mr. Wollack explained that some changes to the ACOP were to make a clearer distinction between a pet, Emotional Support Animal, and a certified Service Animal. Commissioner Calhoun asked if they were referencing pets. Mr. Wollack explained there are categories for how animals are defined in the ACOP. Commissioner Lewis inquired whether the changes referred to an animal having been trained. Mr. Wollack responded that the animal does not necessarily need to be trained to be allowed under the agreement. Commissioner Lewis asked if all

animals are accepted. Mr. Wollack summarized the Animal Policy noting that it allows for some leeway on the type of pet, although to approve of the animal, there are specific considerations made including the safety of residents. Commissioner Calhoun asked whether it is a resident's choice to have an animal certified as an assistance animal. Mr. Wollack stated it is recommended that for an assistance animal that the tenant obtains a letter from a professional certifying the animal is needed for that purpose. Commissioner Gohman asked whether an exotic animal would be approved. Commissioner Dwyer stated that generally an exotic animal would not be approved for certification as an assistance animal.

Ms. Lindberg introduced Lori Lygre, Voucher Programs Manager, who manages all the voucher programs and led the work to amend the Admin Plan which outlines how the HRA administers rental assistance programs. Ms. Lygre explained there are many overlaps between the ACOP and the Admin Plan. The HRA is moving away from a lottery selection system and through the Yardi software is using a process called Save my Spot, which allows the waiting list to more easily be updated through a more automated process. Additionally, Ms. Lygre announced the Emergency Housing Voucher (EHV) Program end date is December 31, 2026. Commissioner Lewis asked whether the program is being replaced in any capacity. Ms. Lygre explained those utilizing the program will be migrated to Tenant Protection Vouchers provided by the U.S. Department of Housing and Urban Development (HUD). HUD is providing vouchers to be issued to existing participants which will allow them to remain living in their unit and receive rental assistance. Commissioner Lewis asked if the replacement program will have the same focus. Ms. Lygre said that while the EHV program is sunsetting, the replacement vouchers will be similar to the rental assistance provided by HCV. Commissioner Jacobson asked how voucher holders will be affected by this program loss. Ms. Lygre explained approximately 30 voucher holders will be affected.

Chair Gohman opened the Public Hearing and no one spoke. The public hearing was closed.

A. Approval of Resolution 2026-13 Public Housing Agency (PHA) Plan-Commissioner Calhoun moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

B. Approval of Resolution 2026-14 Capital Fund Program and Five-Year Action Plan-Commissioner Dwyer moved for approval; Commissioner Ibrahim seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

10. Approval of Correction of Previously Approved Minutes from January 28, 2026, Annual Meeting. REQUESTED ACTION: Approve. Ms. Lindberg explained there is an error in the Audit Committee assignment noted in the Annual Meeting minutes of January 28, 2026. The minutes stated the Audit Committee members were Commissioners Dvorak, Dwyer, and Ibrahim. However, Commissioner Dwyer was not elected a member of the

Audit committee; rather Commissioner Calhoun was elected to the Audit Committee. As of January 28, 2026, the Audit Committee should have reflected Commissioners Dvorak, Calhoun, and Ibrahim.
Commissioner Lewis moved for approval; Commissioner Dwyer seconded the motion. All Commissioners voted in favor; the motion passed. Approved 7-0.

11. Report on Activities.

Ms. Lindberg provided an overview of a presentation given by Dreamliner Estates who recently presented their project which provides an opportunity to purchase a single-family home. This presentation was given to various HRA staff members who work with participants and tenants that may be ready to transition to homeownership. The single-family homeownership opportunity is currently available in St. Cloud and the Dreamliner team mentioned that they also had down payment assistance that was awarded to them by Minnesota Housing. Commissioner Brodeen commented he understood Dreamliner Estates is providing market rate units. Ms. Lindberg confirmed Dreamliner Estates provides market rate units; however, they were awarded downpayment assistance funding from Minnesota Housing to help with the purchase of a single-family home. Commissioner Ibrahim stated all funding assistance requires qualifications to be met for the down payment assistance to be provided.

Ms. Lindberg stated that all staff members have completed the Ethics for Housers training provided by NAHRO.

Ms. Lindberg provided an update on Wilson Apartments noting that the project was scheduled to wrap up Phase 10, on October 8, 2026. Ms. Lindberg also reported they had recently heard from the GrandStay hotel that they were pleased with the outcome of the temporary housing arrangement. They also provided comments on how impressed with the professionalism of Matt Wilson, Property Manager-Wilson Apartments.

Commissioner Calhoun commented that she is a member of the committee working on the up-coming mural(s) being curated around the community and she was pleased to hear the HRA is participating in providing a space for a mural to be painted. Commissioner Lewis commented she was pleased the St. Cloud HRA is being represented on the committee.

Ms. Lindberg reported that safety assessments were in process at all HRA facilities.

Ms. Lindberg noted that Sargent Hoeschen, SCPD, conducted a safety presentation for the residents of Riverside Apartments and included several members of the SCPD were also in attendance. The session was well attended by residents and well received.

Lori Lygre, Voucher Programs Manager, reported issuing vouchers under the Bring it Home Program (BIH) continues to be a focus for the voucher team. She noted that 40

BIH vouchers were issued in 1-week, with the goal to have 50 vouchers issued by September 30, 2026. She also mentioned that staff have been re-organized to further prioritize issuing BIH vouchers to meet program goals by November 30, 2026. Ms. Lygre mentioned that Minnesota Housing has commented that they're pleased with the HRA's BIH Program progress.

Ms. Lindberg mentioned that the Notice of Funding Opportunity (NOFO) was announced, and applications were accepted with an extremely short deadline. It is anticipated that the HRA will be made aware of funding awards sometime in early December 2026.

Ms. Lindberg reviewed the vacancy report and noted that there has been an increase in the number of vacant units and went on to say that a new staff member has recently been hired and trained in the intake process, and changes are being made which are helping move applications through, and several units had been filled that week.

Commissioner Gohman commented that the Port Out numbers for the HCV program seemed to really drop for the month. Ms. Lygre stated the number reported in the previous report had been transposed in a reporting error. The errors have been corrected.

Commissioner Jacobson asked whether the waiting lists are still being utilized to issue housing vouchers. Ms. Lygre explained the waiting lists process had migrated to utilization of a new tool called Save My Spot which means that once an applicant creates an account in the portal the applicant is then communicated with via emails, the portal, or by receiving letters when updates to the waiting list are being done to ensure that the applicant wants to save their spot. Commissioner Jacobson asked if applicants are telephoned. Ms. Lygre stated calls are not made to applicants. Commissioner Jacobson asked if applicants could make an appointment. Ms. Lygre stated it is best and preferred an applicant to make an appointment to work with an Occupancy Specialist.

**Open Discussion:** None.

**Adjourned at 6:24 p.m.**

ATTEST:

Nancy Gohman

Chair, Nancy Gohman

Tamara Calhoun

Secretary, Tami Calhoun