

I. CALL TO ORDER AND ROLL CALL

Chairperson Lemke called the Public Housing meeting to order at 1:00 PM.

Members Present: Greg Lemke, Chair; Michael Carbone, Vice Chairperson; Donna McMaster, Secretary and Shelly Dahlquist, Moorhead City Council Liaison; Mary Beth Kalvik, Resident Commissioner; Mario Solis, Commissioner

Members Absent:

Others Present: Dawn Bacon, Executive Director; Toni Vondal, Housing Manager, Bruce Miles via phone conference

II. REQUEST APPROVAL OF MARCH 26, 2019 REGULAR MEETING MINUTES.

Kalvik moved, seconded by Carbone to approve the Minutes of March 26, 2019. All votes were in favor. Motion Carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 2019-14.

McMaster moved, seconded by Carbone to approve the payment of bills as presented. All votes were in favor. Motion Carried.

IV. AGENDA AMENDMENTS

Election of Secretary – Resolution 2019-20

Borrowing Resolution- Resolution 2019-21

V. CITIZENS TO BE HEARD

None

VI. BUSINESS

A. Election of Board Officer of Secretary- Resolution 2019-20

Terry Braun has completed his term on the board. Therefore, MPHA needs to elect a new Secretary. Carbone nominated McMaster, seconded by Kalvik. All votes were in Favor. Motion Carried

B. Borrowing Resolution- Resolution 2019-21

A Borrowing Resolution was passed by MPHA on January 22, 2019 (Resolution 2019-5). Resolution language presented to the board, reviewed and signed authorizing MPHA to borrow from the MN Housing Finance Agency for elevator modernization at River View Heights High Rise up to \$390,000. The previous resolution passed expired as it is only valid for 90 days. The expiration is due to more time needed to plan for the asbestos that was found in the elevator shaft and subsequent work needed to prepare for abatement. Carbone moved, seconded by Kalvik. All votes were in favor. Motion carried.

C. Request Board Approval for Physical Needs Assessment – Resolution 2019-15.

Carbone moved, seconded by Kalvik to approve the physical needs assessment. All votes were in favor. Motion Carried.

D. Strategic Planning Options (Phone call with Bruce Miles).

Bruce Miles with Big River Group, LLC gave an overview to board members on how strategic planning works and answered questions.

E. Request Board Approval for Abatement Contract for Elevators – Resolution 2019-16.

McMaster moved, seconded by Kalvik to approve abatement contract for elevators. All votes were in favor. Motion Carried.

F. Request Board Approval to Write Off for Debts Owed – Resolution 2019-17.

Carbone moved, seconded by McMaster to write of debts owed. All votes were in favor. Motion Carried.

G. Request Board Approval for Amendment to Emergency Protocols – Resolution 2019-18.

Kalvik moved, seconded by McMaster to approve amendment to emergency protocols. All votes were in favor. Motion Carried.

H. Request Board Approval for Bridges Rental Assistance Program – Resolution 2019-19.

Carbone moved, seconded by Kalvik to approve Bridges rental assistance program. All votes were in favor. Motion Carried.

VII. OTHER BUSINESS:

- A. The Sharp View POHP application recommended for award of \$84,816.
- B. Revised 2019 meeting calendar
- C. River View Heights Boilers – 2 of the 3 boilers warranty covered and insurance will cover the labor. Insurance company has asked that MPHA work with a mechanical engineer to review piping and layout to ensure that no additional freeze ups occur. The repair of the boilers will be covered by the warranty and insurance but there will be some additional modifications that would need to be covered by MPHA. These repairs will not be cost prohibitive for the agency and can be worked in our operating budget. Dawn will provide further information when recommendations are made by the engineer.
- D. Capital Funding Grant Budget Update – 2019 Capital Funding grant award amounts were recently released. MPHA will be awarded 273,799. We currently have the 2017, 2018 and now 2019 grants all open and active. HUD allows “fungibility” to shift dollar amounts assigned to different projects in our approved 5 year plan. Dawn disseminated an update of the various grants, designated projects and amounts.
- E. 2020 Budget Preparation – Greg, Michael and Dawn met to discuss the 2020 budget and have a few more things to review.
- F. Michael volunteered having his band put on a concert for MPHA residents and possibly have food.

VIII. ATTORNEY’S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 2:10 PM.

Greg Lemke – Chair

Terry Braun – Secretary