

I. CALL TO ORDER AND ROLL CALL

Chairperson Lemke called the Public Housing meeting to order at 11:35 AM.

Members Present: Greg Lemke, Chair; Donna McMaster, Commissioner; Mary Beth Kalvik, Resident Commissioner; Michael Carbone, Vice Chairperson; Terry Braun, Secretary and Brenda Elmer, Moorhead City Council Liaison

Members Absent:

Others Present: Dawn Bacon, Executive Director; Toni Vondal, Housing Manager; Brent Funk, Maintenance; Jim Hager, Maintenance; Petra Roquet, Marlys Winter, Jason Rousseau

II. REQUEST APPROVAL OF AUGUST 28, 2018 REGULAR MEETING MINUTES.

McMaster moved, seconded by Kalvik approve the Minutes of August 28, 2018. All votes were in favor. Motion Carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 2018-26.

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

IV. AGENDA AMENDMENTS

Public Hearing 11:40 AM – we had a resident advisory meeting held on September 21, 2018 to discuss Sprint leasing part of the high rise roof and to discuss the revision on the 5 year plan for Capital funding.

A comment was made that we should not agree to reduce the monthly rent from Sprint. The Executive Director explained the rational for the reduction and implications of not reducing.

There was a comment about interest in getting a permanent grill for the High Rise for residents. The Executive Director recommended that this be considered after a full assessment of capital needs via the physical needs assessment. This would also have to be looked at to see if it is an eligible expense under the grant or not.

The Executive Director commented on purchasing a 4 wheel drive pickup with a plow on it to save on snow removal time for maintenance as well as other revisions identified for review and comment.

Public Hearing closed at 11:52 AM.

V. CITIZENS TO BE HEARD

Petra stated that things are being taken care of at Sharp View in regards to the heat.

VI. BUSINESS

A. Request Board Approval for Revision of 5 Year Plan – Resolution 2018-27.

Plan revision was approved as proposed with one addition for funding to conduct additional testing and develop a management plan related to lead and asbestos.

McMaster moved, seconded by Carbone to approve the revision of the 5 year plan. All votes were in favor. Motion Carried.

B. Request Board Approval for 2018-2019 Revised Budget for Public Housing Program – Resolution 2018-28.

Braun moved, seconded by Carbone to approve the revised budget for public housing program. All votes were in favor. Motion Carried.

C. Request Board Approval for Annual Board Election of Officers – Resolution 2018-29.

Greg Lemke, Chairman, Michael Carbone, Vice-chairman, Terry Braun, Secretary

Braun moved, seconded by McMaster to approve the annual board election of officers. All votes were in favor. Motion Carried.

D. Request Board Approval of 2019 Board Meeting Schedule – Resolution 2018-30.

Braun moved, seconded by McMaster to approve 2019 board meeting schedule. All votes were in favor. Motion Carried.

VII. OTHER BUSINESS:

A. 2019 Flat Rent Amounts – Informational Only (memo provided in board packet).

- 1 bedroom \$553
- 2 bedroom \$687
- 3 bedroom \$993
- 4 bedroom \$1,207

B. Executive Director Updates –

1. 2019 Clay HRA Levy-passed on September 17th, 2018 which will support important work that Clay HRA and other partners are doing to end child homelessness and get lead based paint out of homes. Moorhead Public Housing will receive \$84,500 to fund future opportunities for affordable housing. Board members expressed appreciation to Council Member Elmer for the Moorhead City Council's support.
2. Asset Repositioning Opportunity- Dawn is researching a HUD Notice that Was issued earlier this year that provides the opportunity for agencies to change to a more sustainable funding stream. It may be advantageous for MPHA to do this for scattered site locations which are primarily single family homes and costly to maintain. It is likely to provide increased funding for the agency while still providing affordable housing for tenants. Dawn emphasized that this would not result in anyone having to move and would not be harmful to current residents. Dawn will bring more information to the board at the October meeting. If the agency decided to move in this direction, it would require a lot of communication with tenants as well as a public comment period.
3. Introduce New Maintenance Staff

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:15 PM.

Greg Lemke – Chairman

Terry Braun – Secretary