

I. CALL TO ORDER AND ROLL CALL

Chairperson Lemke called the Public Housing meeting to order at 11:30 AM.

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

Members Absent: Michael Carbone, Vice Chairperson

Others Present: Dawn Bacon, Executive Director; Toni Vondal, Housing Manager; Petra Roquet, Marlys Winter, Jim Winter, Terry Hopkins, Priscilla Rustad, Tarryl Joyce, Mary McComas, Gladys Bentz, VonDell Malmskog, Charlene Rude, Linda Dick, Lucille Hennemann

II. REQUEST APPROVAL OF SEPTEMBER 25, 2018 REGULAR MEETING MINUTES.

McMaster moved, seconded by Kalvik approve the Minutes of September 25, 2018. All votes were in favor. Motion Carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 2018-31.

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

IV. AGENDA AMENDMENTS

Handout on recent information obtained by our elevator consultant for Sharp View location and options to discuss with the POHP grant.

V. CITIZENS TO BE HEARD

Dawn announced to residents that staff will post a date and time for residents to come and discuss any concerns they may have in regards to day to day operations of the MPHA.

Petra thanked the Board for coming back so soon.

Mary M mentioned that they are having a pot luck on Saturday, October 27th and wanted to invite Dawn, Toni and Tanya with their families for going above and beyond when the elevator was down.

Jim reported an issue with someone knocking on doors in the middle of the night. Toni will follow-up.

Lucille H that there a lot of good people that live at Sharp View.

VI. BUSINESS

A. Asset Repositioning Opportunity – Presentation and Discussion.

It was recommended to the Board for the agency to explore the option of converting the 30 scattered sites from the Public Housing Program to the Project Based Voucher (PBV) Program. Doing so would have an annual increase in revenues.

Two issues were raised by the board to look in to further. 1). Information about future capital needs of the scattered sites and projected costs? 2). Looking at Moorhead's Consolidated Plan and other available housing studies to review community need in relation to this change. In particular, the difference in admission criteria for Section 8 (very low or extremely low) vs. Public Housing (low). Dawn will bring more information back to the board for further review and discussion.

B. PHAS Score Report – Informational Only

The Public Housing Assessment System is a system of accountability to assist HUD in monitoring and evaluating the performance of public housing agency. The memo provided provides more information on our recent scoring.

VII. OTHER BUSINESS:

Executive Director Updates

1. Elevator – The Sharp View elevator was down due to the power unit needed to be replaced. The replacement of the power unit took up about half of the POHP award for MPHA. Dawn presented the board with 3 options and the board voted for option C which is to cancel the current POHP grant for Sharp View and apply to MHFA for the full modernization.

Braun moved, seconded by Kalvick to apply for full modernization with MHFA. All votes were in favor. Motion Carried. Resolution 2018-32.

2. The audit is scheduled for October 24th & 25th.
3. The financial statements for June and July recently sent to the board did not have our updated budget information. Dawn will make sure updated information is sent out. The spending information was accurate, just not the budget comparison.

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:28 PM.

Greg Lemke – Chair

Terry Braun – Secretary