

I. CALL TO ORDER AND ROLL CALL

Chairperson Lemke called the Public Housing meeting to order at 10:31 AM.

Members Present: Greg Lemke, Chair; Michael Carbone, Vice Chairperson; Donna McMaster, Secretary and Shelly Dahlquist, Moorhead City Council Liaison

Members Absent:

Others Present: Dawn Bacon, Executive Director; Toni Vondal, Housing Manager, Robert Anderson

II. REQUEST APPROVAL OF MAY 28, 2019 REGULAR MEETING MINUTES.

McMaster moved, seconded by Carbone to approve the Minutes of May 28, 2019. All votes were in favor. Motion Carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 2019-27.

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

IV. AGENDA AMENDMENTS

None

V. CITIZENS TO BE HEARD

None

VI. BUSINESS

A. Request Board Approval for Training – Resolution 2019-28.

Carbone moved, seconded by McMaster to approve training. All votes were in favor. Motion Carried.

B. Repositioning Options – Overview and Board Discussion.

Dawn shared two power-point slides with the board. The first was developed by Minneapolis HUD staff. The second was developed by Dawn with information from a number of presentations she has attended and more customized for MPHA.

Repositioning is 100% voluntary for public housing agencies. Overall, it is about options under the Section 8 voucher platform in order to preserve affordable housing options for people by easing regulatory and funding challenges that exist in the public housing program. MPHA could look at this for none, all or only some properties. To date, this has been discussed for properties that are not apartment buildings (single family homes, duplexes, town homes). If MPHA wanted to pursue this option, it would require partnering with another housing authority for the voucher administration. MPHA would continue to be a landlord.

The options Dawn reviewed included the following:

1. Rental Assistance Demonstration
2. Section 18 Demolition or Disposition
3. RAD/Section 18 Blend
4. Voluntary Conversion

The goal of this presentation is to start getting the board acquainted with some of the options. Decisions will take time. The current Physical Needs Assessment underway will also be a critical piece of information in strategic planning and reviewing options.

Board members commented on the importance of including resident input at all stages of the process.

VII. OTHER BUSINESS:

- A. Review Performance Evaluation Document – Executive Session will be held in July 2019 for the Executive Director’s Evaluation. Both board and Dawn are comfortable with using the same evaluation document as last year.
- B. Strategic Planning – Review proposal and finalize next steps – Due to unforeseen circumstances with some employee Clay HRA is on hold for strategic planning. MPHA will proceed but a month later, in October, to allow more time to fill board vacancies.
- C. Commissioner Vacancies – Dawn was in touch with the City of Moorhead Mayor and memos were posted for the resident commissioner vacancy.
- D. Executive Director Updates
  - 1. Maple Court – Dawn met with the City Manager and staff – would like to get a physical needs of the property.
  - 2. PATH Services – Lakeland Mental Health’s PATH grant was not renewed as of July 1 and it appears that no other provider in our region received the grant. This impacts our transitional apartment program and the rental assistance programs because many people MPHA serves would get support services via PATH. Dawn has communicated with State elected officials about negative impact of losing this grant. Dawn is talking with the BCOW Adult Mental Health Initiative about possibly reallocating some rental assistance grant dollars to Lakeland Mental Health to fund some PATH like services.
  - 3. Other Updates – Loan for elevator at River View Heights closed and contract is signed. Sharp View elevator project is out for bid. MPHA staff will proceed with bid selection per our policy and update board at the next meeting.

VIII. ATTORNEY’S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 11:17 AM.

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Greg Lemke – Chair

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Donna McMaster – Secretary