

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, Michael Carbone, Vice Chairperson and Brenda Elmer, Moorhead City Council Liaison

Members Absent:

Others Present: Dawn Bacon, Executive Director; Toni Vondal, Housing Manager; Lucille Hennemann, Jim & Marlys Winter, Petra Roquet, VonDell Malmskog

II. REQUEST APPROVAL OF NOVEMBER 27, 2018 REGULAR MEETING MINUTES.

Braun moved, seconded by McMaster to approve the Minutes of November 27, 2018. All votes were in favor. Motion Carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 2018-40.

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

IV. AGENDA AMENDMENTS

No agenda amendments.

V. CITIZENS TO BE HEARD

None

VI. OTHER BUSINESS:

A. Amendments to Bylaws – Information

In order to amend the bylaws the proposed amendment needs to be submitted in writing to the board thirty days prior to the meeting in which the amendment is to be considered.

This is to provide notice to the board that an amendment to the bylaws will be on the agenda for our meeting scheduled for January 22, 2019.

B. Policy Changes Under Consideration for Public Comment – Discussion

1. Charges and Replacements
2. House Rules
3. Revision to 5 year Plan
4. Over Income Limit Policy

C. Replacement Housing Factor Grant Funding – Discussion

In July of 2017, MPHA passed Resolution 2017-21 to accept \$44,602 for our final year of Replacement Housing Factor grant dollars. This money can only be spent on replacement of public housing and not current public housing units. If the board determines that it is not preferable or feasible to spend the remaining RHF grant money, the board should vote to reject the funds so they are no longer assigned to our agency and do not negatively affect our PHAS score.

The board was very much in favor of spending the money for the purpose of affordable housing in Moorhead if at all possible. Some ideas that were mentioned to look into were, tiny homes, transitional rehab, see if the City of Moorhead has lots for sale.

Dawn will provide more information to the board following a technical assistance call with HUD staff.

D. Executive Director Updates
Publically Owned Housing Program (POHP) Financing Updates-

The River View Heights elevator is out for bid. Bids are due on January 18th. At the January board meeting, the board will pass resolutions which will allow Dawn to proceed with POHP loan processing.

The Sharp View application will be submitted later today. Dawn has worked with City staff to direct 40K from CDBG dollars to this project and away from River View in order to make our application more competitive. The CDBG funding will go to the City Council for approval on January 28. In addition, some Capital Funding Grant dollars were committed as leverage. With the 10K in operating reserves previously committed, this brings our leverage amount to 63K.

Recent Revision to 5 Year Plan- Dawn reported that HUD had a number of questions and concerns about the most recent 5 year plan revision for our Capital Funding Grant. The plan was ultimately approved by HUD. The first concern had to do with the agency drawing down funds to go to operations instead of capital needs. This option hasn't been done by MPHA before. Dawn provided HUD staff with information about measures being taken to cut costs and stop operating under budget deficits. The second concern had to do with the Sharp View elevator repair not being in the 5 year plan. When the last revision was passed we were on track to make basic repairs to this elevator utilizing POHP funds. It was 8 days later that the elevator went out and caused the board to re-evaluate our plan which ultimately lead to another POHP application being submitted for full renovation. Given the level of need with the Sharp View elevator, this item was added and approved by HUD in our 5 year plan. However, funds cannot be spent until the board approves the item being added at our next public hearing in Feb 2019. The final issue that HUD raised was the snow truck in the 5 year plan and how big of a priority that was in light of other capital needs. HUD eventually approved that item being in the plan but at a level of \$1. The agency will delay the purchase of the truck and plow until a Physical Needs Assessment is completed and the elevator renovation issue at Sharp View is addressed.

VII. ATTORNEY'S REPORT

None

VII. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:22 PM.

Greg Lemke – Chair

Terry Braun – Secretary