

I. CALL TO ORDER AND ROLL CALL

Chairperson Lemke called the Public Housing meeting to order at 11:41 AM.

Members Present: Greg Lemke, Chair; Michael Carbone, Vice Chairperson; Alexa Dixon

Members Absent: Donna McMaster, Secretary, Shelly Dahlquist, Moorhead City Council Liaison

Others Present: Dawn Bacon, Executive Director; Toni Vondal, Housing Manager, Charlene Rude, Marlys Winter, Lucille Hennemann, Linda Dick, VonDell Malmskog, Petra Roquet, Tarryl Joyce

II. REQUEST APPROVAL OF JULY 29, 2019 REGULAR MEETING MINUTES.

Carbone moved, seconded by Dixon to approve the Minutes of July 29, 2019. All votes were in favor. Motion Carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 2019-34.

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

IV. AGENDA AMENDMENTS

POHP loan for Sharp View

V. CITIZENS TO BE HEARD

None

VI. BUSINESS

A. ED Performance Review Summary and Approval – Resolution 2019-35.

Dixson moved, seconded by Carbone to approve ED Performance review summary. All votes were in favor. Motion Carried.

B. Clay County HRA Levy – Resolution 2019-36

Carbone moved, seconded by Lemke. Dixson abstained. All votes were in favor. Motion Carried.

C. Request Board Approval for Early start on POHP loan for Sharp View Elevator – Resolution 2019-37.

Carbone moved, seconded by Dixson to approve early start on POHP loan. All votes were in favor. Motion Carried.

VII. OTHER BUSINESS:

A. Public Housing Data/Trends – Information and Discussion Only

MPHA serves a total of 383 people across public housing and rental assistance programs. 100 of those are kids under the age of 18.

267 people are on our public housing waiting list and length of time waiting for a unit depends on the household composition.

Board reviewed and discussed demographic information for persons served across all programs.

B. Executive Director Updates

1. End of year budget report – June budget summary provides end of year narrative. This is pre-audit so numbers will still be finalized. Last year the board passed a deficit budget of (58,000) but actual performance came out to be (2,000). Audit is scheduled for late October.
2. PNA Report Presentation will be in September.
3. Technical Assistance Grant Application had 14 apply and they will only pick 6 of the applications to receive grants. September 30, 2019 is when they announce.
4. NAHRO Conference – Dawn, Toni, Brent and Greg will be attending.
5. Current Projects (Cap Funding and other)-Purchased truck for plowing during the snow season, RFQ's for a consultant on the air handler unit, High Rise elevators to start Oct./Nov., concrete patching at Sharp View and High Rise. Still have not received notification on dates of REAC inspection. Agency is very close to releasing call for bids for modifications to piping systems around boiler as well as replacement of heat exchanger. Piping and venting modifications to avoid any future issues with heat exchangers freezing up. This work will be paid for with a combination of insurance coverage and agency funds.
6. Strategic planning surveys to go out the end of September.

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:25 PM.

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Greg Lemke – Chair

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Donna McMaster – Secretary