

PUBLIC HEARING:

Chairperson McMaster called the Moorhead Public Housing Agency - Public Hearing - to order at 11:32 AM.

All in attendance introduced themselves.

Resident J. Munnemann commented to the Board that Sally Roe was doing a very good job for the Public Housing. He was thanked for his comment.

There was no other comment made regarding the changes to Flat Rents or Amended Charges and Replacement costs to Residents. Hearing no other comments, Chairperson McMaster closed the Public Hearing at 11:34 AM.

I. CALL TO ORDER AND ROLL CALL

Chairman McMaster called the Regular Public Housing meeting to order at 11:35 AM.

Members Present: Donna McMaster, Chairperson; Terry Braun, Secretary; Linda Bowie, Vice-Chairperson; Becky Cusey, Commissioner; Heidi Durand, City Council Liaison

Members Absent: Greg Lemke, Commissioner

Others Present: Sally Roe, Interim Executive Director; Toni Vondal, Rental Assistance Coordinator; John Munnemann, MPHA Resident

II. REQUEST APPROVAL OF DECEMBER 27, 2011 REGULAR MEETING MINUTES.

McMaster asked for a punctuation change to the MPHA Mission statement in the December Minutes.

Bowie moved, seconded by Cusey to approve the Minutes of December 27, 2011, with the punctuation changes as suggested. All votes were in favor. Motion carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS

Cusey moved, seconded by Bowie 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 to Amend Increase in Flat Rent Rates

Roe stated this year the Moorhead Public Housing Agency will receive no operating subsidy from Housing and Urban Development. Due to that we have begun looking at ways to make up some of the funding difference. MPHA has not had an increase in flat rents since 2008. Roe requested a 3 % increase, which on a one bedroom is a \$10.00 increase on the flat rents, which will affect 10 out of the 104 units at the High Rise, and 11 out of the 47 units at Sharp View. We are also requesting a 3% increase on the 2 and 3 bedroom units which is a little bit more than \$10.00. Our 4 bedroom units we are already over what the FMR is for this area, so Roe suggested leaving the 4 bedroom unit flat rent amounts at the current rate.

Bowie moved, seconded by Braun to approve the Increase in Flat Rent Rates. All votes were in favor. Motion Carried.

B. Request to Amend Charges & Replacement Costs to Residents

Roe said the increased charges were discussed at the tenant advisory meeting, on January 17, 2012. There was no disagreement by the tenants on the increased charges. Roe asked to add wording to item 13 on the attachment to everyone's lease that if at move out if there is cleaning that needs to be done. it will be charged at \$20.00 per hour.

Bowie asked if copies would be sent out to the residents as an addendum to their lease? Roe stated that yes all residents would receive a copy.

Braun moved, seconded by Cusey to approve Amended Charges & Replacement Costs to Residents. All votes were in favor. Motion Carried.

C. Update on Capital Fund Plan for 2012

Roe stated that as of this morning, HUD has not released the information for the 2012 Capital Funding. In the past, the MPHA would send a copy of the 6 page plan to them. This year we are asking for funds to change the heating and air conditioning on the 1<sup>st</sup> floor of the High Rise, we have hot spots and cold spots. Roe received a notice from our HUD representative that the Capital Funds awarded would be posted online. Agencies that are high performers are going to get a bonus on their Capital Fund grant. The Moorhead Public Housing Agency is currently a standard performer. Part of the reason we are a standard performer is because of the last modernization, we had a high vacancy rate. As of today we only have one unit available at the High Rise.

There is nothing to be approved by the Board until the amounts are posted, then we will have 3 weeks to return our Annual Contributions Contract (ACC).

VII. OTHER BUSINESS:

The tenant advisory meeting went well. One of the things brought up was that the residents would like to see a recycling bin placed for plastic. Roe is going to contact Minnkota in regards to the bins.

Our part time person Lannie is at a training seminar in Alexandria, MN today. The seminar is on Dealing with Conflict.

There is an upcoming training in Brainerd, MN that that Lannie and Roe will attend.. That training is about Fair Housing Laws.

At the High Rise we have had some ongoing vandalism. Roe talked to Steve with Protection Services and he has given us some quotes on additional cameras for the high rise.

Roe stated that anytime we have a contract that is over \$2,000 the Davis Bacon wage rates take effect. Roe stated that all these years, she was under the impression that the Davis Bacon wages only affected Capital Funds but that is not so, it's anything over \$2,000.

Bowie stated that due to some health issues, she would rather not be the vice-chair person. At the February PHA Meeting a request to appoint a new Vice-Chairperson will be on the Agenda.

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:14 PM.

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Donna McMaster - Chairman

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Terry Braun – Secretary