City of Faribault

HOUSING & REDEVELOPMENT AUTHORITY MINUTES

PUBLIC MEETING ROOM	MONDAY, JUNE 12, 2023	6:00 PM

Meeting Items

1. Call to Order

The regular meeting of the Housing and Redevelopment Authority was called to order by Chair Speckhals at 6:00 pm. Commissioners: Loni Ahlers, Mandy Barnes, Sara Caron, Travis Kath, Travis McColley and Chair Matt Speckhals were in attendance. Also in attendance, Ian Luker, David Wanberg and Kari Casper.

2. Accept Resignation of Vice Chair/Secretary Brendan Kennedy and Elect New Vice Chair/Secretary

Brendan Kennedy has resigned the Loni Ahlers stepped up to the plate and said that she'd do it again.

Motion by Travis McColley, seconded by Travis Kath to Approve. Motion Passed.

3. Approval of the Minutes

Motion by Travis McColley, seconded by Travis Kath to Amend to include Travis McColley' s name in the initial roll call of the meeting minutes. Motion passed on a 6/0 vote.

A second motion was made then to approve the minutes as amended by Travis McColley, seconded by Loni Ahlers. Motion passed on a 6/0 vote.

4. List of Claims to be Paid

Loni Ahlers had a question about the description of RCHRA's monthly charges for May and April. Kari Casper confirmed that they are for the same administrative fees and she asked that they be corrected and consistent.

A motion by Travis McColley, seconded by Sara Caron to request that any charges over $1,000 be more descriptive and asked staff to have the information available to them at the meeting to respond to any questions regarding those charges. The motion passed on a 6/0 vote.

Motion by Travis McColley, seconded by Loni Ahlers to Approve the list of claims to be paid. The motion passed on a 6/0 vote.

5. Program Reports

A. Unsheltered Hotel Voucher Program Update

Travis McColley voiced concern about the program, followed by Chair Speckhals in that does buying a person a hotel room for the evening fit within the purview of the HRA? Kari Casper stated that there have been no additional requests since winter and the program did help those homeless persons stay out of the cold for a short time. After some discussion, the board stated that they would like to be able to ask questions of the Chief on the program and how they chose who receives the assistance and when.

A motion was made by Travis Kath and seconded by Travis McColley to table further discussion of this program until Chief Sherwin can provide the HRA with additional insight. The motion passed on a 6/0 vote.

6. Property Reports

A. Robinwood Manor

Motion by Travis McColley, seconded by Sara Caron to Receive and File the report. The motion passed on a 6/0 vote.

B. Public Housing

Motion by Travis McColley, seconded by Travis Kath to receive and file the monthly statement. The motion passed on a 6/0 vote.

C. Scattered Sites

Motion by Loni Ahlers, seconded by Sara Caron to receive and file the monthly statement. The motion passed on a 6/0 vote.

7. Items for Discussion

A. Faribo Downtown Central LLC Update on Funding Request for 2023

Nort Johnson was in attendance on behalf of the FDC and IDC investment groups to give an update to the board regarding the Forgivable Loan Updates and present the request for the 2nd draw of the additional and final $250,000 as previously pledged by the HRA. Johnson gave the breakdown of how the first draw of the $250,000 was spent along with the funds from the EDA for the 13 various buildings. Johnson presented a memo in addition to the packet that will be added to the minutes. After some discussion on the proposal for the request for the monies on the 2nd draw down, Johnson presented that since the "Eastman" building has eight roofs and three addresses and needs a lot of work per the breakdown of proposed spending; perhaps they could keep costs down and have less agreements to sign and they just assigned on fund to those addresses/building. After further discussion, the board questioned if the possibility of allowing the investment of a "boutique hotel" to take the place of rental housing as originally presented would fit the purview of the HRA and the contracts previously agreed upon. Travis McColley reminded Johnson that in the initial ask they presented there would be approximal 27 rental units added to the mix of commercial retail. McColley also wanted to know when they might see some of the tenants housing in these units. Johnson stated that it would be some time yet but about a year. Caron asked if the Chamber was investing any funds into this project and Jonson said no but that his time is part of the consideration. A motion was made by Travis Kath, seconded by Sara Caron to have Johnson bring the 2nd draw agreements to the next meeting and that it be a joint meeting with the EDA for further discussion on the 2nd drawn down. The motion passed on a 6/0 vote.

B. Property Management Update

Wanberg started out by announcing the resignation of Dan Peterson which falls with heavy heart since he is such a great asset to these programs regarding the buildings and the maintenance of them. There was some discussion about the recent purchase of the van; Wanberg stated that he's reached out already to other departments to offer a sale to those and will keep the board posted. Wanberg stated that there would need to be an amendment to the agreement with Cornerstone regarding Dan's departure. A motion was made by Travis McColley, seconded by Mandy Barnes to allow staff to enter into the amended agreement with Cornerstone. Loni Ahlers left at 7:25 p.m. The motion passed on a 5/0 vote.

C. Resolution 2023-08 Repeal and Replace HRA and HCI Service Agreement Update

Ian Luker began his presentation by stating that HCI was unable to hire someone to fill the position until recently and that since it is already June, 2023 and half a year has passed, HCI has requested an amendment to the monies slated for this year's commitment. HCI is requesting that the funds allocated start in June, 2023 and go to June, 2024 for the first year's commitment of $55,000/yr. The second commitment of the additional $55,000 would then go from June, 2024 through June, 2025. Up until now, the program was able to draw on grants from other sources. Sandy Malecha (not present) had given Luker a breakdown of what has been spent in each community it serves to date. Travis Kath mentioned a typo in the agreement that will be fixed.

A motion was made by Travis McColley, seconded by Sara Caron to approve Resolution 2023-08 To Repeal and Replace Agreement with HCI Mobile Home Coordinator as presented. The motion passed on a 5/0 vote.

8. Adjournment

A motion was made by Travis McColley, seconded by Travis Kath to adjourn at 7:38 p.m. The motion passed on a 5/0 vote.

Respectfully Submitted,

By: ______________________

Karii Casper, Recording Secretary