



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

PUBLIC MEETING ROOM

MONDAY, FEBRUARY 12, 2024

6:00 PM

Meeting Items

1. Call to Order / Approve Agenda

Motion by Travis Kath, seconded by Colin Maltbie to Approve the Agenda. The motion passed unanimously.

2. Oath of Office - Eric Delgado

Bypassed due to absence of the individual.

3. Election of Officers

Travis Kath nominated Loni Ahlers to be Chair. Ahlers accepted. A motion was made by Kath, seconded by Barnes to elect Loni Ahlers as Chair for another term. The motion passed unanimously.

Colin Maltbie nominated Travis McColley as Vice Chair. A motion was made by Maltbie, seconded by Kath. The motion passed unanimously.

4. Approval of the Minutes of the January 8, 2024 Meeting

5. List of Claims to be Released

6. Program Reports

A. Healthy Communities Initiative -- Monthly Update

Motion by Mandy Barnes, seconded by Colin Maltbie to receive and file as presented. The motion passed unanimously.

7. Property Reports

Motion by Mandy Barnes, seconded by Travis Kath to receive and file with the change from Healy Construction to come out of the Robinwood Operating Account as opposed to the Public Housing Operating Account. The board also requested additional details on the Advanced Facilities billing statement. The motion passed unanimously.

A. Robinwood Manor

B. Public Housing -- Project-Based Voucher Program

8. Items for Discussion

A. Resolution 2024-01 Authorize the Transfer of \$1,000 to Community Action Center to Administer the HRA's Emergency Shelter Voucher Program

Motion by Mandy Barnes, seconded by Colin Maltbie to Approve Resolution 2024-01 Authorizing the Transfer of \$1,000 to Community Action Center to administer the HRA's Emergency Shelter Voucher Program. Motion Passed.

B. Review the Single-Family Housing Rehabilitation Program Policies

After much discussion, the board decided to raise the amount to \$20,000 for the loan amount. First come-first serve basis. They talked about assigning a timeline to apply to. It will continue to be a deferred loan. The bottom line is they would like to increase the funding. Talked about being income-qualified or having scoring criteria. Open it up to every house in the city. Should the home in the corridor have a higher rating? Barnes asked how many times a person can apply.

C. Updates and Other Discussions

Wanberg began with the van. Casper stated that Bliss told her that he had a buyer. They had offered us \$33,000 for the van at one point, and we thought that there was paperwork prepared, but we didn't see it.

Jennifer Denmark has five apartments which would be \$100,000. They are working on the historic tax credits. They were talking about their current tenants and that their apartments would have to be at the current/average rent for Faribault; they would have to raise the rent. They will be coming back for a request on this. Wanberg stated that Caron didn't want to have anyone displaced. They mentioned that if the HRA cannot give them the \$100,000, nothing will go forward. We need to make sure that we research whether relocation will affect this. They will be asking the EDA for exterior rehab as well. Ahlers stated that for the last loan, they got \$20,000 for each apartment, and she said that they were required to disclose how much they were putting in as well.

Capital Needs Assessment. Wanberg did have a discussion with Three Rivers and there is some grant money coming out and they think that they could actively apply for a grant up to \$3,000,000 to acquire Robinwood. That would mean that they would give us more money for Robinwood. The application is due by the end of May. The bathrooms needs some upgrading, and it was in the capital needs assessment. When Rebecca was here, she received quotes from ISG for the needs assessment. We held off on this and he thinks now, we should get this Capital Needs Assessment done. Three Rivers gave him a name of someone they use who focuses entirely on public housing. Not saying we wouldn't want to go with ISG but we should bring this back in March to get this done.

The Emergenely and Affordable Housing, we've been working with CAC and we own some land at 1st and 1st and just last Tuesday, the Council said let's gift that land to CAC. They are looking at putting two emergency housing units there and another four workforce housing units there to. We are moving forward with that.

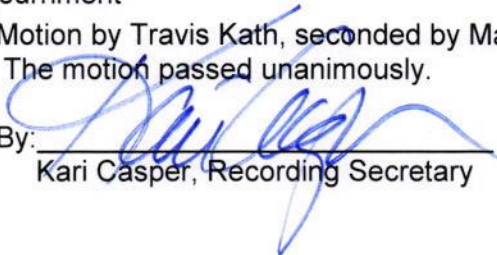
He did get an opinion article that too many cities have taken a housing first thing and they felt like from a housing standpoint the money is better spent on mental health and drug addiction. There are a lot of people that are in an abusive situation and they need to find housing and Wanberg felt that this approach was a good approach.

Wanberg discussed the joint meeting with EDA, City Council and HRA for FDC and the business subsidy. This meeting will be at Buckham West on the 28th at 6:00 p.m. We are going to try to get this done. The intent is to try to close out things and have discussions. Maltbie will not be at the joint meeting.

Ahlers will not be at the March meeting.

9. Adjournment

Motion by Travis Kath, seconded by Mandy Barnes to adjourn the meeting at 7:35 p.m.
The motion passed unanimously.

By: 

Kari Casper, Recording Secretary