



HOUSING & REDEVELOPMENT AUTHORITY MINUTES

PUBLIC MEETING ROOM

MONDAY, JUNE 10, 2024

6:00 PM

Meeting Items

1. Call to Order/Approve Agenda

The regular meeting of the Housing and Redevelopment Authority was called to order by Chair Ahlers at 6:00 pm. Commissioners: Mandy Barnes, Eric Delgado, and Travis McColley were in attendance. Also in attendance were the Director of Community and Economic Development, David Wanberg, and City Administrator, Jessica Kinser.

Motion by Travis McColley, seconded by Mandy Barnes to approve the agenda as presented. The motion passed unanimously.

2. Approval of the Minutes of May 13, 2024

Motion by Travis McColley, seconded by Mandy Barnes to approve the meeting minutes of May 13th, 2024 as presented. The motion passed unanimously.

3. List of Claims to be Released

Wanberg stated that we put what we received and what is provided isn't everything, and we are still working through that. We need to get more details. The committee would like to see the results of the audit. Jessica Kinser stated that the idea would be to have the audit result go before the council on the 25th and then back to HRA. Wanberg stated that they are still working through the issues; one example is there is a remaining \$.82 out of the laundry quarters. McColley asked who calculated all that and Wanberg stated Cornerstone was responsible for that. Motion by Travis McColley, seconded by Eric Delgado to approve the list of claims to be paid as presented. The motion passed unanimously.

4. Program Reports

Motion by Travis McColley, seconded by Eric Delgado to receive and file the reports as presented. The motion passed unanimously.

A. Healthy Communities Initiative Update

Jansen Gonzalez stated that they had canceled the event for last Saturday because of the rain. Wanberg asked if they had enough volunteers and Mr. Gonzalez said yes, they had enough. Chair Ahlers asked if they had a lot of windows that needed to be replaced, and Mr. Gonzalez said yes. McColley asked if he knew the percentage of homes that were owned. Jansen said about 80%. Wanberg was at a housing summit today and mentioned that mobile homes made today are much more energy efficient.

The ones they are dealing with are at the end of life. The truth is, it might cost more to renovate than to buy new. There is nowhere to live otherwise right now. Chair Ahlers asked about the title issues. Barnes asked if the roofs were warranted. Jansen said yes, manufacturer warranty. Wanberg asked the HRA if Jansen needed to come to each meeting. McColley said if there is an event coming up or if work is done, come and tell us. Wanberg stated that last month we talked about Thursdays in the Park. If the HRA would like to attend as well.

A motion by Travis McColley, seconded by Mandy Barnes to receive and file as presented. The motion passed unanimously.

5. Property Reports

Wanberg stated that we put in the packet what we received. Robinwood is, one vacancy, which is typical of where we are at with that. HUD goes through inspections, REAC inspection and there is a new inspection called NSPIRE and sounds like it may be difficult to go through. Robinwood did get 23 dings for that. The takeaway is that Robinwood has been taken care of well.

There are two vacant units in Public Housing. It takes some time to get these taken care of and will take some time to fill them. Cornerstone is working on these.

Motion by Travis McColley, seconded by Mandy Barnes to receive and file the property reports as presented. The motion passed unanimously.

6. Public Hearings (None)

7. Items for Discussion

A. Update and Next Steps related to Proposed Apartment Renovations at 204 Central Avenue

Travis McColley made a motion to move this to the end of the agenda, seconded by Eric Delgado. The motion passed unanimously.

Wanberg wanted direction regarding separate agreements or one big agreement. The lawyer is suggesting that we work in each request as they come. HRA asked that they bring each request forward for approval.

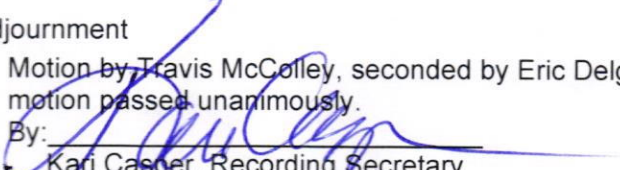
B. Potential Creation of a Dedicated HRA Executive Director Position

Wanberg explained that the HRA position is not just managing the housing but working on other programs. He talked about the legislature putting money into housing. The city is going to get \$104,000 in 2023 and another in 2024. Cornerstone will not have anything to do with this. That money will go to the city and the council will decide. It could go entirely to Twin Oaks, and it could be split with emergency housing. The council might ask the HRA to offer input on this. There are all these other programs where there is this money sitting out there right now, and it takes time and effort to put together grants, or it might be matched. If we do find out that Three Rivers gets the grant of \$3 million dollars, we might have \$1 million to do something with infrastructure improvements and things like that. McColley asked how much we pay Cornerstone a month. Wanberg stated that it's about \$20,000/month, and we've asked for breakdowns. McColley asked how much money was in the general fund. Wanberg did not know.

8. Announcements and Updates

9. Adjournment

Motion by Travis McColley, seconded by Eric Delgado to adjourn at 7:30 p.m.. The motion passed unanimously.

By: 
Kari Casper, Recording Secretary
(Minutes prepared by Recording)