

HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO
MINUTES OF THE REGULAR MEETING
April 9, 2013

The regular meeting of the Board of Commissioners for the Housing and Redevelopment Authority of the City of Fargo, North Dakota was held April 9, 2013 at 1:30 p.m. in the Administrative Office Conference Room, 325 Broadway, Fargo, North Dakota.

COMMISSIONERS PRESENT

Karen Moore Tonna Horsley
Ken Krajsa Michael Leier
Bryce Alme Johnson Thomas Jefferson

ABSENT

FHRA STAFF PRESENT

Lynn Fundingsland, Executive Director
Steve Eickhoff, Capital Improve. Coordinator
Michelle Greening, Finance Manager
Jill Elliott, Deputy Director
Debbie Sanden, HR/Executive Administrative Assistant
Nazar Habib, Assistant Program Manager Section 8/Eligibility
Debbie Kelly, Program Manager
Katie Schatzke, Assistant Property Manager
Scott Noeske, Accountant

ABSENT

Meliha Cavkusic, Project Manager/Safety
Coordinator

BSI STAFF PRESENT

No Staff

ADDENDUM TO AGENDA

New Business Agenda Items

- a. Tenant Issue
- b. Offer of Seat on NAHRO Board of Governors to Mr. Fundingsland
- c. Executive Session

CONSENT AGENDA

RESOLUTION #14-2013

M/S/P

Krajsa/Horsley

BE IT RESOLVED, the Consent Agenda is approved.

REPORTS

Workforce Safety Update

The Workforce Safety report was included in the board packet for review. No questions were presented.

Financials

Ms. Greening presented the financial reports for the month of March 2013. Funds were transferred for the IT work that was recently contracted. Discussion ensued on the financials for the month.

Capital Projects

The Capital Projects report was included in the board packet for review. Discussion ensued on the projects in progress.

OLD BUSINESS

69 N. 4th St. Tenant

Mr. Fundingsland stated we received 6 inquiries and 3 written proposals for the rental space. Mosaic Foods was selected to rent the space and will operate a catering business including cooking classes. Move-in date is scheduled for Thursday, April 11th. The previous tenant left the space in good condition and very clean.

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Authorization for Mortgage Loan for Colonial Building

The Burrel has only 38 months left to pay on its current loan and would not benefit from a refinance. The plan for the Burrel is to make loan payments for an additional 24 months then look at paying it off in full. It was determined that Colonial II would benefit from a refinance.

RESOLUTION #15-2013

M/S/P

Leier/Johnson

BE IT RESOLVED that either and both the FHRA's Board Chair (Karen Moore) and Executive Director (Lynn Fundingsland) are authorized to execute any and all documents on behalf of the FHRA working with Wells Fargo Bank – related to a refinance of the Colonial II, 355 4th Ave. N., Fargo, ND 58102.

Update on State Housing Legislation

Mr. Fundingsland provided information on the HB 1029 HIF bill where the Governor authorized 50 million for a housing incentive fund that is used for GAP financing affordable housing around the state. The house cut it from 50 million to 20 million – the senate has not voted yet. SB 2338 takes residential affordable off the tax roll and the property would then pay 5% of the collected rents in lieu of tax. The house first changed it to 25% of the collected rents and in the end agreed to 6%. Commissioner Johnson reported on HB 1020 which is the water appropriations bill for the state and attached to it is an amendment that directly affects the Cass County diversion. Discussion ensued on supporting the cause to include face to face time and financial assistance to help pay for public education on the bill. The goal is to remove the amendments from HB 1020.

RESOLUTION #16-2013

MSP

Johnson/Krajsa

BE IT RESOLVED that FHRA supports HB 1020 supporting the diversion project and, removal of the present amendments from the bill and that the Executive Director is directed to send a letter to Senators on the committee considering the bill.

RESOLUTION #17-2013

MSP

Leier/Jefferson

BE IT RESOLVED to provide \$2500.00 in support of the public relations campaign regarding HB 1020 supporting the diversion project and removal of the amendments from the bill and, for educational purposes. The funding is contingent upon Mr. Fundingsland contacting the City Attorney and obtaining an opinion that FHRA is able to support this issue financially.

NEW BUSINESS

Senator Heitkamp Housing Round-Table

Senator Heitkamp held a round table that was attended by Ms. Elliott, Mr. Fundingsland and Commissioner Johnson. Senator Heitkamp was looking for ways or suggestions to better spend the resources we have so we don't look to more federal funding but use what is out there more efficiently.

Close Housing Choice Voucher Waiting List

Ms. Elliott provided information on closing the waiting list. It was determined additional research needs to be completed before decisions on the waiting list are made.

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Flood Information

There have been weekly flood meetings held by the City of Fargo. The meeting this week was cancelled due to the slow snow melt. The Property Managers and Maintenance team will meet to develop a plan for evacuation and an overall "stay in place" flood plan. Commissioner Leier requested information on FHRA properties regarding what we are paying for flood insurance.

Tenant Issue

There is a tenant at the high rise who has been needing extra attention. He has been at the Mayor's office, Police Department and Fargo City Commissioners Office; he feels he is being disrespected and mistreated by FHRA staff. He has a history of assaults and his behavior has been escalating. There has been a police report filed and a three day notice to vacate has been served.

Section 8 Letter

We received a letter from HUD notifying us that our Section 8 Program has again earned the status of High Performer.

Board of Governors

Mr. Fundingsland reported that he has been recommended for a Governor's seat on the NAHRO Board. The position requires a 2 year commitment. Discussion ensued on the opportunity. The topic was tabled until the next meeting.

The FHRA Board Meeting adjourned and the Executive Session was called to order.

Adjourn

There being no further business to come before the Board, the meeting adjourned. The next meeting will be held May 14, 2013.

Karen Moore
Chairperson

Lynn Fundingsland
Secretary