

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO
MINUTES OF THE REGULAR MEETING
October 6th, 2015**

The regular meeting of the Board of Commissioners for the Housing and Redevelopment Authority of the City of Fargo, North Dakota was held on Tuesday October 6th, 2015 at 1:30 p.m. in the Administrative Office Main Conference Room, 325 Broadway N., Fargo, North Dakota.

COMMISSIONERS PRESENT

Ken Krajsa
Thomas Jefferson
Bryce Alme-Johnson
Michael Leier
Tonna Horsley

ABSENT

Karen Moore

FHRA STAFF PRESENT

Lynn Fundingsland, Executive Director
Jill Elliott, Deputy Director
Scott Noeske, Finance Manager
Chrissy N., Office Specialist/ Receptionist
Reed S., Property Manager
Patti F., Section 8 Case Manager
Marguerite R, Accountant
Tracy L., Accountant/ Recovery Specialist

ABSENT

Steve Eickhoff, Capital Improve. Coordinator

PUBLIC GUESTS

Zach Jastram, Audit Manager

ADDENDUM TO AGENDA

Mr. Fundingsland placed a request to reorder the Agenda in order to allow Zach Jastram to review the 2014 audit earlier in meeting, as well as a request to present the FHRA's PHAS Scores. Mrs. Alme-Johnson requests to present information regarding the Business Leaders Taskforce.

CONSENT AGENDA

RESOLUTION

Thomas/ Tonna

BE IT RESOLVED, the Consent Agenda is approved.

FHRA 2014 Audit

Zach Jastram presented the Fargo Housing and Redevelopment Authority's 2014 Audit. The FHRA qualified as a low risk audit, with no significant discrepancies to report. Any further questions regarding the audit may be directed to Scott Noeske (Finance Manager).

RESOLUTION

Tonna/ Michael

BE IT RESOLVED, that the Board of Commissioners of the FHRA hereby approves the 2014 Audit as presented
5 Board Members Approved
0 Board Members Opposed

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REPORTS

Capital Projects

The Capital Improvements Coordinator was not present. A review of the Capital Projects was distributed to the Board Member prior to meeting, in order to review.

Financials

There was no financials report to present at this time. Scott Noeske distributed a Vacancy Report to the Board to review.

Deputy Director's Report

The FHRA is in the process of submitting the 2016 Annual Plan. Ms. Elliott presented 2016 Payment Standards, Flat Rents & Utility Allowances that were all reviewed and approved at the FHRA RAB Committee. The FHRA plans on renewing 5 Homeless Grants this month. There are bonus funds available; it is undecided at this time what would be completed with the funds if received. Submissions for the grants are due on October 21st, 2015.

OLD BUSINESS

RAD Progress

The FHRA received funds from the 2015 CDBG Affordable Housing and 2015 CDBG Neighborhood Project grants. The money received will go towards acquiring the land for the first 120 units of the High-Rise project. Mr. Fundingsland submitted a proposal to HUD to re-rent the High-Rise to the general public, as our tenants are vacating.

Floodwall Progress

The floodwall development is two weeks behind due to a number of factors. Contractors found a mystery manhole and bone remains that needed to be investigated, as well as unfavorable weather conditions. Bus services are estimated to be running by November 10, 2015.

Annual Plan

Jill Elliott presented the PHA Annual Plan Certification. This year the FHRA is categorized as high performing in both Section 8 and Public Housing, as opposed to last year where we were categorized as high performing in Section 8, and standard in Public Housing. After reviewing HUD's standards for Flat Rent Ms. Elliott proposed and got approval from RAB, to ask HUD for Exception Flat Rent for 14-1 (High-Rise); as it would be a \$119.00 increase, and is not rent reasonable.

RESOLUTION

Thomas/ Ken

BE IT RESOLVED, that the Board of Commissioners of the FHRA hereby approves the 2016 Annual Plan as presented

5 Board Members Approved
0 Board Members Opposed

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Wilder Survey for the Homeless for 2015

Mr. Fundingsland proposed to vote in favor of supporting the Wilder Survey of Homelessness for 2015. The FHRA has contributed to the costs of completing the census for the homeless for the last four years.

RESOLUTION

Bryce/Michael

BE IT RESOLVED, that the Board of Commissioners of the FHRA hereby approves to support the Wilder Survey for the Homeless for 2015

5 Board Members Approved
0 Board Members Opposed

NEW BUSINESS

Housing America Month

October is Housing America Month. An event will be held on October 22 to honor Poster Contest Winners at our Crossroads building. National NAHRO is hosting a Garden Event at the LA NAHRO Conference in October. The Garden Event is a service project where volunteers will be clearing out a lot to be used as a Community Garden.

FHRA Public Housing Assessment Score

The FHRA qualified as a high performer with a Public Housing Assessment Score (PHAS) of 94/100. New Horizons received a score of 99/100, The High-Rise received a score of 97/100 and the Scattered Sites received a score of 94/100.

MN DNR Business Leaders Taskforce

Chambers Business Leaders Task Force, Public Issues Committee is involved in trying to combat negativity affiliated with the diversion. The MN DNR Report came out in favor of the diversion. Organizations are taking part in a letter writing campaign, to show support for the MN DNR reports decision with the voting. There is a public hearing being held on October 14th, 2015.

RESOLUTION

Thomas/ Tonna

BE IT RESOLVED, that the Board of Commissioners of the FHRA hereby approves to support the MN DNR Report, in favor of the diversion

5 Board Members Approved
0 Board Members Opposed

Conference of Architects

New Horizons (14-2) was awarded the Test of Time Award at the Conference of Architects. The award recognizes a building in the state which was designed with a specific purpose, and has shown to be successful throughout a period of time.

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Adjourn

There being no further business to come before the Board, the meeting adjourned.

Karen Moore
Chairperson

Lynn Fundingsland
Executive Director