

**HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO
MINUTES OF THE REGULAR MEETING
November 14, 2017**

The annual meeting of the Board of Commissioners for the Housing and Redevelopment Authority of the City of Fargo, North Dakota was held November 14th, 2017 at 1:30 PM in the Main Conference Room, 325 Broadway, and Fargo, North Dakota.

FHRA STAFF PRESENT

Lynn Fundingsland Jill Elliott
Amy Rissmann Steve Eickhoff
Kris Visness Kayla Evenson
Scott Noeske Caila Strand-Cunha

FHRA BOARD MEMBERS PRESENT

Michael Leier
Bryce Alme-Johnson
Thomas Jefferson

Because Board President Karen Moore was absent, Vice-President Bryce Alme-Johnson led the meeting.

CONSENT AGENDA

RESOLUTION #2017-11-01

Jefferson/Leier

BE IT RESOLVED, the FHRA November Consent Agenda is approved.

Addendum to Agenda:

Under NEW BUSINESS:

Request to consider easement for floodwall

Discussion surrounding tax bill

Establish committee to administer land trust

REPORTS

Financials

Mr. Noeske reviewed the September operating statements against budgets. Public Housing income showed the operating subsidy is down against budget, but expenses are lower than budgeted. General Fund and business activities expenses are higher than budgeted. Voucher income and expenses are over budget. We are spending down some of our HAP reserves. Mr. Noeske reviewed the September balance sheet and reported on cash changes that occurred.

Capital Projects

Additional capital remodels are underway for Scattered Sites. Work on RAD continues for the New Horizons project.

OLD BUSINESS

High-Rise LIHTC application – Pioneer Manor

FHRA did not receive the grant for the RAD project at Pioneer Manor and the Lashkowitz High Rise. Tenants and staff have received this communication. Mr. Fundingsland reported that he and the mayor intend to meet with the governor to explore potential resources to fund the projects.

New Horizons progress

A construction contract has been signed and is underway. The closing for HUD and investors has been moved from December 15th to January 2018. FHRA is currently paying out of pocket to bridge the pre-development costs. These funds will be replenished after closing. The current construction (prior to closing on the RAD partnership) is funded as a conventional public housing project using capital funds.

NEW BUSINESS

Executive Director Recruitment Plan

With the retirement announcement of Executive Director Lynn Fundingsland, a board sub-committee was established to make a recruitment plan for a new Executive Director. The plan includes a revised job description and employment contract, a job opening notice and plans for advertisement, compensation research, and a press release announcing the retirement of Lynn Fundingsland. Recruitment for a new Executive Director will begin in late November. A recruitment sub-committee will be appointed at the December board meeting. Plans for a revised employment contract will continue in December as well.

RESOLUTION #2017-11-02

Leier/Jefferson

BE IT RESOLVED, the FHRA Executive Director job description with changes noted is approved.

RESOLUTION #2017-11-03

Jefferson/Leier

BE IT RESOLVED, the FHRA Executive Director Job Opening Notice with changes noted is approved

RESOLUTION #2017-11-04

Leier/Jefferson

BE IT RESOLVED, the FHRA press release to announce Lynn Fundingsland's retirement with changes noted is approved.

BSI contract issues

BSI has expressed some concerns with the property management performance of Fargo Housing. At the time of board meeting, we believe issues of concern have been addressed.

Request to consider easement for floodwall

FHRA went to HUD to get an appraisal for the land parcel to sell for the floodwall. The Water Resource Board has now requested to purchase an easement.

RESOLUTION #2017-11-05

Jefferson/Leier

BE IT RESOLVED, the motion to request to HUD for an easement of the land for the floodwall is approved.

Discussion surrounding tax bill

A new tax bill is proposing to eliminate housing bonds which will raise the cost of building affordable housing. Mr. Fundingsland has talked to the North Dakota congressional delegation about this topic and will draft a letter on behalf of the FHRA board to send to our delegates to encourage them to support efforts in favor of creating affordable housing.

Establish committee to administer land trust

Mr. Fundingsland proposed that FHRA entertain the possibility of assisting the city in establishing a land trust. There was a consensus to continue to meet with the City on the topic.

RESOLUTION #2017-11-06

Leier/Jefferson

BE IT RESOLVED, the motion to adjourn the FHRA November 2017 board meeting is approved.

There being no further business, the meeting adjourned. The next meeting is scheduled for December 12th, 2017, at 1:30 PM.

Karen Moore
Chairperson

Lynn Fundingsland
Secretary