



**FARGO HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO
MINUTES OF THE REGULAR MEETING
February 13th, 2018**

The annual meeting of the Board of Commissioners for the Housing and Redevelopment Authority of the City of Fargo, North Dakota was held February 13th, 2018 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
Scott Noeske Kris Visness
Tracy Lunak

FHRA BOARD MEMBERS PRESENT

Karen Moore Michael Leier
Thomas Jefferson Tonna Horsley
Michael Leier

CONSENT AGENDA

Addendum to Agenda

RESOLUTION #2018-02-01

Alme-Johnson/Jefferson

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

REPORTS

Financials

Mr. Noeske reviewed the January 2018 operating statement budget.

Mr. Noeske reviewed the January balance changes and reported on the cash balance changes that occurred in January.

Capital Projects

FHRA has been contacted by HUD to schedule REAC inspections.

Deputy Director

Ms. Elliott recently returned from the legislative planning conference that until now we though were finished due to the transitioned status of our projects with Mountain Plains Regional NAHRO. Legislatively, housing issues are not on the national radar. Once again Housing did not make the top 20 list of problems to address in the US. The group decided to make a concise statement of the three NAHRO's top 4 issues to address rather than a longer narrative document:

1. "Fix the Four" Fix the 4% tax credit at 4% rather than floating around 3.1%
2. Approving additional Moving to Work (MTW) Housing Authorities
3. HUD deregulation: Implement HOTMA, SHARP regulations that have been approved
4. Keep Housing Choice Vouchers under local control (Housing Authorities rather than block grant to State Housing Finance Agencies)

FHRA staff continues with weekly lease up meetings with Bright Sky partners to approve applicants for a March start to lease up. Staff met with a manufacturing representative on Bed Bug Thermal Equipment. An RFP has been written for this equipment. We hope to have the heat equipment running in apartments by April.

Staff met with Cass County Social Services Director Chip Ammerman and Adult Protection Manager Sharon Kleeman. They will speak to our All Staff meeting. We are meeting further to see what gaps they can fill for our renters with emphasis on life skill training for formerly homeless renters. A security company has started to provide eight hours of door security at the High Rise during evenings and weekends.

OLD BUSINESS

Progress with New Horizons RAD

Mr. Fundingsland explained the plans for New Horizons financing.

RESOLUTION #2018-02-02

Leier/Jefferson

BE IT RESOLVED, Fargo New Horizons LLC/Fargo New Horizons LLLP Resolution is approved.

RESOLUTION #2018-02-03

Horsley/Jefferson

BE IT RESOLVED, the FHRA Resolution is approved.

High Rise Considerations

FHRA requests to purchase bed bug eradication equipment with unencumbered non-HUD money once the reserve funds are replenished after the closing of the New Horizons deal. Capital Improvements Manager Steve Eickhoff has completed the procurement process and plans for training of staff will be included in the cost. This cost will be up to \$90000.

RESOLUTION #2018-02-04

Alme-Johnson/Jefferson

BE IT RESOLVED, the request to purchase bed bug eradication equipment is approved.

ED Recruitment update

At this time, two finalists have been selected to meet with board members and staff for an in-person interview.

Conflict of Interest Policy acknowledgement

At the January 2018 board meeting, the board approved a new Conflict of Interest Policy for FHRA commissioners and employees. During this meeting, all commissioners signed the acknowledgement for this policy.

NEW BUSINESS

Consideration of easement offer

Motion to accept this offer of payment for an easement allowing construction and maintenance of a flood wall on a portion of the Lashkowitz High Rise site, which comes to a total of \$335973 from the Cass County Water Resources District.

RESOLUTION #2018-02-05

Leier/Jefferson

BE IT RESOLVED, the request to accept this offer is approved.

Law suits proceeds realized

FHRA has received the proceeds of a lawsuit from which HUD recaptured public housing reserve funds, which was not permitted under the HRA's contract with HUD. The FHRA had joined in a successful class action law suit suing HUD for the return of the funds.

Acquisition of single family home

One of the 14-3 homes sold several years ago has been foreclosed on by the Bank of ND. The HRA has an approximately \$14000 lien on the property and the Bank of ND has a first position lien of approximately \$36000. Staff asks consent to redeem on the property and re-acquire the home.

RESOLUTION #2018-02-06

Alme-Johnson/Jefferson

BE IT RESOLVED, the motion for FHRA to close on the acquisition of the single-family home is approved.

Employee Telecommuting Policy

The board requests that an attorney review the policy before approving it. HR Manager Ms. Rissmann will submit the new policy to an attorney for review.

There being no further business, the regular meeting was adjourned.

The board then went into Executive Session to discuss details of new Executive Director employment contract.

The next meeting is scheduled for March 13th, 2018, at 1:30 PM.



Karen Moore
Chairperson



Lynn Fundingsland
Secretary