



**FARGO HOUSING AND REDEVELOPMENT
AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING**

Tuesday, April 13, 2021 | 1:30 PM

A virtual convening via MS Teams made available to the public.

MINUTES

CALL TO ORDER:

FHRA STAFF:

Jill Elliott
Jill Liebelt
Tom Keller
Tawnya Taylor

BOARD OF COMMISSIONERS:

Michael Leier (Chair)
Bryce Johnson
Tonna Horsley
Cody Schuler

OTHER PRESENT:

Noah Harvey,
Architect
Soren McDaniel,
Student
Commissioner John
Strand (Fargo City
Liaison)

*all motions are unanimous unless otherwise noted.

MINUTES

Resolved; the Fargo Housing Meeting Minutes from March 9, 2021 are approved.

Schuler/Johnson

AGENDA

Resolved; The Fargo Housing consent agenda approved.

Horsley/Schuler

STAFF REPORTS

Executive Director

Jill reviewed her report and highlighted some of the events that have occurred at Fargo Housing over the last month:

- The first eviction notices were posted due to tenants that owe back rent. These tenants had not lost their incomes during the pandemic but chose to quit paying rent.
- Cooper house got their supportive services funding fully restored.
- FHRA is researching going to a lottery for the waitlist. This would start once the current waiting list has been exhausted.

- There is an issue with the ROSS Service Coordinator grant and an appeal is in the process.
- Interview with Dennis Quaid, Viewpoint Program, for a possible feature on affordable housing for national T.V.
- Jason Stverak from Senator Cramer's office did come and met with staff and Commissioner Schuler to discuss how bureaucracy hinders the housing process.

Commissioner Leier wanted to further discuss what had happened with the ROSS grant. Commissioner Schuler wanted to further discuss the evictions that have occurred.

Deputy Director/ Director of Facilities and Operations

With Chris being absent Jill reviewed the Deputy Director report.

- **Public Housing:**
 - Capital Fund Program: 6 properties have executed contracts, FHRA is acting as General Contractor on 4 properties, and working on Plans and Specifications for 2 properties.
- **Non-Public Housing Properties:**
 - Burrell fire escape permit has been filed, True North Steel is fabricating the escape, and Naseth Construction is preparing bid to complete work.
 - 220 Broadway – basement has been modernized and rented to Graber Guitar.
- **Procurement:**
 - New Phone System installed

Finance

Tom and Jill Reviewed:

- Occupancy in Public Housing is currently down right now because a lot of units are in MOD currently.
- AR continue to remain high because of the eviction moratorium.
- COCC is trending in the correct direction.
- Public Housing is using Capital Funding to do MOD.
- Housing Choice Voucher section is doing well with two voucher positions being offered today.

Jill Reviewed

- Have not received funding from Multifamily.
- Lower occupancy than expected for financials.
- Chris is working with Nancy Morris about the UDM management contract and the funding that is owed for Fargo Housing work. FHRA is still working on the subsidy side so the tenants continue to have their subsidy.

OLD BUSINESS

DEVELOPMENT

- Elliott Place
 - June 1st is the projected close date with WNC.

- Market study and Environmental study have been completed.
- Lashkowitz High Rise (Riverfront)
 - There are about 80 tenants still left to be moved with the Tenant Protection Vouchers.
 - Last month about 12 tenants were moved out.
 - John Strand wanted clarification if a decision was made what will happen with the Lashkowitz High Rise. Jill explained the process and an estimate about how much it would cost to tear down (6.5 -7 million) or renovate.
- Tax Increment Financing District No. 2021-01
 - Districts includes Lashkowitz High Rise, Burrell and Colonial buildings.
 - Funding includes \$500,000 - \$1,000,000 for affordable housing.
 - \$1 to \$2 million for housing at Burrell and Colonial. \$2 to \$3 million for High Rise demolition.

COVID UPDATE

- All the staff that have wanted to be vaccinated have had their shots. FHRA arranged for vaccination sites at Cooper House, High Rise, New Horizon, and Pioneer Manor.
 - Our lobby will be open May 3rd with the potential of face-to-face tenant meetings occurring in June.

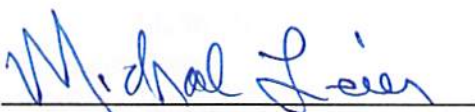
NEW BUSINESS

Selling Two FHRA Vehicles


Resolved and moved to accept authorizing staff to auction the two listed excess vehicles with no reserved minimum bid.

Johnson/Schuler

ADJOURNED



Michael Leier
Board Chair



Jill Elliott
Secretary