



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

Tuesday, May 18, 2021 | 1:30 PM

A virtual convening via MS Teams and in person, made available to the public.

**MINUTES**

**CALL TO ORDER:**

**FHRA STAFF:**

Jill Elliott  
Chris Brungardt  
Jill Liebelt  
Tom Keller  
Tawnya Taylor  
Angela Hedstrom  
Kavitha Gundala  
Tamara Spry  
Rose Kramer  
Ashley McDonald

**BOARD OF COMMISSIONERS:**

Michael Leier (Chair)  
Cody Schuler  
Tonna Horsley

**OTHER PRESENT:**

Commissioner John  
Strand (Fargo City  
Liaison)  
Lonnie Pederson  
(Executive Director of  
Jeremiah Project)  
Noah Harvey,  
Architect

\*all motions are unanimous unless otherwise noted.

**MINUTES**

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

Horsley/Schuler

**AGENDA**

Commissioner Leier changed the order of the agenda to have guest speaker, Lonnie Pederson, present after consent agenda vote.

Resolved; The Fargo Housing consent agenda approved.

Horsley/Schuler

**NEW BUSINESS**

## **GUEST PRESENTATION**

Lonnie Pederson, Executive Director of the Jeremiah Project, presented information about the importance of the Jeremiah Project. She also spoke about the Jeremiah campus, that opened three years ago, it includes apartments and a daycare facility on the main level for 52 children. Jeremiah Project have been in the pipeline to receive Project Based Vouchers for several years.

## **STAFF REPORTS**

### **Executive Director**

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

- HB1012 was fully refunded for state supportive services – this funds Dacotah Foundation with 24/7 Staff at Cooper
- ROSS Service Coordinator Grant was extended until April 2022.
- HCV waitlist is down to 468 families from 4000. FHRA will draw down to zero and then we will change to the lottery waitlist and draw two times a year.
- Open house at Dakotah Pioneer for High Rise relocation tenants. There are 75 tenants still at the High Rise.
- Continuing to research our place in the 1915 (i), Grand Forks and Stutsman HA will become actual service providers. We will discuss benefits from their trained service providers.
- Jason Stverak from Senator Cramer's office is working on innovative legislation to assist homeless.

Commissioner Leier wanted to further discuss 1915 (i).

### **Deputy Director/Director of Facilities and Operations**

Chris reviewed his operations and facilities report.

- **Public Housing:**
  - Capital Fund Program: 6 properties have executed contracts, 3 4-bedroom properties will be available in June. With FHRA doing general contracting there are 3 homes and 4 apartment units being turned over. There are 3 properties currently being bid out and plans and specifications are being completed for 2 properties.
  - Maintenance –Jacob Crossely was promoted to Working Foreman. Emmanuel left to start his own construction company with a relative.
  - Lashkowitz – down to 79 currently residents. There was a small fire, but it was quickly contained. Fire damage was limited to 1 unit and water damage to several units.
- **Non-Public Housing Properties:**

- Burrell fire escape permit has been filed, True North Steel is fabricating the escape, and Naseth Construction is preparing the bid to complete the work.

## **Finance**

### **Tom and Jill Reviewed:**

- AR rose in Public Housing, New Horizons, Burrell, and Colonial. Recently reactivated the \$30 late fee for tenants who pay their rent after the 7<sup>th</sup> of the month.
- Church Townhomes are 100% full.
- Public Housing is at about 90% full.
- New Horizons Audit and FHRA Single Audit (Capital Fund Program and HCV Program) scheduled for May 17<sup>th</sup> – May 21<sup>st</sup>.
- FHRA Audit scheduled for June 21<sup>st</sup> – June 25<sup>th</sup>. Audits need to be completed and reported to HUD/REAC by September 30<sup>th</sup>. Going forward the plan is to have the audits for New Horizons scheduled for February/March and FHRA scheduled for April/May to get on a more and efficient operating basis.
- As of April 30, 2021, the Finance team is as caught up as it has been since mid-2018.

## **OLD BUSINESS**

### **DEVELOPMENT**

- Elliott Place
  - Received forward commitments from PNC and Freddie Mac for tax exempt loans.
    - Elliott Place 4 - \$2.7 Million at 4.54%
    - Elliott Place 9 - \$1.5 Million at 5.26%
  - Agreement to enter Housing Assistance Payments (AHAP) submitted for Project Based Vouchers.
  - Working with WNC, PNC, and Freddie Mac to finish due diligence documentation.
  - BC Contracting (general contractor) have obtained their Payment and Performance bonds.
  - Closing has been pushed back to mid-June because PNC is encountering delays with Freddie Mac.
- Lashkowitz Riverfront
  - Memorandum of Agreement (MOA) completed with Blueline Development.
  - Next Steps:
    - Architect and Engineering RFQ for Demolition of Highrise.
    - Potential \$5.35 million Congressional set aside as par of the infrastructure bill.
    - 79 residents still living in the Highrise.
    - Completion to have all residents out was extended to 12/31/21.
- City of Fargo's Renewal Plan – Tax Increment Financing District No. 2021-01

- District includes our properties Lashkowitz High Rise, Burrell, and Colonial buildings.
- The plan provides funding for:
  - \$500,000 to \$1,000,000 for Affordable Housing.
  - \$1.0 to \$2.0 million housing at Burrell and Colonial.
  - \$2.0 to \$3.0 million for High Rise demolition.

**COVID UPDATE**

- Our lobby opened May 3<sup>rd</sup> with the potential full opening to face-to-face in August.

**Request for Qualification (RFQ) for Architectural Services to Demolish Lashkowitz and Authorize Publication of Advertisement**

Resolved and moved to approve the final draft of the RFQ for Architectural services and authorize staff to advertise for qualified respondents.


Horsley/Schuler

Next meeting will be June 15<sup>th</sup> at 1:30pm.

**ADJOURNED**



Michael Leier  
Board Chair



Jill Elliott  
Secretary