

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

**FHRA Main Office – 325 Broadway N. – Fargo ND
Tuesday, February 14, 2023 | 1:30 PM**

FHRA Staff	Board of Commissioners	Others Present
Chris Brungardt	Michael Leier	John Strand, City of Fargo Commissioner
Jill Liebelt	Cody Schuler	Ian McLean, FHRA Council (Serkland Law)
Tom Keller	Salma Ahmed	
Ted Wahl	Chris Larson	
Angie Hedstrom		
Mike Brady		
Tara Kennedy		
Tawnya Taylor		

*All motions are unanimous unless otherwise noted

The meeting of Board of Commissioners for the Housing and Redevelopment Authority of the City of Fargo was called to order at 1:30pm February 14, 2023. Modifications were made to the published agenda as follows: move item 8 Executive Session to follow approval of minutes, and move item 4.d. CEO Contract Renewal to 7.e New Business.

MINUTES:

Resolution #2023-02-01

Resolved; the Fargo Housing Meeting Minutes from January 10th, 2023, are approved as written.

Schuler/Larson

EXECUTIVE SESSION:

Motion was made for the Board of Commissioners of the HRA to meet in executive session to discuss with its attorney threatened or reasonably likely litigation pertaining to the project award for the Lashkowitz Abatement and Demolition. An open meeting discussion of the threatened or reasonably likely litigation would create an adverse fiscal effect on the bargaining position of the HRA. This executive session is authorized pursuant to N.D. Cent. Code § 44-04-19.1(5).

Larson/Ahmed

Mr. Leier called an end to the Executive Session at 1:43 PM and reconvened the regular meeting of the FHRA Board of Commissioners.

CONSENT AGENDA:

Resolution #2023-02-02

Resolved; the Fargo Housing February 2023 Consent Agenda is approved.

Larson/Schuler

STAFF REPORTS

Development/Facilities and Operations (Brungardt)

Mr. Brungardt presented his reports regarding FHRA's general operations and development activities. Particular attention as paid to Housing Choice Voucher Program and strategies to increase available subsidy to its participants to help reduce unused budget authority to ensure HUD does not attempt to recapture funds. Mr. Brungardt further his discussions on staffing concerns related to open positions, workloads and stress that staff has experienced over the last year. He stressed concerns about the sustainability of operations and staff burnout. He continued to discuss "the Graver", Lashkowitz AUG approval, Elliott Place leasing and ribbon cutting, and updated the board on the status of the 14-4 property.

Finance and Affordable Housing (Liebelt)

Ms. Liebelt presented her reports regarding FHRA's Finance, Affordable Housing, and related properties. Ms. Liebelt referred to the supplied reports and discussed the generally good financial position of segments of the Affordable properties. She discussed Updates on pre-development expenses and reimbursements coming in 2023 and New Horizons fiscal year 2022 audit which started in mid-January and anticipates FHRA will receive cashflow payment to General Fund after completion of audit

Vouchers and Public Housing (Keller)

Mr. Keller presented his reports regarding FHRA's Vouchers, Public Housing, and related programs. He discussed performance measures used for PHAS and how FHRA is on track to return to standard performer. Lastly, he touched on updates on Accounts Receivable balances and the continued work with ND Rent Help to help decrease the overall amount, and how the disposition of 14-4 will improve our vacancy rates.

Facilities (Wahl)

Mr. Wahl presented his reports regarding FHRA's facilities over Public Housing and Non-Public Housing Properties. He provided updates on REAC Inspections, use of the Capital Fund Program and modernization of units.

SECTION 3 POLICY

Mr. Brungardt presented and explained the purpose and function of the proposed policy included in the agenda. The basis was to strategize method to provide opportunities to low-income persons to be employed when using HUD funds.

Resolution #2023-02-03

Resolved; the Fargo Housing Section 3 Plan is approved.

Larson/Schuler

LASHKOWITZ ENVIRONMENTAL OVERSIGHT CONTRACT

Mr. Brungardt presented the need to hire expertise to provide oversight environmental processes for the abatement and demolition of the Lashkowitz.

Resolution #2023-02-04

Resolved; the Lashkowitz Environmental Oversight Contract with Braun Intertec is approved.

Larson/Salma

REQUEST TO CHANGE FHRA MARCH BOARD MEETING TO MARCH 21ST, 2023.

Mr. Brungardt requested to change the standing date of the commission meeting to March 21st to allow for his absence on the normally scheduled date. It was realized that several board members would have conflicts and it was decided to keep the originally scheduled meeting time.

CEO CONTRACT RENEWAL

Chairman Leier explained that he has started the annual review process for the CEO and explained the process. Further, he discussed his desire to involve other commissioners on their thoughts and opinions. He finished stating how pleased he was with the performance of the organization and all its staff.

Adjourned

Next meeting will be March 21st, 2023, at 1:30 pm.



Michael Leier
Board Chair



Chris Brungardt
Secretary