

Regular Board Meeting
September 26, 2007
Americ Inn
600 30th Avenue South
Moorhead, MN 56560

I. CALL TO ORDER AND ROLL CALL

Chairman Pehler called the meeting to order at 12:02 PM.

Members Present: Michael Pehler, Chairman; Donald Dale, Vice-Chairman;
John Keating, Resident Commissioner; Abner Arauza,
Commissioner

Members Absent: Patricia Frazee, Secretary; Diane Wray-Williams, City
Council Liaison

Others Present: Joshua Pehler Bonsall, Citizen; Matthew D. Walsvik,
Ulteig Engineers; Byron Brink, Executive Director; Sally
Roe, Housing Manager

II. REQUEST APPROVAL OF AUGUST 22, 2007 MEETING MINUTES

Keating moved, seconded by Dale to approve the Minutes of August 22, 2007.
All votes were in favor. Motion carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS

Dale moved, seconded by Keating to approve the payment of bills as presented.
All votes were in favor. Motion carried.

IV. AGENDA AMENDMENTS

None

V. CITIZENS TO BE HEARD

None

VI. BUSINESS:

A. Request approval to award Sharp View parking lot reconstruction bid

Brink stated that he had asked Matt Walsvik of Ulteig Engineers to explain the recommendation of award, and explain a little about what is going to be done at Sharp View.

Walsvik stated that the Sharp View parking lot is in need of replacement. The North East corner of the lot (near the handicapped parking spots) will have some additional work to alleviate some drainage issues. Once the lot is re-graded and paved there will be re striping, lighting poles and fixtures will be replaced to increase the lighting aspects of the site.

Walsvik stated that his estimate for the project was around \$54 – 56,000, and Northern Improvement was the lowest bidder coming in with a bid of \$69,494.00. Walsvik has worked with Northern Improvement previously and stated that they do work in this area, as well as highway heavy work.

Walsvik went on to state that a small concrete pad is being installed to the dumpster to hopefully increase the life of the pavement from the garbage trucks driving through the parking lot.

Keating asked about the lighting. Walsvik stated that all the lighting will be replaced with new poles and new lights. Brink said that there will be one electric eye for all the lights, instead of electric eyes on each pole.

Brink asked when Walsvik thinks Northern Improvement to proceed with this work. Walsvik stated that they are ready to begin very soon, as soon as the contracts are signed.

Brink said that in conjunction with the parking lot renovation, he has talked to Randy Birtch, Church Board Chairman at the First Congregational- United Church of Christ. Mr. Birtch indicated that the church was not interested in providing temporary parking. Brink stated he had also talked with MSUM and they were alright with tenants parking in the university parking lot to the south east of the Sharp View building for the short term while the Sharp parking lot is under construction.

Walsvik stated that the lot completion date is November 1. That date does not include the lighting project. The striping will not be done until a later date at least 14 days after the lot is done.

Walsvik stated that due to the small area by the building no materials are to be stocked on site.

Keating moved, seconded by Arauza to approve the Sharp View parking lot reconstruction bid. All votes were in favor. Motion carried.

B. Request approval to amend Lease and Occupancy Policy

Brink said that we received one written comment and one verbal comment on the proposed change.

Brink stated that he had attended a meeting at the Fargo Federal building recently and in speaking with other housing directors, the Minot director stated that their insurance provider had raised the issue of playground equipment also.

Dale moved, seconded by Keating to approve the amendment to the Lease and Occupancy Policy restricting tenant provided playground equipment. All votes were in favor. Motion carried.

C. Request approval to attend PHADA Conference in January, 2008

Brink indicated that we recently received information regarding the PHADA Conference being held in Florida in January, 2008.

Keating moved, seconded by Arauza to approve travel to the PHADA Conference.

VII. OTHER BUSINESS:

A. Housing Developer update:

Brink stated that he received an e-mail from Chuck Riesenber. Riesenber indicated that he had received information from Steven's Point, WI.

The Mankato HRA is hoping to get approval for their request for tax credit financing in October. Mankato is hoping to get tax credits and maintaining the units as Public Housing.

Brink said that if Mankato is successful in their bid for funding, it may be another way for us to acquire funding for redevelopment/refurbishing of the high rise.

Brink said that another program that larger agencies have gotten involved with is the Section 8 homeownership program. He said that his limited understanding of that program is that if a person gets into the program, the

agency administering the voucher makes payments on the home for the duration of the mortgage. Brink said that with our limited amount of vouchers we would be restricted by how many people we could help in the short term.

Arauza asked the amount of time that people use vouchers currently. Roe said she thought it was about five years, but was unsure of exact time. Our waiting list is two years long. Roe said she would look up the stats on the question and bring it to the next meeting.

Discussion continued as to the possibility of our Agency using a percentage of vouchers for the homeownership program.

B. Garage Varriance:

Brink stated that the City approved the Moorhead PHA request for a side yard set back variance on the garage at 427 17th Street South.

VIII. ATTORNEY'S REPORT:

None

IX. ADJOURNMENT:

There being no further business to discuss, Keating moved, seconded by Arauza to adjourn the meeting at 12:32 PM. All votes were in favor. Motion carried.

Michael Pehler – Chairman

Patricia Frazee - Secretary