

Regular Board Meeting
November 28, 2007
Americ Inn
600 30th Avenue South
Moorhead, MN 56560

1. CALL TO ORDER AND ROLL CALL

Chairman Pehler called the meeting to order at 12:01 PM.

Members Present: Michael Pehler, Chairman; Donald Dale, Vice-Chairman; Patricia Frazee, Secretary, Abner Arauza, Commissioner, John Keating, Resident Commissioner; Diane Wray-Williams, City Council Liaison

Members Absent: None

Others Present: Joshua Pehler-Bonsall, Citizen; Mick Foss, Foss Engineering; Wade Erickson, Foss Architecture & Interiors; Byron Brink, Executive Director; Sally Roe, Housing Manager

II. REQUEST APPROVAL OF OCTOBER 24, 2007 MEETING MINUTES

Keating moved, seconded by Frazee to approve the minutes of October 24, 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 Board Approval to Award Modernization of Sharp View Elderly housing Mechanical System

Brink asked Mick Foss to explain the items at Sharp View that need modernization.

Foss stated that there are numerous items at Sharp View that need repair or replacement. The air handling unit work needs to have the coils replaced, also work on the air conditioning system with replacement of condensing units on the roof. In the office area the ventilation system will be separated so each portion of the office is on individual room controls. Foss went on to say that the water heaters in the basement need replacement.

Foss further stated that Laney's provided the best bid, that being \$101,874.00 and their office recommends awarding the contract to Laney's Incorporated of Fargo.

Foss also said that if we have any other work items we want to accomplish, we may want to get going on them, due to the great bidding climate.

Frazer moved, seconded by Keating to approve awarding the Sharp View mechanical system modernization to Laney's Inc. All votes were in favor. Motion carried.

B. River View Heights high rise facility study by Wade Erickson of Foss Architecture and Interiors

Wade Erickson from Foss Architecture and Interiors stated that due to the budget constraints, the updating of the high rise will take up to 20 years to complete. Erickson asked what the priorities would be, and indicated that you may only be able to do plumbing stacks and apartment repair on a few floors at a time.

Pehler asked if we should start with the mechanical or plumbing items first, before dealing with the aesthetics in the units. He went on to say that the HUD allocation we receive is not very large, but it is still needed.

Brink explained that the Director of Mankato PHA did an application for Tax Credits, but she was not allowed the funding since the MN Tax Credits are focused on family housing. That Director is attempting to get State Representative's support for funding. Brink stated that he, Pehler

and Frazee have set up a meeting with Representative Morris Lanning on November 29, 2007.

Wray-Williams questioned if we are allowed to use Tax Credits would we be able to maintain the housing as Public Housing. Pehler stated that if we act as the contractor he thought we would, but if we get a private developer and sell them the property, we may not get HUD subsidy.

Discussion continued as to the best method of using the available funding.

Wray-Williams questioned if the PHA could get a Bond through the City, the discussion then was how the bond could be re-paid.

Erickson stated that the estimate 2 years ago to replace all the vent stacks would be about \$65,000.00, that would not include demolition of walls.

Pehler asked what else we need to get at in the apartments. Foss stated that besides the stack, the branch piping would need to be looked at, and replaced if it is deteriorated. Brink stated that not only would there be costs for the actual work, but for relocation costs of the residents too.

Keating moved, seconded by Frazee to work with Foss Architectures and Interiors as well as Foss Engineering to 1) Prioritize the needs of the high rise based on which system needs work, and 2) request guidance on what the cost will be. All votes were in favor. Motion carried.

C. Request Approval of Utility Allowances for 2008

Brink explained that on an annual basis we review utility costs for the Scattered Site and Heatherwood units and readjust the utility allowances used in calculating resident rent.

Dale moved, seconded by Arauza to approve the utility allowances as presented. All votes were in favor. Motion carried.

VII. OTHER BUSINESS:

1. Date of December Board Meeting

Brink stated that the fourth Wednesday of December is the 26th, and asked if that would pose a problem with having a quorum.

After a brief discussion, the Board agreed to move the December meeting to the third Wednesday of December, that being the 19th.

Keating moved, seconded by Arauza to change the date of the December Regular Board meeting. All votes were in favor. Motion carried.

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 1:00 PM.

Michael Pehler - Chairman

Patricia Frazee - Secretary