

I. CALL TO ORDER AND ROLL CALL

Chairman Pehler called the Public Hearing Meeting to order at 12:05 PM.

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

Members Absent: None

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

II. REQUEST APPROVAL OF FEBRUARY 24, 2009 PUBLIC HEARING and REGULAR MEETING MINUTES.

Keating moved, seconded by Dale to approve the Minutes of February 24, 2009. All votes were in favor. Motion carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS

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

IV. AGENDA AMENDMENTS

Discuss the E. Maatala letter to Board.

V. CITIZENS TO BE HEARD

None

VI. BUSINESS:

A. Request approval of the Public Housing Program Budgets for the Fiscal Year July 1, 2009 through June 20, 2010.

Fraze stated that she and Dale had met with Byron last week, and the budget seems to be in order making the best use of resources available.

Byron noted that the operating subsidy listed on line 600 of the Budget is an estimate, since we are no longer given advance notice by HUD of our total annual subsidy amount.

Brink went on to state that we are applying for a continuation of our State funded rental programs, in order to be able to help more clients.

Fraze and Brink stated that the wages for Staff were based on the 3% settlement amount being paid to the Moorhead Police Department for this year and some MPHA Staff also received step increases in wages.

Fraze moved, seconded by Dale to approve the 2010 Operating Budget. All votes were in favor. Motion carried.

B. Request that the Board approve Resolution 2009-2 for the American Recovery and Reinvestment Act Formula Grant

Brink explained that the ARRA Grant is a one time funding, approved by the President. The funds must be obligated within one year, and spent within three years.

Brink said that we will need to get architectural proposals for work to be done at River View Heights with this funding.

Arauz moved, seconded by Fraze to approve Resolution 2009-2, ARRA Grant. All votes were in favor. Motion carried.

C. Request Board Permission to seek architectural service proposals for River View Heights Modernization Projects

Brink said that he hopes to have a recommendation for Sewer and Bathroom modernization at River View Heights.

Fraze moved, seconded by Keating to approve Staff to seek architectural service proposals for River View Heights Modernization Projects. All votes were in favor. Motion carried.

D. Request Board approval to award modernization project for Scattered Site housing development

Brink said that the modernization project for Scattered Site will be funded with 2007 and 2008 Capital funds.

Wade Erickson, with Foss Architecture and Interiors recommended the award be given to CBA who was the apparent low bidder at \$143,688. Erickson stated that even with the alternates being added in, CBA is still \$5,000 less over all. Erickson said that we are requesting references and history on the firm, but noted that he is a licensed contractor, and has a good concrete background.

Erickson explained some of the specific work items for the Scattered site sites. He also explained that the contract calls for everything to be substantially complete by September 13, 2009. There is a \$350 / day penalty if the work is not complete by that date.

Erickson stated that their firm will be involved with the project through the duration of work.

Fraze moved, seconded by Dale to award the bid and alternates to CBA. All votes were in favor. Motion carried.

VII. OTHER BUSINESS:

A. Maatala letters:

Fraze made a motion to accept the letters, as having been received.
Keating seconded the motion.

Dale noted that we have heard his concerns and talked about them as a group.

Wray-Williams noted that most of Maatala's concerns are old ones, and we have a real-time process to deal with current resident concerns.

Having received, reviewed, and discussed the letters, the Board moved on to the next Agenda item.

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, the meeting adjourned at 12:42 PM.

Michael Pehler - Chairman

Patricia Frazee - Secretary