

I. CALL TO ORDER AND ROLL CALL

Chairman Pehler called the Public Hearing 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: Wade Erickson, Foss Architecture & Interiors; Byron
Brink, Executive Director; Sally Roe, Housing Manager

II. REQUEST APPROVAL OF APRIL 28, 2009 REGULAR MEETING
MINUTES.

Keating moved, seconded by Dale to approve the Minutes of April 28,2009. All
votes were in favor. Motion carried.

III. REQUEST APPROVAL FOR PAYMENT OF BILLS

Dale moved, seconded by Arauza 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. Review request for easements on MPHA Properties by Midcontinent Communications

Brink stated that he had talked with City Attorney, Brian Neugebauer about Midcontinent's request and offer of \$10.00 for easement on two of our properties.

Brink went on to state that Moorhead Public Service pays 20 cents per foot for easements. Brink asked Board permission to approach Midcontinent about perhaps getting a larger payment. If they refuse, they would have the option of running cables by the front yards and paying nothing.

Brink went on to state that he would like to attempt to get a better deal negotiated, since they are asking for a 5' wide easement, and possibly going 100' long, it would be a significant price difference.

Keating moved, seconded by Arauza to have the Executive Director attempt to negotiate a better deal with Midcontinent for easement on our properties. All votes were in favor. Motion carried.

B. Review Bids and Award Contract for modernization of Village Green Heatherwood Circle family housing development

Wade Erickson explained that three bids came in, but the third bid by CBA came in late and was not opened. Therefore we only had two eligible bids.

Erickson went on to say that one half dozen or more mechanical contractors had looked at the project. He also said that most of the project consists of concrete work, re-siding the duplexes, and mechanical work which will include installing gas forced air furnaces and air conditioning units.

Erickson said that Home Improvement had the lesser bid and he recommended proceeding with awarding the contract to them.

Keating asked if we have worked with this company before, and Erickson said yes, the PHA has done work with both companies that bid this project.

Arauza moved to award the modernization of the Village Green / Heatherwood Duplexes with all alternatives to Home Improvement by Stenerson. Keating seconded the motion. All votes were in favor. Motion carried.

VII. OTHER BUSINESS:

High Rise Parking Lot Repair

Brink stated that he hoped to receive funds from FEMA to repair some of the parking lot at River View Heights, however it does not appear that FEMA will cover all the parking lot repair needs.

Brink went on to say that he is waiting to get an estimate from Northern Improvement to patch the broken pavement on the East side of the high rise. He further said that this work will only be partially covered by FEMA and a share will need to come from our Operating Budget.

Letters from previous resident

Pehler stated that he had written a response to the previous resident of River View Heights that continues to send letters to the Board. Pehler wanted to have a record showing that we let him know that the Board saw nothing new to act upon.

High Rise Sewer Stack repair work

Wade Erickson stated that we have received an estimate on cost to update the soil stacks and remodel the bathrooms at River View Heights. He also said that it will probably cost \$130,000 to \$140,000 per stack to complete this project, and there are 6 stacks in the building.

Discussion continued with the question being asked how long the work will take. Erickson said that he estimates the work to take up to 2 months in each unit.

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT:

There being no further business to discuss, Dale moved, seconded by Arauza to adjourn the meeting at 12:38 PM.

Michael Pehler - Chairman

Patricia Frazee - Secretary