

HOUSING AND REDEVELOPMENT AUTHORITY  
OF ST. CLOUD, MINNESOTA  
Annual Meeting  
Wednesday, January 28, 2009

Chair Nancy Gohman called the annual meeting to order at 7:00 p.m., Wednesday, January 28, 2009. The meeting was held in the City Hall Council Chambers, 400 2<sup>nd</sup> Street South, St. Cloud, MN.

1. Roll Call and Pledge of Allegiance: Commissioners present: All – Nancy Gohman, George Hontos, Joan Jaye, Bob Johnson, Mike Landy, John Pederson and Peter Ruth. Pledge of Allegiance was spoken.

Chair Gohman asked Board members in consideration of guests in the audience if the annual meeting could be recessed until after the regular meeting. Commissioner Johnson moved for approval to recess; Commissioner Landy seconded the motion. Motion carried. Meeting resumed at 8:38 p.m.

2. Approval of Agenda – Commissioner Jaye moved for approval; Commissioner Hontos seconded the motion. All Commissioners voted in favor. The agenda was approved as presented.

3. Election of Board Officers for 2009: Commissioner Ruth made a motion to re-appoint Commissioner Gohman as Board Chair; Commissioner Pederson seconded the motion. All Commissioners voted in favor. Commissioner Gohman accepted the position.

Commissioner Hontos moved to re-appoint Commissioner Landy as Vice Chair; Commissioner Ruth seconded the motion. All Commissioners voted in favor. Commissioner Landy accepted the position.

Commissioner Landy moved to re-appoint Commissioner Hontos as Secretary; Commissioner Ruth seconded the motion. All Commissioners voted in favor. Commissioner Hontos accepted the position.

Officers stand as follows: Nancy Gohman, Board Chair; Mike Landy, Vice Chair; George Hontos, Secretary.

4. Designation of committees:

1. Committee of the Whole: Executive Director, Bruce Thielman, briefly explained what this committee is for and how in the past the Board has been designated as the Committee of the Whole. Commissioner Landy moved that this remain the same; Commissioner Jaye seconded the motion. All Commissioners voted in favor. The motion carried.

2. Audit Committee: The current members since November 2008 have been Commissioner Johnson, Commissioner Jaye and Commissioner Pederson. Meetings are usually twice annually; audit entrance and audit exit. Commissioner Landy moved the committee members remain the same; Commissioner Ruth seconded the motion. All Commissioners voted in favor. The motion carried.

3. Personnel Committee: The current members since November 2008 have been Commissioner Hontos, Commissioner Gohman and Commissioner Ruth. Meetings have been held as deemed

necessary. Commissioner Johnson moved the slate remain the same, Commissioner Pederson seconded the motion. All Commissioners voted in favor. The motion carried.

5. Designation of Board Representatives:

1. Area Economic Development Partnership Board of Directors: Mr. Thielman currently serves on the Board; Commissioner Gohman serves as the alternate member. Cliff Knettel, Development Director, serves on the Marketing Committee. Commissioner Hontos moved for the slate to remain the same. Commissioner Jaye seconded the motion. All Commissioners voted in favor. The motion carried.

2. Heritage Preservation Commission: The HRA has one representative on this Commission; Commissioner Johnson currently serves. Commissioner Hontos moved for Commissioner Johnson to continue as representative; Commissioner Ruth seconded this motion. All Commissioners voted in favor. The motion carried.

6. Designation of Official Newspaper and Depository – Commissioner Landy moved to designate the *St. Cloud Times* as the HRA’s official newspaper; and Liberty Savings as the HRA’s official depository; Commissioner Johnson seconded the motion. All Commissioners voted in favor of the motion. The motion carried.

7. Designation of Legal Representation – Mr. Thielman explained the Request for Qualifications that was sent out and responses received. He said a Committee of Chair Gohman and the Department Directors analyzed the responses. Mr. Thielman said after considerable review including historical experience, knowledge of the specific industry, and price structure the Committee’s recommendation would be to remain with Jerry Von Korff of the Rinke Noonan Law Firm, St. Cloud as the HRA’s official general counsel and Robert Toftey with Fryberger Buchanan Smith & Frederick P.A., Duluth as the HRA’s official Bond/Public Finance legal counsel. Commissioner Jaye moved for approval of Mr. Thielman’s recommendation; Commissioner Johnson seconded the motion. All Commissioners voted in favor. The motion carried.

8. Set Per Diem Rate for 2008 – Bruce Thielman, Executive Director, explained to the Board that by Minnesota Statute, the per diem rate can be up to \$75.00 per meeting. He said the current rate of \$75.00 per meeting was set by the Board at the 2008 annual meeting. Commissioner Landy moved to keep the current rate at \$75.00 per meeting for 2009; Commissioner Ruth seconded the motion. All Commissioners voted in favor of the motion. The motion carried.

9. Discussion of Meeting Times and Dates – Mr. Thielman stated for the past year meetings have been held the 4<sup>th</sup> Wednesday of each month. He suggested to Board members the meetings for November and December be moved to the third Wednesday’s due to holidays. Mr. Thielman suggested continuing as needed with Study Sessions and to hold them either at 5:00 p.m. prior to the regular meeting or to have them the second Wednesday or a different date and time within a couple of weeks prior to give staff time to answer and provide answers to anything that comes up at these sessions. Commissioner Jaye said sometimes she felt the meetings were rushed and a longer time is needed than the 5:00 meetings prior to the regular meetings could provide. After discussion, Commissioner Johnson moved to hold the November and December meetings the 3<sup>rd</sup> Wednesday and the remaining on the 4<sup>th</sup>, and to hold as needed Study Sessions at 5:00 p.m. prior to the regularly scheduled 7:00 p.m. Board meetings; Commissioner Jaye seconded the motion. All Commissioners voted in favor of the motion. The motion carried.

10. Review of Year-End Reports – The Board received in their packets memo’s from Development Director, Cliff Knettel; Finance Director, Karen Rizer; Housing Director, Louise Reis.

Mr. Knettel briefly highlighted the Development accomplishments for 2008. There being no questions and the lateness of the evening, the meeting adjourned at 9:04 p.m.

There being no further business, the meeting adjourned at 8:11 p.m.

ATTEST:

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Chair, Nancy Gohman

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Secretary, George Hontos