

**HOUSING AND REDEVELOPMENT AUTHORITY
OF ST. CLOUD, MINNESOTA
Regular Meeting Minutes
Wednesday, July 22, 2009**

Chair Nancy Gohman called the meeting to order at 7:03 p.m., Wednesday, July 22, 2009. The meeting was held in the City Hall Council Chambers, 400 2nd Street South, St. Cloud, MN. The pledge of allegiance was spoken, followed by roll call.

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

Consent Agenda:

2. Approval of Agenda – Commissioner Landy requested that Items 7 and 9 be pulled for discussion; Commissioners Hontos and Ruth also had questions on Item 9. Commissioner Landy moved for approval of the remaining consent agenda; Commissioner Jaye seconded the motion.

3. Approval of Minutes of Study Session, June 24, 2009 – approved as presented.

4. Approval of Minutes of Regular Meeting, June 24, 2009 – approved as presented.

5. Approval of Minutes of Study Session, July 2, 2009 – approved as presented.

5. Financial Reports: January 1, 2008 – April 30, 2008 – no action requested.

6. Financial Reports: General Fund, Community Development Block Grant Fund, Housing Development Fund, Central Services Fund, and Community Housing Fund – no action requested.

7. Approval of HLB Tautges Redpath, LTD as Auditors for 2009 – Commissioner Landy asked Finance Director Karen Rizer if there were any changes. Ms. Rizer responded there was none. Commissioner Hontos reiterated his comment from the last meeting of the excellent job done by Ms. Rizer and her staff with the audit. Commissioner Landy moved for approval; Commissioner Hontos seconded the motion. All voted in favor; the motion carried.

8. Approval of Change of Regular Meeting Time – meeting times of regular monthly meetings changed from 7:00 p.m. to 6:00 p.m. to be consistent with City Council and Planning Commission meeting times.

9. Acceptance of Shelter Plus Care Program Grants – Commissioner Landy asked why other HRA's had turned down the grants. Housing Director Louise Reis responded that the first HRA to accept the program was small and have had recent staff changes leaving them shorthanded and unable to manage them. She said the only downside she could envision for the program would be if the support services could not meet funding.

Commissioner Hontos asked if by absorbing from other centers the same people were being served. Ms. Reis replied the transfers would be completely with the Agency which would mean new dollars.

Commissioner Ruth said his question was answered. Commissioner Landy moved for approval; Commissioner Hontos seconded the motion. All voted in favor; the motion carried.

Open Forum: There was no one wishing to speak.

Old Business:

10. Downtown Council Update – Pegg Gustafson, DTC President, and Stan Weinberger, DTC board member gave an updated report on the current activities taking place within their organization. Mr. Weinberger said they had looked first at high-technology prospects from the Buxton Study that was commissioned with the financial help of the HRA. He said they are now looking at the retail possibilities.

Ms. Gustafson said she had recently returned from an exposition held in Las Vegas where she had met with many of the top prospects identified in the Buxton Study that were among the 27,000 attendees. She said they also just upgraded the DTC website and were contacting through email some of the prospects she was unable to schedule meeting times with at the Expo. Commissioner Landy asked if Ms. Gustafson felt there were any serious contacts. Ms. Gustafson stated both CVS Pharmacy and Chipotle were serious potential prospects. Commissioner Landy asked if there was anything more the City or the HRA could do to assure the locating of these two businesses in the downtown area. Ms. Gustafson said she would give that some thought.

Commissioner Hontos said it was his understanding from the 5th Avenue Live Developer, Frank Dunbar, that, the two businesses Ms. Gustafson identified had already been identified for the new 5th Avenue development by their group. He asked if there were any additional new businesses from the Las Vegas visit. Ms. Gustafson said she did not have any specifics yet, but was busy making the calls to move forward any business she can to locate Downtown.

Commissioner Hontos questioned Ms. Gustafson about the current proposal of Economic Development being transferred to the City, and what, if any, impact Ms. this would have on the DTC. Ms. Gustafson said certainly it would be an impact and to date they have had one meeting on sustainability. She said they saw some areas of duplication, but the roles were becoming clearer. Mr. Weinberger said the DTC is not Economic Development, but rather, a partner ready to assist with it by leading the right people to the right organization to get them into the City. Chair Gohman thanked Ms. Gustafson and Mr. Weinberger for the update.

11. HRA Board of Commissioners Statement to Transfer Economic Development to the City – Mr. Thielman stated when the agenda was set this item was to give Board members a time for discussion prior to the next HRA Board meeting that would be held after the item had gone for approval to City Council. He said the Mayor has since slowed down the timeline somewhat so the Board will have more time to react.

Commissioner Hontos commented to the audience that a study session had taken place prior to this meeting regarding this topic. He added public discussion is welcome on the subject. Commissioner Hontos stated what has been suggested by the Mayor is to create a stronger Economic Development presence for the City. He said the time has been slowed to appear in the 2011 budget, rather than 2010, so details can be worked out prior.

Commissioner Hontos moved for the HRA Board to accept the findings and final report of the Mayor's appointed Task Force on a conceptual basis to be presented for City Council approval; Commissioner Landy seconded the motion.

Commissioner Johnson said he could not support the motion using the word “conceptual”. Commissioner Hontos said he did not want to change his motion. Commissioner Landy said his understanding of the word in the motion means “with respect” and “not all the details worked out”. Commissioner Johnson responded the transfer is not conceptual and did not agree. Commissioner Pederson said he understood the concern; however, since City Council will make the final decision it could change anyway.

The vote was taken and was approved 5:2. Commissioners Gohman, Hontos, Landy, Pederson and Ruth voted in favor of the recommendations to move forward to the City Council; Commissioners Jaye and Johnson voted against. The motion carried.

New Business:

12. Paint the Town 2009 – Cliff Knettel, Development Director, proposed after two years of the HRA organizing the event that it be changed due to staff time, costs and funding, safety, quality of work, lack of community support, lack of equipment and supplies and volunteers. He proposed proceeding with the program as a contractor driven program rather than a volunteer program.

Commissioner Hontos proposed not to have the program this year and to use resources and coordinate any further discussions with Habitat for Humanity on a painting program that they are currently considering for future years; Commissioner Johnson seconded the motion, adding to it that staff and the Board consider working with United Way on their *Day of Caring* or some other type of volunteering. All Commissioners agreed and voted in favor. The motion carried.

13. Executive Director’s Report – Mr. Thielman briefly highlighted his report. He invited Board members to attend the Fall NAHRO Conference being held in Duluth in September if they are able.

Mr. Thielman announced the 5th Avenue Live project is underway.

There being no further business, the meeting adjourned at 8:18 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, George Hontos