

**HOUSING AND REDEVELOPMENT AUTHORITY
OF ST. CLOUD, MINNESOTA
Regular Meeting Minutes
Wednesday, October 28, 2009**

Chair Nancy Gohman called the meeting to order at 6:00 p.m., Wednesday, October 28, 2009, City Hall Council Chambers, 400 2nd Street South, St. Cloud, MN. The pledge of allegiance was spoken, followed by roll call.

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

Consent Agenda:

2. Approval of Agenda – Commissioner Landy had a question on the materials and labor included in Item 7. Louise Reis, Housing Director, responded. Commissioner Landy moved for approval of the consent agenda; Commissioner Jaye seconded the motion. Agenda approved.

3. Approval of Minutes of Regular Meeting, August 26, 2009 – approved.

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

5. Approval of Bids for the Utility and Alley Improvements for the 19th Avenue North Lots (previously Anderson Trucking site) – Contract awarded to Molitor Excavating, Inc. in the amount of \$63,910.60.

6. Approval of Cleaning Contracts for Vacant Units and Buildings – Two contracts approved: Restore Tech and Leyendecker Fiberclean.

7. Approval of Painting Contracts for Vacant Units and Buildings – Contract awarded to Masterpiece Painting LLC.

8. Approval of Amendment to Procurement Policy – approved as amended; three changes, two required by HUD and one under MN Statute 471.345 as stated in Resolution 2009-24.

9. Concur with Contract Approval for Concrete Driveway at Wilson Apartments – Board concurred with decision of Executive Director to award contract to Camco Concrete and Masonry in the amount of \$10,546. Decision was made prior to Board approval by Executive Director due to weather conditions.

Open Forum: There was no wishing to speak.

Old Business:

10. Approval of Resolution 2009-22 - Authorizing Execution and Delivery of a Certificate of Completion and Execution and Delivery of a Tax Increment Revenue Note, Series 2009 (Model College of Hair Design Project) – Bruce Thielman, Executive Director, explained the process of the certificate execution and completion. Commissioner Jaye moved for approval; Commissioner Ruth seconded the motion. Commissioners Gohman, Jaye, Landy, Pederson and Ruth voted in favor. No one voted against. Commissioners Hontos and Johnson were absent. The motion carried.

New Business:

11. Approval of Resolution 2009-23 - Section 3 Policy as Required by HUD – Ms. Reis explained the Section 3 requirements dating back to the 1968 now being tracked by HUD. She said incompliance could result in being debarred, suspended or denied HUD program funding. Commissioner Landy moved for approval; Commissioner Jaye seconded the motion. Commissioners Gohman, Jaye, Landy and Pederson voted in favor. Commissioner Ruth voted against. Commissioners Hontos and Johnson were absent. The motion carried 4:1.

12. Executive Director's Report - Mr. Thielman gave brief highlights to his report. There were no questions.

There being no further business, the meeting adjourned at 6:13 p.m.

ATTEST:

Chair, Nancy Gohman

Secretary, George Hontos