



**FARGO HOUSING AND REDEVELOPMENT
AUTHORITY BOARD OF COMMISSIONERS
REGULAR MEETING**

Tuesday, October 12, 2021 | 1:30 PM

A virtual convening via MS Teams, made available to the public.

MINUTES

CALL TO ORDER:

FHRA STAFF:

Jill Elliott
Chris Brungardt
Jill Liebelt
Tom Keller
Tawnya Taylor
Angie Hedstrom
Sarah Thompson

BOARD OF COMMISSIONERS:

Michael Leier
Cody Schuler
Thomas Jefferson
Tonna Horsley

OTHER PRESENT:

Ty Hegland,
CEO ShareHouse
Brian Opsahl,
Brady Martz

*All motions are unanimous unless otherwise noted.

MINUTES

Resolution #2021-10-1:

Resolved; the Fargo Housing Meeting Minutes from September 14, 2021, are approved.
Jefferson/Schuler

AGENDA

Change in agenda will occur due to having to close the meeting and open for a public hearing.

Resolution #2021-10-2:

Resolved; The Fargo Housing October consent agenda approved.

Horsley/Jefferson

STAFF REPORTS

Chair Commissioner Leier sought approval of the staff reports as written, Executive Director, Deputy Director, and Finance Department without going over them during the meeting.

Resolution #2021-10-3:

Resolved that the FHRA staff reports would be accepted as written without discussion during the meeting.

Jefferson/Schuler

OLD BUSINESS

DEVELOPMENT

Sisters Path Request from ShareHouse:

Ty Hegland, CEO of ShareHouse spoke about the need for ShareHouse and the ability to have permanent supportive housing that will help with the transition back out into the community.

He is seeking loan forgiveness at pass through grants to be able to acquire Sisters Path.

Discussion occurred regarding protecting FHRA against a grant rescission or fees. Deputy Director Brungardt brought up creating an indemnification agreement that would take any legal action off FHRA. Ty Hegland did give a verbal agreement to an indemnification with FHRA during the meeting.

Resolution #2021-10-4

WHEREAS Sisters Path was jointly developed by BSI & FHRA with the intent to serve families with a parent recovering from substance abuse or chemical dependence and

WHEREAS the property was intended to be acquired by the service original service provider once the initial compliance periods were complete. However, that service provider filed bankruptcy, and

WHEREAS ShareHouse has been providing chemical dependency services to the region since 1975 and has express the desire to acquire Sisters Path and continue its original mission, and

WHEREAS, FHRA has significant investment in the property through a loan agreement in the total of \$532,500 plus accrued interest derived from Otto Bremer Foundation, HUD HOME, and HUD McKinney funds, and

WHEREAS FHRA has previously awarded the current twelve (12) project-based vouchers, and

WHEREAS it is in the community's best interest for the continuation of these treatment services, it is hereby

RESOLVED, the Fargo Housing & Redevelopment Authority Board of Commissioners approves to forgive these loans for Sister Path provided adequate indemnification from default of these loans will not be the responsibility of FHRA, further that no expenses of any type will be incurred by FHRA to include at a minimum all legal fees, filing fees, and opinions.

Schuler/Jefferson

NEW BUSINESS

PUBLIC HEARING FOR ANNUAL PLAN AND CAPITAL FUND 2022.

Public Hearing open to the public at 2:00pm. No public was present to the hearing at the front desk or entering the hearing virtually.

RESOLUTION #2021-10-5

WHEREAS FHRA conducted an open public hearing for the Annual Plan and Capital Fund 2022, it is hereby

RESOLVED, the Fargo Housing & Redevelopment Authority Board of Commissioners approves the Final Annual Plan and Capital Fund and authorizes its submission to HUD.

Horsley/Jefferson

Public Hearing is closed, and Board of Commissioner's meeting continues.

OLD BUSINESS

Sell Graver Parking Lot

FHRA staff analyzed use of the Graver Parking lot to sell or develop. Two developers have reached out within the last couple of days to see how that land could be developed. Discussion ensued regarding the pros and cons of selling or keeping the parking lot.

Resolution #2021-10-6:

RESOLVED, the Fargo Housing & Redevelopment Authority Board of Commissioners approves to table the resolution to sell the Graver parking lot.

Schuler/Horsley

NEW BUSINESS

Audit Review – Brady Martz

Brian from Brady Martz joined the meeting to explain how the audit process went and the different components of the audit.

RESOLUTION #2021-10-7:

WHEREAS Brady Martz completed the 2020 audit and presented their findings, it is hereby

RESOLVED, the Fargo Housing & Redevelopment Authority Board of Commissioners accepts the 2022 Audit.

Jefferson/Schuler

Budget 2022 Review

RESOLUTION #2021-10-8:

WHEREAS FHRA's Directors of finance presented the draft 2022 Budget, it is hereby

RESOLVED, the Fargo Housing & Redevelopment Authority Board of Commissioners approves a 2% cost of living adjustment for FY 2022 and approves the 2022 Budget with all adjustments noted.

Horsley/Schuler

PHARS Report

Discussed the first PHARS report that will be submitted to HUD. Jill explained the different policies that have been changed. Chris talked about the USIG report that was recently done and the higher scores FHRA received along with the modernization of Family Scattered Sites Units and Pioneer Manor. Finance department talked about the change in AR and the importance of getting repayments set up and writing off old AR quarterly.

OLD BUSINESS

Disposition of FHRA/BSI Codeveloped Properties

Chris discussed the letter that Dan, from BSI, submitted to have the sale of the Graver parking lot sold to BSI. Chris would like to wait on selling anything before a global agreement is created and agreed on by both FHRA and BSI. Jill L. from FHRA and Lori from BSI are going to be working on seeing what monies were put in by FHRA.

RESOLUTION #2021-10-9:

WHEREAS, FHRA has significant investment in the Graver property through a loan agreement in the total of \$700,000 plus accrued interest derived from FHRA cash, Otto Bremer Foundation, and HUD HOME funds, and

WHEREAS FHRA has concerns of indemnification of any potential loans amounts that maybe forgiven, and

WHEREAS FHRA has ownership of a small parcel encumbering The Graver, and

WHEREAS FHRA and BSI are currently working on a global agreement to settle financial and future ownership rights for several properties including the Graver which should be completed, in principle, by the end of December 2021, it is hereby

RESOLVED, the Fargo Housing & Redevelopment Authority Board of Commissioners that no action be taken on the Graver loans and parcel until a Global Agreement on The Graver, Bluestem Townhomes, Sunrise, Cooper House, and Crossroads properties are executed.

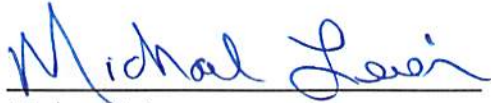
Schuler/Horsley

AWARD MEDIA CAMPAIGN

Chairman Leier would like to congratulate Commissioner Jefferson with being named NAHRO's Commissioner of the Year for 2021.

ADJOURNED

Next meeting will be November 9th at 1:30pm.

A handwritten signature in blue ink that reads "Michael Leier". The signature is written in a cursive style and is positioned above a horizontal line.

Michael Leier
Chair

A handwritten signature in blue ink that reads "Jill Elliott". The signature is written in a cursive style and is positioned above a horizontal line.

Jill Elliott
Secretary