



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

Tuesday, November 9, 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

BOARD OF COMMISSIONERS:

Michael Leier
Cody Schuler
Thomas Jefferson

OTHER PRESENT:

Noah Harvey,
Architect

*All motions are unanimous unless otherwise noted.

There was a motion to put the Board of Commissioners meeting into an Executive Session due to the negotiations, strategy, and direction to HRA's negotiator(s) would create an adverse fiscal effect on the bargaining position of the HRA.

Schuler/Jefferson

Executive session ended and the regular Board of Commissioners meeting began

MINUTES

Resolution #2021-11-1:

Resolved; the Fargo Housing Meeting Minutes from October 12, 2021, are approved.

Schuler/Jefferson

AGENDA

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

Resolution #2021-11-2:

Resolved; The Fargo Housing November consent agenda approved.

Jefferson/Schuler

STAFF REPORTS

Commissioners consented that they did not need to hear the reports unless there is something significant that the FHRA staff believed needed to be discussed.

Deputy Director Chris informed the Commissioners that North Dakota Housing Finance selected their recipients for Housing Trust fund and Housing Incentive fund grants and FHRA did not score high enough to receive either of the grants. The downside is that there is a \$3 Million gap in funds for taking down Lashkowitz High Rise. Further discussion occurred about what will happen with the Lashkowitz High Rise.

Executive Director Jill was appointed to the National Board of Governors for NAHRO.

OLD BUSINESS

Sisters Path indemnification was created by our City Attorneys, as discussed at the previous Board Meeting. Dan Madler of BSI has agreed to sign it and Jill will sign to allow the sale of Sisters Path can continue to be processed.

The FHRA team had the first PHARS meeting with the new HUD Regional Director, Leslie Torgerson, and discussed our "Troubled Housing" status.

- They have already closed four of the findings.
- Another four findings discussed, related to the Tenants Accounts Receivable, that had issues because in 2018 those accounts were not written off. We had sent them all the information but not in the format they wanted, Jill L. has rewritten the information and will send it in to close those other four findings.
- Chris will write a physical needs assessment for every single Public Housing unit.
- REAC will not be coming out to do inspections until 2022, which pushes back how long it takes to get out of Troubled Housing status.
- HUD discussed giving some repositioning technical assistance for 14-4 and using the Faircloth amendment so HUD could give public housing operating and capital funds to put into, an example, Bluestem Townhomes.

NEW BUSINESS

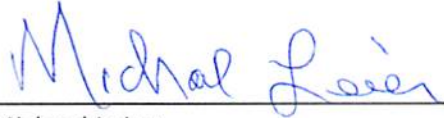
ND Human Services Grant for Supportive Services have given the grant to the Housing Authority. It also came with an increase in funding. FHRA will work with Corporation for Supporting Housing to write an RFP to bid out the supportive services. Further discussion occurred on how the technical piece will work.

An organizational chart proposal was presented since the Executive Director/CEO will be ending her contract in February of 2022. The proposed chart would split the Executive Director and CEO into two positions. Where the Executive Director would be working with Public Housing

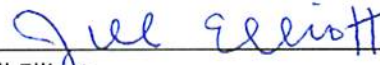
and Voucher programs. The CEO would work on getting the Development of the properties that FHRA already owns and disposition of scattered site 14-4. Further discussion occurred about the pros and cons of the restructuring and how it would impact the search for a future Executive Director.

ADJOURNED

Next meeting will be December 14th at 1:30pm.



Michael Leier
Chair



Jill Elliott
Secretary