



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

Tuesday, April 12, 2022 | 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
Sarah Thompson
Rose Kramer
Angie Hedstrom
Jacob Crossley

BOARD OF COMMISSIONERS:

Michael Leier
Cody Schuler
Thomas Jefferson
Bryce Johnson
Tonna Horsley

OTHER PRESENT:

John Strand, Fargo
Commissioner
Noah Harvey,
Architect

*All motions are unanimous unless otherwise noted.

MINUTES

Resolution #2022-4-1:

Resolved; the Fargo Housing Meeting Minutes from April 12, 2022, are approved with noted correction.

Jefferson/Schuler

Resolution #2022-4-2:

Resolved; The Fargo Housing April consent agenda approved

Schuler/Jefferson

STAFF REPORTS

Executive Director

Jill highlighted portions of her report:

- A group of seven listened to service providers for Cooper Support Services Contract. With a vote of 5 to 2 Community Options was chosen over Dacotah Foundation.
- Met with Erik Johnson and James Maring about the BSI Global Agreement.
- Betsy Martens will be helping our team virtually for Succession Planning on May 18th.
- Housing America Calendar: the month of April features our young artist, Jasmine.
- NDSU Architecture School is doing this year project on the Lashkowitz Riverfront development.

Development

Elliott Place (84 Unit Senior Housing)

- **Blueline was in Fargo 4/4 and 4/5**
 - Discussed project progress.
 - Planning opening
- **Construction update**
 - Most framing is complete
 - Mechanical, electrical, and plumbing trades are starting work
- **Completion date to be September 2, 2022**
 - 75 lease commitments out of 84
- **Project on budget, total construction cost \$14,181,647**

Lashkowitz Riverfront (110 Unit Residential)

- **Modification of Section 18 Disposition Application**
 - **Phase II and other environment assessments (Braun Intertec)**
 - **Pre-Demolition Hazardous Building Materials Inspection was completed, and report submitted on March 4, 2022**
 - **Environmental Phase II**
 - **Soil and groundwater sampling completed on March 4, 2022.**
 - **Response Action plan**
 - **Remediation plan for any contaminates that may be found in the Phase II**
 - **Reporting to ND Department of Environmental Quality**
 - **Geotechnical evaluation for the new building completed March 11, 2022**
 - **Specifications and drawings for Building Abatement and Demolition (in data collection)**
- **Working of funding for abatement of asbestos and demolition**
 - **Working with HUD's Melissa West and the HUD team at the Denver Field office to allow us to utilize existing fund balances for the asbestos abatement and demolition of the building.**
 - **HUD's determination that a large Public Housing Authority FHRA can only allocate 20% of Operating Fund Subsidy for Capital Fund Activities.**
 - **This invalidates our plan to utilize \$2.5 million from our Operating Fund reserve.**
 - **We can maximize nearly \$4.0 million from operating and capital funds.**
 - **On April 5, 2022**

- Jill, Rocky Schneider, and I met with Tyler from Sen. Hoeven's office.
- Housing Authority has \$4M of the total \$5.5M project cost
- Total project cost is approx. ½ remediation and demolition
- EPA Grant
 - Housing Authority has already submitted and is the running for an EPA Brownfield grant, which was previously capped at \$650,000.
 - The recent Infrastructure Bill provided \$21 Billion to EPA Brownfields and increased the grant from \$650,00 to \$5 million.
 - Senator Hoeven's office is in close communication with the EPA on the potential to increase the grant to the full \$2.85 M cost of the environmental remediation.
 - EPA lawyers are still working to incorporate the Infrastructure Bill provisions and how that impacts the grant process currently underway.
- Two Paths Forward:
 - EPA could still award the \$650K in May 2022 and the Housing Authority could apply for a second grant for the rest of the \$2.85M and be awarded in May 2023
 - Withdraw current application, apply for full \$2.85M to be awarded in May 2023
- Impact on current schedule:
 - Environmental Assessment work is underway currently and is unaffected.
 - Remediation and Demolition
 - Current schedule has environmental remediation for Fall 2022 with demolition in Spring 2023.
 - New potential schedule would begin environmental remediation in late Spring 2023 and Demolition in Fall 2023
 - This would be reliant on a successful grant application; with Sen. Hoeven's office stating the Senator will make this a priority with the EPA
 - Potential for the Housing Authority to shift some combustible removal earlier to provide significant O&M savings over the winter.
- Started the Demo/Disposition application with HUD for repositioning of 14 duplexes on 3 acres in 14-4 (18th St & 25th Ave S).
 - Environmental Phase 1, complete and under review,
 - NEPA review documentation under contract with Braun Intertec
 - Received letter from Mayor Mahony in support of the project.
 - Working with HUD technical assistance and HUD Denver Regional Office on process.
 - Contracted with YHR Architects to develop preliminary site plan.
 - Receiving quote for demolition and clearing of site.

Operations and Facilities

Public Housing

- FHRA conducting 2 Quarter unit inspections as part of our REAC Response Plan
 - Will continue to produce work orders
 - Focus on EH&S with emphasis on
 - Blocked egress
 - Electrical panels
 - Foundation cracks
 - Collapsed 6" sewer main at Pioneer
 - Remanent of a ductile iron pipe penetration of the building was replaced with PVC
 - All other parts are PVC
 - Capital Fund Program
 - Completed 2 properties
 - Currently have 10 properties in Modernization status with HUD
 - Opened 1 bids for mod week and awarded to Janich Construction

Non-Public Housing Properties

- Burrell Building
 - Excessive Vacancy in 2-bedroom units
 - Sent letter to NDHFA request allowance to rent 2-bedroom as 1-bedroom
 - NDHFA forwarded additional information to HUD continuing to await response.
- Herald Square had REAC inspection
 - All units filled, no outstanding issues
- Church Townhomes
 - Status quo
- New Horizons
 - No outstanding issues
- 220 Broadway
 - All units filled, no outstanding issues
- SRO building
 - Awaiting action on request to Fargo Planning.
- University Drive Manor
 - Working with Serkland Law to collect balance.
 - Casey replies to interrogatories were inflammatory. We directed our attorneys to draft and file our lawsuit to collect the \$60k.

Board meeting transitioned into Executive Session

NEW BUSINESS

Coper House DHS Grant RFP Award Contract

RESOLUTION #2022-4-03

RESOLVED by the FHRA Board of Commissioners to approve Community Options as the preferred respondent and authorize for Chris Brungardt to negotiate and execute a contract for the period June 1, 2022, to June 30, 2023, not to exceed the grant of \$608,000.

Schuler/Jefferson

Authentic Housing Discussion


After a short discussion the Board asked staff to follow established procedures when identifying future projects, timelines, and procurement of professional services. By consensus the Board took no action on this agenda item.

Finance

Tom discussed that the AR increased by \$40,000 from January to February because of one tenant damaging a unit in AMP 3. If anyone wants to see any promissory notes to contact Jill L. for information. The auditors will be in office next week.

ADJOURNED

Next meeting will be May 10, 2022, at 1:30pm.



Michael Leier
Chair



Chris Brungardt
Secretary