



**PUBLIC HOUSING AGENCY
MEETING AGENDA
JULY 28, 2026 AT 11:30 AM
FIELDCREST TOWNHOMES COMMUNITY ROOM
1828 34TH AVE S MOORHEAD MN**

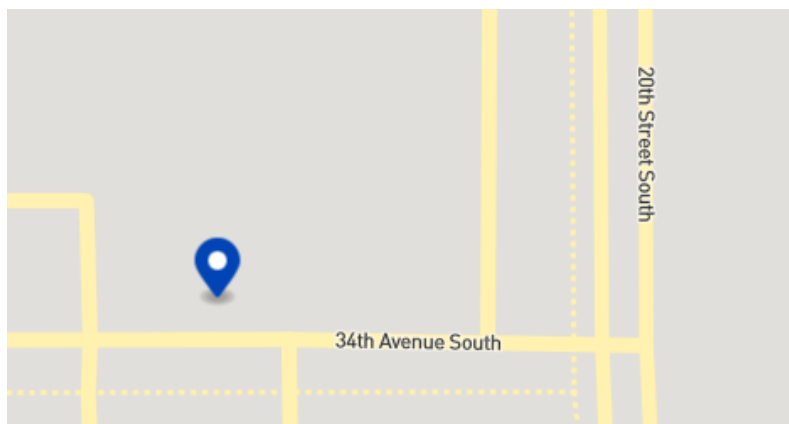
1. Call to Order/Roll Call
2. Agenda Amendments
3. Citizens To Be Heard
 - A. Meeting location directions included in packet
4. Approval of Minutes
 - A. Request Board Approval of May 26, 2026 Meeting Minutes
5. Request Approval for Payment of Bills
 - A. Request Board Approval of Payment of Bills- Resolution 07-28-26-12
6. Business
 - A. Request Board Approval of 2026 Capital Funding Grant- Resolution 07-28-26-13
 - B. Request Board Approval of Write Off for Bad Debts-Resolution 07-28-26-14
7. Other Business
 - A. Project Updates
 - B. Plan for Consultant Services
 - C. Executive Director Updates
8. Attorney's Report
9. Adjourn
 - A. Maple Court LLC Annual Meeting to follow regular meeting

Voting Requirements:

Upon request, accommodations for individuals with disabilities, language barriers, or other needs to allow participation in city meetings will be provided. To arrange assistance, call the office at (voice) or 711 (TDD/TTY). Visit our website at

Fieldcrest Townhomes
Community Room
1828 34th Ave S Moorhead

Directions: Going south on 20th Street, take a right (west) on 34th Ave S. Fieldcrest is across the street from Summit Ridge Apartments. You can park on the street (on 34th Ave S)



Proceed along the sidewalk near the garages to the office



The door is in the center building on your right side and is labeled



I. CALL TO ORDER AND ROLL CALL

Chair Greg Lemke called the meeting to order at 11:30 AM.

Members Present: Chair; Greg Lemke, Michael Carbone, Vice Chair; Rebecca Flores, Secretary, Ali Ott, At Large; Anthony Dillard, At Large; Heather Nesemeier, City of Moorhead Council Member-Board Liaison

Members Absent: None

Others Present: MPHA Executive Director; Dawn Bacon, Clay HRA Administrative Manager; Jill Cossette. Clay HRA Financial Officer; Jared Schmeling

II. AGENDA AMENDMENTS

The annual Maple Court, LLC meeting will be held in July

III. CITIZENS TO BE HEARD

None.

IV. REQUEST FOR APPROVAL OF APRIL 28, 2026, MINUTES

Dillard moved, seconded by Flores, to approve April 28, 2026, minutes. All votes were in favor. Motion Carried.

V. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 05-26-26-08

Transfers were made, moving money from operating to saving accounts. We will be keeping the old Bremer/Old National accounts open for a little while.

Carbone moved, seconded by Dillard, to approve the payment of bills as presented. All votes were in favor. Motion Carried

VI. BUSINESS

A. Request Board Approval of Amendment to the 25-26 Public Housing Dept. Budget-Resolution 05-26-26-09

At the last board meeting, discussion was raised about access to public housing shortfall funding. This is available to public housing agencies with limited public housing reserves. Congress has reduced the operating subsidy overall and allocated more in shortfall funding. In 2025 it was 25 million and in 2026 it was 337 million nationwide. However, there remains a sizable gap between what public housing agencies need and what is available from HUD. MPHA has not historically used this program.

Following further discussion with Greg and Michael, staff presented an amendment to the current budget (The 2025-2026 budget). The amendment reverses the transfer of non-public housing funds to the public housing department to utilize public housing reserves first. The budget amendment also included some updated numbers based on year-end projections. Board comments included that the amendment provides a more accurate representation of public housing funding needs and better facilitates advocacy because it is easier to understand. Dawn shared that it is unclear if MPHA will reach shortfall eligibility at this year-end or not. With this amended budget, the agency will either meet it or come very close.

Motion to approve amendment to Carbone and Dillard seconded. Motion carries

B. Request Board Approval of 26-27 Agency Budget-Resolution 05-26-26-10

Proposed agency budget for 2026-2027 was presented. The departments include the following:

- Public Housing: River View Heights and Sharp View.
- Moorhead Affordable: 30 units (mostly 3-bedroom single family homes, and duplexes) repositioned out of public housing in July of 2021.
- Maple Court: 17 units purchased in August of 2021 to preserve affordable housing stock. We also manage the other 17 units owned by the city.
- General: expenses that do not fit in other departments.

This year the ROSS grant was embedded in the public housing program budget instead of being a standalone. ROSS is Resident Opportunity and Self Sufficiency grant, and it pays for a staff person to provide support services to people in the public housing program.

Budget documents were provided for each department to review. Moorhead Affordable and Maple Court are in a good position, but Public Housing is not on a sustainable track. For public housing, the deficit was partially addressed with use of some Capital Funding Grant dollars for operations. There are ongoing concerns about sustainability with another insurance claim occurring since the last meeting. We are expecting higher premiums due to claim history and expenses. There is also an increase in the number of units unavailable due to needed repairs. Staff are researching repositioning options and evaluating physical needs of public housing buildings to bring the board options to consider.

Dillard moved, seconded by Flores, to approve 26-27 agency budget. All votes were in favor. Motion Carried

C. Request for Board Approval of Amendment to the 21-25 Capital Funding Grant Five Year Plan-Resolution 05-26-26-11

We are currently in the middle of two different 5 Year Plans. This board request is to amend the current Capital Funding Grant 5 Year plan (2021-2025) to allow additional needs to be covered by the 2025 Grant.

Dillard moved, seconded by Flores, to approve amendment to the 21-25 Capital Funding Grant Five Year Plan. All votes were in favor. Motion Carried

VII. OTHER BUSINESS

A. Executive Director Updates:

- a. River View Height Security-Dawn will provide security reports for May, June and July at the scheduled July meeting.
- b. Sharp View has been under construction since October 20, 2025. The completion date was initially projected to be one year but may go until December of 2026.

B. Other

- a. Maple Court LLC Annual Meeting was scheduled to follow this meeting but will be tabled until the next meeting in July.

B. ATTORNEY'S REPORT

None.

C. MEETING ADJOURNED

Greg Lemke-Chair

Becky Flores – Secretary

CHECK REQUEST TOTALS

PREPARED: July 24, 2026

PAID IN: May- July 2026

Dept #	Name	Total Amount	Check Numbers
1	PHA	\$317,723	17020-17093
2	Moorhead Affordable Housing LLC	\$134,508.90	20717-20745
7	Maple Court LLC	\$37,793.53	71005-71054
8	PHA General Checking	\$140.00	80144
TOTAL		\$490,165.98	

BANK TRANSFERS made between funds:

Transfers from Bremer to Bell

Date	Ck #	Dept	Amt
6/30/2026	30480	Public Housing	32,779.00

Amounts Due to Clay County HRA via transfer

Date	From	Amt	
6/10/26	PHA General	77,399.87	Mgmt Fees
6/30/26	PHA General	80.48	Mileage Expense
6/30/26	PHA General	83,409.34	Mgmt Fees
6/30/26	Public Housing	145.73	Mileage Expense

Other Transfers

Date	From	To	Amt	Reason
6/1	Dept 7- Maple Ct	Dept 7- Maple Ct	495.83	Replacement Reserve
6/9	Dept 2- MAH	Dept 8- General	25,817.70	Interfund Due
6/9	Dept 1- PH	Dept 8- General	57,571.24	Interfund Due
6/9	Dept 7- Maple Ct	Dept 8- General	19,267.79	Interfund due
6/10	Dept 8- General	Dept 1- PH Savings	83,859.23	Budget Amendment
6/29	Dept 2- MAH	Dept 8- General	11,959.78	Interfund Due
6/29	Dept 7- Maple Ct	Dept 8- General	11,169.20	Interfund Due
6/29	Dept 1- PH	Dept 2- MAH	431.00	Correct rent deposit
6/29	Dept 8- General	Dept 1- PH	7,708.10	Mileage due
6/29	Dept 7- MAH	Dept 1- PH	427.50	Mileage due
6/30	Dept 1- PH	Dept 8- General	129,740.57	Interfund Due
6/30	Dept 1- PH Reserves	Dept 1- PH Cking	100,000	Cash Flow
7/7	Dept 1- PH	Dept 2- MAH	260.00	Interfund Due

D. Bacon

Executive Director Approval

2026 Capital Fund

OMB Approval No 2577-0303
(exp. 10/31/2026)**Capital Fund Program****(CFP) Amendment**to Consolidated Annual Contributions Contract
Terms and Conditions (HUD-53012)**U.S. Department of Housing****and Urban Development**

Office of Public and Indian Housing

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0303. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Whereas, (Public Housing Authority) MOORHEAD PUBLIC HOUSING AGENCY MN017 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into an Annual Contributions Contract
ACC(s) Number(s) (On File) dated (On File)

Whereas, in accordance with Public Law No. 119-75:

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. When HUD provides additional amounts, it will notify the PHA and those amended grants will be subject to these terms and conditions.

\$ \$425,891.00 for Fiscal Year 2026 to be referred to under the Capital Fund Grant Number MN46P01750126
PHA Tax Identification Number (TIN): On File UEI Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number On File

Now Therefore, the ACC is amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA projects. This CFP Amendment is a part of the ACC

2. The PHA must carry out all capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) as well as other applicable HUD requirements, except that the limitation in section 9(g)(1) of the Act is increased such that of the amount of CFP assistance provided for under this CFP amendment only, the PHA may use no more than 25 percent for activities that are eligible under section 9(e) of the Act only if the PHA's HUD-approved Five Year Action Plan provides for such use; however, if the PHA owns or operates less than 250 public housing dwelling units, such PHA may continue to use the full flexibility in accordance with section 9(g)(2) of the Act.

3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment to the Capital Fund Five Year Action Plan.

4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization schedule will be made directly to a designated trustee within 3 days of the due date. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.

6. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project. Provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

7. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

8. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).
(mark one) Yes ☐ No ☒

9. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

10. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For total conversion of public housing projects, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For partial conversion, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

11. CFP assistance provided as an Emergency grant or a Safety and Security grant shall be subject to a 12 month obligation and 24 month expenditure time period. CFP assistance provided as a Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must have a recorded and effective Declaration(s) of Trust on all property funded with Capital Fund grants (all types) or HUD will exercise all available remedies including recapture of grant funding.

12. Waste, Fraud, Abuse, and Whistleblower Protections. Any person who becomes aware of the existence or apparent existence of fraud, waste or abuse of any HUD award must report such incidents to both the HUD official responsible for the award and to HUD's Office of Inspector General (OIG). HUD OIG is available to receive allegations of fraud, waste, and abuse related to HUD programs via its hotline number (1-800-347-3735) and its online hotline form. You must comply with 41 U.S.C. § 4712, which includes informing your employees in writing of their rights and remedies, in the predominant native language of the workforce. Under 41 U.S.C. § 4712, employees of a government contractor, subcontractor, grantee, and subgrantee—as well as a personal services contractor—who make a protected disclosure about a Federal grant or contract cannot be discharged, demoted, or otherwise discriminated against as long as they reasonably believe the information they disclose is evidence of:

1. Gross mismanagement of a Federal contract or grant;
2. Waste of Federal funds;
3. Abuse of authority relating to a Federal contract or grant;
4. Substantial and specific danger to public health and safety; or
5. Violations of law, rule, or regulation related to a Federal contract or grant.

13. This grant may be subject to the requirements of the Build America Buy, America Act (BABA) which was enacted on November 15, 2021, as part of the Infrastructure Investment and Jobs Act (Public Law 117-58), unless waived by the Department; refer to HUD's BABA webpage for further information (https://www.hud.gov/program_offices/general_counsel/build_america_buy_america)

14. This grant is subject to Executive Order 14218, Ending Taxpayer Subsidization of Open Borders and applicable law. HUD will take steps to ensure that Federal resources are not used to support "sanctuary" policies of State and local jurisdictions that actively prevent federal authorities from deporting illegal aliens.

The parties have executed this CFP Amendment, and it will be effective on the date HUD signs below

U.S. Dept of HUD	PHA (Executive Director or authorized agent)
By <u>/s/</u> Date: <u>4/1/2026</u>	By <u></u> Date: <u></u>
<u>Marianne Nazzaro</u>	<u></u>
Title: Deputy Assistant Secretary	Title: <u></u>
Office Public Housing Invest.	

Previous versions obsolete

form HUD-53012 OMB Approval No. 2577-0303 (exp. 10/31/2026)

**RESOLUTION TO APPROVE
CAPITAL FUND PROGRAM FOR 2026: GRANT # MN46P01750126**

BE IT RESOLVED, by the Public Housing Agency of the City of Moorhead, Minnesota that the Board of Commissioners, to be submitted to HUD for approval, has approved the Capital Fund Annual Statement for 2026.

BE IT ALSO RESOLVED, that Moorhead Public Housing Agency Executive Director is authorized to accept the funds, in the amount of \$425,891 and shall be authorized to use the funds for costs to MN017.

BE IT ALSO RESOLVED, that the Moorhead Public Housing board approves the following statements:

1. Definition of Significant Amendment/Modification to a CFP 5 Year Action Plan:

This statement identifies and defines basic criteria of what Moorhead Public Housing Agency will use to define what would constitute a major change (significant amendment or modification) to the Capital Fund 5 Year Action Plan related to work activities/capital improvements.

After submitting its Capital Fund 5-Year Action Plan to HUD, a PHA may amend or modify any aspect of the plan. However, a significant amendment or modification requires a public comment process and public hearing prior to formal approval by the Board of Commissioners.

Moorhead Public Housing Agency defines a significant amendment or modification as any addition of a Capital Fund project for non-emergency work items that are not in the current CFP 5 Year Action plan when the dollar amount exceeds 30% of the Capital Fund annual budget.

An emergency work item will be considered a capital improvement that, if not undertaken immediately, would negatively impact the normal daily activities and/or quality of housing for residents. This includes projects arising out of federally declared major disasters or acts of nature beyond the control of the Housing Authority, such as earthquakes, fires and storm damage; civil unrest; or other unforeseen emergency events.

In addition, HUD considers the following as significant amendment/modifications to the CFP 5-Year Action Plan:

- Proposed demolition or disposition
- Homeownership
- Project-Based Voucher Program
- Capital Fund Financing Program
- Development or Acquisition of Public Housing
- Mixed Finance Program

2. This certifies that Moorhead Public Housing Agency did conduct a public hearing held on March 24, 2026 in accordance with 24 CFR Part 905.

3. Compliance with 24 CFR 903.7(g). The capital improvement activities needed are in accordance with the most recent HUD approved Capital Fund 5 Year Action Plan for 2021-2025.

DATED THIS 28 day of July, 2026

Greg Lemke- Board Chair

Dawn Bacon, Executive Director

Maple Court LLC Annual Meeting

July 28, 2026

Immediately following the 11:30 AM MPHA Regular Board Meeting

Fieldcrest Townhomes, Moorhead MN

1. Roll Call
2. 2025 Minutes
3. Operations Updates
4. Other
5. Adjourn

Maple Court LLC- Annual Meeting

May 27, 2025

Hjemkomst Center- Oak Room

1. Roll Call completed and meeting called to order at 12:33. All board members present.
2. Operations Update- Operations updates are provided ongoing at MPHA board meeting. Dawn shared some highlights from the past year pertaining to budget, occupancy and funding. Replacement of water heaters remains a capital needs item and board members suggested that staff look into state funding and/or rebate programs for high efficiency water heaters.
3. Other- No other items were addressed at the meeting.
4. Adjourn. Meeting adjourned at 12:43PM.