

Moorhead Public Housing Agency
Regular Meeting Minutes
May 26, 2026
Fieldcrest Townhomes Community Room

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