

I. CALL TO ORDER AND ROLL CALL

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

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

Members Absent: None

Others Present: Dawn Bacon, Executive Director

II. AGENDA AMENDMENTS

One agenda amendments were made. The public hearing agenda item was removed. That item was included in the agenda in error.

III. CITIZENS TO BE HEARD

None.

IV. REQUEST APPROVAL OF MAY 27, 2025 MEETING MINTUES.

Carbone moved, seconded by Dillard, to approve May 27, 2025 minutes. All votes were in favor. Motion Carried.

V. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 07-22-25-16

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

VI. BUSINESS

Request Board Approval of 2025 Capital Funding Grant Award- Resolution 07-22-25

Carbone moved, seconded by Dillard to approve proposed budget. All votes were in favor. Motion Carried.

Request Board Approval of MN Housing Finance Agency Borrowing Resolution 07-22-25-18.

Dillard moved, seconded by Carbone, to approve borrowing resolution in the amount of \$1,468,500. Full and finalized resolution will be attached to the meeting minutes. All votes were in favor with all members present. Motion carried unanimously. This resolution will only be necessary if needed to replace the one passed on May 27, 2025. The original resolution is valid for 90 days and is in the loan closing process.

OTHER BUSINESS

A. Executive Director Updates

- SAHA Award- MPHA submitted a proposal to the City of Moorhead for an allocation of funding from the Statewide Affordable Housing Aid (SAHA) program. The PHA was selected to receive \$150,000 towards capital needs improvements at River View Heights. \$50,000 will go towards the 2025 POHP Application to replace windows and the emergency generator. Announcements are expected for the 2025 POHP applications in late August. The remaining \$100,000 awarded from the City will be paired with Capital Funding Grant dollars to pay for a roof replacement at River View Heights in the spring/summer of 2026.
- An update was provided on the work that has been completed at River View following a kitchen fire in March:
 - All occupants of the 04 units have been relocated.
 - Asbestos abatement in 04 units has been completed.
 - Drywall and flooring new installation in 04 units is pending.
 - Cabinets in 04 units need to be replaced and under review from the insurance company.
 - Close to 30 additional units have had spot cleaning and partial flooring replacement.
 - Replacement of flooring in the hallways just started today.
 - Repairs to the elevator were just completed and in independent consultant will be doing an overall evaluation of the elevator and the repairs.
- A board member inquired about the insurance claim for a Moorhead Affordable Housing unit due to a car crash. The insurance company recently approved a contractor, and they are tentatively scheduled to start August 1st. The occupants have been temporarily relocated to another unit for the duration of the repairs.
- Dawn and Flores provided updates on the use of floor-based air conditioning units at River View Heights.
- Dawn shared general updates about ongoing work to maintain safety and security at River View Heights.
- Dawn shared that August is advocacy month for MN NAHRO and encouraged the group to participate. She will be sending information about how to contact elected officials to advocate for affordable housing.

VIII. ATTORNEY'S REPORT

None

IX. ADJOURNMENT: 11:55 AM



Greg Lemke – Chair



Becky Flores – Secretary