

Moorhead Public Housing Agency
Regular Meeting
River View Heights-Community Room
September 23, 2025

I. CALL TO ORDER AND ROLL CALL

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

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

Members Absent: Michael Carbone, Vice Chair

Others Present: Dawn Bacon, Executive Director; Jill Cossette, Administrative Manager

II. AGENDA AMENDMENTS

No agenda amendments were made.

III. CITIZENS TO BE HEARD

None.

IV. REQUEST FOR APPROVAL OF July 22, 2025, MINUTES

Dahlquist moved, seconded by Flores, to approve Jul 22, 2025, minutes. All votes were in favor. Motion Carried.

V. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 09-23-25-19

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

VI. BUSINESS

Request Board Approval of 2026 FYE Agency Budget Revision-Resolution 09-23-25-20

Dahlquist moved, seconded by Dillard to approve 2026 budget revision. All votes were in favor. Motion Carried.

Request Board Approval of Maple Court Rents for 2026- Resolution 09-23-25-21

Lemke moved, seconded by Dillard to approve Maple Court Rents for 2026. All votes were in favor. Motion Carried.

Request Board Approval of Write-Offs-Resolution 09-23-25-22

Dahlquist moved, seconded by Dillard, to approve the final write-off amounts for tenant accounts. All votes were in favor. Motion Carried.

Request Board Approval of Election of Offices-Resolution 09-23-25-23

Dahlquist moved to stay the same. Dillard seconded. All votes were in favor. Motion Carried.

Request Board Approval to Change Banks-Resolution 09-23-25-24

Dahlquist moved to approve all Bremer Bank and Gate City accounts to Bell Bank. Dillard seconded. All votes were in favor. Motion Carried

VII. OTHER BUSINESS

A. Publicly Owned Housing Program

- The Sharp View loan closed on 9/10 and work will begin on October 20th. They will begin with 4 units at a time, which will take 4-6 weeks. After Phase 1, there will be a better understanding of the overall completion date.
- On September 17, MPHA was notified that the proposal recently submitted for 1.4 million in POHP funding for River View Heights (windows and generator) was selected. This proposal also includes some SAHA funding from the City of Moorhead which strengthened the competitiveness of the proposal.

B. Project Updates and Insurance Claims-

- Making a lot of progress on rehab work following a kitchen fire in March at River View Heights. Reflooring of the common areas is over half done and cabinet installation in the 04 units will be able to start in October. The elevator repairs are complete.
- Door project at River View- This project is nearly complete.
- Board member raised concerns with the water compressor seems to have gotten worse since it was replaced.

C. Security at River View Heights-Dawn shared general updates about ongoing work to maintain safety at River View Heights.

VIII. ATTORNEY'S REPORT

None.

IX. ADJOURNMENT: 12:28PM



Greg Lemke – Chair



Becky Flores – Secretary