



**PUBLIC HOUSING AGENCY
MEETING AGENDA
MARCH 24, 2026 AT 11:30 AM
RIVER VIEW HEIGHTS COMMUNITY ROOM
800 2ND AVE N MOORHEAD MN 56560**

1. Call to Order/Roll Call
2. Agenda Amendments
3. Public Hearing
4. Citizens To Be Heard
5. Approval of Minutes
 - A. Board Approval of January 27, 2026 Meeting Minutes
6. Request Approval for Payment of Bills
 - A. Request Board Approval of Payment of Bills- Resolution 03-24-26-04
7. Business
 - A. Request Board Approval of Public Housing Policies and Plans- Resolution 03-24-26-05
 - B. Request Board Approval of Budget Committee for 2026-27 Annual Budget- Resolution 03-24-26-06
8. Other Business
 - A. 2024 Public Housing Assessment System Management Score
 - B. Sharp View Plumbing Project Updates
 - C. Other
9. Attorney's Report
10. Adjourn

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Moorhead Public Housing Agency
Regular Meeting
Fieldcrest Townhomes
January 27, 2026

I. CALL TO ORDER AND ROLL CALL

Chair Michael Carbone called the meeting to order at 11:46 AM.

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

Members Absent: Executive Director; Dawn Bacon, Chair; Greg Lemke, At Large; Shelly Dahlquist

Others Present: Clay County HRA Executive Director; Dara Lee, Administrative Manager;
Jill Cossette

II. AGENDA AMENDMENTS

No agenda amendments were made.

III. CITIZENS TO BE HEARD

None.

IV. REQUEST FOR APPROVAL OF DECEMBER 16, 2025, MINUTES

Dillard moved, seconded by Flores, to approve December 16, 2025, minutes. All votes were in favor. Motion Carried.

V. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 1-27-26-01

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

VI. BUSINESS

A. REQUEST APPROVAL FOR CHANGES TO AGENCY BY-LAWS
RESOLUTION 1-27-26-02

Dillard moved, seconded by Flores, to approve the changes to agency By-Laws. All votes were in favor. Motion Carried.

B. REQUEST BOARD APPROVAL OF SELECTION OF AUDITOR-RESOLUTION
01-27-26-03

Proposals were received by Brady Martz and Thomas & Company. The Thomas & Company didn't include the MPHA audit. The quote from Thomas & Company for the HRA-only audit was significantly higher than the quote by Brady Martz. Staff

recommended that the Board select Brady Martz to continue providing auditing services.

Dillard moved, seconded by Flores, seconded to accept Resolution 1-27-26-03. All votes were in favor.

VII. OTHER BUSINESS

A. Upcoming Public Comment Period

- The Public Hearing is scheduled for March 24, 2026. This meeting is specific for the public housing program. A draft for the Capital Funding Grant 5-year plan was available for the board to review. Director Lee reviewed the changes to policies that were provided to the board.

B. Amended 2026 Board Meeting Calendar

- A remote option was added to the 2026 Board Meeting Calendar.
- A motion was made by Dillard to amend the 2026 Board Meeting Calendar. Flores seconded the motion. All votes were in favor. Motion carried.

C. Executive Director Updates

1. Another shutdown is possible. Bill that passed and going to the senate was that public housing would be cut in operating subsidy by 789 million but remain level with the capital funding grant.
2. Moorhead Affordable Housing purchasing a new maintenance vehicle. The board had no concerns at this time.
3. River View Heights Security-There were 7 incidents out of the last 32 patrols conducted. The incidents were for a loud music issue, air fryer alarm that didn't activate the alarm, a person sleeping in the lobby, and four escorts out of the building.
4. Insurance Claim-An insurance claim was filed for an incident with plumbing damage. The water damaged multiple units. Damages are an estimate of \$30K for water mitigation plus replacing flooring in 2-3 units.

VIII. ATTORNEY'S REPORT

None.

IX. MEETING ADJOURNED

Michael Carbone – Vice Chair in absence of Greg Lemke-Chair

Becky Flores – Secretary

CHECK REQUEST TOTALS

PREPARED: March 18, 2026 PAID IN: Jan, Feb and March 26

Dept #	Name	Total Amount	Check Numbers
1	PHA	\$209,266.11	16867-16960
2	Moorhead Affordable Housing LLC	\$53,911.71	20664-20697
3	Capital Funding	\$150,917.85	30470-30475
6	ROSS	\$190.96	60189-60191
7	Maple Court LLC	\$35,451.28	70930-70968
8	General Fund	\$108,000	80139-80141
TOTAL		\$557,737.91	

BANK TRANSFERS made between funds:

DATE	FROM	TO	AMT	REASON
2/11/26	Dept 1- Public Housing Cking	Dept 8- Gen Fund Cking	86,522.31	Dec & Jan Interfund Due
2/11/26	Dept 2-MAH Cking	Dept 8- Gen Fund Cking	15,848.80	Dec & Jan Interfund Due
2/11/26	Dept 7- Maple Ct Cking	Dept 8- Gen Fund Cking	11,231.77	Dec & Jan Interfund Due
2/11/26	Dept 6- ROSS Cking	Dept 8 Gen Fund Cking	6,912.38	Jan Interfund Due
2/11/26	Dept 1 PH Savings	Dept 1 PH Cking	80,000	Cash flow
2/20/26	Dept 1 PH Savings	Dept 1 PH Cking	50,000	Cash flow
2/25/26	Dept 3 Cap Fund Cking	Dept 1 PH Chking	164,996.55	Correct deposit error
3/2/26	Dept 1 PH Checking	Dept 1 PH Savings	150,000	Transfer back to savings
3/10/26	Dept 3 Cap Fund Cking	Dept 1 PH Cking	700.00	Correct deposit error
3/12/26	Dept 2- MAH Cking	Dept 2- MAH Savings	80,000	Transfer to savings
3/18/26	Dept 2- MAH Cking	Dept 8- Gen Fund Cking	18,247.99	Jan & Feb Due To
3/18/26	Dept 7- Maple Ct Cking	Dept 8- Gen Fund Cking	14,305.48	Jan & Feb Due To

D. Bacon

Executive Director Approval

APPROVAL OF MOORHEAD PUBLIC HOUSING AGENCY POLICIES AND PLANS

BE IT RESOLVED, the Moorhead Public Housing Agency approves revisions to the following:

- Admissions and Continued Occupancy Policy (ACOP)
- Tenant Charges and Replacement Costs

BE IT ALSO RESOLVED, the Moorhead Public Housing Agency approves the Capital Funding Grant five-year plan for 2026-2030 and authorizes the Executive Director to submit this plan for HUD review and final approval.

Public notice of the above changes was provided, available for review and discussed in the public hearing. These changes were also discussed at two Resident Advisory meetings held on March 11, 2026.

DATED THIS 24th day of March, 2026.

Greg Lemke, Chair

Rebecca Flores, Secretary

Dawn Bacon, Executive Director

MEMORANDUM

DATE: March 17, 2026

TO: PHA Board of Commissioners

FROM: Dawn Bacon, Executive Director

RE: Request appointment of Budget Committee for 2026-27 Annual Budget
RESOLUTION 03-24-26-06

I would like to request that two commissioners be appointed to review the 2026-27 annual budget.

The committee would meet 1-2 times prior to the board meeting on May 26.

The Board would review the budget at the May meeting and have the first opportunity to approve the budget at that time. The budget needs to be approved prior to the start of the fiscal year, July 1.



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 02/13/2026

PHA Code:	MN017
PHA Name:	MOORHEAD PUBLIC HOUSING AGENCY
Fiscal Year End:	06/30/2024

PHAS Indicators	Original Score	Adjustment	Net Score	Maximum Score
Physical	0	26	26	40
Financial	25	0	25	25
Management	13	0	13	25
Capital Fund	7	0	7	10
Late Penalty Points	-	0	0	
PHAS Adjustment	-	0	0	
PHAS Total Score	45	26	71	100
Designation Status:			Substandard	

Published 02/13/2026

Initial published 02/13/2026

Financial Score Details	Score	Maximum Score
Submission Type: Audited/Single Audit		
1. FASS Score before deductions	25.00	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit)	25.00	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.0	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	94.04	
4. Occupancy Rate Points	2	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	7	10

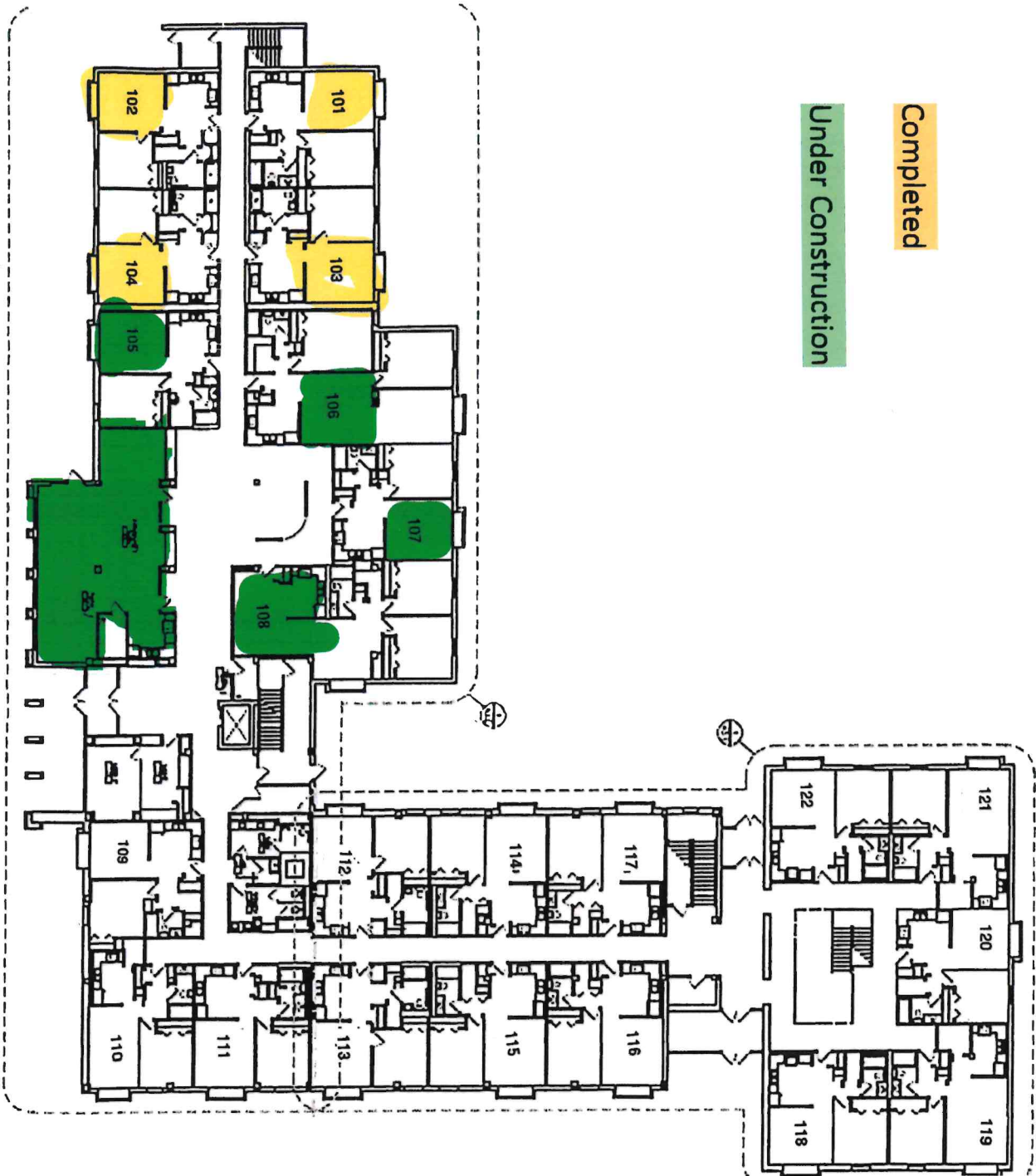
Notes:

- The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
- Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
- "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
- "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
- PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>

SHARP VIEW – FIRST FLOOR

Completed

Under Construction



SHARP VIEW - SECOND FLOOR

Completed

Under construction

