

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