

Moorhead Public Housing Agency
Regular Meeting
April 28, 2026
Fieldcrest Townhomes, LLC

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 Executive Director
Dara

A. Lee, Clay HRA Administrative Manager; Jill Cossette

II. AGENDA AMENDMENTS

No agenda amendments were made.

III. CITIZENS TO BE HEARD

None.

IV. REQUEST FOR APPROVAL OF MARCH 24, 2026, MINUTES

A. Dillard moved, seconded by Carbone, to approve March 24, 2026, minutes. All votes were in favor. Motion Carried.

V. REQUEST APPROVAL FOR PAYMENT OF BILLS-RESOLUTION 04-28-26-07

Reviewed moving of accounts and activities with transfers. We have some accounts still open with Old National (Formerly Bremer) waiting for checks to clear or payment changes to process with HUD and the State of MN.

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

VI. BUSINESS

None to report

VII. OTHER BUSINESS

A. Rehab Project Updates

a. Sharp View-completed for 14 units. Community Room started. Next Phase bathrooms and laundry room. Work started October 20 and completion will be

closer to December. Residents are being relocated within the building during the rehab. One person had alternative arrangements due to accommodation needs. The board appreciated seeing pictures of some of the recently rehabbed apartment units.

- b. RVH-Roofing, window replacements and new generators project was on hold and will resume again Work is getting closer to bidding.

B. PHA Budget

- a. Departments outside of public housing are performing very well. For public housing, reserve calculations as of 6/30/25 was at 6 months. Current reserves are estimated at 5 months. HUD wants PHAs to be between 4-6. With the current budget, 83K has been transferred from general reserves to PHA reserves. An additional 60K is scheduled to be transferred from Moorhead Affordable to Public Housing. Information was shared about Public Housing shortfall program from HUD. MPHA has not been eligible in the past due to reserve levels but given budget challenges, may need this in the future. HUD has made cuts to the operating subsidy for 2026. Also underscores the need to pursue repositioning options which is exiting the low rent public housing program and going to a different affordable housing program.
- b. Dawn will be working with Greg and Michael to put together a budget for the next meeting, starting July 1. Financial Officer with Clay HRA (Jared) will also be supporting this process.

C. Other

- River View Heights Security-Dawn reviewed documented incidents out of 18 patrols conducted. They removed 2 people that shouldn't be there and found unsecure doors. We recently switched to 1 patrol per night due to budget constraints. Gateway Gardens front desk continues to monitor cameras.


D. ATTORNEY'S REPORT

None.

E. MEETING ADJOURNED at 12:06 p.m.



Greg Lemke-Chair



Becky Flores – Secretary