



FARGO HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF FARGO
MINUTES OF THE REGULAR MEETING
April 10th, 2018

The annual meeting of the Board of Commissioners for the Housing and Redevelopment Authority of the City of Fargo, North Dakota was held April 10th, 2018 at 1:30 PM in the Main Conference Room, 325 Broadway, and Fargo, North Dakota.

FHRA STAFF PRESENT

Lynn Fundingsland Jill Elliott
Tara Kennedy Steve Eickhoff
Scott Noeske Kris Visness
Nazar Habib

FHRA BOARD MEMBERS PRESENT

Karen Moore Bryce Alme-Johnson
Thomas Jefferson Tonna Horsley
Michael Leier

CONSENT AGENDA

RESOLUTION #2018-04-01

Leier/Jefferson

BE IT RESOLVED, the FHRA April Consent Agenda is approved.

Additions to Agenda

REPORTS

Financials

Mr. Noeske reviewed the Balance Sheet and cash flow statements for February 2018 and responded to questions.

Capital Projects

For Scattered Sites, additional capital remodels are underway. Work on RAD continues to be assisted with the Capital Fund on the New Horizons project. For the 2018 Capital Fund, FHRA is waiting for the system to allow entering data. The five-year budget (2018 to 2022) has been approved by the Denver Field Office.

Deputy Director

FHRA managers met with BSI representatives to discuss property management services.

The Continuing Resolution ended on 3/23/18 and our HUD budget was approved with an increase to all programs. The COC Audit approved and closed. Area agencies have asked the FHRA to approve Human Trafficking for a wait list preference. Representatives from some of these agencies presented this topic at the March All Staff Meeting.

FHRA moved eight families into Bright Sky during March. Lease up for April is projected for 12 families. Plans for the RAD conversion for New Horizons Manor with the new RAD Project Based Vouchers are underway. Deputy Director Jill Elliott is attending training for this in April.

FHRA reviewed its Voucher Financial Projection Two Year Toll with HUD staff. FHRA/Sanford Medical Respite Program received a National award that will be presented next month in Minneapolis.

OLD BUSINESS

Progress with New Horizons RAD

RESOLUTION #2018-04-02

Jefferson/Horsley

BE IT RESOLVED, The FHRA ED is authorized to close on a bridge loan with Bell State Bank to make the April 2018 contractor payment.

There was discussion surrounding the delay of closing with the investor and construction lender (USB) on the New Horizons project. It was suggested that the Bell loan be increased in an amount needed to offset the anticipated proceeds from the sale of the rooftop leases in order to conclude the transaction. Staff was directed to investigate the pro's and cons of this strategy and to report back to the Board prior to executing the loan authorized by the previous resolution.

14-3 single family home repossession

FHRA instructed sheriff to sell the property to the high bidder at the Sheriffs sale. FHRA will collect approximately \$12000 of its deferred loan amount due.

ED search update

The committee continues work on a job offer and employment agreement.

NEW BUSINESS

NAHRO committee representation

Tabled for next meeting

Scattered site house fire

The insurance adjuster has been to the house, it is yet to be determined if the structure is salvageable or will need to be demolished. The family has been temporarily relocated to another unit and will be provided a Housing Choice Voucher to meet their need for their longer-term housing assistance.

Progress with Moorhead supportive housing rent up

In March six families moved in. As of April 10th, six families had moved in with a goal of another six by the end of the month. There is a goal of twelve families in May.

COC audit closing

RESOLUTION #2018-04-03

Alme-Johnson/Jefferson

BE IT RESOLVED, a motion to accept the Continuum of Care Policy and Procedure updates is approved.

Medical Respite National Award

FHRA and Sanford received a national award that will be presented next month in Minneapolis. FHR will work with Sanford to enter award in the Forum.

Nelrod utility allowance

FHRA received the contracted Nelrod Utility Allowance study and request adoption for Voucher and Public Housing Utility Allowance to start with next rent review for all residents. The new utility allowance satisfies all the requirements of HUD.

RESOLUTION #2018-04-04

Jefferson/Alme-Johnson

BE IT RESOLVED, the motion to accept and adopt the Utility Allowance is approved.

There being no further business, the regular meeting was adjourned.

The next meeting is scheduled for May 8th, 2018, at 1:30 PM.

Karen Moore
Chairperson

Lynn Fundingsland
Secretary