

Faribault Housing and Redevelopment Authority
Meeting Minutes
Monday, July 9 2018

1. Call to Order / Approval of the Agenda

Kennedy called the meeting to order at 6:00 p.m. in the First Floor Public Meeting Room at Faribault City Hall.

Members Present: Brendan Kennedy, Matt Speckhals, Janna Viscomi, Gary Lazarz, Zulema Delgado and Loni Streefland

Members Absent: Eric Merrill

Staff Present: Community Development Coordinator Kim Clausen;

Others Present: Dayna Norvold and Karl Vohs

2. Minutes

A. Minutes of May 14, 2018

A motion was made by Lazarz and seconded by Streefland to approve the May 14, 2018 regular meeting minutes as presented. Motion passed unanimously.

3. Program Reports –Kim Clausen, Community Development Coordinator presented the reports.

A. Mobile Home Buyout Program

One home was removed in Evergreen Estates.

Motion was made by Lazarz and seconded by Streefland to receive and file the report as submitted. Motion passed unanimously.

B. Monthly Loan Status Report

Loan status reports for 245, 246 and 247 were reviewed.

Motion was made by Streefland and seconded by Speckhals to receive and file the report as submitted. Motion passed unanimously.

C. Mobile Home Painting Program

Program information is being sent to park residents.

Motion was made by Viscomi and seconded by Streefland to receive and file the report as submitted. Motion passed unanimously.

D. Housing Rehab Loan Program

Several loan requests have been approved, totaling \$19,544. Viscomi asked staff to verify the amount of funds available for this program. Staff will verify this and report back.

Motion was made by Streefland and seconded by Lazarz to receive and file the report as submitted. Motion passed unanimously.

4. Property Reports – Kim Clausen, Community Development Coordinator presented the reports.

A. Robinwood Manor

May 2018 Program Report

May occupancy was at 96% with no units turning over. The biggest expenses were plowing for \$800 and new community room tables and chairs for \$2,199.89.

Motion was made by Viscomi and seconded by Streefland to receive and file the monthly operating report as presented. Motion passed unanimously.

B. Public Housing

May 2018 Program Report

May occupancy was at 96% with two units turning over. The largest expenses included \$589 for tree removal, \$1,889.81 for unit turnovers and \$1,825 for snow removal and sanding.

Motion was made by Lazarz and seconded by Streefland to receive and file the monthly operating report as presented. Motion passed unanimously.

C. Scattered Sites Rental Housing

May 2018 Program Report

May occupancy was at 100% with no units turning over. There were no unusual expenses.

Motion was made by Streefland and seconded by Viscomi to approve the monthly operating report as presented. Motion passed unanimously.

5. Items of Discussion

A. Habitat for Humanity Request

Dayna Norvold, Rice County Habitat for Humanity Executive Director, explained their history in Faribault and Rice County. They plan to build 4 homes in Faribault in 2018 and are seeking assistance from the HRA on building permit fees and/or down payment assistance for families. Norvold noted they have to work with higher-income families because of the increased cost of building homes. They often have to meet with 10 applicants to find one qualified homeowner. They do financial counseling with their partner families, resulting in few foreclosures. Commissioners are supportive of Habitat but concerned about their lack of continued program funding. Staff explained that funds from TIF Housing District 6-1 has excess increment that can be used for projects such as this. The balance in this account is approximately \$75,000.

A motion was made by Viscomi and seconded by Speckhals to provide Habitat with a total of \$10,000 for their 2018 Faribault builds, using the excess TIF funds. Motion passed unanimously.

B. Johnston Hall Redevelopment

Staff reviewed Allina's proposal to allow the City 2 years to find a developer for Johnston Hall. This proposal is being evaluated and the City would like the HRA to administer the Request for Proposal process if an agreement is reached. Vohs is supportive of the City/HRA acting as a developer for the building and believes the City should assume ownership of Johnston Hall in exchange for the vacation of 1st Street. Viscomi noted there are issues with vacating the street because of limited access to the neighborhood and challenges in creating a new access to Highway 60.

A motion was made by Lazarz and seconded by Speckhals to approve the HRA administering the RFP process if the City and Allina execute a redevelopment agreement. The motion passed unanimously.

C. Multifamily Housing Development

Staff requested direction from the HRA on their interest in pursuing the construction of new multifamily housing. The HRA would like the public finance consultant to provide additional information on this topic. Staff will arrange for this at a future meeting.

6. Adjourn

A motion was made by Lazarz and seconded by Speckhals to adjourn the meeting at 7:34 p.m. The motion passed unanimously.

Brendan Kennedy, Chairperson

Matt Speckhals, Vice Chairperson/Secretary

Respectfully Submitted,

Kim Clausen, Community Development Coordinator