

# MOUND HOUSING AND REDEVELOPMENT AUTHORITY

December 9, 2014

The Mound Housing and Redevelopment Authority in and for the City of Mound, Minnesota, met in regular session on Tuesday, December 9, 2014, at 6:30 p.m. in the council chambers of the Centennial Building.

Members present: Chair Mark Hanus, Commissioners Ray Salazar, Mark Wegscheid, Heidi Gesch, Kelli Gillispie

Members absent: None

Others present: Executive Director Kandis Hanson, Finance Director/Clerk/Treasurer Catherine Pausche, Jesse Menton, Abbie Hemmelgarn.

## **1. Open meeting**

Chair Mark Hanus called the meeting to order at 6:30 p.m.

## **2. Approve agenda**

MOTION by Salazar, seconded by Wegscheid, to approve the agenda. All voted in favor. Motion carried.

## **3. Approve minutes**

MOTION by Salazar, seconded by Wegscheid, to approve the minutes of the November 25, 2014 rescheduled regular meeting. The following voted in favor: Hanus, Salazar, Gesch, Wegscheid. The following voted against: None. The following abstained: Gillispie. Motion carried.

## **4. Approve claims**

MOTION by Salazar, seconded by Wegscheid, to approve the claims in the amount of \$10,031.50. All voted in favor. Motion carried.

## **5. Jess Menton, Regional Manager, and Abbie Hemmelgarn, Senior Property Manager, for Common Bond Communities, reporting on Indian Knoll operations and taking questions from the Board.**

Abbie Hemmelgarn updated the board on the most recent HUD REAC inspection scores and gave an overview of the inspection process. Hemmelgarn stated Common Bond has hired a new compliance technician who has public housing experience, which has been helpful in complying with the HUD requirements. Hemmelgarn stated occupancy is currently at 96% and that there are over 50 people on the waitlist. Hemmelgarn said on-site staff include herself as property manager, Jack Cook as maintenance technician, and Dan Veilbig as the on-site caretaker.

Chair Hanus summarized an article in the Star Tribune regarding the difficulty in getting HUD to respond to public data requests that mentioned the HRA's troubled status in 2012.

## **6. Catherine Pausche, Director of Finance and Administration, requesting action on a Resolution Authorizing the Execution and Delivery of a Management Agreement with Common Bond Communities for the period January 1, 2015 through December 31, 2015**

MOTION by Salazar, seconded by Wegscheid, to approve the following resolution. All voted in favor. Motion carried.

**RESOLUTION NO. 14-05H: RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A MANAGEMENT AGREEMENT WITH COMMON BOND COMMUNITIES FOR THE PERIOD JANUARY 1, 2015 THROUGH DECEMBER 31, 2015**

7. Catherine Pausche, Director of Finance and Administration, requesting action on the following:

- A. Action on a Resolution Approving the PHA 5-Year and Annual Plan for 2015

MOTION by Salazar, seconded by Wegscheid, to approve the following resolution. All voted in favor. Motion carried.

**RESOLUTION NO. 14-06H: RESOLUTION APPROVING THE PHA 5-YEAR AND ANNUAL PLAN FOR 2015**

- B. Action on a Resolution Approving the IKM Operating Budget for 2015

Pausche highlighted the changes between the 2014 and 2015 operating budget and stated that a deficit is budgeted to the extent of non-cash depreciation. Pausche also noted she is proposing to use some of the capital funds for operations. Pausche stated one-time expenses will be incurred to qualify as a Rental Assistance Demonstration (RAD) project, including contracting for a Green Physical Needs Assessment and that HUD allows small PHAs to use capital funds for operations.

MOTION by Salazar, seconded by Wegscheid, to approve the following resolution. All voted in favor. Motion carried.

**RESOLUTION NO. 14-07H: RESOLUTION APPROVING THE IKM OPERATING BUDGET FOR 2015**

**8. Adjourn**

MOTION by Gesch, seconded by Wegscheid, to adjourn at 6:55 p.m. All voted in favor. Motion carried.

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Chair Mark Hanus

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Attest: Catherine Pausche, Clerk