

BLUFF COUNTRY MINNESOTA MULTI-COUNTY HRA ANNUAL MEETING

**Monday, January 9, 2012
10:30 a.m.**

**Semcac Office
Rushford, MN**

I. CALL TO ORDER

Tom Falbo called the meeting to order.

II. ROLL CALL

Present: Tom Falbo, Bob Carlson, Tom Kaase and Sandy Wright
Staff Present: Gerry Krage, Vonda Budde and Cindy Vitse

III. APPROVAL OF MINUTES (November 2011)

A word correction needed to be made in Section IV, F. The word “the” should have been “with” in the last sentence. Sandy moved to approve the minutes. Tom K. seconded the motion. Motion carried with one abstention.

IV. BUSINESS

- A. **Election of Officers** – Sandy made a motion to keep the officers as they are. Bob seconded the motion. Motion carried.
- B. **Financial Report** – Vonda reported that TIF is making some money now. Bluff Country was short so she transferred money out of the Houston and Fillmore County Levy funds. Total funds are at \$134,954.36. Tom K. moved to approve the report. Sandy seconded the motion. Motion carried.
- C. **Loan Progress** – Vonda reported there has been no activity.
- D. **Spring Stone LLC Update** – Tom K. reported that the Spring Stone board members had a telephone meeting for the election of officers and some other housekeeping items regarding the project. It should be wrapping up soon. Tom K. said he'd like to see the HRA get tied to the project somehow.
- E. **Vesterheim Update** – Gerry reported to the board that Nancy Schmidt from RD, the person he had been working with on this project had recently retired. He talked to Dan last Friday and Dad said he is having a meeting with the owners and that they still want to give the HRA the property. Rosemary from MHP said they signed a contract with Nancy Schmidt to provide assistance to agencies like the HRA with RD projects. Rosemary also mentioned that HUD would be working with the HRA too on this project. Gerry reported to the board that Semcac received CHDO funding

which will be used to work on RD projects like Vesterheim. This will help cover time for staff to work on such projects. Gerry will be meeting with the local HUD representative soon to discuss Vesterheim and also what rehab funds they may have available. The project currently has around \$75,000 in reserves that can also be used for rehab. Gerry is hopeful that we can get this project completed by the end of 2012.

- F. **Section 8** – Gerry reported to the board what had transpired over the past week. Char Meiners from Houston County had contacted Gerry to discuss the HRA administering Section 8 in Houston County and also mentioned some other counties that may be interested too. She stated they wanted to look at other options for the administration of Section 8 in their county. Gerry said the HRA would be interested, as this was the main reason the HRA was originally developed but that HUD has the ultimate say on who administers the program for them. Tom Kaase reported that Fillmore County was also looking into alternatives to their present Section 8 administrator.
- G. **MCCP** – Cindy reported that she submitted the reply to MN Housing that the HRA was interested in participating with MCCP again. This past funding cycle Houston County used 87.63% of their allocation and Fillmore County used 0%.
- H. **Housing Institute Update** – Gerry reported that Winona County is no longer being represented. Winona County didn't renew the contract they had with CEDA so Linda Grover is no longer employed with the County through CEDA which means she is no longer part of the Institute. Gerry talked to Rosemary, MHP, about this and they are still willing to continue with our group even though it is now all basically HRA represented. The next meeting is February 14 & 15. Gerry will double check on dates.
- I. **Future Planning Discussion** – Tom F. would like to look at the HRA goals, long range plan and maybe set some new goals. Some goals mentioned were: Vesterheim, Section 8, Altura RD project and any other RD projects in the area. The board is to bring their plan to the next meeting.

V. **ADJOURN**

Next meeting will be Monday, February 20, 2011 at 10:30 a.m.

Motion to adjourn the meeting was made by Tom K., seconded by Sandy.
Motion carried.