

Board Meeting Agenda
Fairmont Housing & Redevelopment Authority Board of Commissioner
Meeting

Date: Monday, September 19,2022

Time: 12:00 PM

- I. Call to order, roll call: Commissioner Kopischke , Commissioner Mosloski, Commissioner Brau, Commissioner Determan, and Resident Commissioner Goerndt
- II. Approval of Agenda
- III. Approval of previous minutes
- IV. Approval of monthly bills report
- V. Open Forum: the open forum is a portion of the Board meeting where residents will be allowed to address the Board. Person must register with Executive Director 48 hours prior to the meet.
 - A. Schedule Guest:
- VI. Unfinished Business
- VII. New Business
 - 1. Resolution 236-2022 Operating Budget
 - 2. Resolution 237-2022 Flat Rent increase
 - 3. Pick up sale
 - 4. Snowplow purchase
- VIII. Informational

BOARD OF DIRECTORS MEETING September 19, 2022

Bills Due		UTILITIES	OTHERS
City of Fairmont	Electric	\$ 15,381.29	
Midcontinent	Cable	\$ 2,617.99	
Matrix	Retirement		\$ 3,610.50
Medica	Health Insurance		\$ 3,496.24
Hawkins Ash	Mth acctg/budget		\$ 463.00
Leroy Rogge	tenant services		\$ 200.00
Arbriter PLLC	Legal		\$ 612.50
Albin Acquisition	backgrounds		\$ 140.00
JH Larson	materials		\$ 46.83
Waste Systems	garbage		\$ 3,087.67
Verizon	cell phone		\$ 115.83
Boekett	materials		\$ 226.06
MN Energy	gas	\$ 129.04	
Midcontinent	internet/phone		\$ 263.94
True Value	materials		\$ 2,081.15
Bomgaars	materials		\$ 16.99
HD Supply	materials		\$ 731.88
PC Janitorial	materials		\$ 857.13
Olsons Rental			\$ 82.80
A-OK	Contract		\$ 1,365.09
Photo Press	advertisement		\$ 49.80
HDS	License		\$ 2,809.00
Studio E	architect		\$ 1,650.00
MHA	membership		\$ 220.00
Charlie Wenzel	carpet layer		\$ 200.00
Jakes Carpet	flooring		\$ 8,640.00
Dans Appliance	hoods		\$ 579.92
Cardmember	materials		\$ 1,222.79
Midwest Garage Doors	materials		\$ 110.00
Phylis Busch	sec dep		\$ 354.43
South Central Siding	patio doors		\$ 1,600.00
Anne Kuperschmidt	sec dep		\$ 133.11
		\$ 18,128.32	\$ 34,966.66
Bills paid prior to board meeting		UTILITIES	OTHERS
MRI			\$ 145.00
State Bank			\$ 159,869.43
Hawkins Chevrolet			\$ 46,758.33
Total Prepaid		\$ -	\$ 206,772.76
Extraordinary & Annual Bills:		Total Utilities	\$ 18,128.32
		Total Others	\$241,739.42
Total non-regular bills	\$ -		
Total regular bills	\$ 259,867.74	Total Bills	\$ 259,867.74

Board Chair Signature: _____

Board of Directors September 19, 2022 Business

[illegible]

Board Chair Signature: _____

REGULAR MEETING OF THE HOUSING AND REDEVELOPMENT AUTHORITY
OF FAIRMONT, MN
August 8, 2022 – 12:00 P.M

A regular meeting of the Board of Directors was held on Monday, August 8, 2022, in the Friendship Village Community Room. Members present: Commissioner Kopischke, Commissioner Determan, Commissioner Brau, Commissioner Olson, and Resident Commissioner Debra Goerndt. Also present were: Executive Director Gail Diede, Cathy Reynolds City Administrator and Randy Lubenow

Commissioner Kopischke called the meeting to order at 12:00 pm with the consent agenda approved (Brau/Goerndt) Motion carried. Previous minutes approved. (Brau/Goerndt) motion carried. Monthly bills approved (Brau/Goerndt) motion carried.

Open Forum: During the open forum Peter Engstrom presented information on a community wide effort to restart the Human Rights Commission. They need 7 volunteer members to get this started. It is still listed on the City of Fairmont website but has not been active since 2003.

Old Business consisted of:

1. **Tax Levy for 2023- Resolution 235-2022**, which is a City Employee and the HRA would do a contract/joint service for 40% of that employee. This is with the City Council for a Community Development position for next year. Commissioner Mosloski made a motion to approve **Resolution 235-2022** to move forward with the proposed tax levy in the amount of \$70,809.00. Second by Commissioner Determan. On roll Call: Commissioners Mosloski, Brau, Goerndt, Determan, and Kopischke voted aye. Commissioner Kopischke declared said motion passed.

New Business consisted of:

1. **Resolution 233-2022** Capital Fund/Annual Statement, Annual statement for 2022 and Capital Fund for 2023 through 2027. Commissioner Brau made the motion to approve, seconded by Commissioner Goerndt and motion carried
2. **Resolution 234-2022** Public Hearing, The HRA held a public hearing on August 5, 2022. Commissioner Mosloski made the motion to approve, seconded by Goerndt and motion carried.
3. Profinium CD matures 8/28/2022 ED reports that Bank Midwest offers 2.06% for 24 mo. CD, Profinium .45% for 24 mo. First farmers 2.1% for 21 mo. US Bank .05 for 24 mo. CCF .6% for 24 mo. and State Bank at 2.15% for 24 mo. Abstaining from the vote are Commissioner Brau, Mosloski and Kopischke. Motion by Goerndt to purchase from State Bank, second by Determan. Motion carried.

4. Studio E Architect Proposal, ED reports this is the Architect that did the windows in the community and have partial reports for the retaining wall. Proposal total is \$22,390.00 for retaining wall project. Motion by Commissioner Brau to accept proposal and second by Commissioner Mosloski. Motion carried.

Motion by Commissioner Goerndt , second by Commissioner Determan and carried to adjourn the meeting at 12:35 p.m.

Respectfully submitted

Gail Diede

Gail Diede
Executive Director

PHA Board Resolution
Approving Operating Budget

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average **10 minutes per response**, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: HRA of Fairmont Minnesota

PHA Code: MN054

PHA Fiscal Year Beginning: 10/1/2022

Board Resolution Number: 236-2022

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- ☒ Operating Budget approved by Board resolution on:
- ☐ Operating Budget submitted to HUD, if applicable, on:
- ☐ Operating Budget revision approved by Board resolution on:
- ☐ Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:

Resolution # 236-2022
Operating Budget 2023

BE IT RESOLVED by the Housing and Redevelopment Authority of Fairmont, that the Operating Budget for the fiscal year ending September 30, 2023, be adopted by the Board of Commissioners, and submitted to HUD for approval:

Further:

- A. That the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low-income families.
- B. That the financial plan is reasonable in that:
 - 1. It indicates a source of funding adequate to cover all proposed expenditures.
 - 2. It does not provide for federal funding in excess of that payable.
- C. That all proposed charges and expenditures will be consistent with provisions of law and annual contributions contract.

Dated:

Ronald Kopischke, Chairman of Board

Date

Resolution # 237-2022
Flat Rent 2023
09-19-2021

BE IT RESOLVED by the Board of Directors of the Housing and Redevelopment Authority of Fairmont, approved to raise the flat rent to the following effective 10/1/2022 with recertification or interims.

	Current Flat Rent	New Flat Rent
0 bedroom	\$411.00	\$454.00
1 bedroom	\$470.00	\$516.00
2 bedroom	\$618.00	\$679.00

Ronald Kopischke, Chairman of the Board	Date
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2023 FLAT RENT NOTICE

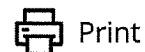
HUD PIH Notice 2014-12 requires that all housing authorities bring their flat rents up to not less than 80% of the local area "Fair Market Rents" as published for the communities in which they are located. Flat rents were to go into effect by October of 2014. Please review the following and contact the office with any questions you may have.

	Current Flat Rent	New Flat Rent
0 bedroom	\$411.00	\$454.00
1 bedroom	\$470.00	\$516.00
2 bedroom	\$618.00	\$679.00

Flat rents will begin to take effect for recertifications or interims that take place on 10/01/2022 or later.

[Home](#) > [What's My Car Worth](#) > [Category & Style](#) > [Options](#) > [Offer Option](#) > [Condition](#) > **Long Bed**

Advertisement

My Car's Value**2002 Ford F150 Regular Cab Long Bed** 4.7 ★ (1450 Ratings)[Edit options](#) [Write a review](#)**Recalls: 1 Recall Found**

Is my car affected?

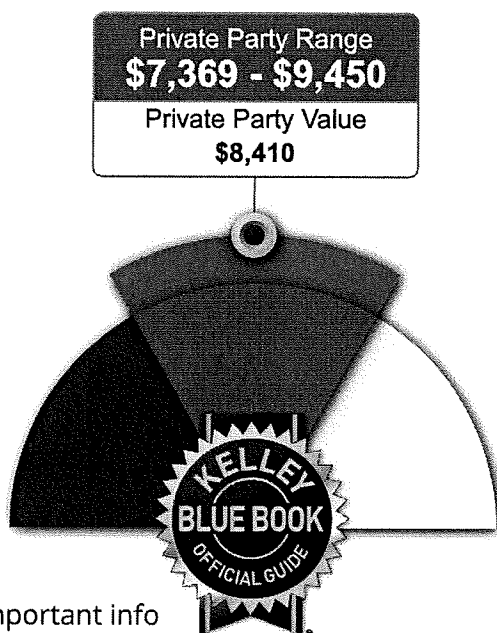
38,000

**Repair Estimator: See Pricing**

What's a fair price?



1 Compare Your Values

[Instant Cash Offer](#)[Trade-in](#)**[Private Party](#)**[Donate Your Car](#)

① Important info
& definitions

Factors That Impact Value

Check that yours are correct below.

Mankato Industrial Coatings
58103 200th St
Mankato, MN 56001 US
+1 5076254593
miclinex@gmail.com
www.linex.com

Estimate



ADDRESS
Fairmont HRA 500 Home St. Fairmont, MN 56031 507-235-9691

ESTIMATE #	DATE	EXPIRATION DATE
1192	09/14/2022	10/31/2022

SALES REP

David

	DESCRIPTION	QTY	RATE	AMOUNT
SE HDV 8'6" SS	Snow Ex HDV V Plow Stainless Steel 8'6" LED Headlights	1	9,150.00	9,150.00
Install	Install Labor	1	800.00	800.00
Discount	Free Install Until 10/31/2022	1	-800.00	-800.00
	2023 Chevy 2500HD			

Thank You

TOTAL

\$9,150.00

Accepted By

Accepted Date