

LUVERNE HRA

MINUTES

Regular Meeting

Wednesday, April 9, 2025

11:30 A.M.

Members Present: Evan Verbrugge, Board Chair
Mike DeBates, Board Vice-Chair
Susan Schneekloth, Secretary
Mert Kracht
Tammy Johnson

Absent: Bob Wratz

- I. Board Chair Verbrugge called the meeting to order at 11:30 a.m.
- II. Approve Meeting Minutes: Moved by Schneekloth, second by DeBates to approve the March 11, 2025 meeting minutes. All in favor, carried.
- III. Approve Financial Reports: Moved by DeBates, second by Schneekloth to approve the March 2025 financial reports. All in favor, carried.

IV. OLD BUSINESS

- A. AT&T Equipment Update-No updates
- B. Preparing for Construction Project:
 - 1. MN Housing requested further clarification and has asked us to be more specific details on a few items/projects before they will approve our specs.
 - 2. We will continue to request HUD's approval to lay away apartments for tenants to shelter while their apartments are under construction.

V. NEW BUSINESS

- A. Vacant Due to Mod Request:
 - 102: Johnson requested Vacant Due to Modernization approval for apartment 102. This is a 2-bedroom that is original to when the building was built. It still has a bathtub. This will not be an apartment where displaced tenants can shelter. This apartment will be gutted & remodeled.
 - 104: Johnson requested approval to lay away apartment 104. It needs major repairs upon the previous tenant vacating. Radon was detected in 104. Once rehabbed and radon mitigated, this apartment will be set aside for current tenants to shelter while they are displaced during construction.

Schneekloth moved, second by DeBates to lay away apartments 102 and 104. All in favor, carried.
- B. Sidewalk Replacement: Due to uneven cement, several sidewalk areas were replaced this week.

- C. Missouri River Energy/City of Luverne CIP: Wade Sand, Missouri River Energy contacted Johnson regarding the Conservation Initiative Program. He stated the partnership with the city and the Tower to provide/replace old AC units for low-income tenants is a great fit for this program. Wade and or Johnson will revisit this with the city.
- D. HUD CFP Close out and email issues have been resolved.
- E. Bedbug Sweep: Plunkett's will conduct a complete bedbug/pest sweep on April 16. BMT staff will conduct a building/housekeeping inspection the same day.

VI. REPORTS:

- 1. Project Performance
- 2. Recertification updated
- 3. Activity Report

VII. OTHER:

VIII. ADJOURN: Moved by Schneekloth, second by DeBates to adjourn at 12:20 p.m. All in favor.

Respectfully submitted:

Susan Schneekloth, Secretary



Evan Verbrugge, Board Chair