



**MINUTES OF A REGULAR MEETING OF THE
MINNEAPOLIS PUBLIC HOUSING AUTHORITY
IN AND FOR THE CITY OF MINNEAPOLIS
May 22, 2019**

The Minneapolis Public Housing Authority in and for the City of Minneapolis met in a regularly scheduled meeting at 1:30 P.M. on May 22, 2019, at 1001 Washington Avenue North, Minneapolis, Minnesota, the date, time, and place established for the holding of such meeting.

Roll Call:

The Chair called the meeting to order, the following members of the Board being present:

Charles T. Lutz	Acting Chair
Mikkel Beckmen	Secretary
Abdullahi Isse	Commissioner
Cara Letofsky	Commissioner
Tamir Mohamud	Commissioner
Hon. James Rosenbaum	Commissioner

The following members of the Board were absent:

F. Clayton Tyler	Chair
Tom DeAngelo	Commissioner
Faith Xiong	Commissioner

The following others were also present:

Greg Russ	Executive Director / CEO
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The Chair declared the presence of a quorum.

Approval of Agenda:

Commissioner Rosenbaum moved approval of the proposed agenda. The motion was seconded by Commissioner Isse. Upon a voice vote, the Chair declared the motion carried.

Approval of Minutes:

The Minutes of the Regular Meeting of April 25, 2019, were presented for approval. Commissioner Mohamud moved the minutes be accepted as presented. The motion was seconded by Commissioner Rosenbaum. Upon a voice vote, the Chair declared the motion carried.



Executive Director's Update:

In an effort to keep MPHA Commissioners, staff and the public informed regarding significant activities being addressed by the Agency, Executive Director Russ spoke briefly on the topics shown below, upon which the Board took no official action:

HUD

- MPHA continues to have an ongoing dispute with the Department of Housing and Urban Development (HUD) over the status of our Annual Contributions Contract (ACC) - the contract that provides all of our funding. There are two paths the industry groups may pursue, the first is a legislative fix that could possibly be inserted into one of the appropriation bills which will preclude HUD from pursuing their interpretation of the contract. The second, the industry groups may sue HUD to make sure they actually have a contractual commitment and that HUD understands there are two parties involved and the parties must negotiate the terms and conditions of the contract.

Federal Budget

- The House and Senate are negotiating how much to lift the sequester caps; when this happens, we should receive funding similar to the 2019 budget, which is good.

Section 8 Opening Wait List

- In June 2019, MPHA is opening their waiting list, jointly, and in cooperation with, Metropolitan Council HRA and St. Paul Housing Agency.

Quality Maintenance Program (QMP)

- The QMP pilot phase continues in reducing work orders by performing preventative maintenance tasks on occupied units. If we are able to launch this project, we will try to go to scale with it sometime next year. In addition, we may add a listing of janitorial and ground schedules for each building, as well as, cycle painting.

Introduction of New MPHA Commissioners

- MPHA's newly appointed Chair Sharmarke Issa and Commissioner Tessa Wetjen will join the Board of Commissioners at the June 26, 2019 meeting.

Item No. 1: General Contractor/Consultant (GC/C) Services for Scattered Sites Energy Pilot

After a brief presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report. Commissioner Beckmen seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No.2019-21]



Item No. 2: Transfer of Poth at 3111 First Avenue South to Harriet Tubman Women’s Center

After a presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Isse seconded the motion. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Lutz, Beckmen, Isse, Mohamud, Letofsky, and Rosenbaum) and no Commissioner voted “nay”. The Chair declared the motion carried. [See Document No.2019-22] [See Resolution No.19-184]

Item No. 3: Resolution honoring the contributions of departing MPHA Commissioners

After a presentation by staff and discussion, Commissioner Letofsky moved approval of the recommendation set forth in the Report along with the corresponding Resolution attached thereto. Commissioner Beckmen seconded the motion. Upon a roll call vote, six Commissioners voted “aye” (Commissioners Lutz, Beckmen, Isse, Mohamud, Letofsky, and Rosenbaum) and no Commissioner voted “nay”. The Chair declared the motion carried. [See Document No.2019-23] [See Resolution No.19-186 and No.19-187]

Receive and File Items:

The following items were received and filed by the Board:

- The Monthly Performance Report for April 2019. [See Document No.2019-24]

Adjournment:

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:05 p.m.

Secretary of the Board of Commissioners

Date These Minutes Approved