



**MINUTES OF A REGULAR MEETING OF THE  
MINNEAPOLIS PUBLIC HOUSING AUTHORITY  
IN AND FOR THE CITY OF MINNEAPOLIS  
July 24, 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 July 24, 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:

Sharmarke Issa	Chair
Andrea Brennan	Commissioner
Abdullahi Isse	Commissioner
Cara Letofsky	Commissioner
Tamir Mohamud	Commissioner
Tessa Wetjen	Commissioner
Faith Xiong	Commissioner

The following members of the Board were absent:

Mikkel Beckmen	Secretary
Hon. James Rosenbaum	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 Mohamud moved approval of the proposed agenda. The motion was seconded by Commissioner Letofsky. Upon a voice vote, the Chair declared the motion carried.

**Approval of Minutes:**

The Minutes of the Special Meeting of July 8, 2019, were presented for approval. Commissioner Xiong moved the minutes be accepted as presented. The motion was seconded by Commissioner Letofsky. Upon a voice vote, the Chair declared the motion carried.



### **Election of Officers and Appointment of Committees and Search Committee:**

The Chair nominated Commissioner Brennan as the Board's Vice Chair, completing Commissioner Lutz' term, ending December 31, 2019. Commissioner Letofsky moved approval of the nomination of Commissioner Brennan as Vice Chair, ending December 31, 2019. Commissioner Mohamud seconded the motion. Upon a roll call vote, five Commissioners voted "aye" (Commissioners Brennan, Isse, Letofsky, Mohamud and Chair Issa) and two Commissioners "abstained" (Commissioners Wetjen and Xiong) and no Commissioner voted "nay". The Chair declared the motion carried.

The Chair announced the following committee appointments for 2019: Commissioner Letofsky to chair the MPHA Audit Committee, Commissioner Isse to the Audit Committee, Commissioner Mohamud to the MPHA Pension Committee, Commissioners Brennan, Letofsky and Rosenbaum to the Executive Committee of the Board. Chair Issa chairs the Executive Committee.

The Chair announced the need to establish a special Search Committee for the selection of MPHA's next Executive Director. Commissioner Letofsky moved approval to establish a Search Committee for the selection of MPHA's next Executive Director. Commissioner Mohamud seconded the motion. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners, Brennan, Isse, Letofsky, Mohamud, Xiong, Wetjen and Chair Issa) and no Commissioner voted "nay". 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:

#### **Portfolio Strategy**

- On July 22, 2019, MPHA held a comprehensive rollout of its Portfolio Strategy. The document laid out a set of ideas and framework for looking out at the portfolio and the tools MPHA has for redevelopment. The plan includes a schedule, potential financial options, and updates on the scattered site conversions and the Elliot Twins RAD project. This plan puts in a set of ideas on how to raise the capital that's needed to invest in MPHA properties and reinvigorate its units. The work on this document was a team effort across MPHA and support from many contributors outside the agency, specifically, the financial and legal consultants. Updates and briefings will be given to the board as it goes forward with different initiatives and strategies about raising funds. Those who attended the event were MPHA board members, foundation representatives, resident leadership, community representatives and the banking community.

#### **Federal Budget**

- There's a tentative federal budget deal that has been agreed to but needs to get through the House and the Senate, then signed by the President. If passed, funding will be similar to this year's budget. It's a two-year deal with adjustments for inflation.



**Item No. 1: Housing Authority Risk Retention Group Membership**

After a brief presentation by staff and discussion, Commissioner Wetjen moved approval of the recommendation set forth in the Report. Commissioner Letofsky seconded the motion. Upon a voice vote, the Chair declared the motion carried. [See Document No. 2019-27]

**Item No. 2: Continuing Commitment to Strategic Plan, Preservation of Public Housing, and Stabilization of MPHA**

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 Mohamud seconded the motion. Commissioner Wetjen moved to offer a friendly amendment to the motion by adding, to the last line of the fifth paragraph of Resolution No. 19-188, *"...and Continued Commitment to Residents and Community Engagement"*. Commissioner Letofsky seconded the motion to amend the motion. Upon a roll call vote, seven Commissioners voted "aye" (Commissioners Brennan, Isse, Letofsky Mohamud, Xiong, Wetjen and Chair Issa) and no Commissioner voted "nay". The Chair declared the motion as amended carried. [See Document No. 2019-28] [See Resolution No. 19-188]

**Item No. 3: Honoring the Service of Commissioner and Board Vice Chair Charles T. Lutz**

After a presentation by staff and discussion, Commissioner Wetjen 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, seven Commissioners voted "aye" (Commissioners Brennan, Isse, Letofsky, Mohamud, Xiong, Wetjen and Chair Issa) and no Commissioner voted "nay". The Chair declared the motion carried. [See Document No. 2019-29] [See Resolution No. 19-189]

**Receive and File Items:**

The following items were received and filed by the Board:

- The Monthly Performance Report for June 2019. [See Document No. 2019-30]
- Draft RAD Amendment to the MPHA 2019 MTW Annual Plan (required and in a form prescribed by HUD) [See Document No. 2019-31]
- Draft 2020 MTW Annual Plan [See Document No. 2019-32]
- Quality Maintenance Program (QMP) Update [See Document No. 2019-33]

The Chair acknowledged that this was Greg Russ's last meeting and thanked him for his service.



**Adjournment:**

There being no further business to come before the meeting, and upon a motion duly made and seconded, the meeting was adjourned at 2:48 p.m.

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Secretary of the Board of Commissioners

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Date These Minutes Approved