

**MEETING MINUTES FROM EXECUTIVE BOARD MEETING
NORTH MANKATO HOUSING & REDEVELOPMENT AUTHORITY
1001 Belgrade Avenue, North Mankato, MN 56003
9:00 a.m., May 29, 2018**

Roll Call

Members Present: John Daley, Chair
 Nancy Gehrke, Vice Chair
 Jennifer Drganc, Treasurer

Members Absent: Leon Bembenek
 Billy Steiner

Others Present: Kristin Mallek, SMR Management
 April Van Genderen, North Mankato City Clerk

Amendments to Agenda

One additional check was added.

Open Meeting Residents

None appeared. Site manager Bob Dekrife reported a garage sale was held by interested members and a pre-garage sale breakfast was held with a good turnout.

Approval of Meeting Minutes

Board Member Daley moved, seconded by Board Member Drganc, to approve the minutes of May 1, 2018, HRA Regular meeting. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Approval of Financials

Board Member Gehrke moved, seconded by Board Member Drganc to approve the financials. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Approval of Checks

Board Member Gehrke moved, seconded by Board Member Drganc, to approve the May checks. It was noted the payment to Brunton Architects was for their services from January to May. Vote on the motion: Aye 3, 0 Nay. Motion carried.

Occupancy

One vacancy with someone scheduled to move in on June 6, 2018.

Old Business

Parking Lot/Contract Update

SMR Management Representative Kristin Mallek noted the parking lot remodel was scheduled to begin on June 4th. Residents will park on the street and in the church parking lot, but only portions of the lot will be closed at one time so there will still be parking in the lot.

First Floor Remodel

SMR Management Representative Kristin Mallek stated the patio project would begin this week, with the rest of the project work beginning in July after the parking lot remodel was completed. Ms. Mallek noted asbestos removal on the first floor will occur before the remodel begins with ½ of the floor closed at a time. Ms. Mallek reported the bids for the asbestos removal ranged from \$17,000 to \$29,000, the low bid was from Twell Environmental, Inc. Ms. Mallek stated Koppen Gardens received their CAP Funds for \$109,000, the receipt of those funds will allow the completion of the first floor restroom remodel.

Set Next Meeting Date

Board Member Drganc moved, seconded by Board Member Gehrke to set the next meeting for June 26, 2018, at 9:00 am. Ms. Mallek noted this would be the Annual Meeting. Vote on the motion: Aye 3, Nay 0. Motion carried.

Adjournment

Adjourned at 9:12 a.m.

Chair

Secretary