

MEETING MINUTES FROM EXECUTIVE BOARD MEETING  
NORTH MANKATO HOUSING & REDEVELOPMENT AUTHORITY

615 Nicollet Avenue, North Mankato, MN 56003

9:00 a.m., October 30, 2018

**Roll Call**

**Members Present:**

Billy Steiner, Board Member  
Leon Bembenek, Board Member  
Jennifer Drganc, Secretary-Treasurer

**Members Absent:**

John Daley, Chair

**Others Present:**

Joleen Pfau, Executive Director  
Kristen Mallak, SMR Management

**Amendments to Agenda**

Amended Agenda to add checks #14761 and 14762.

**Open Meeting Residents**

Larry, a resident of Koppen Gardens spoke about how much he appreciated the all the work that had been done at the building in the last year. Items including carpeting and painting of hallways, new hallway lighting, updates on the first floor and the parking lot. He also said how much he appreciated all of Bob's work at the building.

**Approval of Meeting Minutes**

Board Member Steiner moved, seconded by Board Member Bembenek, to approve the minutes of August 28, 2018, HRA Executive Regular meeting. Vote on the motion: Aye 3, 0 Nay. Motion carried.

**Approval of Financials**

Board Member Steiner moved, seconded by Board Member Bembenek, to approve the Financials for July 2018, August 2018 and September 2018. Vote on the motion: Aye 3, 0 Nay. Motion carried.

**Approval of Checks**

Board Member Steiner moved, seconded by Board Member Bembenek, to approve the August, September and October Checks. Vote on the motion: Aye 3, 0 Nay. Motion carried.

**Occupancy**

Site Manager Bob stated they currently have 2 vacancies that would be filled in the next couple weeks.

**Old Business**

**Update 1<sup>st</sup> Floor Remodel.**

SMR Representative Mallak informed the board that the majority of the first floor remodel has been completed. Rice Companies does need to return for some bathroom tile that we requested to be fixed along with a few other minor items. The residents will have their first party in the new community room for Halloween.

**Parking Lot Update.**

SMR Representative reported that the parking lot has been completed. Final payment less retainage was part of this month's bills.

**Set Next Meeting Date**

Board Member Steiner moved, seconded by Board Member Bembenek to set the next meeting for November 27, 2018, at 9:00 am. Vote on the motion: Aye 3, Nay 0. Motion carried.

**Adjournment**

Adjourned to closed session at 9:20 a.m.

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Chair

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Secretary