

MEETING AGENDA

Location: Bayview Terrace Meeting Room 505 1st Avenue, Two Harbors, MN

Date: September 15, 2026

Call to Order 5:03 PM

Present: Adam Bauman, Cathy Erickson (virtual) Lew Conner, Robin Glaser

Absent Rick Evans

I. APPROVALS

- a. Meeting Agenda Motion LC, seconded by RG
- b. No August Minutes
- c. July Financial Statements Motion to Approve CE, seconded by LC

II. PUBLIC AND PUBLIC COMMENTS

Kathy Glenn

III. COMMITTEE REPORTS

- a. Financial Committee - did not meet
- b. Housing Committee – Lew Northshore Flats are moving forward. The County HRA pilot house has been sold, and they have received IRRB funding to clear two blighted properties for development. [CE discussion on the ballot initiative that would increase revenues for school districts that would not raise taxes or fees for the public. Leaving the selection blank is akin to a no vote] – **do we want this in the minutes?**
- c. Personnel Committee – Adam. The Personnel Committee discuss annual review with the ED on September 22 at 5:00 PM
- d. ED Report – We are waiting for the engineer's report on the building's pipes to move forward with replacement plans and will continue to address the ongoing leaks as they arise. Operating Funds were drawn in the amount of \$6,081. THHRA will host the October NERDA meeting. One mini grant payment of \$500 was made for roof repairs. Changing the number of subsidized units has implications for our MHFA POHP forgivable loan. Dropping below 57-unit threshold will require the HRA to refinance the loan. Dana added to the Northern Door Restricted Order account so that she can order building keys. Media Specialist started today, his first tasks is to get the HRA website launched. HUD is experiencing challenges with secure systems Zero Trust rollout and has moved some reporting requirements back one week. Property and

workers compensation rates have increased \$7,000 and \$2,000 respectively.

IV. NEW BUSINESS

- a. Unbudgeted expenses: Stone Plumbing \$25,000 to replace the water heater, Larson Elevator service contracts were not sent to the HRA necessitating two payments in 2026. Holden Electric is replacing the electric wiring from the building to the parking lot as the existing housing has deteriorated and severed existing wires.
- b. Pop Machine charges need to increase as the cost to purchase plus sales taxes to be paid puts this amenity at a loss of revenues. We will explore whether the existing machine can be upgraded as opposed to purchasing new due to the high cost of replacement
- c. There seems to be renewed interest in a Residence Council

V. OLD BUSINESS

- a. Raised beds for tenant use are approved by our insurance provider who also reiterated the importance that tenants do not perform grounds work or in-ground planting.
- b. ED evaluation September 22, 2026

VI. ADJOURN 6:00 PM LC, RG