



March 21, 2025

The Wadena Housing and Redevelopment Authority will hold a Public Hearing on March 26, 2025, at 5:00 PM in the City Council Chambers, located at 222 2nd Street SE, Wadena, MN. The purpose of the Public Hearing is to approve the PHA Annual/ 5-year Plan.

The Wadena HRA Board of Commissioners will hold the Regular monthly meeting immediately following the Public Hearing.

If you have items that you would like placed on the agenda, or if you have any questions, please contact Maria Marthaler, Wadena HRA Director at 631-7723 prior to the meeting.

AGENDA HOUSING & REDEVELOPMENT AUTHORITY
BOARD OF COMMISSIONERS
MEETING AGENDA

**Wednesday, March 26, 2025, Public Hearing
at 5:00 p.m. In the City Council Chambers
Wadena HRA Regular Board Meeting
Immediately following the public hearing.**

1) Call to Order

- 2) Tenant Representative Report

3) Consent Calendar

- A) Agenda Approval
 - B) Minutes of the February regular Meeting
 - C) Program Account Balances
 - D) Expenditures
 - E) Program Loan Report
 - F) Financial Statements
 - G) Property Work Orders
 - H) Housing Program Reports
- Humphrey Manor *Commercial Apartments * Fair Oaks Apartments* Section 8/MS Vouchers

4) Unfinished Business

- A) Exercise Equipment

5) New Business

- A) Resolution #619 Approve/Disapprove Humphrey Manor West Budget
 - B) Resolution #620 Approve/Disapprove Humphrey Manor East Budget
 - C) Resolution #621 Approve/Disapprove Voucher & Mainstream Budget
 - D) Commercial Apartments Rent increase
 - E) Fair Oaks Apartments Rent Increase
 - F) Fair Oaks Apartment Building Cleaning
 - G) Purchase and Replace HMW toilets with Handicap toilets
 - H) Travel Policy
 - I) Animal Policy
 - J) Smoking Policy
 - K) House Rules
- L) Directors Report
- M) Commissioner Issues
- N) For your Information
- O) Next Meeting Date & Adjournment

ADDITIONAL ITEMS OR INFORMATION MAY BE AVAILABLE AT THE MEETING

WADENA HRA MISSION STATEMENT

**“Evaluate the Housing & Redevelop needs of Greater Wadena area
And
Enable Appropriate Public or Private Solutions”**

- 1) Call Meeting to Order
- 2) Tenant Representative Report
- 3) Consent Calendar
- 4) Unfinished Business
- 5) **New Business**
 - A) Resolution #618 Approve/Disapprove Humphrey Manor West Budget.
 - B) Resolution #619 Approve/Disapprove Humphrey Manor East Budget.
 - C) Resolution #620 Approve/Disapprove Voucher & Mainstream Programs budget.
 - D) Consider \$25 month rent increase for Commercial Apartments effective July 1, 2025.
 - E) Consider \$10 a month rent increase for Fair Oaks Apartments effective July 1, 2025.
 - F) Fair Oaks Apartments Apartment Building Cleaning

Kossan Exterior Services LLC	\$2,650.
Perham Pressure Washing	\$3,250.
JSM Sandblasting	\$7,000.
 - G) Replace HMW apartment toilets and shut offs on HMW with high rise, water saving toilets. Most of the toilets in the apartments have lost the enamel finish and are stained and hard to clean. Many tenants would like a high-rise toilet. This would also be water saving. Cost is roughly \$250 to \$300 per apartment. Including toilet, wax ring, and shut-off lines. Not all toilets will need replaced. Rough estimate 40-50 apartments.
 - H) Travel Policy
 - I) Animal Policy
 - J) Smoking Policy
 - K) House Rules
- 6) Directors Report
- 7) Commissioner Issues
- 8) For your information
Staff Meeting Reports
- 9) Next Meeting Date and Adjournment
April 30, 2025, 5 p.m. City Council Chambers



**WADENA HOUSING AND REDEVELOPMENT AUTHORITY
PUBLIC HEARING AGENDA
ANNUAL PLAN AND APPROVAL OF 2025 YEAR OF THE FIVE-YEAR PLAN**

WEDNESDAY, MARCH 26, 2025

5:00 P.M.

City Council Chambers

WADENA HRA MISSION STATEMENT

**“Evaluate the housing and redevelopment needs of the greater Wadena area
and
enable appropriate public and private solutions”**

1) Call to Order

Open for comments

Close the Public Hearing

2) Annual Plan Update

**A) Resolution #618 Approving the Wadena HRA “2025” 5 year/Annual
Plan**

- **Goals and Objectives**

- **Capital Fund Program Portfolio**

This is funds provided by HUD for Capital Improvements to HMW ONLY.
These funds need to be spent at a specific time and are approved to be spent
on items in the 5-year Action Plan.

- **5- Year Action Plan**

These are items we budgeted for during the 2021 to 2025 5-year action plan.
Our next 5-year Action plan is due in March 2026.

Adjourn



