

1. Call to order: The meeting was called to order at 5:04 p.m.

Roll call:

Members present:, Catherine Courtney, Thom Miller, Jolene Tanner

Members absent: Shelby Conway and Val Upsher

Staff present: Marney Olson, Nicole Randall and Angela Nelson

2. Approval of Minutes – Minutes for the April 2026 board meeting were reviewed. A correction to the year in the header was noted prior to the meeting.
It was moved by Commissioner Tanner, seconded by Commissioner Courteny to approve the February 2026 minutes with the correction.
Motion passed 3-0.
3. Hearings - None
4. Presentation - None
5. Unfinished Business – None
6. New Business

a. **Recognition of Service, Catherine Courtney, Resolution 791.** Ms. Olson read Resolution 791 into the record, recognizing Commissioner Catherine Courtney's 29 years of service on the Housing Authority Board beginning June 2, 1997. The resolution acknowledged her leadership as board chair, her contributions to the growth of housing programming and resources, and her thoughtful, conscientious approach to housing policy. Commissioner Tanner and Chair Miller offered additional remarks praising her institutional knowledge, her welcoming disposition toward newer members and her professionalism. Staff also noted that Commissioner Courtney received the Minnesota NAHRO Conrad Rettmer Award in 2022 recognizing outstanding commissioners.

Chair Miller stated that he wanted to add on the record that he does not understand from a contextual (versus systems perspective) why Commissioner Courtney was required to interview for a new term and was not reappointed. He noted the institutional knowledge that she brings is valuable in addition to her professional experience. He stated it is a disservice to the city and the housing authority to not have Commissioner Courtney continue to service on the board.

It was moved by Commissioner Tanner and seconded by Chair Miller to approve recognition of service, Catherine Courtney, Resolution 791. Motion passed 2-0 with Commissioner Courtney abstaining.

b. **Review and approve Housing Authority Board purpose statement.** Ms. Olson presented an updated purpose statement, requested by city council for consistency across the city's website. The revised statement was broadened to reflect the full scope of Housing Authority programs beyond the Housing Choice Voucher and public housing programs. A grammatical edit was suggested to improve clarity in listing program types. The board accepted the revised purpose statement with the noted edit.

c. **Quarter 1 Utilization and occupancy report.** Ms. Olson and Ms. Randall introduced a new reporting format summarizing rental assistance utilization and public housing occupancy by month. The board expressed interest in receiving this report on a quarterly basis going forward.

d. **Election of officers.**

Motion to table the election of officers to the August 12, 2026 meeting was made by Commissioner Tanner and seconded by Chair Courtney. Motion passed 3-0.

7. Communications

- Commissioner Tanner noted that Governor Walz proclaimed the week of May 18–22, 2026 as Minnesota Affordable Housing Week and took the opportunity to formally recognize staff's efforts to preserve and expand affordable housing in the community.
- The Housing Authority successfully completed the public housing HUD inspection under the new HUD NSPIRE standards.
- The 2-bedroom public housing waiting list opens June 15 - 17, 2026 and the 1-bedroom waiting list will open June 29 - July 1, 2026.
- The July 8, 2026 meeting is canceled.

8. Other

9. Adjournment

It was moved by Commissioner Courtney, seconded by Commissioner Tanner, to adjourn the meeting. Motion passed 3-0.

The meeting was adjourned at 5:50 p.m.

Respectfully submitted,



Jolene Tanner, Secretary