

**MINUTES OF THE  
SCHEDULED ANNUAL MEETING OF THE COMMISSIONERS OF THE  
HOUSING AND REDEVELOPMENT AUTHORITY OF DULUTH, MINNESOTA  
HELD ON THE 30<sup>th</sup> DAY OF JANUARY, 2024**

The Commissioners of the Housing and Redevelopment Authority of Duluth, Minnesota, met in a Scheduled Annual Meeting at 3:30 P.M. on the 30<sup>th</sup> day of January 2024.

Vice-Chair Talarico called the meeting to order and on roll call the following members were found to be present: Commissioners Awal, Cich, Hanek, Meyer, Nephew, and Talarico. Chair Glumac was absent. The Vice-Chair declared a quorum present.

Also present were Jill A. Keppers, Executive Director; staff members Anna Carlson, Jacob Morgan, Rachel Downs, Brandon Engblom, Maureen Zupancich, Lenelle Hrabik, Mike Marquardt, Sarah Pierce, Caleb Anderson, Rob Johnson, and Traci Nindorf; Tom Church, City of Duluth/HRA Senior Housing Developer; Duluth Police Officer Kinsela; and community member/Duluth resident Rachael Anderson.

**ELECTION OF OFFICERS**

The Vice-Chair presented the nominations for the election of officers as follows:

Chairperson – Roberta Cich

Vice-Chairperson – Michael Talarico

Secretary – Tim Meyer

Commissioner Hanek asked what the process is for nominations. Executive Director Keppers explained that the last few years, she has reached out to Commissioners and asked if they would be willing to serve. Legal Counsel said the by-laws only state there had to be an election, not how officers were chosen. Commissioner Cich said there is always opportunity to nominate someone at the meeting. Commissioner Hanek expressed her discomfort in there not being a more open process for nominations. This was discussed at length by Commissioners, resulting in Commissioner Meyer withdrawing his interest in Secretary.

Commissioner Meyer nominated Commissioner Hanek for the officer position of Secretary. Commissioner Nephew seconded the nomination. Commissioner Hanek accepted the nomination. The vote passed unanimously with all Commissioners that were in attendance.

Vice-Chair Talarico presented the nomination of Michael Talarico for Vice-Chair. Commissioner Awal seconded the nomination. The vote passed unanimously with all Commissioners that were in attendance.

Vice-Chair Talarico presented the nomination of Roberta Cich for Chair. Commissioner Awal seconded the nomination. The vote passed unanimously with all Commissioners that were in attendance.

The Vice-Chair declared the officers elected and said items approved. Additional discussion was had on the process of nominated officers. The Vice-Chair recommended this discussion be led by the newly elected chair at the regularly scheduled meeting.

**ADJOURNMENT**

There being no further business to come before the Board, the Chair declared the annual meeting adjourned at 4:17 P.M.

Roberta Cich

Chair

ATTEST: Andrew Hawk

Secretary

Next Scheduled Annual Meeting – January 28, 2025