

**MORTON COUNTY HOUSING AUTHORITY
MONTHLY MEETING
MORTON COUNTY COMMISSION ROOM
MORTON COUNTY COURT HOUSE
210 2ND AVE NW, MANDAN
THURSDAY, JUNE 11, 2026 – 3:00 P.M. CST**

AGENDA

- 1) Call to Order
- 2) Public Comment
- 3) Approval of Minutes
- 4) Approval of Expenditures
- 5) Financial Statements
- 6) Voucher Activity
- 7) 2026 Voucher Equity
- 8) FY 2026 Income Limits
- 9) SEMAP Corrective Action Approval
- 10) Voucher Waiting List Preferences
- 11) House Subcommittee FY 27 HUD Funding Bill
- 12) Mandan Golden Age Building
- 13) Mgmt Agreement & Lease - Morton County Housing Corporation
- 14) HUD Review of December 31, 2025 Audit Report
- 15) Bylaws Update
- 16) Other Business
- 17) Adjourn

MORTON COUNTY HOUSING AUTHORITY

MEETING MINUTES

MAY 14, 2026

The regularly scheduled meeting of the Board of Commissioners of the Morton County Housing Authority was called to order by DeNae Kautzmann, Chairwoman, on Thursday, May 14, 2026, at 3:00 p.m., at the Morton County Commission Room at the Morton County Courthouse in Mandan. In attendance, in addition to DeNae were Commissioners Paul Tokach, Steve Maershbecker and Carly Retterath. Also, in attendance were Rick Horn and Kayla Golke of the Management Firm.

No Public Comment.

The minutes from the previous meeting minutes were reviewed. Paul motioned to approve of the minutes as presented with Steve seconding. On a roll call vote, all members present voted Yes. Motion passed 4-0.

The expenditures from April 9, 2026, through May 8, 2026, were reviewed. Paul wanted to ensure that 2 signatures were used when signing checks, Rick assured him that was correct. Steve motioned to accept the expenditures as presented with Carly seconding. On a roll call vote, all members present voted Yes. Motion passed 4-0.

The April 30, 2026, financial statements were reviewed. Paul had questions about what was in the Lease Liabilities category, Rick stated that the office lease, copier lease and postage meter lease are included in this category. Any assets that are leased will be in this category. No further questions or discussion.

Rick presented to the Board the year-to-date voucher activity for the current fiscal year. A discussion regarding the Morton County Housing Authority Voucher Program was had. As of April 2026, our average HAP payment was \$579.48 vs \$560.63 in January 2026. As of April 30, 2026, we had 235 applications received YTD, 42 vouchers issued, 34 vouchers utilized with 22 outstanding vouchers, and we are currently processing 298 applications. The number of applications that are currently being processed is 298 compared to 208 as of 12/31/2025.

A discussion regarding the 2026 Voucher Equity was had. The HAP Equity balance as of April 2026 was \$105,651.42. The Admin Equity balance as of March 2026 was \$1,154,495.00.

A discussion regarding the 2025 HAP Program Reserves Reconciliation was had. As of December 31, 2024, the Program Reserves (PHA Held funds and HUD Held Funds) were \$110,108.00. The total funds available for Calendar Year 2025 were \$3,853,579.00. The 2025 Program Reserves consisted of PHA- Held Funds \$83,724.00 and HUD-Held Funds \$279,219.00 for a Total Reserves \$362,943.00. This is money that can be used if MCHA overspends funding. There were questions regarding fraud recovery, Rick informed the board that fraud recovery is when an individual violates the program by not reporting income, MCHA will go back and figure out what they should have paid vs what they have paid. A repayment agreement will then be made with the individual and they must follow the repayment agreement, or they can lose their housing. Another option is a tax intercept, a certain amount will get pulled from the individuals tax refund, this will offset their owing balance.

With a tax intercept MCHA only gets a percentage of the amount.

A discussion regarding the 2026 HAP Renewal Funding was had. HUD will normally use the amount of HAP expenses from the prior year (\$3,490,636) and then use a renewal funding inflation factor (1.10608%) to determine the total renewed eligibility (\$3,860,923). That amount is then multiplied by a proration factor to determine the amount of eligible funding for the year of \$3,845,815. The Morton County Housing Authority is able to only retain 4% of the funding as HUD held year end reserves from the prior year of \$362,943. The excess amount is then used as an offset to the HUD funding. The excess amount was \$209,099. Morton County Housing Authority's total 2026 renewal funding after offset was \$3,636,716.

A discussion regarding the SEMAP (Section 8 Management Assessment Program) score was had. The housing authority's final SEMAP score for the fiscal year ended December 31, 2025, was 85%. This score was the result of receiving 0 points for the lease-up indicator. This is due to the housing authority not spending 95% of the HUD funding for the 2025 fiscal year. MCHA had spent 94% of the budget authority. Due to receiving a zero rating, we will need to provide corrective action plan to HUD as to how we will address our overall spending to make sure that our HAP expenses are at least 95% of the budget authority for the 2026 fiscal year.

A discussion regarding Voucher Waiting List Preferences. Rick presented the board with research into what other counties in North Dakota do regarding preferences. Currently the wait list goes by date of application. If MCHA decides to add waiting list preferences different entities will have to be notified. Rick stated that he will check with HUD as to the process of adding preferences.

A discussion regarding the Bylaw Update was had. The Bylaws Committee has not been able to meet to review the changes. These updates will be presented at the next meeting.

No other business.

Carly motioned to adjourn the meeting with Paul seconding. On a roll call vote, all members present voted Yes. Motion passed 4-0.

DeNae Kautzmann, Chairwoman

Date

Rick Horn, Management Agent

Date

Morton County Housing-Vouchers
Check Register
For the Period From May 9, 2026 to Jun 7, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount		
12561	5/14/26	Wells Fargo Vendor Financial Services	111.10	169.11	_____	Steve Maerschbecker
12562	5/22/26	Innovative Office Solutions LLC	111.10	392.15		
12563	5/22/26	Brady, Martz & Associates, PC	111.10	1,228.50	_____	Carly Retterath
12564	5/22/26	Fireside Office Products Inc	111.10	228.00		
12565	5/29/26	Ashton Nahs	111.10	250.00	_____	DeNae Kautzmann
12566	6/1/26	Morton County Housing Corp	111.10	900.00		
12567	6/1/26	HJL Management Company	111.10	35,287.00	_____	Rory Anderson
12568	6/5/26	Quadient Finance USA	111.10	360.00		
12569	6/5/26	HUB International	111.10	4,140.00	_____	Paul Tokach
12570	6/5/26	Uniti	111.10	9.11		
12571	6/5/26	Online Information Services Inc	111.10	1,039.48		
12572	6/5/26	Sure-Shred	111.10	25.00		
12573	6/5/26	Innovative Office Solutions LLC	111.10	<u>86.55</u>		
Total				44,114.90		

**Morton County Contract
Check Register
For the Period From May 9, 2026 to Jun 7, 2026**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1320	5/29/26	HJL Management Co	111.10	8,407.48
Total				8,407.48

Morton County Housing-Vouchers
General Ledger Trial Balance
As of May 31, 2026

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
111.10	CASH	478,643.30	
1145.00	Accrued Interest Receivable	13,159.82	
124.00	Prepaid Insurance	416.10	
125.10	A/R OTHER	106.00	
128.00	Tenant A/R	10,477.00	
128.10	Allowance for Doubtful Account		10,477.00
131.20	Investments-Starion	763,703.87	
1400.00	Leasehold Improvements	148,851.01	
1400.90	Furniture & Equipment	4,276.00	
163.10	OFFICE FURNITURE & EQUIP	3,343.74	
166.10	Accumulated Depreciation		21,221.59
167.10	Accumulated Amortization		42,151.83
2112.00	Interest Payable		284.06
2115.00	ST Lease Liability		8,855.38
2215.00	LT Lease Liability		67,101.33
511.10	Restricted Net Assets		81,063.99
512.10	Unrestricted Net Assets		1,010,648.10
512.11	Unrestr Net Assets - Pre 2004		158,615.00
706.00	ANNUAL CONTRIBUTIONS H		1,510,680.00
706.10	ANNUAL CONTRIBUTION - A		196,072.00
711.00	Investment Income - Unrestrict		14,872.19
714.00	Fraud Recovery		4,988.16
720.00	Other Income - Port In		8,825.04
911.00	MANAGEMENT FEES	175,370.00	
912.00	ACCOUNTING & AUDITING	17,004.75	
916.00	SUNDRY	9,562.70	
916.10	Port admin fee	8,217.72	
919.00	Storage Rental	690.00	
941.00	GENERAL EXPENSE	2,955.20	
945.00	Interest Expense	1,459.59	
961.00	INSURANCE EXPENSE	2,616.42	
973.00	HAP PAYMENTS	1,320,843.00	
973.10	Port out vouchers	160,292.00	
973.20	Port in Voucher	7,903.00	
974.00	Depreciation Expense	957.90	
975.00	Amortization Expense	5,006.55	
	Total:	3,135,855.67	3,135,855.67

**Morton County Contract
General Ledger Trial Balance
As of May 31, 2026**

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
111.10	CASH	89,726.82	
1120.00	Accrued Interest Receivabl	7,497.78	
1162.00	GENERAL FUND INVEST	371,672.99	
512.10	RETAINED EARNINGS		452,654.45
711.00	INTEREST INCOME		6,179.76
715.00	Management Fee Income		52,026.26
913.10	Management Fees	41,701.02	
916.00	SUNDRY	261.86	
	Total:	510,860.47	510,860.47

MORTON COUNTY DEVELOPMENT ACCOUNT

General Ledger Trial Balance

As of May 31, 2026

Filter Criteria includes: Report order is by ID. Report is printed in Detail Format.

Account ID	Account Description	Debit Amt	Credit Amt
111.00	CASH	24,697.85	
1145.00	Accrued Interest Receivable	4,059.76	
131.30	Starion CD	365,591.01	
1400.50	Accumulated Depreciation		4,400.72
1400.90	Furniture & Equipment	857.92	
1475.10	OFFICE FURNITURE & EQUIP	3,542.80	
512.10	RETAINED EARNINGS		388,658.88
711.00	INTEREST INCOME		5,689.74
	Total:	398,749.34	398,749.34

Morton County Housing-Vouchers
Income Statement
Compared with Budget
For the Five Months Ending May 31, 2026

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
ANNUAL CONTRIBUTIONS HAPS	\$ 311,403.00	\$ 292,000.00	19,403.00	\$ 1,510,680.00	\$ 1,460,000.00	50,680.00
ANNUAL CONTRIBUTION - AD MIN	43,143.00	42,500.00	643.00	196,072.00	212,500.00	(16,428.00)
Investment Income - Unrestrict	2,999.37	2,900.00	99.37	14,872.19	14,500.00	372.19
Fraud Recovery	1,851.30	1,700.00	151.30	4,988.16	8,500.00	(3,511.84)
Other Income - Port In	1,124.32	1,600.00	(475.68)	8,825.04	8,000.00	825.04
Total Revenues	360,520.99	340,700.00	19,820.99	1,735,437.39	1,703,500.00	31,937.39
Expenses						
MANAGEMENT FEES	34,932.00	35,855.00	(923.00)	175,370.00	179,275.00	(3,905.00)
ACCOUNTING & AUDITING	1,228.50	3,240.00	(2,011.50)	17,004.75	16,200.00	804.75
SUNDRY	1,539.82	3,500.00	(1,960.18)	9,562.70	17,500.00	(7,937.30)
Port admin fee	1,678.32	1,600.00	78.32	8,217.72	8,000.00	217.72
Storage Rental	0.00	60.00	(60.00)	690.00	300.00	390.00
GENERAL EXPENSE	697.15	750.00	(52.85)	2,955.20	3,750.00	(794.80)
Interest Expense	285.39	320.00	(34.61)	1,459.59	1,600.00	(140.41)
INSURANCE EXPENSE	416.10	420.00	(3.90)	2,616.42	2,100.00	516.42
HAP PAYMENTS	272,307.00	265,000.00	7,307.00	1,320,843.00	1,325,000.00	(4,157.00)
Port out vouchers	32,523.00	27,000.00	5,523.00	160,292.00	135,000.00	25,292.00
Port in Voucher	935.00	1,650.00	(715.00)	7,903.00	8,250.00	(347.00)
Depreciation Expense	191.58	192.00	(0.42)	957.90	960.00	(2.10)
Amortization Expense	1,001.31	1,000.00	1.31	5,006.55	5,000.00	6.55
Total Expenses	347,735.17	340,587.00	7,148.17	1,712,878.83	1,702,935.00	9,943.83
Net Income	\$ 12,785.82	\$ 113.00	\$ 12,672.82	\$ 22,558.56	\$ 565.00	\$ 21,993.56

2026 HAPs LEASES, HAP DOLLARS AND ADMIN FEE EARNED

Month	HAPS Leased	HAP \$s Received	HAP \$s Spent	Admin Fee Received	Admin Expenses	Net	Balance
Jan	516	298,248	289,284	36,596	41,369	4,191	1,231,802
Feb	513	302,186	289,336	36,595	42,244	7,201	1,236,484
Mar	522	296,253	298,156	36,595	55,875	(21,183)	1,217,016
Apr	517	302,590	299,529	41,143	41,129	3,075	1,222,833
May	516	311,403	304,830	43,143	41,970	7,746	1,242,347
Jun						0	
Jul						0	
Aug						0	
Sep						0	
Oct						0	
Nov						0	
Dec						0	
	2,584	1,510,680	1,481,135	194,072	222,587		

Accr Int

Checking	478,643.30			
Cert of Dep - Starion	117,438.58	33.78	6/29/2027	3.50%
Cert of Dep - Starion	58,839.27	2,167.59	12/29/2026	3.99%
Cert of Dep - Starion	121,975.14	35.09	6/29/2027	3.50%
Cert of Dep - Starion	120,023.60	2,717.93	9/23/2026	3.74%
Cert of Dep - Starion	112,501.43	3,271.30	8/8/2026	4.11%
Cert of Dep - Starion	112,501.43	3,271.30	8/8/2026	4.11%
Cert of Dep - Starion	120,424.42	1,662.85	7/9/2026	3.50%
	1,242,347.17	13,159.84		

January 1, 2026 Balance of Development Account 381,777.15

Other Income Interest Donations

Jan	4,146.77		385,923.92
Feb	15.12		385,939.04
Mar	16.85		385,955.89
Apr	15.21		385,971.10
May	14.71		385,985.81
Jun			385,985.81
Jul			385,985.81
Aug			385,985.81
Sep			385,985.81
Oct			385,985.81
Nov			385,985.81
Dec			385,985.81

Accr Int

Checking	24,697.85			
Cert of Dep - Starion	123,007.91	2,361.75	10/21/2026	3.65%
Cert of Dep - Starion	120,424.42	1,662.85	7/9/2026	3.50%
Cert of Dep - Starion	117,855.63	35.14	6/29/2027	3.50%
	385,985.81	4,059.74		

Total Housing Authority cash on 5/31/2026

HAP Acct	1,242,347
Dev	385,986
Contract Fee	461,400
	<u>\$2,089,733</u>

MORTON COUNTY FINANCIAL INFORMATION
MANAGEMENT FEE ACCOUNT
2026

Month	Income / Contract	Interest Income	Other Income	Expenses/Admin/ Contract	Balance	
Beginning Balance					\$ 446,915.56	
January	10,305.09	22.86		8,521.94	448,721.57	82.70%
February	10,334.03	21.81		8,283.23	450,794.18	80.15%
March	10,672.64	25.56		8,554.11	452,938.27	80.15%
April	10,225.15	24.62		8,196.12	454,991.92	80.16%
May	10,489.35	4,326.02		8,407.48	461,399.81	80.15%
June					461,399.81	#DIV/0!
July					461,399.81	#DIV/0!
August					461,399.81	#DIV/0!
September					461,399.81	#DIV/0!
October					461,399.81	#DIV/0!
November					461,399.81	#DIV/0!
December					461,399.81	#DIV/0!

52,026.26 4,420.87 - 41,962.88

		Accrued Interest		
Checking	89,726.82			
Cert of Deposit - Starion	45,320.73	1,669.58	12/29/2026	3.99%
Cert of Deposit - Starion	56,250.72	1,635.65	8/8/2026	3.99%
Cert of Deposit - Starion	122,118.69	35.13	6/29/2027	3.50%
Cert of Deposit - Starion	147,982.85	4,157.43	8/16/2026	3.99%
	461,399.81	7,497.79		

As of May 31, 2026

[illegible]

MORTON COUNTY HOUSING AUTHORITY
2026 EQUITY BALANCES

Vouchers leases	688 January 516	688 February 513	688 March 522	688 April 517	688 May 516	688 June	688 July	688 August	688 September	688 October	688 November	688 December	Available 2,752 Total 2,584
Housing Assistance Equity - Beginning Balance	81,063.99	90,607.99	103,861.42	102,195.92	105,604.42	113,103.07	27,113.07	27,113.07	27,113.07	27,113.07	27,113.07	27,113.07	94% 3,845,815.00 2026 Eligible funding (209,089.00) Offset amount 3,636,716 Renewal funding NRA offset available 81,064 NRA balance 12/31/25 2026 Set Aside funding
HAP revenue	298,248.00	302,186.00	296,253.00	302,590.00	311,403.00	229,690.00							81,064 NRA balance 12/31/25 2026 Set Aside funding
Fraud recovery revenue	580.00	403.43	237.50	347.50	925.65								2,494.08
Other revenue													-
Investment income													-
Total revenues	298,828.00	302,589.43	296,490.50	302,937.50	312,328.65	229,690.00	-	-	-	-	-	-	279,219 Program reserves 12/31/25
Housing assistance payments	257,407.00	256,172.00	264,719.00	266,126.00	271,290.00	282,963.00							3,996,999 CY 2026 Funds Available
Port In - Billing													3,636,716 Renewal funding
Tenant protection	1,028.00	1,028.00	1,028.00	1,028.00	1,017.00	1,017.00							6,146.00
Port out vouchers	30,849.00	32,136.00	32,409.00	32,375.00	32,523.00	31,700.00							191,992.00
													-
													-
Total expenses	289,284.00	289,336.00	298,156.00	299,529.00	304,830.00	315,680.00	-	-	-	-	-	-	(1,796,815) YTD HAP
Difference	9,544.00	13,253.43	(1,665.50)	3,408.50	7,498.65	(85,990.00)	-	-	-	-	-	-	1,842,395 Remaining HAP eligibility
Housing Assistance Equity - Ending Balance	90,607.99	103,861.42	102,195.92	105,604.42	113,103.07	27,113.07	27,113.07	27,113.07	27,113.07	27,113.07	27,113.07	27,113.07	307,065.85 Remaining monthly average
Average Monthly HAP	560.63	564.01	571.18	579.36	590.76	590.76	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3,454,880 95% funding
Administrative Equity - Beginning Balance	1,169,262.69	1,168,301.77	1,166,015.39	1,150,214.92	1,154,495.00	1,159,782.17	1,159,782.17	1,159,782.17	1,159,782.17	1,159,782.17	1,159,782.17	1,159,782.17	
Administrative fee revenue	36,596.00	36,595.00	36,595.00	43,143.00	43,143.00								196,072.00
Administrative fee - special													-
Investment income	3,110.11	2,775.69	3,058.66	2,928.36	2,999.37								-
Port In - Billing	(1,742.00)	(1,742.00)	(1,742.00)	(1,742.00)	(935.00)								14,872.19
Other income - Port In billing	1,925.18	1,925.18	1,925.18	1,925.18	1,124.32								(7,903.00)
Other income													8,825.04
Fraud recovery revenues	580.00	403.43	237.50	347.50	925.65								2,494.08
Total revenues	40,469.29	39,957.30	40,074.34	48,602.04	47,257.34	-	-	-	-	-	-	-	214,360.31
Total operating expenses	40,237.32	41,050.79	54,681.92	41,129.07	40,777.28								217,876.38
Amortization	1,001.31	1,001.31	1,001.31	1,001.31	1,001.31								5,006.55
Depreciation	191.58	191.58	191.58	191.58	191.58								957.90
Total expenses	41,430.21	42,243.68	55,874.81	42,321.96	41,970.17	-	-	-	-	-	-	-	223,840.83
Difference	(860.92)	(2,286.38)	(15,800.47)	4,280.08	5,287.17	-	-	-	-	-	-	-	(9,480.52)
Administrative Fee Equity - Ending Balance	1,172,952.80	1,176,131.92	1,179,429.08	1,182,703.94	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	Balance
VMS Admin Equity Balance	1,172,952.80	1,176,131.92	1,179,429.08	1,182,703.94	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	1,186,628.96	
Total fraud recovery	1,160.00	806.86	475.00	695.00	1,851.30	-	-	-	-	-	-	-	4,988.16
Total interest	3,110.11	2,775.69	3,058.66	2,928.36	2,999.37	-	-	-	-	-	-	-	14,872.19
Admin fee rate - \$94.60	48,813.60	48,529.80	49,381.20	48,908.20	48,813.60	-	-	-	-	-	-	-	215,112.83
Proration factor - 88% Jan - Jun	42,955.97	42,706.22	43,455.46	43,039.22	42,955.97	-	-	-	-	-	-	-	-
Proration factor - 88% Jul - Dec						-	-	-	-	-	-	-	-
Proration factor -						-	-	-	-	-	-	-	-
Admin fee receivable / payable	6,359.97	6,111.22	6,860.46	(103.78)	(187.03)	-	-	-	-	-	-	-	19,040.83

FY 2026 Income limits
Effective 5/1/26

Morton, Oliver County

Morton County	1	2	3	4	5	6	7	8
30%	23,750	27,150	3,055	33,900	38,680	44,360	50,040	55,720
50%	39,550	45,200	50,850	56,500	61,050	65,550	70,100	74,600
80%	63,300	72,350	81,400	90,400	97,650	104,900	112,100	119,350

Emmons, Grant, and Sioux County

	1	2	3	4	5	6	7	8
30%	22,550	25,750	28,950	33,000	38,680	44,360	50,040	55,720
50%	37,500	42,850	48,200	53,550	57,850	62,150	66,450	70,700
80%	60,000	68,600	77,150	85,700	92,600	99,450	106,300	113,150

Mercer County

	1	2	3	4	5	6	7	8
30%	22,750	26,000	29,250	33,000	38,680	44,360	50,040	55,720
50%	37,900	43,300	48,700	54,100	58,450	62,800	67,100	71,450
80%	60,600	69,250	77,900	86,550	93,500	100,400	107,350	114,250

McLean County

	1	2	3	4	5	6	7	8
30%	24,300	27,800	31,250	34,700	38,680	44,360	50,040	55,720
50%	40,500	46,300	52,100	57,850	62,500	67,150	71,750	76,400
80%	64,800	74,050	83,300	92,550	100,000	107,400	114,800	122,200

FY 2025 Income limits
Effective 4/1/25

Morton, Oliver County

Morton County	1	2	3	4	5	6	7	8
30%	24,900	28,450	32,000	35,550	38,400	43,150	48,650	54,150
50%	41,500	47,400	53,350	59,250	64,000	68,750	73,500	78,250
80%	66,400	75,850	85,350	94,800	102,400	110,000	117,600	125,150

Emmons, Grant, and Sioux County

	1	2	3	4	5	6	7	8
30%	21,950	25,050	28,200	32,150	37,650	43,150	48,650	54,150
50%	36,550	41,800	47,000	52,200	56,400	60,600	64,750	68,950
80%	58,450	66,800	75,150	83,500	90,200	96,900	103,550	110,250

Mercer County

	1	2	3	4	5	6	7	8
30%	23,350	26,700	30,050	33,350	37,650	43,150	48,650	54,150
50%	38,900	44,450	50,000	55,550	60,000	64,450	68,900	73,350
80%	62,250	71,150	80,050	88,900	96,050	103,150	110,250	117,350

McLean County

	1	2	3	4	5	6	7	8
30%	23,300	26,600	29,950	33,250	37,650	43,150	48,650	54,150
50%	38,800	44,300	49,900	55,400	59,850	64,300	68,700	73,150
80%	62,100	70,950	79,800	89,650	95,750	102,850	109,950	117,050

U. S. Department of Housing and Urban Development



Office of Public Housing

Region VIII, Denver
1670 Broadway Street
Denver, Colorado 80202-4801

Phone: 303-672-5372
Fax: 303-672-5065
Web: www.hud.gov

June 1, 2026

Rich Horn, Executive Director
Morton County Housing Authority
1500 3rd Avenue NW
Mandan, ND 58554
Rick4hjlmgmt@aol.com

Dear Mr. Horn:

The Office of Public Housing (OPH) has received your Section Eight Management Assessment Program (SEMAP) Corrective Action Plan (CAP) for the fiscal year ending December 31, 2025. The CAP addresses Indicator 13- Lease up. A review of the CAP indicates the Morton County Housing Authority (Housing Authority) has implemented a plan to address Indicator 13-Lease up and should comply with the requirements for their next SEMAP submission.

The Housing Authority's plan is to:

1. Review and process at least 30 applications each month
2. Issue between 10 and 15 vouchers each month
3. This increase will result in an increase in monthly HAP spending

OPH will monitor the progress the Housing Authority makes on Indicator 13-Lease up throughout the program year.

Please feel free to contact me if you have any questions at Leslie.J.Torgerson@hud.gov or 303-672-5251. Thank you for your cooperation with the SEMAP process.

Sincerely,

LESLIE
TORGERSON

Digitally signed by LESLIE TORGERSON
DN: cn = LESLIE TORGERSON C = US
O = U.S. Government OU = Department of
Housing and Urban Development, Office
of Public and Indian Housing
Date: 2026.06.01 12:27:07 -0500

Division Director
Office of Public Housing
Office of Field Operations

RE: <External Message> Waiting list preferences

From: Torgerson, Leslie J (leslie.j.torgerson@hud.gov)

To: rick4hjlmgmt@aol.com

Date: Friday, May 29, 2026 at 03:22 PM CDT

Hi Rick,

I hope you are doing well.

You will need to determine if this is a substantial deviation/modification or significant amendment to your 5-Year PHA Plan. If so, you will need to comply with the following requirements as listed in PIH 2025-18.

1) The PHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13).

2) The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15).

3) The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).

4) The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors (or similar governing body). This meeting, at which the amendment or modification is adopted, must be open to the public.

5) The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).

Further guidance is located in the notice.

Let me know if you have further questions.

Best,

Leslie Torgerson
Division Director
Office of Public Housing
Office of Field Operations
Email: leslie.j.torgerson@hud.gov
Ph: 303-672-5251

Department of Housing and
Urban Development Public
and Indian Housing
901 Front Street, Suite 1300
Helena, MT 59626



From: AOL Mail <rick4hjlmgmt@aol.com>
Sent: Friday, May 29, 2026 1:29 PM
To: Torgerson, Leslie J <Leslie.J.Torgerson@hud.gov>
Subject: <External Message> Waiting list preferences

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PHADA NEWS ALERT

House Subcommittee Advances FY 27 HUD Funding Bill

Deep Cuts Proposed for Most Core HA Programs

FOUR MINUTE READ

On May 21, the House Transportation, HUD, and Related Agencies (T-HUD) subcommittee advanced the chamber's FY 27 T-HUD appropriations bill to the full Appropriations Committee. The subcommittee vote was 9–7 on a party-line basis, with all Republicans voting in favor and all Democrats opposed.

The House Appropriations Committee had released the bill text the day prior to the markup hearing. The bill includes \$71.4 billion in funding for HUD programs—nearly \$6 billion (8 percent) less than was enacted in FY 26. Both the [bill text](#) and a [summary](#) are available on the Appropriations Committee's website.

FY 27 Proposed Budget for Selected HUD Accounts
(IN \$ MILLIONS)

	FY 26 ENACTED	FY 27 PHADA RECOMMENDED	FY 27 WHITE HOUSE PROPOSED	FY 27 HOUSE PROPOSED	% CHANGE FY 26 ENACTED TO FY 27 HOUSE PROPOSED
Public Housing Operating Fund	\$4,687	\$5,871	\$5,377	\$4,687	—
Public Housing Capital Fund	\$3,200	\$7,000	\$3,200	\$2,286	-28.6%
Public Housing Shortfall	\$337	\$598	\$0	\$50	-85%
Voucher Contract Renewals	\$34,957	\$37,871	\$35,565	\$35,453	+1.4%
Voucher Administrative Fees*	\$2,836	\$3,700	\$2,921	\$2,270	-20.0%
Tenant Protection Vouchers	\$601	\$500	\$300	\$300	-50.1%
Project Based Rental Assistance	\$18,143	\$20,211	\$17,240	\$18,575	+2.4%
Incremental Vouchers	\$45	\$50	\$30	\$30	-33%
Choice Neighborhoods	\$25	\$350	\$0	\$0	-100.0%
HOME	\$1,250	\$2,000	\$0	\$500	-60.0%
CDBG	\$3,300	\$4,200	\$0	\$3,300	—
FSS	\$156	\$200	\$0	\$125	-19.9%
ROSS	\$40	\$40	\$0	\$40	—
Jobs-Plus	\$10	\$15	\$0	\$10	—

*Less fees for special purposes.

Harmful Cuts to Crucial HA Programs, Including Public Housing and HCV Admin Fees

For core HUD programs, the bill proposes:

- **Public Housing Operating Fund:** \$4.687 billion, which represents flat funding compared to FY 26 enacted levels. However, the House has only proposed \$50 million in public housing shortfall funding, while the FY 26 enacted level was \$337 million.
- **Public Housing Capital Fund:** \$2.286 billion, a decrease of nearly 29% compared to the \$3.2 billion that was enacted in FY 26.
- **Housing Choice Voucher (HCV) Contract Renewals:** \$35.453 billion, a modest 1.4% increase compared to FY 26 levels.
- **HCV Admin Fees:** \$2.270 billion, a 20% decrease relative to FY 26 enacted levels.

If enacted, the cuts proposed in the House bill would imperil many low-income families' housing security. Lower public housing funding—especially given rising costs and increasing policy mandates—would challenge HAs to provide safe and decent housing to seniors, the disabled, veterans, and other vulnerable populations. Further, cuts to admin fees would result in fewer families served and lower levels of landlord customer service.

Bill Reverses Administration's Proposed Cuts, Excludes Harmful Funding Provisions, and Provides BABA Relief

Outside of core HA programs, the House has reversed many of the funding eliminations that the White House budget request included. In doing so, the House T-HUD bill includes:

- Level funding for the Community Development Block Grant (CDBG) program
- A modest \$500 million in funding for the HOME Investment Partnerships Program.
- Flat funding for the Resident Opportunities and Self-Sufficiency (ROSS) and Jobs-Plus programs, and \$125 million for the Family Self-Sufficiency Program.

On the other hand, the House has not included funding for the Choice Neighborhoods Initiative, which was similarly eliminated in the White House budget request.

The bill does not include many of the harmful policy provisions included in the White House budget request. Most notably, the House has rejected the Administration's FY 27 proposals prohibiting HAs from issuing vouchers and allowing HUD to not provide rent adjustments to multifamily properties

The House bill also includes several PHADA-supported policy provisions, including:

- Prohibiting HUD from issuing a solicitation similar to its prior, misguided efforts to change the Project-Based Contract Administrator (PBCA) program.
- Eliminating the cap on the number of public housing units that can be converted through the Rental Assistance Demonstration (RAD).
- Barring HUD from using its poorly conceived Family Achievement Metrics (FAM scores) to determine FSS funding levels.

The House has also included language that exempts projects receiving public housing, community development (including HOME), and Self-Help Homeownership Funding from complying with Build America, Buy America (BABA) requirements. This exemption has long been a key PHADA policy goal, and the Association will advocate for this language to be included in any final FY 27 funding bill.

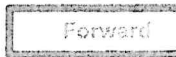
T-HUD Subcommittee Advances Bill on Party-Line Vote

The House T-HUD Appropriations Subcommittee held a largely collegial markup hearing on May 21, and a recording is available on the Appropriations Committee's website. At the conclusion of the hearing, the T-HUD Subcommittee voted to advance the bill to the full Appropriations Committee, which has scheduled its respective mark-up hearing for June 4, 2026.

PHADA expects the Senate to release its T-HUD funding bill later in the summer. As in prior years, enacted FY 27

T-HUD appropriations will, in all likelihood, closely resemble the Senate bill, as the 60-vote threshold in the Senate mandates bipartisan cooperation. PHADA will keep members updated regarding all the latest appropriations news through the *Advocate*, Breaking News, social media, and eblasts.

While the House's proposed cuts are unlikely to be reflected in the final FY 27 appropriations bill, PHADA will continue to advocate for maximum HUD funding and for Congress to reject these devastating cuts. The Association encourages members to contact their elected officials to advocate for maximum funding in line with PHADA and our industry partners' funding recommendations.



Public Housing Authorities Directors Association
511 Capitol Court, NE, Washington, DC 20002
202.546.5445 | Fax: 202.546.2280
www.phada.org

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U. S. Department of Housing and Urban Development



Office of Public Housing

Region VIII, Denver
1670 Broadway Street
Denver, Colorado 80202-4801

Phone: 303-672-5372
Fax: 303-672-5065
Web: www.hud.gov

June 5, 2026

SENT VIA ELECTRONIC MAIL

Mr. Rick Horn
Executive Director
Morton County Housing Authority
PO Box 517
Mandan, ND 58554-0517
rick4jlmgmt@aol.com

Dear Mr. Horn:

The Department of Housing and Urban Development (Department) reviewed the audit report for the Morton County Housing Authority (Authority) for the fiscal year ending December 31, 2025. The Finding is addressed below:

Repeat Finding 2025-001: Segregation of Duties

The auditor noted that the Authority does not have a system necessary for accounting duties to be properly segregated between authorization, custody, record-keeping, and reconciliation due to the limited number of office personnel. The auditor recommends more oversight by management and the Board on the financial records. The Authority's response is that the Board has segregated accounting duties to appropriate individuals to the extent possible. The Authority's current cash flow does not justify the hiring of additional staff.

In response to the same Finding from previous audits the Department acknowledges that although hiring additional staff is not cost beneficial for the Authority to attain an ideal segregation of duties environment, the Authority can periodically observe and evaluate its current structure to make improvements when considered necessary. Within thirty (30) days from the date of this letter please provide verification of the following actions:

1. Identify areas where lack of segregation of duties exists and where there are higher risks of errors or fraud occurring.
2. Implement limited segregation of duties to the extent possible to reduce risks without impairing efficiency.
3. Consider having the Board of Directors review certain accounting records and reports.
4. Monitor the effectiveness of the above actions and make changes as considered appropriate.

If you disagree with the requested corrective action and/or time frame, please respond with an explanation and documentation in support of your position. Please note that Findings

cannot be appealed through this process. Please provide the requested documentation to Christine Samaniego via email at Christine.v.samaniego@hud.gov within the timeframe above. If you have any questions, please contact Christine Samaniego via email at christine.v.samaniego@hud.gov

Sincerely,

LESLIE
TORGERSON
Division Director
Office of Field Operations
Office of Public Housing

Digitally signed by: LESLIE TORGERSON
DN: cn = LESLIE TORGERSON C = US
O = U.S. Government OU = Department
of Housing and Urban Development,
Office of Public and Indian Housing
Date: 2026.06.05 11:28:02 -0600

MORTON COUNTY HOUSING AUTHORITY
ORGANIZATION DOCUMENTS & BY-LAWS (1967)
Corrected full reconstruction from original PDF

CERTIFICATE

I, Albert Duponng, Temporary Secretary of the Housing Authority of the County of Morton, North Dakota, hereby certify that I have compared the annexed extracts of the minutes of a meeting of the said Authority held on the 26 day of January, 1967, containing Resolutions Nos. 1, 2 and 3, with the original thereof recorded in the official minute book of said Authority and that it is a correct transcript therefrom and of the whole of said original; that the foregoing extract of the minutes of the meeting at which said resolutions were adopted are true and complete transcript of such minutes and that the foregoing Resolutions Nos. 1, 2 and 3 are true, complete and accurate copies of the resolutions adopted at said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority at, the County of Morton, North Dakota, this 26 day of January, 1967.

Temporary Secretary
(SEAL)

CERTIFICATE OF TEMPORARY SECRETARY

I, Albert Duponng, Temporary Secretary of the Housing Authority of the County of Morton, North Dakota, do hereby certify that the attached copies of the oaths of Albert Duponng, Rev. G. F. Steffens, August Draeb, Wallace Timpe and Rev. Thomas Sullivan, the Commissioners of said Authority, are true, correct, and complete copies of the originals thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority at the County of Morton North Dakota, this 26th day of January, 1967

Temporary Secretary
(SEAL)

EXTRACTS OF THE MINUTES OF ORGANIZATION MEETING OF THE HOUSING AUTHORITY OF THE COUNTY OF MORTON, NORTH DAKOTA

For the purpose of organizing, a meeting of the Housing Authority of the County of Morton, North Dakota, was held on the 26 day of January, 1967, at 2:00 o'clock P.M. at St. Vincents De Paul Center (place of meeting) in the County of Morton, North Dakota. All members of the Authority were present, as follows:

Albert Duponng, Rev. G. F. Steffens, August C. Draeb, Rev. Thomas Sullivan and Wallace Timpe.

There were also present by invitation the following:

M. J. Helling, Executive Director of Housing Authority of Cass County.

Commissioner Rev. Thomas Sullivan, Chairman of the Authority, presided, and Albert Duponng was appointed Secretary pro tem, and kept the minutes of the meeting.

The Secretary pro tem read the call of the meeting, which was ordered spread upon the minutes as follows:

NOTICE OF MEETING

Mandan, North Dakota

January 26, 1967

To: Albert Duponng

Rev. G. F. Steffen

August C. Draeb

Wallace Timpe

Rev. Thomas Sullivan

You and each of you are hereby notified that I have called a meeting of the Housing Authority of the County of Morton, North Dakota, to be held at St. Vincents DePaul (place of Meeting), in the County of Morton, North Dakota at 2:00 o'clock P.M. on the 26 day of January, 1967, for the purpose of organizing said Housing Authority adopting bylaws and a seal therefor, electing officers and to take such other action concerning the organization of said Housing Authority as the members thereof may determine.

Chairman

CONSENT TO MEETING

We, the undersigned Commissioners of the Housing Authority of the County of Morton, North Dakota, hereby accept service of the foregoing call of meeting, waiving any and all irregularities in such service and such call, and consent and agree that said Commissioners of the Housing Authority of the County of Morton, North Dakota SHALL MEET AT THE TIME AND PLACE THEREIN MENTIONED, and for the purpose therein stated.

Dated this 26 day of January, 1967.

Albert Duponng

August C. Draeb

Rev. G. F. Steffen

Wallace Timpe

Rev. Thomas Sullivan

There was presented to the meeting a certified copy of a resolution passed by the Board of County Commissioners of Morton County, North Dakota, on the 6 day of January, 1967, declaring the need for a HOUSING AUTHORITY to function in said County and a certified copy of a resolution adopted by the Board of County Commissioners of Morton County, North Dakota, appointing the different members of the Authority duly verified, showing the names, dates of appointment and the times of the commencement and the end of the terms of office, and the designation of Members to serve as the first Chairman of the Authority. It was directed that said documents be attached to the minutes of this meeting. It also appears that each of the following named Commissioners, respectively, has duly accepted the appointment and taken and filed his oath of office.

It appearing that there were present all of the Commissioners of the Housing Authority of the County of Morton, North Dakota, as appointed, the following resolution was then introduced by Commissioner Sullivan, read in full by the Secretary pro tem, and considered by the Authority:

RESOLUTION NO 1

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY OF MORTON, NORTH DAKOTA:

That the Housing Authority of the County of Morton, North Dakota, be and it hereby is organized, pursuant to the Housing Authorities Law of North Dakota and is now authorized to transact business and exercise its functions in its area of operations, as defined by said law.

After discussion of the resolution, Commissioner Rev. G. F. Steffen moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner August C. Draeb.

The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Albert Duponng, August C. Draeb, Rev. G. F. Steffen, Wallace Timpe, Rev. Thomas Sullivan

Nays: None

The Chairman declared such motion carried, and the resolution finally adopted.

The following resolution was then introduced by Commissioner Sullivan, read in full by the Secretary pro tem and considered by the Authority:

RESOLUTION NO 2

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY OF MORTON NORTH DAKOTA.

BY-LAWS OF THE HOUSING AUTHORITY OF THE COUNTY OF MORTON NORTH DAKOTA.

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be "the Housing Authority of the County of Morton, North Dakota."

Section 2. Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority, and the year of its organization.

Section 3. Office of Authority. The offices of the Authority shall be at Mandan, North Dakota in the County of Morton, State of North Dakota, but the Authority may hold its meetings at such other place as it may designate by resolution.

ARTICLE II - OFFICERS

Section 1. Officers. The officers of the Authority shall be a Chairman, a Vice-Chairman, **Treasurer, and Secretary.**

Section 2. Chairman. The Chairman shall preside at all meetings of the Authority. Except as otherwise authorized by resolution, of the Authority, the Chairman shall sign all contracts, deeds and other instruments made by the Authority. At each meeting the Chairman shall submit such recommendations and information as **he may** considered proper concerning the business, affairs and policies of the Authority.

Section 3. Vice-Chairman. The Vice-Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman, and in case of the resignation or death of the Chairman, the Vice-Chairman shall perform such duties as are imposed on the Chairman until such time as the Authority shall select a new Chairman.

Section 4. Secretary. ~~The Secretary shall be the Executive Director of the Authority and, as such, shall have general supervision over the administration of its business and affairs, subject to the direction of the Authority. He shall be charged with the management of the housing projects of the Authority.~~

The Secretary shall keep the records of the Authority, shall act as secretary of the meetings of the Authority and record all votes, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to ~~his the~~ office. ~~The Secretary~~ shall keep in safe custody the seal of the Authority and shall have power to affix seal to all contracts and instruments authorized to be executed by the Authority.

Section 5. Treasurer. ~~The Treasurer shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select. The Treasurer shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chairman. The Treasurer shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or more often as requested), an account of the transactions and also of the financial condition of the Authority. The Treasurer shall give such bond for the faithful performance of the duties, as the Authority may determine.~~

The compensation ~~of the~~ shall be determined by the Authority, provided that a temporary appointee selected from among the Commissioners of the Authority shall serve without compensation (other than the payment of necessary expense).

~~Section 5 (Section 6). Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the by laws or rules and regulations of the Authority.~~

~~Section 6. (Section 7) Election or Appointment.~~ The Chairman and Vice-Chairman shall be elected at the annual meeting of the Authority, from among the Commissioners of the Authority, and shall hold office for one year or until their successors are elected and qualified; provided, that the first Chairman of the Authority designated by the President (Chairman) of the County shall hold office as Chairman for the length of his initial term as Commissioner, unless otherwise indicated by said Commissioner in his designation of the first Chairman.

The Secretary shall be appointed by the Authority. Any person appointed to fill the office of Secretary or any vacancy therein, shall have such term as the Authority fixes, but no Commissioner of the Authority shall be eligible to this office except as a temporary appointee.

~~Section 7. (Section 8) Vacancies.~~ Should the offices of Chairman or Vice-Chairman become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. ~~When the office of Secretary becomes vacant, the Authority shall appoint a successor as aforesaid.~~

~~Section 8. (Section 9) Additional Personnel.~~ The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Housing Authorities Law of North Dakota and all other laws of the State of North Dakota applicable thereto. The selection and compensation

of such personnel (including the Secretary) shall be determined by the Authority subject to the laws of the State of North Dakota.

The Authority may appoint an Executive Director, who shall serve as the chief administrative officer of the Authority and shall be responsible for the day-to-day operations of the Authority, subject to the direction and control of the Authority.

The Executive Director shall be appointed by the Authority and shall serve at the pleasure of the Authority, under such terms and conditions of employment as the Authority may determine.

The Executive Director shall have such powers and duties as may be prescribed by the Authority, consistent with applicable law and the policies of the Authority.

ARTICLE III - MEETINGS

Section 1. Annual Meeting. The annual meeting of the Authority shall be held ~~on the 4th day of April at 8:00 o'clock P.M. in January~~, at the regular meeting place of the Authority. ~~In the event such date shall fall on a Sunday or a legal holiday the annual meeting shall be held on the next succeeding secular day.~~

Section 2. Regular Meeting. Monthly meetings shall be held ~~without notice at 8:00 o'clock P.M.~~ with proper notice at the regular meeting place of the Authority, on the ~~first Tuesday~~ second Thursday of each month, or on the next succeeding secular day in the event of a legal holiday.

Section 3. Special Meetings. The Chairman of the Authority may, when he deems it expedient, and shall, upon the written request of two members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call.

The call for a special meeting may be delivered to each member of the Authority, or may be mailed, and emailed to the business or home address, of each member, of the Authority at least ~~two~~ three (3) days prior to the date of such special meeting; At such special meeting no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting, any and all business may be transacted at such special meeting. ~~The Chair holds the Authority to call for a Special Meeting at the sole discretion for the good of the Authority.~~

Section 4. Quorum. The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. Three Commissioners shall constitute a ~~quorum~~ simple majority for the purpose of conducting its business and exercising its powers and for all other purposes, ~~but a smaller number may adjourn from time to time until a quorum is obtained.~~ When a quorum is in attendance, action may be taken, by the Authority upon a vote of a majority of the Commissioners present.

~~Section 5. Order of business. At the regular meetings of the Authority the following shall be the order of business:~~

- ~~1. Roll Call.~~
- ~~2. Reading and approval of the minutes of the previous meeting.~~
- ~~3. Bills and communications.~~
- ~~4. Report of the Secretary~~

~~5. Reports of Committees.~~

~~6. Unfinished business.~~

~~7. New business.~~

~~8. Adjournment.~~

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

Section 6. Manner of voting. The voting on all questions coming before the Authority shall be by roll-call, and the yeas and nays, shall be entered upon the minutes of such meeting.

ARTICLES IV - AMENDMENTS

Amendments to By-Laws. The by-laws of the Authority shall be amended only with the approval of ~~at least~~ **three two thirds (2/3rd) majority** of the members of the Authority at a regular or a special meeting.

After discussion of the resolution, Commissioner Duponng moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner Draeb.

The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Albert Duponng, Rev. G. F. Steffens, August Draeb, Wallace Timpe and Rev. Thomas'Sullivan.

Nays: None

The Chairman declared such motion carried and the resolution finally adopted.

A corporate seal, in the form of a circle and bearing the name of the Authority and the year of its organization, was then submitted to the meeting. The following resolution was then introduced by Commissioner Sullivan, read in full by the Secretary pro-tem, and considered by the Authority

RESOLUTION NO. 3

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE COUNTY OF MORTON, NORTH DAKOTA.

That the seal submitted to this meeting is hereby adopted as the seal of this Authority and the Secretary pro-tem is hereby authorized and directed to imprint said seal on the margin of the minutes opposite this resolution.

After discussion of the resolution, Commissioner Albert Duponng moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner August Draeb.

The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Albert Duponng, Rev. G. F. Steffens, August Draeb, Wallace Timpe and Rev. Thomas Sullivan.

Nays: None.

The Chairman declared such motion carried and the resolution finally adopted.

The Chairman announced that it was in order to elect the officers of the Authority to serve until the next annual meeting and until their successors are chosen and qualify in their stead.

Commissioners Wallace Timpe was placed in nomination for the office of Vice-Chairman. There appearing to be no other nominations, the Secretary moved that Nominations be ceased and cast a unanimous ballot in favor of Commissioner Timpe, and thereupon the Chairman declared that the said Commissioner had been duly elected to the office of Vice-Chairman of the Authority.

It being determined that the office of Secretary should not be permanently filled for the present, it was decided to select one of the Commissioners of the Authority to serve as Secretary in a temporary capacity, without compensation other than for necessary expenses.

Thereupon, it was moved by Commissioner Draeb THAT Albert Duponng, one of the Commissioners of the Authority, be appointed to the office of Temporary Secretary, to serve as such, without compensation other than for necessary expenses. The motion was seconded by Commissioner Steffens and thereupon the Chairman put the question on the adoption of the motion. A vote being taken, it was found that said motion had received the affirmative vote of a majority of the Commissioners, and thereupon the Chairman declared the same duly adopted, and Commissioner Duponng appointed to the office of Temporary Secretary of the Authority.

It was moved and seconded that the meeting adjourn. The motion carried.