

**MINUTES OF THE REGULAR MEETING  
OF THE HOUSING AND REDEVELOPMENT  
AUTHORITY OF AUSTIN, MINNESOTA**

**March 13, 2002**

The regular meeting of the Housing & Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, March 13, 2002 at the HRA Office. The meeting was called to order by Vice-Chairman Chaffee. Present were Commissioners Jorgenson, Nordin, and Nelson. Also present were Executive Director Mahan, Deputy Director of Community Development Smith, Deputy Director of Housing Volstad, HRA Accountant Detloff, and City Finance Director Dankert. Chairman Lang was absent.

It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to approve the minutes of the regular meeting of January 9, 2002. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

**PUBLIC HOUSING:**

**Amendment to Personnel Policy.** A proposed change to the HRA Personnel Policy with regard to distribution of accumulated sick leave was presented to the Board. It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to approve the amendment to the Personnel Policy as presented. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

Director Mahan informed the Board that he is getting married this summer and notified them that he would be terminating his employment in six months. The board praised Director Mahan on his thirty (30) years of service and regretfully accepted his notice of termination. It was moved by Commissioner Jorgenson and seconded by Commissioner Nordin to authorize the release of the balance of accumulated sick leave to Director Mahan. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

**Pickett Place - Tuckpointing Project.** A pre-construction conference of the tuck-pointing, brick replacement, and waterproofing at Pickett Place is scheduled

for Monday, March 25, 2002. The project will correct water infiltration problems on the east and south walls of the building. Costs of the project will be covered through a grant from the HUD Capital Fund Program. Rigging of the building for construction will begin as soon as possible after the pre-construction meeting. The heavy work will begin as soon as weather permits.

**COMMUNITY DEVELOPMENT:**

**East Side Homeownership Program.** One home is complete and for sale at 802 5<sup>th</sup> Ave. NE. A second home has been moved to 600 7<sup>th</sup> St. NE and is being remodeled and brought up to code. It will be offered for sale as soon as it is complete. Both homes will sell for between \$55,000 and \$60,000. Buyers must qualify with family income in the low to moderate income range.

The HRA owns five additional lots in the same neighborhood. When homes are acquired with the flood acquisition program, the best will be selected to move and re-sell in the East Side Neighborhood.

**Railroad Yard Project.** On March 25, 2002 Director Mahan will meet with Mark Crumb of Austin Transportation, Mr. Crumb's banker, and Jones, Haugh, and Smith Engineering. They will review and attempt to finalize Mr. Crumb's plans to develop new facilities for Austin Transportation on the site.

Bids for the pollution clean-up are being solicited and the work will be done this spring. Austin Transportation should be able to begin construction this spring. A tentative site plan for the redevelopment was presented and explained by Director Mahan.

**Murphy Creek Project.** Construction at Murphy Creek has progressed at a fast pace. Although not all of the units are complete, eighty-two of the eighty-eight townhouse units have been leased. Construction of some of the planned single-family homes will begin as soon as Austin Utilities has completed some preliminary work.

**Flood Progress Report.** The City of Austin received formal approval of the funding to acquire six homes that were designated as substantially damaged after the 2000 flood. Purchase offers will be now be prepared and sent to the

owners.

On February 26, 2002, representatives from The State Departments of Natural Resources, Emergency Management, and Economic Development were in Austin to discuss the \$2.5 million in Federal Funding that has been set aside for flood clearance in Austin. The City will need to provide the administering agencies data on flood prone properties to qualify them for acquisition under FEMA standards. The City Engineer has prepared a database on all of the Flood area properties. This database contains most of the information that FEMA will require to release the funds.

The City is now awaiting direction from FEMA on the information they will require. Once the information is delivered to the administering agencies it could be as long as one year before the funds are released to Austin.

**Airport Project.** All structures have now been acquired for the Airport Project. Several bare parcels remain to be acquired. One movable house remains to be sold. It will be sold at auction next month to be removed later in the spring.

**BILLS:** It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to authorize payment of the list of accounts payable dated March 13, 2002. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

**ADJOURNMENT:** There being no further business it was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

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Richard D. Chaffee, Vice-Chairman

SEAL

Mickey Jorgenson, Secretary/Treasurer