

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

**April 10, 2002**

The regular meeting of the Housing & Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, April 10, 2002 at the HRA Office. The meeting was called to order by Chairman Lang. Present were Commissioners Jorgenson and Nordin. Also present were Executive Director Mahan, Deputy Director of Community Development Smith, Deputy Director of Housing Volstad, and HRA Accountant Detloff. Vice-Chairman Chaffee and Commissioner Nelson were absent.

It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to approve the minutes of the regular meeting of March 13, 2002. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**PUBLIC HOUSING:**

**Twin Towers & Pickett Place Tenant Annual Rent Exams.**

Public housing tenant rents are based on income. Regulations require that tenant income and asset information be reviewed annually. Reviews for all tenants at the Twin Towers and Pickett Place have been completed. Rent adjustments were effective on April 1<sup>st</sup>.

**Pickett Place - Tuckpointing Project.** Work on the tuckpointing, brick replacement, and waterproofing at Pickett Place is underway. The first phase of construction involves sawing out the old mortar joints. This is the noisy and messy part of the project. The sawing should last six to seven weeks. The entire project will be complete by late summer.

**AUSTIN COURTYARD & CHAUNCEY APTS.:**

**Approval of Civil Defense Siren between Courtyard and Salvation Army.** The City of Austin is updating the siren warning system in the community. The current downtown siren location is on the old utility plant. The City Engineer would like to relocate the siren to a site at the east edge

of the Austin Courtyard property. It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to allow re-location of the siren to the suggested site. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**Chauncey Landscaping.** Director Mahan said that the eastern end of the Chauncey Apartments property could use some landscaping and general beautification. He will solicit some proposals and present them at a subsequent meeting.

**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 in four to six weeks. 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 ones will be selected to move and re-sell in the East Side Neighborhood.

**Railroad Yard Project.** Mark Crumb, the owner of Austin Transportation presented information on the type of structures he will develop on HRA's Railroad site. The buildings will be metal construction. One building will be a bus storage facility. The second building will include a maintenance garage, storage, and an attached office addition.

Director Mahan presented the site plan for the project. The plan was developed with the guidance of the City Engineering Department. It includes provision for a drainage retention pond and construction of an access road along the north boundary of the property.

On April 23, 2002, bids for general cleanup on the site will be opened. Pollution remediation bids on the railroad site will be opened a little later. The cleanup work will not interfere with the Austin Transportation construction.

It was moved by Commissioner Jorgenson and seconded by

Commissioner Nordin to authorize the preparation of a Contract for Private Redevelopment between the HRA and Austin Transportation. The site plan for the development dated 2/28/02, drawing number 01-067A revised sheet 4 prepared by Jones, Haugh and Smith, Consulting Engineers was also approved. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**Murphy Creek Project.** The final town-home building at Murphy Creek is nearing completion. Only 3 units out of 88 town-homes in the project remain to be rented. Rentals are months ahead of schedule. This strengthens the project financially. Work on the planned single-family homes should begin soon.

**Flood Progress Report.** Purchase offers have been sent to the owners of six homes approved for acquisition with the FEMA Hazard Grant Mitigation Program. Closings on the first two properties are scheduled for next week. Following acquisition the homes will be evaluated. They will either be moved by the HRA, sold at auction to be moved, or torn down.

City and HRA staff remain in contact with State officials who are facilitating efforts to capture the \$2.5 million in federal buyout funds set aside for Austin. Everything possible is being done to speed the process, but it is still likely to be as long as a year before the funds are available to be spent.

**BILLS:** It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to authorize payment of the list of accounts payable dated April 10, 2002. All present voted in favor thereof, none in opposition thereto. The 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 Chairman declared the motion

passed and carried.

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Richard Lang, Chairman

SEAL

Mickey Jorgenson, Secretary/Treasurer