



308 Second Ave. NE, Austin, MN 55912
Phone 507-433-1866 Fax 507-433-8317
Website www.austinhra.org

REGULAR MEETING AGENDA

THURSDAY, JANUARY 18, 2018 @ 4:30 PM

Please let Jon or Sherri know if you cannot attend this meeting.

Four Commissioners must be present to constitute a quorum.

1. **Roll Call.**
2. Approve **Meeting Minutes** of December 21, 2017 and December 27, 2017.
3. Review **Accounts Payable** Invoices.
4. **Executive Director Reports:**
 - a. CHIP – Approve Sale of Property @ 609 10th Ave. NW.
 - b. General Fund – Approve Purchase of Property @ 1011 8th Ave. NE in targeted redevelopment area.
5. **Election of Officers:**
Chair, Vice-Chair and Secretary Positions.
6. **Adjourn.**



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

1.) Roll Call.

Date & Time: January 18, 2018 at 4:30 PM

Commissioners Present: Judy Enright, Chair
Janet Anderson, Vice-Chair
Jerome McCarthy, Secretary
Marvin Repinski
Carole Granholm
Vernon Lippert

Commissioners Absent: David Hagen

HRA staff Present: Jon Erichson, Executive Director
Sherri Detloff, Finance Manager

There being a quorum, the meeting was called to order by Chair Enright.

2.) Approval of Minutes.

It was moved by Commissioner McCarthy and seconded by Commissioner Repinski to approve minutes of both the regular meeting held on December 21, 2017 and the special meeting held on December 27, 2017. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

3.) Approval of Accounts Payable.

An invoice from Wagner Construction for \$26,181.05 for the Twin Towers Cupboard Project was added to the list of Accounts Payable. It was moved by Commissioner Repinski and seconded by Commissioner Granholm to authorize payment of the list of accounts payable. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

4.) Executive Director Reports.

a.) CHIP – Approve Sale of Property @ 609 10th Ave. NW, Austin, MN.

This property has been for sale for approx. 4 months and the HRA has now received a purchase offer for \$68,000 from a single woman that meets the definition of low-to-moderate income and is a first time home buyer. The HRA has costs of around \$72,000 into that house and the buyer and her lender have put a couple of contingencies into the purchase offer. She has prequalified for a maximum loan for \$68,000 from FHA and cannot offer any more money so the costs would be incurred by the HRA for these contingencies which include refinishing the hardwood floors which should run around \$1,000 and some miscellaneous repairs to satisfy the FHA loan requirements which should have costs not to exceed the \$2,500 figure. Our net investment is estimated at \$7,500 plus closing costs. Closing is expected to occur March 23, 2018 if approved by the Board and is contingent upon financing.

The Board feels this has been a good project because the house has been preserved and improved and the neighborhood will benefit by the property being owner occupied, and it will be returned to the tax rolls which will generate new property taxes.

It was moved by Commissioner McCarthy and seconded by Commissioner Anderson to accept this Purchase Officer. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b.) General Fund – Approve Purchase of Property @ 1011 8th Ave. NE in targeted redevelopment area.

The HRA has a redevelopment program in two targeted neighborhoods. The owner of 1011 8th Ave. NE is willing to sell this property to the HRA at this time and is in the 8th Ave. NE target area for the appraised price of \$61,000. This house is the nicest in the neighborhood and since we have only purchased one house so far, it would be the intent of the HRA to rent it out until such time as all the other properties have been purchased and then demolish it.

It was moved by Commissioner McCarthy and seconded by Commissioner Lippert to authorize the Executive Director to acquire said property. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

5.) Election of Officers.

Commissioner Repinski nominated and Commissioner Lippert seconded the nomination to re-appoint the existing officers. No one was in opposition to re-appoint Judy Enright to be Chair, Janet Anderson to be Vice-Chair and Jerry McCarthy to be Secretary. All present voted in favor of the nominations, none in opposition thereto. The Chair declared the appointments final.

The following Commissioners will hold officer positions as follows until elections are held January 2019.

Chair	Judy Enright
Vice-Chair	Janet Anderson
Secretary	Jerome McCarthy

6.) Adjourn:

There being no further business it was moved by Commissioner McCarthy and seconded by Commissioner Anderson to adjourn the meeting. All present voted in favor of the motion, none in opposition thereto. The motion was passed and carried. The meeting was adjourned at 5:30 PM.

Judy Enright, Chair

SEAL

Jerome McCarthy, Secretary