

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

January 24, 2007

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, January 24, 2007 at the HRA Office. The meeting was called to order by Chairman Nelson. Present were Commissioners Dick Pacholl, Christopherson, Schlieve, and Scott Pacholl. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, Deputy Director of Housing Volstad, HRA Finance Director Detloff, and City of Austin Community Development Director Hoium. Commissioners Lang and Hecimovich were absent.

2.) Approval of the meeting minutes of November 15, 2006.

It was moved by Commissioner Christopherson and seconded by Commissioner Dick Pacholl to approve the minutes of the regular meeting of November 15, 2006. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

3.) Approval of Claims for Payment.

It was moved by Commissioner Dick Pacholl and seconded by Commissioner Christopherson to authorize payment of the list of claims for payment. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

4.) Redevelopment Business:

a. Railroad Property:

1.) Report on necessary testing and cleanup of the Milwaukee Roundhouse Addition. Craig Hoiium reported that approximately 24,000 cubic yards (CY) of excess soil was generated in development activities at the Railroad Redevelopment site. Approximately 6,000 CY of this soil has been hauled to remote sites. MPCA is requiring that this soil be tested prior to final disposition.

2.) Approve agreement for services with PEER Engineering. PEER Engineering provided technical oversight and professional services for the pre-development cleanup in Roundhouse Addition. A bid for additional services for testing the stockpiled soil was submitted by PEER. The bid anticipates \$2,000 to \$3,000 for Task I Information Review and Work Plan Preparation, and \$15,000 to \$20,000 for Task II Soil Sampling and Reporting. Roughly \$140,000 remains in the Cleanup Grant budget. PEER's services can be paid with grant funds. Additional cleanup costs can be paid with remaining available grant funds.

It was moved by Commissioner Dick Pacholl and seconded by Commissioner Scott Pacholl to contract with PEER Engineering for Phase I and II testing as proposed. It was further moved to work out agreements with Roundhouse Addition developers for disposal of stockpiled soil that is not covered by available grant funds. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

3.) Vel-Ved Transportation - Motion to extend deadline for completion of hard surfaced areas. Vel-Ved Transportation had an agreement to hard surface the parking areas on their property in Roundhouse Addition before January 1, 2007. Vel-Ved is now planning an addition to their building and has requested an extension to the deadline for hard surfacing until December 31, 2007.

It was moved by Commissioner Scott Pacholl and seconded by Commissioner Christopherson to extend Vel-Ved Transportation's deadline for hard surfacing their parking areas until December 31, 2007. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

b.) Murphy Creek Property.

1.) Review conceptual drawing from Muskie Realty for proposed purchase. Tom Wobbrock of Muskie Realty presented a proposal to purchase a roughly five acre parcel in Murphy Creek Addition. He plans to construct eight twin homes on the site. The homes will be designed to be affordable to moderate income buyers with selling prices between \$120,000 and \$140,000.

Craig Hoium said the development seems appropriate for the site. The development will require replatting of the site and approval of a conditional use permit by the Panning Commission. It was moved by Commissioner Christopherson and seconded by Commissioner Dick Pacholl to authorize City and HRA staff to move forward and work out the details for approval of the sale at a later meeting. All present voted in favor of the motion, none in opposition thereto, The Chairman declared the motion passed and carried.

2.) Resolution to transfer "Park" land from the HRA's name to the City of Austin. A parcel of land in Murphy Creek between Block Two and Block Three north of 24th Ave. NW is developed for playground use and remains in the name of the HRA. The property is maintained by the Park and Recreation Dept. and rightfully belongs in the name of the City of Austin.

The following resolution was introduced by Chairman Nelson and seconded by Commisssioner Scott Pacholl.

**RESOLUTION #451
RESOLUTION TRANSFERRING OWNERSHIP OF PARK BETWEEN
BLOCK TWO AND BLOCK THREE AND NORTH OF 24TH. AV. NW,
MURPHY CREEK ADDITION TO THE CITY OF AUSTIN.**

All present voted in favor of the resolution, none in opposition thereto. The Chairman declared the motion passed and adopted.

5.) Other Business

- a. **Election of Officers.** It was moved by Commissioner Christopherson and seconded by Commissioner Dick Pacholl to nominate and elect Jay Nelson as Chairman of the Housing Authority. No other nominations were made. With Chairman Nelson abstaining, all present voted in favor of the motion, none in opposition thereto. Chairman Nelson declared the motion passed and carried.

It was moved by Commissioner Dick Pacholl and seconded by Commissioner Christopherson to nominate and elect Norm Hecimovich as Vice-Chairman of the Housing Authority. No other nominations were made. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

It was moved by Commissioner Christopherson and seconded by Commissioner Dick Pacholl to nominate and elect Shirley Schlieve as Secretary of the Housing Authority. No other nominations were made. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

6.) Adjourn:

There being no further business it was moved by Dick Pacholl and seconded by Commissioner Scott Pacholl to adjourn the meeting. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

Jay Nelson, Chairman

SEAL

Shirley Schlieve, Secretary

