

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

January 31, 2005

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, January 31, 2005, at the HRA Office. The meeting was called to order by Chairperson Jorgenson. Present were Commissioners Lang, Pacholl, Nelson, and Christopherson. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, Deputy Director for Housing Volstad, HRA Finance Director Detloff, Family Housing Specialist Ackland, and Craig Hoium. Also present were representatives from the Austin Eagles, Lakeside Properties, and the B&J Bar. Commissioners Nordin and Valerio were absent.

2.) Approval of the meeting minutes of November 17, 2004.

It was moved by Commissioner Pacholl and seconded by Commissioner Lang to approve the minutes of the regular meeting of December 15, 2004. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

3.) Approval of the claims for payment.

It was moved by Commissioner Pacholl and seconded by Commissioner Lang to authorize payment of the list of claims for payment as presented. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

4.) Public Housing and Market Rate Housing:

Nothing

5.) Homeownership Programs:

a. Resolution for the Austin HRA to be designated as a HUD approved "Housing Counseling Agency".

Julie Ackland requested a resolution authorizing submission of an application to designate the HRA as a Housing Counseling Agency. Ms. Ackland currently administers the Homesteps Program for the HRA. There is no approved housing counseling agencies in our area. Housing counseling is a natural adjunct to the Homesteps Program. Administrative funds may also available with the "Housing Counseling Agency" designation.

The following resolution was introduced by Commissioner Pacholl and seconded by Commissioner Christopherson. All present voted in favor of the resolution, none in opposition thereto. The Chairperson declared the resolution passed and adopted.

RESOLUTION #421

**RESOLUTION AUTHORIZING THE HOUSING AND
REDEVELOPMENT AUTHORITY IN AND FOR
THE CITY OF AUSTIN, MN TO PROVIDE HOUSING COUNSELING
FOR THE AREA DESIGNATED AS THE CITY OF AUSTIN**

6.) Community & Economic Development:

a. Motion to authorize an application to MHFA For Community Revitalization Fund (CRV) money.

The Austin HRA in conjunction with the Mower County HRA is preparing an application to the Minnesota Housing Finance Agency for CRV funding. If approved, the funds will be used to offer deferred loans to owners of flood damaged owner-occupied property. The deferred loans will supplement existing loan programs offered by the HRA. Loan proceeds will be used to repair and flood-protect threatened homes.

It was moved by Commissioner Lang and seconded by Commissioner Pacholl to authorize submission of the CRV application to the Minnesota Housing Finance Agency. All present voted in favor of the motion, none in opposition thereto. The Chairperson declared the motion passed and carried.

b. Railroad Property - Review purchase options for:

- 1.) Fraternal Order of Eagles #703
- 2.) Lakeside Properties (Jim Baldus)
- 3.) B&J Bar (Tim & Patty Ball)

Representatives of three properties subject to repeated flooding approached the HRA requesting options on land in Roundhouse Addition as possible sites to relocate their businesses. Craig Hoium presented a site map of Roundhouse Addition featuring a conceptual layout of how the businesses could be located.

A Community Development Application for funds to purchase the three businesses has been submitted to the Minnesota Department of Employment and Economic Development. A decision on approval of the application will not be made until late March.

In order to proceed in good faith with planning for possible relocation, the three property owners requested options on building sites in Roundhouse Addition. The options will expire on June 1, 2005.

It was moved by Commissioner Lang and seconded by Commissioner Pacholl to approve the option as presented from the HRA to Lookout Aerie No. 703, Fraternal Order of Eagles. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

It was moved by Commissioner Lang and seconded by Commissioner Pacholl to approve the option as presented from the HRA to Lakeside Properties of Austin. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

It was moved by Commissioner Lang and seconded by Commissioner Pacholl to approve the option as presented from the HRA to B&J Bar Incorporated. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

7. Executive Director Reports:

a. Economic Development Partnership Report.

Director Hurm presented a report on the 2004 activities of Austin's Economic Development Partnership. The goal of the partnership is to improve communication and cooperation between partnering entities including the HRA, City of Austin, Port Authority, Utilities, and DCA.

It was moved by Commissioner Lang and seconded by Commissioner Christopherson to select Chairperson Jorgenson as the HRA's representative to quarterly informal meetings of the development partners.

b. Cedars of Austin - Motion Amending Agreement.

In 2004 the HRA refinanced bonds for the Cedars of Austin. As part of the agreement, Farr Development agreed to install a fire sprinkler system at the Cedars of Austin. The agreement was to be installed by December 1, 2004. C.O.A Associates Limited Partnership (Farr Development) requested the agreement be amended to change the installation date to March 1, 2005 and the date for the HRA to exercise its rights to April 1, 2005. The amendment has been reviewed and approved by David Hoversten.

It was moved by Commissioner Christopherson and seconded by Commissioner Lang to approve the amendment to the agreement as presented. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

8.) Other business:

a. Election of Officers for 2 year Terms.

It was moved by Commissioner Lang and seconded by Commissioner Christopherson to elect Mickey Jorgenson as

Chairperson, Jay Nelson as Vice-Chairperson, and Gloria Nordin as Secretary of the Austin HRA. The term of each office is two years. All present voted in favor of the motion, none in opposition thereto. The Chairperson declared the motion passed and carried.

9.) Adjourn: There being no further business it was moved by Commissioner Pacholl and seconded by Commissioner Christopherson to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

Michelle Jorgenson, Chairperson

SEAL

James Hurm, Executive Director