

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

March 16, 2005

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, March 16, 2005, at the HRA Office. The meeting was called to order by Chairperson Jorgenson. Present were Commissioners Lang, Nordin, 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, and Family Housing Director Mattson.

2.) Approval of the meeting minutes of January 31, 2005.

It was moved by Commissioner Lang and seconded by Commissioner Nordin to approve the minutes of the regular meeting of January 31, 2005. 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 Nordin 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:

a. Resolution to approve expenditures of 2001 Capital Fund Program money.

Gwen Volstad presented a list of projects that were funded through our 2001 Capital Fund Grant money. The following resolution was introduced by Commissioner Lang and

seconded by Commissioner Nordin. All present voted in favor of the resolution, none in opposition thereto. The Chairperson declared the resolution passed and adopted.

RESOLUTION #422

**RESOLUTION APPROVING THE PERFORMANCE AND
EVALUATION REPORT FOR THE CAPITAL FUND GRANT
PROGRAM FOR THE FEDERAL FISCAL YEAR
ENDING JUNE 30, 2004**

b. Award bids for updating 5 HUD Houses:

Karen Mattson reported that the 16 family public housing units built in 1981 are in need of a variety of improvements. Separate bids were solicited for siding and windows on two duplex units as well as kitchen cabinets and bathroom vanities and associated plumbing and electrical work on four duplex units and one three bedroom house. Bids were also solicited for Heat Recovery Ventilator Systems for 40 units.

It was moved by Commissioner Nordin and seconded by Commissioner Nelson to accept the low bids as presented.

Low Bids were awarded as follows:

| | |
|---------------------|-----------------------------|
| Windows & Siding | \$37,110 to R.H. Johnson |
| Cabinets & Vanities | \$19,988 to Dwight Matter |
| Electrical Work | \$ 1,700 to Austin Electric |
| Plumbing Work | \$ 5,450 to Dick's Plumbing |
| Heat Recovery Vent. | \$45,000 to G & G Heating |

All present voted in favor of the motion, none in opposition thereto. The Chairperson declared the motion passed and carried.

5.) Market Rate Housing:

Nothing

6.) Community & Economic Development:

a. Railroad Property - Approve 2 billboard leases.

Two billboards are located on HRA property abutting the railroad bridge immediately behind Jim's Super Value. A

lease agreement has been negotiated with Magic Media of Rochester for them to continue leasing space from the HRA for the billboards. The lease rate is \$500 per year per billboard for the first five years and \$600 per year for the second five years. This lease rate is similar to other Austin sites surveyed. A clause allowing termination of the lease should it become incompatible with renewal or beautification plans will be made part of the lease. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

7. Executive Director Reports:

a. Maxfield Study - Housing Needs Assessment Update.

Director Hurm reported that Maxfield Research has completed a draft report of the Housing Needs Assessment. Maxfield representatives met with Director Hurm and the HRA staff and carefully reviewed the draft report. Maxfield will make corrections and refinements as directed. The revised draft should be available in two to three weeks.

b. Sale of Usem Property to Mower County Update.

A closing on the sale of the Block 15 Usem property to Mower County will be scheduled following a walk-through of the buildings with Craig Oscarson. Plans for reconstruction for the transit operation are being finalized and estimated costs are at budget.

8.) Other business:

Director Hurm announced that the Department of Employment and Economic Development has approved \$456,000 of Austin's \$1.4 million dollar request for flood grant funds. Funding for the \$1.4 million dollar grant will come from several sources. It is hoped that an announcement on full funding will be forthcoming.

Austin's request for \$450,000 to cover the local cost of a Corps of Engineers flood study is also awaiting approval. The request for the funds is part of the current budget bill being considered by the State legislature.

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

Gloria M. Nordin, Secretary