

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

March 19, 2003

The Regular Meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, March 19, 2003 at the HRA Office. The meeting was called to order by Chairperson Jorgenson. Present were Commissioners Nordin, Goodnature, Chamberlain, Nelson, and Lang. Also present were Executive Director McGarvey, Deputy Director for Housing Volstad, Deputy Director for Community Development Smith, HRA Finance Director Detloff, Craig Hoium, Shay Nelson, and Louis Anthonisen.

Approval of the meeting minutes of February 19, 2003.

It was moved by Commissioner Nordin and seconded by Commissioner Chamberlain to approve the minutes of February 19, 2003, with the identification of Commissioner Goodnature changed from Chairperson to Commissioner in the section on voucher payment standards. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

Approval of the claims for payment.

It was moved by Commissioner Nordin and seconded by Commissioner Chamberlain to authorize payment of the list of claims for payment dated March 19, 2003. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

Guests:

Habitat for Humanity - Thank you from Louis Anthonisen.

Louis Anthonisen of Habitat for Humanity came before the Board to express his thanks to the HRA and its staff for the building lots that the HRA has provided to Habitat.

Austin Area Landlord Association: Shay Nelson, the President of the newly created Austin Area Landlord Association, introduced himself to the board and outlined some of the goals of the Landlord's Association. One goal is

keeping up education of landlords with information on ordinances. Landlords will also be encouraged to improve and maintain their property. A current focus will be setting up a web site that will serve as an information source for apartment availability and rents.

Reports of the Executive Director:

Austin HRA History and Current Status Book. A reference book outlining the history of the HRA, its projects and other pertinent information was distributed to the Commissioners. Copies of this Reference Book will also be distributed to the Mayor and City Council.

Courtyard & Chauncey Apartments. A survey of tenants at the Courtyard and Chauncey Apartments was conducted to determine the impact the complexes had on the Austin housing market. The survey showed that the homes sold by the new apartment tenants were in the affordable range for persons in the \$25,000 to \$50,000 per year income range. Homes sold by Courtyard residents averaged \$65,560 and homes sold by Chauncey residents averaged \$77,031.

Further, the projects provide quality, modestly subsidized, market rate units in downtown Austin, and a blighted four-block area in the downtown area was cleared.

Murphy Creek Housing. Executive Director McGarvey distributed a demographic profile for the Murphy Creek Housing project. All 88 units are currently rented.

The Murphy Creek project utilized housing tax credits to assist with project financing. A survey summarizing the utilization of funds on 324 tax credit projects in the State of Minnesota was also distributed.

Unfinished Business.

Update on the 2003 Flood Grants. The Federal flood funds have been released and the acquisition process is

underway. Thirty-three appraisals are complete and two homes have been acquired. Three more homes will be acquired at the end of the month.

The process of conducting the required asbestos testing is underway. Several of the homes are renter occupied. A group meeting with the relocation specialist will be scheduled to inform renters of benefits they may be entitled to.

Approval of Redevelopment Agreement and a Purchase Agreement for the Sale of Lots 1 and 2, Block 1, Milwaukee Roundhouse Addition. Craig Hoium presented the Purchase Agreement, Contract for Private Redevelopment, and Site Plans for Lots 1 and 2, Block 1, Milwaukee Roundhouse Addition.

It was moved by Commissioner Nordin and seconded by Commissioner Lang to approve the Purchase Agreement from Mark J. Stevens and Edward J. VanKirk. All present voted in favor of the motion, none in opposition thereto. The Chair declared the motion passed and carried.

The Contract for Private Redevelopment will be acted on by the HRA and City Council at the April HRA & City Council meetings.

New Business:

Resolution to increase Public Housing Security Deposits.
There have been increasing instances of tenants moving out of Public Housing with security deposits that are insufficient to cover unpaid rent, damages and/or other charges. The Security Deposits currently being charged are \$150 for the Twin Towers and Pickett Place and \$200 for the HUD Houses. It was recommended by staff that the security deposit be increased to \$300 on all Public Housing Units to be effective for new tenants moving in on or after May 1, 2003.

The following Resolution was introduced by Commissioner Goodnature and seconded by Commissioner Nordin.

RESOLUTION #399

**RESOLUTION TO INCREASE THE SECURITY DEPOSIT
ON ALL PUBLIC HOUSING UNITS
OWNED BY THE HRA OF AUSTIN, MN**

All present voted in favor of the Resolution, none in opposition thereto. The Chair declared the Resolution passed and adopted.

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

Michelle Jorgenson, Chair

SEAL

Gloria M. Nordin, Secretary/Treasurer