

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

April 16, 2003

The Regular Meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, April 16, 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, HRA Attorney Craig Johnson, Mayor Bonnie Rietz, City Engineer John Erickson, City Finance Director Tom Dankert, City Community Development Director Craig Hoium, Darwin Viker of Larson Allen, and Tom Sherman of Usem's.

Approval of the meeting minutes of March 19, 2003.

It was moved by Commissioner Nordin and seconded by Commissioner Lang to approve the minutes of March 19, 2003. 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 Lang to authorize payment of the list of claims for payment dated April 16, 2003. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

Reports of the Executive Director.

Review of a letter from Tom Sherman offering to sell his property on Block 15 adjacent to the Courtyard Apts. to the HRA. A letter was presented expressing Usem's interest in selling its property on Block 15 adjacent to the Courtyard Apartments to the HRA. The sale price would be \$200,000 plus and additional \$25,000 for relocation. The HRA will contact HUD to see if any or all of the cost can be covered through the Capital Fund Program. If HRA funds are unavailable the City of Austin would finance the purchase.

It was moved by Commissioner Nordin and seconded by

Commissioner Nelson to approve a option/purchase agreement between the HRA and Tom Sherman Usem's for property adjacent to the west property line of the Courtyard Apartments, i.e. Block 15. Approval of the purchase agreement is contingent on the City Council agreeing to finance the purchase. Voting in favor of the motion were Commissioners Lang, Nelson, Nordin, and Chairperson Jorgenson. Voting against the motion were Commissioners Goodnature and Chamberlain. The Chair declared the motion passed and carried.

Review proposed agreement to Mower County to purchase Usem's Property on Block 19 from the County in the event at a future date the County wishes to sell it to the HRA. This item was tabled pending further discussions with Mower County.

Presentations:

Darwin Viker - FYE 9/30/02 Audit Report. Darwin Viker of the Larson Allen Accounting firm presented the Financial Statements and Supplementary Information together with Independent Auditor's Report for the fiscal year ending September 20, 2002. Mr. Viker went through the document highlighting the most important figures. No significant findings were reported.

It was moved by Commissioner Lang and seconded by Commissioner Nordin to accept the Audit Report for FYE 9/30/02. All present voted in favor of the motion, none in opposition thereto. The Chair declared the motion passed and carried.

Unfinished Business:

Update on the Flood Project. By the end of April, twelve homes in the flood area will have been acquired. Thirty-nine appraisals have been completed and thirteen more are in process.

On April 24th a relocation specialist from Wilson Development will be at the HRA at 7:00 P.M. to meet with the first group of tenants of flood area properties. Tenants of acquired properties are eligible by law for relocation

benefits.

Railroad Redevelopment Project.

Review of revisions to Conceptual Layout. Craig Hoium presented a revised site plan for the Roundhouse Addition. The changes in the plan were requested by the buyer and will not change the scope or the schedule for redevelopment. It was moved by Commissioner Chamberlain and seconded by Commissioner Nordin to approve the changes to the Roundhouse Addition Conceptual Layout as presented by Craig Hoium. All present voted in favor of the motion, none in opposition thereto. The Chair declared the motion passed and carried.

Site Grading & Restoration Bids. Jon Erickson presented the list of bids for final grading of the Roundhouse area cleanup site. Miscellaneous debris will be removed from the site and fill will be brought in and graded to shed water to the detention pond. The area will also be seeded. Sufficient funds remain in the project grant to cover the costs.

It was moved by Commissioner Goodnature and seconded by Commissioner Chamberlain to accept the low bid from Ulland Bros. for \$72,644.75. All present voted in favor of the motion, none in opposition thereto. The Chair declared the motion passed and carried.

Grant Easement to the City on RR Property parallel to 11th St. NE. The City of Austin's easement on 11th St. NE is 50 feet wide. The standard right-of-way is 66 feet. Jon Erickson requested approval by the HRA of an easement for 8 feet parallel to 11th Street NE for the length of the property owned by the HRA.

It was moved by Commissioner Chamberlain and seconded by Commissioner Goodnature to authorize the granting of the 8 foot easement on the east side of the HRA's Roundhouse Addition property as requested by Jon Erickson. All present voted in favor of the motion, none in opposition thereto. The Chair declared the motion passed and carried.

New Business.

Community Rehab. Project - Resolution to sell house at 600 7th St. NE. A home was moved by the HRA from the flood

area to 600 7th St. NE and brought into compliance with City Building Codes. The home was offered for sale last fall for \$79,900. No offers were received. The price was lowered to \$69,900 with no offers. The HRA now has an offer from an income eligible buyer for \$62,350.

The following Resolution was introduced by Commissioner Goodnature and seconded by Commissioner Chamberlain:

RESOLUTION #400

**RESOLUTION AUTHORIZING THE SALE OF TRACT B
IN BLOCK 12 OF RAILROAD ADDITION TO THE CITY OF AUSTIN**

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

Resignation of Patrick McGarvey as HRA Executive Director effective April 30, 2003. It was moved by Commissioner Nordin and seconded by Commissioner Goodnature to accept the resignation of Patrick McGarvey as Executive Director of the Austin HRA effective April 30, 2003 due to retirement. All present voted in favor of the motion, none in opposition thereto. The Chair declared the motion passed and carried.

Appointment of a new Executive Director. It was moved by Commissioner Goodnature and seconded by Commissioner Nordin to appoint new City Administrator, Jim Hurm, as Executive Director of the Austin HRA effective May 1, 2003. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

Adjourn: There being no further business, it was moved by Commissioner Nordin and seconded by Commissioner Nelson 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