

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

April 19, 2005

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, April 19, 2005, in the City Council Chambers. The meeting was called to order by Chairperson Jorgenson. Present were Commissioners Lang, Nordin, Nelson, and Christopherson. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, HRA Finance Director Detloff, Family Housing Specialist Ackland, City Engineer Jon Erichson, Darwin Viker of LAWCO, and Jay Thompson of Maxfield Research. Commissioner Pacholl was absent.

2.) Approval of the meeting minutes of March 16, 2005.

It was moved by Commissioner Nordin and seconded by Commissioner Christopherson to approve the minutes of the regular meeting of March 16, 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 Christopherson 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.) Audit Report for FYE 9/30/04.

Darwin Viker of LAWCO presented the Financial Statements and Supplementary Information from the audit of the fiscal year ended 9/30/2004. Mr. Viker summarized the most important areas of the audit and answered questions from the HRA Commissioners. No audit findings were reported. It was

moved by Commissioner Nordin and seconded by Commissioner Christopherson to accept the audit as presented. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

5.) Public Housing.

Award of bids for HUD Houses: Bids were solicited for siding and windows on two scattered site duplexes and new stoves in twenty scattered site units with remodeled kitchens. Capital Fund money for the year 2003 will be used. The following were the low bidders:

Windows and siding:	Meyer Construction	\$37,494
20 gas stoves:	Bissen's	\$5,580

It was moved by Commissioner Nordin and seconded by Commissioner Christopherson to accept the low bids as presented. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

6.) Market Rate Housing:

Chauncey Apts. - Request by City of Austin for Additional right-of way for street reconstruction of 4th St.NE The planned reconstruction of 4th Street NE will require a turning lane at the intersection with Oakland Avenue East. Jon Erichson said the turning lane will require the acquisition of a parcel approximately 15' x 100' that is currently owned by the HRA as part of the Chauncey Apartment land. The City will pay all costs associated with the removal and replacement of the sidewalk.

It was moved by Commissioner Lang and seconded by Commissioner Nordin to authorize the transfer of the property as requested. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

7.) Community and Economic Development.

Update on sale of Usem Property to Mower County.

The former Usem buildings on Block 15 are nearly cleared of all remaining debris. A closing for sale of the property to Mower County will be scheduled soon.

8.) Other business.

a. Bridges Funding. Julie Ackland requested authorization to submit an application for participation in the Bridges Program. Bridges provides rental assistance to clients with serious and persistent mental illness. The application will be a joint submission in conjunction with nine area counties. It was moved by Commissioner Lang and seconded by Commissioner Nelson to authorize participation in the joint application for funding through the Bridges Program.

b. Gerard Bonds - Resolution requested by Gerard to remove Wells Fargo as Trustee on their 1999 bond sale and replace with US Bank as the successor Trustee. The following Resolution was introduced by Commissioner Christopherson and seconded by Commissioner Nelson.

**RESOLUTION # 423
RESOLUTION TO REMOVE WELLS FARGO AS TRUSTEE
FOR THE GERARD 1999 BOND SALE
AND REPLACE WITH US BANK**

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

9.) Executive Director Reports.

Housing Assessment Needs Report. Jay Thompson of Maxfield Research showed a power point presentation highlighting the findings of the recently completed Housing Needs Assessment for the Austin market area. Data from the report will be accessible on the City of Austin website and the HRA website. Electronic copies and hardcopy summaries will be available to developers and other interested parties through the HRA administrative offices.

10.) Adjourn. There being no further business it was moved by Commissioner Lang and seconded by Commissioner Nordin 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