

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

April 19, 2006

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, April 19, 2006, at the HRA Office. The meeting was called to order by Chairman Jay Nelson. Present were Commissioners Lang, Nordin, Pacholl, Christopherson, Schlieve, and Hecimovich. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, HRA Finance Director Detloff, Deputy Director of Housing Volstad, Community Development Director Craig Hoium, and Viril Layton.

2.) Approval of the meeting minutes of March 15, 2006.

It was moved by Commissioner Hecimovich and seconded by Commissioner Pacholl to approve the minutes of the regular meeting of March 15, 2006. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

3.) Approval of Claims for Payment.

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

4.) Redevelopment:

a. Railroad Property - Review proposal by Veril Layton to develop 1.3 acres for "Storage Condos". Veril Layton expressed his interest in purchasing a 1.3 acre parcel in the Railroad Roundhouse Addition immediately west of the Vel-Ved

Trucking property. Mr. Layton has developed plans to construct up to four condo storage buildings on the property. The largest building will be heated and have full utility services. The other three buildings would offer high quality cold storage. Mr. Layton has worked closely with Craig Hoium to insure that his plans are compatible with all applicable codes. Drawings of the planned development and the proposed buildings were presented.

The Commissioners were supportive of the concept. It was moved by Commissioner Hecimovich and seconded by Commissioner Nordin to authorize the staff to work with Mr. Layton to negotiate a purchase agreement for consideration at a future HRA meeting. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

b. Railroad Property - Review Purchase Agreement for Eagles Club. The Austin Eagles Club is moving ahead to secure the required approvals and financing for their planned relocation to Roundhouse Addition. Craig Hoium presented a draft of a purchase agreement for approximately 1.72 acres on the south end of Roundhouse Addition. The Eagles existing clubrooms will be purchased by the City with flood buyout grant funds. They will use the sale proceeds along with other financing to purchase the new parcel and construct their new facility.

It was moved by Commissioner Hecimovich and seconded by Commissioner Christopherson approve the purchase agreement between the Austin Eagles and the Austin HRA as presented. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

5.) Other business:

a. Audit Report presented by Darwin Viker of LAWCO. Darwin Viker of LAWCO presented the annual audit report on the HRA for the fiscal year ended September 30, 2005. Mr. Viker went through the report in detail and answered questions from the commissioners.

It was moved by Commissioner Nordin and seconded by Commissioner Hecimovich to accept the report of Financial Statements and Supplementary Information for the Housing and

Redevelopment Authority of Austin, Minnesota, for the year ending September 30, 2005. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

6.) Public Housing:

a. Pickett Place - Elevator Modernization Bid. Bids for complete modernization of the elevators at Pickett Place were opened on April 17, 2006. Three bids were received. It was moved by Commissioner Hecimovich and seconded by Commissioner Nordin to accept the low bid of \$299,358.00 from Minnesota Elevator Incorporated and authorize execution of a contract. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

7.) 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 Chairman declared the motion passed and carried.

Jay Nelson, Chairman

SEAL

Gloria M. Nordin, Secretary