

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

**May 17, 2006**

**1.) Roll Call.**

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, May 17, 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, Deputy Director of Family Housing Mattson, and City Engineer Jon Erichson.

**2.) Approval of the meeting minutes of April 19, 2006.**

It was moved by Commissioner Christopherson and seconded by Commissioner Nordin to approve the minutes of the regular meeting of April 19, 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 Nordin 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.) Public Housing:**

**a. Public Housing Assessment System Score - 95 out of 100. Austin HRA is a "High Performer".** Gwen Volstad reported the results of the annual Public Housing Assessment System review by HUD. The review covers four indicators

including physical inspection, financial management, property management, and residential satisfaction. The Austin HRA's composite score of 95 out of 100 qualifies the HRA as a "high performer". The "high performer" designation enables the HRA to capture the maximum available Capital Fund dollars.

**b. Scattered Sites - Award Concrete Bid.** Four bids were received for a variety of concrete and step repair and replacement tasks at eleven scattered site family public housing properties. It was moved by Commissioner Nordin and seconded by Commissioner Hecimovich to accept the low bid of \$36,919.38 from Gary Groh Construction. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**c. Pickett Place - Approve Change Order for Apartment Valve Replacement Project.** The heating system valve replacement project at Pickett Place is complete. Accessing the valves for replacement in 33 units required drywall repair and three additional valves and Danfoss controls were replaced in the course of the project.

It was moved by Commissioner Nordin and seconded by Commissioner Hecimovich to approve Change Order #1 for a net increase in the total contract of \$3,591.00. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

**4.) Other Business:**

**a. Approve Resolution for Oakland Ave. Street Reconstruction Project.** Jon Erichson reported that the City Engineering Department has held informational meetings with the residents of Twin Towers and Chauncey Apartments with regard to the planned removal of the bridges and raising of the roadway immediately south of the Twin Towers and Chauncey Apartments. The residents of both buildings expressed strong support for the project. The following resolution was introduced by Commissioner Hecimovich and seconded by Commissioner Nordin.

**RESOLUTION #441  
RESOLUTION APPROVING THE  
OAKLAND AVENUE RECONSTRUCTION PROJECT**

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

Jon Erickson stated that routing truck traffic on 1<sup>st</sup> Ave. NE was considered as an alternate to the removal of the bridges on Oakland Avenue. It was moved by Commissioner Hecimovich and seconded by Commissioner Lang to make it clear the rerouting of traffic to 1<sup>st</sup> Ave. NE would have a negative effect on the HRA's adjacent apartment buildings and the Austin HRA is strongly opposed to such rerouting. 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 Nordin and seconded by Commissioner Pacholl to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

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Jay Nelson, Chairman

SEAL

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Gloria M. Nordin, Secretary

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