

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

May 21, 2003

Roll Call:

The Regular Meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, May 21, 2003 at the HRA Office. The meeting was called to order by Chairperson Jorgenson. Present were Commissioners Nordin, Chamberlain, Nelson, and Lang. Also present were Executive Director Hurm, Deputy Director for Housing Volstad, Deputy Director for Community Development Smith, City Finance Director Tom Dankert, Tom Sherman of Usem's, and Shay Nelson of the Austin Area Landlord Association.

Approval of the meeting minutes of April 16, 2003.

It was moved by Commissioner Nordin and seconded by Commissioner Chamberlain to approve the minutes of April 16, 2003, with the following amendment. Commissioner Nordin's motion approving a option/purchase agreement between the HRA and Tom Sherman/Usem's for property adjacent to the west line of the Courtyard Apartments, i.e. Block 15 is further contingent on Mower County's purchase of the Usem Showroom property on Block 19. Voting in favor of the motion were Commissioners Nordin, Nelson, Lang, and Chamberlain. Voting against the motion was Chairperson Jorgenson. The Chair declared the motion passed and carried.

Approval of the claims for payment.

It was moved by Commissioner Chamberlain and seconded by Commissioner Nordin to authorize payment of the list of claims for payment dated May 21, 2003. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

PUBLIC HOUSING:

Resolution to approve the Operating Subsidy for FYE 9/30/04. The following Resolution was introduced by

Commissioner Nordin and seconded by Commissioner Nelson:

**RESOLUTION APPROVING THE CALCULATION OF
PERFORMANCE FUNDING SYSTEM OPERATING SUBSIDY
FOR FISCAL YEAR ENDING 9/30/04**

All present voted in favor of the Resolution, no one in opposition thereto. The Chair declared the Resolution passed and adopted.

SECTION 8 VOUCHERS & HOMESTEPS PROGRAMS:

Application for 50 additional Vouchers for people with Disabilities. HUD has announced the availability of additional vouchers designated for low-income people with disabilities. The Austin HRA is eligible to make application for these funds and has a waiting list sufficient to use additional vouchers. Additional administrative money is made available with new vouchers and the HRA is capable of administering additional vouchers with current staff.

It was moved by Commissioner Nordin and seconded by Commissioner Chamberlain to authorize submission of an application for 50 vouchers for low-income people with disabilities. All present voted in favor of the motion, none in opposition thereto. The Chair declared the motion passed and carried.

Application for funding the Homesteps Program for fiscal year starting 10/1/03. The HRA has offered two sessions of the Homesteps Program on a pilot basis. Thirteen people have completed the training. The State has reduced available funds, but the HRA is still interested in offering the program. The HRA will apply for \$15,000 in administrative funds to continue offering the Homesteps Program.

It was moved by Commissioner Nelson and seconded by Commissioner Nordin to authorize the HRA staff to submit an application for funds to continue participation in the Homesteps Program. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

MARKET RATE HOUSING:

Motion to accept a grant from the City for the purpose

of purchasing property located on Block 15 from Sherman Brothers Investment Company. It was moved by Commissioner Lang and seconded by Commissioner Nordin to accept the Resolution from the City of Austin authorizing a grant in the amount of \$225,000 to purchase property adjacent to and west of the Courtyard Apartments on Block 15. The City Engineer will determine whether the stipulated Phase 1 environmental report is sufficient or a Phase 2 report will be needed. All present voted in favor of the motion none in opposition thereto, the Chair declared the motion passed and carried.

Motion to authorize the HRA attorney to prepare a purchase agreement with Sherman Brothers Investment Co. It was moved by Commissioner Nordin and seconded by Commissioner Lang to authorize the HRA attorney to prepare a purchase agreement with Sherman Brothers Investment Company for property adjacent to and west of the Courtyard Apartments in Block 15. All present voted in favor of the motion, none in opposition thereto. The Chair declared the motion passed and carried.

COMMUNITY DEVELOPMENT:

Update on the Flood Project. Good progress continues on the flood buyout program. By May 23rd, twenty-one homes will have been purchased with current FEMA funding. When they are acquired, the homes are inspected by the Building Inspectors to determine if they are good candidates for moving. If movable, the homes will be sold at public auction and proceeds will be returned to the flood clearance program. All homes unsuitable for moving will be demolished.

Railroad Redevelopment Project. Ulland Brothers have been authorized to proceed with the contract to bring in additional fill to the Roundhouse Addition railyard site. This will complete the cleanup work and enable the City to close the two cleanup grants.

OTHER BUSINESS:

Austin Area Landlord Association. Shay Nelson of the Austin Landlords Association reported that they now have a

web site started. The web site will serve as a source of information and assistance for people looking for rental units in the Austin area.

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