

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

**July 10, 2002**

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, July 10, 2002, at the HRA Office. The meeting was called to order by Chairman Lang. Present were Commissioners Chaffee, Jorgenson, Nordin, and Nelson. Also present were Executive Director Mahan, Deputy Director for Community Development Smith, Deputy Director of Housing Volstad, HRA Accountant Detloff, City Finance Director Dankert, Deputy Director of Family Housing Mattson and City Administrator McGarvey.

It was moved by Commissioner Nordin and seconded by Commissioner Chaffee to approve the minutes of the regular meeting of June 12, 2002. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**PUBLIC HOUSING:**

**Section 8 – High Performer Designation.** In March of 2002 HUD reviewed the HRA Section 8 Program and designated the HRA as a “standard performer”. Karen Mattson reviewed the Section 8 data and she was convinced that the HRA deserved the “high performer” designation. Karen appealed the decision to HUD and with persistent effort she was able to convince HUD that the HRA Section 8 Program deserved “high performer” status.

It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to place a letter in Karen Mattson’s personal file commending her effort in attaining the “high performer” designation for the Section 8 Program. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

**Pickett Place – Tuckpointing Project.** Work is progressing well at Pickett Place on the tuckpointing and brick restoration project. Several apartments have experienced significant dust infiltration when dust introduced into the cavity wall has penetrated the interior wall system. This problem is unpredictable and not the fault of the restoration contractor.

The HRA will assist tenants with apartment cleanup on an as- needed basis. HUD is aware of this situation and agrees that cleanup for dust infiltration is the responsibility of the HRA.

Noise and dust have been an irritant for tenants all Spring and Summer. The tenants have been very cooperative and understanding. A hamburger and bratwurst picnic at Pickett Place is been scheduled for 5:00 P.M., July 17<sup>th</sup>. The picnic will be catered by Hy-Vee and paid for through the HRA tenant services budget as thanks for the tenant’s tolerance. All HRA Commissioners are invited to attend the picnic.

**COMMUNITY DEVELOPMENT:**

**Railroad yard Project –**

**A. Sale of Land to Austin Transportation.**

Final work is being done on the Contract for Private Redevelopment between Austin Transportation, the City of Austin, and the Austin HRA. It was moved by Commissioner Chaffee and seconded by Commissioner Nordin to sell the north parcel of the Railroad Project area to Austin Transportation for \$1.00.

The sale approval is contingent on execution of Contract for Private Redevelopment and approval by the City Council. Austin Transportation will be responsible for all assessments. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

**Railroad Yard Project -**

**B. Bid for Retention Pond and Storm Sewer.**

The following two bids were received for the construction of the retention pond and storm sewer on the Railroad Project site.

Sorenson Brothers Inc.	\$24,646.00
Hansen Hauling and Excavating Inc.	\$23,607.60

It was moved by Commissioner Jorgenson and seconded by Commissioner Nordin to accept the low bid of \$23,607.60 from Hansen Hauling and Excavating Inc. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

Work is well underway on the demolition of slabs and footings in the Railyard. A change order has been submitted and recommended by Jeff Broberg, the Project Engineer. The change order totals \$37,860.00 and includes stripping and stockpiling topsoil from the Austin Transportation site, excavating and removing massive concrete structures not identified on the specifications, and removal of 90 cubic yards of petroleum soils.

It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to approve Change Order #1 on the demolition phase of the Railroad Yard Project. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

**East Side Homeownership Program.** The HRA owns two parcels of land on the northeast corner of 7<sup>th</sup> Street and 5<sup>th</sup> Avenue NE (see attached survey). Tract B is the site of a home that has been moved from the flood area and remodeled. It is now being marketed for sale to a qualified buyer. Tract A is a vacant lot that is available for redevelopment. Habitat for Humanity is interested in building a home on Tract A. A third parcel identified as Tract C is proposed for sale to Joe Baldus who owns a triplex at 608 7<sup>th</sup> St. NE. The County Assessor values the parcel at \$900. Mr. Baldus needs the property for off-street parking. A new line will be drawn separating parcels A and C if sale of the property is approved.

The following resolution was introduced by Commissioner Nordin and seconded by Commissioner Jorgenson.

**RESOLUTION #386  
RESOLUTION TRANSFERRING OWNERSHIP OF TRACT A  
IN BLOCK 12 OF RAILROAD ADDITON TO THE CITY OF AUSTIN  
TO HABITAT FOR HUMANITY-FREEBORN/MOWER**

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

The following resolution was introduced by Commissioner Nordin and seconded by Commissioner Jorgenson.

**RESOLUTION #387  
RESOLUTION AUTHORIZING THE SALE OF TRACT C**

**IN BLOCK 12 OF RAILROAD ADDITION TO THE CITY OF AUSTIN  
TO JOSEPH BALDUS AT A SALE PRICE OF \$900.00**

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

**Flood Progress Report.** \$2.5 million from the National Flood Insurance Program Fund has been set aside for flood buyouts in Austin. These funds will be distributed to Austin through the State Department of Natural Resources when they are released by FEMA. Prior to release FEMA has requested detailed information on the properties targeted for acquisition. Requested information includes building elevations with respect to flood protection levels, budget details, and administrative plans of action.

All of the requested information gathered by the HRA and City Engineer and has been submitted to the DNR for review and submittal to FEMA. This should enable release of the promised funds. Staff will monitor the review process and do everything possible to expedite approval.

**OTHER:**

**Advertisement for Executive Director Position.** Director Mahan will be moving to California in the near future and resigning as Executive Director of the HRA. He prepared a job description of the Executive Director position and suggested that the selection process should be completed in August.

The Commissioners had questions on how to proceed with the selection of a Director. They wondered if a replacement could be hired from within or whether an advertisement process is required.

Director Mahan will research the legalities and options for selecting his replacement and report to the Board at a special meeting set for Wednesday, July 17, 2002.

**BILLS:** It was moved by Commissioner Jorgenson and seconded by Commissioner Nordin to authorize payment of the list of accounts payable dated July 10, 2002. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**ADJOURNMENT:** There being no further business it was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

Richard Lang, Chairman

SEAL

Mickey Jorgenson Secretary/Treasurer