

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

July 11, 2007

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held July 11, 2007 at 4:30 PM at the HRA Office. The meeting was called to order by Chairman Nelson. Present were Commissioners Christopherson, Hecimovich, Lang, Scott Pacholl, and Schlieve. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, HRA Finance Director Detloff, Deputy Director of Family Housing Mattson, and Section 8 Specialist Ackland.

2.) Approval of the meeting minutes of May 16, 2007.

It was moved by Commissioner Hecimovich and seconded by Commissioner Christopherson to approve the minutes of the regular meeting of May 16, 2007. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

3.) Public Housing:

a. Capital Fund Program. A spreadsheet summarizing the Capital Fund Program Grants for Public Housing was presented to the HRA Board. The 2005 and 2006 grant years are open and being obligated. The HRA needs to approve the 2007 Annual Plan.

It was moved by Commissioner Hecimovich and seconded by Commissioner Christopherson to approve the streamlined annual Public Housing Plan for fiscal year 2007. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

b. Parking Lot Replacement at Pickett Place. The two parking lots at Pickett Place need repaving. The project was advertised and three bids were received. The low bidder was M & W Blacktopping, LLC with a bid of \$32,600.00. It was moved by Commissioner Lang and seconded by Commissioner Christopherson to accept the low bid from M & W Blacktopping, LLC. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

c. Transitional House. Karen Mattson presented a list of repairs and improvements that are needed at the HRA's four unit transitional housing building at 1301 5th St. SE. Several repairs are needed, but the most critical need is to re-roof the garage and replace rotted soffit and fascia on the east side of the building. The soffit and fascia will then be covered with white aluminum.

It was moved by Commissioner Hecimovich and seconded by Commissioner Christopherson to authorize expenditure of roughly \$4,200 in tax levy funds to replace the garage roof and repair and cover the east soffit and fascia at 1301 5th St. NE. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

d. Resolution Changing Section 8 Homeownership Policy. Julie Ackland operates the Section 8 Homeownership Program for the HRA. The program is being under-utilized by the HRA's clients. In order to increase usage Julie requested that the Administrative Policy be amended to eliminate the requirement that clients have completed their initial lease term prior to participation in the Section 8 Homeownership Program.

The following Resolution was introduced by Commissioner Hecimovich and seconded by Commissioner Scott Pacholl.

**RESOLUTION #455
RESOLUTION AMENDING THE SECTION 8
HOMEOWNERSHIP ADMINISTRATIVE POLICY**

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

4.) Market Rate Housing: Sherri Detloff presented the proposed budget for the Austin Courtyard and Chauncey Apartments for the fiscal year 10/1/2007 to 9/30/2008. The budget projections are such that rent increases for the projects will not be required this year.

The following resolution was introduced by Commissioner Hecimovich and seconded by Commissioner Lang.

**RESOLUTION #454
RESOLUTION APPROVING THE HOUSING AND REDEVELOPMENT
AUTHORITY OF AUSTIN BUDGET FOR THE AUSTIN COURTYARD
AND CHAUNCY APARTMENT BUILDINGS FOR THE
FISCAL YEAR ENDING 9/30/2008**

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

5.) Executive Director Reports: Director Hurm reported that the employee policy is still being revised and will be available for review and approval at a future meeting.

6.) Adjourn: There being no further business it was moved by Commissioner Hecimovich and seconded by Commissioner Christopherson to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The Chairman declared motion passed and carried.

Jay Nelson, Chairman

SEAL

Shirley Schlieve, Secretary

