

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

August 14, 2002

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, August 14, 2002, at the HRA Office. The meeting was called to order by Chairman Lang. Present were Commissioners Chaffee, Jorgenson, and Nordin. Also present were Executive Director Mahan, Deputy Director for Community Development Smith, Deputy Director of Housing Volstad, HRA Financial Officer Detloff, and City Administrator McGarvey. Commissioner Nelson was absent.

It was moved by Commissioner Chaffee and seconded by Commissioner Jorgenson to approve the minutes of the regular meeting of July 10, 2002, and the special meeting of July 30, 2002. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

PUBLIC HOUSING:

Pickett Place – Tuckpointing project. The dusty job of sawing mortar joints is now complete, and the job of installing new mortar is underway. Tom and Bob visited all of the apartments on the east side of the building to assess cleaning needs. Nearly all of the apartments were in good condition. The HRA will assist with the cleaning of a few apartments where there was a high level of dust infiltration. The entire project should be complete by the end of October.

Scattered Sites – Approve Utility Allowances. Karen Mattson presented the revised utility allowance schedule for the scattered site family housing units. Allowances are based on averages of the utility consumptions during the past year and current utility rates for the various sized units. These new utility allowances will go into effect October 1, 2002 in conjunction with annual rent re-certifications.

It was moved by Commissioner Jorgenson and seconded by Commissioner Nordin to approve the family utility allowances as presented effective October 1, 2002. All present voted in favor thereof, none in opposition thereto, the Chairman declared the motion passed and carried.

AUSTIN COURTYARD AND CHAUNCY APARTMENTS:

Discuss Deductible Options on Property & Liability Insurance.
Review Revised Budget for FYE 9/30/03.

It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to table discussion of the above two topics until a later meeting.

COMMUNITY DEVELOPMENT:

East Side Homeownership Program. Two completed homes in the northeast railroad neighborhood are complete and being marketed. An agreement with a buyer for the home at 802 5th Ave. NE is pending, and a mortgage lender is working with a buyer on the home at 600 7th St. NE. We are hoping to close a sale on at least one of the homes soon. Plans to move a home to the corner of 5th Avenue and 10th Street NE are being finalized. Once moved it too will be sold. Two additional abandoned and dilapidated homes have been identified by Craig Hoium and they will be acquired and demolished if the legal problems can be solved.

Railroad Yard Project. The Contract for Private Redevelopment, the Development Agreement and the Business Subsidy Plan between the City of Austin, the HRA, and Austin Transportation are nearly ready for approval and endorsement by the parties. Austin Transportation's bank financing has been approved and the property known as Lot 1, Block 1, Milwaukee Roundhouse Addition can be transferred to Austin Transportation and construction can begin once the property is transferred.

Flood Progress Report. The full application for release of \$2.5 million in FEMA buyout funds was submitted in early July. The City of Austin has been in contact with our congressional delegation, especially Representative Gutnecht, to expedite approval of this application.

Six homes were purchased with money approved in March of this year. Three of the homes will be demolished this week, two will be sold at auction on August 29th, and one will be relocated to the corner of 5th Avenue and 10th Street NE and sold.

Special Meeting. It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to schedule a special meeting of the HRA for Wednesday, August 28th at 4:30 P.M. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

BILLS: It was moved by Commissioner Nordin and seconded by Commissioner Jorgenson to authorize payment of the list of accounts payable dated August 14, 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 Jorgenson seconded by Commissioner Nelson to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

Dick Lang, Chairman

SEAL

Mickey Jorgenson Secretary/Treasurer