

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

August 18, 2010

1.) Roll Call.

The regular meeting of the Housing & Redevelopment Authority of Austin, MN was held August 18, 2010 at 4:30 P.M. at the HRA Office. The meeting was called to order by Chairman Pacholl. Present were Commissioners Schlieve, Poshusta, Repinski, and Prenosil. Also present were Executive Director Hurm, Finance Director Detloff, Property Managers Smith & Mattson.

2.) Approval of Minutes.

It was moved by Commissioner Poshusta and seconded by Commissioner Repinski to approve the minutes of the regular meeting of July 21, 2010. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

3.) Approval of Accounts Payable.

It was moved by Commissioner Prenosil and seconded by Commissioner Schlieve to authorize payment of the list of accounts payable. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

4.) Public Housing & Section 8.

a. Resolution to close the 2008 Capital Fund Program.

The HRA has spent the 2008 capital fund grant. The funds were used on the Twin Towers Elevator replacement project. The following resolution was introduced by Commissioner Repinski and seconded by Commissioner Prenosil.

RESOLUTION #494
RESOLUTION APPROVING THE PERFORMANCE & EVALUATION REPORT
FOR THE 2008 CAPITAL FUND GRANT PROGRAM
CFP GRANT #MN46P08550108

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

- b. Resolution to approve the PHA Plan.** Action on this resolution was delayed until after items c, d, and e in this section were considered.
- c. Resolution to make changes to the Admission and Continued Occupancy Policy, Section 9 Managing the Waiting Lists and Section 10 Tenant Selection.** Karen Mattson requested approval of a resolution changing the Admission and Continued Occupancy Policy to give preference to residents of Mower County and require action to open or close Section 8 and Family Housing waiting lists. The newly worded policy sections were reviewed. Notices will be published in the local newspapers.

The following resolution was introduced by Commissioner Poshusta and seconded by Commissioner Schlieve.

RESOLUTION #495
RESOLUTION TO CHANGE THE PUBLIC HOUSING
ADMISSIONS AND CONTINUED OCCUPANCY POLICY

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

- d. Motion to close the Family Housing and Section 8 Waiting lists.** Karen Mattson reported that the waiting lists for Section 8 and Family Housing are long and growing. Turnover rates have slowed and the wait for applicants is two years or more. She recommended closing the waiting lists to new applicants effective October 1, 2010.

It was moved by Commissioner Poshusta and seconded by Commissioner Repinski to close the waiting lists for Family Housing and Section 8 to new applicants effective October 1, 2010. All present

voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

- e. Motion to adopt "Local Preference" for the same waiting lists.** It was moved by Commissioner Schlieve and seconded by Commissioner Prenosil to give preference on the Family Housing and Section 8 waiting lists to applicants who live in Mower County. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.
- b. Resolution to approve the PHA Plan.** The PHA 5-Year and Annual Plan was presented to the Commissioners for review. The following resolution was introduced by Commissioner Poshusta and seconded by Commissioner Schlieve.

**PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA
PLANS AND RELATED REGULATION**

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

5.) Executive Director Report:

- a. Resolution to approve the General Fund Budget for FYE 9/30/2011 including a Special Benefit Tax in the amount of \$195,736.** Sherri Detloff presented the General Fund Budget for the FYE ending 9/30/2011. She reviewed each item and explained changes from the 2010 budget. The following resolution was introduced by Commissioner Repinski and seconded by Commissioner Schlieve.

**RESOLUTION #496
RESOLUTION AUTHORIZING THE LEVY OF A SPECIAL
BENEFIT TAX PUSUANT TO MN STATUTE 469.033,
SUBDIVISION 6 AND APPROVAL OF THE GENERAL FUND BUDGET
FOR FISCAL YEAR 10/1/2010 TO 9/30/2011**

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

- b. **Motion to approve new Wage Schedule effective 10/1/2010.** Director Hurm presented the proposed wage worksheet and step schedule for the fiscal year beginning 10/1/2010. After review, it was moved by Commissioner Repinski and seconded by Commissioner Poshusta to approve the wage schedule for Austin HRA employees for the fiscal year beginning 10/1/10 and ending 9/30/2011. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.
- c. **Old Robbin's Block.** Director Hurm reported that a small portion of parking area north of the Twin Towers that is being landscaped by us is County land. If the County offers several thousand dollars to the HRA in the spirit of making the whole block more attractive; Mr. Hurm suggested the HRA contribute that money to the park project in the northwest corner of the block proposed by the City of Austin, the Main Street Project, and Spruce Up Austin. There was general consensus by the Board in support of the plan.

6.) Adjourn.

There being no further business it was moved by Commissioner Poshusta and seconded by Commissioner Repinski to adjourn the meeting. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried

Richard Pacholl, Chairman

SEAL

Shirley Schlieve, Secretary