

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

August 20, 2003

The Regular Meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, August 20, 2003 at the HRA Office. The meeting was called to order by Chairperson Jorgenson. Present were Commissioners Lang, Goodnature, Chamberlain, Nelson, Goodnature, Nordin, and Valario. Also present were Executive Director Hurm, Deputy Director for Housing Volstad, Deputy Director for Community Development Smith, and HRA Finance Director Detloff.

1.) Approval of the meeting minutes of July 16, 2003.

It was moved by Commissioner Lang and seconded by Commissioner Nelson to approve the minutes of July 16, 2003. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

2.) Approval of the claims for payment.

It was moved by Commissioner Chamberlain and seconded by Commissioner Goodnature to authorize payment of the list of claims for payment dated August 20, 2003. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

3.) PUBLIC HOUSING:

a.) Introduction of new board member - Lisvel Valario.

Lisvel Valario was welcomed as a newly appointed member of the HRA Board of Commissioners. Ms. Valario was appointed as a representative of the HRA's public housing tenants.

b.) Motion to approve Revised Public Housing Budget for FYE 9/30/03. Sherri Detloff presented the Revised Budget for the fiscal year ending 9/30/03. The original Budget showed a loss of \$31,989. The revised Budget showed a positive

balance of \$99,068. A large part of the change is attributed to the change of the Executive Director position from full-time to part-time status. All present voted in favor of the motion, no one in opposition thereto. The Chairperson declared the motion passed and carried.

c.) Motion to approve Public Housing Utility Allowances effective 10-1-03. The family housing utility allowance schedule effective October 1, 2003, was reviewed. It was moved by Commissioner Nordin and seconded by Commissioner Nelson to approve the Family Utility Allowances as presented. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

4.) MARKET RATE HOUSING:

Nothing

5.) COMMUNITY DEVELOPMENT:

a.) Motion to approve Revised Tax Levy Budget for FYE 9/30/03. It was moved by Commission Lang and seconded by Commissioner Nordin to approve the Revised Tax Levy Budget for FYE 9/30/03. All present voted in favor of the motion, none in opposition thereto. The Chairperson declared the motion passed and carried.

b.) Resolution to approve Tax Levy Budget for FYE 9/30/04. The Tax Levy Budget for FYE 9/30/2004 was presented. The \$119,165.00 budget was explained by Executive Director Hurm. Director Hurm emphasized his belief that the limited budget could be best used by working to create partnerships with other agencies to achieve common goals. Director Hurm also answered questions from the Commissioners about the role of the HRA in redevelopment.

c.) Discussion of Downtown Development. Director Hurm presented a map of the east side of the downtown area. It identified property owned by government and areas that may be available for redevelopment. There are funding programs that could be of assistance including the Community Development Block Grant Program (CDBG). Staff will be researching such possibilities. Director Hurm will update the HRA Commissioners monthly on redevelopment plans in the East

Downtown area.

d.) Report on Economic Development Coordination Efforts. Director Hurm reported that there have now been several meetings of staff representing the various economic development interests. The HRA Board concurred that such coordination is important. The Board is interested in partnering with the City, Austin Utilities, DCA, Port Authority and many others to accomplish the tasks that will be identified in an Action Plan. Such items might include a downtown plan, housing analysis, comprehensive plan, grant application coordination, internship, marketing plan, among others. Hurm will continue coordination and partnership development efforts.

e.) Flood Project Update. Rapid progress continues on acquisition of the identified flood prone homes in SE Austin. Thirty-five (35) homes have been acquired and several more will be acquired in the next two weeks.

Asbestos removal has begun on acquired homes and demolition will proceed as soon as all asbestos is cleared. Almost all of the identified homes should be acquired by the end of the year.

f.) NE Neighborhood Project - Disposition of Lots. Two dilapidated properties in Northeast Austin were acquired and cleared with Small Cities Block Grant funds. Experience has shown that the HRA cannot cost effectively develop new housing on the sites. Habitat for Humanity Freeborn/Mower has successfully built three-bedroom in-fill homes in the neighborhood. The following Resolution was introduced by Commissioner Chamberlain and seconded by Commissioner Goodnature.

Resolution #403

**RESOLUTION TRANSFERRING OWNERSHIP OF TWO PARCELS
OF LAND IN RAILROAD ADDITION, CITY OF AUSTIN
TO HABITAT FOR HUMANITY-FREEBORN/MOWER**

The Deeds for the properties will be subject to a Contract for Private Redevelopment to insure that the planned homes will be developed as promised. All present voted in favor of the Resolution, none in opposition thereto. The

Chairperson declared the motion passed and carried.

6.) OTHER BUSINESS: Gwen Volstad invited all Commissioners to attend a celebration of the 30th anniversary of the Twin Towers. The dinner will be at 5:00 P.M. on August 21, 2003, at the Twin Towers.

Gwen also reported that work continues to prepare plans and specs for resurfacing the concrete surfaces on the Twin Towers with an insulated, durable stucco type product. Damaged brick will be repaired along with other exterior repair as part of the project.

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

Michelle Jorgenson, Chair

SEAL

Gloria M. Nordin, Secretary/Treasurer