



308 Second Ave. NE, Austin, MN 55912
Phone 507-433-1866 Fax 507-433-8317
Website www.austinhra.org

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

1.) Roll Call.

Date & Time: October 17, 2019 @ 3:30 PM

Commissioners Present: Marv Repinski
Laura Helle
Paul Fischer
Carole Granholm
Vern Lippert
Jason Baskin

Commissioners Absent: Jerome McCarthy

HRA Staff Present: Taggert Medgaarden, Executive Director
Lori Wieseler, Administrative Assistant
Angela Felten, Finance Director

There being a quorum, the meeting was called to order by Vice Chair Lippert.

2.) Approval of Minutes

It was moved by Commissioner Fischer and seconded by Commissioner Baskin to approve minutes of the regular meeting held on August 15, 2019. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

3.) Approval of Accounts Payable

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

4.) Public Housing & Section 8:

a. Capital Fund Grant- A public hearing was held for the 5-year Capital Improvement Projects for years 2019-2023 and revisions for years 2017, 2018 & 2019. A brief discussion/explanation of a few of the line items was held. Any/all questions were answered.

4.) Public Housing and Section 8.

a. Capital Fund Grant - Public Hearing and Resolution for the 5 year Capital Improvement Plan for years 2019 to 2023 and years 2017, 2018 & 2019 revisions.

The HRA has prepared a 5 year Capital Improvement Plan for the Public Housing units which includes funds for the 2019 Capital Fund Grant year totaling \$788,052. The plan consists of projects that the Austin HRA is proposing to HUD to improve our Public Housing units located at Twin Towers, Pickett Place and the Scattered Site Houses and is subject to funding by HUD.

The Board held a public hearing on this 5-year plan soliciting comments on the proposed projects. There was no one in attendance and no comments received.

The following Resolution was introduced by Commissioner Baskin and seconded by Commissioner Helle.

**RESOLUTION #622
RESOLUTION APPROVING AND ACCEPTING THE 2019 CAPITAL FUND
GRANT #MN46P08550119 AND PROPOSED PROJECTS
INCLUDING THE FIVE-YEAR ACTION PLAN
AND
REVISING THE PROPOSED PROJECTS FOR THE 2017, 2018 & 2019 CAPITAL FUND
GRANT.**

All present voted in favor thereof, none in opposition thereto. The resolution was declared passed and adopted.

5.) Market Rate Housing:

a. Recently the HRA advertised for bids for the Mill & Overlay of the NE parking lot at the Courtyard Building. Two bids were received: Rochester Sand & Gravel bid \$36,171 & Ulland Bros bid was \$25,920. Motion was made and seconded by Commissioners Repinski and Helle to award the mill and overlay project to Ulland Bros in the amount of \$25,920. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

6.) Executive Director Reports:

a. Award bid for demolition of 8th Ave NE TAR houses
the HRA advertised and received two bids for the demolition of two houses in the Targeted Redevelopment Area. Those two bids were from Carleton Companies for \$86,083 and Hansen Hauling for \$16,000. Motion was made and seconded by Commissioners Repinski and Baskin to award the bid to Hansen Hauling in the amount of \$16,000. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. REAC Inspection at Twin Towers

ED Medgaarden gave a brief summary of the REAC inspection and what it entails. He went on to credit the staff at Twin Towers for their diligence and also the staff from Pickett Place and

Scattered Sites for their assistance in getting ready for the inspection. The inspection went very well and Twin Towers was given a score of 96/100. A very good rating and also means that they will only be inspected every three years. Congratulations!!

c. Work Comp Renewal

Heartman Insurance Company, who handles our work comp insurance, has changed carriers. The carrier now will be AmTrust. What that means for the HRA is a savings of approximately \$8,000.

Updates: Fox Pointe Condominiums. During construction of Fox Pointe Townhomes it was brought to the attention of the HRA that one of the townhomes had been built on a small portion of HRA property. Former ED Erickson made several attempts to rectify the situation but could not connect with the landowner to sign off. That land has since changed hands and through a fluke conversation ED Medgaarden connected with the landowner and that small piece of land has been sold to the landowner for \$1.

The sale of the Northpoint Lot to Riverland did not work out in a timely manor for them this year but they have shown interest in proceeding with the plans next year.

7.) Adjourn:

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

Jerome McCarthy, Chair

SEAL

Jason Baskin, Secretary