

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

October 19, 2005

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, MN was held at 4:30 PM, October 19, 2005, at the HRA Office. The meeting was called to order by Vice-Chairman Jay Nelson. Present were Commissioners Lang, Nordin, Pacholl, and Schlieve. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, HRA Finance Director Detloff, Deputy Director of Housing Volstad, and Norm Hecimovich a City Council member awaiting official appointment by the City Council to serve on the HRA Board of Commissioners. Commissioner Christopherson was absent.

2.) Approval of the meeting minutes of September 21, 2005.

It was moved by Commissioner Pacholl and seconded by Commissioner Nordin to approve the minutes of the regular meeting of September 21, 2005. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

3.) Discuss HRA Officer Positions.

a. **Appointment of Vice-Chairman as Acting Chairman or Chairman.** Vice-Chairman Nelson opened nominations for Chairman. Commissioner Pacholl nominated Jay Nelson as Chairman. There were no other nominations. It was moved by Commissioner Lang and seconded by Commissioner Pacholl to close the nominations. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

It was moved by Commissioner Pacholl and seconded by Commissioner Nordin to name Jay Nelson as Chairman of the HRA Board of Commissioners until election of officers scheduled

for January of 2007. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

b. Election of new Vice-Chairperson. Chairman Nelson opened nominations to replace him as Vice-Chairperson. Commissioner Lang nominated Norm Hecimovich as Vice-Chairman. There were no other nominations. It was moved by Commissioner Lang and seconded by Commissioner Pacholl to close the nominations. All voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

It was moved by Commissioner Lang and seconded by Commissioner Nordin to name Norm Hecimovich as Vice-Chairman of the HRA Board of Commissioners until election of officers scheduled for January of 2007. The selection is subject to the City Council's approval of Mr. Hecimovich's nomination to the HRA Board. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

4.) Approval of the claims for payment.

It was moved by Commissioner Nordin and seconded by Commissioner Lang to authorize payment of the list of claims for payment as presented. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

5.) Executive Director Reports.

a. Motion to approve an agreement for services regarding an application for a 2006 Small Cities Development Program Grant. (Economic Development partnership) An application is being prepared for a Small Cities Development Program grant to assist downtown rehabilitation and redevelopment. The application is due November 1, 2005. The HRA has used the services of Pettipiece Associates to assist with the preparation of successful SCDP applications in the past. Executive Director Hurm requested that Pettipiece Associates be contracted with to provide assistance with preparation of a grant application for a fee estimated at \$2,700.00. Payment of the contract will be shared between the HRA, The City of Austin, Austin Utilities, and the Port Authority.

It was moved by Commissioner Nordin and seconded by Commissioner Pacholl to authorize approval of the contract with Pettipiece Associates as presented. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

6.) Public Housing.

Nothing

7.) Market Rate Housing.

a. Motion to set up committee and Resolution to set parameters for the committee to award the sale of 2005A General Obligation Bonds to refund the Austin Courtyard 1995A Gross Revenue Bonds.

It was moved by Commissioner Pacholl and seconded by Commissioner Lang to name Executive Director Hurm, HRA Finance Director Detloff, City Finance Director Dankert, and the Officers of the HRA Board to serve on the pricing committee to accept a winning bid for refunding the Austin Courtyard 1995A Gross Revenue Bonds. Although the three officers of the HRA are named to the committee, it is required that only one officer serve and attend on November 9, 2005. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

The following resolution was introduced by Commissioner Nordin and seconded by Commissioner Pacholl.

RESOLUTION #430

**RESOLUTION RELATING TO \$1,820,000 GENERAL
OBLIGATION GOVERNMENTAL HOUSING REFUNDING
BONDS, SERIES 2005A; AUTHORIZING THE ISSUANCE
AND CALLING FOR THE SALE THEREOF**

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

b. Resolution approving Equity Loan Agreement between the City of Austin and the Austin HRA. To allow for a loan from the City to facilitate the 1995A bond refunding, the following resolution was introduced by Commissioner Nordin and seconded by Commissioner Lang.

RESOLUTION #429

RESOLUTION APPROVING EQUITY LOAN AGREEMENT BETWEEN
THE CITY OF AUSTIN, MINNESOTA, AND THE HOUSING AND
REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF AUSTIN

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

8.) Other Business.

a. Discussion of selling a vacant parcel by 2115 6th Ave. NE (former trailer park property on 21st St. NE). The HRA retains ownership of a small vacant lot immediately east of the home at 2115 6th Ave. NE. The lot was acquired as part of the clearance and redevelopment of blighted trailer park property. The owner of 2115 6th Ave. NE is interested in purchasing lot for a sale price of \$7,000.00. There is no good alternative use for the lot. Commissioner Lang said he would like to see the funds used for rehab. activities in the third ward since the funds were generated there.

It was moved by Commissioner Nordin and seconded by Commissioner Lang to sell Outlot 218 Decker Acres except the north 212.5 feet thereof to the owner of 2115 6th Ave. NE for \$7,000.00. Sale proceeds will be placed in the HRA's Community Rehab. Account. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

Commissioner Christopherson arrived at the meeting after responding to a fire call.

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

Jay Nelson, Chairman

SEAL

Gloria M. Nordin, Secretary