

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

**November 16, 2005**

**1.) Roll Call.**

The regular meeting of the Housing and Redevelopment Authority of Austin, MN was held at 4:30 PM, November 16, 2005, at the HRA Office. The meeting was called to order by Chairman Jay Nelson. Present were Commissioners Lang, Nordin, Pacholl, Christopherson, Schlieve, and Hecimovich. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, HRA Finance Director Detloff, and Deputy Director of Housing Volstad.

**2.) Approval of the meeting minutes of October 19, and November 9, 2005.**

It was moved by Commissioner Pacholl and seconded by Commissioner Nordin to approve the minutes of the regular meeting of October 19, 2005, and the special meeting of November 9, 2005. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**3.) Approval of 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.

**4.) Executive Director Reports:**

**a. Update on 2006 Small Cities Development Grant. (Downtown Revitalization).** Director Hurm reported the Small Cities Development Program application for downtown revitalization was completed and submitted to the Minnesota

Department of Employment and Economic Development. The selection of funded applications will not be announced until March or April of 2006. If the application is funded the HRA will assist the City of Austin with program administration. MHFA loan funds will also be offered to qualified applicants to assist with apartment renovation.

**6.) Public Housing.**

**a. Resolution to approve Management Assessment**

**Indicators.** Gwen Volstad reported that she has completed the annual Public Housing Assessment System report for Public Housing Agencies. The report evaluates the performance of the HRA's management of public housing in the areas of physical condition, financial condition, management operations, and resident service and satisfaction.

The level of performance in the evaluation is a determining factor in the award of Capital Fund dollars to the HRA. The HRA has been consistently identified as a "high performing agency". The following resolution was introduced by Commissioner Hecimovich and seconded by Commissioner Nordin.

**RESOLUTION TO APPROVE THE MANAGEMENT ASSESSMENT  
FOR PUBLIC HOUSING AUTHORITIES**

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

**b. Presentation of FYE 9/30/05 Financial Statements.**

Sherri Detloff presented a summary of the year-end closing statements for public housing. The net operating income is higher than that of the previous fiscal year and is very close to the budgeted projections.

**c. New Carpet and Chairs for the Community Room at Pickett Place.**

Tom Smith solicited bids to replace the carpet and forty chairs in the Community Room at Pickett Place. The existing carpet and chairs are original to the building opening in 1982. It was moved by Commissioner Hecimovich and seconded by Commissioner Pacholl to approve the low bid for carpet submitted by Doors and Floors, and the low bid for chairs submitted by Schmidt Goodman. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**7.) Market Rate Housing.**

**a. Report on the Series 2005A GO Bond Sale. (see 11/9/05 meeting minutes).** The bond sale to refund the Austin Courtyard Gross Revenue Bonds Series 1995A was held on November 9, 2005. The bond sale was awarded to Piper Jaffray & Company at a true interest rate of 4.2485%.

**b. Presentation of FYE 9/30/05 Financial Statements.**

Sherri Detloff presents a summary of the FYE 9/30/2005 Closing Statements for the HRA market rate housing projects. Actual net income was up from the previous year and the debt service ratio of 115% is at a comfortable level.

**8.) Other Business.**

**a. Health Insurance Renewal for 2006.** The HRA employee's high deductible medical and VEBA plan is due for renewal. The plan has been reviewed by the HRA staff with a recommendation that the plan be renewed in its current form.

It was moved by Commissioner Hecimovich and seconded by Commissioner Nordin to keep the same health plan as last year, which is the BC/BS VEBA 100 Plan #831 with a \$1,850 single and \$3,700 family deductible. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

It was moved by Commissioner Hecimovich and seconded by Commissioner Nordin to deposit the same amount into each employee VEBA account in the amount of \$650 for employees with single coverage and \$1,300 for employees with family coverage. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

It was moved by Commissioner Nordin and seconded by Commissioner Hecimovich to have single coverage paid 100% by the HRA and family coverage paid 80% by the HRA and 20% by the employee. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**b. Set December Board Meeting Date.** A tentative date of December 14, 2005, was set for the December HRA regular meeting.

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

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Jay Nelson, Chairman

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Gloria M. Nordin, Secretary