

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

February 13, 2008

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held February 13, 2008 at 4:30 PM at the HRA Office. The meeting was called to order by Chairman Nelson. Present were Commissioners Hecimovich, Christopherson, Dick Pacholl, Scott Pacholl, and Schlieve. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, Deputy Director of Housing Volstad, and HRA Finance Director Detloff. Commissioner Lang was absent.

2.) Approval of the meeting minutes of November 21, 2007.

It was moved by Commissioner Hecimovich and seconded by Commissioner Christopherson to approve the minutes of the regular meeting of November 21, 2007. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

3.) Approval of the list of Accounts Payable.

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

4.) Public Housing:

a. Authorization for the City of Austin to install a GPS & Radio antenna on the B-Tower roof. Stephen Lang, by letter

on behalf of the City Engineering Department, requested permission to have a GPS and Radio antenna installed on the roof of Tower B at the Twin Towers. The antenna will be provided and paid for by the City of Austin, Austin Utilities, Mower County, and JHS Engineering. All contributing parties will utilize the antenna. The antenna will not interfere with any of the communication equipment already in place on the Twin Towers.

It was moved by Commissioner Hecimovich and seconded by Commissioner Dick Pacholl to allow installation of the GPS and Radio antenna on the roof of B Tower at the Twin Towers. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

5.) Other Business:

a. VEBA Contribution to Employee Accounts Currently contributions to employee VEBA accounts are made annually at the start of the year. Staff recommends that the contribution be made quarterly at the beginning of each quarter and pro-rated on a monthly basis. The change will benefit new employees by providing their VEBA contribution in a timely manner. It will also benefit the HRA by halting VEBA contributions for terminating employees on a pro-rated basis.

It was moved by Commissioner Scott Pacholl and seconded by Commissioner Hecimovich to change the VEBA contribution to employee accounts to quarterly at the beginning of each quarter and calculate the contributions on a monthly basis. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

6.) Executive Director Reports:

a. Railroad Yard - Joint Resolution with City of Austin to request special TIF legislation. Approximately \$140,000 was spent from the HRA Tax Levy account to complete the removal of the dirt pile east of Jim's Super Value in the Railroad Redevelopment area. With special legislation the HRA could recover the expended funds from TIF Redevelopment District No. 9. The following resolution was introduced by

Commissioner Hecimovich and seconded by Commissioner Christopherson.

Resolution #465

A Joint Resolution of the City of Austin and Austin Housing and Redevelopment Authority Requesting Special Legislation From the State of Minnesota

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

b. **Downtown Jail/Justice Center**

1. **Request for an HRA contribution of \$125,000 for the clearance of a two-block area for redevelopment into the Justice Center.** The City Council's budget for a contribution to the Justice Center from the building fund includes a contribution of \$125,000 from the HRA. Executive Director Hurm requested board approval of the contribution. Funds will come from the Tax Levy budget, \$62,500 in 2008 and \$62,500 in 2009.

It was moved by Commissioner Hecimovich and seconded by Commissioner Scott Pacholl to authorize the contribution as requested. Voting in favor of the motion were Commissioners Hecimovich, Scott Pacholl, Schlieve, and Nelson. Voting against the motion were Commissioners Dick Pacholl and Christopherson. The Chairman declared the motion passed and carried.

2. **Authorization relating to geothermal test borings and possible future system installation under the Twin Towers north parking lot.** As part of the Development Agreement between the County and City for the Justice Center, the HRA would be asked to allow installation of geothermal system under the existing parking lot if feasible. The County has requested an agreement with the HRA to allow test borings under the HRA lot to determine feasibility of a geothermal system.

It was moved by Commissioner Hecimovich and seconded by Commissioner Christopherson to allow the test boring as requested with the assurance that the agreement will protect the HRA from all environmental problems and costs encountered and will include a stipulation that a payment

of \$500 per day, or a lesser figure as suggested by the HRA attorney, will be paid to the HRA if the work on the test bore drilling and conductivity test take more than the proposed fourteen days. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

Adjournment: 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.

Jay Nelson, Chairman

SEAL

Shirley Schlieve, Secretary