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

1.) Roll Call.

Date & Time: February 20, 2020 at 3:30 PM

Commissioners Present: Jerome McCarthy, Chair
Laura Helle
Carole Granholm
Vernon Lippert
Marvin Repinski
Paul Fischer

Commissioners Absent: Jason Baskin

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

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

2.) Approval of Minutes.

It was moved by Commissioner Helle and seconded by Commissioner Fischer to approve minutes of the regular meeting held on January 16, 2020. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

3.) CLA Audit Report presented by Mary Reedy.

Mary Reedy gave a brief presentation outlining the audit for FYE 2019. Mary noted that while our liabilities were comparable to previous years, our assets increased some. Our Held for Resale assets increased as well as the value of our Scattered Sites. Motion was made and seconded by Commissioners Helle and Repinski to accept the audit from CLA. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

4.) Review Accounts Payable Invoices

It was moved by Commissioner Fischer and seconded by Commissioner Helle 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.

It had also been discussed with ED Medgaarden during his review with Commissioners McCarthy, Lippert and Baskin, that he try to outline some of the “out of the ordinary” expenses for the board each month.

5.) Public Housing

a. TT Flooring Project: Change Order #1

During the initial bid process, a couple areas at the Twin Towers were overlooked. The laundry rooms and north and south entrances to towers A & B. Both areas need the old epoxy flooring taken up and new vinyl put down. Also, the lone 2 bedroom unit in the building needed new flooring. The total for all \$20,906.50. Motion was made and seconded by Commissioners Repinski and Lippert to approve TT Flooring Project Change order #1. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

6.) Market Rate Housing

7.) Executive Director Reports:

a. Fuller property acquisition 106 2nd Ave SE

The HRA now has a signed purchase agreement with Robert Fuller on his property at 106 2nd St SE. The HRA owns the property on both sides of this parcel thus making this acquisition logical and the property more marketable. The City of Austin will be splitting the cost of the purchase and also for any demo and environmental costs. Motion was made and seconded by Commissioners Helle and Granholm to approve the acquisition of the Fuller property. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. HRA Goals

ED Medgaarden updated the list of goals with the items that have either been completed or are on-going and through-out the year will be adding new goals. It is his plan to have it “semi-set” by fall in time for it to be submitted to HUD with our 5-year goal plans.

c. Former Gold Cross building update.

ED Medgaarden has been working with the City Building Inspector and the Fire Department in regards to any code changes or any safety concerns that need to be addressed as we make the repairs to the former Gold Cross building and garage.

d. Possible opportunity to move flood acquisition house

City Engineer Steven Lang approached the HRA to see if there was any interest in the acquisition of a flood house on south main. The house would need to be moved to a lot that would be donated but there are significant costs involved. Ed Medgaarden will be putting together a spreadsheet to see if in fact it is cost effective for the HRA to do.

e. Insurance Inspections

As discussed previously, given recent events, our insurance company thought it would be appropriate to inspect our properties. All went well with a few suggestions being

made, such as: developing a regular roof inspection and maintenance schedule. It was also suggested that we perform periodic evacuation drills. ED Medgaarden will be checking on this as it has been our belief that our tenants were not to evacuate during a fire until fire department personnel came to evacuate them. We will revisit this if adjustments need to be made.

8.) Adjourn

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

SEAL

Jerome McCarthy, Chair

Jason Baskin, Secretary