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

1.) Roll Call.

Date & Time: April 18, 2013 at 4:30 PM

Commissioners Present: Joyce Poshusta, Chair
Marvin Repinski, Vice-Chair
Marilyn Prenosil, Secretary
Judy Enright
Janet Anderson

Commissioners Absent: Roger Boughton
Shirley Schlieve

HRA staff Present: Jon Erichson, Executive Director
Sherri Detloff, Finance Director
Cindy Dugstad, Section 8 Specialist

Others Present: John Garry, Development Corp.

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

2.) Approval of Minutes.

Commissioner Repinski asked what the Austin HRA's involvement is with Brush of Kindness, a Habitat for Humanity Program. Director Erichson explained with our HIP Program (now CHIP -Community Housing Improvement Program) the Austin HRA's involvement will be working together with two organizations, Vision 2020's Community Pride program and the Brush of Kindness program. Brush with Kindness works on the exterior of residential properties and if there are any life and safety issues inside the property that would involve the Community Pride program. The Austin HRA would help in the form of loans. The Hormel Foundation is also being solicited for grant funds.

It was moved by Commissioner Repinski and seconded by Commissioner Enright to approve the minutes of the regular meeting of March 21, 2013. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

3.) Approval of Accounts Payable.

It was moved by Commissioner Anderson and seconded by Commissioner Prenosil to authorize payment of the list of accounts payable, with the addition of Comfort Control in the amount of \$120 to fix two furnaces at the scattered sites and \$2,154.50 to replace a furnace at a scattered site; TNG Plumbing in the amount of \$580.75 and \$478.75 to repair faucets and to replace shower arms at Pickett Place; and Chris Lukes in the amount of \$1,000 for a downpayment for painting second floor in the Courtyard Apartments. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

Commissioner Prenosil commented she noticed the signatures on checks were still Jim Hurm and Marvin Repinski. Sherri explained this was a timing issue between the bank and the software company and that the signatures have now been changed to Jon Erichson and Joyce Poshusta.

4.) Other Business:

a. Development Corp. of Austin - Discuss contract with DCA.- Discussion by John Garry. John Garry explained that the Main Street project fixes up buildings and the DCA is involved on the business side of the business. John Garry reviewed some of the projects he is working on including the Downtown Power Plant. The Vision 2020 committee is looking at getting the Downtown Power Plant property listed on the National Historic Register which would then provide for 40% of the eligible costs to receive tax credits. John explained there are two parts, one part is concept - what should be done with the building and the other part is the business side - the community needs to get behind to make things work, i.e. tax credits, charitable contributions, extra money.

John also had conceptual floor plans on the NE Power Plant which he passed around which involves both apartment units and retail space.

Commissioner Repinski made a motion, seconded by Commissioner Prenosil, requesting DCA submit to the Board a line item print out with money coming in and how it is spent, before any more money is released from the HRA, regarding expenses, staff benefits, etc. Commissioner Repinski stated John has resisted in providing this information. It was explained that the HRA has a contract with DCA and this is not required as part of the contract. Commissioner Repinski asked if the contract coincides with the HRA's fiscal year. Director Erichson stated we are in an existing contract with DCA and that this request would need to be included in the next contract.

Commissioner Repinski said he would rescind his motion and have the request apply to the next funding cycle with justification of expenditures, Commissioner Prenosil agreed to the withdrawal of the motion. Commissioner Repinski wants the minutes to reflect he made such motion and withdrew. There was a discussion regarding how Commissioner Repinski would like to see the funds accounted for.

Commissioner Prenosil had questions regarding the old Power Plant and if it is a good location. What is downtown that will make people want to locate downtown? What is there for shopping?

Chair Poshusta asked John Garry how others can find out when there will be other informational meetings. John said they use Evite on Facebook. Jon has email addresses of the HRA Board.

5.) Public Housing & Section 8:

a. Discussion on hiring a college student for the summer.

Executive Director Erichson presented to the Board the possibility of hiring a college student for the summer to mow and do other yard work versus having a contractor perform these tasks. He said by hiring a college student, this person can help in other areas as needed in the different buildings. And comparing it to the cost of hiring a contractor, the HRA would save some money.

It was moved by Commissioner Repinski and seconded by Commissioner Anderson to authorize the hiring of a college student/employee for the summer. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

b. Pest Control Lease Addendum.

Executive Director Erichson presented the Board with a copy of the proposed Pest Control Lease Addendum. It was moved by Commissioner Enright and seconded by Commissioner Anderson to move forward with tenant comment on the Pest Control Lease Addendum. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

c. Tour Austin Courtyard. A tour of Courtyard apartments will be conducted upon adjournment of the HRA Board meeting.

Additional Comments:

Commissioner Repinski commented that he liked Jon's emails and the scheduling of a work session. He suggested to invite Mower County HRA Director to the work session. The work session will be scheduled for May 21, 2013 at 4:30 PM. Some of the topics include the DCA and Austin Main Street contracts and the HIP Program.

5.) Adjourn: There being no further business it was moved by Commissioner Repinski and seconded by Commissioner Prenosil to adjourn the meeting. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried. The meeting was adjourned at 5:30 PM.

Joyce Poshusta, Chair

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Marilyn Prenosil, Secretary