

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

April 29, 2009

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held April 29, 2009 at 4:30 P.M. at the HRA Office. The meeting was called to order by Chairman Nelson. Present were Commissioners Pacholl, McAllister, Clennon, and Lang. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, and HRA Finance Director Detloff and Darwin Viker from LarsonAllen. Commissioners Martin and Schlieve were absent.

2.) Approval of the meeting minutes of April 1, 2009.

It was moved by Commissioner McAllister and seconded by Commissioner Clennon to approve the minutes of the regular meeting of April 1, 2009. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

3.) Public Housing:

Review public comments on Public Housing stimulus package funds. The Austin HRA has published legal notice of a public hearing on the stimulus funds granted to the HRA. The HRA is now accepting comments and the official hearing is scheduled for May 4, 2009, between the hours of 2:00 and 4:00 P.M. It was moved by Commissioner McAllister and seconded by Commissioner Clennon to re-affirm the Resolution of April 1, 2009, approving the Capital Fund Grant for 2009 using the American Recovery and Re-investment Act Funds. The motion is contingent on the HRA receiving no comments at the public hearing that require board discussion. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

4.) Community Development:

Review Railroad Revitalization Program developers agreements.

The Eagle's Club, Jim's Super Value, and Vel-Ved Transportation have not completed all of the landscaping and hard surfacing of parking areas required in their contracts of private redevelopment. Director Hurm and Craig Hoium have been in touch with the owners on this issue. The Eagle's Club has planted two trees and will spread additional black dirt and seed the green space. Jim's Super Value presented a landscaping plan for the large grassy area along 11th Street NE. This work should be done within two weeks.

The biggest concern is the failure of Vel-Ved Transportation to hard surface their parking areas. The owner, Velomir Pejic, says that his business is surviving week to week. He plans to re-seed the grass areas and is getting estimates for surfacing portions of the parking and drive area. The HRA could pursue the reversionary clause in the redevelopment contract, but that would involve assuming the obligations against the property and would not make economic sense.

Vel-Ved has also inquired about using part of the property to sell a small number of used cars. Completion of the hard surfacing could be required before this additional use would be considered. Executive Director Hurm and Craig Hoium will continue to work with the owners to have the improvements completed. The Commissioners will be kept up to date on progress.

5.) Other Business:

- a. **Audit Report for fiscal year end 9/30/08.** Darwin Viker of LarsonAllen presented the annual report on the Financial Statements and Supplementary Information for the year ended September 30, 2008. Mr. Viker explained the auditing processes and procedures used. He also described how the financial statements were prepared and reviewed under the newly adopted project based accounting. There were no negative findings in the audit, but MR. Viker repeated again that the HRA should do all

it can to segregate accounting duties within the limitations of available staff. It was moved by Commissioner Pacholl and seconded by Commissioner Lang to accept the audit report as presented. 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 Pacholl and seconded by Commissioner McAllister 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

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Shirley Schlieve, Secretary