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

**June 21, 2012**

**1.) Roll Call.**

The regular meeting of the Housing & Redevelopment Authority of Austin was held June 21, 2012 at 3:30 PM at the HRA Office. Present were Commissioners Repinski, Poshusta, Prenosil and Schlieve. Commissioner Boughton was absent. Also present were Executive Director Hurm, Finance Director Detloff, Section 8 Specialists Ackland and Fitterer and Property Manager Mattson. There being a quorum, the meeting was called to order by Chairman Repinski.

**2.) Approval of Minutes.**

It was moved by Commissioner Poshusta and seconded by Commissioner Schlieve to approve the minutes of the regular meeting of May 17, 2012. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**3.) Review of Accounts Payable.**

It was moved by Commissioner Schlieve and seconded by Commissioner Poshusta to authorize payment of the list of accounts payable. All present voted in favor thereof except Chairman Repinski whom abstained from paying the Plath invoices but was agreeable on all other invoices. The Chairman declared the motion passed and carried.

**4.) Housing Business:**

**a. Twin Towers & Pickett Place - Motion to award bid for security camera systems.**

The following bids were received for security camera systems. There are 13 indoor and 7 outdoor cameras to be installed at Twin Towers and 9 indoor and 4 outdoor cameras to be installed at Pickett Place.

Custom Alarm	\$51,815.40
Fox Electric	\$55,200.00
Austin Electric	\$69,609.00
Heartland Security	\$80,055.00

It was moved by Commissioner Poshusta and seconded by Commissioner Prenosil to award the bid to the low bidder Custom Alarm. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**5.) Community Development:**

**a. HIP - Report on expenses incurred at 1003 8<sup>th</sup> Ave. NW.**

Robin Airey, a person who would like to purchase the house, came to the meeting. She gave a brief history of herself and said she has been credit approved up to \$80,000. Robin wrote a letter to the Board which was included in the board packets. The Board thanked Robin for her interest in the house and attending the meeting. It was explained to Robin that the Board would be working on a policy regarding the sale of the house.

The expenses to date and anticipated future expenses to finish the house was presented and discussed. An additional \$1,750 was verbally added to the list for painting the interior of the house which brought the estimated total to \$85,762. It was moved by Commissioner Poshusta and seconded by Commissioner Schlieve to approve the funds to finish the basement at this house. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**b. Housing Improvement Program (HIP) - Policy on selling a HIP house.**

A Policy on selling a HIP house was presented to the Board. Karen Mattson reminded the board that when the Mower County Commissioners sold this house to the HRA, the HRA stated this house would be used to increase the housing stock for low to moderate income people.

The suggestion was made to put a stipulation that whoever buys the house cannot sell it for five years. The question was raised about what would happen if the house was sold before the five year time limit was up. It was agreed Karen Mattson would ask the attorney for the appropriate wording to address this concern.

It was moved by Commissioner Poshusta and seconded by Commissioner Repinski to approve this policy. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**6.) Executive Director Reports:**

**a. Resolution to transfer Murphy Creek parcels to City of Austin.**

It was moved by Commissioner Prenosil and seconded by Commissioner Schlieve to transfer unsalable parcels in the Murphy Creek area back to the City of Austin. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried

**b. Discussion on HRA legislative powers by Craig Byram (Hoversten Law Office).**

Commissioner Repinski introduced Craig Byram as the Chairman of the Main Street Project. Mr. Byram gave a brief history of his background and then elaborated on the scope of authority of the HRA. He had a handout that everyone received. His emphasis was on the R in HRA (Redevelopment). He talked about what other HRA's do around the state in their mission for a better community. No action was required by the Board.

**c. Discussion by John Garry.**

Mr. Garry had a handout regarding the new development in Austin. He also discussed Vision 20/20. He urged everyone to get involved in any of the areas that is of interest to them. No action was required by the Board.

**d. Executive Director position - Update ED Job Description.**

Chair Repinski raised the issue of a full time executive director position. Three Board members had been in agreement that a new ED would be hired as a part-time position. Sherri Detloff had presented a letter she had written to the Board outlining reasons for a full time ED. Commissioner Prenosil stated she changed her mind from undecided at the last meeting about a part-time ED to a full time ED. There was some discussion about the condition of property in Austin and Commissioner Repinski thought if a full time ED was hired, the HRA could push harder for redevelopment and help clean up some of the blighted areas. Commissioner Poshusta stated a full time ED would make a bigger commitment to the new job.

At the May meeting there was not a motion made about a part-time or full-time ED position, it was just a discussion. Commissioner Prenosil said the information presented by Craig Byram made her realize how varied an ED job can be.

Commissioner Prenosil made the motion that the HRA hire a full time Executive Director and Commissioner Poshusta seconded the motion. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried

**7.) Adjourn:**

There being no further business it was moved by Commissioner Schlieve 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 5:10 PM.

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Marvin Repinski, Chair

SEAL

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Marilyn Prenosil, Secretary