

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

July 16, 2003

The Regular Meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, July 16, 2003 at the HRA Office. The meeting was called to order by Chairperson Jorgenson. Present were Commissioners Lang, Goodnature, and Chamberlain. Also present were Executive Director Hurm, Deputy Director for Housing Volstad, Deputy Director for Community Development Smith, HRA Finance Director Detloff, HRA Attorney Craig Johnson, and Tom Sherman of Sherman Brothers Investment Company. Commissioners Nordin and Nelson were absent.

Approval of the meeting minutes of May 21, 2003.

It was moved by Commissioner Goodnature and seconded by Commissioner Chamberlain to approve the minutes of May 21, 2003. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

Approval of the claims for payment.

It was moved by Commissioner Goodnature and seconded by Commissioner Chamberlain to authorize payment of the list of claims for payment dated July 16, 2003. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

PUBLIC HOUSING:

Resolution to update HRA By-Laws. The following Resolution was introduced by Commissioner Goodnature and seconded by Commissioner Lang:

**RESOLUTION TO ADOPT THE UPDATED BY-LAWS OF THE
HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR
THE CITY OF AUSTIN, MN DATED July 16, 2003**

All present voted in favor of the Resolution, no one in opposition thereto. The Chair declared the Resolution passed and adopted.

Tenant Board Member. The Mayor has not yet made her recommendation on the tenant member of the HRA Board.

Motion to award bid for Property and Liability Insurance for Public Housing. It was moved by Commissioner Goodnature and seconded by Commissioner Lang to accept the bid of \$59,084.00 with \$2,500.00 deductible from the League of Minnesota Cities % Heartman Insurance. The bid covers property and liability insurance for public housing property. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

Approval of Annual Plan including the 2003 Capital Fund Submission. The following Resolution was introduced by Commissioner Chamberlain and seconded by Commissioner Goodnature.

**PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLANS
AND RELATED REGULATIONS
BOARD RESOLUTION TO ACCOMPANY PHA PLAN**

All present voted in favor of the Resolution, no one opposition thereto. The Chairperson declared the motion passed and adopted.

MARKET RATE HOUSING:

Approval of FYE 9/30/04 Budget and Rent Schedule. It was moved by Commissioner Goodnature and seconded by Commissioner Chamberlain to approve the budget for the Chauncey and Courtyard Apartments for fiscal year 10/1/03 to 9/30/04. Increases in the rent schedule will be effective January 1, 2004. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

Motion to award bid for Property and Liability Insurance for Market Rate Housing. It was moved by Commissioner Goodnature and seconded by Commissioner Chamberlain to award

the bid for property and liability insurance for the Courtyard and Chauncey Apartments. The annual contract is for \$32,424.00 with a \$1,000.00 deductible. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

Award bid for refurbishing 27 balconies at Courtyard.

It was moved by Commissioner Lang and seconded by Commissioner Chamberlain to accept the bid of \$27,700.00 from Eric Grant Construction for refurbishing the 27 balconies at the Austin Courtyard Apartments. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and adopted.

Review Purchase Agreement for Usem Property located on Block 15. Craig Johnson presented a purchase agreement between the HRA and Sherman Brothers Investment Company for purchase of property on the west side of the Courtyard Apartments described as Lots 1 and 10, Block 15, Original Village (now City) of Austin, Mower County Minnesota.

Commissioner Goodnature reaffirmed his opinion that it was understood by the City Council when the grant for the purchase was approved that the purchase would be contingent on Mower County acquiring the Usem/Sherman property in downtown Austin.

It was moved by Commissioner Lang and seconded by Commissioner Chamberlain to approve the purchase agreement as presented between the HRA and Sherman Brothers Investment Company. Voting in favor of the motion were Chairperson Jorgenson and Commissioners Lang and Chamberlain. Voting against the motion was Commissioner Goodnature. The Chairperson declared the motion passed and carried.

Motion to authorize a bond financial advisor to analyze refunding the 1995A and 1995B Bond series for the Courtyard Project. Commissioner Chamberlain was unavailable for this discussion therefore no quorum was present. It was the recommendation of Executive Director Hurm and the consensus of the Commissioners to authorize Springsted Advisors to the Public Sector to analyze the possibility of refunding the Series 1995A and 1995B Bonds for the Austin Courtyard Project.

COMMUNITY DEVELOPMENT:

Discussion of east side of downtown development.

Executive Director Hurm reported that he is working with City Staff and other members of the community to develop a plan for development in the east-side of the downtown area.

Flood Project Update. Progress is being made on the acquisition and clearance of flood area homes. Thirty-four homes have been acquired and acquisition of six others is pending. The first auction of acquired property was held with disappointing results. Eight homes and five garages were offered for sale. Two homes and three garages sold for a total sale of \$2,750.00.

Railroad Redevelopment Project Update. Craig Hoium presented a list of additional terms from Mark Sevens and Edward VanKirk of Rochester for the sale of Milwaukee Roundhouse Addition to proceed.

It was moved by Commissioner Goodnature and seconded by Commissioner Chamberlain to deny the additional requests from the buyer. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

The property will be marketed to others. Craig Hoium was authorized to have "For Sale" signs erected on the property.

OTHER BUSINESS: None

ADJOURN:

It was the consensus of those present to adjourn the meeting.

Michelle Jorgenson, Chair

SEAL

Gloria M. Nordin, Secretary/Treasurer