

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

**August 17, 2005**

**1.) Roll Call.**

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, August 17, 2005, at the HRA Office. The meeting was called to order by Chairperson Jorgenson. Present were Commissioners Lang, Nordin, Christopherson, Pacholl, Nelson, and Schlieve. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, HRA Finance Director Detloff, Deputy Director of Housing Volstad, and Deputy Director of Family Housing Mattson.

Chairperson Jorgenson welcomed Shirley Schlieve as a new member of the HRA Board of Commissioners.

**2.) Approval of the meeting minutes of July 13, 2005.**

It was moved by Commissioner Nordin and seconded by Commissioner Pacholl to approve the minutes of the regular meeting of July 13, 2005. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

**3.) Approval of the claims for payment.**

It was moved by Commissioner Nordin and seconded by Commissioner Nelson to authorize payment of the list of claims for payment as presented. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

**4.) Executive Director Reports.**

**a.) Tax Levy - Resolution to approve FYE 9/30/06 budget.**  
The proposed HRA Tax Levy Budget for the fiscal year ending September 30, 2006, was presented. The budget line items are the same as the 2005 budget for the most part.

The following resolution was introduced by Commissioner Nordin and seconded by Commissioner Nelson.

**RESOLUTION #427**  
**RESOLUTION AUTHORIZING THE LEVY OF A SPECIAL**  
**BENEFIT TAX PURSUANT TO MN STATUTE 469.033,**  
**SUBDIVISION 6 AND APPROVAL OF A BUDGET FOR**  
**FISCAL YEAR ENDING SEPTEMBER 30, 2006**

All present voted in favor of the resolution, none in opposition thereto. The Chairperson declared the resolution passed and adopted.

**b.) Usem Body Shop Property - Award bid for asbestos removal.** Bids for asbestos abatement at the Usem Body Shop and a flood home at 1101 5<sup>th</sup>. Place SE were solicited. It was moved by Commissioner Nordin and seconded by Commissioner Lang to accept the low total bid of \$10,779.00 from Safe Air Systems. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

**5.) Public Housing & Section 8.**

**a.) Pickett Place - Award Bid for new tables.** Bids were solicited to replace ten tables in the Pickett Place community room. The tables receive heavy use and are becoming somewhat unsteady. It was moved by Commissioner Nordin and seconded by Commissioner Lang to accept the low bid of \$3,699.00 from Belita's Interiors. All present voted in favor of the motion, none in opposition thereto. The Chairperson declared the motion passed and carried.

**b.) Scattered Sites - Approve new utility allowances.** Utility allowances for the scattered site public housing units are adjusted annually to reflect actual cost averages. It was moved by Commissioner Pacholl and seconded by Commissioner Christopherson to approve the schedule of scattered site utility allowances effective October 1, 2005. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

**c.) Scattered Sites - Approve change orders on rehab project.** Karen Mattson requested approval of five change orders to the scattered site remodeling contracts. It was moved by Commissioner Nordin and seconded by Commissioner Christopherson to approve the five change orders as presented. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

**d.) Section 8 - Resolution to increase payment standards.** Recent experience shows that program participants are having difficulty locating rental units with rents within the existing Section 8 Housing Choice voucher payment standards. The following resolution was introduced by Commissioner Nordin and seconded by Commissioner Lang.

**RESOLUTION #425  
RESOLUTION AUTHORIZING THE HOUSING AND  
REDEVELOPMENT AUTHORITY OF AUSTIN, MN TO INCREASE  
THE SECTION 8 HOUSING CHOICE VOUCHER PAYMENT STANDARDS**

All present voted in favor of the resolution, none in opposition thereto. The Chairperson declared the resolution passed and adopted.

**e.) Section 8 - Resolution to deny portability under certain circumstances.** When Section 8 Voucher holders move from Austin to an area with a higher payment standard it presents a financial hardship to the Austin HRA. HUD regulations allow the HRA to deny portability if the receiving areas payment standard is higher than the Austin HRA's and it would present a financial hardship. The following resolution was introduced by Commissioner Lang and seconded by Commissioner Nordin.

**RESOLUTION #426  
RESOLUTION AUTHORIZING THE HOUSING AND  
REDEVELOPMENT AUTHORITY OF AUSTIN, MN TO DENY  
PORTABILITY OF A S8 HOUSING CHOICE VOUCHER  
UNDER THE FOLLOWING CIRCUMSTANCES**

All present voted in favor thereof, none in opposition thereto. The Chairperson declared the resolution passed and adopted.

**6.) Market Rate Housing.**

**a.) Resolution to award the sale of 2005A General Obligation Bonds to refund the Austin Courtyard 1995A Gross Revenue Bonds.** It was discovered by Springsted the City of Austin's 2005 taxable market value figures have not yet been certified; therefore, they had to use the 2004 taxable market value figures. If 2004 figures are used, only \$1.4 in bonds could be refunded. The 2005 figures should be certified in October enabling refunding of the desired \$1.8 million in bonds. The increased bonding capacity is worth the risk of a possible increase in interest rates.

It was moved by Commissioner Nordin and seconded by Commissioner Lang to table action on the sale of bonds until the 2005 taxable market value figures have been certified by the State. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

**b.) Resolution to approve Loan Agreement between the City of Austin and the Austin HRA.** Action on this resolution will be in conjunction with action of the Austin Courtyard bond refunding and is delayed until the bonds are sold.

**7.) Other business.** Gwen Volstad reported that the re-roofing of the Twin Towers should be complete by October 15<sup>th</sup>. Gwen also reported that the HRA was awarded \$588,747.00 on the 2005 Capital Fund Grant. This is higher than the request for \$580,419.00. The increase is attributed to the Austin HRA's designation as a "high performing" housing authority.

**9.) Adjourn.** There being no further business it was moved by Commissioner Lang and seconded by Commissioner Pacholl to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The Chairperson declared the motion passed and carried.

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Michelle Jorgenson, Chairperson

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Gloria M. Nordin, Secretary

