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## **REGULAR MEETING AGENDA**

**THURSDAY, OCTOBER 16, 2014 @ 5:30 PM**

Please let Sherri know if you cannot attend this meeting.  
Four Commissioners must be present to constitute a quorum.

1. **Roll Call.**
2. Approve **Meeting Minutes** of September 23, 2014.
3. Review **Accounts Payable.**
4. **Public Housing:**
  - a. Twin Towers – Motion to apply for General Obligation Bonds through MHFA for the Windows replacement project.
5. **Executive Director Reports:**
  - a. Health Insurance – Cash in Lieu option for employees.
  - b. HRA Goals – Review status. See attached handout – Goals that are highlighted in yellow have been or are currently being completed.
  - c. Oak Park Mall report.
  - d. Bed Bug update on court case.
6. **Adjourn.**



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

**1.) Roll Call.**

**Date & Time: October 16, 2014 at 5:30 PM**

Commissioners Present: Roger Boughton  
Shirley Schlieve  
Marvin Repinski  
Jerry McCarthy

Commissioners Absent: Judy Enright, Chair  
Janet Anderson, Secretary  
Joyce Poshusta, Vice-Chair

HRA staff Present: Jon Erichson, Executive Director  
Sherri Detloff, Finance Director

There being a quorum, the meeting was called to order by Commissioner Schlieve.

**2.) Approval of Minutes.**

It was moved by Commissioner McCarthy and seconded by Commissioner Boughton to approve the minutes of the regular meeting on September 23, 2014. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

**3.) Approval of Accounts Payable.**

Finance Director Detloff added the following invoices to the list of accounts payable: Hiller's Carpet for \$23,820.63, Adams Pest Control for \$3,713.91, Pence Painting for \$3,403.00, Sinclair Gas for \$179.49, Housing Authority Insurance for \$63,716 for Property coverage and \$16,164 for Liability coverage, League of MN Cities for \$16,675 for Worker's Compensation coverage and Jaguar Communications for \$1,124.44

It was moved by Commissioner Boughton and seconded by Commissioner McCarthy to authorize payment of the list of accounts payable. All present voted in favor thereof, none in opposition thereto. The Chair declared the motion passed and carried.

#### **4.) Public Housing:**

##### **a. Twin Towers – Motion to apply for General Obligation Bonds through MHFA for the Windows replacement project.**

The Minnesota Legislature provided grant funding through the 2014 Bonding bill for the rehabilitation of Public Housing that will focus on Health, Safety, Energy Conservation and the ability for agencies to leverage funds. In our 2013 & 2014 Capital Fund Program (CFP) budgets there is the window project at Twin Towers that would be eligible for this program with a total budget of \$532,250 for this project of which we believe is approximately 75% of the anticipated cost. We would request that the Board support an application for the 2014 Bonding funds and that we use the designated Capital Fund Grants as leverage for the application. The applications are due by November 5<sup>th</sup> with a decision by early 2015 of grant awards. This is a 0% interest deferred loan through Minnesota Housing Finance Agency that is forgiven after 20 years.

Commissioner Boughton made a motion to proceed with the MHFA application for the Twin Towers window project with Commissioner Repinski seconding the motion. All present voted in favor of the motion, none in opposition thereto. The Commissioner Schlieve declared the motion passed.

#### **5.) Executive Director Reports:**

##### **a. Health Insurance – Cash in Lieu option for employees.**

Executive Director Erichson stated there would be no increase in health insurance premiums for year 2015. Staff meet with our BC/BS rep. and SESC rep. earlier in the month and a cash in lieu option was discussed. Although insurance companies believe cash in lieu is detrimental to one's plan, they could see the argument presented by the HRA for those employees that have double coverage with their spouse having family coverage, that may want this option.

The cash in lieu option would be based upon the following parameters:

- Employee has to furnish proof of health insurance.
- Employee would receive \$250/month taxable cash payment in lieu of participating in the HRA's health insurance plan.
- Employee would have this option on an annual basis.
- Life changing events as classified by our insurance carrier would give the employee the option to come back onto our insurance.

The HRA would save \$5,358 per year per single premium member that chooses the cash in lieu option. It was moved by Commissioner Repinski and seconded by Commissioner Boughton to move forward with this offer to employees. Language will be drafted into the Personnel Policy and brought to the November meeting for final approval.

**b. HRA Goals – Review status of attached handout.**

ED Erichson reviewed the goals that staff developed at the beginning of the year. In reviewing the list, 75% of the goals have been accomplished. Erichson asked Commissioners if they wanted anything added and all said there was plenty on the plate yet for staff to accomplish and/or finish.

**c. Oak Park Mall report.**

ED Erichson gave the Commissioners an update on the purchase of a large portion of the Oak Park Mall by the City of Austin, demolition of that portion and it's redevelopment plans for that site to be occupied by Hy-Vee as well as the status of the old/existing Hy-Vee building.

**d. Bed Bug update.**

ED Erichson announced that we had won our court case involving a Twin Towers tenant that had escrowed his rent with the Mower County court system claiming the HRA is not solving his bed bug infestation. In addition he was suing for reduced rent going back a number of months to the beginning of when he starting having bed bugs amounting to \$6,000.00. The judge found that the HRA was diligent in treating his apartment and we were to receive all the rent in escrow and the request to refund past rent paid request was denied.

**6.) Adjourn:**

There being no further business it was moved by Commissioner Schlieve and seconded by Commissioner Boughton to adjourn the meeting. All present voted in favor of the motion, none in opposition thereto. The motion was passed and carried. The meeting was adjourned at 6:15 PM.

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Shirley Schlieve, Commissioner

SEAL

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Marvin Repinski, Commissioner