

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

November 21, 2007

1.) Roll Call.

The regular meeting of the Housing and Redevelopment Authority of Austin, Minnesota was held November 21, 2007 at 4:30 PM at the HRA Office. The meeting was called to order by Vice-Chairman Hecimovich. Present were Commissioners Christopherson, Dick Pacholl, Scott Pacholl, and Schlieve. Also present were Executive Director Hurm, Deputy Director for Community Development Smith, Deputy Director of Housing Volstad, Deputy Director of Family Housing Mattson, and HRA Finance Director Detloff. Chairman Nelson and Commissioner Lang were absent.

2.) Approval of the meeting minutes of September 19, 2007 and October 8, 2007.

It was moved by Commissioner Christopherson and seconded by Commissioner Dick Pacholl to approve the minutes of the regular meeting of September 19 and October 8, 2007. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

3.) Approval of the list of Accounts Payable.

It was moved by Commissioner Christopherson and seconded by Commissioner Dick Pacholl to authorize payment of the list of accounts payable. All present voted in favor of thereof, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

4.) Public Housing & Section 8:

a. Scattered Sites - Motion to award bid for electrical work. Bids were solicited to install carbon monoxide detectors, replace smoke detectors, install additional phone and cable connections, and install shower lights in scattered site units. It was moved by Commissioner Christopherson and seconded by Commissioner Scott Pacholl to award the contract to O'Conner Electric of Albert Lea for a bid of \$19,877.00. All present voted in favor of the motion, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

b. Public Housing - Resolution to approve the Management Assessment Indicators. Gwen Volstad presented the Management Assessment Report for Public Housing for the 2007 fiscal year. Based on past performance the HRA should again qualify for designation as a "high performing housing authority". The following Resolution was introduced by Commissioner Christopherson and seconded by Commissioner Schlieve.

**RESOLUTION #464
RESOLUTION CERTIFYING THE ACCURACY
OF THE INDICATORS UNDER THE PUBLIC HOUSING
MANAGEMENT ASSESSMENT PROGRAM**

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

c. Public Housing - Resolution to change the Public Housing Occupancy Policy to implement the Violence Against Women Act. Karen Mattson explained the HUD requirement that the Admissions and Continued Occupancy Policies for both the Public Housing and Section 8 Programs be amended to incorporate the Violence Against Women Act. The Act prohibits the eviction of a woman due to the actions of an abuser in documented cases of abuse. The following resolution was introduced by Commissioner Christopherson and seconded by Commissioner Dick Pacholl.

RESOLUTION #461
RESOLUTION AUTHORIZING THE HOUSING AND REDEVELOPMENT
AUTHORITY OF AUSTIN, MN TO CHANGE THE PUBLIC HOUSING
ADMISSIONES AND CONTINUED OCCUPANCY POLICY TO IMPLEMENT THE
VIOLENCE AGAINST WOMENT ACT

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

d. Section 8 - Resolution to change the Section 8 Occupancy Policy to implement the Violence Against Women Act.
The following resolution was introduced by Commissioner Dick Pacholl and seconded by Commissioner Christopherson.

RESOLUTION #462
RESOLUTION AUTHORIZING THE HOUSING AND REDEVELOPMENT
AUTHORITY OF AUSTIN, MN TO CHANGE THE SECTION 8 RENTAL
ASSISTANCE PROGRAM'S ADMISSIONS & CONTINUED OCCUPANCY POLICY
TO IMPLEMENT THE VIOLENCE AGAINST WOMEN ACT

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

e. Section 8 - Resolution to change the Payment Standards. Karen Mattson explained that the Section 8 Fair Market Rents are adjusted annually by HUD on October 1. The HRA has passed resolutions annually to adjust the payment standards to match the new fair market rents. The new payment standard is effective January 1. Karen requested that a resolution be passed authorizing adjustment of the payment standard this year and in future years to match the HUD Fair Market Rent. The following resolution was introduced by Commissioner Christopherson and seconded by Commissioner Schlieve.

RESOLUTION #463
RESOLUTION AUTHORIZING THE HOUSING AND REDEVELOPMENT
AUTHORITY OF AUSTIN, MN TO CHANGE THE SECTION 8 PAYMENT
STANDARDS

All present voted in favor of the resolution, none in opposition thereto. The Vice-Chairman declared the motion passed and adopted.

5.) Fiscal Year End 9/30/07 Financial Statements: Sherri Detloff presented financial reports for the fiscal year ending 9/30/2007. Separate reports for Public Housing, Market Rate Housing, General Fund and MHFA Funds were presented and reviewed.

6.) Other Business:

a. Health Insurance Plan. A review of the current employee health insurance plan led to a staff recommendation that a higher deductible plan be adopted. The new plan will provide lower premiums coupled with a higher employer contribution to the VEBA plan.

It was moved by Commissioner Scott Pacholl and seconded by Commissioner Dick Pacholl to change to the BC/BS VEBA 100 Plan #833, with deductibles of \$2,600 for Single and \$5,200 for Family. All present voted in favor of the motion, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

It was moved by Commissioner Scott Pacholl and seconded by Commissioner Dick Pacholl to change the VEBA contributions into each employee's account to \$1,200 for employees that elect single coverage and \$2,400 for employees that elect family coverage. All present voted in favor of the motion, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

It was moved by Commissioner Scott Pacholl and seconded by Commissioner Christopherson to have single coverage paid 100% by the HRA and family coverage paid 80% by the HRA and 20% by the employee. All present voted in favor of the motion, none in opposition thereto. The Vice-Chairman declared the motion passed and carried.

7.) Adjournment: There being no further business it was moved by Commissioner Christopherson and seconded by Commissioner Dick Pacholl to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The Vice-Chairman declared motion passed and carried

Norman Hecimovich, Vice-Chairman

SEAL

Shirley Schlieve, Secretary