



308 Second Ave. NE, Austin, MN 55912
Phone 507-433-1866 Fax 507-433-8317
Website www.austinhra.org

REGULAR MEETING AGENDA
THURSDAY NOVEMBER 21, 2019 @ 3:30 PM

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

1. **Roll Call.**
2. Approve **Meeting Minutes** of October 17, 2019 Regular Meeting.
3. Review **Accounts Payable** Invoices.
4. **Public Housing & Section 8:**
 - a. Public Housing Projects-Review Flat Rents
 - b. PH Fees Changes
 - c. Review and approve ACOP updates
 - d. Section 8-Resolution to change the Payment Standards
5. **Market Rate Housing:**
6. **Executive Director Reports:**
 - a. Possible Housing Project partnership with City
 - b. Former Gold Cross building
 - c. Riverland House
7. **Adjourn.**



308 Second Ave. NE, Austin, MN 55912
Phone 507-433-1866 Fax 507-433-8317
Website www.austinhra.org

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

1.) Roll Call.

Date & Time: November 21, 2019 at 3:30 PM

Commissioners Present: Jerome McCarthy, Chair
Laura Helle
Paul Fischer
Carole Granholm
Marv Repinski

Commissioners Absent: Vernon Lippert
Jason Baskin

HRA Staff Present: Taggert Medgaarden, Executive Director
Angela Felten, Finance Manager
Lori Wieseler, Administrative Assistant

There being a quorum, the meeting was called to order by Chair McCarthy.

2.) Approval of Minutes.

It was moved by Commissioner Fischer and seconded by Commissioner Granholm to approve minutes of the regular meeting held on October 17, 2019. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

3.) Approval of Accounts Payable.

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

4.) Public Housing and Section 8:

a. Public Housing Projects-Review Flat Rents

The U.S. Department of Urban Development (HUD) requires Public Housing Authorities to set

flat rents for Public Housing tenants that are a minimum of 80% of the current Fair Market Rent as established by HUD. The increase will not affect Scattered Sites, only Twin Towers and Pickett Place. Motion was made and seconded by commissioners Repinski and Helle to adopt:

RESOLUTION 624
RESOLUTION TO INCREASE THE FLAT RENTS
AT TWIN TOWERS AND PICKETT PLACE ONLY

All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. PH Fees Changes

In an effort to encourage our tenants to be more timely in paying their rent it was decided to raise the fees for late payments and returned checks from \$10 to \$20.effective 2/1/2020. Motion was made and seconded by commissioners Fischer and Granholm to adopt the fee increase. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Review and Approve ACOP updates

Lori gave a brief summary of the required changes to the ACOP that we received from Nan McKay. There were no major policy changes or decisions to be made, mostly just updates to policy code numbers and statues. The revisions have been completed and motion was made and seconded by commissioners Helle and Repinski to adopt those changes. All present voted in favor thereof, none in opposition thereto. Motion was declared passed and carried.

d. Section 8-Resolution to Change the Payment Standards

HUD requires Section 8 Payment Standards to be within 90% to 110% range of the current Fair Market Rent (FMR). Because of HUD's reduced Section 8 funding, it was proposed that the new Payment Standards remain at 90% of FMR and will not be lower than the current Payment Standard to be effective 2/1/2020. Motion was made and seconded by commissioners Helle and Fischer to adopt:

RESOLUTION 623

**RESOLUTION AUTHORIZING THE AUSTIN HRA TO CHANGE THE
SECTION 8 PAYMENT STANDARDS
EFFECTIVE 2-1-2020**

<u>Current Payment Standards</u> (2-1-2019)	<u>New Fair Market Rents</u> (1-1-2020)	<u>New Payment Standards</u> (2-1-2020)
0 BR-\$437	0 BR-\$513	0 BR-\$462
1 BR \$515	1 BR-\$598	1 BR \$539
2 BR-\$685	2 BR-\$788	2 BR-\$710
3 BR-\$936	3 BR-\$1111	3 BR-\$1000
4 BR-\$1027	4 BR-\$1142	4 BR-\$1028
5 BR-\$1182	5 BR-\$1313	5 BR-\$1182

All present voted on favor thereof, none in opposition thereto. Motion was declared passed and carried.

5.) Market Rate Housing

6.) Executive Director Reports

a. Possible Housing Project partnership with City

Chair McCarthy gave a brief summary of a possible Housing Project on the east side of the river. The proposed project would be approximately 60units @ market rate. The board is in agreement that it would be a good idea for the HRA to be involved in regards to offering some technical assistance. He and the other council members will give updates as they become available.

b. Former Gold Cross building

Chair McCarthy informed the board that when Gold Cross moved to their new building, they gave ownership of the former property at 1010 W Oakland Avenue, to the Port Authority. The Port Authority, also chaired by McCarthy, thought the HRA could make better use of the property and will in turn be signing it over to the HRA to be rented out. Currently the HRA has a displaced family renting the house and the garage will be used for Scattered Sites maintenance materials. The Port Authority stipulated that if the property was ever sought for commercial development, the HRA would in turn sign the property back over to the Port Authority.

c. Riverland House

After finally receiving the final approval from the MPCA, Riverland will plan to go ahead with the plan to build on the North Pointe lot. In the original agreement it was stipulated they break ground by the end of 2019 but with the delays that took place, the HRA will need to amend that date to the end of 2020. Motion was made and seconded by commissioners Repinski and Granholm to move the date to break ground to the end of 2020. All present voted in favor thereof, none in opposition thereto. Motion was declared passed and carried.

Board Chair McCarthy brought it to the attention of the board that it is time for the year end review of the ED. He proposed that the original committee that did the hiring,

(Commissioners Baskin, Lippert and Chairperson McCarthy) also conduct the review and report back to the board. No opposition was brought forward.

7.) Adjourn

There being no further business it was moved by Commissioner Repinski and seconded by Commissioner Helle to adjourn the meeting. All present voted in favor of the motion, none in opposition thereto. The motion was passed and carried.

Jerome McCarthy, Chair

SEAL

Jason Baskin, Secretary