

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

**December 12, 2001**

The regular meeting of the Housing & Redevelopment Authority of Austin, Minnesota was held at 4:30 PM, December 12, 2001 at the HRA Office. The meeting was called to order by Chairman Lang. Present were Commissioners Jorgenson, Chaffee, Nordin, and Nelson. Also present were Executive Director Mahan, Deputy Director of Community Development Smith, Deputy Director of Housing Volstad, HRA Accountant Detloff, and City Finance Director Dankert.

It was moved by Commissioner Chaffee and seconded by Commissioner Nordin to approve the minutes of the regular meeting of November 14, 2001. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**PUBLIC HOUSING:**

**Resolution approving Management Assessment System Indicators.** Gwen Volstad presented and answered questions on the management component of the Public Housing Assessment System. The report is submitted to HUD on an annual basis.

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

**RESOLUTION #381  
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 Chairman declared the resolution passed and adopted.

**Resolution to enter into a Joint Powers Agreement with Southeast Service Co-op (Blue Cross/Blue Shield Service Provider).** In order to enable the HRA's participation in the Blue Cross/Blue Shield health plan as part of the Southeast Service Cooperative the following resolution was introduced by Commissioner Nordin and seconded by Commissioner Jorgenson.

**RESOLUTION #383**  
**SOUTHEAST SERVICE COOPERATIVE**  
**MEMBERSHIP RESOLUTION**  
**CITIES, COUNTIES, AND OTHER GOVERNMENT AGENCIES**

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

**Close out 1999 Comp-Grant Program.** A final summary of the expenditures under the 1999 Comprehensive Grant Program was presented to the board. The following resolution was introduced by Commissioner Nordin and seconded by Commissioner Jorgenson.

**RESOLUTION #382**  
**RESOLUTION APPROVING THE PERFORMANCE AND**  
**EVALUATION REPORT FOR THE COMPREHENSIVE GRANT**  
**PROGRAM FOR THE FEDERAL FISCAL YEAR**  
**ENDING JUNE 30, 1999**

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

**Interim Salary Adjustments for Administration.** The HRA has contracted with a firm to complete a comparable worth study of the HRA's administrative positions. Completion of this study could take several months. It was moved by Commissioner Jorgenson and seconded by Commissioner Chaffee to authorize a 4% increase in administrative salaries effective October 1, 2001. All present voted in favor of the motion, none in opposition thereto. The Chairman declared the motion passed and carried.

**COMMUNITY DEVELOPMENT:**

**East Side Homeownership Program.** In April of 2001 the HRA acquired five tax-forfeited properties in NE Austin. The HRA has no immediate use for the lot located at 907 16<sup>th</sup> Ave. NE and the Mower County Chapter of Habitat for Humanity is interested in building on the lot. The following Resolution was introduced by Commissioner Nordin and seconded by Commissioner Jorgenson.

**Resolution #384**  
**Resolution Transferring Ownership of Lot 4,**  
**Block 2, Rearrangement of North Addition,**  
**City of Austin, Mower County, Minnesota,**  
**To Habitat for Humanity-Freeborn/Mower**

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

**Railroad Yard Project.** \$713,000 was requested to carry out the cleaning of polluted soil in the Railroad Yard. Minnesota PCA approached Director Mahan asking if Austin could provide \$350,000 of the project cost. PCA was told that in light of economic realities he could not make such a request to the City. It now appears that approval of the grant will require only a \$35,000 contribution on behalf of the City. Mahan is confident that sources to cover this contribution can be located.

**Murphy Creek Project.** Construction at Murphy Creek is progressing very well. Four buildings will be completed and filled by January 1, 2002. All units are being filled in compliance with the income mix required by law.

**Flood Progress Report.** Tom Smith reported that the City is continuing to await the release of funds from three sources for flood buyouts. \$293,674 of FEMA funds should be available in about six weeks to purchase six homes that are determined to be substantially damaged. \$2 million in State funds should also be available at about the same time.

An additional \$2.5 million in Federal money is also expected but it is unclear when that money will be available. FEMA representatives have told the City that the \$2.5 million can only be used to buy homes with first floor flooding in their history. The homes with the history of the most severe flooding will be purchased with the \$2.5 million in Federal funding. Until we know when that money will be available no buyout commitments can be made.

**Airport Project.** Director Mahan said that the City has received authorization to purchase a final property for the

Airport expansion project. Originally the City was only going to purchase an easement on the property, but complete acquisition of the property ultimately made more sense. When this final property is purchased only several parcels of bare land will remain to be acquired.

One house and several outbuildings were sold at auction on December 1, 2001. The structures that didn't sell will be demolished as soon as they have been cleared of asbestos.

**BILLS:** It was moved by Commissioner Jorgenson and seconded by Commissioner Nordin to authorize payment of the list of accounts payable dated December 12, 2001. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

**ADJOURNMENT:** There being no further business it was moved by Commissioner Chaffee and seconded by Commissioner Jorgenson to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The Chairman declared the motion passed and carried.

SEAL

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Richard Lang, Chairman

Mickey Jorgenson, Secretary/Treasurer