



308 Second Ave. NE, Austin, MN 55912  
Phone 507-433-1866 Fax 507-433-8317  
Website [www.austinhra.org](http://www.austinhra.org)

## **REGULAR MEETING AGENDA**

**THURSDAY, DECEMBER 18, 2014 @ 4:30 PM**

Please let Sherri or Jon know if you cannot attend this meeting.

Four Commissioners must be present to constitute a quorum.

1. **Roll Call.**
2. Approve **Meeting Minutes** of November 20, 2014.
3. Review **Accounts Payable.**
4. **Whittier Place Townhomes:**
  - a. Assignment of Partnership interest.
5. **Executive Director Reports:**
  - a. Board Member makeup (Term's expiring)
  - b. BEEP Store Front Easements - Hormel Foundation Grant.
  - c. REAC Public Housing Inspection scores.
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: December 18, 2014 at 4:30 PM**

Commissioners Present: Judy Enright, Chair  
Janet Anderson, Secretary  
Joyce Poshusta, Vice-Chair  
Roger Boughton  
Shirley Schlieve  
Jerry McCarthy  
Marvin Repinski

Commissioners Absent: None

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

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

**2.) Approval of Minutes.**

It was moved by Commissioner McCarthy and seconded by Commissioner Boughton to approve the minutes of the regular meeting on November 20, 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 handed out the list of accounts payable for review. It was moved by Commissioner Boughton and seconded by Commissioner Anderson 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.) Whittier Place Townhomes - Assignment of Partnership interest.**

Executive Director Erichson explained that the Austin HRA has a 10% partnership interest in Whittier Place townhomes. This occurred to gain points in the application process for tax credits before the buildings were constructed. The HRA had no financial stake in the partnership, i.e. not sharing in the profits or losses of the project. The developer now wants to refinance the project and has asked the Austin HRA to assign our interest over to the remaining two partners. This is now being reviewed by our attorney Steve Hovey and will be brought back at a future meeting.

**5.) Executive Director Reports.**

**a. Board Member makeup.**

ED Erichson wanted to recognize 2 Board members for their years of service that will be going off the HRA Board 12/31/14. Shirley Schlieve (tenant representative) was on the Board for 9 years and Roger Boughton (City Council representative for 2<sup>nd</sup> ward) was on the Board for 3 years. The Council position (Roger) needs to be replaced by a Council member that resides in Ward 2. Joyce Poshusta's term will also expire 12/31/14 but wishes to be re-appointed to the Board (Joyce is 1 of 2 citizen rep's). There were 7 applicants from our Public Housing facilities that applied for the open tenant representative with one to be selected to represent the tenants. The Mayor will appoint the two new Board members at the first City Council meeting in January.

**b. BEEP Store Front Easements - Hormel Foundation Grant.**

The Hormel Foundation approved a grant request for \$75,000 for the newly created BEEP program (Business Encouragement Enhancement Partnership) which replaced the Austin Main Street Project to help fund store front easements for those downtown businesses that have not improved their facades yet. Program guidelines will be developed by the HRA for Board approval.

**c. REAC Public Housing Inspection scores.**

As part of the HUD scoring process all public housing units are required to be inspected by HUD contractors. Units at the Twin Towers, Pickett Place and Scattered Sites were randomly chosen and inspected on December 15<sup>th</sup> & 16<sup>th</sup>. Out of a total of 100 points, Twin Tower scored 86, Pickett Place scored 99 and Scattered Sites scored 92. Based on these scores, we should not be inspected again until 2017 in 3 years.

**6.) Adjourn:**

There being no further business it was moved by Commissioner McCarthy and seconded by Commissioner Repinski 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 5:30 PM.

SEAL

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Judy Enright, Chair

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Janet Anderson, Secretary