

Hutchinson Housing & Redevelopment Authority

Regular Board Meeting – January 19, 2010

Agenda

1. CALL TO ORDER – **7:00 a.m.** - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF DECEMBER 15, 2009
3. FINANCIAL REPORTS
 - a. City Center approval of City Center General Fund payments of \$100,716.30 for checks 7526 to 7541 and City Center December 31, 2009 Financial Statements prior to Year End Adjustments.
 - b. Park Towers approval of Park Towers November 2009 Financial Statements and Park Towers payments of \$42,106.33 for checks 10986 to 11023.
4. CONSIDERATION OF RESOLUTION #10-01 AUTHORIZING MILEAGE REIMBURSEMENT
5. PARK TOWERS PROJECT
 - a. Consideration of Parking Lot Improvements Bid Award of \$254,326.59 with consideration of approval of final Parking Lot Improvement Project Budget total of \$254,326.59 with \$139,273 from ARRA funds and \$115,053.59 from Park Towers Reserve Funds.
6. ENERGY REBATE PROGRAM UPDATE
7. 2009/2010 SCHOOL CONSTRUCTION HOUSE UPDATE
8. OTHER
 - a. 2009 Final Foreclosure Sale Report
 - b. 2010 Foreclosure Sale Report
9. ADJOURNMENT

Breakfast at Country Kitchen to follow meeting!

Hutchinson Housing & Redevelopment Authority

Regular Board Meeting – February 16, 2010

Agenda

1. CALL TO ORDER – 7:00 a.m. - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF JANUARY 19, 2010
3. FINANCIAL REPORTS
 - a. Consideration of City Center General Fund payments of \$17,688.09 for checks 7542 to 7556 and City Center December 31, 2009 Financial Statements after Year End Adjustments.
 - b. Consideration of approval of Park Towers payments of \$39,987.79 for checks 11024 to 11056 and Park Towers December Financial Statements.
4. PARK TOWERS
 - a. Consideration of Resolution #10-03 to execute contract with Reiner Contracting Hutchinson MN.
 - b. Consideration of Resolution # 10-04 to Approve submission of 2009 MASS
 - c. Consideration of Letter of Support for Operating Fund Change to Support Energy Improvement in Public Housing
5. CONSIDERATION OF EXECUTION OF CONTRACT WITH MHFA FOR FUNDED APPLICATION AS FOLLOWS: \$30,600 for rehabbing 4 units using deferred loan funding (Require soft second mortgages) for the NE Neighborhood as leverage to our SCDP application for homeowners with 60% AMI unable to make a CFUF payment. The deferred loan will be a 0% deferred loan with a 30 year term. The HRA also received \$17,000 in grant funding for an estimated 10 units for a home improvement loan via CFUF write down to 4%. The HRA also received \$105,000 or \$35,000 in value gap for three units for Foreclosure activity(Acquisition/Rehab/Resale)
6. CONSIDERATION OF EXECUTION OF CONTRACT WITH GREATER MN HOUSING FUND FOR OWNER OCCUPIED REHAB FUNDING IN THE AMOUNT OF \$50,000 FOR THE NE NEIGHBORHOOD OF HUTCHINSON AS A RESOURCE FOR OWNER MATCHES.
7. CONSIDERATION OF APPROVAL TO APPLY FOR LEAD GRANT FUNDS FROM MDH FOR THE NE NEIGHBORHOOD AS A RESOURCE FOR OWNER MATCHES.
8. CONSIDERATION OF RESOLUTION #10-05 APPROVING AMENDMENT TO THE HOUSING REHABILITATION REVOLVING LOAN FUND PROCEDURAL GUIDELINES ALLOWING USE OF REVOLVING REHAB FUNDS FOR HRA PURCHASE, ACQUISITION, REHAB OF SHERIFF AUCTION, REO, SHORT SALE, VACANT, OR BLIGHTED SINGLE FAMILY HOMES.

9. CONSIDERATION OF APPROVAL TO SUBMIT AN APPLICATION TO MINNESOTA HOUSING FINANCE AGENCY TO INCLUDE USE OF DISCOUNT LOANS AS PART OF THE HUTCHINSON CFUF ENERGY INITIATIVE.

10.ENERGY REBATE PROGRAM UPDATE

11.2009/2010 SCHOOL CONSTRUCTION HOUSE UPDATE

12.OTHER

- a. Hutchinson Workforce Housing CASA Initiative 2010 Award
- b. 2010 Foreclosure Sale Report
- c. February 1, 2010 Planning Staff Meeting Agenda

13.ADJOURNMENT

Hutchinson Housing & Redevelopment Authority

Regular Board Meeting – March 16, 2010

Agenda

1. CALL TO ORDER – **7:00 a.m.** - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF FEBRUARY 16, 2010
3. FINANCIAL REPORTS
 - a. Consideration of City Center General Fund payments of \$19,846.52 for checks 7557 to 7571 and City Center January and February 2010 Financial Statements
 - b. Consideration of approval of Park Towers payments of \$53,677.19 for checks 11057 to 11091 and Park Towers January 2010 Financial Statements.
4. PARK TOWERS
 - a. FYI- Change in 2010 Operating Fund Formula and affect on 2010 Park Towers budget
 - b. Work with Heartland CAA to determine if Park Towers is eligible for weatherization stimulus money for an energy audit and energy improvements.
 - c. Consideration of a request for reasonable accommodations.
5. 2009 HUTCHINSON HRA YEAR END REPORT
6. ENERGY REBATE PROGRAM UPDATE
7. 2009/2010 SCHOOL CONSTRUCTION HOUSE UPDATE
8. OTHER
 - a. 2008, 2009, 2010 Foreclosure Reports cross referenced with utility (gas, electric or water) shut offs as of March, 2010
 - b. 2010 Foreclosure Report
 - c. March 1, 2010 Planning Staff Meeting Agenda
9. ADJOURNMENT



Hutchinson HRA Regular Board Meeting
April 20, 2010
Agenda

1. CALL TO ORDER – 7:00 a.m. - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF MARCH 16, 2010
3. FINANCIAL REPORTS
 - a. Consideration of City Center General Fund payments of \$34282.54 for checks 7572 to 7590 and City Center March 2010 Financial Statements
 - b. Consideration of approval of Park Towers payments of \$43037.52 for checks 11092 to 11126 and Park Towers February 2010 Financial Statements.
4. PARK TOWERS
 - a. PHADA and NAHRO Statement on Small Housing Reform Recommendation
 - b. NAHRO 2010 Legislative and Regulatory Agenda/HUD TRA (Transforming Rental Assistance) for Public Housing
 - c. Parking Lot Update-Buy American Certification Needed before Notice to Proceed Issued and waiting on wage rate classification approval from HUD
5. MARCH 26, 2010 HUTCHINSON HRA FORECLOSURE AND REMEDIATION PLAN
6. ENERGY REBATE PROGRAM UPDATE
7. 1116 LEWIS AVE SCHOOL CONSTRUCTION HOUSE MARKETING UPDATE-RACHEL HULS
8. CONSIDERATION OF 400 LYNN ROAD PROJECT BUDGET AND DRAFT OF MEMORANDUM OF UNDERSTANDING WITH SCHOOL DISTRICT
9. SCDP NE NEIGHBORHOOD UPDATE/CONSIDERATION OF EXECUTION OF LEAD HAZARD CONTROL GRANT AND ATTENDANCE AT APRIL 28TH SCDP IMPLEMENTATION CONFERENCE IN ST. CLOUD FOR NE NEIGHBORHOOD
10. CONSIDERATION OF REVISED HUTCHINSON HRA ENTRY COST ASSISTANCE PROGRAM GENERAL CRITERIA
11. OTHER
 - a. Planning Staff Meeting Agenda
 - b. 2010 List of Hutchinson Foreclosure Sales to Date
 - c. Attendance at Greening the Heartland Conference May 19- 21 at Minneapolis Convention Center
12. ADJOURNMENT



Hutchinson HRA Regular Board Meeting
May 18, 2010
Agenda

1. CALL TO ORDER – **7:00 a.m.** - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF APRIL 20, 2010
3. FINANCIAL REPORTS
 - a. Consideration of City Center General Fund payments of \$29535.59 for checks 7591 to 7612 and City Center April 2010 Financial Statements
 - b. Consideration of approval of Park Towers payments of \$50979.93 for checks 11127 to 11161 and Park Towers March 2010 Financial Statements.
4. PARK TOWERS
 - a. Parking Lot Update-Need schedule from contractor and Buy American Information needed before Notice to Proceed Issued
 - b. Occupancy Report
5. SUBORDINATION REQUESTS
6. 1116 LEWIS AVE SCHOOL CONSTRUCTION HOUSE UPDATE
7. LYNN ROAD PROJECT UPDATE
8. CONSIDERATION OF EXECUTION OF CONTRACT WITH CITY OF HUTCHINSON FOR ADMINISTRATION OF SCDP NE NEIGHBORHOOD PROJECT
9. CONSIDERATION OF CHANGING HRA MEETING DATE FROM JUNE 15TH TO JUNE 22ND
10. OTHER
 - a. Planning Staff Meeting Agenda
 - b. 2010 List of Hutchinson Foreclosure Sales to Date
 - c. Attendance at Greening the Heartland Conference May 19- 21 at Minneapolis Convention Center –Judy and Jean will attend
 - d. Nahro Conference May 26-28
 - e. Jean Vacation June 1-June 11
11. ADJOURNMENT



Hutchinson HRA Regular Board Meeting June 22, 2010

Agenda

1. CALL TO ORDER – 7:00 a.m. - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF MAY 18, 2010
3. FINANCIAL REPORTS
 - a. Consideration of City Center General Fund payments of \$28,922.68 for checks 7613 to 7636 and City Center May 2010 Financial Statements
 - b. Consideration of approval of Park Towers payments of \$34,284.81 for checks 11162 to 11191 and Park Towers April 2010 Financial Statements.
4. PARK TOWERS
 - a. Parking Lot Update-Consideration of Approval of Change Order #1
 - b. Consideration of Resolution #10-06 Approving Acceptance of 2010 Capital Fund Program Funding and Execution of the Capital Fund Program Amendment to the Consolidated Annual Contributions Contract
 - c. Occupancy Report
5. NE NEIGHBORHOOD
6. SUBORDINATION REQUEST
7. SCHOOL CONSTRUCTION PROGRAM UPDATE
8. OTHER
 - a. Planning Staff Meeting Agenda
 - b. Updated 2010 List of Hutchinson Foreclosure Sales
9. 2010 DRAFT BUDGET CITY CENTER
10. CONSIDERATION OF DECEMBER 31, 2009 HRA AUDIT REPORT
11. OVERVIEW OF STRATEGIC PLANNING PROCESS
12. ADJOURNMENT

Tour of 1116 Lewis Ave to follow meeting