



Special Strategic Planning Meeting Tuesday, July 12, 2010, 12:00 Noon
Minutes

1. **CALL TO ORDER:** Chairman Joel Kraft called the meeting to order. Members Present: Becky Felling, and LaVonne Hansen. Staff Present: Jean Ward and Judy Flemming.
2. **STRATEGIC PLANNING PROCESS**
The group reviewed the HRA vision, mission, and five-year work plan with the objectives, goals and strategies.
3. **ADJOURNMENT**
There being no other business, Chairman Joel Kraft declared the meeting adjourned.

Recorded by Jean Ward, HRA Executive Director

Becky Felling, Secretary/Treasurer



Regular Board Meeting Tuesday, July 20, 2010 7:00 AM
Minutes

1. CALL TO ORDER: Chairman Joel Kraft called the meeting to order. Members Present: LaVonne Hansen and Ruth Kimball. Staff Present: Jean Ward and Judy Flemming.
2. CONSIDERATION OF MINUTES OF THE REGULAR BOARD MEETING ON JUNE 22, 2010 AND THE STRATEGIC PLANNING MEETING ON JULY 12, 2010
Ruth Kimball moved to approve the Minutes of the regular board meeting on June 22, 2010 as written. LaVonne Hansen seconded and the motion carried unanimously. Ruth Kimball moved to approve the Minutes of the strategic planning meeting on July 12, 2010 as written. LaVonne Hansen seconded and the motion carried unanimously.
3. FINANCIAL REPORTS
LaVonne Hansen moved to approve the City Center General Fund payments of \$10,178.61 for checks 7637 to 7653 and June 2010 Financial Statements and Park Towers payments of \$9,182.90 for checks 11192 to 11221 and May 2010 Financial Statements. Ruth Kimball seconded and the motion carried unanimously.
4. LETTER OF RESIGNATION FROM HRA BOARD MEMBER RUTH KIMBALL EFFECTIVE DECEMBER 31, 2010
Ruth Kimball presented her letter to the Board.
5. PARK TOWERS UPDATES
 - a. Jean Ward updated the Board on the Parking Lot project.
 - b. Jean Ward reviewed the Occupancy Report with the Board - Full.
6. NE NEIGHBORHOOD UPDATE
 - a. Ruth Kimball moved to approve NEN SCDP Loans #8683-2 Larson, 8683-3 Burks, 8683-4 Zuehlke and 8683-6 Ruzicka contingent to the Loan Review Committee's approval. LaVonne Hansen seconded and the motion carried unanimously.
7. CONSIDERATION OF EXECUTION OF CONTRACT WITH MHFA TO ADMINISTER HOME RENTAL REHAB PROGRAM
LaVonne Hansen moved to execute the contract with MHFA to administer the HOME Rental Rehab Program. Ruth Kimball seconded and the motion carried unanimously.
8. CONSIDERATION OF HRA VISION, MISSION AND 2010 – 2015 HRA WORKPLAN
Jean revised the vacated apartment turnover to be consistent with the Standard Performer of HUD. LaVonne Hansen moved to approve the HRA Vision, Mission and 2010-2015 HRA Work Plan. Ruth Kimball seconded and the motion carried unanimously.
9. DAN HATTEN-CITY OF HUTCHINSON NUISANCE ORDINANCE
Tabled until next meeting

10. 2010 DRAFT BUDGET CITY CENTER

Jean Ward reviewed the 2010 draft City Center budget. The Board decided to not increase the HRA levy. LaVonne Hanson moved to approve the 2010 draft City Center budget with no levy increase. Ruth Kimball seconded and the motion carried unanimously.

11. SCHOOL CONSTRUCTION PROGRAM UPDATE

- a. 1116 Lewis Avenue: Jean Ward reviewed the budget with the Board. With all the gap funding and entry cost assistance available the homebuyer only needs to qualify for a \$85,000 first mortgage.
 - Rachel Huls reviewed with the Board the current Hutchinson housing sales and listings.
 - She recommended leaving the purchase price at \$129,900.
- b. 318 Alan: Owner will be out by the end of the month, so an inspection can be done the beginning of August.

12. OTHER - FYI

- a. Planning Staff Meeting Agenda
- b. 2010 List of Hutchinson Foreclosure Sales to Date

13. ADJOURNMENT

There being no other business, Chairman Joel Kraft declared the meeting adjourned.

Recorded by Jean Ward, HRA Executive Director

Becky Felling, Secretary/Treasurer