



**Hutchinson HRA Regular Board Meeting**  
**January 17, 2012**  
*Agenda*

1. CALL TO ORDER – **7:00 a.m.** - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF THE REGULAR BOARD MEETING ON DECEMBER 20, 2011
3. FINANCIAL REPORTS
  - a. Consideration of City Center General Fund payments of \$34,071.95 for checks 8004 to 8014 and month end December 2011 before year end adjustments City Center Financial Statements.
  - b. Consideration of approval of Park Towers payments of \$63,666.36 for checks 11821 to 11862 and consideration of Park Towers November 2011 Financial Statements.
4. PARK TOWERS
  - a. Consideration of Resolution #2012-1 Resolution to Adopt City of Hutchinson Compensation Plan
  - b. Letter from HUD stating HUD public housing funds cannot pay for a salary of a Public Housing Chief Executive Officer that exceeds position level IV of the executive Schedule, currently \$155,000.
5. SCDP REHAB PROJECT UPDATE
6. 400 LYNN ROAD
  - a. Consideration of listing property
7. OTHER
  - a. 2011 Foreclosure Final Report
8. ADJOURNMENT



**Hutchinson HRA Regular Board Meeting**  
**February 21, 2012**  
*Agenda*

1. CALL TO ORDER – **7:00 a.m.** - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF THE REGULAR BOARD MEETING ON JANUARY 17, 2012
3. FINANCIAL REPORTS
  - a. Consideration of City Center General Fund payments of \$28,519.40 for checks 8015 to 8028 and 2011 Year End Center Financial Statements and January 31, 2012 month end City Center Financial Statements.
  - b. Consideration of approval of Park Towers payments of \$50,994.91 for checks 11863 to 11897 and consideration of Park Towers 2011 Year End Financial Statements.
  - c. Consideration of Resolution #2012-2 to Write off Uncollectable Account.
  - d. Consideration of Resolution #2012-3 Authorization of a Credit Card for Administrative Use and Cancellation of a Park Towers Operating Account Debit Card.
4. PARK TOWERS
  - a. Occupancy Status
  - b. Communication regarding requesting quotes and purchase of 56 Energy Star refrigerators recommended by energy audit. Estimated around \$600 per refrigerator for a total expenditure up to \$33,600.
  - c. REAC Inspection scheduled for February 23, 2012
  - d. Consideration of 2012 Capital Fund ACC and Annual Statement
5. SCDP REHAB PROJECT UPDATE - Revise Short Application to Address Need (market to obtain more applications and highlight high radon area) and Impact (submit a smaller target area than the whole City of Hutchinson)
6. 400 LYNN ROAD
  - a. Communications - property listed for \$134,900 based on a Home Market Analysis.
7. 2011 HRA YEAR END REPORT
8. CONSIDERATION OF A JOINTLY FUNDED HRA/CITY UPDATE OF THE MAXFIELD HOUSING STUDY INCLUDING DEMOGRAPHIC BASED ON 2010 CENSUS NUMBERS.
9. FIRST LOOK PROGRAM
10. OTHER
11. ADJOURNMENT



**Hutchinson HRA Regular Board Meeting**  
**March 20, 2012**  
*Agenda*

1. CALL TO ORDER – **7:00 a.m.** - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF THE REGULAR BOARD MEETING ON FEBRUARY 21, 2012
3. FINANCIAL REPORTS
  - a. Consideration of City Center General Fund payments of \$12,742.98 for checks 8029 to 8041 and February 29, 2012 City Center Financial Statements.
  - b. Consideration of approval of Park Towers payments of \$42,032.49 for checks 11898 to 11931 and consideration of Park Towers January 2012 Year End Financial Statements.
4. PARK TOWERS
  - a. February 23, 2012 HUD Physical Inspection score of 99/100 resulting in a PHAS score of 40/40.
  - b. Occupancy Report
5. SCDP REHAB PROJECT SHORT APPLICATION UPDATE - Revised Short Application to Address Need (market to obtain more applications and highlight high radon area) and Impact (submit two smaller target areas rather than the whole City of Hutchinson)
6. CFUF PROGRAM
  - a. Consideration of \$250.00 rebate program for up to 10 CFUF Energy Loans to stimulate use of the CFUF discount loan program for energy improvements-these rebates could be combined with Hutchinson Utility rebates.
7. 400 LYNN ROAD
  - a. Schedule Update
  - b. HERS Rating Information
8. REVIEW OF NEW CONSTRUCTION BUDGET FOR 587 FRANKLIN STREET
9. FIRST LOOK PROGRAM
  - a. Consideration of Execution of Purchase agreement for 734 Southview Drive SW – accepted price of \$43,815.
10. OTHER
  - a. The impact of foreclosures on re-sale prices
  - b. Foreclosure Update
  - c. Issue Brief by PHADA for Interim PHAS Rule
11. ADJOURNMENT



**Hutchinson HRA Regular Board Meeting**  
**April 17, 2012**  
*Agenda*

1. CALL TO ORDER – **7:00 a.m.** - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF THE REGULAR BOARD MEETING ON MARCH 20, 2012
3. FINANCIAL REPORTS
  - a. Consideration of City Center General Fund payments of \$25,659.66 for checks 8042 to 8053 and March 2012 City Center Financial Statements.
  - b. Consideration of approval of Park Towers payments of \$51,382.68 for checks 11932 to 11967 and consideration of Park Towers February 2012 Year End Financial Statements.
4. PARK TOWERS
  - a. Resolution #2012-4 Adopting Park Towers Schedule of Charges effective May 1, 2012.
  - b. 2011 PHAS Score
  - c. Occupancy Report
5. SCDP REHAB PROJECT SHORT APPLICATION UPDATE - Revised Short Application to Address Need (market to obtain more applications and highlight high radon area) and Impact (submit two smaller target areas rather than the whole City of Hutchinson) has been submitted to DEED.
6. CFUF PROGRAM
  - a. Update on marketing efforts for \$250.00 rebate program for up to 10 CFUF Energy Loans to stimulate use of the CFUF discount loan program for energy improvements-these rebates could be combined with Hutchinson Utility rebates.
7. 400 LYNN ROAD
  - a. Update
8. SALE OF 587 FRANKLIN STREET VACANT LOT TO HABITAT FOR HUMANITY
9. FIRST LOOK PROGRAM
  - a. Update on Execution of Purchase agreement for 734 Southview Drive SW –accepted price of \$43,815.
10. OTHER
  - a. Foreclosure Update
11. ADJOURNMENT



**Hutchinson HRA Regular Board Meeting**  
**May 15, 2012**  
*Agenda*

1. CALL TO ORDER – **7:00 a.m.** - CITY CENTER MAIN CONFERENCE ROOM
2. CONSIDERATION OF MINUTES OF THE REGULAR BOARD MEETING ON APRIL 17, 2012
3. FINANCIAL REPORTS
  - a. Consideration of City Center General Fund payments of \$28,820.00 for checks 8054 to 8072 and April 2012 City Center Financial Statements.
  - b. Consideration of approval of Park Towers payments of \$23,983.38 for checks 11968 to 11997 and consideration of Park Towers March 2012 Year End Financial Statements.
4. HHPOP LOAN SUBORDINATION REQUEST  
Consideration of subordination request for HHPOP 8822-Lee, City Revolving loan and HRA Entry Cost loan.
5. PARK TOWERS
  - a. HUD visit scheduled for July 24th
  - b. Consideration of Depository Agreements for Park Towers accounts
  - c. Occupancy Update
6. CONSIDERATION OF MEMORANDUM OF UNDERSTANDING WITH HUTCHINSON INDEPENDENT SCHOOL DISTRICT FOR REHAB OF 734 SOUTHVIEW DRIVE SW
7. 400 LYNN ROAD
  - a. Update
8. FIRST LOOK PROGRAM
  - a. Update on Purchase of 734 Southview Drive SW – estimated closing date scheduled for May 16, 2012.
9. 2013 CITY CENTER BUDGET DISCUSSION
10. MAXFIELD STUDY PROPOSAL
11. OTHER-CITY OF HUTCHINSON UPDATED POLICIES RELATING TO BOARDS/COMMISSIONS
12. ADJOURNMENT