

Housing and Redevelopment Authority
September 20, 2022
Approved Meeting Minutes

I. CALL TO ORDER

Chair Furlong called the meeting to order at 7:18 p.m.

II. ROLL CALL

Present: Chair Terry Furlong, Commission Members Candy Petersen, Lisa Wong, and Executive Director Brian Frandle.

Absent: Commission Member Thorsen (excused) and Commission Member Cole (excused)

Staff: Assistant to the City Manager, Jennie Kloos

III. ADOPT AGENDA

On motion by Commission Member Petersen, seconded by Commission Member Wong, with all present voting aye (3-0), motion carried to approve the agenda.

IV. HRA ACTION ITEMS & RECOMMENDATIONS

A. 2487 19th Avenue Student Built – Financial Update

Finance Director Dan Winek gave a financial update on the project cost for 2487 19th Avenue with expenses, at \$333,722.21 and the home selling at \$460,000.00, leaving a significant profit on the sale of the home. A detailed listing of the expenses was provided

B. 2170 & 2172 Eldridge Avenue Update

Mr. Winek also provided financial information on the property that was purchased at 2172 Eldridge Avenue that will be split into 2 lots and addressed as 2170 & 2172 for student-built homes in 2022 and 2023. 2172 will be the first student built to be started. With the homes being similar to the 2487 19th Avenue student-built home, using the final costs and adding an additional 10% to the student-built home in 2022 would be an estimated expense of \$391,630.30 and the 2023 student-built home in 2023 adding 15% for an estimated cost of \$404,301.11.

Tom Spehn gave a final update on the 2487 19th Ave student-built housing project. He stated the upcoming student-built homes resemble the recently completed home, with small adjustments. Primarily flipping the garage from a left hand to a right hand, for drainage and decrease the slope of the driveway, along with one plan change in the laundry room. Mr. Spehn commented that there were an number of donations that were received on the 19th Ave home, which totaled approximately \$30,000.

Mr. Spehn stated that enrollment has increased in the program and did have to turn away some students because of the student limit in the class. Demolition and foundation fill is scheduled for next week. Mr. Spehn and students plan to be on the property September 29th to take a look at

the property and then will coordinate with Public Works on delivering the POD. Weather dictates most of the schedule.

Mayor Furlong asked if there is a marketing piece to explain what the project is about and who is involved. Mr. Spehn mentioned there was signage from 2008 and but many years of wear and tear, it no longer exists and would need to be replaced.

The student-built housing program started in 1999 with 11 homes being completed.

V. ADJOURNMENT

Commission Member Petersen moved and Commission Member Wong seconded to adjourn. Motion passed 3-0. Meeting adjourned at 7:45 p.m.

Next regular meeting: TBD as needed.

/s/ Terrence J. Furlong, Chair

Attest:

/s/ Brian Frandle, Executive Director