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**MINUTES OF A REGULAR MEETING
OF THE HOUSING AND REDEVELOPMENT
AUTHORITY OF AUSTIN, MINNESOTA**

1.) Roll Call.

Date & Time: February 22, 2022 @ 3:30 PM

Commissioners Present: Vern Lippert
Paul Fischer
Michael Postma
Oballa Oballa
Joe Fuhrman

Commissioners Absent: Carole Granholm
Jerome McCarthy

HRA Staff Present: Taggert Medgaarden, Executive Director
Lori Gansen, Administrative Assistant
Angela Maiden, Finance Director

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

2.) Audit Review---Mary Reedy, CPA

Mary Reedy, CPA, presented the audit findings via Zoom for the Board. After a brief overview and summary Commissioner Fischer moved to accept the Audit as presented. The motion was seconded by Commissioner Oballa. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

3.) Approve Meeting Minutes of January 25, 2022 Regular Meeting:

It was moved by Commissioner Fuhrman and seconded by Commissioner Oballa to approve minutes of the regular meeting held on January 25, 2022. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

4.) Review Accounts Payable/Financial Statements:

It was moved by Commissioner Fischer and seconded by Commissioner Postma to authorize payment of the list of accounts payable. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

a. Approve Finance Director Duties

A recommendation was made during the audit this year that the Board specifically approve the duties of the Financial Director (Angela Maiden) and Section 8 Specialists (Julie Ackland and Jamaal Gibson) in regards to depositing and transferring of funds. Motion was made and seconded by Commissioners Oballa and Fuhrman to Authorize the duties of the Financial Director (Angela Maiden) and Section 8 Specialists (Julie Ackland and Jamaal Gibson) in regards to depositing and transfer of funds. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

5.) Public Housing & Section 8

a. Change order #2—Pickett Place Flooring

Due to the discovery of an inch and a half of floor leveling substance under the tile at PP, there is now a need to remove and replace the leveling material. Hiller Flooring has submitted the change order in the amount of \$48,987. Motion was made and seconded by Commissioners Oballa and Fuhrman to approve the Change order for the Pickett Place Flooring in the amount of \$48,987. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Approve/Adopt Utility Allowances for Section 8 & Scattered Sites

Motion was made and seconded by Commissioners Postma and Fischer to adopt the new Utility Allowances for Section 8 and Scattered Sites. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Approve CFP Significant Amendment Language

This new language would allow the HRA to, with Board and HUD approval, approve funds that were not specifically allocated in the CFP without a Public Hearing. The purpose of this is for circumstances that are more of a time sensitive issue that would not permit the extra 45 days for a Public Hearing. Motion was made and seconded by Commissioners Postma and Fuhrman to approve the addition of the Significant Amendment Language to our CFP. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

d. Approve TV/HD Upgrades for TT & PP

Due to old and outdated equipment and supply chain issues, we are needing to update the TV/HD systems at the Twin Towers and Pickett Place. This will give our tenants more channels and higher quality at a minimal increase in cost to them. This was a Non-Competitive proposal; specific exemption in 2CFR ~200.320(f)(1)-(4) (The item is available only from a single source). Motion was made by Commissioners Fischer and Postma to add the upgrades to the TT & PP TV/HD systems to the 5 year CFP. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried. Motion was made and seconded by Commissioners Oballa and Postma to approve the upgrades to the TV/HD systems for the TT & PP. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

6.) Market Rate Housing:

7.) Executive Director Reports:

a. Demolition Bids for TAR Houses.

The HRA received 3 bids for the demolition of the 3 houses in the TAR area. The lowest of the 3 came from Hansen Hauling in the amount of \$20,000. Motion was made and seconded by Commissioners Fuhrman and Postma to award the bid for the demolition of the houses to Hansen Hauling in the amount of \$20,000. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

8.) Adjourn

There being no further business it was moved by Commissioner Fischer and seconded by Commissioner Oballa to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

Vernon Lippert, Chair

SEAL

Paul Fischer, Secretary