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

**1.) Roll Call.**

**Date & Time: April 26, 2002 @ 3:30 PM**

Commissioners Present: Vern Lippert  
Paul Fischer  
Michael Postma  
Joe Fuhrman  
Jerome McCarthy  
Carole Granholm  
Oballa Oballa

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.) Approve Meeting Minutes of March 22, 2022 Regular Meeting**

It was moved by Commissioner Fischer and seconded by Commissioner McCarthy to approve minutes of the regular meeting held on March 22, 2022. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

**3.) Review Accounts Payable/Financial Statements**

It was moved by Commissioner McCarthy and seconded by Commissioner Oballa 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.

#### **4.) Public Housing & Section 8**

#### **5.) Market Rate Housing**

#### **6.) Executive Director Reports**

a. Approve Riverland/HRA house proposal for 2022/2023—Ryan Langemeier was present VIA Zoom

Motion was made and seconded by Commissioners Fischer and Oballa to partner again with Riverland on the House project for the 2022/2023 school year at a proposed cost of \$200,000. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Set price on the 2021/2022 Riverland House

After viewing the property and looking at comparables, Ron Felten recommended listing the house at \$350K. There was much discussion among the Board members about the marketing of the house and it was suggested that there be a sub-committee (Executive Director Medgaarden, Board Chair Lippert, Commissioner Fuhrman and Ron Felten) to help in the event that there are multiple offers. It was also discussed that Executive Director Medgaarden would speak with our attorney in regards to the legal parameters we can set in the case of multiple offers and bring those recommendations back to the Board at our May meeting. Commissioner McCarthy made the motion to appoint the sub-committee of Executive Director Medgaarden, Board Chair Lippert, Commissioner Fuhrman and Ron Felten. Commissioner Oballa seconded the motion. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried. Motion was made and seconded by Commissioners McCarthy and Oballa to set the list price for the Riverland 2021/2022 house at \$325,000. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Set price on the North Pointe lots

Motion was made and seconded by Commissioners McCarthy and Oballa to allow Executive Director Medgaarden to negotiate the sale price on the two North Pointe lots based on the costs that the HRA has already incurred. He will then bring that number to the May meeting for Board approval. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

d. Set date for Public Hearing for the Annual Plan

Motion was made and seconded by Commissioners Postma and McCarthy to hold a special meeting of the Board and hold the Public Hearing for the Annual Plan for the HRA on Tuesday July 5, 2022 at 4:30 p.m. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

e. Resolution 645—Finding that Parcels are Occupied by Structurally Substandard Buildings

This Resolution allows the HRA to preserve the right to create a TIF district on these parcels of land for three years in the event the housing project does not come to fruition once the buildings are demolished. Motion was made and seconded by Commissioners Postma and Fischer to approve Resolution 645. All present voted in favor thereof, none in opposition thereto. The motion was

declared passed and carried.

f. Resolution 646—Resolution Authorizing an Interfund Loan for Advance of Certain Costs in Connection with a Tax Increment Financing District

Motion was made and seconded by Commissioners McCarthy and Fischer to approve Resolution 646. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

g. Reschedule May meeting

Executive Director Medgaarden requested to reschedule the May meeting to May 23, 2022 at 3:30. There were no conflicts raised so the May meeting will be held Monday May 23, 2022 at 3:30.

**7.) Staff Spotlight---James Hebrink**

James started with the HRA back in 2012 as our Scattered Sites maintenance manager. In 2019 he was awarded the building manager position at Chauncey where he handles all the maintenance and apartment turnovers. James is also always quick to help out wherever needed. Thank you, James!

**8.) Adjourn**

There being no further business it was moved by Commissioner McCarthy 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.

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Vernon Lippert, Chair

SEAL

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Paul Fischer, Secretary