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

1.) Roll Call.

Date & Time: August 23, 2022 @ 3:30 PM

Commissioners Present: Vern Lippert
Michael Postma
Joe Fuhrman
Geoff Baker
Paul Fischer
Carole Granholm

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 July 26, 2022 Regular Meeting

It was moved by Commissioner Baker and seconded by Commissioner Fischer to approve minutes of the regular meeting held on July 26, 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 Fuhrman and seconded by Commissioner Fischer 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

a. Review 5-Year Capital Improvement Plan

Executive Director Medgaarden explained and reviewed the 5-Year Capital Improvement for the Board members; where the dollars come from and the process in which it can be used.

b. Set Date for Public Hearing on 5-Year Capital Improvement Plan

Motion was made and seconded by Commissioners Fischer and Postma to set the date for the Public Hearing for the 5-Year Capital Improvement Plan for October 25, 2022. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Approve changes to ACOP

Executive Director Medgaarden and Lori Gansen (Administrative Assistant) reviewed some of the changes that were proposed by HUD for the ACOP. Motion was made by Commissioners Fuhrman and Postma to approve the changes to our ACOP. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

5.) Market Rate Housing

6.) Executive Director Reports

a. Wages—Motion to adopt new wage schedule effective 10/01/2022

Executive Director Medgaarden asked our Finance Director to prepare a spreadsheet that showed the wage impact from adjustments of 4%, 6%, 8%, 10% & 12% so the Board could make a decision on what they felt was appropriate. With consideration to many factors: employee performance, cost of living increases, retention pressures, comparison of other local government salary ranges and the funding ability of the HRA, Executive Director Medgaarden proposed an increase of 10%. After much discussion the motion was made and seconded by Commissioners Baker and Fischer to approve a wage increase of 6% for all full time HRA employees with the Board to determine any increase for the Executive Director separately following that positions' annual review. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Approve Resolution #650 to Adopt Budget & Tax Levy for FYE 09/30/2023

Motion was made and seconded by Commissioners Postma and Fuhrman to Approve Resolution #650 to Adopt Budget & Tax Levy for FYE 09/30/2023. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Updates: Upcoming REAC (Real Estate Assessment Center); North Pointe Lots sales; Procurement Specialist position.

The REAC inspections for the HRA Public Housing are coming beginning in early September.

The individual that was to purchase the two North Pointe lots has decided to only purchase one of them. Executive Director Medgaarden will be looking at other possibilities for this lot.

Shannon Ferch has been hired for the Procurement Specialist position. She has many skills that will fit well for this position. Starting date is 09/26/2022.

7.) Adjourn

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

SEAL

Vernon Lippert, Chair

Paul Fischer, Secretary