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

**1.) Roll Call.**

**Date & Time: December 27, 2022 @ 3:30 PM**

Commissioners Present: Vern Lippert  
Jerome McCarthy  
Paul Fischer  
Joe Fuhrman  
Geoff Baker  
Carole Granholm

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

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

**2.) Recognition of Commissioner McCarthy**

Commissioner McCarthy had previously informed the Board that he would be ending his term on the Board at the end of 2022. Mayor King presented Commissioner McCarthy with a plaque thanking him for his service for the last 9 years and praised him for always being willing to help when asked. Thank you, Jerry!

**3.) Approval of Minutes**

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

**4.) Approval of Accounts Payable**

It was moved by Commissioner Baker and seconded by Commissioner McCarthy 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.Update on Audit

Executive Director Medgaarden gave a brief update on how the yearly audit was progressing. The auditors will give a full report to the Board in February.

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

#### **a. Pickett Place—Approve Stove Bid (Capital Fund Project)**

The HRA received two bids for the replacement of 100 stoves at Pickett Place with GE being the lower of the two at \$64,710. Motion was made and seconded by Commissioners Baker and Fischer to approve the Pickett Place Stove bid from GE in the amount of \$64,710. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

#### **b. Twin Towers & Pickett Place—Approve Community Room Furniture (Capital Fund Project)**

The HRA received a bid from Intereum for the replacement of the furniture in the common areas at Twin Towers and Pickett Place in the amount of \$41,275.85. This is in our Capital Fund Plan and will be purchased through government contracts. Motion was made and seconded by Commissioners Baker and Granholm to approve the bid from Intereum in the amount of \$41,275.85 for the furniture. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

### **6.) Market Rate Housing**

#### **a. Chauncey—Common Area Flooring (Capital Plan)**

The HRA received three bids for the flooring in all the common areas at Chauncey with the lowest coming from Slowinski Flooring in the amount of \$95,250. Motion was made and seconded by Commissioners McCarthy and Fischer to approve the bid from Slowinski Flooring in the amount of \$95,250. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

### **7.) Executive Director Reports**

#### **a. Approve bids for Furnace & AC Units for HRA Main Office**

Three bids were received for replacing the Furnaces and AC units for the HRA Main office with the lowest coming from Greenman HVAC at \$20,000. Motion was made and seconded by Commissioners Baker and Fischer to approve the bid from Greenman in the amount of \$20,000. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

#### **b. 1<sup>st</sup> & 3<sup>rd</sup> Apartments Update**

Executive Director Medgaarden informed the Board that Three Rivers had been awarded the tax credit for 1<sup>st</sup> & 3<sup>rd</sup> Apartments project. This will be a 40 unit LMI project east of the Post Office. Closing on the Finances is set to happen in late Spring 2023 with construction to begin thereafter. Updates will follow as available.

### **8.) Adjourn**

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

SEAL

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Vernon Lippert, Chair

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Paul Fischer, Secretary