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

1.) Roll Call.

Date & Time: May 28, 2024

Commissioners Present: Vern Lippert
Mike Postma
Paul Fischer
Geoff Baker
Tim Ruzek
Marsha Podein
Oballa Oballa

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

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

Motion was made and seconded by Commissioners Postma and Oballa to approve the amended agenda. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

2.) Approval of Minutes

It was moved by Commissioner Baker and seconded by Commissioner Postma to approve minutes of the regular meeting held on April 23, 2024. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

3.) Approval of Accounts Payable

It was moved by Commissioner Baker 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

a. Approve additions to CFP (Capital Fund Plan)

Executive Director Medgaarden explained to the Board the items being added to the CFP; the tree removal, treatment and or replacement of trees due to the Ash trees and also Nspire related repairs. Motion was made and seconded by Commissioners Fischer and Baker to approve the additions to the CFP. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Nspire Inspections, Information and Proposal

Executive Director Medgaarden explained to the Board the Nspire inspection process and his suggestion to have an independent inspection done of a portion of the units at a cost up to \$5378.90 in order to prepare for the formal inspection. After more of the details were worked out the final cost came to \$4382.40 plus an additional \$1200/day for an escort on inspection day. Motion was made and seconded by Commissioners Baker and Ruzek to approve the independent inspection in the amount of \$4382.40 plus an additional \$1200/day for an escort on inspection day. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Change order #1 Scattered Sites Aluminum Wiring project

During the Scattered site Aluminum wiring project, we were made aware that at a couple of the houses new panels were required to accommodate the new wiring. Cost of this change order is \$10,350. No Board action necessary.

d. Change order--Pickett Place landscaping

This change order is to add some pavers in lieu of rock to alleviate a tripping hazard and also for the replacement of a tree. The total amount is \$1306.40. No Board action necessary.

5.) Market Rate Housing

6.) Executive Director Reports

a. Kelley Blake, MN DOC-District Supervisor: to talk about ISR housing

Kelley Blake gave a brief overview of the ISR (Intensive Supervised Release) Program and her hopes a partnership with the HRA for future housing needs for the program.

b. Ron Felten, Fawver Agency will be here to discuss marketing plan and set price for Riverland/HRA house

Ron gave the Board a brief overview of the comparables and what he thought the Riverland house should be priced at \$350,000. As we've done in the past, a sub-committee of three, plus the ED was formed to field the purchase offers. That committee will then bring the best offer to the Board for approval. Members of the sub-committee are Chair Lippert, Secretary Fischer, and Commissioner Oballa. Motion was made and seconded by Commissioners Baker and Oballa to approve the listing price for the Riverland house (\$350,000), approve Ron Felten and Fawver agency as the Agent (at 5%) and approve the members of the sub-committee. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Discuss some of the upcoming changes/programs coming to HRA's

Austin HRA's Executive Director gave a review of some of the upcoming changes coming to the policies of our programs. HOTMA has been proposing changes for quite some time but until the software is updated most of those changes are not being implemented yet. There is also a new program that will be implemented by the State of MN—Bring it Home. This program mimics the Section 8 program but is run by the state as opposed to being a federal program. There will be more information in the coming months but want to keep the Board informed.

d. Discussion of possible future housing project

Executive Director Medgaarden informed the Board that he had been approached by Three Rivers in regards to possibly working on another housing project. Executive Director Medgaarden has ideas that he is working on and a site in mind for this and is taking steps in that direction. More information will be available in the coming months.

7.) Adjourn

After completion of all agenda items and verification all business items were completed, Chair Lippert adjourned the meeting.

SEAL

Vernon Lippert, Chair

Paul Fischer, Secretary