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

**1.) Roll Call.**

**Date & Time: July 23<sup>rd</sup>, 2024**

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

HRA Staff Present: Taggert Medgaarden, Executive Director  
Sam Esplan, TT Property Manager

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

**2.) Approval of Minutes**

It was moved by Commissioner Baker and seconded by Commissioner Fischer to approve minutes of the regular meeting held on June 18<sup>th</sup>, 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**

**5.) Market Rate Housing**

a. Resolution to Approve Operating Budget Including Rent Increases for CY & CA  
After some discussing regarding previous increases and also the demand in regards to the market it was proposed to increase the rent for Courtyard and Chauncey in a range of \$40-\$70 depending on size. Motion was made and seconded by Commissioners Baker and Oballa to approve Resolution #666 approving the Courtyard and Chauncey Operating Budget including rent increases. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

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

a. Resolution to adopt Tax Levy for FYE 9/30/25

Motion was made and seconded by Commissioners Baker and Fischer to Approve Resolution #667 to Adopt the Tax Levy for FYE 9/30/2025. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Executive Director Medgaarden reviewed Mr. Felten's letter regarding our Riverland/HRA listing and his advice to consider lowering the asking price. The Board at this time agreed that we can wait before making price adjustment.

c. Motion was made by Commissioner Ruzek and seconded by Commissioner Oballa to move to closed session to discuss wage increase. The staff was asked to leave.

Motion was made by Commissioner Baker and seconded by Commissioner Oballa to open the meeting. Approve and Adopt Wage schedule effective October 1, 2024

Motion was made by Commissioner Ruzek and seconded by Commissioner Baker to approve a 4% increase to staff. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

d. Executive Director Medgaarden gave an update regarding our upcoming Nspire inspections. We had a mock inspection done by US Inspection Group and things seem to be in order and ready for inspection 7/31 at TT.

## **7.) Adjourn**

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

SEAL

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Mike Postma, Vice Chair

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Paul Fischer, Secretary