



308 Second Ave. NE, Austin, MN 55912  
Phone 507-433-1866 Fax 507-433-8317  
Website [www.austinhra.org](http://www.austinhra.org)

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

**1.) Roll Call.**

**Date & Time: February 25, 2025**

Commissioners Present: Vern Lippert  
Mike Postma  
Paul Fischer  
Oballa Oballa  
Tim Ruzek  
Marsha Podein  
Rebecca Waller

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.

Additions to Agenda—4c. 6a & b.

**2.) Approval of Minutes**

It was moved by Commissioner Postma and seconded by Commissioner Ruzek to approve minutes of the regular meeting held on January 28, 2025. 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 Ruzek 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.

a. Audit Review—Mary Reedy from CLA will present VIA Zoom  
Executive Director Medgaarden introduced Mary Reedy to the Board. Mary presented the Board with this years' audit via zoom and answered any questions. Motion was made and seconded by Commissioners Oballa and Waller to approve the Audit as presented. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

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

a. Scattered Sites---Approve Utility Allowance

Motion was made and seconded by Commissioners Fischer and Ruzek to approve the Scattered Sites utility allowance. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Section 8---Approve Utility Allowance

Motion was made and seconded by Commissioners Ruzek and Oballa to approve the Section 8 utility allowance. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. PP Drainage easement

A potential issue was brought forward from the Stencil group pertaining to the land (drainage easement) just east of Pickett Place. After studying the maps and surveys it was determined that such easement is not owned by the HRA but is owned by Austin Lane. Any further issues will be taken to the latter as such. Executive Director Medgaarden asked that the HRA allocate funds (\$25,000) to our Capital Improvement Plan in the off chance that there may be costs going forward on this issue. Motion was made and seconded by Commissioners Postma and Ruzek to add the Pickett Place drainage easement to the Capital Improvement Plan and also allocate the \$25,000 in funds for potential issues. 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. NSPIRE update

NSPIRE (formerly REAC) inspections are underway. Scattered Sites and Twin Towers have already been completed and Pickett Place will be done March 13, 2025. These are very thorough inspections, but we feel we have prepared well for them.

b. RFQ update

Three proposals were received for the RFQ that went out and after careful consideration the HRA has decide to go in a different direction. Proposals will go out per project to mechanical engineers who, in turn, could hire out for the architectural work if needed.

### **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

