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

1.) Roll Call.

Date & Time: August 26, 2025

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

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

2.) Approval of Minutes

It was moved by Commissioner Fischer and seconded by Commissioner Postma to approve minutes of the regular meeting held on July 22, 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 Waller 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 Resolution #681 Public Housing Budgets

Motion was made and seconded by Commissioners Fischer and Waller to approve Resolution #681-Public Housing Budgets. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Approve Vent Cleaning at Twin Towers

Two bids were received for the Vent Cleaning at Twin Towers. Executive Director Medgaarden recommended approving the bid from Schwickerts as they have the most experience with projects of this size. Motion was made and seconded by Commissioners to approve the bid from

Schwickerts for the vent cleaning at Twin Towers in the amount of \$25,100. 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. Discuss/Approve CHIP Loan adjustment

With rising costs, we have heard from many Austin residents that they would like to do some improvements/repairs but that their estimates are higher than our current limits for CHIP loans. ED Medgaarden proposed raising the limit for CHIP I from \$10,00 to \$15,000 and CHIP II from \$25,000 to \$30,000. Motion was made and seconded by Commissioners Ruzek and Postma to approve the increase in the CHIP loan amounts as proposed. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Discuss/Approve Resolution #682-Change in Banking

Since the recent transition from Home Federal to Alerus, staff has encountered many changes in the day to day operations that are challenging. After reviewing other options, it was proposed that the HRA change to First Farmers and Merchants Bank as it seemed the best fit for our needs. Motion was made and seconded by Commissioners Ruzek and Postma to approve Resolution #682-Change in Banking. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Executive Director Review

Chair Lippert, Vice Chair Postma and Secretary Fischer met with ED Medgaarden for his annual review and proposed a salary increase to match that of the employees, 3.5%. Motion was made by Commissioners Postma and Waller to approve the salary increase for ED Medgaarden. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

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