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

1.) Roll Call.

Date & Time: September 16, 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 Waller to approve minutes of the regular meeting held on August 26, 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 Postma and seconded by Commissioner Fischer 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 Bid for Scattered Sites Refrigerators

Just one bid was received for the replacement of the Scattered Sites refrigerators, Sorenson's Appliance in the amount of \$36,288. Motion was made and seconded by Commissioners Fischer and Postma to approve the bid from Sorenson's Appliance in the amount of \$36,288 for the replacement of the Scattered Sites Refrigerators. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Approve Resolution #683—Write Off Bad Debt for Public Housing

Motion was made and seconded by Commissioners Postma and Waller to approve Resolution

#683 to Write off Bad Tenant Debt for Public Housing in the amount of \$34,839.40. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Approve Twin Towers Brick sealant and AC Sleeve Caulking

Motion was made and seconded by Commissioners Ruzek and Schamber to approve the bid from Nickelson Painting, Inc for the Caulking and Sealant at the Twin Towers in the amount of \$59,760. This was deemed an emergency situation as there were apartments getting wet during the hard rains. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

d. Approve Twin Towers Plumbing PNA Implementation Design proposal

It was recommended by Executive Director Medgaarden to approve entering into an agreement with Cain Thomas Associates, Inc. for the Twin Towers Plumbing PNA Implementation Design in the amount of \$275,000, with additional fees for supplemental services as needed, contingent on Vern and Arlen's approval of the scope of work language. Motion was made and seconded by Commissioners Fischer and Waller to approve entering into the agreement with Cain Thomas Associates, Inc. in the amount of \$275,000. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

5.) Market Rate Housing

a. Discuss/Approve support for Solor grant at Chauncey and Courtyard

ED Medgaarden was seeking support of applying for a combination of grant dollars and a Federal Tax Credit for solar panels at the Courtyard and Chauncey locations. Motion was made and seconded by Commissioners Postma and Schamber to support the application for the grants and tax credits for the solar panels at Courtyard and Chauncey. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

6.) Executive Director Reports

a. Approve Storage Shed Lease with Mower County HRA

Motion was made and seconded by Commissioners Ruzek and Postma to approve the lease of a storage shed at 402 2nd Ave SE with Mower County HRA. 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