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

1.) Roll Call.

Date & Time: October 28, 2025

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

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

Approve the revised agenda

Motion was made and seconded by Commissioners Postma and Ruzek to approve the revised 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 Postma and seconded by Commissioner Waller to approve minutes of the regular meeting held on September 16, 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 Waller and seconded by Commissioner Postma 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 Water heater replacement for Twin Towers.

Three bids were received for the water heater replacement for Twin Towers with the lowest coming from Patterson Plumbing in the amount of \$27,107. Motion was made and seconded by Commissioners Ruzek and Postma to approve the bid from Patterson Plumbing in the amount of \$27,107 for the water heater replacement at Twin Towers. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Approve Laundry Room Venting for Twin Towers

Two bids (three others declined to bid) were received for the laundry room venting at Twin Towers with the lower of the two coming from Greenman Heating and Cooling. Motion was made and seconded by Commissioners Ruzek and Schamber to approve the bid from Greenman Heating and Cooling in the amount of \$7588. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Approve Resolution #684 Authorizing the Minnesota Bring it Home Grant Agreement and the Authorized Signer

Motion was made and seconded by Commissioners Postma and Waller to approve Resolution #684 Authorizing the Minnesota Bring it Home Grant Agreement and Executive Director Medgaarden being the Authorized Signer. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

d. Board Certification By-Laws

To complete the closing paperwork for the MN Housing POHP Grant for the Make-up air unit at Pickett Place the HRA was asked to certify the By-Laws. Motion was made and seconded by Commissioners Postma and Waller to certify the By-Laws of the HRA. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

e. Approve Borrowing Resolution #687 Closing of the POHP grant for the make up air unit at Pickett Place

Motion was made and seconded by Commissioners Schamber and Waller to approve Resolution # 687 to close the POHP grant for the Make-up air unit for Pickett Place in the amount of \$206,300. 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. SEMCAC Director Jen Hengel joined via TEAMS to discuss contamination cleanup grant. The potential new site for SEMCAC has been made aware of below ground contamination that will require remediation. The HRA agreed to act as the legal sponsor for the Clean-up Grant Application. If the Grant is approved the HRA and SEMCAC will enter into a formal agreement to outline responsibilities and financial commitments.

b. Approve Resolution #685 For SEMCAC Deed Grant Application

Motion was made and seconded by Commissioners Postma and Waller to approve Resolution #685 SEMCAC Deed Grant Application. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Approve Resolution #686 for SEMCAC Grant committing local match

Motion was made and seconded by Commissioners Schamber and Ruzek to approve Resolution #686 SEMCAC Grant committing local match. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

d. Approve Solar bid for grant application

Three bids were received for the Solar panels for Courtyard and Chauncey with the lowest coming from Austin Electric in the amount of \$152,336 for Courtyard and \$157,916 for Chauncey. (Project will only proceed if the grant is approved). Motion was made and seconded by Commissioners Postma and Schamber to approve the bid from Austin Electric for the Solar bid. 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