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

1.) Roll Call.

Date & Time: February 24, 2026

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

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

Motion was made and seconded by Commissioners Ruzek and Waller to approve the amended 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 Fischer and seconded by Commissioner Waller to approve minutes of the regular meeting held on January 27, 2026. 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 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.

a. Audit Review—Mary Reed (CLA) will join via TEAMS

Mary Reedy joined the meeting via TEAMS and presented the yearly audit for the Board

members. After all questions had been answered, motion was made and seconded by Commissioners Fischer and Postma 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. Review/Approve Utility Allowance for (PH) Scattered Sites

Motion was made and seconded by Commissioners Postma and Schamber to approve the Utility Allowances effective March 1, 2026 for Scattered Sites. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Review/Approve Utility Allowance for Section 8/HCV

Motion was made and seconded by Commissioners Ruzek and Waller to approve the Utility Allowances effective March 31, 2026 for Section 8/HCV. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Add Boiler Controls to CFP

Executive Director Medgaarden requested that the Board approve amending the Twin Towers Capital Fund Plan to include installation of a boiler control system with remote monitoring capability. Motion was made and seconded by Commissioners Fischer and Schamber to approve the addition of the boiler control system to the Twin Towers CFP. 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. Review/Approve Subgrant Agreement with SEMCAC

Recommendation was requested by Executive Director Medgaarden that the Board approve the Subgrant Agreement with SEMCAC and authorize the Executive Director to execute the agreement. Motion was made and seconded by Commissioners Postma and Waller to approve the Subgrant Agreement with SEMCAC and to authorize ED Medgaarden to execute the agreement. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Review/Approve Grant Contract Agreement with DEED

This agreement is between the State of Minnesota, Department of Employment and Economic Development (DEED) and the Austin Housing and Redevelopment Authority for the Semcac Head Start and Outreach Center Project. Motion was made and seconded by Commissioners Fischer and Waller to approve the Grant Contract Agreement. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Change date for April Board Meeting

Due to conflicting schedules, it was decided to change the date of the April Board meeting to April 21, 2026. Motion was made and seconded by Commissioners Schamber and Ruzek to change the date of the April Board meeting to April 21, 2026. 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