HRAustin
Housing & Redevelopment Authority of Austin, MN

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

**1.) Roll Call.**

**Date & Time: May 26, 2026 3:30 P.M.**

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

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

Motion was made and seconded by Commissioners Fischer and Postma to approve a revision of the agenda to include item 6. e. -- Renew Cedar View Purchase Option

Vacancy report was reviewed by all present.

**2.) Approval of Minutes**

It was moved by Commissioner Fischer and seconded by Commissioner Schamber to approve the minutes of the regular meeting held on April 21, 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 Schamber 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. NSPIRE inspection response letter

After the NSPIRE inspection of the Scattered Sites, the Board members received a letter from HUD explaining the deficiencies and asked for a response. (Some Board members did not receive the letter, so it was provided at the meeting.) Board Chair Lippert prepared a response to the letter and the Board reviewed it. Motion was made and seconded by Commissioners Ruzek and Fischer to approve the response letter as presented so it will now be sent to HUD. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

**5.) Market Rate Housing**
a. Set price & listing for Riverland/HRA House
Ron Felten from Fawver Realty was present to discuss the house and what he felt we could set the price at. After some discussion a motion was made and seconded by Commissioners Fischer and Postma to set the price of the Riverland/HRA house at $395,000, a 5% commission and appoint a committee of Executive Director Medgaarden, Chair Lippert, Vice Chair Postma and Secretary Fischer to review/approve any offers. Motion also gives the committee the discretion to approve offers at or above $380,000. All approved offers will still need full Board approval. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

**6.) Executive Director Reports**
a. Public Hearing on Proposed Project & Issuance of Private Activity Bonds
Motion was made and seconded by Commissioners Ruzek and Postma to open the Public Hearing. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.
Liz Kilner from Nexus Gerard Family Healing was here to explain their request to the Board. After some discussion, motion was made and seconded by Commissioners Ruzek and Schamber to close the Public Hearing. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Review/Approve Resolution #689 Recommending City of Austin Host Approval for Issuance of Tax-Exempt Obligations
Motion was made and seconded by Commissioners Postma and Schamber to approve Resolution #689 Recommending City of Austin Host Approval for Issuance of Tax Exempt Obligations. Commissioners Lippert, Postma, Fischer, Schamber and Podein voted in favor, Commissioner Ruzek abstained. The motion was declared passed and carried.

c. Review/Approve Resolution #690 Scheduling a Public Hearing on Financing for Nexus Diversified Community Services and Nexus Family Healing.
Motion was made and seconded by Commissioner Postma and Schamber to approve Resolution #690 to Schedule a Public Hearing on Financing for Nexus Diversified Community Services and Nexus Family Healing for June 23, 2026 with a backup date of June 17, 2026 if scheduling doesn't allow for the 23rd. Commissioners Lippert, Postma, Fischer, Schamber and Podein voted in favor, Commissioner Ruzek abstained. The motion was declared passed and carried.

d. Pickett Place Fire update
Executive Director Medgaarden gave the Board an update on the Pickett Place fire situation and the progress to date. Since it is an emergency situation, the HRA can work directly with contractors with insurance approval. Contractors that we are working with are Fox Electric,

Wagner Construction, Olympic Sprinklers and Steam Bros. Motion was made and seconded by Commissioners Fischer and Postma to approve the Contractors and progress being made. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

e. Renew Cedar View Purchase Option
Motion was made and seconded by Commissioners Fischer and Postma to approve the renewal of the Cedar View Purchase option for one year, $1000 purchase option payment will be made. 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

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Vernon Lippert, Chair

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Paul Fischer, Secretary