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: June 23, 2026 3:30 P.M.

Commissioners Present:	Vern Lippert Mike Postma Paul Fischer Tim Ruzek Marsha Podein Arlen Schamber Rebecca Waller
HRA Staff Present:	Taggert Medgaarden, Executive Director Angela Maiden, Financial Director Lori Gansen, Administrative Assistant

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 May 26, 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.
Finance Director Maiden also informed the Board that she would be doing three check runs per month instead of two as it has been.

4.) Public Housing & Section 8
a. Public Hearing---PHA Annual Plan FYE 2027 & 5-Year Capital Fund Plan adding 2031
Motion was made and seconded by Commissioners Postma and Ruzek to open the Public

Hearing. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.
Discussion was held regarding the Annual Plan and the 5-Year Capital Fund Plan and Executive Director Medgaarden answered any questions brought forth by the Board members. No one from the public was in attendance. Motion was then made and seconded by Commissioners Schamber and Ruzek to close the Public Hearing. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Approve/Review Resolution 691—PHA Annual Plan
Motion was made and seconded by Commissioners Fischer and Postma to approve Resolution 691—PHA Annual Plan. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Approve/Review Resolution 692—5-Year Capital Fund Plan adding 2031
Motion was made and seconded by Commissioners Schamber and Waller to approve Resolution 692—5-Year Capital Fund Plan adding 2031. 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. Public Hearing on Conduit Debt Issuance (Nexus)
Motion was made and seconded by Commissioners Postma and Waller to open the Public Hearing. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.
Executive Director Medgaarden explained to the Board that the Nexus project timeline had been delayed and recommended that the Board acknowledge the postponement of the project and direct staff to work with the bond counsel, the Borrower and Lender to bring the matter back to the HRA for consideration when the project is ready to move forward. No formal action was needed at this time. Motion was made and seconded by Commissioners Schamber and Postma 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 HRA Conduit Debt Policy
After reviewing the changes, motion was made and seconded by Commissioners Fischer and Waller to approve the HRA Conduit Debt Policy. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Riverland/HRA House updates
With just a few items left to complete (concrete, landscaping) the Riverland/HRA house should hit the market in the next couple weeks.

d. Hormel Foundation Requests
Executive Director Medgaarden requested the Board approve his recommendation to authorize staff to submit a $100,000 grant application to the Hormel Foundation for Target Area Redevelopment property acquisition activities and to commit a matching contribution of up to

$100,000 from HRA funds. Motion was made and seconded by Commissioners Postma and Waller to approve the request from ED Medgaarden to submit the application for the $100,000 grant from the Hormel Foundation and also to commit up to $100,000 from HRA funds to match. 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