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: August 25, 2026 3:30 P.M.

Commissioners Present:	Vern Lippert
	Mike Postma
	Paul Fischer
	Tim Ruzek
	Arlen Schamber
Commissioners Absent:	
	Rebecca Waller
	Marsha Podein
HRA Staff Present:	Taggert Medgaarden, Executive Director
	Angela Maiden, Finance Director
	Sam Esplan, Property Manager

2.) Approval of Minutes

It was moved by Commissioner Schamber and seconded by Commissioner Fischer to approve the minutes of the regular meeting held on July 28, 2026. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

3.) Accounts Payable/Financial Statements

It was moved by Commissioner Fischer and seconded by Commissioner Ruzek to approve the accounts payable and financial statements. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

4.) Public Housing & Section 8

a. Pickett Place fire update

Executive Director Medgaarden provided the Board with an update regarding the recent fire at Pickett Place.

5.) Market Rate Housing

6.) Executive Director Reports

a. Review/Approve excavation bid for Riverland/HRA Twin-Home project (Murphy Creek Meadows) & update board on progress of this project

Executive Director Medgaarden reviewed the two excavation bids we received for the Riverland/HRA Twin-Home project and provided the Board with an update on the progress of the project.

Motion was made and seconded by Commissioners Postma and Schamber to approve the low excavation bid by Jim's Excavation, LLC for $25,400. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Review/Approve modifications to CHIP/WoodCHIP programs

Executive Director Medgaarden reviewed proposed modifications to the HRA Community Housing Improvement Programs. CHIP I would remain unchanged. The income eligibility limit for CHIP II and WoodCHIP would be changed to 100% of Area Median Income (AMI), based on household size and updated whenever the AMI changes. The Landlord CHIP ownership eligibility period would be extended from 12 months to 24 months.

Motion was made and seconded by Commissioners Ruzek and Schamber to approve the proposed modifications to the CHIP/WoodCHIP programs. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Review/Approve Local Housing Trust Fund Establishment and Request for City Ordinance - Hormel Foundation Housing Forward Grant

Executive Director Medgaarden reviewed the proposed establishment of the Local Housing Trust Fund through the Housing Forward: A Community Investment Initiative. The proposal included requesting that the City of Austin adopt an ordinance establishing the Local Housing Trust Fund and an item to note: The $100,000 Hormel Foundation grant we got award for 2026 will go into that to support the initiative.

Motion was made and seconded by Commissioners Postma and Ruzek to approve the Local Housing Trust Fund proposal, request that the City move forward with the required ordinance. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

d. Riverland/HRA 2025/26 House Update

Executive Director Medgaarden provided an update regarding the Riverland/HRA 2025/26 house project, Landscaping should be done this week.

7.) Adjourn

Motion was made and seconded by Commissioners Schamber and Postma to adjourn the meeting. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

SEAL

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Vernon Lippert, Chair

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Paul Fischer, Secretary