



308 Second Ave. NE, Austin, MN 55912
Phone 507-433-1866 Fax 507-433-8317
Website www.austinhra.org

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

1.) Roll Call.

Date & Time: September 16, 2021 @ 3:30 PM

Commissioners Present: Jerome McCarthy
Vern Lippert
Paul Fischer
Marvin Repinski
Carol Granholm

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

There being a quorum, the meeting was called to order by Chair McCarthy.

2.) Approval of Minutes

It was moved by Commissioner Lippert and seconded by Commissioner Granholm to approve minutes of the regular meeting held on August 19, 2021. 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 Fischer and seconded by Commissioner Granholm 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 Operating Budget for Twin Towers

Motion was made and seconded by Commissioners Fischer and Granholm to approve the Operating Budget for Twin Towers. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

b. Approve Operating Budget for Pickett Place

Motion was made and seconded by Commissioners Lippert and Fischer to approve the Operating Budget for Pickett Place. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Approve Operating Budget for Scattered Sites

Motion was made and seconded by Commissioners Fischer and Lippert to approve the Operating Budget for Scattered Sites. 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. Insurance Update.: P&L and Health

We had decided last year that this year we would bid out the Insurance in the hopes of reducing the cost. Unfortunately, with our 5 year run/loss there were no other carriers that were interested in quoting. We will be staying with our current carrier with a raise in the liability rate of 3% and property rate increase of 10%. Deductibles will remain the same.

Every four years the SSC seeks competitive bids for its plan administrative services currently provided by Blue Cross. As a result of the most recent bid process Medica has been chosen to be the new plan administrator effective 1-1-2022. Premiums will increase based on a two tier system depending on the employee and preferred coverage.

b. Riverland Move House—Set Price

With the house being close to completion, it comes to the Board to set the asking price. Ron Felten submitted a valuation based on size and comparables. His number was \$159,000 and we will offer a \$1800 carpet allowance and \$3200 kitchen appliance allowance. Motion was made and seconded by Commissioners Lippert and Repinski to list the house with Fawver Agency at \$159,000. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

c. Staff Spotlight—Michael Kinney

Executive Director Medgaarden introduced Michael to the Board in our first staff spotlight. Michael is a part time maintenance person at the Pickett Place and a much valued member of our team. Michael has worked for the HRA since 2012 and has just now decided to retire. Michael was appreciated not only by all of us at the HRA but by all of the tenants in the Pickett Place. He will be missed.

d. Executive Director—Performance Review update.

Chair McCarthy informed the Board that the Board Officers met with Executive Director Medgaarden for his annual review and was very complimentary of his performance. It was agreed on by the Officers that Executive Directors Medgaarden should receive the same increase in wages that the Board approved for the rest of the staff, 4%. Motion was made and seconded by Commissioners Repinski and Granholm to approve the 4% pay increase for Executive Director Medgaarden. All present voted in favor thereof, none in opposition thereto. The motion

was declared passed and carried.

e. Covid-19 Incentive

In an effort to promote health and safety for tenants as well as staff, Executive Director Medgaarden asked the Board for input on an incentive for the HRA staff that can show proof of vaccination no later than November 1, 2021. The Board supported the incentive and those who comply will receive \$200, subject to withholding.

7.) Adjourn

There being no further business, motion was made and seconded by Commissioners Lippert and Granholm to adjourn. All present voted in favor thereof, none in opposition thereto. The motion was declared passed and carried.

Jerome McCarthy, Chair

SEAL

Paul Fischer, Secretary