

**MERRILL AREA HOUSING AUTHORITY
PUBLIC HOUSING PARK PLACE & WESTGATE
BOARD OF COMMISSIONERS
MEETING MINUTES**

Regular Meeting

Tuesday, March 21, 2017

Main Office 7:30 AM

PRESENT: Paul Wagner, Vice Chair, Nancy Kwiesielewicz, Kevin Cohrs, Jill Laufenberg, Rob Norton (Ex-Officio), Paul Russell, and Lynn Ross

ABSENT: Jim Erno, Chair

Call to Order: Vice Chair Paul Wagner called the meeting to order at 7:30am. Paul Wagner made a motion to excuse Jim Erno; seconded by Nancy Kwiesielewicz. Motion carried

Public Comment Period: None

Approval of February 15th Minutes: Motion to approve (Laufenberg/Wagner). Motion carried

Approval of Billing/Check Expenditures for February: Paul Russell briefed the commissioners on larger payments issued to vendors. Motion to approve (Kwiesielewicz/Cohrs). Motion carried

Move-in/Move-out report for February: Continue to meet HUD vacancy guidelines with a low number of vacancies. Motion to approve (Cohrs/Laufenberg). Motion carried

Resolution 417 Executive Director Authorization as Financial Agent: Motion to approve (Cohrs/Wagner). Motion carried

Resolution 418 Establishing a Park Place & Westgate LLC Money Market Account: The intent of this account is for expenses related to the construction of the new 38 apartment unit and remodel of Park Place.

For the Good and Betterment of the Public Housing Program:

A. Commissioner Items/Comments: None

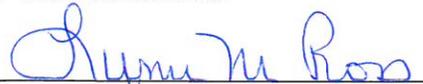
B. Executive Director's Items/Comments:

- i. Park Place RAD Conversion Update: Paul presented the commissioners with a letter that Horizon drafted and sent to HUD regarding bifurcated closings for the Park Place-Westgate project.
- ii. Health, Morale, and Welfare: Tenant activities to include Wausau Manor Bingo and a St Patrick's date party with Irish trivia

Next meeting date: Tuesday, April 18, 2017, 7:30am Main Office, 101 E. First Street, Merrill, WI

Motion to adjourn at 8:03am. Laufenberg/Kwiesielewicz. Motion carried.


James Erno, Chairman


Lynn Ross, Recording Secretary


Paul Russell, Executive Director

**MERRILL AREA HOUSING AUTHORITY
SECTION 8 NEW CONSTRUCTION
JENNY TOWERS & FAMILY HOUSING
BOARD OF COMMISSIONERS
MEETING MINUTES**

Regular Meeting

Tuesday, March 21, 2017

Main Office

8:04 AM

PRESENT: Paul Wagner, Vice Chair, Nancy Kwiesielewicz, Kevin Cohrs, Jill Laufenberg, Rob Norton (Ex-Officio), Paul Russell, and Lynn Ross

ABSENT: Jim Erno, Chair (Excused)

Call to Order: Vice Chair Paul Wagner called the meeting to order at 8:04 am

Public Comment Period: None

Approval of February 15th Minutes: Motion to approve (Cohrs/Laufenberg). Motion carried

Approval of Billing/Check Expenditures for February: Paul Russell briefed the commissioners on larger payments issued to vendors. Motion to approve (Kwiesielewicz/Laufenberg). Motion carried

Move-in/Move-out report for February: Paul Russell explained to the commissioners that we started advertising on the radio to fill current vacancies. Motion to approve (Cohrs/Laufenberg). Motion carried

Closed Session: Commissioners would like to defer to next meeting so they have time to review packet materials Paul Wagner distributed.

Approve Report on Investments: Kevin Cohrs would like to review the BMO Investment fund before determining if we should consider a construction loan vs depleting the investment fund. Motion to approve (Cohrs/Laufenberg). Motion carried

For the Good and Betterment of the Public Housing Program:

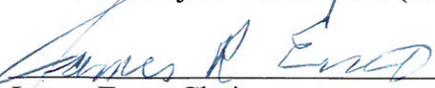
A. Commissioner Items/Comments: None

B. Executive Director's Items/Comments:

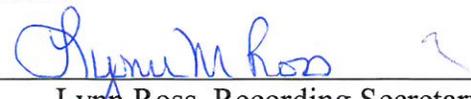
- i. Health, Morale, and Welfare: Tenant activities to include Wausau Manor Bingo, Coloring, Guest speaker Tom Berg, Trivia and a St Patrick's date party
- ii. Affordable Rental Housing Needs Analysis (Veteran's Housing) Phase I: Market study has been completed and it was identified that there is more need for family housing. Paul Russell will send out Phase I documents for review and would like the commissioners to meet in May for further discussion on the direction to go with this project.

Next meeting date: Tuesday, April 18, 2017, 7:30am Main Office, 101 E. First Street, Merrill, WI

Motion to adjourn at 8:41am (Laufenberg/Cohrs). Motion carried.



James Erno, Chairman



Lynn Ross, Recording Secretary



Paul Russell, Executive Director