

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

Regular Meeting

Tuesday, April 11, 2017

Main Office 7:00 AM

PRESENT: Jim Erno Chair, Nancy Kwiesielewicz, Kevin Cohrs, Jill Laufenberg, Paul Russell, and Lynn Ross

ABSENT: Paul Wagner Vice and Rob Norton (Ex-Officio)

Call to Order: Chairman Jim Erno called the meeting to order at 7:31am.

Public Comment Period: None

Approval of March 21, 2017 Meeting Minutes: Motion to approve (Kwiesielewicz/Cohrs). Motion carried

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

Move-in/Move-out report for March: Continue to meet HUD vacancy guidelines on vacancy ratios. Waiting for response from developer if remodeling can be done on vacant Westgate apartments as part of the Rad Conversion. Motion to approve (Laufenberg/ Cohrs). Motion carried

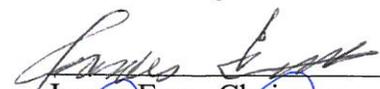
Resolution 419 Tenant Complaint Policy: Motion to approve with 2 amendments (Cohrs/Laufenberg). Motion carried

For the Good and Betterment of the Public Housing Program:

- A. Commissioner Items/Comments: Jim Erno suggested a Special Meeting to be determined to establish a project financing timeline, strategies on future projects and get new board members familiarize them with the day to day operations.
- B. Executive Director's Items/Comments: Paul presented the board with a compiled listing of names the Park Place and Jenny Towers tenants submitted for the naming of the new 38 Unit Apartment. The board recommended the MAHA staff select the top 3 and have the tenants vote.
 - i. Park Place RAD Conversion Project Update: Paul presented the commissioners with a financial outline provided by Horizon to include sources and uses of the funds.
 - ii. Health, Morale, and Welfare: None

Next meeting date: Tuesday, *May 16*, 2017, 7:30am Main Office, 101 E. First Street, Merrill, WI

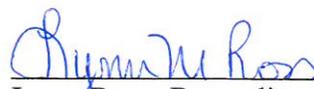
Motion to adjourn at 7:55am. Cohrs/Laufenberg. Motion carried.



James Erno, Chairman



Paul Russell, Executive Director



Lynn Ross, Recording Secretary

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

Regular Meeting

Tuesday, April 11, 2017

Main Office 7:55 AM

PRESENT: Jim Erno Chairman, Nancy Kwiesielewicz, Kevin Cohrs, Jill Laufenberg, Paul Russell, and Lynn Ross

ABSENT: Paul Wagner Vice Chairman and Rob Norton (Ex-Officio)

Call to Order: Chairman Jim Erno called the meeting to order at 7:55 am

Public Comment Period: None

Approval of March 21, 2017 Meeting Minutes: Motion to approve (Kwiesielewicz/Cohrs). Motion carried

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

Move-in/Move-out report for March: Paul Russell explained to the commissioners that a waiver has been submitted to HUD to consider applicants age 50 and older for one year to fill vacancies. Motion to approve (Laufenberg/Kwiesielewicz). Motion carried

Discuss ED 2017 benefits and project budgets/investments – Motion to go into closed session at 8:04am. Motion to approve (Laufenberg/Cohrs). Motion carried. The Board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(c) Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. The Board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The minutes from this session will be filed separately and confidentially. Motion to reconvene into open session at 8:27am. Motion to approve (Laufenberg/Cohrs). Motion carried.

Approve Report on Investments: Paul Russell with send Phase II VA Housing outline from Hoffman Planning Design & Construction. Motion to approve (Laufenberg/Cohrs). Motion carried

For the Good and Betterment of the Public Housing Program:

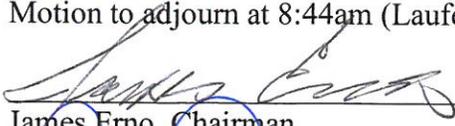
A. Commissioner Items/Comments: None

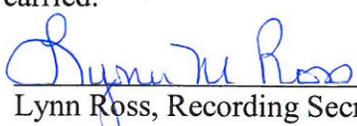
B. Executive Director's Items/Comments:

- i. Health, Morale, and Welfare: Paul outlined the Green Space project to include a 3-season gazebo, converting the maintenance garage into a picnic shelter with overhang and working kitchen for tenant family gatherings.

Next meeting date: Tuesday, May 16, 2017, 7:30am Main Office, 101 E. First Street, Merrill, WI

Motion to adjourn at 8:44am (Laufenberg/Cohrs). Motion carried.


James Erno, Chairman


Lynn Ross, Recording Secretary


Paul Russell, Executive Director