

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

Regular Meeting

Tuesday, May 16, 2017

Main Office 7:30 AM

PRESENT: Jim Erno Chair, Paul Wagner Vice Chair, Nancy Kwiesielewicz, Kevin Cohrs, Rob Norton Ex-Officio, Paul Russell, and Lynn Ross

ABSENT: Jill Laufenberg

Call to Order: Chairman Jim Erno called the meeting to order at 7:29am. Motion to excuse Jill Laufenberg (Cohrs/Kwiesielewicz). Motion carried

Public Comment Period: None

Approval of April 11, 2017 Meeting Minutes: Motion to approve (Cohrs/Kwiesielewicz). Motion carried

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

Move-in/Move-out report for April: Commissioners would like to see notes added to further support the # of days vacant. Motion to approve (Wagner/Kwiesielewicz). Motion carried

Park Place Westgate LLC Decisions – Closed Session: Motion to enter closed session at 7:39am (Cohrs/Wagner). Motion carried. The Board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(e) Deliberating or negotiating the purchase 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 closed session will be filed separately and confidentially.*** The committee reconvened in open session at 8:28am (Wagner/Cohrs) Motion Carried. Motion to approve the amended Resolution 420 Allocation of Jenny Tower Additional Reserves for Park Place Redevelopment (Wagner/Cohrs). Motion carried

For the Good and Betterment of the Public Housing Program:

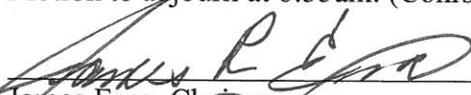
A. Commissioner Items/Comments: None.

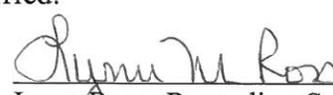
B. Executive Director's Items/Comments:

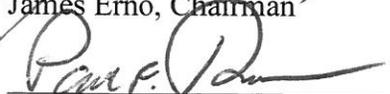
- i. Park Place RAD Conversion Project Milestones: Tenants have selected a name for 38 Unit Apartment building; Stonebridge Apts. Commissioners would like an announcement in the Foto News.
- ii. Health, Morale, and Welfare: Addressed complaints on housekeeping items at Westgate, overall appearance of Park Place being addressed, steady tenant appointments, and having a meeting with the ADRC regarding the future of the meal program.

Next meeting date: Tuesday, June 20, 2017 at 7:30am (Main Office, 101 E. First Street, Merrill, WI)

Motion to adjourn at 8:33am. (Cohrs/Wagner). Motion carried.


James Erno, Chairman


Lynn Ross, Recording Secretary


Paul Russell, Executive Director

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

Regular Meeting

Tuesday, May 16, 2017

Main Office 8:34AM

PRESENT: Jim Erno Chair, Paul Wagner Vice Chair, Nancy Kwiesielewicz, Kevin Cohrs, Rob Norton Ex-Officio, Paul Russell, and Lynn Ross

ABSENT: Jill Laufenberg

Call to Order: Chairman Jim Erno called the meeting to order at 8:34am. Motion to excuse Jill Laufenberg (Wagner/Kwiesielewicz). Motion carried

Public Comment Period: None

Approval of April 11, 2017 Meeting Minutes: Motion to approve (Kwiesielewicz/Cohrs). Motion carried

Approval of Billing/Check Expenditures for April: Paul Russell briefed the commissioners on larger payments issued to vendors. Motion to approve (Wagner/Kwiesielewicz). Roll Call - Motion carried

Move-in/Move-out report for April: Motion to approve (Wagner/Cohrs). Motion carried

Discussion on ED 2017 benefits & project budgets/investments – Closed Session: Motion to enter closed session at 8:42am and excuse Paul Russell and Lynn Ross (Wagner/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 purchase 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 closed session will be filed separately and confidentially.*** The committee reconvened in open session at 9:01am (Wagner/Kwiesielewicz) Motion Carried. Motion to approve Executive Director pay increase of retro to anniversary date (Wagner/Cohrs). Roll Call - Motion carried

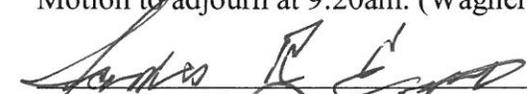
Approve Report on Investments: Motion to approve (Wagner/Kwiesielewicz) – Motion carried

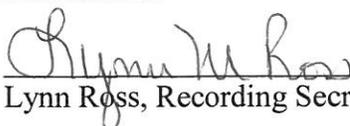
For the Good and Betterment of the Public Housing Program:

- A. Commissioner Items/Comments: Paul Wagner reported on a meeting that Paul Russell and Lynn Ross attended with ARC Document Solutions regarding the electronic scanning of permanent documents. Jim Erno mentioned about streamlining the meetings to keep them from exceeding an hour as commissioners have work obligations.
- B. Executive Director's Items/Comments:
 - i. Health, Morale, and Welfare: No updates

Next meeting date: Tuesday, June 20, 2017 at 7:30am (Main Office, 101 E. First Street, Merrill, WI)

Motion to adjourn at 9:20am. (Wagner/Kwiesielewicz). Motion carried.


James Erno, Chairman


Lynn Ross, Recording Secretary


Paul Russell, Executive Director