

**MERRILL AREA HOUSING AUTHORITY  
SECTION 8  
PARK PLACE & WESTGATE LLC  
JENNY TOWERS  
BOARD OF COMMISSIONERS  
MEETING MINUTES**

**Regular Meeting**

**Tuesday, June 19, 2018**

**215 Grand Ave 6:45am**

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

**Call to Order:** Chairman Jim Erno called the meeting to order at 6:47am

**Project Update:** Project Manager Dave Jelling's briefed the commissioners on the progress of the Stonebridge construction schedule and asked that all tours be suspended with multiple contractors on-site to meet the deadline. Some work has started at Park Place with floor abatement and 1<sup>st</sup> floor mechanicals in July. Approval is pending for the exterior elevator with the proposed start date in October. Remodeling at Westgate will begin in late July with utilization of subs from the Stonebridge project to keep costs down.

**Approval of May 15, 2018 Meeting Minutes:** Motion to approve (Laufenberg/Wagner). Motion carried

**Approval of Payable Expenditures for May 2018:** Motion to approve (Cohrs/Wagner). Roll call, Motion carried

**Approval of May Occupancy Summary Reports:** Motion to approve (Wagner/Cohrs). Motion carried

**Approval of May Investment Report:** Motion to approve (Cohrs/Laufenberg). Roll call, 4 – Ayes 1 – Nay. Motion carried

**Future MAHA Projects – Closed Session:** Motion to enter closed session at 7:59am (Wagner/Laufenberg) Roll call, Motion carried. *The Board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(c) Considering employment, promotion, compensation, benefits 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 closed session will be filed separately and confidentially.*** Motion to reconvene into open session at 9:07am. Motion to approve (/Cohrs/Wagner). Motion carried.

A motion for the Executive Director to enter into a lease with the city for the green space and parking lot where the Lincoln Community Bank was located prior to demolition. Motion to approve (Wagner/Cohrs). Motion carried

A motion to accept the quote provided by Riverwood Educational Services Inc. for the installation of cameras at Jenny Towers. Motion to approve (Cohrs/Kwiesielewicz). Motion Carried

**For the Good and Betterment of the Public Housing Program:**

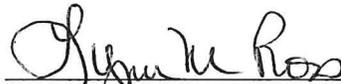
- A. Commissioner Items/Comments: Commissioner Wagner requested to review the state approved floor plans for the fire station.
- B. Executive Director's Items/Comments:
  - i. Health, Morale, and Welfare: Tenant moral is good, no complaints, same day completion of work order requests and almost daily tenant activities at both buildings.

Next meeting date: Tuesday, October 16, 2018 at 6:45am @ 101 E 1<sup>st</sup> St Merrill WI

Motion to adjourn at 9:46am. (Wagner/Laufenberg). Motion carried.



Jim Erno, Chairman



Lynn Ross, Recording Secretary



Paul Russell, Executive Director