

Madison Housing & Redevelopment Commission
Regular Meeting
August 20, 2025

The regular meeting of the Madison Housing and Redevelopment Commission (MHRC) was held August 20 at Pizza Ranch. Present were Commissioners Scott Johnson, Steve Sims, and Steve Stunes. Also present were Mayor Roy Lindsay and Executive Director GayLynn Hagemann. Chairman Johnson, who established a quorum was present, called the meeting to order at 5:43 p.m. Unless noted all motions were unanimous.

Motion by Stunes, seconded by Sims to approve the agenda.

Motion by Stunes, seconded by Sims to approve the minutes of the April 20 regular meeting as presented.

Motion by Stunes, seconded by Sims to approve June, July, and August bills.

There was not a Maintenance Supervisor Report.

Motion by Sims, seconded by Stunes to approve the Tower and Townhome Occupancy Reports, and Section 8 summary report were reviewed.

Motion by Sims, seconded by Stunes to approve the bank account balances, bank reconciliations, operating statements, and payrolls.

Discussion was held regarding the Section 8 Voucher Program. At the current time we have been instructed to issue six Vouchers from the waiting list according to Preferences. This leaves thirteen on the waiting list after we pulled the six files. HUD said we will possibly be able to issue six more Vouchers in December.

Motion by Sims, seconded by Stunes to increase Townhome lease amounts on January 1 and April 1, two-bedroom by \$75 each time, and three-bedroom by \$100 each time. The current lease amounts are \$850 and \$950. January 1 lease amounts will be \$925 and \$1,050. April 1 lease amounts will be \$1,000 and \$1,150.

Projects discussed are: tinting the front entrance and office windows, re-locating the mailboxes at the Townhomes, removing the Speed Connect telecommunication equipment from the roof top of the Tower, and fences to enclose the generator, transformer, and HVAC units.

The budget hearing will be Wednesday, October 1 at 12:00 noon at the Tower Community Room.

The next meeting of the board is scheduled for Wednesday, September 17 at 5:30 p.m. at Pizza Ranch.

Motion by Sims, seconded by Stunes to adjourn at 6:57 p.m.

GayLynn Hagemann, Executive Director

Scott Johnson, Chairman