

Madison Housing & Redevelopment Commission
Regular Meeting
December 3, 2025

The regular meeting of the Madison Housing and Redevelopment Commission (MHRC) was held December 3rd in the Lakeview Tower Community Room after the tenant Christmas party. Present were Commissioners Scott Johnson, Steve Sims, and Steve Stunes. Also present was Executive Director GayLynn Hagemann. Chairman Johnson, who established a quorum was present, called the meeting to order at 6:33 p.m. Unless noted all motions were unanimous.

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

Motion by Sims, seconded by Stunes to approve the minutes of the October 22 regular meeting as presented.

Motion by Sims, seconded by Stunes to approve the November and December bills.

There was not a Maintenance Supervisor Report.

The Tower and Townhome Occupancy Reports, and the Section 8 summary report were reviewed.

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

RESOLUTION #2025-12—Motion by Stunes, seconded by Sims to approve the 2026 Operating Budget with HUD-52574. The budget includes a 3% pay increase for staff.

Motion by Sims, seconded by Stunes to change the Section 8 Payment Standards to 110% as of December 1, 2025.

Projects were discussed by the board.

Motion by Stunes, seconded by Sims to approve writing-off Tower accounts receivable **\$12,338.59**.

The next meeting of the board is scheduled for noon on Wednesday, January 7, 2026 in the Tower Community Room. This will be for the Public Hearing to approve the Public Housing ACOP and Section 8 Admin Plan.

Motion by Johnson, seconded by Stunes to adjourn at 7:10 p.m.

GayLynn Hagemann, Executive Director

Scott Johnson, Chairman