

Madison Housing & Redevelopment Commission
Regular Meeting
May 10, 2023

The regular meeting of the Madison Housing and Redevelopment Commission (MHRC) was held on May 10, 2023 at Nicky's Steakhouse. Present were Commissioners Scott Johnson, Karin Mathison, Steven Sims, and Tim Walburg. Also present was Executive Director GayLynn Hagemann. Chairman Johnson, who established a quorum was present, called the meeting to order at 5:40 p.m. Unless noted all motions were unanimous.

Motion by Walburg, seconded by Johnson to accept the appointment and recognize new board member Steven Sims.

Motion by Walburg, seconded by Mathison to approve the agenda as presented.

Motion by Walburg, seconded by Johnson to approve the minutes of the January 11 regular meeting and March 21 special meeting as presented.

Motion by Sims, seconded by Walburg to approve expenditures that were paid the end of January, February, March, April, and the beginning of May.

The board reviewed the Maintenance Supervisor Report.

The board reviewed the Tower and Townhome Occupancy Reports and the Section 8 report.

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

The walk-through of the 8-plexes is scheduled for Friday, June 2nd.

We are checking with RAM to see if they can provide updated policy books for the Admin Plan for the Section 8 Voucher program and the Public Housing ACOP (Admissions & Continued Occupancy Policy). Cost will be approximately \$1,000 per policy book.

Letters from HUD regarding the PHAS (Public Housing Assessment System) of the Tower and the SEMAP (Section 8 Management Assessment Program) were reviewed along with the scoring information. Responses have already been submitted to our HUD representative.

Motion by Sims, seconded by Mathison to approve removal of asbestos floor tiles in six apartments by Prairie Environmental, \$7,346.95.

Projects that need to be completed soon are the lobby restroom partitions that need to be purchased and installed, rebuild the fence around the large HVAC unit, and purchasing a large new generator/ or moving the current generator away from the building.

The next meeting of the board is scheduled for Wednesday, June 14, 2023 at 5:30 p.m. at Nicky's Steakhouse.

Motion by Walburg, seconded by Sims to adjourn at 6:54 p.m.