

Madison Housing & Redevelopment Commission
Regular Meeting
November 15, 2023

The regular meeting of the Madison Housing and Redevelopment Commission (MHRC) was held on November 15, 2023 at Nicky's Steakhouse. Present were Commissioners Scott Johnson, Karin Mathison, and Steven Sims. Tim Walburg was present by phone for the first portion of the meeting. Absent was Steven Stunes. Also present was Executive Director GayLynn Hagemann. Chairman Johnson, who established a quorum was present, called the meeting to order at 5:10 p.m. Unless noted all motions were unanimous.

Motion by Sims, seconded by Mathison to approve the agenda with the addition of an Executive Session at the beginning of the meeting.

Chairman Johnson declared the board into Executive Session at 5:13 p.m. per SDCL 1-25-2 (3) to consult with legal counsel. Chairman Johnson declared the board out of executive session at 6:25 p.m.

Motion by Mathison, second by Sims to approve the minutes of the October 18 regular meeting as presented.

Motion by Sims, seconded by Mathison to approve expenditures that were paid the end of October and in November.

Motion by Sims, seconded by Mathison to approve the Maintenance Supervisor Report.

Motion by Sims, seconded by Mathison to approve the Tower and Townhome Occupancy Reports and the Section 8 report.

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

Motion by Sims, seconded by Mathison to approve setting the January 1 rents for Tower apartments at 80% of the Fair Market Rent amounts as published by HUD.

Efficiency \$505

One-Bedroom \$565

Two-Bedroom \$745

Motion by Mathison, seconded by Sims to approve Section 8 Payment Standards for 2024 at 120% of Fair Market Rent for the 3 counties by applying for the Waiver again. This was also done for 2023 standards.

The board tabled the insurance repairs.

The advertisement for Section 8 that was on the front page of the November 14 Leader Land was discussed. It is scheduled to be printed again on December 5.

A discussion of the list of holidays that are observed at the Tower was reviewed. The list was not changed.

The Operating Budget for 2024 was discussed.

Motion by Mathison, seconded by Sims to set employee pay rates for 2024.

Re-building the fence around the large HVAC unit was discussed and tabled.

The tenant Christmas Party is scheduled for Tuesday, December 5 at 6:00 p.m. with a short board meeting to follow. This will be held in the Tower Community Room.

Motion by Mathison, seconded by Sims to adjourn at 8:45 p.m.

GayLynn Hagemann, Executive Director

Scott Johnson, Chairman