

Madison Housing & Redevelopment Commission

Regular Meeting

October 1, 2025

The regular meeting of the Madison Housing and Redevelopment Commission (MHRC) was held October 1 in the Lakeview Tower Community Room. Present were Commissioners Scott Johnson and Steve Stunes. Present by phone call was Steve Sims. Also present were Brenda Schroeder, Cassie Grimstead, Donna Patterson, and Executive Director GayLynn Hagemann. Chairman Johnson, who established a quorum was present, called the meeting to order at 12:05 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 August 20 regular meeting, and minutes of the special meetings held on August 25 and August 27 as presented.

Motion by Stunes, seconded by Sims to approve September bills.

There was not a Maintenance Supervisor Report.

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

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

As items of discussion from the public a letter from Debbie Blanchette was read noting rodent issues at the Townhomes. Tower tenants showed concern for the handicap parking spot signage and weeds that were present earlier this fall in the landscape rocks.

RESOLUTION 2025-10: Motion by Stunes, seconded by Johnson to approve the 2025 Capital grant budget.

Discussion was held regarding the Section 8 Voucher Program. At the current time we have been instructed to issue six Vouchers since December 2024 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.

The updated Procurement Policy is on hold.

Motion by Stunes, seconded by Johnson to approve Section 8 Payment Standards for 2026 at 100% beginning December 1.

Motion by Stunes, seconded by Johnson to set flats rents for Public Housing at Lakeview Tower at 80% starting January 1.

Motion by Stunes, seconded by Johnson to approve the following projects:

Window Tint Sioux Falls-- \$1,775

Jared's Electric—replace fans on roof top \$6,600

H&H Foam Pro—level out the Community Room floor \$5,074.42

The SEMAP scoring was discussed as well as the Onsite Monitoring Review.

The next meeting of the board is scheduled for Wednesday, November 19 at 5:30 p.m. at Pizza Ranch.

Motion by Johnson, seconded by Stunes to adjourn at 1:23 p.m.

GayLynn Hagemann, Executive Director

Scott Johnson, Chairman