

Madison Housing & Redevelopment Commission
Regular Meeting
September 19, 2022

The regular meeting of the Madison Housing and Redevelopment Commission (MHRC) was held on September 19, 2022 at Nicky's Steakhouse. Present were Commissioners Tom Bernard, Scott Johnson, and Tim Walburg. Also present was Executive Director GayLynn Hagemann. Chairman Johnson, who established a quorum was present, called the meeting to order at 12:19 p.m. Unless noted all motions were unanimous.

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

Motion by Bernard, seconded by Walburg to approve the minutes of the regular meeting held on August 4 and the August 18 special meeting as presented.

Motion by Walburg, seconded by Bernard to approve expenditures that were paid the end of August and beginning of September.

The Maintenance Report was reviewed and discussed.

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

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

There was no new information on the 8-plex sale/lease.

The board discussed the City application for board members. We currently have one open Commissioner position.

Motion by Bernard, seconded by Walburg to set the minimum rent for public housing at \$50.

Motion by Bernard, seconded by Walburg to complete the Waiver application. The Waiver, if approved by HUD, sets the Payment Standards at 120%.

Motion by Walburg, seconded by Bernard that if a Tower or Townhome tenant breaks the annual lease or gets evicted we keep the entire security deposit.

Motion by Walburg, seconded by Bernard to update the controller on the air handler in the Tower, G&R Controls, amount \$3,915.

The board reviewed and tabled the bids for carpet installation in the Tower hallways.

The contract with Speed Connect was discussed.

The next meeting of the board is scheduled for Thursday, October 20 at 5:30 p.m. at Nicky's Steakhouse.

Motion by Walburg, seconded by Bernard to adjourn at 12:55 p.m.

GayLynn Hagemann, Executive Director

Scott Johnson, Chairman