

BARRON COUNTY HOUSING AUTHORITY

Tuesday, March 28, 2023

MINUTES

CALL TO ORDER

Chair Nelson called the meeting to order at 9:00 AM. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.

Motion (Horton/Jost) to approve the meeting agenda. Motion carried; unanimous.

ROLL CALL

Directors Present: Shay Horton, Marge Jost, Carol Moen, Gary Nelson, and Terri Tyler

Other(s) Present: Meg Skemp; Executive Director, Louie Okey; County Board Chair, Tom Landgraf; Dimension Development (remotely)

PUBLIC COMMENT

No one registered or appeared for public comment.

MINUTES

Discussion was held regarding the minutes of the previous meeting.

Motion (Moen/Tyler) to approve the minutes of the February 28, 2023 meeting.

Motion carried; unanimous.

DIRECTORS REPORT

The committee reviewed and discussed the Director's Report, which included current and future program information.

The committee accepted the Director's Report by unanimous consent.

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS

The Committee reviewed and discussed the February check registers.

No action taken.

MULTIFAMILY HOUSING REHAB UPDATE

Tom Landgraf appeared remotely to discuss the project. WHEDA Analyst Tom Derr has taken an indefinite leave of absence; Angie Curtis is his replacement.

Landgraf said he is still looking for sources to fund the solar part of the rehab to help fill the funding gap; there are three potential federal sources with a fourth coming from the EPA in the next month or two, earmarked for affordable housing. His goal is to fund the solar systems 100% through these sources. He would like to expand the solar concept based on panel placement; he wants to avoid placing them on the roofs. He discussed placing carports in the parking lots as a base for the solar panels.

Landgraf discussed the potential of obtaining reimbursement from Barron County for project expenses to date from the ARPA funds pledged. Okey stated Jodi Busch was tracking all encumbrances and expenses. The ARPA funds need to be allocated by the end of 2024 and spent by the end of 2026.

Discussion was held about the replacement reserve account. \$350/month will go into the account under the new budget, with no pre-funding of the reserve account. The Tax Credit Investor will provide about \$300,000 for an Operating Reserve initially.

The committee reviewed and discussed some of the proposed floor plans and the new elevator.

No action taken.

ANNUAL PHA PLAN

Skemp and Tyler discussed the Resident Advisory Board meeting held on March 9th. All HCV Participants in attendance were in favor of the proposed Project-Based Voucher award.

The PHA Annual Plan Hearing will be held Monday, April 24th at 11 AM in the Berger-Woodland Manor Community Room to solicit public comment.

No action taken.

NEXT MEETING

The next meeting will be held Tuesday, April 25, 2023, at 9:00 AM in the Berger-Woodland Manor Community Room. The Multifamily Housing Rehab project, Annual PHA Plan, and Aspen Grove Project-Based Voucher project will be discussed.

ADJOURNMENT

Motion (Horton/Jost) to adjourn at 10:05 AM. Motion carried; unanimous.

Respectfully Submitted,

Margaret Skemp

Margaret Skemp, Recording Secretary