

**PUBLIC MEETING NOTICE**  
**BARRON COUNTY HOUSING AUTHORITY/BARRON COUNTY**  
**HOUSING REDEVELOPMENT, LLC**

TUESDAY, FEBRUARY 24, 2026 – 9:00 AM

Park Lawn Apartments Community Room  
123 E. Franklin St, Barron WI 54812

**MEETING AGENDA**

1. Call to Order – Approve Agenda
2. Roll Call
3. Public Comment
4. Approval of the minutes of the previous meeting
5. Director’s Report
6. Program financial reports and communications
7. Unfinished business
  - A) Multifamily Housing Rehab Update (Tom Landgraf)
8. New Business
  - A) Discussion and consideration of disposition
9. Discussion of potential items and site location for next meeting
10. Adjournment

CC: Commissioners Doug Edwardsen, Marge Jost, Carol Moen, Gary Nelson & Terri Tyler  
County Board Chair, County Administrator, Wendy Coleman, Clerk, Corporation Counsel,  
& Justice Center.

Please email or call 715-537-5344, ext. 6 if you are unable to attend.

Next Meeting: Tuesday, **March 31, 2026, at 9:00 AM; location TBD**

**To access the meeting remotely via Zoom, please join here:**

Join Zoom Meeting

<https://us06web.zoom.us/j/85135468670?pwd=ZWYV3cRUB3k1lA1IptTpCpaeKOK5OH.1>

Meeting ID: 851 3546 8670

Passcode: 413549

**Telephone: 1-715-205-4008**

*Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the Housing Authority office at 715-537-5344, ext. 6 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.*

# **BARRON COUNTY HOUSING AUTHORITY**

**Tuesday, January 27, 2026**

## **MINUTES**

### **CALL TO ORDER**

Chairman Nelson called the meeting to order at 9:00 AM at Berger Woodland Apartments, in Barron, WI. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.

**Motion (Moen/Jost)** to approve the agenda. Motion carried; unanimous.

### **ROLL CALL**

Commissioner's Present: Marge Jost, Carol Moen, and Gary Nelson

Other(s) Present: Louie Okey, County Board Chair; and Robert Kazmierski, Executive Director.

Absent: Doug Edwardsen (excused) and Terri Tyler.

### **PUBLIC COMMENT**

No one registered or appeared for public comment.

### **MINUTES**

Discussion and review of the minutes from the previous meeting.

**Motion (Jost/Moen)** to approve the minutes of December 30, 2025, as presented. Motion carried; unanimous.

### **DIRECTORS REPORT**

The committee reviewed and discussed the Director's Report, which included current and future program activities. Occupancy Rate (58/70 units) is 83%. Due to tax credit obligations, our goal to fill all post-rehab vacancies fell short. Riverview (PF) has three vacancies, and our new goal is to lease up to 100% utilization by February 1st. The ramifications of this shortfall will require a files audit and financial reimbursement to the investors to compensate for loss of tax credits. Construction at BFD (1665 & 1675 Riverview) was completed and turned over to BCHA/LLC on January 22, 2026. Per Section 103 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA), PHAs are required to report the total number of families/individuals on waiting lists for admission to public housing as of the end of the calendar year. Our MFH program had 124 families/individuals on waiting lists on 12/31/2025. HUD performed a comprehensive physical inspection (NSPIRE) of randomly selected units (16 out of 30) at both Chetek HA (Lone Oak) and Barron HA (Park Lawn) within the last month. Overall, most of the deficiencies identified were the non-GFCI outlets above the bathroom vanities and non-fire doors for the laundry rooms. We provided evidence of corrections by uploading within the NSPIRE System during the required timeframe. We also provided responses to WHEDA for all the file deficiencies resulting from the Management Review of MFH program on December 10th.

### **PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS**

The Committee reviewed the financial statements within corresponding in-house reports and Hawkins Ash reports for MFH, LLC, HCV & OBA programs ending December 31, 2025, including the Check Register ending December 31, 2025. The committee received and accepted the available financial reports by unanimous consent.

### **UNFINISHED BUSINESS:**

#### **MULTIFAMILY HOUSING REHAB UPDATE**

Kazmierski provided field reports on construction status. Landgraf provided information on the new roofs and the impacts of venting/soffits. The new air flow is causing freezing issues with the plumbing lines. A/E is evaluating and will provide recommendations to reinsulate. Landgraf transitioned to disposition and the need to create a new LLC to be the new owner/entity for Lone Oak and other PHA's considering consolidation. Landgraf concluded with a summary of BCHA project upgrades that will be funded by the FHLB funding. Due to the rapid

development of the rehab, project updates and field reports will be handed out at the meeting. Percent complete: 70% Notable Events Past 4 Weeks: Owner turnover at both Dallas and Haugen on 12/23; Mechanical, Electrical, and Plumbing (MEP) begins at Berger Woodland elevator addition; Commence next phase at Berger Woodland beginning 1/5/26; 1665 & 1675 Duplex – Received occupancy and turned building over to owner We are holding off filling vacancies in BW and Barron Family Duplexes as those facilities are being used for displaced tenants per the Relocation Plan. Construction at Dallas (Parkview) and Haugen (Norvin Chateau) was completed and turned over to BCHA/LLC on December 23, 2025. We have been moving Dallas, Haugen and Berger Woodland tenants 12/29 through 12/31 and two families at BFD on 01/23. All sites have some punch list work remaining. The vacancies at BW and BFD are currently housing tenants that have been displaced while their original units are being remodeled.

**NEW BUSINESS:**

**CONSIDERATION OF ESTABLISHING LLC FOR DISPOSITION**

Kazmierski provided context for Lone Oak disposition. There is a need to establish another organization under the BCHA umbrella to assume ownership of LO and any subsequent PHA consolidations.

**Motion (Moen/Jost)** to establish LLC entitled Barron County Affordable Housing, LLC. Motion carried; unanimous.

**CONSIDERATION OF FILING ARTICLES OF INCORPORATION AND FEIN FOR BARRON COUNTY AFFORDABLE HOUSING, LLC.**

Kazmierski created articles of incorporation to be filed with Department of Financial Institutions for certificate of good standing and will work toward securing FEIN thereafter.

**Motion (Moen/Jost)** to authorize Executive Director to file articles of incorporation and pursue FEIN. Motion carried; unanimous.

**CONSIDERATION OF UTILITY WRITE-OFF**

Kazmierski provided background information on \$91.67 of past utility bill.

**Motion (Nelson/Jost)** to write off ½ (\$48.84) of past utility costs as presented. Motion carried; unanimous.

**DISCUSSION OF POTENTIAL ITEMS AND SITE LOCATIONS FOR NEXT MEETING**

Next meeting will be held February 24, 2026, at 9:00 AM in the **Park Lawn Community Room**. The March meeting will be held at the Norvin Chateau Community Room in Haugen, WI. Agenda items include updates of the Multifamily Housing Rehab project and updates of disposition.

**ADJOURNMENT**

The meeting adjourned by unanimous consent at 10:50 AM

Respectfully Submitted,

Bob Kazmierski, Recording Secretary

# BARRON COUNTY HOUSING AUTHORITY

## Director's Report

February 2026

### **HOUSING CHOICE VOUCHER PROGRAM**

Vouchers leased (being utilized): 144

HAP Total: \$62,931.06

Voucher not under lease (participant in search of rental): 1

Applicants on Waiting List: 404

Executive Order 14218, Ending Taxpayer Subsidization of Open Borders, asks all PHA's to verify the citizenship and immigration status of all individuals prior to admission to the Public Housing or Housing Choice Voucher programs. HUD has released a new report in the Enterprise Income Verification system (EIV) to assist PHAs in determining when additional verification of immigration status may be necessary. Darcy has been completing the report using the SAVE (Systematic Alien Verification for Entitlements) online service provided by the U.S. Citizenship and Immigration Services (USCIS) that allows agencies to verify the immigration status and U.S. citizenship of individuals seeking benefits.

### **MULTIFAMILY HOUSING/LIHTC PROGRAM**

**Occupancy Rate (56/70 units): 80%** - Almena (1 in REHAB); Berger Woodland (8); Dallas (0); Duplexes (2); Haugen (0); PF (3); Turtle Lake (0). The vacancies at BW and BFD are currently housing tenants that have been displaced while their original units are being remodeled. We have scheduled a Resident Roundtable for the next phase of the project. We plan to relocate tenants to other vacant units within Berger Woodland Apartments sometime between March 30<sup>th</sup> through March 31<sup>st</sup>. This will allow tenants to make final arrangements and pack all items over the 3/28-29 weekend.

Considering BCHA MFH program is now dormant for the next 15 years; to create efficiencies and reduce the number of bank accounts, Hawkins Ash has advised us to close all BCHA's MFH bank accounts and move/transfer all the residual funds to OBA.

Due to the rapid development of the rehab, project updates and field reports will be handed out at the meeting. Percent complete: 80%

- **Notable Events Past 4 Weeks**
  - **1705 Duplex – Rec'd occupancy and turned building over to owner**
  - **1715 Duplex – Rec'd occupancy and turned building over to owner**
  - **Began and completed demolition at Berger Woodland, phase III**
  - **Began and completed demolition at 1665 and 1675 – final set of duplexes**
  - **Mechanical, Electrical, and Plumbing (MEP) at Berger Woodland Phase III and 1665 duplex as well as 1675 duplex**
- **Notable Upcoming Events**
  - **March turnovers for Berger Woodland phase II and duplexes**
- **Start phase IV of Berger Woodland, final phase on April 1<sup>st</sup>.**

All the end/corner units (scattered sites and BW) have been experiencing frost in the living room corners. McGann cut out interior corner of drywall of completed unit #7 at BW. The inside corner

pocket is insulated. However, we discovered cold air coming from under the sill plate even though the exterior flashing is grouted. It looks like the concrete is rough under the sill plate, contributing to further air leakage. The sill plate is in good condition (wood) but is not flush. One solution is to remove the base (removing the base trim and cutting out the bottom ½” of drywall and caulk and/or spray foam the drywall gap at the floor. This will need to be done at all sites.

#### **OTHER BUSINESS ACTIVITIES**

**Occupancy Rate (92/96 units): 96%**

Park Lawn Occupancy Rate (29/29 units): 100% (one unit is offline for modernization through April 1)

Lone Oak Occupancy Rate (30/30 units): 100%

Scott Terrace Occupancy Rate (8/8 units): 100%

Pioneer Housing Occupancy Rate (8/8 units): 100%

Lakeland Manor 2 (18/20 units): 90%

Disposition process is underway for Lone Oak. The Chetek HA board will formalize with Board resolution at next meeting. Barron HA and the City of Barron have yet to decide on consolidating with BCHA at the time of this writing.

Due to ongoing construction at BW, for the months February through June 2026, we will be meeting at various scattered sites.

February 24<sup>th</sup> meeting location:

**Park Lawn Apartments Community Room**

**Address: 123 E. Franklin St, Barron WI 54812**

**(please park on Franking Ave or NE parking lot on Grove Ave.)**

March 24<sup>th</sup> meeting location-**\*\*TENTATIVE\*\***

**Norvin Chateau Apartments Community Room**

**Address: 401 4th St. Haugen 54868**



Executive Director

**BARRON COUNTY HOUSING REDEVELOPMENT LLC**

**FINANCIAL STATEMENTS**

**For the Accounting Period Ending December 31, 2025**



To the Members  
Barron County Housing Redevelopment, LLC  
Barron County, WI

The members are responsible for the accompanying financial statements of Barron County Housing Redevelopment, LLC ("Project"), which comprise the balance sheet as of December 31, 2025, and the related statement of operations for the one month and year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by the members. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

The members have elected to omit the statement of cash flows and substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the statement of cash flows and omitted disclosures were to be included in the financial statements, they might influence the user's conclusions about the Project's financial position, result of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to the Project.

A handwritten signature in black ink that reads "Hawkins Ash CPAs, LLP".

La Crosse, Wisconsin  
February 5, 2026

**Barron County Housing Redevelopment LLC**  
**Balance Sheet - Redevelopment LLC**  
**December 31, 2025**

	<b>Current Period</b>	<b>Cumulative</b>
<b>ASSETS</b>		
CURRENT ASSETS		
<b>Cash</b>		
30-0-000-000-1111.040 Cash - Unrestricted	(25,034.55)	64,747.36
30-0-000-000-1162.000 Cash - Security Deposit - CD	0.00	0.00
30-0-000-000-1162.010 Cash - Security Deposit - Savings	(1,565.60)	15,863.30
Total	(26,600.15)	80,610.66
<b>Accounts Receivable</b>		
30-0-000-000-1122.000 A/R - Tenants	327.20	3,086.15
30-0-000-000-1122.010 Allowance for Doubtful Accts	0.00	0.00
Total	327.20	3,086.15
<b>Other Current Assets</b>		
30-0-000-000-1295.002 Interprogram due (to) from Voucher	0.00	0.00
30-0-000-000-1295.010 Interprogram due (to) from O/B	0.00	0.00
30-0-000-000-1295.015 Interprogram due (to) from MFH	8,034.65	0.00
Total	8,034.65	0.00
<b>Accrued Receivable</b>		
Total	0.00	0.00
<b>Cash - Escrow Funds</b>		
30-0-000-000-1310.000 Tax Reserve	0.00	0.00
30-0-000-000-1320.000 Insurance Reserve	0.00	0.00
30-0-000-000-1330.000 Replacement Reserve - Restricted	0.00	0.00
30-0-000-000-1350.000 Construction Reserve	0.00	155,000.00
30-0-000-000-1360.000 WHEDA - Construction Holding	123.59	9,697.89
Total	123.59	164,697.89
<b>TOTAL CURRENT ASSETS</b>	<b>(18,114.71)</b>	<b>248,394.70</b>

\*(See Accountants' Compilation Report)

***Barron County Housing Redevelopment LLC  
Balance Sheet - Redevelopment LLC  
December 31, 2025***

	Current Period	Cumulative
<b>NONCURRENT ASSETS</b>		
<b>Fixed Assets</b>		
30-0-000-000-1400.070 Buildings	0.00	2,593,000.00
30-0-000-000-1400.090 Furniture, Equip, & Mach - Admin	8,000.00	8,000.00
30-0-000-000-1400.150 Accumulated Depreciation	(5,400.00)	(43,200.00)
30-0-000-000-1400.200 Construction Work in Progress	2,589,384.85	7,636,930.27
Total	2,591,984.85	10,194,730.27
<b>Other Noncurrent Assets</b>		
Total	0.00	0.00
<b>TOTAL NONCURRENT ASSETS</b>	<b>2,591,984.85</b>	<b>10,194,730.27</b>
<b>TOTAL ASSETS</b>	<b>2,573,870.14</b>	<b>10,443,124.97</b>

*\*(See Accountants' Compilation Report)*

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**Barron County Housing Redevelopment LLC**  
**Balance Sheet - Redevelopment LLC**  
**December 31, 2025**

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	Current Period	Cumulative
<b>LIABILITIES &amp; MEMBERS' EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
<b>Accounts Payable</b>		
30-0-000-000-2111.000 A/P - Vendors & Contractors	19,909.44	19,909.44
30-0-000-000-2114.000 Tenants Security Deposits	(576.00)	15,360.17
30-0-000-000-2114.010 Security Deposit Interest	(29.47)	247.13
Total	19,303.97	35,516.74
<b>Accrued Liabilities</b>		
30-0-000-000-2137.000 Payment in Lieu of Taxes	325.64	9,369.71
30-0-000-000-2140.000 Accrued Interest Payable	24,503.70	24,503.70
Total	24,829.34	33,873.41
<b>Other Current Liabilities</b>		
30-0-000-000-2135.000 Accrued Payroll	0.00	0.00
30-0-000-000-2145.010 Interprogram due to (from) Other Business	0.00	3,506.00
30-0-000-000-2145.015 Interprogram due to (from) MFH	5,666.29	5,666.29
30-0-000-000-2145.020 Interprogram due to (from) Voucher	0.00	314.00
30-0-000-000-2240.000 Prepaid Rent	(910.38)	1,781.20
Total	4,755.91	11,267.49
<b>TOTAL CURRENT LIABILITIES</b>	<b>48,889.22</b>	<b>80,657.64</b>

\*(See Accountants' Compilation Report)

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**Barron County Housing Redevelopment LLC**  
**Balance Sheet - Redevelopment LLC**  
**December 31, 2025**

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	Current Period	Cumulative
<b>NONCURRENT LIABILITIES</b>		
<b>Mortgage</b>		
30-0-000-000-2320.000 Note Payable - Seller Note	0.00	2,748,000.00
30-0-000-000-2321.000 Note Payable - Wheda Loan (Bond)	(1,598.30)	2,272,213.46
30-0-000-000-2321.010 Note Payable - Wheda Loan #2 (HTF)	0.00	76,772.22
30-0-000-000-2321.020 Note Payable - Wheda Loan #3 (Perm Bond)	2,553,067.23	4,237,570.23
Total	2,551,468.93	9,334,555.91
<b>Compensated Absences</b>		
Total	0.00	0.00
<b>Other Noncurrent Liabilities</b>		
30-0-000-000-2310.000 Developer Fees Payable	0.00	0.00
Total	0.00	0.00
TOTAL NONCURRENT LIABILITIES	2,551,468.93	9,334,555.91
TOTAL LIABILITIES	2,600,358.15	9,415,213.55
<b>MEMBERS' EQUITY</b>		
30-0-000-000-2700.000 CY Net Change	(117,384.43)	0.00
30-0-000-000-2901.000 Managing Member Equity	908.96	1,008.96
30-0-000-000-2902.000 Investor Member Equity	89,987.46	1,026,902.46
TOTAL MEMBERS' EQUITY	(26,488.01)	1,027,911.42
<b>TOTAL LIABILITIES &amp; MEMBERS' EQUITY</b>	<b>2,573,870.14</b>	<b>10,443,124.97</b>
Proof	0.00	0.00

\*(See Accountants' Compilation Report)

**Barron County Housing Redevelopment LLC**  
**Stmnt of Operations - Redevelopment LLC**  
**Eight Month Period - December 31, 2025**

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	70.00	0.00	1.00	560.00	0.00	560.00
<b>OPERATING REVENUE</b>							
<b>Rental Revenue</b>							
30-1-000-000-5120.000 Tenant Rent	500.80	35,056.00	0.00	473.49	265,153.00	0.00	265,153.00
30-1-000-000-5121.000 Assistance Payments	475.20	33,264.00	0.00	450.98	252,551.00	0.00	252,551.00
30-1-000-000-5191.000 Nondwelling Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	976.00	68,320.00	0.00	924.47	517,704.00	0.00	517,704.00
<b>Vacancies</b>							
30-1-000-000-5220.000 Vacancies - Apartments	302.57	(21,180.00)	0.00	247.08	(138,365.00)	0.00	(138,365.00)
Total	302.57	(21,180.00)	0.00	247.08	(138,365.00)	0.00	(138,365.00)
<b>Other Revenue</b>							
30-1-000-000-5910.000 Laundry & Vending Income	0.00	0.00	0.00	4.38	2,452.75	0.00	2,452.75
30-1-000-000-5911.000 Other Tenant Revenue	0.00	0.00	0.00	0.25	141.90	0.00	141.90
30-1-000-000-5920.000 Late Charges & Extra Keys	2.86	200.00	0.00	0.54	300.35	0.00	300.35
30-1-000-000-5930.000 Damages & Cleaning Fees	5.00	350.00	0.00	0.94	525.00	0.00	525.00
30-1-000-000-5940.000 Cable TV	1.18	82.71	0.00	0.67	376.79	0.00	376.79
Total	9.04	632.71	0.00	6.78	3,796.79	0.00	3,796.79
<b>TOTAL OPERATING REVENUE</b>	<b>682.47</b>	<b>47,772.71</b>	<b>0.00</b>	<b>684.17</b>	<b>383,135.79</b>	<b>0.00</b>	<b>383,135.79</b>
<b>OPERATING EXPENSES</b>							
<b>Renting Expenses</b>							
30-1-000-000-6203.000 Conv, Mtgs & Train	0.00	0.00	0.00	0.86	484.30	0.00	484.30
30-1-000-000-6210.000 Advertising	0.00	0.00	0.00	0.72	404.67	0.00	404.67
30-1-000-000-6250.000 Tenant Recreational	0.00	0.00	0.00	0.75	420.00	0.00	420.00
Total	0.00	0.00	0.00	2.34	1,308.97	0.00	1,308.97

\*See Accountants' Compilation Report

**Barron County Housing Redevelopment LLC**  
**Stmnt of Operations - Redevelopment LLC**  
**Eight Month Period - December 31, 2025**

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Administration</b>							
30-1-000-000-6310.000 Office Salaries	100.48	7,033.87	0.00	42.35	23,716.31	0.00	23,716.31
30-1-000-000-6311.000 Office Expense	0.00	0.00	0.00	5.28	2,955.12	0.00	2,955.12
30-1-000-000-6311.010 Postage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6311.020 Computer Expense	0.00	0.00	0.00	0.25	138.75	0.00	138.75
30-1-000-000-6311.030 Telephone	17.84	1,249.02	0.00	15.25	8,538.10	0.00	8,538.10
30-1-000-000-6330.000 Management Salary	184.19	12,893.58	0.00	80.93	45,322.95	0.00	45,322.95
30-1-000-000-6332.000 Management Fee	44.00	3,080.00	0.00	44.00	24,640.00	0.00	24,640.00
30-1-000-000-6340.000 Legal Expenses	8.71	609.50	0.00	1.09	609.50	0.00	609.50
30-1-000-000-6351.000 Accounting Expense	9.07	635.00	0.00	5.77	3,228.50	0.00	3,228.50
30-1-000-000-6390.000 Mis Admin Expenses	0.17	11.96	0.00	9.78	5,474.53	0.00	5,474.53
Total	364.47	25,512.93	0.00	204.69	114,623.76	0.00	114,623.76
<b>Utilities</b>							
30-1-000-000-6450.000 Electricity	86.08	6,025.74	0.00	28.73	16,091.00	0.00	16,091.00
30-1-000-000-6451.000 Water & Sewer	60.42	4,229.45	0.00	27.72	15,525.00	0.00	15,525.00
30-1-000-000-6452.000 Gas	3.21	224.43	0.00	1.10	616.81	0.00	616.81
30-1-000-000-6453.000 Fire Protection	2.00	140.00	0.00	1.53	858.08	0.00	858.08
Total	151.71	10,619.62	0.00	59.09	33,090.89	0.00	33,090.89
<b>Maintenance</b>							
30-1-000-000-6510.000 Maintenance Payroll	122.52	8,576.10	0.00	57.44	32,167.74	0.00	32,167.74
30-1-000-000-6511.000 Maintenance Travel Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6515.000 Maintenance Supplies	0.00	0.00	0.00	0.18	103.01	0.00	103.01
30-1-000-000-6520.000 Misc Contracts	229.08	16,035.76	0.00	37.42	20,956.27	0.00	20,956.27
30-1-000-000-6520.010 Routine Contracts	0.00	0.00	0.00	1.04	581.25	0.00	581.25
30-1-000-000-6520.020 Exterminating Contracts	0.00	0.00	0.00	4.23	2,367.67	0.00	2,367.67
30-1-000-000-6520.030 Elevator Contracts	7.25	507.67	0.00	1.81	1,015.34	0.00	1,015.34
30-1-000-000-6525.000 Garbage & Recycling	28.55	1,998.84	0.00	26.07	14,601.93	0.00	14,601.93
30-1-000-000-6548.000 Snow & Ice Removal	2.29	160.00	0.00	0.29	160.00	0.00	160.00
30-1-000-000-6590.000 Misc Maint Expense	5.52	386.27	0.00	2.45	1,372.77	0.00	1,372.77
Total	395.21	27,664.64	0.00	130.94	73,325.98	0.00	73,325.98

\*See Accountants' Compilation Report

**Barron County Housing Redevelopment LLC**  
**Stmnt of Operations - Redevelopment LLC**  
**Eight Month Period - December 31, 2025**

	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
<b>OPERATING EXPENSES</b>							
<b>Tax/Insurance/General/Casualty Loss</b>							
30-1-000-000-6710.000 Payment in Lieu of Taxes	4.65	325.64	0.00	16.73	9,369.71	0.00	9,369.71
30-1-000-000-6711.000 Payroll Taxes - Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6711.020 Payroll Taxes - Maint	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6711.030 Emp Ben - Health/Dental	67.61	4,732.78	0.00	30.93	17,320.06	0.00	17,320.06
30-1-000-000-6720.000 Insurance - Property	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6721.000 Insurance - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6722.000 Insurance - Workmans' Comp	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6723.000 WI Retirement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6790.000 Misc Taxes, Licenses & Ins	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	72.26	5,058.42	0.00	47.66	26,689.77	0.00	26,689.77
<b>Depreciation</b>							
30-1-000-000-6841.000 Depreciation Expense	77.14	5,400.00	0.00	77.14	43,200.00	0.00	43,200.00
Total	77.14	5,400.00	0.00	77.14	43,200.00	0.00	43,200.00
<b>TOTAL OPERATING EXPENSES</b>	<b>1,060.79</b>	<b>74,255.61</b>	<b>0.00</b>	<b>521.86</b>	<b>292,239.37</b>	<b>0.00</b>	<b>292,239.37</b>
<b>OPERATING INCOME (LOSS)</b>	<b>378.33</b>	<b>(26,482.90)</b>	<b>0.00</b>	<b>162.32</b>	<b>90,896.42</b>	<b>0.00</b>	<b>90,896.42</b>
<b>Nonoperating Revenue (Expenses)</b>							
30-1-000-000-5410.000 Interest Inc - Project Operations	0.07	(5.11)	0.00	0.00	0.00	0.00	0.00
30-1-000-000-5440.000 Interest Inc	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6801.000 Interest Expense - Applied to S/D	0.00	0.00	0.00	0.00	0.00	0.00	0.00
30-1-000-000-6900.000 Equity Transfer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.07	(5.11)	0.00	0.00	0.00	0.00	0.00
<b>CHANGE IN NET POSITION</b>	<b>378.40</b>	<b>(26,488.01)</b>	<b>0.00</b>	<b>162.32</b>	<b>90,896.42</b>	<b>0.00</b>	<b>90,896.42</b>
<b>Prior Period Adjustment</b>							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>NET CHANGE</b>	<b>378.40</b>	<b>(26,488.01)</b>	<b>0.00</b>	<b>162.32</b>	<b>90,896.42</b>	<b>0.00</b>	<b>90,896.42</b>

\*See Accountants' Compilation Report

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Project: Barron County Housing Authority Renovations - Additional Scope of Work  
 Date: January 30, 2026  
 Meeting Number:  
 Commission No.: O22002 (additional scope)

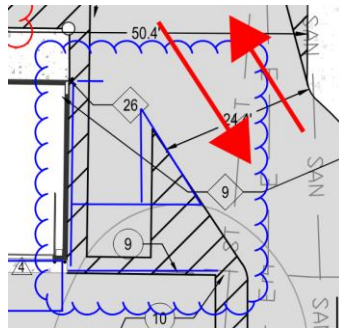
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*Meeting was held virtually via Teams - 11:00 AM*

*Purpose of Meeting: Additional Scope of Work - Schematic Design Review*

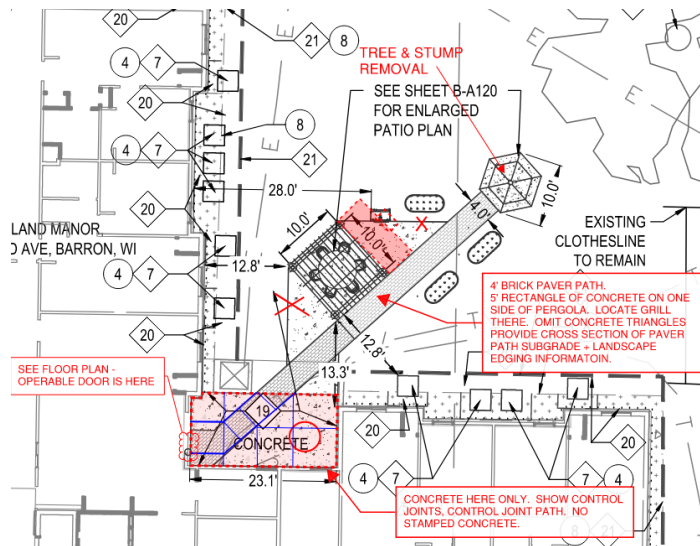
Attendees -

- BCHA - Bob Kazmierski
- MartinRiley a&e: Jordan Bryant, Nate Heuss
- Site / Civil
  - Reviewed - Updated Site Layout Plan B-C200.
  - Garage Area - Changes discussed:
    - Allowance is needed for storage room handicapped accessibility. Make sidewalk 5' wide. Due to 10' easement, take 2' away from parking lot to achieve this.
    - Show 16' Concrete Apron south of garage.
    - Provide (2) parking spaces east side of garage.
      - (1) 90 degree space 9'x18' beginning 1' south of garage SE corner.
      - (1) parallel space 9' wide by 22' long beginning at NE corner of garage.
      - Provide additional 2-way directional arrows east of garage canopy



- Pergola / Gazebo Area
  - The following items were discussed:
    - Rectangular area of concrete as shown below.
    - Provide brick paved path full length.
    - Omit triangular concrete areas at pergola. Concrete at pergola only, plus 5' area of concrete to northeast of pergola for grill. Grill will be set greater than 25' from building in either direction.
    - A gazebo has been selected by BCHA. The gazebo is a kit and will need to be assembled by McGann Construction.

- Gazebo manufacturer / model information should be added to the Site Layout Plan.
- Allow 12' path to transformer. 3 planter beds is acceptable.



- Turtle Lake Pergola – provide updated site layout plan showing slab + concrete reinforcement detail.
- Updated landscape border at B/W 24 was reviewed.
- Garage and Storage Floor Plan
  - Updated floor plan and building elevations were reviewed.
    - Widen sidewalk to 5'. Remove 2' from parking lot.
  - Building sidewall height will be 9'. Vehicle garage sidewall height should be 9' minimum, or as needed to allow an 7'-8' door head height.
  - Building cross section was reviewed. Gutter downspout locations reviewed; downspout route under building slab reviewed.
  - MartinRiley will provide drawings to McGann for cost estimating, after updating.
  - Overhead doors are shown as 10' wide. 11' wide overhead doors are preferable, if possible.
  - Do not provide a window in the garage service door.
  - Provide LP smartside to match color of main building siding.
  - Add a bench at canopy for dumpsters / smokers. Locate east of service door.
  - Show 16' concrete apron south of overhead doors.

Meeting concluded at approximately 11:33 pm.

\* End of meeting notes



# *Resident* ROUNDTABLE

Wednesday  
March 4<sup>th</sup> at 11:00 AM

-AGENDA-

**RELOCATION PLAN**  
**NEW APT ORIENTATION**  
**WASHING MACHINE FAQ**  
**QUESTIONS/CONCERNS**

*See you there!*