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

TUESDAY, OCTOBER 27, 2026 – 9:00 AM
Berger-Woodland Manor Community Room
611 East Woodland Avenue, Barron, WI

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 of health plan and 2027 budget considerations
   B) Consideration of Holiday planning
   C) Closed Session: The Committee will move in to Closed Session pursuant to WI State Statute 19.85(1)(c) for the purpose of considering the employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Pertaining to annual performance reviews
9. Discussion of potential items 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, **November 24, 2026, at 9:00 AM**

To access the meeting remotely via Zoom, please join here:
https://us06web.zoom.us/j/84403492818
Meeting ID: 844 0349 2818
Telephone: 1 312 626 6799

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
Wednesday, September 30, 2026
MINUTES

CALL TO ORDER
Chairman Nelson called the meeting to order at 9:00 AM at the Berger Woodland Apartments Community Room, in Barron, WI. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.
Motion (Edwardsen/Jost) to approve the agenda. Motion carried; unanimous.

ROLL CALL
Commissioner's Present: Doug Edwardsen, Carol Moen, Gary Nelson, Marge Jost and Terry Tyler.
Other(s) Present: Louie Okey, County Board Chair, Jeff French, County Administrator, LLC, Tom Landgraf from Dimensions Development (remote) and Robert Kazmierski, Executive Director.
Absent: None

OPEN PUBLIC HEARING FOR THE ADOPTION OF PHA ANNUAL HCV PLAN
Motion (Tyler/Moen) to open Public Hearing at 9:08 AM
Motion carried; unanimous.
Discussion of the Barron County Housing Authority's Public Housing Agency (PHA) Annual Plan for its federally funded Housing Choice Voucher program and the PHA revised 5 Year Plan in accordance with the requirements set forth by the Department of Housing and Urban Development. The Annual Plan contains language about disposition of managed properties and updated language regarding most recent FY audit with no findings.

CLOSE PUBLIC HEARING FOR THE ADOPTION OF PHA ANNUAL HCV PLAN
Motion (Tyler/Jost) to close Public Hearing at 9:19 AM
Motion carried; unanimous.

PUBLIC COMMENT
Okey updated the committee on the Barron County budget and rising health care costs. Beginning in 2027, BCHA will be responsible for costs associated with the annual audit. Barron County will be eliciting RFP for auditing services and BCHA can be included. French asked if BCHA have any available funds from contingency to share with Barron County. No one else registered or appeared for public comment.

MINUTES
Discussion and review of the minutes from the previous meeting.
Motion (Moen/Jost) to approve the minutes of August 25, 2026, as presented. Motion carried; unanimous.

DIRECTORS REPORT
The committee reviewed and discussed the Director's Report, which included current and future program activities. Kazmierski reported 97% Occupancy Rate (68/70 units). The vacancy at Prairie Farm will be filled by October 1st. The capital improvements at LO and PL continue. The PL board reviewed eligible projects withing the 5-year PHA plan and discussed additional projects. PL awarded bids for new cabinetry, proposals for laundry room expansion and public bathroom upgrades. Public bathroom upgrades are needed to improve accessibility. Maintenance team will also purchase and install 30 storm doors for all units, appliances (new commercial washer and dryer) for expanded laundry room, new utility sink for laundry room as well as proposals for new slab and new gazebo. At LO, Maintenance will be replacing all handrails outside entrances of each building this Fall. The LO board approved proposal soffit and fascia replacement. Maintenance will also be purchasing two brushes for plowing tractor and additional maintenance supplies. We will be replacing two new garage doors for maintenance storage

area. The LO board approved approve resurfacing, sealing and striping of parking lots per the 2020-2024 PHA Plan. ½ of this work will be completed in 2026. Maintenance also was authorized to purchase 120 Louve Panel bifold doors for closet and pantry door replacement in every unit per the 5 yr PHA Plan. We also purchased a new gazebo for Lone Oak open space to provide quality of life improvements. After disposition, we plan to replace PHA project signage at both LO and PL. The Prairie Farm Pioneer Housing 50-year Promissory Note (dated January 27, 1977) held through the Rural Housing Service (RHS) is set to mature on January 27, 2027. Tim Hafele and I met with USDA-RD last Spring to explore options in retaining rental assistance options. One outcome of that meeting was that the Stand-Alone Rental Assistance (SARA) program was the best option for PFPH. However, there was no funding available and the program was closed. Subsequently, I met with USDA-RD on September 15th to learn more about the "Road to Housing Act" and FY 2027. We have been given assurances that the SARA program would be fully funded by December 11, 2026, and was encouraged to apply. The SARA program is a 10- or 20-year contract with USDA-RD that will remove PFPH from Section 515 program and enter Section 521 program. SARA requires executing a contract to maintain the property as affordable housing. Under this SARA contract, the existing rental assistance will be continued, and property will collect Fair Market Rents (2025 FMR was $1,040/month) which should be a substantial increase from the current rent of $745/month. Most importantly, RD will not process final mortgage payment until the new SARA subsidy is finalized and in place. In addition, RD oversight will be reduced after this transition to SARA. For example, there will be no need to get approval to access replacement reserves nor increase rents and no need to submit annual budget. The 3-year physical and tenant file inspections will continue, however. The application process for SARA is extensive (8-month process), and we may need assistance in applying. Okey suggested reaching out to WCWRPC for technical assistance. HUD has informed us that a comprehensive physical inspection of all 70 LIHTC units will be carried out in the week of October 26th. Considering all these properties have recently been remodeled, we do not anticipate any issues and an excellent score overall. All staff attended the WAHA annual conference, September 15th through the 17th.

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS

The Committee reviewed the financial statements within corresponding in-house reports and Hawkins Ash reports for LLC ending August 31, 2026, including the Check Register and Cash Flow Statements of all BCHA programs ending August 31, 2026. The committee received and accepted the available financial reports by unanimous consent.

UNFINISHED BUSINESS:

MULTIFAMILY HOUSING REHAB UPDATE

Tom Landgraf, SVA and McGann have been working with Aaron Weber toward a final draw of remaining ARPA funds held in Escrow. Within this draw will be reimbursements to BCHA for hard costs incurred to date. Outstanding punch list items are slowly being tackled. McGann sent a foreman to Berger Woodland on 9/17 to complete most remaining items. McGann is no longer onsite but are managing some remaining sub-contractors on outstanding punch list items (intercom, security cameras, signage, exterior work, landscaping, etc.) When all punch list items are completed, Nate Huess, the Project Architect, will complete his final walkthrough and issue the final AIA reports. Thereafter, a signed certification of substantial completion will be issued from A/E and as-builts will be provided to owner. We are prepared for the Open House scheduled all day, October 5th. All stakeholders have been invited, and we plan a tour for the Barron County Property Committee at 1pm. Project updates and field reports are included in the packet. Percent complete: 99% (+/-).

NEW BUSINESS:

DISCUSSION AND CONSIDERATION OF AMENDMENTS TO BEREAVEMENT POLICY

Kazmierski presented option to add aunts and uncles to bereavement policy. No changes or action taken.

DISCUSSION AND CONSIDERATION OF AMENDMENTS TO MFH/LIHTC HOUSE RULES

Kazmierski presented several amendments to the house rules that are staff recommendations. Only one (1) shepherds hook may be placed in the drip beds outside each ground level window for hanging of plants or

decorative items; Bird feeders and groundfeeding are not allowed; Only (1) one decorative item (pictures, wreaths, etc.) may be hung from a non-adhesive hook on resident apartment entry doors (elderly/disabled units only-Barron Family Units are not allowed without written management approval); Nails or screws are not to be used on the unit entry doors; Decorative items (pictures, wreaths, etc.) are strictly prohibited to be hung on the walls next to resident apartment entry doors or in any common areas; and $10 late fee for rent paid after 6th of the month.
Motion (Moen/Jost) to authorize all amendments presented to the MFH/LIHTC House Rules. Motion carried; unanimous.

DISCUSSION OF POTENTIAL ITEMS AND SITE LOCATIONS FOR NEXT MEETING
Next meeting will be held October 27, 2026, at 9:00 AM in the Berger Woodland Community Room in Barron, WI. Agenda items include updates of the Multifamily Housing Rehab project, Draft Budgets, Good Neighbor Award Program, Annual Performance Review, and possible presentation from City of Barron PD (Challenges for THC enforcement).

ADJOURNMENT
The meeting adjourned by unanimous consent at 11:46 AM
Respectfully Submitted,
Bob Kazmierski, Recording Secretary

BARRON COUNTY HOUSING AUTHORITY
Director's Report
October 2026

HOUSING CHOICE VOUCHER PROGRAM (as of 10/08/2026)

Vouchers leased (being utilized): 135 HAP Total: $60,642.03
Voucher not under lease (participant in search of rental): 0 Applicants on Waiting List: 349

The HCV program continues to remain status quo. No new vouchers are being issued and maintenance of the program (e.g., recertifications of participants) continues. Darcy and Danielle will be cross training our intern on this program in the coming months.

MULTIFAMILY HOUSING/LIHTC PROGRAM

Occupancy Rate (68/70 units): 97% - Almena (1); Berger Woodland (1); Dallas (0); BF-Duplexes (0); Haugen (0); PF (0); Turtle Lake (0). The vacancy at BW will be filled by November 1st.

October 5th Open House was a success! Included in the packet is a press release and photos regarding the recent open house commemorating the completion of the rehabilitation project for the original 70-units of the Barron County Housing Authority scattered sites portfolio throughout Barron County, which includes five 8-plex buildings, one 24-unit building, and three duplexes. Photos included are from the Open House of us providing a tour of a standard one-bedroom unit, presenting to attendees, including the Property Committee of the Barron County Board of Supervisors, and Developer Tom Landgraf of Dimension Development presenting. Both the Chronotype and the Barron News Shield have published independent articles.

Punch list items remain and are listed in project updates and field reports included in the packet. Nate Huess, the Project Architect, completed his final walkthrough and will issue the final as-builts after his review. Plans and as-builts will be provided to owner in both electronic and hard copy form. Percent complete: 99% (+/-).

HUD completed a comprehensive physical inspection of all 70 LIHTC units the week of October 26th. WHEDA will perform another physical inspection of the same units (N=70) on December 10th and 11th. WHEDA will also evaluate management and conduct a random file review over those 2 days. Considering all these properties have recently been remodeled, we do not anticipate any issues and an excellent score overall. Lastly, included in your packet is the "Good Neighbor" Program which we have begun implementing this month.

OTHER BUSINESS ACTIVITIES

Occupancy Rate (92/96 units): 95%

Park Lawn Occupancy Rate (29/30 units): 97%
Lone Oak Occupancy Rate (29/30 units): 97%
Scott Terrace Occupancy Rate (8/8 units): 88% (was offline for modernization-but filled by Oct 1st)
Pioneer Housing Occupancy Rate (8/8 units): 100%
Lakeland Manor 2 (18/20 units): 90% (one unit is offline for modernization-leased up for Dec 1st)

Consultant Scott Koegler and I will submit the official application to HUD for disposition of Lone Oak on October 26th. Park Lawn has some pending capital improvement projects that will need to be allocated before we submit the official application.
The capital improvements at LO and PL continue. The PL board reviewed eligible projects withing the 5-year PHA plan and discussed additional projects. PL awarded bids for new cabinetry, proposals for laundry room expansion and public bathroom upgrades. Public bathroom upgrades are needed to improve accessibility. Maintenance team has purchased and began the install of 30 storm doors for all PL units and will be pouring a new slab for the new gazebo. At LO, Maintenance will be replacing all handrails outside entrances of each building this Fall. New soffits and fascia have been installed. And parking lots have been resurfaced and sealed. Maintenance also purchased 120 Louve Panel bifold doors for closet and pantry door replacement in every unit per the 5 yr PHA Plan. We also purchased a new gazebo for Lone Oak open space to provide quality of life improvements. After disposition, we plan to replace PHA project signage at both LO and PL.

The Prairie Farm Pioneer Housing (PFPH) annual meeting is scheduled for October 29th. In addition to annual budgets and future capital improvements, the board will consider applying for the Stand-Alone Rental Assistance (SARA) program. As mentioned last month, the 50-year Promissory Note (dated January 27, 1977) held through the Rural Housing Service (RHS) is set to mature on January 27, 2027, for PFPH. This is important, as the existing rental assistance expires with the mortgage. Tim Hafele and I met with USDA-RD to explore options in retaining rental assistance options and the SARA program is the best option for PFPH. The application process for SARA is extensive (8-month process), and we are seeking assistance from WCWRPC in putting together the application. Planned capital improvements of PFPH include WI-FI upgrade. The proposal from Mosaic came in over budget and therefore was not implemented in 2026. In response, Maintenance Director Judd Mayberry has purchased equipment to install wireless internet infrastructure at both sites. Judd and his team replaced the carpets in two units at ST and completed a major turnover in #7 at ST this Fall. For 2027 Capital Improvements, we are advocating for one new refrigerator, new carpet and laminate flooring in one PH unit, and the installation of heat exchangers/mini splits for Pioneer Housing. Funding for these new systems can be sourced from the replacement reserve that has a healthy balance. Lastly, we will need to replace the PFPH signage as an outcome from the last (May, 2026) RD inspection.



Executive Director

BARRON COUNTY HOUSING REDEVELOPMENT LLC
LOW INCOME TAX CREDIT HOUSING PROGRAM

Cash Flow Statement
as of September 30, 2026

CURRENT ASSETS				
Register Balance as of August 31, 2026		**$ 86,970.48**		
INCOME:				
Tenant Rents & Charges		**$ 24,945.14**		
WHEDA HAP Deposit		**$ 40,897.00**		
		$ -		
BCHA Transfers		**$ -**		
Security Deposit Transfer		**$ 382.95**		
Laundry Revenue				
Miscellaneous: AP Reimubursement		**$ -**		
Interest		**$ -**		
Total Income:		**$ 66,225.09**		
EXPENSE:				
Operating Expenses		**$ 9,902.36**		
Management Fee + Payroll + EE Ins Portion		**$ 21,551.71**		
Security Deposit Transfer		**$ -**		
PILOT		**$ -**		
SD Refund		**$ 50.00**		
Xfer to BCHA	**Interfund Xfers**	**$ 10,184.70**		
NSF Tenant Rent		**$ 1,092.00**		
Rehab Related:	**WHEDA Loan**	**$ 13,535.81**		
Miscellaneous:	**Erroneous Rent Deposit**	**$ 380.00**		
Total Expense:		**$ 56,696.58**		
Register Balance as of September 30, 2026			**$**	**96,498.99**
Uncleared Transactions as of Month End			$	3,368.19
Voided Transactions as of Month End			$	-
Checking Account as of September 30, 2026			**$**	**99,867.18**
OTHER ASSETS				
Tenant Security Deposit Savings Account			**$**	**24,234.00**
Replacement Reserve Account*			**$**	**-**
Insurance Escrow Account			**$**	**(3.00)**
PILOT Account			**$**	**(3.00)**
TOTAL INVESTMENTS:			**$**	**24,228.00**
		Grand Total Investments:	**$**	**24,228.00**

*Ideal minimum Reserve Account balance is $1,500 per unit ($105,000.00)

Barron County Housing Redevelopment LLC

BCH Redev LLC69 Checking Bank Balance: 159796.43 Ending Balance: $137,193.87

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
09/01/2026		WHEDA	Deposit WHEDA PROJMT		$40,897.00	R	$127,867.48
	Deposit	5100 Rental Income:5121 Tenant Assistance Payment					
09/01/2026		Barron County Housing Authority	Debit Override to AOD, Hold, and Debit Override to AOD, Hold, and INTERFUND XFER LLC TO OB NET BAL LLC RENT IN MFH AND LLC EXP	$10,184.70		R	$117,682.78
	Expense	5900 Other Revenue:5911 Other Tenant Revenue					
09/01/2026			Credit Memo; Immediate Credit Credit Memo; Immediate Credit RV2 SD REFUND MO 20260731-INTERNET TRANSFER FROM SAV 7375 TO		$382.95	R	$118,065.73
	Transfer	BCH Redev LLC75 Savings					
09/03/2026		DirecTV	DIRECTV	$267.12		R	$117,798.61
	Expense	6500 Operating & Maintenance Expenses:6524 CATV Expense					
09/05/2026	20213	Barron Light & Water	UAP	$248.00		R	$117,550.61
	Check	-Split-					
09/08/2026		Tenant Rent Deposit	Deposit Deposit BARRON COUNTY HO RENTACH		$14,544.57	R	$132,095.18
	Deposit	5100 Rental Income:5120 Tenant Rent					
09/08/2026		Tenant Rent Deposit	Charge Back to Return an Item ACH RETURN INSUFFICIENT FUNDS SA	$378.00		R	$131,717.18
	Expense	5100 Rental Income:5120 Tenant Rent					

Date	Ref No.	Payee	Memo	Payment	Deposit	Stat	Balance
	Type	Account				Auto	
09/09/2026		Tenant Rent Deposit	Deposit Deposit # 20116		$7,028.57	R	$138,745.75
	Deposit	5100 Rental Income:5120 Tenant Rent					
09/09/2026		Intuit - QuickBooks	INTUIT * QBOOKS ONLINE	$85.00		R	$138,660.75
	Expense	6200/6300 Admin Expenses:6351 Accounting/Bookkeeping Fees					
09/10/2026		Tenant Rent Deposit	Deposit Deposit # 20117		$285.00	R	$138,945.75
	Deposit	5100 Rental Income:5120 Tenant Rent					
09/10/2026		Tenant Rent Deposit	Charge Back to Return an Item ACH RETURN INSUFFICIENT FUNDS JG	$714.00		R	$138,231.75
	Expense	5100 Rental Income:5120 Tenant Rent					
09/10/2026		WHEDA Loan	On-Us Check On-Us Check WHEDA PAYMENT	$13,535.81		R	$124,695.94
	Expense	Rehab:Rehab - Construction Related					
09/11/2026		Tenant Rent Deposit	Deposit Deposit # 20118		$378.00	R	$125,073.94
	Deposit	5100 Rental Income:5120 Tenant Rent					
09/14/2026	20214	Waterman Recycling & Disposal	Sept 2026 Acct 5324	$108.00			$124,965.94
	Check	6500 Operating & Maintenance Expenses:6525 Garbage, Trash Removal, & Recycling					
09/14/2026	20215	Village of Almena	Acct 001-0965-00	$242.98			$124,722.96
	Check	6400 Utilities:6451 Water, Sewer, Stormwater					
09/14/2026	20216	Village of Haugen	Acct 140	$136.49			$124,586.47
	Check	6400 Utilities:6451 Water, Sewer, Stormwater					
09/14/2026	20217	EO Johnson Co. Inc.	Inv 42887141	$158.69		R	$124,427.78

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
	Check	6200/6300 Admin Expenses:6311 Office Expenses					
09/14/2026	20218	TK Elevator Corporation	Inv 3009752924	$533.05		R	$123,894.73
	Check	6500 Operating & Maintenance Expenses:6520 Contracts Maintenance:6520-03 Elevator Contract					
09/14/2026	20219	Hawkins Ash CPAs	Inv 3266790	$349.00		R	$123,545.73
	Check	6200/6300 Admin Expenses:6351 Accounting/Bookkeeping Fees					
09/14/2026	20220	Bug Busters of NW Wisconsin	Inv 3063, 3064	$200.00			$123,345.73
	Check	6500 Operating & Maintenance Expenses:6520 Contracts Maintenance:6520-02 Exterminating Contracts					
09/14/2026		Xcel Energy	On-Us Check On-Us Check XCEL ENERGY-WI XCELENERGY	$8.48		R	$123,337.25
	Expense	6400 Utilities:6450 Electricity:Electricity - Dallas					
09/15/2026		Mosaic Technologies	On-Us Check On-Us Check CHIBARDUNTELEPHO MOSAIC PAY	$857.58		R	$122,479.67
	Expense	6200/6300 Admin Expenses:6311 Office Expenses:6311-03 Telephone/Internet Expenses					
09/15/2026		Republic Services	On-Us Check On-Us Check REPUBLICSERVICES RSIBILLPAY	$1,832.04		R	$120,647.63
	Expense	6500 Operating & Maintenance Expenses:6525 Garbage, Trash Removal, & Recycling					
09/16/2026		MRI Software LLC	On-Us Check On-Us Check MRI SOFTWARE LLC VSP*MRI SO	$99.61		R	$120,548.02
	Expense	6200/6300 Admin Expenses:6311 Office					

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
		Expenses:6311-02 Technology Expense					
09/16/2026		Xcel Energy	On-Us Check On-Us Check XCEL ENERGY-WI XCELENERGY	$1,178.18		R	$119,369.84
	Expense	6400 Utilities:6450 Electricity:Electricity - Dallas					
09/21/2026		Tenant Rent Deposit	Deposit Deposit # 20119		$714.00	R	$120,083.84
	Deposit	5100 Rental Income:5120 Tenant Rent					
09/21/2026		Village of Turtle Lake	On-Us Check On-Us Check PSN*VILLAGE OF T PURCHASE	$215.93		R	$119,867.91
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
09/22/2026		Elan Financial Services	On-Us Check On-Us Check ELAN ELECT PYMT	$60.00		R	$119,807.91
	Expense	6500 Operating & Maintenance Expenses:6590 Misc. Operating & Maintenance Expense					
09/23/2026		WE Energies	On-Us Check On-Us Check WE ENERGIES AUTOPAY	$62.69		R	$119,745.22
	Expense	6400 Utilities:6452 Gas					
09/28/2026		Barron Light & Water	PSN*CITY OF BARR PURCHASE	$33.58		R	$119,711.64
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
09/28/2026		Barron Light & Water	PSN*CITY OF BARR PURCHASE	$43.49		R	$119,668.15
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
09/28/2026		Barron Light & Water	PSN*CITY OF BARR PURCHASE	$47.35		R	$119,620.80
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
09/28/2026		Barron Light & Water	PSN*CITY OF BARR PURCHASE	$48.09		R	$119,572.71
	Expense	6400 Utilities:6451 Water, Sewer,					

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
		Stormwater					
09/28/2026		Barron Light & Water	PSN*CITY OF BARR PURCHASE	$48.23		R	$119,524.48
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
09/28/2026		Barron Light & Water	PSN*CITY OF BARR PURCHASE	$51.63		R	$119,472.85
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
09/28/2026		Barron Light & Water	PSN*CITY OF BARR PURCHASE	$737.08		R	$118,735.77
	Expense	6400 Utilities:6451 Water, Sewer, Stormwater					
09/29/2026	20221	American Tenant Screen, Inc.	Inv x25645-0826	$89.65			$118,646.12
	Check	6200/6300 Admin Expenses:6390 Misc. Admin Expenses					
09/29/2026	20222	Hey Everything	Acct 83	$298.21			$118,347.91
	Check	6500 Operating & Maintenance Expenses:6515 Supplies Maintenance					
09/29/2026	20223	ULINE	Inv 213688133	$485.98			$117,861.93
	Check	6500 Operating & Maintenance Expenses:6515 Supplies Maintenance					
09/29/2026	20224	Ventures Unlimited, Inc.	Inv 30820	$252.72			$117,609.21
	Check	6200/6300 Admin Expenses:6311 Office Expenses					
09/29/2026	20225	Bug Busters of NW Wisconsin	Inv 3103	$100.00			$117,509.21
	Check	6500 Operating & Maintenance Expenses:6520 Contracts Maintenance:6520-02 Exterminating Contracts					
09/29/2026	20226	Jon Galatowitsch	Inv 880655	$437.50			$117,071.71
	Check	6500 Operating & Maintenance Expenses:6520 Contracts Maintenance:6520-01 Routine Maintenance Contracts					

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
09/29/2026	20227	Up North Tax & Accounting LLC	Inv 90926	$570.00			$116,501.71
	Check	6200/6300 Admin Expenses:6351 Accounting/Bookkeeping Fees					
09/29/2026	20228	Barron County Housing Authority	Inv 20260056	$16,868.19		R	$99,633.52
	Check	-Split-					
09/30/2026		Tenant Rent Deposit	Credit Memo; Immediate Credit Credit Memo; Immediate Credit TENANT RENT VIA ALLPAID - AUGUST 2026-INTERNET TRANSFER FROM		$885.00	R	$100,518.52
	Deposit	5100 Rental Income:5120 Tenant Rent					
09/30/2026		Tenant Rent Deposit	Credit Memo; Immediate Credit Credit Memo; Immediate Credit TENANT RENT VIA ALLPAID - SEPT 2026-INTERNET TRANSFER FROM C		$1,110.00	R	$101,628.52
	Deposit	5100 Rental Income:5120 Tenant Rent					
09/30/2026			Debit Override to AOD, Hold, and Debit Override to AOD, Hold, and SD FOR BW4 TENANT ON 09SEP2026 RENT DEPOSIT-INTERNET TRANSFE	$50.00		R	$101,578.52
	Transfer	BCH Redev LLC75 Savings					
09/30/2026		Barron County Housing Authority	Debit Override to AOD, Hold, and Debit Override to AOD, Hold, and ERRONEOUS TENANT RENT DEPOSIT ON 10JUL2026 - S/B PFPH-INTERN	$380.00		R	$101,198.52
	Expense	5100 Rental Income:5120 Tenant Rent					
09/30/2026		Barron County Housing Authority	Debit Override to AOD, Hold, and Debit Override	$4,683.52		R	$96,515.00

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
			to AOD, Hold, and LLC TAX CREDIT EE HEALTH INS SEPT 2026 INVOICE-INTERNET TRAN				
	Expense	6700 Taxes & Insurance:6721-01 Health Insurance					
09/30/2026		Sterling Bank	Service Charge Service Charge IMAGE STATEMENT FEE	$3.00		R	$96,512.00
	Expense	6200/6300 Admin Expenses:6390 Misc. Admin Expenses					

Barron County Housing Redevelopment LLC

BCH Redev LLC69 Checking Bank Balance: 159796.43 Ending Balance: $137,193.87

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
09/30/2026		Sterling Bank	Service Charge Service Charge STANDARD ACH	$10.00		R	$96,502.00
	Expense	6200/6300 Admin Expenses:6390 Misc. Admin Expenses					
09/30/2026		Sterling Bank	Service Charge Service Charge STANDARD ACH PER ITEM FEE	$3.01		R	$96,498.99
	Expense	6200/6300 Admin Expenses:6351 Accounting/Bookkeeping Fees					

Barron County Housing Redevelopment LLC

BCH Redev LLC75 Savings Bank Balance: 25145.34 Ending Balance: $24,737.34

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
09/01/2026			Credit Memo; Immediate Credit Credit Memo; Immediate Credit RV2 SD REFUND MO 20260731-INTERNET TRANSFER FROM SAV 7375 TO	$382.95		R	$24,482.05
	Transfer	BCH Redev LLC69 Checking					
09/09/2026		Security Deposit	Deposit - Adds to Balance		$201.00	R	$24,683.05
	Deposit	5500 Security Deposit					
09/30/2026		Sterling Bank	Interest Paid Interest Paid INTEREST PAID		$4.29	R	$24,687.34
	Deposit	5400 Financial Revenue:5410 Interest - Operations					
09/30/2026			Debit Override to AOD, Hold, and Debit Override to AOD, Hold, and SD FOR BW4 TENANT ON 09SEP2026 RENT DEPOSIT-INTERNET TRANSFE		$50.00	R	$24,737.34
	Transfer	BCH Redev LLC69 Checking					

BARRON COUNTY HOUSING AUTHORITY
MULTIFAMILY HOUSING PROGRAM

Cash Flow Statement
as of September 30, 2026

CURRENT ASSETS				
Register Balance as of August 31, 2026	$	45,464.28		
INCOME:				
Tenant Rents via All Paid to Xfer	$	1,110.00		
RR Transfer:	$	-		
Insurance Escrow Transfer:	$	-		
LLC Transfer				
PILOT Transfer	$	-		
MFH SD Transfer	$	-		
Miscellaneous:	$	-		
Interest	$	1.75		
Total Income:	$	1,111.75		
EXPENSE:				
Operating Expense (LLC related to be reimbursed)	$	-		
Payroll	$	227.29		
OBA Transfer	$	-		
Xfer to Payroll	$	-		
LMII Tenant Rent Transfer	$	-		
LLC Tax Credit Tenant Rent Transfer	$	1,995.00		
Rehab Related: Interest Wire, Storage, Displ	$	29,086.52		
LLC Displacement	$	-		
Insurance Payments:				
Miscellaneous:	$	-		
Total Expense:	$	31,308.81		
Register Balance as of September 30, 2026			$	15,267.22
Uncleared Transactions as of Month End			$	2,667.73
Voided Transactions as of Month End			$	-
Checking Account as of September 30, 2026			$	17,934.95

OTHER ASSETS			
Replacement Reserve Account*		$	5,278.98
Tenant Security Deposit Certificate of Deposit		$	7,742.18
Insurance Escrow	Obsolete Acct Closed 07/31	$	-
Payment In Lieu Of Tax Escrow	Obsolete Acct Closed 07/31	$	-
Tenant Security Deposit Savings Account	Obsolete Acct Closed 07/31	$	-
TOTAL INVESTMENTS:		$	13,021.16
	Grand Total Investments:	$	13,021.16

*Ideal minimum Reserve Account balance is $1,500 per unit ($105,000.00)

Barron County Housing Authority

MFH Checking81 Bank Balance: 17770.18 Ending Balance: $15,267.22

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
09/02/2026	Deposit	Tenant Rent Tenant Rent			$675.00	R	$46,139.28
09/08/2026	Deposit	Tenant Rent Tenant Rent			$435.00	R	$46,574.28
09/08/2026	Transfer	Replacement Reserves31		$28,425.79		R	$18,148.49
09/11/2026	Transfer	Payroll89		$16.24		R	$18,132.25
09/14/2026	17376 Check	Kristin Foltz Rehab Project:Rehab - Displacement	Electric Bill - Displacement	$495.96			$17,636.29
09/25/2026	Transfer	Payroll89		$211.05		R	$17,425.24
09/29/2026	17377 Check	Barron County Finance Rehab Project	Storage Bldg	$164.77			$17,260.47
09/30/2026	Deposit	Sterling Bank Interest			$1.75	R	$17,262.22
09/30/2026	Expense	Barron County Housing Redevelopment LLC Tenant Rent		$885.00		R	$16,377.22
09/30/2026	Expense	Barron County Housing Redevelopment LLC Tenant Rent		$1,110.00		R	$15,267.22

Barron County Housing Authority

Replacement Reserves31 Bank Balance: 33781.38 Ending Balance: $5,259.63

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
09/08/2026	Expense	WHEDA Rehab Project		$28,425.79		R	-$23,146.81
09/08/2026	Expense	Sterling Bank Rehab Project		$20.00		R	-$23,166.81
09/08/2026	Transfer	MFH Checking81			$28,425.79	R	$5,258.98
09/30/2026	Deposit	Sterling Bank Interest			$0.65	R	$5,259.63

Barron County Housing Authority

OBA97 Bank Balance: 64812.97 Ending Balance: $57,079.12

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
09/01/2026	Deposit	Barron Co Housing Redevelopment LLC Other Types of Income			$10,184.70	R	$48,062.96
09/01/2026	Transfer	LMII Operating09			$10,662.23	R	$58,725.19
09/01/2026	Transfer	HCV Checking14			$12,066.91	R	$70,792.10
09/11/2026	Transfer	Payroll89		$7,041.27		R	$63,750.83
09/11/2026	Transfer	Payroll89		$8,831.51		R	$54,919.32
09/14/2026	15724 Check	Hawkins Ash CPAs Contract Services:Accounting Fees	Inv 3266789	$184.00		R	$54,735.32
09/14/2026	15725 Check	Up North Tax & Accounting LLC Contract Services:Accounting Fees	Inv 90926	$95.00		R	$54,640.32
09/16/2026	Expense	Cardmember Service -Split-		$6,715.64		R	$47,924.68
09/25/2026	Transfer	Payroll89		$6,477.04		R	$41,447.64
09/25/2026	Transfer	Payroll89		$8,332.41		R	$33,115.23
09/29/2026	15726 Check	American Tenant Screen, Inc. -Split-	x25645-0826	$74.70			$33,040.53
09/30/2026	Deposit	Barron County Housing Redevelopment LLC Tenant Rent			$380.00	R	$33,420.53
09/30/2026	Deposit	Sterling Bank Interest			$3.60	R	$33,424.13
09/30/2026	Payment	Barron Co Housing Redevelopment LLC Accounts Receivable			$16,868.19	R	$50,292.32
09/30/2026	Payment	Prairie Farm Pioneer Housing Accounts Receivable			$882.40	R	$51,174.72
09/30/2026	Payment	Prairie Farm Pioneer Housing, Inc. Accounts Receivable			$1,049.35	R	$52,224.07
09/30/2026		City of Chetek Housing Authority			$6,472.79	R	$58,696.86

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
	Payment	Accounts Receivable					
09/30/2026	Transfer	Payroll89		$1,617.74		R	$57,079.12

BARRON COUNTY HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM

Cash Flow Statement
as of September 30, 2026

CURRENT ASSETS

Register Balance as of August 31, 2026	**$**	**120,014.37**
INCOME:		
HUD HAP Deposit	**$**	**62,052.00**
HUD Admin Deposit	**$**	**11,405.00**
HUD Misc	**$**	**-**
Port-In HAP and Admin	**$**	**-**
HAP Return/HAP Overpayment	**$**	**126.00**
Miscellaneous:		
Interest	**$**	**7.76**
Total Income:	**$**	**73,590.76**
EXPENSE:		
HAP Payments	**$**	**60,642.03**
Administrative Expense	**$**	**1,066.71**
Payroll	**$**	**6,355.90**
Miscellaneous: Interfund Xfer	**$**	**12,066.91**
Total Expense:	**$**	**80,131.55**

Register Balance as of September 30, 2026	**$**	**113,473.58**
Uncleared Transactions as of Month End	$	698.00
Voided Transactions as of Month End	$	-
Checking Account as of September 30, 2026	**$**	**114,171.58**

Barron County Housing Authority

HCV Checking14 Bank Balance: 124570.84 Ending Balance: $113,473.58

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
09/01/2026	Deposit	HUD Program Income			$8,868.00	R	$128,882.37
09/01/2026	Deposit	HUD Program Income			$62,052.00	R	$190,934.37
09/01/2026	95821 Check	Barron Light & Water UAP		$158.00		R	$190,776.37
09/01/2026	95822 Check	Rice Lake Utilities UAP		$234.00		R	$190,542.37
09/01/2026	Transfer	OBA97		$12,066.91		R	$178,475.46
09/01/2026	Expense	AT&T Operations:Telephone, Telecommunications		$488.71		R	$177,986.75
09/01/2026	Expense	HAP Deposit HAP		$60,250.03		R	$117,736.72
09/09/2026	Deposit	HAP Overpayment HAP			$100.00	R	$117,836.72
09/11/2026	Transfer	Payroll89		$2,320.56		R	$115,516.16
09/14/2026	95833 Check	Hawkins Ash CPAs Contract Services:Accounting Fees	Inv 3266787	$483.00		R	$115,033.16
09/14/2026	95834 Check	Up North Tax & Accounting LLC Contract Services:Accounting Fees	Inv 90926	$95.00		R	$114,938.16
09/15/2026	Deposit	HUD Program Income			$2,537.00	R	$117,475.16
09/18/2026	Deposit	HAP Overpayment HAP			$26.00	R	$117,501.16
09/25/2026	Transfer	Payroll89		$2,338.41		R	$115,162.75
09/30/2026	Deposit	Sterling Bank Interest			$7.76	R	$115,170.51
09/30/2026	Transfer	Payroll89		$1,696.93		R	$113,473.58

Bank Account Description/Account Number
Sec 8 Certificates 2453

Number	Date	Method	Status	Name Of Payee	Total
0060987	9/1/26	Direct Dep.	Paid	AP Property Rentals LLC	$1,601.00
0060988	9/1/26	Direct Dep.	Paid	ASPEN GROVE	$6,894.00
0060989	9/1/26	Direct Dep.	Paid	Bandli Brothers	$404.00
0060990	9/1/26	Direct Dep.	Paid	Charles Bellows	$266.00
0060991	9/1/26	Direct Dep.	Paid	Blueberry Line Properties LLC	$510.00
0060992	9/1/26	Direct Dep.	Paid	Olga Bradley	$850.00
0060993	9/1/26	Direct Dep.	Paid	Clyde Brekken	$269.00
0060994	9/1/26	Direct Dep.	Paid	Montey Brekken	$1,071.00
0060995	9/1/26	Direct Dep.	Paid	Burr Oak Estates LLC	$433.00
0060996	9/1/26	Direct Dep.	Paid	Jean Bygd	$501.00
0060997	9/1/26	Direct Dep.	Paid	Bryan Carlson	$390.00
0060998	9/1/26	Direct Dep.	Paid	Grayham Properties	$510.00
0060999	9/1/26	Direct Dep.	Paid	Andraya Albrecht	$260.00
0061000	9/1/26	Direct Dep.	Paid	RCU Acct: 4875700/C.Cree	$477.00
0061001	9/1/26	Direct Dep.	Paid	Todd Crotteau	$692.00
0061002	9/1/26	Direct Dep.	Paid	Christopher Davis	$597.00
0061003	9/1/26	Direct Dep.	Paid	Yvette DeFlorian	$1,079.00
0061004	9/1/26	Direct Dep.	Paid	Christopher Drost	$550.00
0061005	9/1/26	Direct Dep.	Paid	Eveland Properties WI, LLC	$545.00
0061006	9/1/26	Direct Dep.	Paid	Foxboro Management	$2,378.00
0061007	9/1/26	Direct Dep.	Paid	Rice Lake Housing Limited Partnership	$1,431.00
0061008	9/1/26	Direct Dep.	Paid	Garden View Townhomes LLC	$1,468.00
0061009	9/1/26	Direct Dep.	Paid	Loni Graf	$841.00
0061010	9/1/26	Direct Dep.	Paid	Greens Management Group LLC	$581.00
0061011	9/1/26	Direct Dep.	Paid	Andrea Hansen	$388.00
0061012	9/1/26	Direct Dep.	Paid	Walter Herrman	$741.00
0061013	9/1/26	Direct Dep.	Paid	Stephanie Herzog	$518.00
0061014	9/1/26	Direct Dep.	Paid	Rice Lake Enterprises	$852.00
0061015	9/1/26	Direct Dep.	Paid	Samuel E & McKayla L Hoff	$517.00
0061016	9/1/26	Direct Dep.	Paid	Joseph M Johnston	$299.00
0061017	9/1/26	Direct Dep.	Paid	K I E PROPERTIES LLC	$562.00
0061018	9/1/26	Direct Dep.	Paid	KSJ Holdings, LLC	$512.00
0061019	9/1/26	Direct Dep.	Paid	LJS Living TLV, LLC	$627.00
0061020	9/1/26	Direct Dep.	Paid	LJS Living FRL LLC	$3,672.00
0061021	9/1/26	Direct Dep.	Paid	Buckley Marsh	$739.00
0061022	9/1/26	Direct Dep.	Paid	RNS Properties LLC	$509.00
0061023	9/1/26	Direct Dep.	Paid	MKS Properties, LLC	$505.00
0061024	9/1/26	Direct Dep.	Paid	Kim Ness	$1,332.00
0061025	9/1/26	Direct Dep.	Paid	NW Real Estate LLC	$857.00
0061026	9/1/26	Direct Dep.	Paid	Oaktree Properties LLC	$1,239.00
0061027	9/1/26	Direct Dep.	Paid	Craig Olund	$1,204.00
0061028	9/1/26	Direct Dep.	Paid	Rice Lake Community Housing,INC	$327.00
0061029	9/1/26	Direct Dep.	Paid	Brian Rieckenberg	$1,158.00
0061030	9/1/26	Direct Dep.	Paid	Troy Samson	$180.00
0061031	9/1/26	Direct Dep.	Paid	Sanborn Rentals, LLC	$338.00
0061032	9/1/26	Direct Dep.	Paid	Frank Soucek	$494.00
0061033	9/1/26	Direct Dep.	Paid	Patricia State	$316.00
0061034	9/1/26	Direct Dep.	Paid	West Cap	$1,507.00
0061035	9/1/26	Direct Dep.	Paid	West Cap	$1,381.00
0061036	9/1/26	Direct Dep.	Paid	GB Kastvig LLC	$763.00
0061037	9/1/26	Direct Dep.	Paid	Michael Swant	$0.00
0061038	9/1/26	Direct Dep.	Paid	James Todahl	$750.00
0061039	9/1/26	Direct Dep.	Paid	Kenneth Tomesh	$300.00

0061040	9/1/26	Direct Dep.	Paid	Rice Lake Housing Authority	$3,375.00
0061041	9/1/26	Direct Dep.	Paid	WestCAP	$93.00
0061042	9/1/26	Direct Dep.	Paid	Whitetail Gardens LLC	$309.00
0061043	9/1/26	Direct Dep.	Paid	WHPC-Rice Lake, LLC	$2,620.00
0061044	9/1/26	Direct Dep.	Paid	Britt Wooldridge	$311.00
0061045	9/1/26	Direct Dep.	Paid	Yeager Property Management IV, LLC	$2,485.00
0061046	9/1/26	Direct Dep.	Paid	Yeager Property Management V LLC	$2,025.00
0061047	9/1/26	Direct Dep.	Paid	Arizona Department Of Housing	$1,002.91
0061048	9/1/26	Direct Dep.	Paid	Eau Claire County Housing Authority	$844.12
0095821	9/1/26	Computer Ck.	Paid	Barron Light & Water	$158.00
0095822	9/1/26	Computer Ck.	Paid	Rice Lake Utilites	$234.00

Total For Bank Account **Sec 8 Certificates** **$60,642.03**

	# Of Transactions	Totals
Computer Checks	4	$392.00
Manual Checks	0	$0.00
Direct Deposits	155	$60,250.03
Debit Cards	0	$0.00

Total For Bank: **$60,642.03**

Total - All Bank Accounts Printed: **$60,642.03**

Barron County Housing Authority

Payroll89 Bank Balance: 23905.64 Ending Balance: $23,991.98

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
09/01/2026	Transfer	LMII Operating09			$13,875.59	R	$26,156.29
09/01/2026	Expense	Delta Dental Insurance Dental		$86.34		R	$26,069.95
09/10/2026	Expense	MetLife Vision Insurance Insurance Vision		$60.22		R	$26,009.73
09/11/2026	Transfer	LMII Operating09			$1,815.15	R	$27,824.88
09/11/2026	Transfer	OBA97			$7,041.27	R	$34,866.15
09/11/2026	Transfer	OBA97			$8,831.51	R	$43,697.66
09/11/2026	Expense	Barron County Housing Authority Payroll Expenses		$350.00		R	$43,347.66
09/11/2026	Expense	Payroll Payroll Expenses		$13,149.30		R	$30,198.36
09/11/2026	Transfer	HCV Checking14			$2,320.56	R	$32,518.92
09/11/2026	Transfer	MFH Checking81			$16.24	R	$32,535.16
09/15/2026	Expense	WRS Payroll Expenses		$5,274.26		R	$27,260.90
09/15/2026	Expense	Federal Payroll Tax Payroll Liabilities		$3,372.26		R	$23,888.64
09/24/2026	Expense	ETF Group Insurance Health Insurance		$10,284.40		R	$13,604.24
09/25/2026	Transfer	LMII Operating09			$1,120.08	R	$14,724.32
09/25/2026	Transfer	OBA97			$6,477.04	R	$21,201.36
09/25/2026	Transfer	OBA97			$8,332.41	R	$29,533.77
09/25/2026	Expense	Payroll Expenses		$150.00		R	$29,383.77
09/25/2026	Expense	Payroll Payroll Expenses		$12,468.69		R	$16,915.08
09/25/2026					$2,338.41	R	$19,253.49

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
	Transfer	HCV Checking14					
09/25/2026					$211.05	R	$19,464.54
	Transfer	MFH Checking81					
09/29/2026		Federal Payroll Tax		$2,886.42		R	$16,578.12
	Expense	Payroll Liabilities					
09/30/2026		Barron County Housing Redevelopment LLC			$4,683.52	R	$21,261.64
	Deposit	Health Insurance					
09/30/2026		Sterling Bank			$1.62	R	$21,263.26
	Deposit	Interest					
09/30/2026					$1,052.10	R	$22,315.36
	Transfer	LMII Operating09					
09/30/2026					$1,617.74	R	$23,933.10
	Transfer	OBA97					
09/30/2026		Wisconsin Department of Revenue		$1,628.05		R	$22,305.05
	Expense	Payroll Expenses					
09/30/2026		Sterling Bank		$10.00		R	$22,295.05
	Expense	Bank Charge					
09/30/2026					$1,696.93	R	$23,991.98
	Transfer	HCV Checking14					

BARRON COUNTY HOUSING AUTHORITY
LAKELAND MANOR II HOUSING PROGRAM

Cash Flow Statement
as of September 30, 2026

CURRENT ASSETS			
Register Balance as of August 31, 2026	**$**	**91,433.80**	
INCOME:			
Tenant Rents & Charges	**$**	**8,439.00**	
Rural Development HAP Deposit	**$**	**4,393.00**	
RR Transfer	**$**	**-**	
Security Deposit Transfer	**$**	**-**	
Laundry Revenue	**$**	**-**	
Miscellaneous:	**$**	**-**	
Interest	**$**	**3.09**	
Total Income:	**$**	**12,835.09**	
EXPENSE:			
Operating Expenses	**$**	**6,248.76**	
Payroll	**$**	**17,862.92**	
SD Refund	**$**	**-**	
Xfer to OBA Interfund Xfer	**$**	**10,662.23**	
NSF Tenant Rent	**$**	**-**	
Rural Development Rent Voucher Refund:	**$**	**-**	
Miscellaneous:			
Total Expense:	**$**	**34,773.91**	
Register Balance as of September 30, 2026			**$ 69,494.98**
Uncleared Transactions as of Month End			$ 3,399.12
Voided Transactions as of Month End			
Checking Account as of September 30, 2026			**$ 72,894.10**

OTHER ASSETS		
Tenant Security Deposit Savings Account	**$**	**10,362.67**
Replacement Reserve Account*	**$**	**29,824.47**
TOTAL INVESTMENTS:	**$**	**40,187.14**

*Ideal minimum Reserve Account balance is $1,500 per unit ($30,000.00)

Barron County Housing Authority

LMII Operating09 Bank Balance: 81671.98 Ending Balance: $73,887.98

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
09/01/2026	Transfer	OBA97		$10,662.23		R	$80,771.57
09/01/2026	Transfer	Payroll89		$13,875.59		R	$66,895.98
09/03/2026	Deposit	Rural Development Program Income			$493.00	R	$67,388.98
09/03/2026	Deposit	Rural Development Program Income			$381.00	R	$67,769.98
09/03/2026	Deposit	Rural Development Program Income			$258.00	R	$68,027.98
09/03/2026	Deposit	Rural Development Program Income			$339.00	R	$68,366.98
09/03/2026	Deposit	Rural Development Program Income			$635.00	R	$69,001.98
09/03/2026	Deposit	Rural Development Program Income			$440.00	R	$69,441.98
09/03/2026	Deposit	Rural Development Program Income			$242.00	R	$69,683.98
09/03/2026	Deposit	Rural Development Program Income			$258.00	R	$69,941.98
09/03/2026	Deposit	Rural Development Program Income			$362.00	R	$70,303.98
09/03/2026	Deposit	Rural Development Program Income			$300.00	R	$70,603.98
09/03/2026	Deposit	Rural Development Program Income			$327.00	R	$70,930.98
09/03/2026	Deposit	Rural Development Program Income			$358.00	R	$71,288.98
09/08/2026	Deposit	Tenant Rent Tenant Rent			$4,979.00	R	$76,267.98
09/09/2026	Deposit	Tenant Rent Tenant Rent			$3,460.00	R	$79,727.98
09/11/2026	Transfer	Payroll89		$1,815.15		R	$77,912.83
09/14/2026	20164 Check	Waterman Recycling & Disposal Garbage & Recycling	Acct 5640	$125.00			$77,787.83

Date	Ref No. / Type	Payee / Account	Memo	Payment	Deposit	Stat / Auto	Balance
09/14/2026	20165	Hawkins Ash CPAs	Inv 3267180	$184.00		R	$77,603.83
	Check	Contract Services:Accounting Fees					
09/15/2026		Mosaic Telecom		$624.83		R	$76,979.00
	Expense	Operations:Telephone, Telecommunications					
09/21/2026		Village of Turtle Lake Water & Sewer		$307.13		R	$76,671.87
	Expense	Water & Sewer					
09/21/2026		Village of Turtle Lake Water & Sewer		$307.13		R	$76,364.74
	Expense	Water & Sewer					
09/23/2026		We Energies		$9.57		R	$76,355.17
	Expense	Gas					
09/23/2026		We Energies		$75.85		R	$76,279.32
	Expense	Gas					
09/25/2026		Xcel Energy		$1,338.13		R	$74,941.19
	Expense	Electricity					
09/25/2026				$1,120.08		R	$73,821.11
	Transfer	Payroll89					
09/29/2026	20166	American Tenant Screen, Inc.	x25645-0826	$37.85			$73,783.26
	Check	Operations					
09/29/2026	20167	Jon Galatowitsch	Inv 880656	$3,141.27			$70,641.99
	Check	-Split-					
09/29/2026	20168	Up North Tax & Accounting LLC	Inv 90926	$95.00			$70,546.99
	Check	Contract Services:Accounting Fees					
09/30/2026		Sterling Bank			$3.09	R	$70,550.08
	Deposit	Interest					
09/30/2026		Sterling Bank		$3.00		R	$70,547.08
	Expense	Bank Charge					
09/30/2026				$1,052.10		R	$69,494.98
	Transfer	Payroll89					

Barron County Housing Authority

LMII Reserve25 Bank Balance: 29824.47 Ending Balance: $29,824.47

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
09/30/2026	Deposit	Sterling Bank Interest			$1.23	R	$29,824.47

Barron County Housing Authority

LMII Security17 Bank Balance: 10412.67 Ending Balance: $10,362.67

Date	Ref No. Type	Payee Account	Memo	Payment	Deposit	Stat Auto	Balance
09/09/2026		Security Deposit			$50.00	R	$10,315.25
	Deposit	Security Deposits Asset					
09/22/2026		Security Deposit			$50.00	R	$10,365.25
	Deposit	Security Deposits Asset					
09/30/2026		Sterling Bank			$0.42	R	$10,365.67
	Deposit	Interest					
09/30/2026		Sterling Bank		$3.00		R	$10,362.67
	Expense	Bank Charge					

BARRON COUNTY
HOUSING AUTHORITY

611 E Woodland Ave #25
Barron WI 54812
Phone: 715.537.5344
Fax: 715.537.3726

director@barroncountyha.com
website: barroncountyha.com

LI Housing Tax Credit
Housing Choice Voucher

Management Service Provider for:
Housing Authority of the City of Barron
Park Lawn Apartments

Housing Authority of the City of Chetek
Lone Oak Apartments

Prairie Farm
Pioneer Housing, Inc.
Scott Terrace
Pioneer Housing

Compliance Service Provider for:
Almena Housing Authority
Parkview Apartments

EQUAL HOUSING OPPORTUNITY

We do business in accordance with the Federal Fair Housing Law - Equal Housing Opportunity

File Complaints of Housing Discrimination with the US Department of Housing and Urban Development 800-669-9777 or 800-927-9275 (TTY)

FOR IMMEDIATE RELEASE
Contact:
Bob Kazmierski, Executive Director
Barron County Housing Authority
715.537.5344 Ext. 5
director@barroncountyha.com
www.barroncountyha.com

More than a Face Lift: Rehab of 70 Housing Units after Nearly 50 Years is Officially Complete

Barron, WI — October 5, 2026 — Barron County Housing Authority is proud to announce the official completion of the newly finished renovation project of its 70 housing units throughout Barron County. The scattered sites include 8-plex buildings in the villages of Almena, Dallas, Haugen, Prairie Farm, and Turtle Lake, a two-story 24-unit apartment building in Barron, and three duplex buildings for families, also in the City of Barron. The updated facilities feature modern upgrades designed to improve functionality, meet current ADA standards, enhance quality of living, and better serve the local community. “This renovation marks an exciting new chapter for our organization,” said Bob Kazmierski, Executive Director. “Multiple agencies invested time and resources into transforming our properties into modern and high-efficiency housing. These efforts are a reflection of the partnership and commitment to ensure that safe and affordable housing remains available in Barron County."

The buildings that served the community for nearly five decades were structurally sound. As such, the building footprint stayed intact while the building interiors were taken down to the studs, floorplans adjusted, and necessary trusses replaced. The upgraded facilities now include high efficiency heating and cooling systems, upgraded electrical and telecommunications, a dishwasher in each apartment, and tenant storage units. Work on the project began in April 2025, 48 years after the architectural plans for the initial structures were produced in the spring of 1977. Construction concluded in August 2026, staying aligned with the agency’s core goals for modernization and continuing in the role of offering affordable housing to future generations.

The rehabilitation was made possible by tax-credit investments and multiple funding programs involving WHEDA, Hunt Capital Partners, Department of Administration, Federal Home Loan Bank of Chicago grant, BCHA reserve funds, and Barron County ARPA funds.

An open house was held at Berger-Woodland Manor, the 24-unit apartment complex, in Barron on October 5th to commemorate the end of construction and showcase the rehab project. Attendees were supplied with a tour of the grounds, common areas which included the community room, patio, and on-site laundry, and a recently vacated apartment. A presentation of before and after photos was on display which depicted a majority of the sites retaining their original linoleum flooring, cabinets, appliances and countertops flaunting the trendy yellow shades of the 1970s. Members of the public and local media are invited to learn more about the updated facility by visiting www.barroncountyha.com.

About Barron County Housing Authority

The Barron County Housing Authority (BCHA) provides housing opportunities for low-income residents of Barron County through various programs and properties it owns and manages. Housing is offered to seniors (62 and older) and/or disabled; near-elderly (55+) are also encouraged to apply for senior housing. For more information, visit www.barroncountyha.com.

###

ABOUT BARRON COUNTY HOUSING AUTHORITY

The Barron County Housing Authority (BCHA) provides affordable housing opportunities for eligible residents throughout Barron County.

BARRON COUNTY
HOUSING AUTHORITY

Housing & Programs

- Affordable housing for seniors
- Housing for individuals with disabilities
- Family housing opportunities
- Housing Choice Voucher Program
- Public housing management services

Affordable Rent

For eligible households, rent is generally based on:

30% of Adjusted Gross Income

BCHA remains committed to providing safe, quality, and affordable housing while strengthening communities throughout Barron County.



THANK YOU!

This successful rehabilitation project was made possible through the dedication and collaboration of:

- Residents
- Barron County Housing Authority Board & Staff
- Barron County
- Construction Partners
- Funding Partners
- Community Leaders
- Local Officials
- Project Supporters

Barron County Housing Authority:

715-537-5344

www.barroncountyha.com

Quality Housing. Strong Communities. Lasting Impact.

BERGER WOODLAND

Celebrating a New Chapter in Affordable Housing

Open House & Community Celebration



A COMMUNITY INVESTMENT

Built in **1978**, Berger Woodland Apartments have provided affordable housing opportunities to Barron County residents for nearly **50 years**.

Today, after a comprehensive renovation, the property has been transformed with **modern updates, improved accessibility, and enhanced community spaces** while preserving affordable housing for future generations.

RENOVATION HIGHLIGHTS

- New kitchens and bathrooms
- New appliances
- Free tenant storage
- New HVAC and air conditioning systems
- New flooring and interior finishes
- Energy-efficient upgrades
- ADA accessibility improvements





WHAT'S NEW AT BERGER WOODLAND?

Apartment Improvements

- Completely remodeled units
- Modern finishes throughout
- Updated kitchens and bathrooms
- ADA-compliant units available

Community Improvements

- New elevator access
- Renovated lobby and common areas
- Refurnished community room
- Outdoor activity areas
- Onsite parking
- Laundry facilities

Designed to improve comfort, accessibility, and quality of life for residents.

PROJECT HIGHLIGHTS

🏠 70 Affordable Housing Units Preserved
📅 Originally Built in 1978
♿ Enhanced ADA Accessibility
🔨 Completely Renovated Interiors
❄️ New HVAC & Air Conditioning
🍽️ New Kitchens & Appliances
📈 Historically 97-100% Occupancy
👥 Serving Older Adults, Individuals with Disabilities, and Families

The continued demand for these apartments highlights the importance of preserving quality affordable housing in Barron County.





EVERYONE APPRECIATES YOU

BEING A GOOD NEIGHBOR

Barron County Housing Authority
611 E Woodland Ave #25
Barron WI 54812
715.537.5344
barroncountyhousingauthority.com

THANK YOU FOR DOING YOUR PART TO

BE A GOOD NEIGHBOR

- Closing doors quietly
- Avoid banging on walls and not allowing cabinets to slam shut
- Maintaining a reasonable volume of TV/radio and other audible devices
- Respecting the quiet hours when most are trying to sleep
- Ensuring your animal does not bark/cry when you are away
- Picking up after your animal
- Keeping on schedule with use of the laundry facilities
- Ventilating your apartment when strong odors are present
- Refrain from smoking inside your apartment and staying at a 25+ feet distance outside
- Respecting the privacy of others
- Refraining from gossip and other harmful and harassing acts
- Taking care when parking vehicles and following policy
- Keeping a tidy patio/entrance
- Abiding by your lease, house rules, and other housing policies

THE RIGHT TO PEACEFUL ENJOYMENT OF THE PREMISES IS YOURS AND YOUR NEIGHBOR'S

MARTINRILEY
architects • engineers

404 N. Main Street
Suite 601
Oshkosh, WI 54901
Ph (920) 267-3600

PROJECT: Barron County Housing Authority
Barron County Housing Redevelopment, LLC
611 E. Woodland Ave, Barron, WI 54901

9/30/2026 1:00 PM – Closeout items reviewed.

Bob / Nate / Paul / Tom

1 – Exterior light switch question at B/W 24 back patio. Two L-06 lights at patio do not appear to have been installed. Paul will follow up.

2 – Closeout Submittals Section 01 7800 reviewed

Hard copies: Record Drawings- Don's markups turned over to the HA. Not scanned. Nate look at on Monday. Barron HA should have electronic copy of these drawings per spec. Photographs would be acceptable.

O&M manuals: spec requires hard copies & PDF copy. – Bob would like hard copy & PDF copy. McGann will provide hard copy. Submit electronic copy to M-R for review 1st.

Asbestos / PCB affidavit discussed – neither Tom nor Paul has encountered this before. Nate will research if required.

4 – Fire Doors in corridor by elevator – Provide magnetic hold opens. Judd will do the drywall repair. Red cedar does electrical, Viking does fire alarm work. No on site foreman needed. Paul will send change order.

5 – Intercom: 16or 17 doesn't work.

6 – Gazebo Rooster has been ordered. Access codes are done.

7 –Caulk has been installed around windows in brick locations.

8- Washing machine connections, slop sink in progress.

9- Monument sign electrical in progress – this week.

10- Low voltage contractor not responsive. Paul will follow up with electrical contractor.

Site Visit #28 comments – review:

- Exterior cable mess at east duplex – Bob will call Mosaic.
- Downspouts back of garage – consider removal of 90; and/or screen at bottom of 90.
- Access above community kitchen – may just be dirt or grease. Judd will check.
- Concrete void repairs will be done.
- Screen will be provided at vent between storage units

End of Meeting Notes

MARTINRILEY
architects • engineers

404 N. Main Street
Suite 601
Oshkosh, WI 54901
Ph (920) 267-3600

PROJECT: Barron County Housing Authority
Barron County Housing Redevelopment, LLC
611 E. Woodland Ave, Barron, WI 54901

FIELD REPORT NO: 28

TO CONTRACTOR:
McGann Construction Inc.
3622 Lexington Ave
Madison, WI 53714

ARCHITECT'S PROJECT NO: O22002

DATE: September 23, 2026 **TIME:** 9:00 am- 11:30 am **WEATHER:** Sunny 55 F

EST. % OF COMPLETION:
Overall Project: 99.5% +/-

CONFORMANCE WITH SCHEDULE (+/-):
24 Plex: 24 occupied. Punchlist items.
8 Plex: All (5) Occupied.
Duplex: (6 units) Completed.
24 Garage: Completed

WORK IN PROGRESS: 24 plex: Plumber replacing Washing Machine Connections

OBSERVATIONS:

1. 24 Plex
    a. Exterior
        i. Condensate lines outside community room have been extended to drain onto landscaping.
        ii. Pergola / Gazebo installation complete.
        iii. Additional seeding visible, recently completed.
        iv. Project sign observed.
        v. Monument sign installed. Electrical connected per BCHA.
    b. Interior
        i. Ceiling panel above community kitchen showing mold.
        ii. Corner guards, fire doors in place.
        iii. Fire doors propped. Do not do this.
        iv. 1st floor laundry room sink, laundry connection replacement in progress.
        v. Maintenance Staff reports Paul's sheet metal states warranty on HVAC units has expired.
2. Maintenance Garage / Storage Building
    a. Building appears substantially complete & useable.
    b. Observed no welding outlet present in garage. Discussed with BCHA maintenance. Welding outlet omitted due to distance from electrical panel. BCHA is aware of change.
    c. Bollard covers are secured in place.
3. Storage Rooms
    a. Downspout drains at west side: 90 degree PVC elbow has been installed in lieu of specified zurn spouts. South locations are close to grade and will probably be obstructed by snow and ice in winter. BCHA maintenance should review and evaluate if they want the 90 degree elbows. Recommend modification of PVC at those locations.
    b. PVC elbows have screen at end. Maintenance staff is advise to check this screen each fall prior to freeze up or consider removal.

DRAFT

c. Storage Room interior venting: Drawings called for insect screening at vents between units. Lack of insect screen could allow insects such as bed bugs to move between storage units. Remove vents & install insect screening.
d. Clean up & patch south storage unit concrete floor.
e. Overhead Trees: BCHA may wish to trim trees branches above and close to roof.
f. Concrete Work
    i. Rub/fill holes in west side foundation wall and at concrete column at smoking area.

4. Family Units
    a. Benches are installed at playground.
    b. Review exterior heat pump installation and took photographs.
    c. Cabling at rear of building / around electrical service entrance - (2) north units have been greatly improved. South duplex cabling is still a mess (this item observed; not intended as a GC responsibility).
5. 8 Plex Locations
    a. Monument signs have been installed.
        i. Electricity not connected, installation scheduled for next week.
    b. Door access scheduled for installation.

ITEMS TO VERIFY:

1. Electrical Panels – Specifications call for typed index?
2.
3. Confirm schedule for any remaining change order / added items

INFORMATION OR ACTION REQUIRED:

1. Closeout items: as-built drawings (PDF & hard copy), O&M manual, warranties, etc – refer to spec

DESIGN COORDINATION:

1. - - -

CORRECTIVE ACTION AND NOTES:

1) Complete sign electrical, other items as required.
2) Owner items – see above

PHOTOGRAPHS



DRAFT

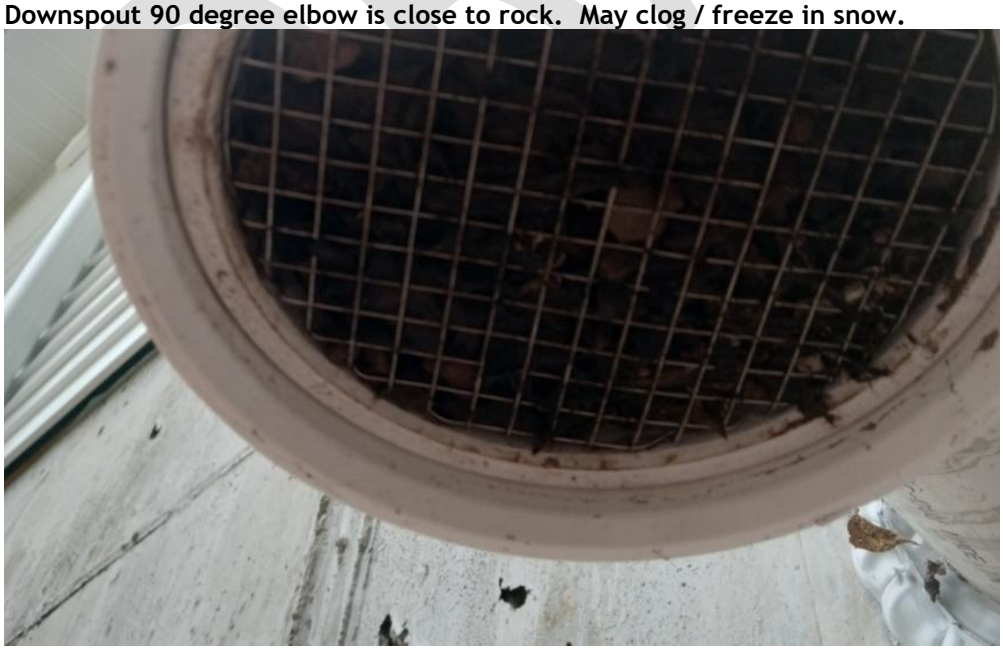
B/W Maintenance Garage & Storage Building - Overall View



West side of Garage / Storage Building. 90 degree elbow locations.



Downspout 90 degree elbow is close to rock. May clog / freeze in snow.



Bottom of 90 degree elbow has screen that may clog.



Vent between storage units. Provide insect screen at one vent per wall. Bed bugs or other insects could pass between storage units.



West Side Foundation Concrete – patch & rub large open voids.



Concrete Column at smoking area – patch / rub larger voids.



Overhead door operators



View of Maintenance Garage & Concrete Apron

Interior view of Storage Room Doors

B/W 24 Plex



Monument Sign installed & electrified. Seeding recently completed

Do not wedge fire rated exit stair doors



Project Sign



View of Pergola & Gazebo. One planter is noticeably sloped.





Relocated condensate line



Inspect ceiling access above community room kitchen

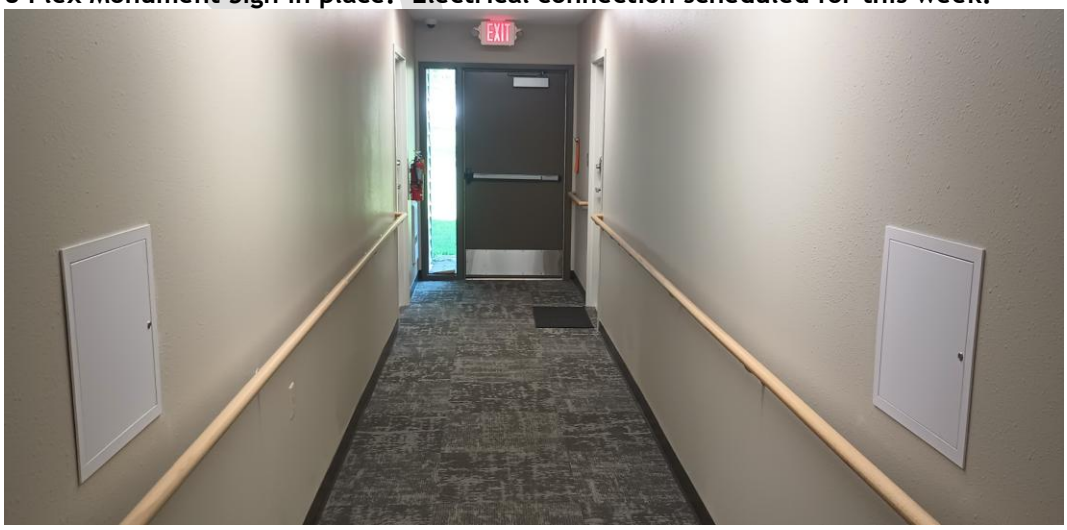


24 Plex Washing Machine box replacement in progress

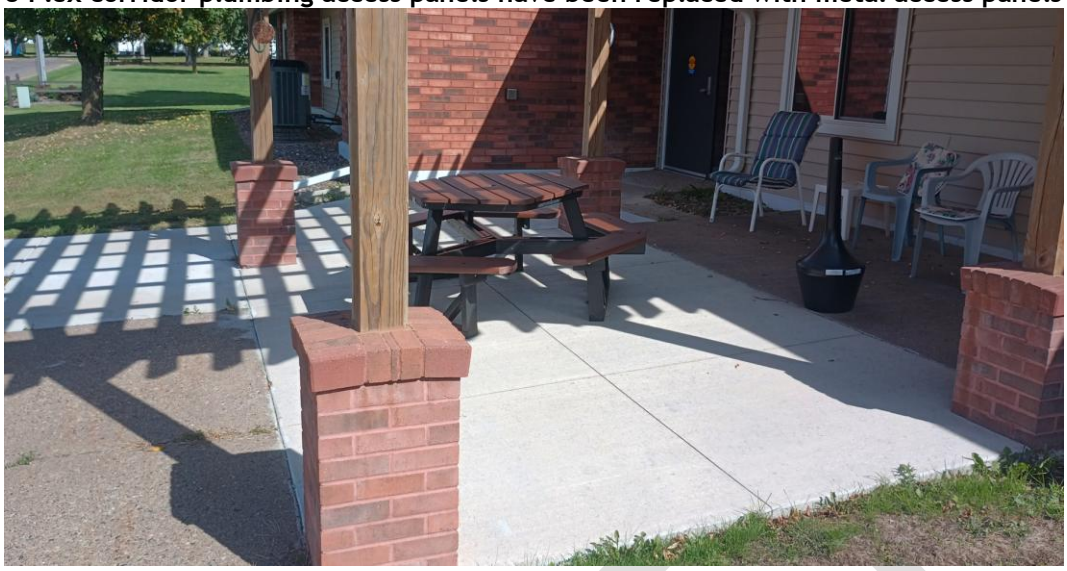
8 PLEX LOCATIONS



8 Plex Monument Sign in place. Electrical connection scheduled for this week.



8 Plex corridor plumbing access panels have been replaced with metal access panels



Slab at Turtle Lake pergola location.

DUPLEX / FAMILY UNITS



Duplex Playground Benches



Duplex Playground view with bench visible (2 such)



South Duplex cabling / electric meter area still a mess. Other 2 units are greatly improved.

ATTACHMENTS: None

REPORT BY: Nate Heuss, AIA
Mw/mr

Field Observations are not intended to be an exhaustive check or a detailed inspection of the Contractor's work but rather are to allow the consultant, to become familiar with the Work in progress and to determine, in general, if the Work is proceeding in accordance with the Contract Documents.
Martin Riley shall not supervise, direct or have control over the Contractor's work nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the Contractor nor for the Contractor's safety precautions or programs in connection with the Work. These rights and responsibilities are solely those of the Contractor in accordance with the Contract Documents.
Martin Riley shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. Martin Riley does not guarantee the performance of the Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

Cc: Bob Kazmierski, Executive Director, Barron Housing Authority
Nic Bortz, McGann Construction Project Manager
Paul Tomlinson, McGann Construction Assistant Project Manager
Don Lord, McGann Construction Site Superintendent
File

En: none

Program Option: P07 WPE HDHP +Dental			88% of Tier 1 Qualified Plans' Average Premium					
2026 Rates * = Not in calculation - Plan not qualified in county			Single			Family		
County	Tier	Carrier	Maximum Employer Share	Minimum Employee Share	Total Premium	Maximum Employer Share	Minimum Employee Share	Total Premium
Adams								
	3	Dean Health Plan by Medica	$920.29	$221.73	$1,142.02	$2,262.57	$549.09	$2,811.66
	3	GHC of Eau Claire Greater Wisconsin	$920.29	$449.99	$1,370.28	$2,262.57	$1,119.75	$3,382.32
	3	Quartz Central	$920.29	$368.11	$1,288.40	$2,262.57	$915.05	$3,177.62
	1	State Maintenance Plan (SMP) - Dean	$920.29	$125.49	$1,045.78	$2,262.57	$308.53	$2,571.10
	3	Access Plan - Dean	$920.29	$379.69	$1,299.98	$2,262.57	$944.03	$3,206.60
Ashland								
	3	GHC of Eau Claire Greater Wisconsin	$920.29	$449.99	$1,370.28	$2,262.57	$1,119.75	$3,382.32
	3	HealthPartners Health Plan West	$920.29	$410.87	$1,331.16	$2,262.57	$1,021.95	$3,284.52
	1	State Maintenance Plan (SMP) - Dean	$920.29	$125.49	$1,045.78	$2,262.57	$308.53	$2,571.10
	3	Access Plan - Dean	$920.29	$379.69	$1,299.98	$2,262.57	$944.03	$3,206.60
Barron								
	3	GHC of Eau Claire River Region	$920.29	$441.03	$1,361.32	$2,262.57	$1,097.35	$3,359.92
	2	Medica West and Mayo Clinic Health System	$920.29	$400.83	$1,321.12	$2,262.57	$996.85	$3,259.42
	3	Security Health Plan	$920.29	$253.13	$1,173.42	$2,262.57	$627.59	$2,890.16
	1	State Maintenance Plan (SMP) - Dean	$920.29	$125.49	$1,045.78	$2,262.57	$308.53	$2,571.10
	3	Access Plan - Dean	$920.29	$379.69	$1,299.98	$2,262.57	$944.03	$3,206.60
Bayfield								
	3	GHC of Eau Claire Greater Wisconsin	$920.29	$449.99	$1,370.28	$2,262.57	$1,119.75	$3,382.32
	3	HealthPartners Health Plan West	$920.29	$410.87	$1,331.16	$2,262.57	$1,021.95	$3,284.52
	1	State Maintenance Plan (SMP) - Dean	$920.29	$125.49	$1,045.78	$2,262.57	$308.53	$2,571.10
	3	Access Plan - Dean	$920.29	$379.69	$1,299.98	$2,262.57	$944.03	$3,206.60
Brown								
	3	CareSource Wisconsin	$829.68	$396.30	$1,225.98	$2,036.02	$985.54	$3,021.56
	1	Network Health	$829.68	$132.78	$962.46	$2,036.02	$326.74	$2,362.76
	1	Prevea360 East	$829.68	$93.50	$923.18	$2,036.02	$228.54	$2,264.56
	3	Robin with HealthPartners	$829.68	$469.38	$1,299.06	$2,036.02	$1,168.24	$3,204.26
	3	Access Plan - Dean	$829.68	$470.30	$1,299.98	$2,036.02	$1,170.58	$3,206.60

Program Option: P07 WPE HDHP +Dental			88% of Tier 1 Qualified Plans' Average Premium					
2027 Rates * = Not in calculation - Plan not qualified in county			Single			Family		
County	Tier	Carrier	Maximum Employer Share	Minimum Employee Share	Total Premium	Maximum Employer Share	Minimum Employee Share	Total Premium
Adams								
	3	Dean Health Plan by Medica	$1,077.19	$124.97	$1,202.16	$2,651.32	$306.68	$2,958.00
	3	GHC of Eau Claire Greater Wisconsin	$1,077.19	$379.23	$1,456.42	$2,651.32	$942.34	$3,593.66
	3	Quartz Central	$1,077.19	$289.37	$1,366.56	$2,651.32	$717.68	$3,369.00
	1	State Maintenance Plan (SMP)	$1,077.19	$146.89	$1,224.08	$2,651.32	$361.54	$3,012.86
	3	Access Plan - Dean	$1,077.19	$364.71	$1,441.90	$2,651.32	$906.08	$3,557.40
Ashland								
	3	GHC of Eau Claire Greater Wisconsin	$1,077.19	$379.23	$1,456.42	$2,651.32	$942.34	$3,593.66
	1	State Maintenance Plan (SMP)	$1,077.19	$146.89	$1,224.08	$2,651.32	$361.54	$3,012.86
	3	Access Plan - Dean	$1,077.19	$364.71	$1,441.90	$2,651.32	$906.08	$3,557.40
Barron								
	3	GHC of Eau Claire River Region	$1,077.19	$533.13	$1,610.32	$2,651.32	$1,327.08	$3,978.40
	3	Medica West and Mayo Clinic Health System	$1,077.19	$452.11	$1,529.30	$2,651.32	$1,124.54	$3,775.86
	3	Security Health Plan	$1,077.19	$136.45	$1,213.64	$2,651.32	$335.38	$2,986.70
	1	State Maintenance Plan (SMP)	$1,077.19	$146.89	$1,224.08	$2,651.32	$361.54	$3,012.86
	3	Access Plan - Dean	$1,077.19	$364.71	$1,441.90	$2,651.32	$906.08	$3,557.40
Bayfield								
	3	GHC of Eau Claire Greater Wisconsin	$1,077.19	$379.23	$1,456.42	$2,651.32	$942.34	$3,593.66
	1	State Maintenance Plan (SMP)	$1,077.19	$146.89	$1,224.08	$2,651.32	$361.54	$3,012.86
	3	Access Plan - Dean	$1,077.19	$364.71	$1,441.90	$2,651.32	$906.08	$3,557.40
Brown								
	3	CareSource Wisconsin	$882.59	$306.05	$1,188.64	$2,164.76	$759.44	$2,924.20
	3	HealthPartners Health Plan Northeast	$882.59	$420.45	$1,303.04	$2,164.76	$1,045.44	$3,210.20
	1	Network Health	$882.59	$120.35	$1,002.94	$2,164.76	$295.20	$2,459.96
	2	Prevea360 East	$882.59	$84.47	$967.06	$2,164.76	$205.50	$2,370.26
	3	Access Plan - Dean	$882.59	$559.31	$1,441.90	$2,164.76	$1,392.64	$3,557.40

Executive Director
Barron County Housing Authority

Salary Range: $75,000 - $85,000

PURPOSE OF THE POSITION

Job Summary

The job duties of the Executive Director include but are not limited to plan, direct, supervise, monitor and evaluate housing programs for Barron County Housing Authority; to serve as Director of the agency; to advise the Barron County Housing Authority Commission and other Housing Committees and units of government on housing policy issues; to work with local units of government, public agencies, property owners, developers, representatives of the housing industry, nonprofit organizations, and affected stakeholders on administrative issues as they affect the development of new and maintenance of existing housing in Barron County; and to provide responsive , courteous and efficient service to County residents and the general public.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Duties and Responsibilities

The duties described below are indicative of what the Housing Authority Executive Director might be asked to perform. This is not an exhaustive list of job responsibilities and therefore other duties may be assigned.

Administrative Functions:

- Direct, administer and manage the program operations and personnel of the Housing Authority.
- Administer all funds received by the Housing Authority.
- Maintain program records to meet federal and state standards and confidentiality requirements.
- Consult with the Housing Authority Commission, community stakeholders, and the public to assess local housing needs and issues. Conduct policy analysis, draft public policy options. Incorporate policy into short and long-range resource management plans and resolutions.
- Serve as the Secretary to the Commission, develop the agenda for Housing Authority Commission meetings in cooperation with the commission officers, attend and participate in the meeting and write and keep the minutes of the meetings.
- Attend other County committee and units of government meetings as they pertain to housing issues.
- Develop, direct, maintain and manage contracts with other municipalities and agencies for the development or management of housing resources.
- Direct and provide administrative oversight in developing new agency plans and programs.
- Prepare, recommend, and monitor the annual agency operating budget. Identify revenue sources. Prepare or direct preparation of grant applications. Authorize and analyze expenditures. Coordinate inter-program spending.
- Maintain knowledge of current laws, regulations and policies related to housing.

Supervisory Functions:

- Evaluate Housing Authority workload to assess staff needs.
- Direct the process and participate in the selection of Housing Authority employees.
- Oversee the orientation of new Housing Authority employees.
- Recommend professional development for employees when appropriate.
- Assign tasks, review work, and prepare performance evaluations.
- Recommend employee transfers, promotion, disciplinary action, discharge, and salary increases.

Community Relations Functions:

- Direct the Agency's outreach so that information on the Authority's housing programs is available to the public.
- Develop outreach materials such as posters, brochures, and notices for distribution to the community at large.
- Maintain contact with the media regarding program development and availability.

- Respond to inquiries and complaints from the public about housing issues.

QUALIFICATIONS:

Qualification Requirements

To perform this job successfully, an individual must be able to perform each duty satisfactorily. The requirements listed below are representative of the knowledge, skill and/or ability desired at the time of hire or for the continuation of employment.

Education and/or Experience:

- Bachelor's degree in Social Work, Planning, Business or other related field.
- Five years of increasingly responsible experience related to the administration of housing programs.
- Experience in the supervision of staff.
- Experience in grant writing and presentation
- A valid driver's license is required.

KNOWLEDGE, SKILLS, AND ABILITIES:

Skills and Abilities:

- Ability to maintain a professional demeanor when dealing with the public.
- Ability to take control of situations, dictating subordinate activities in a responsible manner.
- Ability to instruct and train in methods and procedures.
- Ability to make final decisions on hiring.
- Ability to prepare performance evaluations and make recommendations regarding unsatisfactory employees.
- Ability to assign work, add or delete work, plan work, and establish priorities.
- Ability to recommend pay decisions.
- Ability to maintain staff personnel records.
- Ability to comprehend, retain and apply County, State and Federal policies and legislation, regulations procedure manuals, codes, etc.
- Strong organizational and time management skills needed to meet deadlines.
- Ability to work accurately with attention to detail.
- Ability to maintain confidentiality.
- Ability to set work priorities and train, direct, motivate, and evaluate the work of assigned staff in a responsible manner.
- Ability to develop agency goals and objectives and monitor outcomes.
- Ability to multi-task and prioritize the management of multiple projects.
- Ability to analyze and interpret data to evaluate and resolve issues and to recommend appropriate courses of action.
- Ability to communicate effectively with a variety of individuals representing diverse cultures and backgrounds and function calmly in situations, which require a high degree of sensitivity, tact, and diplomacy.
- Strong verbal and written communication skills required to develop and present ideas and concepts to a variety of governmental policy and advisory boards or committees, governmental agencies, the media, employees and the general public.
- Possess knowledge of principles and practices of the full range of governmental administration including budgeting, planning, development, personnel management, general management techniques, program evaluation, community resources, and management information systems.
- Ability to establish and maintain effective working relationships with a variety of government officials, contractors, management, employees, news media, and the public.
- Ability to be bonded.

Equipment Knowledge Required:

- Ability to operate standard office equipment, computer, and intermediate knowledge of Microsoft Office software.

Language Skills:

- Ability to communicate effectively with staff supervisors, the public, and to establish and maintain effective work relationships.
- Ability to communicate effectively in both written and verbal form.
- Ability to develop, interpret and implement policies and procedures; written instructions, general correspondence; Federal, State, and local regulations.

Mathematical Skills:

- Ability to perform complex mathematical calculations.
- Ability to prepare, recommend and monitor annual Housing Authority operating budget and work with auditors to prepare and analyze the annual audit.

Reasoning Ability:

- Ability to respond to complaints and grievances posed by the public.
- Ability to define problems and deal with a variety of situations.
- Ability to think quickly, maintain self-control, and adapt to stressful situations.
- Ability to make independent decisions and follow the directions of the Housing Authority Commission and contract agents.

PHYSICAL AND MENTAL ABILITIES

Physical and Work Environment:

An employee must be able to meet the physical and work environments described to successfully perform the functions of this job. The Authority will make reasonable accommodations to enable individuals with disability to perform these functions.

Physical Environment:

- The duties of this job include physical activities such as stooping, kneeling, sitting, standing, reaching, walking, lifting and/or move (up to 10 pounds), grasping, talking, hearing/listening, seeing/observing, and repetitive motions.
- Specific vision ability required by this job include close, distance and peripheral vision; depth perception; and the ability to adjust focus.

Work environment:

- Works in an office setting under generally safe and comfortable conditions.

PUBLIC MEETING NOTICE
BARRON COUNTY HOUSING AUTHORITY
TUESDAY, OCTOBER 27, 2026
IMMEDIATELY FOLLOWING 9:00 AM MONTHLY MEETING

ANNUAL MEETING AGENDA

I) Call to Order

II) Roll Call

III) Minutes from Previous Meeting

IV) Review By-Laws and consider possible Amendments

V) Commissioner's Appointments (Five-Year Terms)

Gary Nelson	Appointment Expires 6/15/29
Carol Moen	Appointment Expires 5/19/30
Marge Jost	Appointment Expires 6/15/31
Terri Tyler	Appointment Expired 6/15/27
Doug Edwardsen	Appointment Expires 6/15/27

VI) Election of Officers (One Year Term)

VII) 2027 Housing Authority Goals

VIII) Adjourn

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

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 715-205-4008 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.

BARRON COUNTY HOUSING AUTHORITY
ANNUAL MEETING MINUTES
October 28, 2025

CALL TO ORDER
The meeting was called to order at 11:16 AM by Chair Gary Nelson.

ROLL CALL
Directors present: Doug Edwardsen, Marge Jost, Carol Moen, Gary Nelson, and Terri Tyler
Others present: Bob Kazmierski, Executive Director

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING
The committee reviewed the minutes of the October 29, 2024, annual meeting.
Motion (Tyler/Moen): to approve the minutes. Motion carried; unanimous.

REVIEW BYLAWS AND CONSIDER POSSIBLE AMENDMENT
The Committee reviewed and discussed the by-laws. By-laws were accepted without changes.

COMMISSIONER APPOINTMENTS (Five-year term)

Gary Nelson:	Appointment expires 6/15/29
Carol Moen:	Appointment expires 6/15/30
Marge Jost:	Appointment expires 6/15/26
Terri Tyler:	Appointment expires 6/15/27
Doug Edwardsen:	Appointment expires 6/15/27

ELECTION OF OFFICERS (One-year term)
Discussion was held regarding the election of officers. Chair Nelson opened the floor for nominations.
Motion (Moen/Tyler) to nominate Nelson for Chair. Motion carried; unanimous.
Motion (Jost/Tyler) to nominate Moen for Vice Chair. Motion carried; unanimous.

2026 HOUSING AUTHORITY GOALS:
The committee agreed on the primary goals for 2024 by unanimous consent:
1. Completion of Barron County Housing Redevelopment project
2. Begin repositioning Lone Oak with BCHA
3. Reallocate Water's Edge PBV's to Lakeland Manor II.

ADJOURNMENT: Being no further business, adjournment was made by unanimous consent at 11:40 AM.

Respectfully Submitted,

Bob Kazmierski, Recording Secretary

BY-LAWS OF THE HOUSING AUTHORITY OF THE COUNTY OF BARRON, WISCONSIN

Article I – The Authority

Section 1. Name of Authority The name of the Authority shall be "Housing Authority of the County of Barron."

Section 2. Purpose of the Authority The purpose of the Authority is to improve the quality of life for low-income residents of Barron County by providing affordable housing opportunities, which creates economic stability for the benefit of the family and community.

Section 2. Office of Authority The offices of the Authority shall be at 611 East Woodland Avenue in the City of Barron, County of Barron, State of Wisconsin, but the Authority may hold its meetings at such other place as it may designate.

Section 3. Composition of Authority The Authority shall consist of five (5) Commissioners and an Executive Director. The Commissioners shall be appointed by the Chief Elected Official of the County of Barron. One of the Commissioners shall be a recipient of the Housing Authority services.

Article II – Officers

Section 1. Officers The officers of the Authority shall be a Chair, Vice-Chair and a Secretary/Treasurer (who shall be Executive Director).

Section 2. Chair The Chair shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chair shall sign all contracts, deeds and other instruments made by the Authority. At each meeting the Chair shall submit such recommendations and information as he/she may consider proper concerning the business, affairs and policies of the Authority.

Section 3. Vice-Chair The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair; and in case of the resignation or death of the Chair, the Vice-Chair shall perform such duties as are imposed on the Chair until such time as the Authority shall select a new Chair.

Section 4. Secretary/Treasurer The Secretary shall be the Executive Director of the Authority.

The Secretary shall keep the records of the Authority, shall act as Secretary of the meetings of the Authority and record all votes, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his/her office.

The Secretary shall act as Treasurer of the Authority. He/she shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select. He/she shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chair. He/she shall keep regular books of accounts showing

receipts and expenditures and shall render to the Authority, at each regular meeting (or more often when requested), an account of the transactions and the financial condition of the Authority. He/she shall give such bond for the faithful performance of his/her duties as the Authority may determine.

Section 5. Additional Duties The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the by-laws or rules and regulations of the Authority.

Section 6. Election or Appointment The Chair shall be elected at the annual meeting of the Authority from among the Commissioners of the Authority and shall hold office for one year or until his successor is elected. The Vice-Chair shall be elected at the annual meeting of the Authority from among the Commissioners of the Authority and shall hold office for one year or until his successor is elected.

The Secretary/Treasurer shall be appointed by the Authority. Any such person appointed to fill the office of Secretary or any vacancy therein, shall have such term as the Authority fixes, but no Commissioner of the Authority shall be eligible to this office except as a temporary appointee.

Section 7. Vacancies Should the offices of Chair or Vice-Chair become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary/Treasurer becomes vacant, the Authority shall appoint a successor as aforesaid.

Section 8. Executive Director The Executive Director is not a voting member of the Authority; he/she is a salaried employee. The Executive Director shall have general supervision over the administration of its business, subject to the direction of the Authority. The Executive Director shall be charged with the management of the housing projects and programs of the Authority.

The Executive Director is authorized to sign on behalf of the Authority all contracts, deeds, and any other documents or instruments between the Authority and outside entities, including, but not limited to, such documents with the Department of Housing and Urban Development and Wisconsin Housing and Economic Development Authority.

In the absence of the Executive Director, the Deputy Director (as shall be appointed by the Authority) has full authorization to assume all his/her responsibilities, including, but not limited to signing any documents or instruments on behalf of the Authority.

Section 8. Additional Personnel. The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Housing Authorities Law of Wisconsin and all other laws of the State of Wisconsin applicable hereto. The selection and compensation of such personnel (including the Secretary/Treasurer) shall be determined by the Authority subject to the laws of the State of Wisconsin.

Article III – Meetings

Section 1. Annual Meeting The annual meeting of the Authority shall be held at 611 East Woodland Avenue in Barron, Wisconsin, or at such other place as it may designate, on the last Tuesday of October, immediately following the regular monthly board meeting at the regular meeting place or such other place as it may designate. The purpose of the annual meeting is to

conduct elections of the Officers and to review the By-Laws. Regular business of the Authority may be conducted immediately after the adjournment of the annual meeting.

Section 2. Regular Meeting Monthly meetings shall be held at 611 East Woodland Avenue in Barron, Wisconsin, or such other place as it may designate, on the last Tuesday of each month at 9:00 a.m., or on the next succeeding secular day in the event of a legal holiday. Commissioners not physically present at a regular or annual meeting may participate in the meeting by means of remote communication, may be considered present in person, and may vote at a meeting held at a designated place or held solely by means of remote communication, subject to the conditions imposed by applicable law. The Authority may, in its discretion, determine that the meeting may be held solely by means of remote communication.

Section 3. Special Meetings The Chair of the Authority may, when he/she deems it expedient, and shall, upon the written request of two members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority electronically or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such meeting no business shall be considered other than designated in the call, but if all of the members of the Authority are present at a special meeting, any and all business may be transacted at such special meeting.

Section 4. Quorum The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. Three Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, in person or electronically, action may be taken by the Authority upon a vote of a majority of the Commissioners present. A Closed Session may not be held unless a quorum is in attendance in person.

Section 5. Order of Business At the regular meetings of the Authority the following shall be the order of business:

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
8. New business
9. Discussion of Potential Items for Next Meeting
10. Adjournment

All resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

Section 6. Manner of Voting The voting on all questions coming before the Authority shall be by roll call, and the yeas and nays shall be entered upon the minutes of such meeting.

Article IV – Amendments

Amendments to By-Laws The by-laws of the Authority shall be amended only with the approval of at least three of the members of the Authority at a regular or special meeting.

(rev. 12/23)