BARRON COUNTY HOUSING AUTHORITY
Tuesday, October 27, 2026
MINUTES

CALL TO ORDER
Chairman Nelson called the meeting to order at 9:03 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 (Jost/Edwardsen) 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, Tom Landgraf from Dimensions Development (remote) and Robert Kazmierski, Executive Director.
Absent: None

PUBLIC COMMENT
No one registered or appeared for public comment.

MINUTES
Discussion and review of the minutes from the previous meeting.
Motion (Moen/Tyler) to approve the minutes of September 30, 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 Berger Woodland will be filled by November 1st. Kazmierski distributed 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. Both the Chronotype and the Barron News Shield have published independent articles. Some punch list items remain. 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. HUD will conduct a comprehensive physical inspection of randomly selected (23 out of 70) LIHTC units on October 29th. WHEDA will perform another physical inspection of all units (N=70) on December 10th and 11th. WHEDA will also evaluate management and conduct a random file review over those 2 days. Kazmierski introduced the "Good Neighbor" Program which BCHA has begun implementing this month. Consultant Scott Koegler and Kazmierski will submit the official application to HUD for disposition of Lone Oak on November 23rd. Park Lawn has some pending capital improvement projects that will need to be allocated before we submit the official application

PROGRAM FINANCIAL REPORTS AND COMMUNICATIONS
The Committee reviewed the financial statements within corresponding in-house reports, including the Check Register and Cash Flow Statements of all BCHA programs. September Hawkins Ash reports for LLC were not available. The committee received and accepted the available financial reports by unanimous consent.

UNFINISHED BUSINESS:
MULTIFAMILY HOUSING REHAB UPDATE
Tom Landgraf updated the committee on multi-year Housing Assistance Payments Contract and, as such, is eligible for an automatic OCAF rent increase to become effective 05/01/2026. The rent increase factor is 1.035. The debt

service amount used in the calculation of new rents is $162,429.72. Landgraf also provided and update of the Focus on Energy rebates and the 90-day stabilization review.

NEW BUSINESS:
DISCUSSION OF HEALTH PLAN AND 2027 BUDGET CONSIDERATIONS
Kazmierski reported that the 2027 State Plan increased 14.6% (from 2026). In 2027, there is only one Tier 1 plan offered (SMP) with limited in-network providers for the family plan. Employers pay 88% of premiums for Tier 1 qualified plans with a maximum employer share of $2,651.32 monthly/$ 31,815.84 annually (was $27,150.84 in 2025). Employees are responsible for the remaining 12% with a maximum monthly employee share of $361.54 monthly/$4,338.48 annually (was $ 3,702.36 annually in 2025). Hence, the employer share increased by $156.90/month (for single coverage) or $388.75/month (family coverage) from last year. For each BCHA employee, the employer share increased $4,665/year. For each BCHA employee, the employee share increased $636/year. Per BCHA handbook, all FT employees (N=5) have the option of opting out of the State Plan and join spouse plan or market plan. Kazmierski provided spouse's insurance premiums for larger in-network providers and is opting out of the State Plan as well as eye and dental insurance. The monthly premium for health insurance for 2027 will be $733.44/Annually $8,801.28.
Motion (Jost/Moen) to contribute 88% ($645.43 monthly/$7,745.16 annually) of the Executive Director's 2027 Health Care Premiums plus annual eye and dental costs of $1,050.24 ($87.52 X 12 months) for a total contribution of $ 8,795.40 for 2027. This contribution will be reviewed annually. Motion carried; unanimous.

Kazmierski presented 3-year Capital Expenditures Budget. One laptop, two maintenance trucks, a dump trailer, Jetter and an auto angling plow are being considered for 2027 at a total cost of $156,500. Kazmierski presented Consumer Price Index and SSA information to support a 3.6% COLA wage adjustment for full-time staff and part-time caretakers for 2027.

CONSIDERATION OF HOLIDAY PLANNING
Discussion of Holiday gifts for tenants.
Motion (Tyler/Jost) to approve the purchase of $30.00 Kwik Trip certificates for each MFH tenant and $50.00 Kwik Trip Certificates for Barron Family Duplex household. Motion carried; unanimous.

CLOSED SESSION
Motion (Moen/Tyler) to 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 the annual performance evaluation of Executive Director. Motion carried; unanimous.

Motion (Tyler/Moen) to return to Open Session. Motion carried; unanimous.

DISCUSSION OF POTENTIAL ITEMS FOR NEXT MEETING
The next meeting will be held on Tuesday, November 24th, 2026, at 9:00 AM in the Berger-Woodland Manor Community Room. Agenda items include updates of the Multifamily Housing Rehab project, draft 2026 BCHA/LLC Budget, and results of tenant engagement survey may be discussed and considered.

ADJOURNMENT
The meeting adjourned by unanimous consent at 11:59 AM

Respectfully Submitted,
Bob Kazmierski, Recording Secretary