

City of Stoughton Housing Authority Minutes

September 21, 2017 2:30p.m. - City Hall, 381 E. Main Street, Stoughton, WI

Present: Sid Boersma; Finance Director Tammy LaBorde; Mayor Donna Olson; Rachel Royston; Dan Matson; Kathy Olson, Broihahn Management & Consulting; and Wendy Skoien, Building Manager. Senior Center Director Cindy McGlynn and Sue Broihahn were absent and excused.

The meeting was called to order at 2:30 p.m. by LaBorde.

Approval of the July 19, 2017 Housing Authority Minutes - Motion by Boersma, seconded by Matson, to approve the minutes of July 19, 2017 meeting. Motion passed unanimously.

Management Report and Financials- Olson distributed a copy of the third quarter owner's report. She stated that McGann who is the developer for the MPF program is moving forward but no date has been settled on for starting. If the prices are locked in then the project will begin in Spring 2018. There will be another closing as Rural Development allocated an additional \$350,000 to the project. Olson stated that they are working on the 2018 budget. The budget is due to Rural by September 30th. Kathy will distribute a copy of the budget when it is available. They have applied with WHEDA to increase the rent \$6 for 2018 and Rural has agreed to allow the rent increase for Greenspire I and II. There is nothing yet for Greenspire III. Olson sent another letter to a resident regarding non-smoking. They plan to look at putting up some type of shelter for smoking. A tree person came to the property and said that they should treat 2 ash trees on the property. The City should see if the trees could be looked at as part of the EAB contract.

Update on MPR Program- Olson asked if staff could be given the approval to address any issues with MPR program. Rural is working with the architects. Motion by Boersma for the Stoughton Housing Authority to give decision making power to Rural Development related to the existing plan for the MPR program, second by Matson. Motion passed unanimously.

Discussion and possible action to approve Resolution No. 2017-01 Declaring the Need for the Housing Authority of Dane County, Wisconsin to Exercise its Powers with the City of Stoughton, Wisconsin
Rob Dicke from Dane County Housing Authority was present to discuss the need for the resolution. They are in the process of converting public housing to Section 8 housing under the RAD program. They are doing a \$1.1 million rehab of 24 units at the Maple Tree Senior Building on Hanson and townhomes on Hanson and Row Streets. The Plan Commission and City Council have adopted the resolution. Rob will bring plans back to the Plan Commission in the near future. Motion by Matson to approve Resolution 2017-01 declaring the need for the Housing Authority of Dane County, Wisconsin to exercise its powers with the City of Stoughton, Wisconsin second by Boersma. Motion carried 4-0. A signed copy of the resolution was provided to Rob.

No Smoking Policy review- This was previously discussed.

Other Items for Discussion- The next meeting is scheduled for January 17, 2018. Boersma asked if there would be a holiday gathering. Boersma asked about the Housing Authority supporting HATS. Boersma noted that an idea to work on going forward would be the creation of a CDA as the Housing Authority had performed an audit. Mayor Olson mentioned that she had discussed the CDA with our consultant Gary Becker and he was thinking that this was not the time to develop a CDA and that we should wait a bit until the issues with the Riverfront Redevelopment area are resolved.

Moved by Matson second by Boersma to adjourn at 3:12 p.m. The motion passed unanimously.

Respectfully Submitted,
Tammy LaBorde