

Minutes of the Regular Meeting of the River Falls Housing Authority September 13, 2018

Commissioners toured 607 N. Main and Briarwood at 6:30. Meeting convened at Briarwood following the tour. Chair Todd Bjerstedt called the meeting to order at 6:50

Present: Nick Carow, Todd Bjerstedt, Jacqueline Niccum, Amy Peterson,

Absent: Matt Fitzgerald

Also Present: Anne McAlpine, Executive Director

MINUTES M/S/C Carow/Niccum to approve the minutes of August 8, 2018

ACTION ITEMS

1. M/S/C Peterson/Carow to approve payment of bills and financial report. McAlpine reported on behalf of Fitzgerald that invoices and checks had been reviewed. The payment to Society Insurance is for the Workers Compensation insurance.
2. M/S/C Carow/Niccum to approve Resolution # 534 to adopt the Visiting Pets Policy.
3. M/S/C Niccum/Carow to approve the employee health insurance and health benefits package as proposed. McAlpine reported that Health Partners insurance had lower co-insurance requirements than a comparable Medica proposal. The benefits include a \$1,500 contribution to each employee's H.S.A., payment of 85% of the premium and the Housing Authority has an HRA for co-insurance.
4. Commissioners discussed short term and long term goals for the use of the house at 607 N Main. Short term use includes renting or selling the house to be moved. Either short term use should ensure that revenue cover operating costs. McAlpine to contact consultants to look for a long term use which meets our mission, is attractive and delivers value to our tenants.

REPORTS

1. McAlpine presented the vacancy and rental report. McAlpine explained that the elderly waiting list report may be misleading unless you realize that an applicant may apply for all 5 of the apartment buildings and is entered on the waiting list for each building. There are at most 92 applicants for a one bedroom apartment in any of the buildings.
2. McAlpine reported that Metro Sales were awarded the contract for copier lease, maintenance and supplies.
3. McAlpine reported that River Falls Housing Authority was recognized as a HUD High Performer for Fiscal Year 2018. Staff worked hard to ensure that the property was in excellent condition during the August 22nd inspection. Commissioners thanked staff and authorized \$75 to hold a staff recognition lunch.
4. McAlpine reported that she will be attending the Wisconsin Association of Housing Authorities conference in Sheboygan from September 17-20, 2018.

COMMISSIONERS REPORT

Peterson reported that the press release about the new development on River Street was organized by WHEDA. City staff does not have final agreements with the developer and cannot provide details about the future development.

Bjerstedt reported that a concerned citizen had contacted him with information about a resident. Bjerstedt asked that McAlpine investigate and take any necessary action.

Peterson/Niccum moved to adjourn at 8:20

Respectfully submitted, Anne McAlpine, Executive Director