

Minutes of the Regular Meeting of the River Falls Housing Authority May 22, 2023.

Chair Todd Bjerstedt called the meeting to order at 6:38

Present: Todd Bjerstedt, Jacqueline Niccum (via phone), Jacob Proue (via TEAMS)

Absent: Jason Stroud, Liz Brunner,

Also Present: Peggy Chukel-Executive Director

Tenant Comments: Tenant asked for clarification of voucher program

ACTION ITEMS

1. Review and Approve Minutes of April Meeting M/S/C - JN/JP

2. Review and Approve Payment of April & May Bills M/S/C - JN/JP

3. Review and Approve April Budget Report M/S/C –JP/JN

PC stated that most costs are on or under budget. Insurance is over, due to increase in Property Ins

4. Review and Approve Revised Pet Policy (& eliminate Visiting Pet Policy)

Resolution# 583 M/S/C –JP/JN

PC explained that as the Pet Policy has changed, restrictions on visiting pets have become vague and unenforceable. Recommend eliminating the Visiting Pet Policy altogether and incorporating a paragraph in the regular Pet Policy that states what is required of and for animals based on how long they are expected to stay. Other amendments/changes to the existing pet Policy include verbiage regarding ability to care for and control an animal, leaving pets in a common area, attracting large birds to areas where tenants and their pets walk or sit, confining animals during staff visits, and that (so called) service animals must meet the same requirements as all other pets.

5. Review and Approve Revised Wage Increases Resolution# 584 M/S/C –JP/JN

PC stated that the original budget included a very low wage increase. Based on current economic conditions and our proximity to the twin Cities, we won't be able to keep or attract good staff if we don't come close to the current rate of inflation.

6. Review and Approve Revised HUD, Voucher & RD Budgets Resolution #585 M/S/C –JN/JP

PC stated that the original budgets need to be updated to include the higher wages and possible loss of the voucher program in January 2024.

REPORTS

1. Vacancy and Re-rental Report

Notices to Vacate are starting to pick-up as warmer weather approaches.

DISCUSSION ITEMS:

PC presented information regarding passing the Voucher program to WHEDA (details are in Memo).

Due to 2 absent board members, questions/comments will be emailed to PC before the next board meeting. PC will present members' questions/comments with responses at the meeting:

CHAIR AND COMMISSIONERS REPORT

ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

ADJOURN 6:58 M/S/C –JP/JN