

MINUTES OF MEETING – CITY OF TOMAH

A Tomah Public Housing Authority meeting for the City of Tomah was held on the 3rd of March 2022 at 4:00 P.M. in the Kupper-Ratsch Senior Center, 1002 Superior Av, Tomah, WI 54660.

Members present: Robert Keene, Rick Murray, Richard Yarrington, Pete Peterson, Remy Gomez, Lamont Kiefer – Ex-officio

The following members were absent:

Non-member(s) present: Kirk Arty, Molly Powell, Rachel Muehlenkamp

Meeting called to order at 4:00PM by Chairman Rick Murray. Roll call taken.

Remy Gomez moved seconded by Richard Yarrington that the minutes of the February 2, 2022 and February 9, 2022 meetings be approved. All Ayes motion carried.

Accounts Payable/Bills –

Following Board review & discussion: Richard Yarrington moved seconded by Remy Gomez to approve 02/02/22 to 03/02/22 Lakeside, Section 8 & Manor Cash Disbursement Reports totaling \$99,692.68. All Ayes motion carried.

Richard Yarrington moved seconded by Remy Gomez to accept Manor parking lot chip seal quote obtained on behalf of TPHA by City of Tomah Public Works Dept. from Fahrner Asphalt Sealers LLC in the amount of \$1,966.50. All Ayes motion carried.

Cash & Investment Report was reviewed and accepted.

Rental Property Recap Reports were reviewed and accepted.

Financial Statements for 01/31/2022 were reviewed and accepted.

Following review & discussion Pete Peterson moved seconded by Richard Yarrington to award 3-year contract MLJ Lawn Mowing & Snow Removal LLC for lawn care, & snow removal at rates stated in 01/10/2022 bid. Ayes – Robert Keene, Pete Peterson, Richard Yarrington, Rick Murray Abstained - Remy Gomez motion carried.

Following discussion on revised Community Development/Housing Executive Director job description the matter was tabled and no action was taken.

Public Housing: Lakeside Apartments – General Program activity report was provided

Capital Improvements Projects - Rachel Muehlenkamp presented update -

Unit rehab on Apt # 5 completed 02/22/2022 at a cost of \$34,076.18 and overall 23 units now complete; 5 remain to be done and currently there are not sufficient funds available to cover the cost a unit rehab.

Following discussion on TPHA current staffing levels and time constraints involved related to 02/09/2022 Board action directing Rachel Muehlenkamp to get Lakeside out of public housing program, following hold that was put in place on 05/06/2020 due to COVID, Pete Peterson moved second by Richard Yarrington that hold for TPHA to proceed with request HUD Approval to remove its entire public housing inventory (residential and non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract and the Declaration of Trust/Declaration of Restrictive Covenants. TPHA shall request this approval from HUD under the demolition/disposition laws at Section 18 of the 1937 Act and 24 CFR part 970 or Rental Assistance Demonstration Program (RAD) and convert Lakeside Apartments - 28 Public Housing Family units to tenant based or project based assistance with TPHA establishing a separate legal entity to serve as owner. The conversion will streamline agency operations with the elimination of public housing program requirements and consolidation of U.S. Dept. of HUD programs into one reporting & funding source under the Housing Voucher Program and the conversion result in 28 additional tenant based vouchers that would expand available affordable housing shall remain in place until 2023. Ayes – Robert Keene, Pete Peterson, Richard Yarrington, Rick Murray Nays - Remy Gomez motion carried.

Section 8 Housing Voucher Program – General Program activity report was provided.

Tomah Manor, 905-907 Maple Grove Duplex & 504 Waterman Apts – General Program activity report was provided.

Following review & discussion of Charter/Spectrum bulk TV service contract and proposed addition of bulk internet service, Richard Yarrington moved second by Remy Gomez to authorize adding internet service to Tomah Manor bulk service contract and absorbing cost in monthly apartment rent or consideration shall be given to adding a charge to those Residents that use the internet service if Charter/Spectrum can provide a list of Residents that obtain internet access equipment. Ayes – Robert Keene, Richard Yarrington, Remy Gomez Nays - Pete Peterson, Rick Murray motion carried.

There being no additional business for the Tomah Public Housing Authority Pete Peterson moved seconded by Remy Gomez to adjourn meeting at 5:19 P.M.

Submitted by: Rachel Muehlenkamp, Recording Secretary