

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

Commissioners toured 409 Kennedy St. and the family housing development (RiverTown Homes) at 6:30. Meeting reconvened at Riverview Manor following the tour.

Vice Chair Amy Peterson called the meeting to order at 6:55

Present: Matt Fitzgerald, Amy Peterson, Jacqueline Niccum

Absent: Nick Carow, Todd Bjerstedt

Also Present: Anne McAlpine, Executive Director

MINUTES M/S/C Fitzgerald/Niccum to approve the minutes of May 9, 2018

ACTION ITEMS

1. M/S/C Niccum/Fitzgerald to approve payment of bills and financial report.
2. M/S/C Niccum/Fitzgerald Resolution #529 to approve FY 2018 Write offs for vacated tenants.
3. M/S/C Fitzgerald/Niccum to approve the management plan for Rural Development properties (Edgewater, Briarwood, Oakpark, and 4-Plex) as revised to show that lighting replacements will use LED bulbs.
4. Commissioners discussed the Housing Needs Assessment as it relates to our properties at 605 and 607 N Main St. and various uses for that property. McAlpine will provide additional information about the at the July meeting.
5. M/S/C Niccum/Fitzgerald to approve \$12,000 of Capital Funds to replace 12 sheds. McAlpine will provide the FY 2017 and FY 2018 Capital Needs Assessment and funding allocations at the July meeting.

REPORTS

1. McAlpine reported that there has been very little unit turnover in the past few months.
2. McAlpine reported that the contract for paving the Riverview Manor driveway was awarded to the lowest bid, Monarch Paving.
3. McAlpine reported about the Rural Development funding for renovations to Edgewater and Briarwood. The debt for both current and second mortgages will be deferred for 20 years. USDA National Office has not yet come up with a plan of action on how to approach the end of the deferral. The soft second mortgage and grant will be used to fund the initial rehab. As the current loans and the new soft second will be deferred, rents will be lower than they currently are. An additional 3 units of rental assistance will be provided.

EXECUTIVE DIRECTOR REPORT

1. McAlpine reported that the Oakpark Remodeling is complete.
2. McAlpine reported that the Property Manager/Occupancy Specialist position has been posted at UWRF, River Falls Journal, Pierce County Herald and Hudson Express.

CHAIR REPORT

Peterson asked that McAlpine be provided with a performance review at the July meeting.

JN/MF moved to adjourn at 9:00

Respectfully submitted, Anne McAlpine, Executive Director