

Minutes of the Regular Meeting of the River Falls Housing Authority January 9, 2019

Chair Todd Bjerstedt called the meeting to order at 6:30

Present: Todd Bjerstedt, Jacqueline Niccum, Matt Fitzgerald, Amy Peterson

Absent: Nick Carow

Also Present: Anne McAlpine, Executive Director

MINUTES M/S/C Fitzgerald/Niccum to approve the minutes of December 12, 2018.

CLOSED SESSION M/S/C Fitzgerald/Niccum to approve the minutes of the closed session December 12, 2018.

TENANT REPRESENTATIVES

Six Edgewater tenants complained about tenants who are allowing non-tenants to use the laundry room, tenants who leave their clothes in the washer or dryer for a very long time, tenants who park overnight in the 15 minute parking, tenants who smoke in their apartments on nights and weekends and tenants who may have given keys to the building to others. McAlpine asked that the tenants provide specific reports of dates and times when these infractions took place.

ELECTION OF OFFICERS – Commissioners unanimously approved and the officers agreed to serve for another year in the current position. Officers are:

Chair: Todd Bjerstedt

Vice Chair: Nick Carow

Treasurer: Matt Fitzgerald

CONSENT ITEMS

M/S/C Peterson/Niccum Resolution #540 to approve Unlawful Harassment and/or Discrimination Policy and revisions to leases for HUD and Rural Development properties.

ACTION ITEMS

1. M/S/C Peterson/Niccum to approve payment of bills and financial report.

REPORTS

1. McAlpine presented the vacancy and rental report.
2. McAlpine reported that the Edgewater/Briarwood revitalization contract is on hold due to the government shutdown. The prime contractor can continue gathering shop drawings and measurements but has been instructed not to order or spend any money. Rural Development is on furlough and cannot approve loan expenditures. The prime contractor said that they can hold off on starting this project for 2 more weeks but will need to move to other projects in February. Bjerstedt suggested some possible steps to take to avoid having to rebid the project when the government reopens.
3. McAlpine provided a revised year-end review of the goals and outcomes. Commissioners set a new goal of increasing public relations efforts to showcase our good work and positive impact on the community.
4. McAlpine reported that the government shut down may effect operations if it extends past February. HUD funds are obligated through February. After February, there are no more operating subsidy or Voucher funds. The Voucher Program will be most severely affected because we only have one additional month of Housing Assistance payments (the payments we send to landlords) in reserve. HUD recaptured reserves in excess of one month several years ago. Building maintenance and operations will see less impact because 2/3 of the income is from tenants rent. At this time routine expenses are covered, however, no capital improvements will be ordered for any building. We receive subsidies from USDA –Rural Development and HUD. We may not receive any USDA subsidies because staff are furloughed and can't release the Rent Assistance payments we receive each month. HUD subsidies will end on Feb. 28, 2019.
5. McAlpine invited Commissioners to the Chamber Breakfast on Jan. 24th.

No CHAIR or COMMISSIONER report

Fitzgerald/Peterson to adjourn at 7:55

Respectfully submitted, Anne McAlpine, Executive Director