

Minutes of the Regular Meeting of the River Falls Housing Authority April 13, 2022, Chair Todd Bierstadt called the meeting to order at 6:30.

Present: Todd Bierstedt, Matt Fitzgerald, Jacqueline Niccum, Jacob Proue, Jason Stroud

Absent: None

Also Present: Peggy Chukel-Interim Director

Tenant Comments: No tenants were present

ACTION ITEMS

1. Review and Approve Minutes of March Meeting: M/S/C-JN/MF
2. Review and Approve Payment of Bills: M/S/C-JP/JN
3. Review and Approve Budget Report: M/S/C-MF/JS
4. Review and Approve Revised Preferences Policy Resolution #571:
 - a) Typos & grammar corrected
 - b) HUD states that review of individual policies is not required, unless completer review of ACOP or Admin Policy is needed. They encourage H.A.s to use best judgement on such matters & leave HUD out of it unless “troubled” and serious scrutiny is required.

REPORTS

Vacancy and Re-rental Report:

- 1369 E Division is occupied. We have raised the rent to from \$1,300 + utilities, to \$2,000-utlities included. That is in line with a 4 BR house in RF (despite the location).
- BW107 is finally rented!
- Turn-arounds are back to the usual 30 days. We hope to get that down to 2/3 weeks once the 2 new employees get fully trained.
- Hopes are that once both techs are “up & running” summer help & part-time help will not be required.

DISCUSSION ITEMS

1. Revising the Preferences Policy: PC stated that the current policy is to treat all applicants the same, regardless of where they live or come from. It seems more in line with our mission statement to serve members of the community first. The new policy would give preference to applicants that already live or work in River Falls.
 - a. Current applicants not living or working in RF will be “grandfathered in”.
 - b. New applicants who do not meet the preference criteria at time of application, but subsequently provide proof of local residency or employment will be given the preference, as of the date/time of notification, not from time of original application.
2. We hired a FT maint man on 03/29. We now have a Facilities Manager & 2 FT maintenance staff, but all are still in training. The new Facilities Manager has his hands full training two new people, while performing his former duties and figuring out all his new duties.

OTHER:

The current Interim Director has been appointed Executive Director.

The Senior Property Manager has been approved as the new Office Manager, contingent upon hiring & training a new Property Manager.

Advertising for a new Property Manager has been approved, effective immediately.

ADJOURN: 8:12

Respectfully submitted by P L Chukel, recording secretary