

## Minutes of the Regular Meeting of the River Falls Housing Authority July 17, 2019

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

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

Absent:

Also Present: Anne McAlpine, Executive Director

MINUTES M/S/C Fitzgerald/Peterson to approve the Minutes of the Regular Meeting of the River Falls Housing Authority June 12, 2019.

MINUTES OF CLOSED SESSION – M/S/C Niccum/Carow to approve the minutes of the closed session June 12, 2019.

### TENANT REPRESENTATIVE

An Oakpark tenant voiced concerns about the weeds growing in the landscaping rocks around the building.

### CONSENT ITEMS

M/S/C Fitzgerald/Carow Resolution #545 to approve the Management Plan and the Medical Expense Deduction Policy.

### ACTION ITEMS

1. M/S/C Petersen/Carow to approve payment of bills and financial report

### REPORTS

1. Vacancy and Re-rental Report – McAlpine presented the vacancy report. Several units are on hold due to the rehabilitation work.
2. Edgewater & Briarwood Renovation – McAlpine reported that all of the kitchen and bathroom remodeling is complete. Carpet replacement in the units in Briarwood is complete. The ADA unit in Edgewater is complete and occupied. The Edgewater elevator modernization began on June 24<sup>th</sup> and is going well. Window installation in Edgewater began on June 24<sup>th</sup> and will take about a month. In August, the Briarwood entry vestibule, Edgewater carpet replacement and the last ADA unit will be completed.
3. Rural Development responded to Commissioners objection to the requirement that rents in Edgewater and Briarwood be reduced in the 2020 budget. Rents were not allowed to remain at the FY 2019 rate. Commissioners discussed planning for the reduced revenue. McAlpine will prepare recommendations for Board consideration at the August meeting.

Peterson/Fitzgerald to adjourn

Respectfully submitted, Anne McAlpine, Executive Director