



Housing Authority of Merrill Wisconsin

BOARD OF COMMISSIONERS

Regular Meeting

Wednesday, November 30, 2022 @ 2:30pm

701 E 1st St - Conference Room

AGENDA

1. Call to Order
2. Roll Call
3. Public Comment
4. Tenant Advisor Updates
5. Approve Meeting Minutes
6. Approve Financials
7. Old/Unfinished Business
8. New Business
 - a. Allowance for Doubtful Accounts
 - b. 2023 Employee Handbook revisions
9. Assistant Director Update
10. Executive Director Update
11. Executive Director Annual Review – Closed Session The Board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(c) Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
12. Next Meeting: Tuesday, December 20, 2022 @ 7:00am 701 E 1st St - Conference Room
13. Adjournment

REAC Inspection: HUD (Housing and Urban Development) contracts an outside inspector to perform a hands-on-inspection. The inspector must physically test the function of all inspectable items for proper operations. Some of these inspectable items are ; all windows, doors, fixed lighting, stoves, drywall damage, roof, etc. There is no charge for the inspection but the properties are scored and anything below 60 points is considered a poor performing property and will require a follow-up inspection in 2 years vs 4 years.



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NOTE – THIS PAGE IS NOT INTENDED TO BE PART OF THE FORMAL AGENDA – IT IS A TEMPLATE OF WISCONSIN CLOSED SESSION LANGUAGE FOR USE WITH AGENDAS WHEN APPLICABLE.

1. The Board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
2. The Board may convene in closed session pursuant to Wisconsin State Statutes Section 19.85(1)(g), to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, to consider possible settlement related to pending litigation of former tenant.
3. The Board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(b) for purposes of considering dismissal, demotion, licensing or discipline of any public employee or person licensed by a board or commission or the investigation of charges against such person, or considering the grant or denial of tenure for a university faculty member, and the taking of formal action on any such matter; provided that the faculty member or other public employee or person licensed is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action may be taken. The notice shall contain a statement that the person has the right to demand that the evidentiary hearing or meeting be held in open session, as it pertains to One MHA employee.
4. The Board may convene in Closed Session pursuant to Wisconsin State Statutes 19.85(1)(c) Considering employment, promotion, compensation, or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.
5. The Committee may reconvene in open session for potential action(s) on closed session issue(s).

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