

**HOUSING AUTHORITY OF MERRILL WISCONSIN
SECTION 8 HOUSING
PARK PLACE & JENNY TOWERS
BOARD OF COMMISSIONERS
MEETING MINUTES**

Regular Meeting @ 7:00am

January 20, 2026

701 E Main St (Main Office)

1. Call to Order: Ian Cohrs called the meeting to order at 7:00am
2. Present: Sue Norenberg, Ian Cohrs, Jim Finucan, Tom Hayden, Jessica Mudgett, Jeremy Winningham, Absent: Jeff Schneider
3. Approval of the Agenda: Norenberg and Hayden made a motion to approve the agenda. Motion carried with all present voting aye.
4. Approval of Minutes: Norenberg and Hayden made a motion to approve minutes from the December 16, 2025 meeting. Motion carried with all present voting aye.
5. Finucan and Norenberg made a motion to approve September, October, November, and December 2025 financials as submitted. Motion carried with all present voting aye.
6. Norenberg and Finucan made a motion to approve Resolution 2026-01 to adopt 2026 Budget for Park Place and Westgate LLC as presented. Motion carried with all present voting aye.
7. Finucan and Hayden made a motion to approve Resolution 2026-01 to adopt 2026 Budget for Jenny Towers as presented. Motion carried with all present voting aye.
8. The Executive Director presented Vacancy/Occupancy Updates. Occupancy is over 97% at Jenny Towers and over 93% at Park Place and Westgate LLC.
9. Director Updates: Mudgett updated the board on staffing needs.
10. Cohrs and Norenberg made a motion to approve a full-time property manager for Jenny Towers. Motion carried with all present voting aye.
11. There were continued conversations about possible future affordable housing project with owner of property attending the conversation via zoom.
12. Meeting scheduled for January 27, 2026 for project discussion, normal meeting February 17, 2026
13. Adjournment: Motion made by Hayden and Norenberg to adjourn at 8:35 a.m. Motion carried with all members present voting aye.