

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

Regular Meeting @ 7:00am

February 17, 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, Jeff Schneider, Jessica Mudgett, and Karen Schmitz
3. Approval of the Agenda: Schneider and Hayden made a motion to approve the agenda. Motion carried with all present voting aye.
4. Members of the Public Wishing to be Heard: At this time the board asked if Karen Schmitz would like to talk and she stated she was just there to listen and did not present to the board.
5. Hayden and Norenberg made a motion to approve the minutes of the January 20, 2026 meeting. Motion carried with all present voting aye.
6. Schneider and Hayden made a motion to approve the minutes of the January 27, 2026 meeting. Motion carried with all present voting aye.
7. The Executive Director updated the board on recent conversation with our attorney on legal matters. No action to be taken at this time.
8. The Executive Director presented Vacancy/Occupancy Updates. Occupancy overall stays strong at 95%
9. Director Updates: Mudgett updated the board on staffing and discussed recent quarterly meetings held at Jenny Towers, Park Place and Stonebridge, updated board on current audit and on accounting updates.
10. Discussion on future project continued. Mudgett updated the board on further conversations about grant opportunities.
11. Agenda items for future consideration: We will have a closed session at the next meeting.
12. Meeting scheduled for March 24, 2026
13. Adjournment: Motion made by Schneider and Norenberg to adjourn at 7:46 a.m. Motion carried with all members present voting aye.