

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

Regular Meeting @ 7:00am

September 29, 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. Jeff Schneider was absent.
3. Approval of the Agenda: Hayden and Finucan made a motion to approve the agenda. Motion carried with all present voting aye.
4. Finucan and Norenberg made a motion to approve the minutes of the August 18, 2026, meeting. Motion carried with all present voting aye.
5. Hayden and Norenberg made a motion to approve the financials for August. Motion carried with all present voting aye.
6. Mudgett gave an update on Spectrum. A contractor hired to do wiring is coming today to tour the spaces and further prepare for wiring needed. There is a bit of a delay obtaining enough materials for entire building. Wiring will still begin in October, but final installation of Spectrum equipment will be pushed out likely to November or December, date not yet determined.
7. Mudgett presented the current vacancy report. She explained that several of the current moves are reasonable accommodations.
8. Mudgett provided maintenance updates, we are currently taking bids for roof at 1803 W Main St, and bids for snow removal. 1803 W Main St house is getting a major remodel; maintenance has also been busy turning units with 8 new tenants moving in within the next week.
9. Director Updates: Mudgett provided updates on September MOR at LLC buildings, as well as recertification happening now.
10. Hayden and Finucan made a motion to convene in closed session pursuant to Wisconsin State Statute 19.85 (1)(c) for purposes of "Considering employment, promotion, compensation or performance evaluation date of any public employee over which the governmental body has jurisdiction or exercises responsibility." The Commission went into closed session at 7:30 a.m.
Motion made by Finucan and seconded Norenberg to go back to open session at 7:52 a.m.
11. Motion made by Finucan and seconded by Cohrs to update PayScale for maintenance staff.
- 12. Next Meeting scheduled for October 20, 2026.**
13. Adjournment: Motion made by Finucan and Norenberg to adjourn at 7:56 a.m. Motion carried with all members present voting aye.