

MEETING NOTICE AND AGENDA
REGULAR MEETING
of the
HOUSING AUTHORITY OF THE
CITY OF SUPERIOR, WI
September 24, 2025
1:00 p.m.

1. ROLL CALL

2. ADOPTION OF AGENDA (Pg. 1-2)

3. OPPORTUNITY FOR VISITORS TO BE HEARD

4. AUDITOR'S REPORT

- a. Presentation to the Board **(Pg. 3-13)**
- b. Draft Financial Statements & Independent Auditor's Report **(Pg. 14-53)**

5. REPORT BY EXECUTIVE DIRECTOR

6. REPORT BY ATTORNEY

7. REPORTS BY COMMISSIONERS

8. ACTION RESOLUTIONS

- a. Consider Resolution #25-09 approving submission of the Superior Housing Authority's Capital Fund Program Five-Year Plan (2026-2030) and FY 2026 Annual Agency Plan **(Pg. 54-60)**
- b. Consider Resolution #25-10 approving changes to the Public Housing Utility Allowance Schedule **(Pg. 61-62)**
- c. Consider Resolution #25-11 approving changes to the Housing Choice Voucher (HCV) utility allowance schedule for 2026 **(Pg. 63-64)**
- d. Consider Resolution #25-12 approving schedule of maintenance charges for 2026 **(Pg. 65-67)**
- e. Consider Resolution #25-14 approving revised flat rents for public housing sites 2026 **(Pg. 68-69)**
- f. Consider Resolution #25-15 approving revised ceiling rents for public housing sites 2026 **(Pg. 70-71)**
- g. Consider Resolution #25-16 approving revised housing choice voucher (HCV) payment standards **(Pg. 72-76)**
- h. Consider Resolution #25-17 approving inclusion under the Wisconsin Local Government Group Dental Insurance Program **(Pg. 77-78)**

9. OLD BUSINESS

10. NEW BUSINESS

- a. Approval of regular meeting minutes, August 27, 2025 **(Pg. 79-81)**
- b. Approval of special meeting minutes, September 2, 2025 **(Pg. 82)**
- c. Approval of closed session meeting minutes, September 2, 2025 **(Pg. 83)**
- d. Approval of special meeting minutes, September 9, 2025 **(Pg. 84)**
- e. Approval of closed session meeting minutes, September 9, 2025 **(Pg. 85)**
- f. Approval of monthly check register **(Pg. 86-90)**
- g. Staff reports **(Pg. 91-98)**
- h. Financials **(Pg. 99-108)**

11. CLOSED SESSION as Allowed under Wisconsin Statutes 19.85 (1)(c) (Pg. 109)

- a. Convene in closed session to discuss the hiring process of an Executive Director pursuant to Section 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. Reconvene into open session.

12. NEXT MEETING DATE

13. ADJOURNMENT

Any person who wishes to address the Authority on any agenda item may sign up, in advance of the meeting, indicate the item number he or she wishes to address, and if he or she wishes to speak under opportunity for visitors to be heard, he or she must identify the subject matter on which he or she wishes to speak. The Authority welcomes public comments and constructive presentations that address specific issues. The Authority follows Roberts' Rules of Order which does not allow personal attacks on individuals. Unless otherwise directed by the Authority, all comments by members of the public shall be limited to three minutes in length. The Chair should be responsible for enforcing compliance with the time limit.

The Superior Housing Authority complies with the Disabilities Act of 1990. If you need an accommodation to attend the public meeting process, please contact Rhonda Berg at (715) 718-8142 by 12:00 p.m. on the day prior to the scheduled meeting. The Authority will attempt to accommodate any request depending on the amount of notice we receive.
