

MEETING NOTICE AND AGENDA
REGULAR MEETING
of the
HOUSING AUTHORITY OF THE
CITY OF SUPERIOR, WI
October 29, 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. Financial Statements & Independent Auditor's Report **(Pg. 14-62)**
- c. Supplementary Information & Independent Auditor's Report on Supplementary Information **(Pg. 63-72)**
- d. Auditor's Communication with Those Charged with Governance **(Pg. 73-84)**

5. REPORT BY EXECUTIVE DIRECTOR

6. REPORT BY ATTORNEY

7. REPORTS BY COMMISSIONERS

8. ACTION RESOLUTIONS

9. OLD BUSINESS

- a. Original Request for Qualifications for Development Partner Park Place RAD - April 15, 2025 **(Pg. 85 – 119)**
- b. Proposed Request for Qualifications for Development Partner Park Place RAD (proposed changes highlighted in yellow) **(Pg. 120-137)**

10. NEW BUSINESS

- a. Approval of regular meeting minutes, September 24, 2025 **(Pg. 138-140)**
- b. Approval of closed session meeting minutes, September 24, 2025 **(Pg. 141)**
- c. Approval of monthly check register **(Pg. 142-146)**
- d. Staff reports **(Pg. 147-153)**
- e. Financials

11. PROPOSED RESOLUTIONS FOR FUTURE APPROVAL

- a. Proposed Resolution # 25-18 approving Superior Housing Authority's operating budget for the fiscal Year ending December 31, 2026. (Proposed operating budget to be provided at the October 29, 2025 board meeting) **(Pg. 154)**
- b. Proposed Resolution #25-19 approving revisions to the Superior Housing Authority's Capitalization policy **(Pg. 155-156)**
- c. Proposed Resolution #25-20 approving revisions to the Superior Housing Authority's Capitalization policy threshold. **(Pg. 157-158)**

12. CLOSED SESSION as Allowed under Wisconsin Statutes 19.85 (1)(c)

- 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. **(Pg. 159)**

13. NEXT MEETING DATE

14. 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.
