



HOUSING AUTHORITY
Minutes – July 3, 2024
Planning Department Conference Room
2nd Floor Rock County Courthouse
51 S Main St, Janesville, WI 53545
And Via ZOOM

Call to Order: Chair Schulz called the meeting of the Housing Authority of Rock County to order at 9:01 AM on Wednesday, June 5, 2024.

Members present in person: Chair Supervisor Kathy Schulz and Badri Balur

Members present via ZOOM: Katie Udell and Supervisor Bill Wilson

Members excused: Billy Bob Grahm

Rock County Staff present: Ilana Eisenberg (Office Coordinator) and James Otterstein (Economic Development Manager)

Rock County Staff present via ZOOM: Andrew Baker (Planning Director)

Others present via ZOOM: Sheila Williams

Adopt Agenda: Supervisor Wilson made a motion to approve. Mr. Balur seconded the motion. ADOPTED

Approval of Minutes from Meeting Held June 5, 2024: Supervisor Wilson made a motion to approve. Ms. Udell seconded the motion. ADOPTED

Citizen Participation, Communications and Announcements: None

HOME Program Action Item:

Change Order Request – Hwy 11 Broadhead Rehab Project (Previously Approved Project Cost Maximum Waiver)

Director Baker began discussion on this action item. There was additional rot that was not foreseen during the initial inspection conducted by the contractor. This is the reasoning for the change order as unintended, but more funds are needed to correct rot encountered after the in-depth inspection. Since

the HA approved the maximum cost allowed initially, staff felt it was important to bring back the change or order. In a normal project, change orders can be approved by staff.

Supervisor Wilson made a motion to approve the change order. Chair Schulz seconded the motion.
ADOPTED

Rock County Board Budgeted ARPA Funds for Affordable Housing:
Review and Possible Decision Regarding Recommendation of Projects for Approval to the P&D Committee and County Board

Director Baker mentioned that both he and James Otterstein (Economic Development Manager) have been collecting information on the projects. The Beloit City Council was able to approve two of the three proposed projects for TIF funds. There are two projects from Beloit and one from Janesville that are set to receive the funding. All these projects offer 100% affordable housing units. There is more to offer each unit than originally offered to one Beloit project no moving forward at this time (initial offering was based on four project moving forward. Therefore, staff is suggesting funding the projects at a hire per unit cost rather than go to the next project on the list. This direction would result in approximately \$21,500.00 per unit. At that rate, the projects still need additional funds. It is important to keep things moving as the funds need to be spent before the end of 2024. All the funds are set to be spent from the \$4.5 million ARPA funds authorized. There are hopes to have a formal recommendation brought before the Planning and Development Committee at the July 11th meeting. Any final approval is pushed back to the August meeting due to the County Board not meeting twice in July and setting precedent for most other committee meeting dates.

Update Regarding Planning Efforts:

Director Baker began discussion about the consultant firm that was gathering information of Rock County regarding housing. A draft was due the first week of July 2024 but has yet to be provided. The company underwent a reorganizational period as it was acquired by another company. There is no update currently. Members of the Housing Authority Committee expressed reactions and views from meetings that were attended.

Suggestions for Future Meeting Topics:

Continuation of discussion for the allocation of the ARPA funds and an update from the Planning and Development Committee. Legal Action is to attend the August meeting with a presentation and updates in hopes of continuing services throughout Rock County. Housing Authority member to become more familiar with what Legal Action does, what they have been unable to accomplish, and all services offered.

Adjournment:

Supervisor Wilson made the motion to adjourn at 9:28 AM. Ms. Udell seconded the motion.
ADOPTED

Next meeting: 08/07/2024 at 9:00AM

Respectfully submitted,
Ilana Eisenberg, Office Coordinator