

**Tomah Public Housing Authority**  
**City Hall Annex – 107 E. Milwaukee Street, Tomah, WI 54660**

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05/06/2024

**MEETING NOTICE**

The Tomah Public Housing Authority (TPHA) will hold a meeting on **Wednesday, May 8, 2024** at 4:15 P.M. at the Kupper-Ratsch Senior Center, 1002 Superior Ave., Tomah, WI.

NOTE: Meeting is open to attend in person or via teleconference as follows:

**VIA TELECONFERENCE**  
**CALL 571-317-3122 GO TO MEETING**  
**MEETING ID: 674-282-333 #**

**Audio PIN: #**

**AGENDA**

- 1) Call Meeting to Order & Roll Call.
- 2) Reading & Approval of Minutes from Wednesday, April 10, 2024, meeting.

**INFORMATIONAL ITEMS**

- 1) Auditors completed onsite visit 04/26/24 – 4 hours, reviewed lots of information
- 2) Completed second HUD-VASH lease up/inspection outside of the city limits
  - (1) Warrens
  - (2) Melvina
- 3) Property Recap Reports – Occupancy Rate – see report
  - (1) Shirley Schwemmer passed away, age 94, lived at the Manor for 31 years
  - (2) Beatrice Calkins passed away, age 95, lived at the Manor for 10 years
- 4) Manor Inspections / Spring Bio-Clean Treatment / Annual Fire Alarm Test - completed
- 5) Capital Fund Grants closed out 2021 (\$323) and 2022 (\$86,694)
- 6) June 1<sup>st</sup> rent increases go into effect:
  - (1) Manor – (\$540 small eff.) (\$560 large eff.) (\$580 one bedroom) = \$30/mo
  - (2) Waterman - \$775 = \$50/mo
  - (3) Maple Grove - \$640 = \$50/mo
- 7) Met with Zingler Sign & Design
- 8) Lori Lokken update

**ACTION ITEMS**

- 9) Chamber of Commerce Membership
- 10) Resolution 305 – Authorized Official Representative
- 11) Resolution 349 - entry into Corrective Action Plan from 2022.
- 12) Election of Officers
- 13) Approve 2024 March Financial Reports from Fee Accountant
- 14) Approve April 2024 Accounts Payable Reconciliation Reports
- 15) Bank Statements

Please note that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services.