



MINUTES OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, JANUARY 21, 2021, 10:30 AM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains documents which provide call in information and instructions for the Zoom Meeting.

B. ROLL CALL.

I. William VandeCastle - Chair, Terri Refsguard - Vice Chair, Sandra Popp, Erin Edwards and Stephen Srubas

Members Present: William VandeCastle, Stephen Srubas, Erin Edwards, Sandra Popp, Terri Refsguard,
Excused: None, Absent: None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the January 21, 2021, meeting of the Green Bay Housing Authority.

Moved by Stephen Srubas and seconded by William VandeCastle to approve of the agenda for the January 21, 2021 meeting of the Green Bay Housing Authority.

Motion carried. Yes- William VandeCastle, Stephen Srubas, Erin Edwards, Sandra Popp, Terri Refsguard, No- None, Abstain: None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the November 19, 2020, meeting of the Green Bay Housing Authority.

Moved by Stephen Srubas and seconded by William VandeCastle to approve of minutes from the November 19, 2020 meeting of the Green Bay Housing Authority.

Motion carried. Yes- William VandeCastle, Stephen Srubas, Erin Edwards, Sandra Popp, Terri Refsguard, No- None, Abstain: None

E. REGULAR BUSINESS.

I. Consideration with possible action on approval of the June 30, 2020, Audit Report.

Moved by Sandra Popp and seconded by William VandeCastle to approve of the June 30, 2020, Audit Report.

Motion carried. Yes- William VandeCastle, Stephen Srubas, Erin Edwards, Sandra Popp, Terri Refsguard, No- None, Abstain: None

2. Consideration with possible action on approval of the Housing Study.

Moved by Sandra Popp and seconded by Erin Edwards to approve of the Housing Study.

Motion carried. Yes- William VandeCastle, Stephen Srubas, Erin Edwards, Sandra Popp, Terri Refsguard No- None, Abstain: None

3. Consideration with possible action on writing off delinquent tenant accounts effective February 1, 2021.

Moved by Sandra Popp and seconded by Erin Edwards to approve writing off delinquent tenant accounts effective February 1, 2021.

Motion carried. Yes- William VandeCastle, Stephen Srubas, Erin Edwards, Sandra Popp, Terri Refsguard, No- None, Abstain: None

F. INFORMATIONAL.

I. GBHA Bills.

Stephanie Schmutzer reported the GBHA Bills. No action needed.

2. GBHA Financial Report.

Stephanie Schmutzer presented the GBHA Financial Report. No action needed.

3. Langan Report.

Jayne Valentine presented the Langan Report. No action needed.

4. Director's Report.

Cheryl Renier-Wigg presented the Director's Report. No action needed.

5. Occupancy report.

Jayne Valentine presented the Occupancy report for the month of December.

6. Date of next meeting: February 18, 2021.

G. ADJOURNMENT.

Moved by Sandra Popp and seconded by William VandeCastle to adjourn the Green Bay Housing Authority meeting.

Motion carried. Yes- William VandeCastle, Stephen Srubas, Erin Edwards, Sandra Popp, Terri Refsguard, No- None, Abstain: None

VERBATIM MINUTES

- The City of Green Bay Housing Authority Meeting for Thursday, January 21st, 2021. And it looks like we've got, roll call's already done electronically here. So, the next order of business is Approval of the Agenda. Is there a motion to approve?

- I'll make the motion.

- And I will second. So we have a motion and a second for approval of the agenda. Any additions or corrections? Hearing none, all in favor signify by saying aye?

- [All] Aye.

- Any opposed? No opposition, agenda's approved. Next order of business is Approval of the Minutes from the November 19, 2020 meeting of the Green Bay Housing Authority. That is in your packet. Are there any additions or corrections or any commentary?

- I'll make a motion to approve.

- Motion to approve, and I will second. All in favor of approval of the minutes from the November 19th signify by saying aye?

- [All] Aye.

- Any opposed? Motion carries. Regular Business. Item E, item number one. Consideration with possible action on approval of the June 30, 2020 Audit Report.

- Steph, you're on mute.

- I got it. I know you guys are super sad that you didn't get the hard copies, so you could put yourselves to sleep, but they were electronically sent to you.

- It took me forever to get 'em opened.

- Sorry about that. There were no findings, so that was all good. And everything went pretty smooth with it even being virtual for part of it. The auditor come here for a couple of days. They should've contacted a few of you for just general questions. But like I said, there's no findings. Everything was pretty good. So I don't know, does anybody have any questions on it?

- Nope.

- Okay.

- Thanks, Steph.

- Do we need a motion to approve?

- It has to be approved because that's what I use for my submission to HUD.

- I'll make that motion.

- Well, I will make that motion, sorry, I will second. So we got a motion by Sandy and a second by me. Any further questions? Otherwise, all in favor of approving the audit report signify by saying aye?

- [All] Aye.

- Any opposed? Motion carries. Item number two, consideration with possible action on approval of the Housing Study. And I asked that this be put on the agenda for this meeting just because we got it very late in the, I think in process before that November 19th meeting. And it was a pretty extensive document. I just wanted to make sure everybody had a chance to review it and then to provide us an opportunity to discuss it. If there was anybody who had any questions or issues. And I guess I just throw this back to Cheryl, anything in there that you see coming down the road that this body needs to focus on, coming out of that report?

- Well, it was a great report. There were a lot of things in it. But with regards to the housing authority, of course, we're gonna play a role with the need for affordable housing. So there was a clear need for the lower and affordable supportive housing, as well as housing for needs on the universally designed housing as well. So I

see us playing a role in that and the creation of that. The other thing that came out of it is that our population in Green Bay is aging. So over the next 20 years, there's gonna be 15,000 of our residents that are gonna age into the 80 plus category, which makes me wonder--

- I'm raising my hand on that one.

- What the need is for senior designated housing as well in the community, because that of course is a need now. So looking at that, things, I wish we were more flushed with money, of course, as a housing authority, so we would have some resources that could help fill the gaps for developers who want to build affordable housing. One thing I've learned is that if you're gonna build affordable housing you need subsidy from somewhere, whether it's low income housing tax credits or maybe using us as a revenue bond source or something to that effect. There's gonna be a gap because the rents aren't going to allow that developer to float that project with affordable rents. So that's something that I know the city is definitely working on. We've extended two of our TIDs, I believe, an extra year to create some affordable housing, money coming in that we can use to help fill those gaps. That's gonna happen this year and next year, I believe. And the other thing I was thinking about, and I was looking at this was, in kind of a backward kind of way, we're taking our scattered sites out of the public housing pool and doing them as Section 18, kind of like a project-based voucher. Well, that creates 50 additional public housing units that we can then do something with. And looking at Mason Manor and trying to figure out how we're gonna redevelop Mason Manor may include maybe taking some of those units out as well under Section 18. But, by doing that, that allows us to create additional public housing units. So, we can do, for 48, I think, or what, we have 50, right, that we can use with the scattered sites. So, that I think might entice some development, if it's even a larger project, if half of them are public housing and the other half might be affordable or a different kinds of mix. I think that'd give us the opportunity as the housing authority to be able to create some units that way. But, those are my thoughts. So any other comments or thoughts?

- I do, if I could.

- Yep.

- If I could. So, you could use those, let's say, 48, to give to five development projects that are currently happening, correct? Like you could split them up? Is that how that would work? Or would it have to be something that we would create? So like, we're seeing, we're seeing apartments going up all over, primarily Brown County versus just the city of Green Bay. But we're still seeing that. So, the stadium is just like exploding with new apartments. And what I see with this aging population is accessible apartments, and not necessarily fully, so we're not thinking about undercuts everything, anything, but barrier-free showers in every one, those types of things. And then that subsidy that would go along with it, because that's probably one of the biggest things that we see in our independent living center, is individuals who've owned their homes for a very long time. They now aren't able to take care of them. A spouse may be disabled. And they don't have the funds to modify their home or it's just too hard for them to maintain. But there's nothing out there that will give them the accessibility that they need. Or it's just general population of people with disabilities coming into our area with no accessible housing available, because the minute those places are taken up people stay there forever because there's just not a lot of other choices for them. Granted, they, so many of them don't mind staying there forever because it is accessible, they like where they're living, things like that. But that just allows us no stock, no stock until someone practically dies. So I would like to see, because we have the voucher for Section 8 that can go anywhere. It doesn't need to be for specific to a person with a disability. But when that person, so right now, I was working with somebody in an assisted living who finally just moved out, but it was two years before she found an accessible apartment. That's the expense we as taxpayers put in for that individual to stay in assisted living. And that's a huge, huge dollar amount compared to what we could do if we added to that stock of units that are accessible. But, specifically, I don't think people would mind if you undercut and things, just put the doors in and then people could open the doors and roll on in there. I don't think people would mind that. But I will tell you, the roll-in shower is usually the thing that stops a person from getting out of the nursing home and getting into something independent, whether it's a 40 year old who

had a car accident and now has a spinal cord injury or if it's a elderly person whose spouse maybe passed away or has now incurred a disability and has no place to go because nothing's accessible. So, that's just the first--

- Sandy, Yep, no, Sandy, I don't see those public housing units, I don't see them, like one or two units being part of another development project, because we still have to manage them.

- That's what I was wondering.

- Okay, but I could see, maybe we build new accessible housing and it's scattered. Or we do four of them in one place or something to that effect. I think that gives us--

- And I think that would be really important, is I like that scattered. I like the, not necessarily congregants, so not like 50 apartments, but if it is, it is, that's not gonna be a breaker for many people, but it's that ability to live throughout. Not just segregated to this one area or is this one building, so yeah.

- We could purchase existing too, actually, and renovate it to make it accessible.

- I want to ask some questions about this, 'cause I think it's a huge need. But, it's also a bigger floor plate, right? So, the letter of the law, accessible or ADA construction, it's not just as simple as a roll-up underneath a sink. Sandy, you know that of course.

- Right

- It's bigger doors, it's wider hallways, it's clearance to get to doors. And I think it's a straight up need. It's also bigger floorplate means higher costs of construction or higher cost per square foot, which means further from affordable housing. You mentioned the ones by the Titledown District. Look how much, \$900,000 apiece. That's not affordable.

- I know, I know. For a condo it's, yeah. And I get that, Steve, because I'm aware, but studies have been done that really, when you're looking at the basic fair housing laws for accessibility, they don't add a lot. So you don't need as much, if you're looking at wider doors, you don't need as much board on the side then, I mean plasterboard or whatever. I can't think of the name of it, I know it usually. But the wall space, you have a little wider hallway, you might make the rooms a little smaller, not huge, but together six inches. You have a wider doorway, maybe a 40 inch versus a 36 if there's a turning into the bathroom. So what they found throughout is that that doesn't add an extreme amount of cost. But housing right now, period, end of it, no matter whether it's accessible or not, is extremely cost-prohibitive for people with low-incomes, extremely.

- Yeah. I don't disagree. I think we could probably argue about the details on what, what, you know.

- Sure.

- 10% more cost looks like, I don't know what--

- Yeah, exactly.

- It's not money I've got hiding under my mattress. What if, do we have the option to protect our bonding with heightened criteria from building code? So, somebody comes to us with a project for some low-income housing. They want us to bond or help them bond it. Can we say, "Hey, sure, we want a 100% accessible units"? Is that something we have as a housing authority? 'Cause the building code doesn't mandate that, the building code it would have to be a percentage. But can we put restrictions on top of that as a housing authority that would up the ante on requirements?

- Absolutely. If we had money that, if we had, 'cause we've funded other projects in the past. So if we had extra money to be able to do that, absolutely. As a housing authority, we could say, if we're gonna fund you, you're gonna need to do this many units accessible. You could look at design. You could look at all these different factors. So, yeah, we have the ability to do that.

- Yeah, and I think for, especially if we're investing. So they're looking at so many of the apartments now that aren't necessarily upper end, but we look at two bedroom, they'll do like a bath and a half or they'll do two bathrooms. So the ones that were built to Red Cross 10 years ago, they had the two bathrooms. One had a tub-shower unit, one had just a regular shower unit in it, but neither one was accessible. So I've had many people age out of those because of disability. They can't maintain it. Their carpet was extremely bad. They can't get into their bathroom with their wheelchair. It's just, when things like that go up, to me it's just sad that they're not even using visitable universal design even, so that no matter what, they could still maintain function in at least one bathroom.

- Sandy, do you know, do you know what the count would be? How many people roughly? I don't know if it said, I don't think it said that in the housing study, but what, how many people need accessible housing?

- I don't know the exact number. I just know that that is the thing that I have found in my work for the last over 30 years, is that when someone acquires a disability that one of their needs for housing is accessible bathrooms. It's the most difficult thing to find.

- Well, and we just talked about people aging in the community.

- Yeah.

- Even if you're just older and may need some of that.

- Correct, yeah. Who wants to, at 88, still if you're doing pretty good and living in one of those apartments over by Red Cross, step into a tub? I mean, access is a, are just, so when you're building senior housing, and I don't know if this is something that the City of Green Bay can ask or the County can ask, is just a mandate when this was happening in senior housing, they should have an accessible, barrier, why are we putting tub-showers in? Or put a shower in that the lift can be removed. So you have like a rubber dam height underneath so someone can at least get in easily. Yeah, so those are showers that are being built that way. So just food for thought. But really if we can get those 48 into accessible, cued end of it, that would be a huge barrier removed for our area. And it's not just one bedrooms, but primarily it's the one bedrooms to two bedrooms. You don't see a lot of the three bedroom family units needed as much, but really the one to two bedrooms are huge.

- Okay.

- And I kind of like the idea of it being all over the, dispersed, not just one place.

- Great, good discussion. Any other questions or thoughts on the housing study? Well, hearing none, we'll move on. Consideration with possible action on writing off delinquent tenant accounts effective February 1.

- Bill?

- Yes.

- Can we get an approval of that study, just to have the Housing Authority approve it?

- I'll make that motion.

- I'll second that motion.

- A motion and a second to approve the housing study.
- Why?
- We need to have some discussion.
- Why do we need to approve the study?
- It's an endorsement. I look at it as an endorsement. It's been passed by the RDA, the Council, and the Housing Authority.
- Okay.
- Okay, further questions? All in favor of approval of the housing study signify by saying aye?
- [All] Aye.
- All right, any opposed? Hearing none, motion carries. Alright, onto number three. Consideration of possible action on write-off of delinquent tenant accounts effective February 1, 2021.
- Yes, so we do this semi-annually. This is just writing them out of our HAPPY system so that they don't continue to bog down the system. I do track them separately and we still go after payment. This is just reducing our accounts receivable so that it doesn't ding us on HUD then, and it lessens the amount that we have to look through in our system.
- Okay. And all that information in our packet. Any additional comments of what's in the packet?
- I'll make a motion.
- I move to to approve.
- I'll second that.
- All right, we have a motion and a second to approve the write-off effective February 1st. All in favor signify by saying aye?
- [All] Aye.
- Any opposed? Motion carries. Moving on to Informational, GBHA bills that are in our packet. Any, Stephanie, anything you want to highlight in there?
- You're muted, Steph.
- I swear I unmute it and it just mutes itself back on me.
- Absolutely. I'm sure it did.
- Nothing too out of the ordinary. We did have a couple of new vendors for some sign language. We have a tenant that requires that. So that could be something that we see a little bit more of, but that's the only kind of new and not normal thing.
- Okay.

- So Jayme, what are you, what are you utilizing for your interpreting services?
- We use, Ka, you can correct me, you usually say that, but her name is Carrie, I believe.
- Oh, okay, yeah, I can't think of the last name, but I don't two of them that are interpreters.
- Yeah, Ka, is it Carrie that we utilize.
- Yes, it's Carrie Uhlig.
- Uhlig?
- Yeah, Uhlig. And then another one and she's from a ADRC.
- Okay, I know Carrie, she's very good. That's great.
- Yep. She's really nice.
- All right. Any other questions? All right, hearing none, we'll move on to Financial Reports. Stephanie, the floor is yours again. Anything new and exciting?
- No.
- That was a rousing endorsement.
- Thank goodness GBHA is quiet right now because I have year-end for other ones that are now popping up that I have to take care of. So I'm happy that things are quiet on this end.
- Okay. All right, so any questions of Stephanie on the financial report?
- Nope.
- Nothing sticks out to you. I don't need to, yeah.
- All right, then we'll move onto item number three, the Langan Report. Pretty self-explanatory. Anybody have any questions regarding the Langan Report?
- I just want to comment that Bill's really getting her done this morning.
- It's his third Zoom this morning.
- He must have an 11:00.
- No, it's 10:57 and this is my third Zoom meeting already this morning.
- Oh.
- Whoa.
- All right, so moving onto the Director's Report, Cheryl?
- That's good, though. Today's Thursday and I've probably had, mm, 18 Zoom meetings this week. Literally.

- Is this the new way of work then?
- It is.
- Including the City Council meeting that went for like seven hours the other night.
- That was a long one. All right. So, finally, I can say to you that we have a new development director, community and economic development director, starting February 1st. He was approved, his appointment was approved on Tuesday. Luckily he was early on the agenda, and I think he left, otherwise he might have said, "What the heck?"
- He might've left permanently.
- His name is Neil Stechschulte. He is currently the economic development director in Sun Prairie. So he'll be starting with us February 1st. I'm very excited about that. So we have been, I think, without a director for about five months. So, it'll be good to be able to, this will help with my time, for sure, with doing a lot more of this housing work. So I'm excited about that. Jayme, you want to talk about our new staff person and where the other staff sits.
- So we, oh, where are they, where'd they, all right, so here's Kaycee, everybody. This is our new resident service coordinator. She has replaced Karen with her retirement, that was two weeks ago already. So Kaycee, she's picking everything up super fast, doing a great job with our tenants. We're super happy. So everybody meet Kaycee, Kaycee, this is our Board of Directors. And welcome.
- Nice to meet all of you.
- Hi, Kaycee.
- Very nice to meet you.
- Good morning, Kaycee.
- Good morning.
- Welcome aboard.
- Good morning, thank you. I'm loving it so far. I'm learning a lot. So I really appreciate this opportunity. And this is a really great learning experience. And it's really great to meet all of you. I really appreciate this time.
- Welcome aboard.
- And as for maintenance staffers. We're still rocking and rolling without anybody.
- Oh my gosh, you guys! Thank God we haven't had a lot of snow stuff and, you know?
- Don't say that, Sandy! You are going to jinx us!
- I say that every day, let me tell you.
- So we have our...

- Yeah, I know, 'cause of that, I just even think whoever's doing it, they're doing an awesome job. That is really good.
- Yep, you bet. Sandy, I think they're still working on that. Our staff--
- Yeah, it's online for that.
- And there's guys that are helping with the sidewalks.
- I've gotta ask, how long has it been that we've been without?
- November.
- And we're getting on for three months now. Do we need it?
- Do we need it?
- Look at Jayme's face.
- Well, I like to change light bulbs and solve the world's issues every day.
- I would say we need that because I need my, I need my housing administrator back. Because right now my housing administrator is doing maintenance and--
- Changing light bulbs.
- And she's got her full-time work. That's right.
- That isn't a statement. Is it a full-time job?
- Absolutely. You are aware of the issues we have at Mason Manor with regards to everything we need to have done there. The age of the building, it is absolutely needed as a full time, oh yeah. That position.
- Okay.
- Along with the custodian position. So right now we have, and you'll get to occupancy report. I'm a little concerned, we've got six units open or eight. So we're starting to fall behind now because we don't have that extra staff. We do have one of, like I think our building services coordinator's in background checks. So we're waiting to hear back on the background check on that. But we just haven't been successful in finding the custodian. We've been through a number of interviews and applications, but it's really, I think it's important, as much as we need that position, it's really important we get the right person.
- Yes.
- We have, just the folks that we work with at Mason Manor, it's that we've got some challenges at Mason Manor with some of our tenants. We need to have the right people who are gonna be--
- Understanding of that.
- Comfortable. And understanding and, you know, being able to work with our tenants. So, yeah. So, we're working on it, Steve.

- So is the custodian, is the custodian the one that does like, changes the light bulbs and unplugs toilets? Or is that the maintenance?
- Building maintenance is our upper level person. Building maintenance is our boilers, our elevators.
- Gotcha.
- Our big ticket items. The oversight of everything.
- Coordinating contractors.
- Yep. Coordinating contractors. And our custodian is like the helper, the smaller type of maintenance.
- Okay.
- Directed by our building maintenance guy.
- So you really need the building maintenance guy before the custodian? Or could you still have the custodian and not have the building maintenance guy yet?
- We're getting them, they're on the track, the same track, we're trying to get them both.
- Okay.
- We had a couple of offers that went out there. We had really, I think two building maintenance guys, but they just, they didn't like, they're on call. Our guys are on call, like every other week. We don't get a huge amount of calls from tenants. But that's not a plus sometimes when you're looking to get outta that.
- Are you talking about the custodian is on call too? Or just the building maintenance?
- All of them.
- Oh both of them?
- We don't want to really figure out their schedule, but historically it's been a weekend and you've got the gun, you've got--
- Got you, so they work together on that, okay.
- And so I guess, this is, I think, before we go on, let me just give kudos to the staff at Mason Manor. Jayme, who has been that call person. Every week and month since then, and just trying to--
- Does anybody want one, I have three. Who wants one?
- And we've got Ka and Kaycee, and just the whole team out there has really been pulling extra tasks to get stuff done. So, kudos to you guys out there.
- I have a hard time keeping track of just one phone. And I lose it all the time. I don't know how you do it with three.
- Oh my goodness. I have a couple of old ones in my drawer.

- Yeah, we really appreciate everything you guys do. I know it's tough when you're down staff, it's very, very tough, yep.

- Thank you.

- And the department has been down, we've lost I think six or seven people in all departments since September. So, HR, right, HR handles everything.

- Yeah, wow.

- But just trying to get things done.

- Does the absence of these positions being filled, does that have any impact or can it have an impact, onto the audits that we have to go through?

- I think it will. If we start not filling those units. If our turnaround time starts to take long, that's what gets us in trouble. But other than that, I guess we're saving money, technically, right, Stephanie?

- Kind of, but we do have contractors to help with other things, which contractors are slightly more expensive than internal help. So that occupancy dropping, that hurts us hard with what we get for funding and everything like that. It's everything, so making sure that we can turn those units over has always been the number one priority. And I really think that Jayme needs those positions in order to make sure that this authority can continue to function well.

- So, and I know we've talked about this before, probably, have we had crews just come in and help you with the cleaning and getting them ready and updated, the apartments, so that we're not falling behind? I'm assuming you are doing that? So it's not falling on Jayme and Ka?

- So, before our maintenance personnel left we had a cleaning contractor and we have a painting contractor. And I'm maintaining those relationships. But what is getting difficult is the maintenance that is required before or after, like a hole on the wall, putting blinds up, replacing light fixtures, those kinds of things, that's where we're having a difficult time trying to coordinate and get done, because we don't have a contractor for that per se. But so we've been coordinating everything else, but that's where we're really struggling with right now.

- Okay.

- All right. Well, very good. Hopefully we can get those positions filled shortly.

- Yes.

- Get back on track.

- Yeah.

- Yes. All right. Cheryl, anything more for your director's report?

- No, I think that's it.

- All right. Then moving on to number five, Occupancy Report.

- All right, so, we briefly went over that. For January 1st, we got pretty hit card with vacancies. So we did have five or six for January, a couple for, excuse me, five or six for Mason Manor. A few for scattered sites. So just coordinating contractors and trying to do these unit turns as fast as we can. We are going outside of our 30

days, but we do have a few offline with HOD. So those are not hindering our vacancy report right now, 'cause pretty substantial maintenance had to be done. So HUD did allow us to take them offline 'cause it's gonna take longer than 30 days. But, we're just, we're kicking in and doing it as fast as we can. And just in 2020, even though we had COVID, we had 48 move-outs and 49 move-ins. So COVID did not stop us at all. And we all know for three months, we did not have maintenance staff for GBHA. So we were able to main 48 move-outs and 49 move-ins. So, kudos to everybody.

- Yes.

- Everybody's just kind of picking it up. And outside of our move-outs and unit turnarounds, because we don't generate work orders for that, we had over 650 work orders generated for Mason Manor in 2020. So that's completely outside of like when we get a unit, we don't create a work order to put blinds up or to do stove panels or stuff like that. It's just the inspection is done. So we had over 650 work orders created just for our units, 2020.

- Wow.

- Yeah.

- Wow.

- Well thank you for all of that.

- Yeah.

- That's amazing.

- COVID has impacted us a little bit.

- And is that just Mason Manor? Or did that include the scattered sites?

- Scattered sites as well.

- Okay. Wow. Okay.

- Wow. Okay.

- So thanks for doing a bang-up job.

- All right, any other questions on the occupancy report? All right. Looks like we're wrapping things up here. Next meeting is February 18th. Anybody else have anything for the good of the order here as we wrap things up? Otherwise we're ready, ripe for adjournment.

- I'll make that motion.

- Second.

- All right, so we have a motion and a second to adjourn. All in favor, signify by saying aye?

- [All] Aye.

- Motion carries. Thank you, everybody.

- Have a safe--
- Bye all.
- Stay safe. Yep, bye.
- Thank you.
- Thank you.
- Bye.