



AGENDA OF THE GREEN BAY HOUSING AUTHORITY

TUESDAY, DECEMBER 20, 2022, 1:30 PM
City Hall, Room 604 - The Harry Maier Room
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the December 20, 2022, meeting of the Green Bay Housing Authority.

D. Approval of Minutes.

- I. Approval of the minutes from the October 20, 2022, meeting of the Green Bay Housing Authority.

E. Regular Business.

- I. Consideration with possible action on approval of a Memorandum of Understanding and a Seller's Note Letter with Gorman & Company LLC, for the redevelopment of Mason Manor and 41 scattered sites of affordable housing.

F. Informational.

- I. GBHA Bills.
2. GBHA Financial Report.
3. Langan Report.

4. Director's Report.
5. Occupancy Report.
6. Date of the next meeting January 19, 2023.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Green Bay Housing Authority meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.

Virtual Meeting Instructions



Green Bay Housing Authority Zoom Meeting Information

Join Zoom Meeting

<https://us02web.zoom.us/j/81434999289?pwd=N0dIMGxWSS85SGswK2lZeGhZZUN0UT09>

Meeting ID: 814 3499 9289

Passcode: 483400

One tap mobile

+13017158592,,81434999289# US (Washington DC)

+13126266799,,81434999289# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 876 9923 US (New York)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

Meeting ID: 814 3499 9289

Find your local number: <https://us02web.zoom.us/j/81434999289?pwd=N0dIMGxWSS85SGswK2lZeGhZZUN0UT09>

Public Comments

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting.

Additional Information

1. Wisconsin Open Meetings Law still applies
 - a. Persons interested in speaking to an item must state their name and address for the minutes.
 - b. Committee/Commission/Board members will still follow *Roberts Rules of Order Newly Revised 12th edition*.
2. Please log into the Zoom meeting at least 10 minutes before the meeting begins to ensure a proper connection and that your technology is working.
 - a. If you are a Board Member, please log into [CivicClerk](#) with a computer, laptop, or tablet device.
3. Once you are in the meeting please mute yourself.
 - a. You may unmute yourself when you are called upon to speak.
4. Waiting room
 - a. When you call in or connect via web or Zoom app, you will be placed in a “waiting room.”
 - b. The meeting host will then admit you to the meeting, and mute you upon entrance (you will still be able to hear and or otherwise observe the meeting).
5. Registering
 - a. The host may ask you to register for the meeting. A registration link will be sent to you along with the invite. You'll receive another email confirming that you're registered for the meeting.
 - b. If you're using a phone, your registration will be tied to an email.
6. Raising your hand
 - a. Committee/Commission/Board members—you can either use CivicClerk and request to speak or you can also utilize the “raise your hand” tool in the Zoom platform (you'd need to use a computer or tablet) to let the host know you would like to speak. You can also un-mute yourself and start speaking.
 - b. Persons with items on the agenda or other interested parties—you can also utilize the “raise your hand” tool on the Zoom platform via computer or mobile device. You will be allowed to speak once the committee, commission, or board has moved to “open the floor for interested parties to speak.” Once discussion on your agenda item has concluded, the host will mute you, unless the committee opens the floor again.
7. What devices should I use?
 - a. Smart phone (please see more detailed instructions on page 3)
 - b. Land line
 - c. Tablet—in advance of the meeting, please download the Zoom Meeting app by using either the Apple Store or the Play Store. You will be asked to input your name, to identify you for the meeting.
 - d. Computer—you can access the meeting through a web browser by clicking on the meeting link, or through the Zoom Meeting app. If using the app, please download it in advance of the meeting. You will be asked to input your name, to identify yourself for the meeting.
 - e. For tablet and computer users--if you download the app you may be asked to verify your email.

8. Zoom etiquette
 - a. Muting yourself when you're not speaking will prevent your background noise from interfering with others' ability to listen to and participate in the meeting.
 - b. If you're using a telephone, please identify yourself with your phone number and state your name and address before you speak. Zoom meeting hosts can see only your telephone number and will ask you to identify yourself.
9. Closed session
 - a. Persons in the Zoom meeting will be put into a waiting room while the committee/commission/board meets in Closed Session. Participants will be admitted back into the Zoom meeting once the committee reconvenes in Open Session.
 - b. Persons watching a Common Council meeting live on YouTube will see a gray screen with the City logo during closed session.
10. Persons interested in attending anonymously or listening to the meeting may call in by dialing *67 followed by the phone number in the Zoom Meeting Information box.

Calling into the Zoom meeting using a smartphone

1. Dial the phone number listed at the beginning of this document.
2. When prompted, enter the Meeting ID number followed by #
3. Once you are in the meeting, notify the meeting host that you are in and state your name.
4. If you do not wish to speak, please make sure your phone is on **Mute**
 - a. If you're using a smartphone, look at your screen and click the Mute button





MINUTES OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, OCTOBER 20, 2022, 10:30 AM
Virtual Meeting. Public may join via Zoom.

A. ZOOM MEETING INFORMATION.

I. This item contains Zoom information, instructions, and a link to the Virtual Comment Form.

B. ROLL CALL.

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

Meeting began at 10:35AM

Present: William VandeCastle-Chair, Terri Refsguard-Vice Chair, Sandra Popp, Erin Edwards and Stephen Srubas, Absent:None, Excused:None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the October 20, 2022, meeting of the Green Bay Housing Authority.

Moved by William VandeCastle, seconded by Erin Edwards to approve the agenda for the October 20, 2022 meeting of the Green Bay Housing Authority. Motion carried. Yes-William VandeCastle, Terri Refsguard, Sandra Popp, Erin Edwards, Stephen Srubas, No:None, Abstain:None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the June 23, 2022, meeting of the Green Bay Housing Authority.

Moved by Erin Edwards, seconded by William VandeCastle to approve the minutes from the June 23, 2022 meeting of the Green Bay Housing Authority. Motion carried. Yes-William VandeCastle, Terri Refsguard, Sandra Popp, Erin Edwards, Stephen Srubas, No:None, Abstain:None

E. PUBLIC HEARINGS.

I. Public hearing regarding the proposed issuance by the Green Bay Housing Authority of revenue bonds on behalf of University Village Housing, Inc., a Wisconsin nonprofit corporation.

E.I. Stephen Srubas is the architect for this project and will abstain from voting.

Moved by William VandeCastle, seconded by Erin Edwards to open the floor for the public hearing regarding the proposed issuance by the Green Bay Housing Authority of revenue bonds on behalf of University Village Housing, Inc., a Wisconsin nonprofit corporation. Motion carried. Yes-William VandeCastle, Terri Refsguard, Sandra Popp, Erin Edwards, No:None, Abstain:Stephen Srubas

Moved by Terri Refsguard, seconded by Erin Edwards to close the floor for the public hearing regarding the proposed issuance by the Green Bay Housing Authority of revenue bonds on behalf of University Village Housing, Inc., a Wisconsin nonprofit corporation. Motion carried. Yes-William VandeCastle, Terri Refsguard, Sandra Popp, Erin Edwards, No:None, Abstain:Stephen Srubas

F. INFORMATIONAL.

I. Update on plan for the redevelopment project for Scattered Sites and Mason Manor redevelopment.

Moved by Stephen Srubas, seconded by Sandra Popp to open the floor for an update on the plan for the redevelopment project for Scattered Sites and Mason Manor. Motion carried. Yes-William VandeCastle, Terri Refsguard, Sandra Popp, Erin Edwards, Stephen Srubas, No:None, Abstain:None

10:42AM Ted Matkom speaks.

10:55AM Kaitlin Konyn speaks.

Moved by Terri Refsguard, seconded by William VandeCastle to close the floor for an update on the plan for the redevelopment project for Scattered Sites and Mason Manor. Motion carried. Yes-William VandeCastle, Terri Refsguard, Sandra Popp, Erin Edwards, Stephen Srubas, No:None, Abstain:None

2. GBHA Bills.

Stephanie Schmutzer presented the GBHA Bills. No action needed.

3. GBHA Financial Report.

Stephanie Schmutzer presented the Financial Report. No action needed.

4. Langan Report.

Jayne Valentine presented the Langan Report. No action needed.

5. Director's Report.

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

6. Occupancy Report.

Jayne Valentine presented the Occupancy Report. No action needed.

7. Date of the next meeting: November 17, 2022.

G. ADJOURNMENT.

Moved by Terri Refsguard, seconded by Erin Edwards to adjourn the meeting of the Green Bay Housing Authority. Motion carried. Yes-William VandeCastle, Terri Refsguard, Sandra Popp, Erin Edwards, Stephen Srubas, No:None, Abstain:None



Report to the
**Housing Authority
of the City of Green Bay**

MEETING DATE

December 20, 2022

PREPARED BY

Cheryl Renier-Wigg, Staff

AGENDA ITEM # E.1

Consideration with possible action on approval of a Memorandum of Understanding and a Seller's Note Letter with Gorman & Company LLC, for the redevelopment of Mason Manor and 41 scattered sites of affordable housing.

BACKGROUND

The GBHA has approved a financing plan to rehabilitate Mason Manor and our Scattered Site properties. The next step, moving forward, is to execute a Memorandum of Understanding (MOU) and a Seller's Note Letter with Gorman & Company LLC, which sets out the responsibilities and obligations of both parties. The staff have been working closely with Atty Paul Dombrowski at Husch Blackwell and Kaitlyn Konyn from Baker Tilly on the specifics of the legal documents. The attached MOU and Seller's Note Letter have been reviewed by all parties and is being recommended by staff for board approval. The WHEDA tax credit deadline for submittal was December 2, 2022. Atty Dombrowski added language to the documents that allowed me to execute the documents contingent on board approval so they could be submitted on time. As the Executive Director, I signed both of these documents with contingencies that they be approved by the GBHA and GBHA Properties I, Inc. Boards.

RECOMMENDATION

Approval of the Memorandum of Understanding and Seller's Note Letter

FISCAL IMPACT**ATTACHMENTS**

1. GBHA Memorandum of Understanding executed
2. GBHA Seller Note Letter executed

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is dated as of November 30, 2022 between GORMAN & COMPANY, LLC ("Gorman") and GREEN BAY HOUSING AUTHORITY ("Authority").

RECITALS

Gorman and Authority acknowledge the following:

A. Gorman and Authority desire to develop an affordable housing project (the "Project") on certain real property located in Green Bay, Wisconsin (the "Property"). The Property consists of the building known as Mason Manor and includes approximately 48 scattered lots in the vicinity of the Mason Manor building.

B. Gorman and Authority desire to set forth in writing their agreements regarding the Project.

AGREEMENTS

In consideration of the Recitals and mutual agreements which follow, Gorman and Authority agree as follows:

1. Gorman intends to form a limited liability company (the "Owner") that will be the owner of the Project and a limited liability company (the "MM") that will be the managing member of the Owner. Gorman (or its affiliate) will own a fifty-one percent (51%) interest in MM, and Authority (or its affiliate) will own a forty-nine percent (49%) interest in MM. Authority acknowledges that it may be necessary for a taxable affiliate of Authority to own the membership interest in MM for depreciation and other tax purposes. MM will own a one-hundredths percent (0.01%) interest in Owner, and a third party acting as an investor member ("Investor") will own a ninety-nine and ninety-nine hundredths percent (99.99%) interest in the Owner. As between Gorman and Authority, during the time Gorman is a member of MM, Gorman will have the full, exclusive and complete discretion in the management and control of the MM and the Owner, will make all decisions affecting the MM's and the Owner's affairs and may take such actions as it deems desirable and necessary to accomplish the purposes of the MM and the Owner, with the exception that Gorman must obtain Authority's consent (which shall not be unreasonably withheld, conditioned or delayed) in connection with any Major Actions. Major Actions shall include, but may not be limited to: (a) taking or authorizing any act which would make it impossible to carry on the ordinary business of the MM or the Owner, (b) voluntarily filing a petition of bankruptcy against the MM or the Owner, (c) selling all or any portion of the Project, (d) approving the Project sources and uses, and the terms of equity and debt financing for the Project and (e) approving the design criteria for the exterior and interior of the Project, approving the type of heating, ventilating and air conditioning, electrical and plumbing systems to be incorporated in the Project, and approving the budget for and scope of construction work. The final definition of Major Actions agreed upon by Gorman and Authority shall be included in the operating agreement of the MM.

The terms of the MM's operating agreement and the Owner's operating agreement must be mutually acceptable to Gorman and Authority.

2. Gorman shall withdraw as a member of the MM, and Authority shall become the sole member of MM, upon Project Stabilization (as defined below), subject to the terms and conditions set forth below. "Project Stabilization" generally means the date on which construction of the Project has been completed, initial lease-up of the Project has occurred, the Project is operating at a debt service coverage ratio of 1.15 or better for three consecutive months, and the permanent loan for the Project has closed. Gorman and Authority acknowledge that the exact definition of Project Stabilization will be set forth in Owner's operating agreement and will be subject to Investor consent. The parties anticipate that any guaranties provided by Gorman in connection with the Project will be released upon Gorman's withdrawal from MM.

3. The Property is owned by the Authority. The Authority will lease the Property to the Owner pursuant to a long-term lease (i.e., 60 years or longer). The terms of the lease must be acceptable to Gorman, the Authority and the Investor.

4. Gorman and Authority intend to utilize low income housing tax credits ("LIHTCs") and historic tax credits ("HTCs") in connection with the Project. Gorman and Authority intend to finance the development of the Project through a combination of construction and permanent financing and LIHTC/HTC proceeds. The Project will also be a conversion of an existing HUD project utilizing the Rental Assistance Demonstration ("RAD") and Section 18 programs. The Investor and all lenders shall be selected by Gorman with input from the Authority. Authority shall assist Gorman in obtaining LIHTCs and HTCs for the Project, closing the RAD and Section 18 transactions, and finding any required predevelopment and soft financing for the Project.

5. Gorman and Authority acknowledge that the Investor and lenders will require various guaranties in connection with the Project. The parties anticipate that the responsibility for providing such guaranties will be as follows:

(a) Gorman shall be solely responsible for providing any construction loan guaranties.

(b) Authority shall be solely responsible for providing any permanent loan guaranties.

(c) Authority shall be solely responsible for providing any guaranties related to any environmental matters or hazardous substances that may be present on the Property.

(d) Gorman shall be solely responsible for providing any guaranties to the Investor for the period beginning on the closing of the Investor interest in the Owner and terminating on Project Stabilization. Authority shall be solely responsible for providing any guaranties required by the Investor for the period after Project Stabilization.

The terms of any guaranties provided by Gorman must be acceptable to Gorman. The terms of any guaranties provided by Authority must be acceptable to Authority.

In the event Gorman or the Authority is required to make any guaranty payments in connection with the Project, such payments shall be structured as a loan to the Owner and then a payment from the Owner to the creditor. Any such loans made by Gorman or the Authority to the Owner shall be repaid out of Owner's cash flow. The priority position in Owner's cash flow waterfall for the repayment of such loans must be acceptable to Gorman and the Authority. Gorman, in its discretion and if permitted by Investor, shall have the right to require that any loans that it has made to the Owner be repaid in their entirety upon Gorman's withdrawal from the MM, to the extent funds are available for such repayment. If Gorman agrees that such loans need not be repaid in full upon such withdrawal, then such loans will continue to be paid out of Owner's cash flow.

6. Owner shall pay Gorman and Authority a development fee in connection with the development of the Project. The amount of the development fee, and the terms of the development agreement, must be mutually acceptable to Gorman and Authority. Gorman and Authority shall each be entitled to fifty percent (50%) of the total development fee (the "Total Development Fee"). A portion of the Total Development Fee will be paid out of loan proceeds and capital contributions from the Investor (the "Non-Deferred Development Fee") and a portion of the Total Development Fee will be paid out of Project cash flow (the "Deferred Development Fee"). [Gorman's share of the Total Development Fee shall be paid in its entirety out of Non-Deferred Development Fee, and the Authority's share of the Total Development Fee shall be paid out of Deferred Development Fee and Non-Deferred Development Fee. For example if the Total Development Fee payable by Owner to Gorman and the Authority is \$1,500,000, the Non-Deferred Development Fee is \$1,000,000 and the Deferred Development Fee is \$500,000, then Gorman would be paid its share of the Total Development Fee (\$750,000) out of Non-Deferred Development Fee and the Authority would be paid its share of the Total Development Fee (\$750,000) out of Non-Deferred Development Fee (\$250,000) and Deferred Development Fee (\$500,000).]

7. Gorman and Authority intend for Gorman (or its affiliates) to act as the general contractor and architect for the Project. The form of the architect and construction contracts for the Project must be mutually acceptable to Gorman and Authority. Gorman shall also provide certain relocation services for the existing residents of the Property. Gorman and Authority shall agree on the relocation services to be provided by Gorman, and the form of the agreement regarding such relocation services must be mutually acceptable to Gorman and Authority. The amount of fees payable to Gorman for the services described above must be acceptable to Gorman, but in no event shall the amount of fees exceed the fees allowable by the Wisconsin Housing and Economic Development Authority (which is the agency in Wisconsin that allocates LIHTCs).

8. Gorman (or its affiliate) shall act as the property manager for the Project. The property management fees shall be equal to six percent (6%) of gross revenues from the Project and shall be paid on a monthly basis. The term of the property management agreement shall continue through the date on which Gorman withdraws as a member from MM. Subject to Investor's consent, the Authority shall then become the property manager for the Property from and after such date. The terms of Gorman's property management agreement must be mutually acceptable to Gorman and Authority, including, without limitation, confirmation that the Authority's existing property management staff will be maintained at levels acceptable to the Authority.

9. Gorman and Authority shall mutually agree on a budget for all predevelopment costs (including legal fees) in connection with the Project. Gorman shall arrange financing for all predevelopment costs (other than Authority legal fees) through a third party loan or otherwise as determined by Gorman. Gorman shall pay all predevelopment costs (other than Authority legal fees) subject to reimbursement by the Authority as set forth below. Authority shall not incur any predevelopment costs in connection with the Project (other than its legal fees) without first obtaining the approval of Gorman. Gorman shall not incur any predevelopment costs in connection with the Project, to the extent such costs are outside of the agreed upon budget, without first obtaining the approval of the Authority. If the transaction contemplated by this MOU closes (i.e., the closing of all debt and equity financing), then all predevelopment costs incurred by Gorman (including approved legal fees) shall be reimbursed by the Owner to Gorman at the closing and all approved legal fees incurred by Authority shall be reimbursed by the Owner to Authority at the closing. If this MOU is terminated (as a result of the transaction not closing or as otherwise set forth herein), then (a) Authority shall reimburse Gorman for fifty percent (50%) of all predevelopment costs (including approved legal fees) incurred by Gorman in connection with the Project and (b) Gorman shall reimburse Authority for fifty percent (50%) of all approved legal fees incurred by Authority in connection with the Project. Each party shall make such reimbursement within ten (10) days after the other party delivers reasonable evidence of the total approved costs it has incurred in connection with the Project.

10. Gorman and Authority shall use reasonable efforts to close the transaction contemplated by this MOU no later than December 31, 2023. If the transaction does not close by such closing deadline, this MOU shall automatically terminate unless both parties agree to extend this deadline.

11. Neither party shall have the right to unilaterally terminate this MOU.

12. Gorman and Authority acknowledge that numerous issues still need to be agreed upon between Gorman and Authority in connection with the Project and that both parties will cooperate in good faith to reach agreement on such issues. Authority acknowledges that the terms set forth in this MOU are predicated upon the Investor and lenders agreeing to the terms of paragraphs 2 and 5 above. In the event the Investor and/or lenders do not approve such terms, and Gorman is required to remain as a member of the MM and/or to provide guaranties after Project Stabilization, then in such event Gorman shall be entitled to receive fifty-one percent (51%) of all cash flow received in connection with the Project, and Authority shall be entitled to receive forty-nine percent (49%) of all cash flow received in connection with the Project, until such time as Gorman is able to withdraw from MM and is released from its guaranties. For purposes of determining the share of cash flow payable to Gorman and Authority, Authority's share shall include any ground lease payments and/or loan repayments made to Authority (for example, if Authority obtains a grant for the Project, lends the grant to the Owner, and then is repaid the loan out of cash flow). For example, if there is \$100,000 in cash flow during any year, and the Authority receives \$30,000 in ground lease payments during such year, then of the remaining balance of \$70,000, \$19,000 would be paid to Authority and \$51,000 would be paid to Gorman. In addition, Gorman shall remain as the property manager for the Project until the date on which Gorman withdraws as a member from MM. In the event Gorman is required to remain as a member of MM and provide guaranties during the entire 15-year compliance period for the LIHTCs, Gorman shall withdraw from the MM at the end of such 15-year period.

13. This MOU may be amended only by a writing signed by all of the parties hereto and shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns. Neither party may assign its interest in this MOU without the consent of the other party. Notwithstanding the foregoing, this MOU shall be binding upon the Authority only after approval of this MOU by the Board of the Authority and written notice of such approval has been provided by the Authority to Gorman.

14. This MOU may be executed in counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument. Signatures sent via facsimile or e-mail transmission shall be deemed original signatures for purposes of creating a binding agreement.

[Signatures on next page]

IN WITNESS WHEREOF, Gorman and Authority have executed this Memorandum of Understanding as of the date hereinabove written.

GORMAN:

GORMAN & COMPANY, LLC

BY _____
Brian Swanton, President

AUTHORITY:

GREEN BAY HOUSING AUTHORITY

BY Cheryl Benis-Wigg 12/1/22
Its: Executive Director



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200 N Main Street
Oregon, WI 53575

12/1/2022

Cheryl Renier-Wigg
Executive Director
Green Bay Housing Authority
1424 Admiral Court
Green Bay, WI 54303

RE: Mason Manor + Scattered Sites – Green Bay Housing Authority
200 Unit Multifamily Project Located in Green Bay

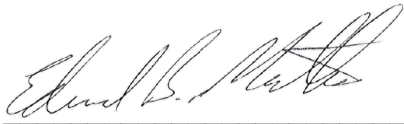
Dear Ms. Renier-Wigg,

This letter agreement will confirm that the Green Bay Housing Authority (“GBHA”) and Green Bay Housing Authority Properties I, Inc. agrees to sell the following “Properties”: (i) the tower located at 1424 Admiral Ct, Green Bay, Wisconsin and (ii) the single-family homes and duplexes located at the addresses noted in Table A (corresponding legal descriptions are attached to Table A), to Green Bay Housing Authority Properties, LLC, an affiliate entity controlled by Gorman & Company, LLC. The sales price shall be \$16,000,000 which is equal to the collective appraised value of all the Properties. This agreement terminates if the transaction does not close by 12/31/2023. This sale is contingent upon the following: an award of Federal LIHTC from WHEDA; WHEDA financing of the project as requested in the tax credit application submitted December 2, 2022; and, GBHA board approval.

As part of this sale, the Green Bay Housing Authority and Green Bay Housing Authority Properties I, Inc. agree to provide a seller note to an affiliate of Gorman & Company, LLC with terms as follows:

Loan Amount:	\$16,000,000
Term:	50 years
Amortization:	Repaid based on cash flow
Interest Rate:	Applicable AFR at time of closing
Fees:	\$0

Sincerely,



Edward B. Matkom
Wisconsin Market President
Gorman & Company

Accepted By



Cheryl Renier-Wigg
Authorized Agent
Green Bay Housing
Authority Properties I, Inc.



Cheryl Renier-Wigg
Executive Director
Green Bay Housing
Authority

11:48 AM

11/08/22

Green Bay Housing Authority

Check Detail

October 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	6869	10/05/2022	BELLIN HOME HE...	RN comm o...	1111.01 · General ...	
Bill	MB8731	09/16/2022		RN comm ou...	4230.00 · Ten Ser...	-350.00
TOTAL						-350.00
Bill Pmt -Check	6870	10/05/2022	BELSON CO	1424 Admiral	1111.01 · General ...	
Bill	0000445876	09/27/2022		Paper towels ...	4420.00 · Maint - S...	-250.36
TOTAL						-250.36
Bill Pmt -Check	6871	10/05/2022	CELLCOM	cell bill	1111.01 · General ...	
Bill	875944	09/15/2022		cell bill	4190.07 · Tele Fax...	-43.98
				cell bill	4190.07 · Tele Fax...	-85.34
TOTAL						-129.32
Bill Pmt -Check	6872	10/05/2022	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420	09/08/2022		p-trap	4420.00 · Maint - S...	-19.99
Bill	970-12420	09/13/2022		background c...	4130.01 · Investigat...	-16.42
Bill	970-12420	09/14/2022		Tension rod/ ...	4420.00 · Maint - S...	-432.23
Bill	970-12420	09/19/2022		WAHA - hote...	4140.00 · Staff Trai...	-131.00
Bill	970-12420	09/26/2022		Copier	4190.01 · Printing	-81.13
				copier	4190.01 · Printing	-81.13
Bill	160830	09/28/2022		printing	4190.01 · Printing	-30.00
				mailings	4190.02 · Postage	-14.00
Bill	970-12422	09/30/2022		Wages	4110.00 · Admin Sa...	-10,973.55
				Benefits	4182.00 · Employe...	-3,333.66
				Wages	4410.00 · Maint - L...	-12,568.56
				Benefits	4433.00 · Emp Ben...	-3,519.13
				Wages	4110.00 · Admin Sa...	-9,600.67
				Benefits	4182.00 · Employe...	-3,016.30
				Wages	4410.00 · Maint - L...	-6,399.18
				Benefits	4433.00 · Emp Ben...	-1,593.78
				Wages	4110.00 · Admin Sa...	-7,261.07
				Benefits	4182.00 · Employe...	-2,407.40
				Wages	4110.00 · Admin Sa...	-48.43
				Benefits	4182.00 · Employe...	-21.38
TOTAL						-61,549.01
Bill Pmt -Check	6873	10/05/2022	GRAINGER	mm	1111.01 · General ...	
Bill	9332500447	10/03/2022		Drain opener	4420.00 · Maint - S...	-252.92
TOTAL						-252.92
Bill Pmt -Check	6874	10/05/2022	GREEN BAY WAT...		1111.01 · General ...	
Bill	9/15/22-534-05	09/15/2022		516 N Ashl51...	4390.00 · Other Util...	-45.27
				516 N Ashland	4310.00 · Water	-182.93
Bill	9/22/22-33071-01	09/22/2022		1444 University	4390.00 · Other Util...	-31.93
				1444 University	4310.00 · Water	-8.73
Bill	/22/22-1033-02	09/22/2022		712 Bond	4390.00 · Other Util...	-53.84
				712 Bond	4310.00 · Water	-25.86
Bill	9/29/22-4665-01	09/29/2022		1424 Admiral	4390.00 · Other Util...	-374.10
				1424 Admiral	4310.00 · Water	-3,296.34
TOTAL						-4,019.00

11:48 AM

11/08/22

Green Bay Housing Authority

Check Detail

October 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	6875	10/05/2022		sd refund	1111.01 · General ...	
Bill	SD refund	10/03/2022		SD refund - L...	2114.00 · Tenant S...	-200.00
TOTAL						-200.00
Bill Pmt -Check	6876	10/05/2022	Philadelphia Insur...	insurance	1111.01 · General ...	
Bill	2004990714	09/22/2022		board memb...	4510.01 · Insurance...	-952.00
TOTAL						-952.00
Bill Pmt -Check	6877	10/05/2022		SD refund	1111.01 · General ...	
Bill	SD refund	10/03/2022		SD refund - ... Key Dept ref...	2114.00 · Tenant S... 2114.02 · Security ...	-200.00 -15.00
TOTAL						-215.00
Bill Pmt -Check	6878	10/05/2022	TIME WARNER CA...	mm	1111.01 · General ...	
Bill	0437255091822	09/18/2022		wifi	4230.00 · Ten Ser-...	-89.99
TOTAL						-89.99
Bill Pmt -Check	6891	10/20/2022	AMA HEATING		1111.01 · General ...	
Bill	f-103199	10/12/2022		furnace repai...	4430.10 · Heating a...	-683.42
Bill	a-102667	10/13/2022		furnace inspe...	4430.10 · Heating a...	-1,173.07
TOTAL						-1,856.49
Bill Pmt -Check	6892	10/20/2022	AT&T	1424 Admiral	1111.01 · General ...	
Bill	8/23-9/22/2022	09/22/2022		doo system door system	4190.07 · Tele Fax... 4190.07 · Tele Fax...	-129.21 -66.57
TOTAL						-195.78
Bill Pmt -Check	6893	10/20/2022	CEC		1111.01 · General ...	
Bill	389299	09/30/2022		fire alarm work	4430.09 · Fire Prote...	-1,174.46
Bill	389482	10/05/2022		alarm monito...	4430.09 · Fire Prote...	-375.00
TOTAL						-1,549.46
Bill Pmt -Check	6894	10/20/2022	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420	09/20/2022		ceiling hook/...	4420.00 · Maint - S...	-385.88
Bill	970-12420	09/20/2022		router & bit/ l...	4420.00 · Maint - S...	-370.85
				knob	4420.00 · Maint - S...	-43.98
Bill	970-12420	09/22/2022		Markers/ env...	4190.03 · Paper & ...	-50.46
				Markers/ env...	4190.03 · Paper & ...	-50.46
				HIBU	4190.08 · Marketing	-20.00
				waste manag...	4430.19 · Garbage ...	-426.40
Bill	970-12420	09/28/2022		drain mount/...	4420.00 · Maint - S...	-106.35
				burners/ sen...	4420.00 · Maint - S...	-377.57
Bill	161206	09/30/2022		fuel & parts	4430.03 · Maint - Tr...	-617.25
				fuel & parts	4430.03 · Maint - Tr...	-617.25
Bill	160973	09/30/2022		bulk waste	4430.19 · Garbage ...	-90.00
Bill	970-12420	10/02/2022		CC processin...	4530.00 · Bank Fees	-17.58
				tenant services	4220.01 · Ten Ser -...	-133.32

11:48 AM

11/08/22

Green Bay Housing Authority

Check Detail

October 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill	970-12420	10/04/2022		veggy pan	4420.00 · Maint - S...	-46.13
Bill	970-12420	10/05/2022		steel wipe/ dr...	4420.00 · Maint - S...	-27.71
				strainer/ ban...	4420.00 · Maint - S...	-63.95
				stove & frige	4430.18 · Appliances	-1,409.98
Bill	970-12420	10/05/2022		tissues/ knob...	4420.00 · Maint - S...	-84.62
Bill	970-12420	10/10/2022		WHEDA conf...	4140.00 · Staff Trai...	-398.00
Bill	161895	10/17/2022		mailings	4190.02 · Postage	-15.00
TOTAL						-5,352.74
Bill Pmt -Check	6895	10/20/2022	GRAINGER	1424 Admiral	1111.01 · General ...	
Bill	9472798496	10/10/2022		sanitizing wip...	4420.00 · Maint - S...	-221.78
TOTAL						-221.78
Bill Pmt -Check	6896	10/20/2022	GREEN BAY WAT...	1424 Admiral	1111.01 · General ...	
Bill	9/30/22-32063-01	09/30/2022		1424 Admiral	4390.00 · Other Util...	-141.30
TOTAL						-141.30
Bill Pmt -Check	6897	10/20/2022	KONE INC	1424 Admiral	1111.01 · General ...	
Bill	962334613	10/01/2022		maint agree...	4430.12 · Elevator ...	-910.00
TOTAL						-910.00
Bill Pmt -Check	6898	10/20/2022	LANGAN INVESTI...	investigation	1111.01 · General ...	
Bill	9/1-9/30/2022 ss	10/03/2022		investigation	4130.01 · Investigat...	-770.07
TOTAL						-770.07
Bill Pmt -Check	6899	10/20/2022	TIME WARNER CA...	1424 Admiral	1111.01 · General ...	
Bill	0366595100122	10/01/2022		1424 Admiral	4230.00 · Ten Ser-...	-3,125.61
TOTAL						-3,125.61
Bill Pmt -Check	6900	10/20/2022	Twin Eagle Holdin...	1424 Admiral	1111.01 · General ...	
Bill	156462	10/13/2022		1424 Admiral	4330.00 · Gas	-738.04
TOTAL						-738.04
Bill Pmt -Check	6901	10/20/2022	VAN'S FIRE & SAF...	1424 Admiral	1111.01 · General ...	
Bill	4164418	10/06/2022		sprinkler insp...	4430.09 · Fire Prote...	-206.00
TOTAL						-206.00
Bill Pmt -Check	6902	10/20/2022	WISCONSIN PUBL...		1111.01 · General ...	
Bill	10/3/22-2671-00036	10/03/2022		1424 Admiral	4320.00 · Electricity	-156.89
Bill	10/4/22-2671-00227	10/04/2022		1404 Univeristy	4320.00 · Electricity	-20.94
				1404 Univeristy	4330.00 · Gas	-19.29
Bill	10/13/22-2671-00...	10/13/2022		1125 University	4320.00 · Electricity	-32.84
				1125 University	4330.00 · Gas	-25.11
Bill	10/13/22-2671-00...	10/13/2022		1424 Admiral	4320.00 · Electricity	-6,361.21
TOTAL						-6,616.28

12:48 PM

12/13/22

Green Bay Housing Authority

Check Detail

November 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	6903	11/04/2022	AT&T		1111.01 · General ...	
Bill	9/23-10/22/22	10/22/2022		door system	4190.07 · Tele Fax...	-106.07
				Door system	4190.07 · Tele Fax...	-106.06
TOTAL						-212.13
Bill Pmt -Check	6904	11/04/2022	Automatic Entranc...	maint	1111.01 · General ...	
Bill	2018516	10/24/2022		door maint	4430.00 · Maint - C...	-437.26
TOTAL						-437.26
Bill Pmt -Check	6905	11/04/2022	BELLIN HOME HE...	RN comm o...	1111.01 · General ...	
Bill	MB8883	10/24/2022		RN commuin...	4230.00 · Ten Ser...	-350.00
TOTAL						-350.00
Bill Pmt -Check	6906	11/04/2022	BELSON CO		1111.01 · General ...	
Bill	447747	10/18/2022		cleaner	4420.00 · Maint - S...	-124.50
Bill	448346	10/24/2022		paper towal	4420.00 · Maint - S...	-76.56
TOTAL						-201.06
Bill Pmt -Check	6907	11/04/2022	CELLCOM	cell bill	1111.01 · General ...	
Bill	002931	10/15/2022		cell bill	4190.07 · Tele Fax...	-84.94
				cell bill	4190.07 · Tele Fax...	-43.80
TOTAL						-128.74
Bill Pmt -Check	6908	11/04/2022	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420	10/10/2022		keys	4420.00 · Maint - S...	-9.96
Bill	970-12420	10/13/2022		lock/ blinds/ s...	4420.00 · Maint - S...	-121.45
Bill	161799	10/14/2022		sanitation fee	4430.19 · Garbage ...	-57.00
Bill	970-12420	10/19/2022		tenant Hallow...	4220.01 · Ten Ser ...	-104.56
Bill	970-12420	10/19/2022		filters	4420.00 · Maint - S...	-39.96
				drain opener/...	4420.00 · Maint - S...	-34.74
Bill	970-12420	10/19/2022		keys/ door st...	4420.00 · Maint - S...	-235.90
Bill	970-12420	10/24/2022		HIBU	4190.08 · Marketing	-20.00
				Waste mana...	4430.19 · Garbage ...	-426.40
Bill	970-12420	10/26/2022		thermostat/ h...	4420.00 · Maint - S...	-91.43
Bill	970-12420	10/27/2022		toilet lever/ ta...	4420.00 · Maint - S...	-114.65
Bill	970-12422	10/31/2022		wages	4110.00 · Admin Sa...	-7,765.65
				Benefits	4182.00 · Employe...	-2,971.20
				wages	4410.00 · Maint - L...	-9,368.29
				Benefits	4433.00 · Emp Ben...	-3,501.23
				wages	4110.00 · Admin Sa...	-6,236.84
				Benefits	4182.00 · Employe...	-2,458.41
				wages	4410.00 · Maint - L...	-3,385.66
				Benefits	4433.00 · Emp Ben...	-1,013.63
				wages	4110.00 · Admin Sa...	-4,949.50
				Benefits	4182.00 · Employe...	-2,076.20
Bill	162540	10/31/2022		workers comp	4433.00 · Emp Ben...	-9.38
				workers comp	4433.00 · Emp Ben...	-9.38
Bill	155496	11/02/2022		sanitation fee	4430.19 · Garbage ...	-57.00
Bill	155497	11/02/2022		sanitation fee	4430.19 · Garbage ...	-57.00
Bill	155509	11/02/2022		sanitation fee	4430.19 · Garbage ...	-57.00
TOTAL						-45,172.42

12:48 PM

12/13/22

Green Bay Housing Authority

Check Detail

November 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	6909	11/04/2022	GRAINGER		1111.01 · General ...	
Bill	965107796	10/03/2022		drain opener	4420.00 · Maint - S...	-130.67
Bill	9464853044	10/03/2022		drain opener	4420.00 · Maint - S...	-261.34
Bill	9464853069	10/03/2022		drain opener	4420.00 · Maint - S...	-130.67
TOTAL						-522.68
Bill Pmt -Check	6910	11/04/2022	GREEN BAY WAT...		1111.01 · General ...	
Bill	10/20/22-4089-05	10/20/2022		835 Christiana	4390.00 · Other Util...	-63.65
				835 Christiana	4310.00 · Water	-500.87
Bill	10/24/22-5399-04	10/24/2022		323 N Ashland	4390.00 · Other Util...	-125.00
				323 N Ashland	4310.00 · Water	-99.35
Bill	10/24/22-5524-04	10/24/2022		522 N Maple	4390.00 · Other Util...	-63.65
				522 N Maple	4310.00 · Water	-227.05
Bill	10/27/22-4665-01	10/27/2022		1424 Admiral	4390.00 · Other Util...	-374.10
				1424 Admiral	4310.00 · Water	-3,085.51
TOTAL						-4,539.18
Bill Pmt -Check	6911	11/04/2022	Jayme Valentine		1111.01 · General ...	
Bill	9/1-9/30/22 mileage	09/30/2022		mileage	4150.00 · Travel	-27.00
				mileage	4150.00 · Travel	-21.75
Bill	10/20/22	10/20/2022		tenant meeting	4220.00 · Ten Ser-...	-28.45
TOTAL						-77.20
Bill Pmt -Check	6912	11/04/2022	LIZER LAWN CARE		1111.01 · General ...	
Bill	138336AD	10/19/2022		mowing 1404...	4430.13 · Landscap...	-140.00
Bill	138338AD	10/19/2022		mowing 712 ...	4430.13 · Landscap...	-35.00
Bill	138837AD	10/19/2022		mowing 1444...	4430.13 · Landscap...	-70.00
Bill	138356AD	10/19/2022		mowing 1408...	4430.13 · Landscap...	-140.00
TOTAL						-385.00
Bill Pmt -Check	6913	11/04/2022	Lutheran Social S...	social worker	1111.01 · General ...	
Bill	162736	09/30/2022		social worker...	4210.00 · Ten Ser-...	-6,547.78
TOTAL						-6,547.78
Bill Pmt -Check	6914	11/04/2022	MARTIN HARDWA...	VOID: mm	1111.01 · General ...	
TOTAL						0.00
Bill Pmt -Check	6915	11/04/2022	MID-STATE SUPPLY	mm	1111.01 · General ...	
Bill	4539020	10/25/2022		plastic seats	4420.00 · Maint - S...	-277.56
TOTAL						-277.56
Bill Pmt -Check	6916	11/04/2022	One Service LLC	mm	1111.01 · General ...	
Bill	499	10/21/2022		bed bug treat...	4430.17 · Extermin...	-120.00
TOTAL						-120.00

12:48 PM

12/13/22

Green Bay Housing Authority

Check Detail

November 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	6917	11/04/2022	TEAM APPAREL &...	mm	1111.01 · General ...	
Bill	128193	10/25/2022		uniforms	4420.00 · Maint - S...	-144.00
TOTAL						-144.00
Bill Pmt -Check	6918	11/04/2022	TIME WARNER CA...	wifi	1111.01 · General ...	
Bill	0437255101822	10/18/2022		wifi	4230.00 · Ten Ser-...	-89.99
TOTAL						-89.99
Bill Pmt -Check	6919	11/04/2022	Truck 'N Junk LLC	mm	1111.01 · General ...	
Bill	542290	10/30/2022		clean out unit...	4430.01 · Maint - N...	-429.00
TOTAL						-429.00
Bill Pmt -Check	6920	11/04/2022	TWIRL SEWER SE...	mm	1111.01 · General ...	
Bill	36743	10/19/2022		clean out drain	4430.16 · Plumbing	-345.00
TOTAL						-345.00
Bill Pmt -Check	6921	11/04/2022	WISCONSIN PUBL...	1408 Univer...	1111.01 · General ...	
Bill	10/14/22-2671-00...	10/14/2022		1408 University 1408 University	4320.00 · Electricity 4330.00 · Gas	-24.71 -35.17
TOTAL						-59.88
Bill Pmt -Check	6922	11/17/2022		SD refund	1111.01 · General ...	
Bill	SD refund	11/09/2022		SD refund - ... Key Dept ref...	2114.00 · Tenant S... 2114.02 · Security ...	-550.00 -5.00
TOTAL						-555.00
Bill Pmt -Check	6923	11/17/2022	Bradley R Veaser	mm	1111.01 · General ...	
Bill	16	11/07/2022		replaced piping	4430.16 · Plumbing	-467.00
TOTAL						-467.00
Bill Pmt -Check	6924	11/17/2022	CEC	144 Admiral	1111.01 · General ...	
Bill	391134	10/28/2022		Elevator maint.	4430.00 · Maint - C...	-413.25
TOTAL						-413.25

12:48 PM

12/13/22

Green Bay Housing Authority

Check Detail

November 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	6925	11/17/2022	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420	10/27/2022		patch seal	4420.00 · Maint - S...	-12.94
Bill	162704	10/31/2022		fuel	4430.03 · Maint - Tr...	-109.43
				fuel	4430.03 · Maint - Tr...	-109.43
Bill	970-12420	11/01/2022		blinds/towel b...	4420.00 · Maint - S...	-143.44
Bill	970-12420	11/03/2022		fridge - 835 C...	4430.18 · Appliances	-809.99
				CC fees	4163.00 · BookKee...	-103.46
				court fees	4130.00 · Legal Ex...	-117.65
				tape/markers...	4190.03 · Paper & ...	-34.94
				tape/markers...	4190.03 · Paper & ...	-34.94
Bill	162782	11/04/2022		mailings	4190.02 · Postage	-10.00
TOTAL						-1,486.22
Bill Pmt -Check	6926	11/17/2022	Clean By Design L...	mm	1111.01 · General ...	
Bill	1635	11/09/2022		cleaning # 215	4430.00 · Maint - C...	-360.00
TOTAL						-360.00
Bill Pmt -Check	6927	11/17/2022	D & D Glass Co. L...	mm	1111.01 · General ...	
Bill	80065	10/05/2022		screen repairs	4420.00 · Maint - S...	-365.55
TOTAL						-365.55
Bill Pmt -Check	6928	11/17/2022	GREEN BAY WAT...		1111.01 · General ...	
Bill	11/10/22-11007-04	11/10/2022		1341 University	4390.00 · Other Util...	-63.65
				1341 University	4310.00 · Water	-313.65
Bill	11/10/22-10417-02	11/10/2022		1014 Pine	4390.00 · Other Util...	-63.65
				1014 Pine	4310.00 · Water	-288.24
Bill	11/10/22-10418-03	11/10/2022		1008 Pine	4390.00 · Other Util...	-63.65
				1008 Pine	4310.00 · Water	-499.71
Bill	11/10/22-10413-04	11/10/2022		1100 Pine	4390.00 · Other Util...	-63.65
				1100 Pine	4310.00 · Water	-183.19
Bill	11/10/22-33067-01	11/10/2022		1404 University	4390.00 · Other Util...	-63.65
				1404 University	4310.00 · Water	-23.02
TOTAL						-1,626.06
Bill Pmt -Check	6929	11/17/2022		SD refund	1111.01 · General ...	
Bill	SD refund	11/09/2022		SD refund - J...	2114.00 · Tenant S...	-100.00
				Key Dept. Re...	2114.02 · Security ...	-80.00
TOTAL						-180.00
Bill Pmt -Check	6930	11/17/2022	Jayme Valentine		1111.01 · General ...	
Bill	10/1-10/31/22 mile...	10/31/2022		mileage	4150.00 · Travel	-19.38
				mileage	4150.00 · Travel	-22.50
Bill	11/2/22 WAHA m...	11/02/2022		WAHA meeting	4150.00 · Travel	-13.75
TOTAL						-55.63
Bill Pmt -Check	6931	11/17/2022	KONE INC	1424 Admiral	1111.01 · General ...	
Bill	962359979	11/01/2022		elevator main...	4430.12 · Elevator ...	-910.00
TOTAL						-910.00

12:48 PM

12/13/22

Green Bay Housing Authority

Check Detail

November 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	6932	11/17/2022	LANGAN INVESTI...		1111.01 · General ...	
Bill	10/1-10/31/22 mm	11/04/2022		professional ...	4130.01 · Investigat...	-14.00
Bill	10/1-10/31/22 ss	11/04/2022		professional ...	4130.01 · Investigat...	-1,002.36
TOTAL						-1,016.36
Bill Pmt -Check	6933	11/17/2022	LARSON PAINTING	1408 Univer...	1111.01 · General ...	
Bill	5958	11/07/2022		painting - 140...	4430.00 · Maint - C...	-1,071.63
TOTAL						-1,071.63
Bill Pmt -Check	6934	11/17/2022	MARTIN SECURIT...		1111.01 · General ...	
Bill	243141	09/29/2022		repair & repla...	4430.00 · Maint - C...	-836.97
Bill	244578	11/02/2022		OWS web Po...	4430.00 · Maint - C...	-1,103.40
Bill	245045	11/05/2022		replace camera	4430.00 · Maint - C...	-529.00
TOTAL						-2,469.37
Bill Pmt -Check	6935	11/17/2022	One Service LLC		1111.01 · General ...	
Bill	500	11/02/2022		bed bug treat...	4430.17 · Extermin...	-120.00
Bill	514	11/14/2022		rodent stations	4430.17 · Extermin...	-60.00
Bill	515	11/14/2022		rodent bait st...	4430.17 · Extermin...	-65.00
Bill	518	11/14/2022		rodent bait st...	4430.17 · Extermin...	-60.00
Bill	517	11/14/2022		rodent bait st...	4430.17 · Extermin...	-65.00
Bill	516	11/14/2022		rodent bait st...	4430.17 · Extermin...	-60.00
Bill	519	11/14/2022		rodent bait st...	4430.17 · Extermin...	-165.00
TOTAL						-595.00
Bill Pmt -Check	6936	11/17/2022	Patrick A. Zelzer &...	paper service	1111.01 · General ...	
Bill	ZEL-2022003723	11/07/2022		paper service...	4130.00 · Legal Ex...	-80.00
TOTAL						-80.00
Bill Pmt -Check	6937	11/17/2022	SCOTT WARNER ...	ss	1111.01 · General ...	
Bill	0157	11/06/2022		Replace wind...	4430.00 · Maint - C...	-885.00
TOTAL						-885.00
Bill Pmt -Check	6938	11/17/2022	TIME WARNER CA...	MM	1111.01 · General ...	
Bill	0366595110122	11/01/2022		cable	4230.00 · Ten Ser...	-3,172.49
TOTAL						-3,172.49
Bill Pmt -Check	6939	11/17/2022	WISCONSIN PUBL...		1111.01 · General ...	
Bill	1/1/22-2671-00002	11/01/2022		144 Admiral	4320.00 · Electricity	-3,938.26
Bill	11/1/22-2671-00036	11/01/2022		144 Admiral	4320.00 · Electricity	-309.68
TOTAL						-4,247.94

12:48 PM

12/13/22

Green Bay Housing Authority

Check Detail

November 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	6940	11/30/2022	ACE DRAIN & SE...	1408 Univeri...	1111.01 · General ...	
Bill	19368	10/26/2022		auger drain	4430.16 · Plumbing	-135.00
TOTAL						-135.00
Bill Pmt -Check	6941	11/30/2022	BELLIN HOME HE...	comm outre...	1111.01 · General ...	
Bill	MB8918	11/18/2022		RN communi...	4230.00 · Ten Ser...	-300.00
TOTAL						-300.00
Bill Pmt -Check	6942	11/30/2022	BELSON CO	1424 Admiral	1111.01 · General ...	
Bill	450550	11/21/2022		ice melt	4430.11 · Snow Re...	-660.52
TOTAL						-660.52
Bill Pmt -Check	6943	11/30/2022	CITY OF GREEN B...		1111.01 · General ...	
Bill	970-12420	11/08/2022		background c...	4130.01 · Investigat...	-9.38
Bill	970-12420	11/09/2022		towel bars	4420.00 · Maint - S...	-34.44
Bill	970-12420	11/09/2022		bracket	4420.00 · Maint - S...	-7.88
Bill	970-12420	11/15/2022		ice melt/ wax...	4420.00 · Maint - S...	-151.42
Bill	970-12420	11/16/2022		patch primer	4420.00 · Maint - S...	-22.95
				clamps/cable...	4420.00 · Maint - S...	-73.50
TOTAL						-299.57
Bill Pmt -Check	6944	11/30/2022	GRAINGER	1577 Charles	1111.01 · General ...	
Bill	9511775281	11/14/2022	GRAINGER	1424 Admiral	20000 · Accounts P...	0.00
Bill	9514101907	11/15/2022		duct fan	4420.00 · Maint - S...	-173.68
TOTAL						-173.68
Bill Pmt -Check	6945	11/30/2022	GREEN BAY WAT...	1408 Univeri...	1111.01 · General ...	
Bill	11/14/22-10909-05	11/14/2022		1408 Univeristy	4390.00 · Other Util...	-75.06
				1408 Univeristy	4310.00 · Water	-24.99
TOTAL						-100.05
Bill Pmt -Check	6946	11/30/2022	LIZER LAWN CARE	1408 Univier...	1111.01 · General ...	
Bill	138866AD	11/15/2022		oct mowing	4430.13 · Landscap...	-140.00
TOTAL						-140.00
Bill Pmt -Check	6947	11/30/2022	Lutheran Social S...	social worker	1111.01 · General ...	
Bill	163160	10/31/2022		social worker	4210.00 · Ten Ser...	-6,547.78
TOTAL						-6,547.78
Bill Pmt -Check	6948	11/30/2022	One Service LLC	1424 Admiral	1111.01 · General ...	
Bill	522	11/17/2022		bed bug treat...	4430.17 · Extermin...	-400.00
TOTAL						-400.00

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12/13/22

Green Bay Housing Authority

Check Detail

November 2022

Type	Num	Date	Name	Memo	Account	Paid Amount
Bill Pmt -Check	6949	11/30/2022	TIME WARNER CA...	mm	1111.01 · General ...	
Bill	047255111822	11/18/2022		wifi	4230.00 · Ten Ser-...	-89.99
TOTAL						-89.99
Bill Pmt -Check	6950	11/30/2022	Twin Eagle Holdin...	mm	1111.01 · General ...	
Bill	157042	11/14/2022		1424 Admiral...	4330.00 · Gas	-2,436.06
TOTAL						-2,436.06
Bill Pmt -Check	6951	11/30/2022	WISCONSIN PUBL...		1111.01 · General ...	
Bill	11/14/22-2671-00...	11/14/2022		1125 university	4320.00 · Electricity	-38.80
				1125 university	4330.00 · Gas	-50.26
Bill	11/14/22-2671-00...	11/14/2022		1333 Univeristy	4320.00 · Electricity	-12.51
				1333 Univeristy	4330.00 · Gas	-21.98
Bill	11/15/22-2671-00...	11/15/2022		1408 Univeristy	4320.00 · Electricity	-42.09
				1408 Univeristy	4330.00 · Gas	-68.80
TOTAL						-234.44

Green Bay Housing Authority

Budget vs. Actual

Summary

Nov-22

	COCC		Mason Manor		RevBonds		TOTAL	
	YTD	Budget	YTD	Budget	YTD	Budget	YTD	Budget
Total Income	60,556.84	180,710.80	355,033.19	863,475.00	10,000.00	11,790.00	425,590.03	1,055,975.80
Total Expense	44,320.65	152,200.00	319,932.68	1,028,997.84	75.38	4,700.00	364,328.71	1,185,897.84
Net Income	16,236.19	28,510.80	35,100.51	-165,522.84	9,924.62	7,090.00	61,261.32	-129,922.04

Reserve Spreadsheet

	MM
2022 Un-Audited Report	770,077
YTD Net Income/(loss)	35,101
Without Depreciation	
Committed Funds	(150,000)
Remaining Projects	-
Subtotal	655,178
Transfer	-
Projected Reserve	655,178
6 Month Expenses	453,559
Excess/shortfall	201,619

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Green Bay Housing Authority Budget vs. Actual Detail

	COCC				Mason Manor			
	YE	Budget	\$ Over Budget	% of Budget	YE	Budget	\$ Over Budget	% of Budget
Income								
2802.00 · Hud Contributions	0.00	0.00	0.00	0.0%	98,067.00	175,000.00	-76,933.00	56.04%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	171,342.08	519,000.00	-347,657.92	33.01%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	1,604.00	5,000.00	-3,396.00	32.08%
3510.00 · Management Fee Revenue	46,439.82	138,580.80	129,864.00	33.51%	0.00	0.00	0.00	0.0%
3520.00 · Asset Management Rev	8,040.00	24,000.00	24,000.00	33.5%	0.00	0.00	0.00	0.0%
3530.00 · BookKeeping Fee Rev	5,917.50	18,000.00	18,000.00	32.88%	0.00	0.00	0.00	0.0%
3610.00 · Int Income	0.00	30.00	2,500.00	0.0%	9,440.31	75.00	9,365.31	12,587.08%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	1,355.00	5,000.00	-3,645.00	27.1%
3690.01 · Other Income - Ins Dividends	159.52	100.00	15.00	159.52%	4,306.65	7,500.00	-3,193.35	57.42%
3690.02 · Other Income	0.00	0.00	0.00	0.0%	3,329.86	11,500.00	-8,170.14	28.96%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	65,588.29	140,400.00	-74,811.71	46.72%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Income	60,556.84	180,710.80	-120,153.96	33.51%	355,033.19	863,475.00	-508,441.81	41.12%
Expense								
4110.00 · Admin Salaries	27,023.39	70,000.00	-42,976.61	38.61%	41,265.92	110,500.00	-69,234.08	37.35%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%	0.00	500.00	-500.00	0.0%
4130.00 · Legal Expense	0.00	6,000.00	-6,000.00	0.0%	400.44	1,500.00	-1,099.56	26.7%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	46.78	2,600.00	-2,553.22	1.8%
4140.00 · Staff Training	1,289.97	9,000.00	-7,710.03	14.33%	0.00	5,000.00	-5,000.00	0.0%
4150.00 · Travel	66.26	200.00	-133.74	33.13%	72.07	250.00	-177.93	28.83%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	35,786.88	105,627.84	-69,840.96	33.88%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	4,560.00	13,680.00	-9,120.00	33.33%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	6,120.00	18,240.00	-12,120.00	33.55%
4171.00 · Auditing Fees	0.00	1,950.00	-1,950.00	0.0%	0.00	3,850.00	-3,850.00	0.0%
4182.00 · Employee Benefits - Admin	10,729.30	30,500.00	-19,770.70	35.18%	15,022.42	44,500.00	-29,477.58	33.76%
4190.01 · Printing	0.00	300.00	-300.00	0.0%	253.89	1,000.00	-746.11	25.39%
4190.02 · Postage	74.06	300.00	-225.94	24.69%	150.00	1,100.00	-950.00	13.64%
4190.03 · Paper & Office Supplies	20.49	900.00	-879.51	2.28%	827.80	1,000.00	-172.20	82.78%
4190.04 · Publications	0.00	300.00	-300.00	0.0%	0.00	0.00	0.00	0.0%
4190.05 · Membership Dues & Fees	0.00	400.00	-400.00	0.0%	0.00	0.00	0.00	0.0%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%	0.00	15,000.00	-15,000.00	0.0%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	835.12	2,250.00	-1,414.88	37.12%
4190.08 · Marketing	0.00	3,000.00	-3,000.00	0.0%	80.00	2,300.00	-2,220.00	3.48%
4190.10 · Miscellaneous	4,256.23	15,000.00	-10,743.77	28.38%	0.00	1,500.00	-1,500.00	0.0%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%	28.45	200.00	-171.55	14.23%
4220.01 · Ten Ser - Resident Part	0.00	0.00	0.00	0.0%	305.74	2,900.00	-2,594.26	10.54%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	18,129.13	26,800.00	-8,670.87	67.65%
4310.00 · Water	0.00	0.00	0.00	0.0%	12,932.77	42,000.00	-29,067.23	30.79%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	32,313.83	66,000.00	-33,686.17	48.96%
4330.00 · Gas	0.00	0.00	0.00	0.0%	4,785.24	28,500.00	-23,714.76	16.79%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	1,695.70	6,000.00	-4,304.30	28.26%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	48,661.24	133,000.00	-84,338.76	36.59%
4420.00 · Maint - Supplies	0.00	100.00	-100.00	0.0%	6,664.74	18,000.00	-11,335.26	37.03%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	4,889.88	20,000.00	-15,110.12	24.45%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	1,158.68	10,000.00	-8,841.32	11.59%
4430.03 · Maint - Truck Maint	0.00	100.00	-100.00	0.0%	1,036.59	3,000.00	-1,963.41	34.55%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	2,470.46	4,200.00	-1,729.54	58.82%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	1,173.07	6,500.00	-5,326.93	18.05%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	660.52	6,500.00	-5,839.48	10.16%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	6,163.96	14,500.00	-8,336.04	42.51%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	19.99	1,500.00	-1,480.01	1.33%
4430.15 · Electrical	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4430.16 · Plumbing	0.00	0.00	0.00	0.0%	812.00	1,500.00	-688.00	54.13%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	5,337.18	22,000.00	-16,662.82	24.26%
4430.18 · Appliances	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4430.19 · Garbage & Trash Removal	0.00	0.00	0.00	0.0%	1,705.60	6,000.00	-4,294.40	28.43%
4430.25 · Unit Repair	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4432.00 · Extraordinary Maintenance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4433.00 · Emp Ben Contr-ord maint	0.00	0.00	0.00	0.0%	16,641.59	42,500.00	-25,858.41	39.16%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	0.00	0.00	0.00	0.0%	38,799.00	36,000.00	2,799.00	107.78%
4510.01 · Insurance Expenses - Liability	600.00	400.00	200.00	150.0%	8,126.00	8,000.00	126.00	101.58%
4520.00 · PILOT	0.00	0.00	0.00	0.0%	0.00	38,000.00	-38,000.00	0.0%
4530.00 · Bank Fees	260.95	1,100.00	-839.05	23.72%	0.00	0.00	0.00	0.0%
4572.00 · Bad Debt - Tenant Rents	0.00	0.00	0.00	0.0%	0.00	5,000.00	-5,000.00	0.0%
4590.00 · Other General	0.00	12,000.00	-12,000.00	0.0%	0.00	0.00	0.00	0.0%
4600.00 · Leases	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	650.00	-650.00	0.0%	0.00	150,000.00	-150,000.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Expense	44,320.65	152,200.00	-107,879.35	29.12%	319,932.68	1,028,997.84	-709,065.16	31.09%
Net Income/(Loss)	16,236.19	28,510.80	-12,274.61	56.95%	35,100.51	-165,522.84	200,623.35	-21.21%

Green Bay Housing Authority Budget vs. Actual Detail

	RevBonds				TOTAL			
	YE	Budget	\$ Over Budget	% of Budget	YE	Budget	\$ Over Budget	% of Budget
Income								
2802.00 · Hud Contributions	0.00	0.00	0.00	0.0%	98,067.00	175,000.00	-76,933.00	56.04%
3110.00 · Dwelling Rental	0.00	0.00	0.00	0.0%	171,342.08	519,000.00	-347,657.92	33.01%
3120.00 · Excess Utilities	0.00	0.00	0.00	0.0%	1,604.00	5,000.00	-3,396.00	32.08%
3510.00 · Management Fee Revenue	0.00	0.00	0.00	0.0%	46,439.82	138,580.80	-92,140.98	33.51%
3520.00 · Asset Management Rev	0.00	0.00	0.00	0.0%	8,040.00	24,000.00	-15,960.00	33.5%
3530.00 · BookKeeping Fee Rev	0.00	0.00	0.00	0.0%	5,917.50	18,000.00	-12,082.50	32.88%
3610.00 · Int Income	0.00	75.00	-75.00	0.0%	9,440.31	180.00	9,260.31	5,244.62%
3690.00 · Other Income - Tenants	0.00	0.00	0.00	0.0%	1,355.00	5,000.00	-3,645.00	27.1%
3690.01 · Other Income - Ins Dividends	0.00	0.00	0.00	0.0%	4,466.17	7,600.00	-3,133.83	58.77%
3690.02 · Other Income	10,000.00	11,715.00	-1,715.00	85.36%	13,329.86	23,215.00	-9,885.14	57.42%
3690.03 · Cell Tower Rent	0.00	0.00	0.00	0.0%	65,588.29	140,400.00	-74,811.71	46.72%
9110.00 · Transfers In	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Income	10,000.00	11,790.00	-1,790.00	84.82%	425,590.03	1,055,975.80	-630,385.77	40.3%
Expense								
4110.00 · Admin Salaries	48.43	550.00	-501.57	8.81%	68,337.74	181,050.00	-112,712.26	37.75%
4120.00 · Compensated Absences	0.00	0.00	0.00	0.0%	0.00	500.00	-500.00	0.0%
4130.00 · Legal Expense	0.00	0.00	0.00	0.0%	400.44	7,500.00	-7,099.56	5.34%
4130.01 · Investigations Expense	0.00	0.00	0.00	0.0%	46.78	2,600.00	-2,553.22	1.8%
4140.00 · Staff Training	0.00	0.00	0.00	0.0%	1,289.97	14,000.00	-12,710.03	9.21%
4150.00 · Travel	0.00	0.00	0.00	0.0%	138.33	450.00	-311.67	30.74%
4160.00 · Management Fee	0.00	0.00	0.00	0.0%	35,786.88	105,627.84	-69,840.96	33.88%
4163.00 · BookKeeping Fee	0.00	0.00	0.00	0.0%	4,560.00	13,680.00	-9,120.00	33.33%
4165.00 · Asset Management Fee	0.00	0.00	0.00	0.0%	6,120.00	18,240.00	-12,120.00	33.55%
4171.00 · Auditing Fees	0.00	400.00	-400.00	0.0%	0.00	6,200.00	-6,200.00	0.0%
4182.00 · Employee Benefits - Admin	21.38	250.00	-228.62	8.55%	25,773.10	75,250.00	-49,476.90	34.25%
4190.01 · Printing	0.00	0.00	0.00	0.0%	253.89	1,300.00	-1,046.11	19.53%
4190.02 · Postage	0.00	0.00	0.00	0.0%	224.06	1,400.00	-1,175.94	16.0%
4190.03 · Paper & Office Supplies	0.00	0.00	0.00	0.0%	848.29	1,900.00	-1,051.71	44.65%
4190.04 · Publications	5.57	0.00	5.57	100.0%	5.57	300.00	-294.43	1.86%
4190.05 · Membership Dues & Fees	0.00	0.00	0.00	0.0%	0.00	400.00	-400.00	0.0%
4190.06 · Computer Support	0.00	0.00	0.00	0.0%	0.00	15,000.00	-15,000.00	0.0%
4190.07 · Tele Fax & Comm	0.00	0.00	0.00	0.0%	835.12	2,250.00	-1,414.88	37.12%
4190.08 · Marketing	0.00	3,000.00	-3,000.00	0.0%	80.00	8,300.00	-8,220.00	0.96%
4190.10 · Miscellaneous	0.00	500.00	-500.00	0.0%	4,256.23	17,000.00	-12,743.77	25.04%
4220.00 · Ten Ser-Recr Etc	0.00	0.00	0.00	0.0%	28.45	200.00	-171.55	14.23%
4220.01 · Ten Ser - Resident Part	0.00	0.00	0.00	0.0%	305.74	2,900.00	-2,594.26	10.54%
4230.00 · Ten Ser-Contrs	0.00	0.00	0.00	0.0%	18,129.13	26,800.00	-8,670.87	67.65%
4310.00 · Water	0.00	0.00	0.00	0.0%	12,932.77	42,000.00	-29,067.23	30.79%
4320.00 · Electricity	0.00	0.00	0.00	0.0%	32,313.83	66,000.00	-33,686.17	48.96%
4330.00 · Gas	0.00	0.00	0.00	0.0%	4,785.24	28,500.00	-23,714.76	16.79%
4390.00 · Other Utilities	0.00	0.00	0.00	0.0%	1,695.70	6,000.00	-4,304.30	28.26%
4410.00 · Maint - Labor	0.00	0.00	0.00	0.0%	48,661.24	133,000.00	-84,338.76	36.59%
4420.00 · Maint - Supplies	0.00	0.00	0.00	0.0%	6,664.74	18,100.00	-11,435.26	36.82%
4430.00 · Maint - Contracts	0.00	0.00	0.00	0.0%	4,889.88	20,000.00	-15,110.12	24.45%
4430.01 · Maint - Non-Contract	0.00	0.00	0.00	0.0%	1,158.68	10,000.00	-8,841.32	11.59%
4430.03 · Maint - Truck Maint	0.00	0.00	0.00	0.0%	1,036.59	3,100.00	-2,063.41	33.44%
4430.09 · Fire Protection - Maint	0.00	0.00	0.00	0.0%	2,470.46	4,200.00	-1,729.54	58.82%
4430.10 · Heating and Cooling	0.00	0.00	0.00	0.0%	1,173.07	6,500.00	-5,326.93	18.05%
4430.11 · Snow Removal	0.00	0.00	0.00	0.0%	660.52	6,500.00	-5,839.48	10.16%
4430.12 · Elevator Maintenance	0.00	0.00	0.00	0.0%	6,163.96	14,500.00	-8,336.04	42.51%
4430.13 · Landscape and Grounds	0.00	0.00	0.00	0.0%	19.99	1,500.00	-1,480.01	1.33%
4430.15 · Electrical	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4430.16 · Plumbing	0.00	0.00	0.00	0.0%	812.00	1,500.00	-688.00	54.13%
4430.17 · Extermination	0.00	0.00	0.00	0.0%	5,337.18	22,000.00	-16,662.82	24.26%
4430.18 · Appliances	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4430.19 · Garbage & Trash Removal	0.00	0.00	0.00	0.0%	1,705.60	6,000.00	-4,294.40	28.43%
4430.25 · Unit Repair	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4432.00 · Extraordinary Maintenance	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4433.00 · Emp Ben Contr-ord maint	0.00	0.00	0.00	0.0%	16,641.59	42,500.00	-25,858.41	39.16%
4480.00 · Protect Service	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4510.00 · Insurance Expense - Property	0.00	0.00	0.00	0.0%	38,799.00	36,000.00	2,799.00	107.78%
4510.01 · Insurance Expenses - Liability	0.00	0.00	0.00	0.0%	8,726.00	8,400.00	326.00	103.88%
4520.00 · PILOT	0.00	0.00	0.00	0.0%	0.00	38,000.00	-38,000.00	0.0%
4530.00 · Bank Fees	0.00	0.00	0.00	0.0%	260.95	1,100.00	-839.05	23.72%
4572.00 · Bad Debt - Tenant Rents	0.00	0.00	0.00	0.0%	0.00	5,000.00	-5,000.00	0.0%
4590.00 · Other General	0.00	0.00	0.00	0.0%	0.00	12,000.00	-12,000.00	0.0%
4600.00 · Leases	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
4800.00 · Depreciation Expense	0.00	0.00	0.00	0.0%	0.00	150,650.00	-150,650.00	0.0%
9120.00 · Transfers Out	0.00	0.00	0.00	0.0%	0.00	0.00	0.00	0.0%
Total Expense	75.38	4,700.00	-4,624.62	1.6%	364,328.71	1,185,897.84	-821,569.13	30.72%
Net Income/(Loss)	9,924.62	7,090.00	2,834.62	139.98%	61,261.32	-129,922.04	191,183.36	-47.15%

Green Bay Housing Authority
Capital Funds Program Report
October-22

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	
Mason Manor	0.00	0.00	0.00	0.00	242,312.32	242,312.32
Admin	0.00	0.00	0.00	0.00	22,942.65	22,942.65
	-	-	-	-	265,254.97	<u>265,254.97</u>

Obligation Date	4/12/2017	4/12/2018	8/15/2019	5/28/2020	4/15/2021
Grant End Date	4/12/2019	4/12/2020	8/15/2021	5/28/2022	4/15/2025

Grant Amount \$ 187,845 \$ 190,918 \$ 207,049 \$ 320,213 \$ 330,432

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	
Mason Manor	321,263.87	345,708.00	424,126.00	0.00	0.00	1,091,097.87

Obligation Date	3/25/2022	2/22/2023	5/11/2024
Grant End Date	3/25/2026	2/22/2025	5/11/2026

Grant Amount \$ 326,808 \$ 345,708 \$ 424,126

Total CFP Dollars
\$ 1,356,352.84



1723 Murphy Court, Green Bay, WI 54303 • Phone: 920-494-9910 • www.LanganAndAssociates.com

December 1, 2022

Jayne Valentine
Senior Property Manager
Housing Authority of City of Green Bay
1424 Admiral Court
Green Bay, WI 54303

Re: Monthly Report:

Ms. Valentine,

For the month of November 2022 there were **no** Green Bay Housing applications reviewed by Langan and Associates. It was:

- 0 Applications for Mason Manor.
- 0 Applications for Scattered Sites.

Should there be any questions please feel free to contact me at (920) 639-6667.

Respectfully submitted,

Ken Brodhagen

Ken Brodhagen, Investigator
Langan & Associates, Inc.

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GREEN BAY HOUSING AUTHORITY
DECEMBER 2022

MASON MANOR VACANCIES (17 TOTAL)					
UNIT	MOVEOUT	BEDRM	NEW LEASE	MOVE OUT REASON	CURRENT STATUS OF UNIT
###	1/31/22	1	HOLD OPEN FOR RENOVATION	DECEASED	HOLD VACANT FOR REMODEL
###	2/11/22	1		MOVED OUT OF STATE	HOLD VACANT FOR REMODEL
###	3/31/22	1		IN HOUSE TRANSFER	HOLD VACANT FOR REMODEL
###	4/13/22	1		DECEASED	HOLD VACANT FOR REMODEL
###	4/15/22	1		EVICTON	HOLD VACANT FOR REMODEL
###	4/18/22	1		DECEASED	HOLD VACANT FOR REMODEL
###	6/30/22	2		IN HOUSE TRANSFER	HOLD VACANT FOR REMODEL
###	7/1/22	1		DECEASED	HOLD VACANT FOR REMODEL
###	7/31/22	1		EVICTON	HOLD VACANT FOR REMODEL
###	8/19/22	1		MOVED TO LIVE WITH FAMILY	HOLD VACANT FOR REMODEL
###	8/31/22	1		MOVED TO ASSISTED LIVING	HOLD VACANT FOR REMODEL
###	9/30/22	2		MOVED OUT OF STATE	HOLD VACANT FOR REMODEL
###	9/30/22	1		MOVED TO LIVE WITH FAMILY	HOLD VACANT FOR REMODEL
###	10/1/22	1		DECEASED	HOLD VACANT FOR REMODEL
###	10/1/22	1		IN HOUSE TRANSFER	HOLD VACANT FOR REMODEL
###	10/31/22	1		MOVED TO LIVE WITH FAMILY	HOLD VACANT FOR REMODEL
###	11/30/22	1		DECEASED	HOLD VACANT FOR REMODEL

UPCOMING VACANCIES			APPLICATIONS INFO	
MASON MANOR (2 TOTAL)			MM APPLICANTS:	TOTAL
UNIT	STATUS		1 bedroom (60-BC; 25-non BC)	87
###	30 DAY NOTICE TO VACATE		2 bedroom (1-BC; 1-non BC)	2
###	EVICTON			

OCCUPANY RATES			HUD
MM			MM
Dec	98.03%		98.03%
Jan	99.34%		99.34%
Feb	98.03%		98.03%
Mar	98.03%		98.03%
Apr	98.03%		98.03%
May	96.05%		96.05%
June	96.05%		96.05%
July	94.74%		100.00%
August	93.42%		100.00%
September	92.11%		100.00%
October	90.79%		100.00%
November	89.47%		100.00%
TOTAL	95.34%		98.63%