



MINUTES OF THE GREEN BAY HOUSING AUTHORITY

THURSDAY, MAY 18, 2023, 10:30 AM
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

Present: William VandeCastle-Chair, Terri Refsguard-Vice Chair, Sandra Popp, Erin Edwards and Stephen Srubas

Excused: None

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the May 18, 2023, meeting of the Green Bay Housing Authority.

Moved by Stephen Srubas, seconded by Erin Edwards to approve. Motion carried.

Yes- William VandeCastle, Sandra Popp and Terri Refsguard No- None, Abstain- None

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the February 16, 2023, meeting of the Green Bay Housing Authority.

Moved by Stephen Srubas, seconded by Erin Edwards to approve. Motion carried.

Yes- William VandeCastle, Sandra Popp and Terri Refsguard No- None, Abstain- None

E. PUBLIC HEARINGS.

1. Public Hearing regarding the Capital Funding Projects for the Green Bay Housing Authority.

Stephanie Schmutzer presents the Public Hearing regarding the Capital Funding Projects for the Green Bay Housing Authority.

Moved by William VandeCastle, seconded by Erin Edwards to open the floor for discussion. Motion carried.

Yes- Stephen Srubas, Sandra Popp and Terri Refsguard, No- None, Abstain- None

Moved by Erin Edwards, seconded by William VandeCastle to close the floor for discussion. Motion carried.

Yes- Stephen Srubas, Sandra Popp and Terri Refsguard, No- None, Abstain- None

2. Public hearing regarding the amendment of the Green Bay Housing Authority's 5 year plan.

Jayne Valentine presents the Public Hearing regarding the amendment of the Green Bay Housing Authority's 5 year plan.

Moved by William VandeCastle, seconded by Erin Edwards to open the floor for discussion. Motion carried.

Yes- Stephen Srubas, Sandra Popp and Terri Refsguard, No- None, Abstain- None

Moved by Erin Edwards, seconded by Stephen Srubas to close the floor for discussion. Motion carried.

Yes- William VandeCastle, Sandra Popp and Terri Refsguard, No- None, Abstain- None

F. REGULAR BUSINESS.

1. Consideration with possible action on approval of the Annual Civil Rights Certification, Resolution 2023-02.

Stephanie Schmutzer presents the Annual Civil Rights Certification, Resolution 2023-03, for Fiscal Year Beginning July 1, 2023.

Moved by Erin Edwards, seconded by William VandeCastle to approve. Motion carried.

Yes- Stephen Srubas, Sandra Popp and Terri Refsguard, No- None, Abstain- None

2. Consideration with possible action on approval of GBHA operating budget and Budget Resolution 2023-03, for Fiscal Year Beginning July 1, 2023.

Stephanie Schmutzer presents the GBHA operating budget and Budget Resolution 2023-03, for Fiscal Year Beginning July 1, 2023.

Moved by Erin Edwards, seconded by William VandeCastle to approve. Motion carried.

Yes- Stephen Srubas, Sandra Popp and Terri Refsguard, No- None, Abstain- None

3. Consideration with possible action on Passbook Savings Rate.

Stephanie presents the Passbook Savings Rate.

Moved by William VandeCastle, seconded by Stephen Srubas to approve. Motion carried.
Yes- Erin Edwards, Sandra Popp and Terri Refsguard, No- None, Abstain- None

4. Consideration with possible action to approve Resolution 2023-04 authorizing submission of HUD RAD / Section 18 blend program application.

Jayme Valentine presents the Resolution 2023-04 authorizing submission of the HUD RAD / Section 18 blend program application.

Moved by Stephen Srubas, seconded by Erin Edwards to approve. Motion carried.
Yes- William VandeCastle, Sandra Popp and Terri Refsguard, No- None, Abstain- None

5. Consideration with possible action to award the Mason Manor quarterly bed bug inspection contract to Sandberg K9 Solutions.

Jayme Valentine presents the Mason Manor quarterly bed bug inspection contract awarding it to Sandberg K9 Solutions.

Moved by Erin Edwards, seconded by Stephen Srubas to approve. Motion carried.
Yes- William VandeCastle, Sandra Popp and Terri Refsguard, No- None, Abstain- None

G. INFORMATIONAL.

1. GBHA Bills.

Stephanie Schmutzer presents teh GBHA Bills.

2. GBHA Financial Report.

Stephanie Schmutzer presents the GBHA Financial Report.

3. Langan Report.

Jayme Valentine presents the Langan Report.

4. Director's Report.

Cheryl Renier-Wigg presents the Director's Report.

5. Occupancy Report.

Jayme Valentine presents the Occupancy Report.

6. Date of the next meeting: June 15, 2023.

H. ADJOURNMENT.

Moved by Stephen Srubas, seconded by William VandeCastle to adjourn. Motion carried.
Yes- Erin Edwards, Sandra Popp and Terri Refsguard, No- None, Abstain- None

I. VERBATIM MINUTES.

- Call the meeting to order. This is the Green Bay Housing Authority meeting.

- [Computer] Recording in progress.
- For Thursday, May 18th, 2023. It's a little after 10:30, so item A, we have the zoom instructions, and we have some zoom participation, we've got roll call. Item C. Is there a motion to approve the agenda? All right, I would ask are there any additions, or corrections, or modifications to the agenda?
- No.
- No. All right. Is there a motion to approve?
- I will motion.
- I will second it.
- We have a motion and we have a second. All in favor signify by saying aye for approval.
- Aye.
- Aye.
- Aye.
- Any opposed? Motion carries. Agenda is approved. Is there volume control on that little screen behind you?
- Yes, I think you need to write stuff. Isn't there something, not.
- Hopefully not that one, but maybe on the laptop, right?
- There's something on the meeting that gotta go to a special place.
- I'm sorry.
- No that's-
- It's quite intense.
- You guys are super, super loud inside our side.
- Okay, somebody say something else.
- Can you say something again, Sandy, please?
- Stephen.
- Sandy say-
- Thank you.
- All right, that's perfect.
- There we go, thank you.

- All right now that we've got all the technology resolved, drastically improve my own happiness.
- Sorry.
- Thank you, gotta make everybody happy,
- Especially those living the dream.
- Alright, in your packet was the agenda from the meeting from February 16th of 2023. Are there any additions, modifications, or corrections to that set of minutes?
- Or make a motion to approve?
- We have a motion to approve.
- I'll second it.
- And we have a second. Any further discussion or questions? Hearing none. All in favor of approval signify by saying aye.
- Aye.
- Aye.
- Aye.
- Any opposed? Hearing none. Motion carries. Moving on to item E, public hearings. Number one is a public hearing regarding the capital funding projects for the Green Bay Housing Authority.
- All right, so this is an annual requirement in order to get our CFP funds released to us. So a notice is put out and we did have the information available should anyone request it. Does anyone wanna speak on this?
- Yeah, I think it's the three.
- Yes.
- Are there anyone wishing to speak on the capital funding projects for the housing authority? Anyone wanting to speak at the public hearing on the capital funding projects for the Green Bay Housing Authority? Last and third, and last time, anybody wishing to speak on the capital funding projects for the Green Bay Housing Authority? Hearing none.
- We can just move on.
- Yeah, well let's close this public hearing first.
- Oh, okay.
- Is there a motion to close?
- I'll motion it.
- All right, we have a motion, is there- and I'll second close the public hearing on the capital funding projects. All in favor signify was saying aye.

- Aye.

- Aye. Any opposed? Motion carries. We'll move on to item number two, public hearing regarding the amendment to the Green Bay Housing authorities' five year plan. Let's actually, let's have a motion to open the public hearing. I'll make that motion. Is there second?

- I'll second it.

- All right. So motion. All in favor of opening the public hearing on the housing authorities' five year plan signify by saying aye. Aye.

- Aye.

- Any opposed? Hearing none. Motion carries. Public hearing is now open. Stephanie, you want to give us or something you want to give us a- Terri, you wanna give us an update on what this is for?

- Sure. So we are amending our current 2025 year plan. We need to have specific RAD and section 18 verbiage in our plan. And with the RAD information, we are just gonna be consistent following the resident rights participation, waiting list, and their grievance procedures. It's a very large packet, but none of our tenant, current tenants will be re-screened when we do formalize into RAD section 18. All of our tenants have a right to return to Mason Manor. We will renew all their leases per the RAD notices and if our tenants runs, we will exceed the flat rate rent. We will phase them in by 10% over a two year period. Also in the five year plan, we had to provide relocation requirements. We are getting to the relocation meetings of all of our tenants. So we just had to provide their rights as well. And then just, we had to also provide the general information notice, which is called a gin. And then the resident information notice, the ring. Thank you for your enact. Yes, thank you. So all of the information that we have provided to our tenants is in our notices. We just have to have a public hearing to amend our current five year plan.

- And relocation is relocating within the building?

- Yes.

- Within the building, yes. That's what I've thought, okay. Is there anyone wishing to speak at this public hearing on the amendment to the housing authorities five year plan? There's no one in the audience, but again anyone wishing to speak on the amendment, proposed amendment to the Green Bay Housing Authorities' Five year plan? Third and final call. Is there anyone who wishes to speak in regard to the proposed amendment of the Green Bay Housing Authorities' five year plan? No one has spoken. Is there a motion to close the public hearing?

- I'll motion that

- We have a motion. Is there a second?

- Sure, second.

- There is a second down there. We have a motion and a second. Any further discussion or questions? Hearing none. All in favor of closing the public hearing on the amendment of the Housing Authorities five year plan signify by saying aye. Aye. Any opposed? No one in opposition. Public hearing is closed. So now we'll move on to item F, regular business. Item number one, consideration with possible action on approval of annual civil rights certification, resolution number 2023 dash zero two. And that is in your packet.

- Yes, that is me. So this is an annual requirement for our plans within CFP plans, operating plans. We all have to have assigned civil rights certification every year. And this started with the Civil Rights Act of 1964. It is an updated form this year, and that is in your packet.

- Any questions by anyone? Is there a motion to approve?

- I'll motion that.

- All right, and I will second. Any further questions or discussion? Otherwise, all in favor is signify by saying aye. Aye.

- Aye.

- Any opposed? Motion carries. I think I need to sign. You're all witnessing me signing this to make it hyper official.

- I really love hyper official.

- All right. Moving on to item number two under regular business, and that is consideration with possible action on approval of GBHA operating budget and budget resolution number 2023 dash zero three for fiscal year beginning July 1, 2023.

- Alright, that is me again. So we have our annual budget, we've put it together, sorry, it starts July 1st of 2023. We do have to have this approved before the end of our current year. Much of the budget is very consistent with what it's been in the past couple of years. We've had some increases due to rents hopefully this coming year. And then for the central office cost center, we are reducing some of our revenues because of having units offline at Mason Manor that could potentially affect that revenue source. And then that would be also change on Mason Manor that we have reduced some of the expenses because of having units offline. Utilities continue to go up, so that was an increase. And then revenue bonds, good thing we have the University Village Housing that is now pretty much done. So we'll receive that annual amount, and we also are getting our payments from the TWG Broadway project.

- Broadway Lofts, I think.

- Broadway Lofts project. So, that has an increased revenue source there.

- Okay.

- Are there any questions for me?

- Any questions for Stephanie? Hearing none. Is there a motion to approve the budget?

- I'll motion that.

- All right, and I will second again. Any further discussion or questions? Hearing none. All in favor of approval of the budget resolution signify by saying aye. Aye.

- Aye.

- Any opposed? Motion carries.

- Bill, I have a posed question. The training needs tethered to the agenda item,

- Mhm.
- List Housing Authority and Property One Inc?
- Yep.
- Okay, does that matter?
- They are broken up on the bottom and that's just because we don't know exactly how or what training will be needed. So we make it flexible in liquid so that we can move it back and forth, because some training might have two thirds is public housing, one third for property management, so-
- From the budget standpoint, we just keep the vote buckets nearby, I got it,
- Yes.
- Okay. Okay. Thank you. Sorry for the-
- No problem.
- Good question.
- The only, we might have additional training because staff will need to be trained on the WHEDA tax rules on how to manage. So there's gonna be some certification, our staff is gonna need. But again, that's gonna be probably in part both budgets for training.
- Thank you.
- All right, moving on to regular business, item number three, consideration with possible action on passbook savings.
- It's me again.
- It's you again.
- It's a budget meeting, it's a numbers meeting.
- I'll have write numbers, don't they? So this is also an annual thing. What this is, is any accounts that have a balance greater than \$5,000, we would technically need to assess interest on it, and that would be considered income for the tenants. We can go 0.75% above or below the basis point that the fed has set. And the fed's rate for us right now for savings is 0.39. We feel that it's beneficial to leave it at zero for our tenants. So that is what we're requesting.
- That's what we did last year too, right?
- Yes.
- We've done it that way for the last, I think three or four years at least, at least.
- At least.

- Yeah, I can remember. All right. Any further questions? Otherwise I will make a motion to approve. Second, and we have a second? Again, any further questions or discussion before we vote? Hearing none. All in favor signify by saying aye. Aye.

- Aye.

- Any opposed? Hearing none. Motion carries. We're just cruising along here today. Item number four, consideration with possible action to approve resolution. Number 2023-04 authorizing submission of HUD. RAD Section 18, Blend Program application.

- Nice. That was awesome.

- So this resolution has been brought to you in 2021. The exact resolution, no verbiage changing. However, working with our consultants, Baker Tilly, we needed to get a letter from the mayor's office, just him writing a letter of support that we are converting Mason Manor to the RAD Section 18 blend. So with our due diligence with HUD, this resolution has to be dated after the letter of support from the mayor. So again, exactly the same resolution, just updating the date.

- All right. So any further questions? We make a motion.

- I'll second that.

- We have a motion to approve. And we have a second. Again, any further questions or discussion? Hearing none. All in favor signify by saying aye. Aye. Any opposed? Motion carries. Moving on to number five, consideration with possible action to award Mason Manor quarterly bedbug inspection contract to Sandberg K9 Solutions.

- Okay, so our current bid or current contract with Sandberg K9 Solution has expired. So we did go up for bid and we received two vendors that submitted a bid. Unfortunately Gatzner's was non-compliant because they, their dogs did not have the required NESDCA certification, and the only other one was Sandberg K9 solutions. So we are recommending to continue the contract with them. We have a very good relationship with them. And to award the quarterly inspection for three years and additional two one year contracts.

- What's our bedbug status these days?

- Last week we had our quarterly bedbug inspection and we had zero.

- Oh great. Congratulations.

- Yes.

- Congratulations.

- Listen, that's a big deal.

- It's a big deal.

- That's a big deal.

- They hunt for these things with doggies.

- Yes.

- They do.
- I freakin' love doggies.
- One dog is a rockstar.
- Just one dog?
- One dog.
- Yeah, oh yeah.
- Wow.
- Well and I can tell you that Mason Manor really is our policies and procedures that were set up for this program is being used now by our inspection division for other landlords who are having issues in like higher numbered units, like how you deal with it.
- Yeah.
- So they're like throwing out our policies and some.
- Way to go guys, that's awesome. That's awesome.
- It is. Does this function shift to properties one? Like what, why is the maintenance of the bedbug thing a housing authority management issue versus a, I mean, why wouldn't that be private sector at this point? Like why-
- Code actually is if you have multi-units-
- Yeah.
- that it's the responsibility of the landlord or the owner,
- Okay.
- To obey the, those issues. I don't know if we've had bed bug issues in our scattered sites or not?
- Yes, far and few between. Even though if they're multi-family or the single family houses per HUD won't prior to section 18 we were required to treat.
- Okay.
- Financially pay for the treatment of-
- Yeah, I'm just, I guess.
- I'm so let, so that's where landlords are, you know, and we've got, you know, and they own, I think it's three or more units. It's the responsibility I believe with the landlord to treat them.
- So this needs to switch to properties one afterwards or I guess I don't understand.
- This is solely for the inspection.

- Okay.
- So we run Chester, the dog, and John through our property four times a year.
- Yep, understood.
- And strictly to investigate if the unit has bedbugs or not.
- And that responsibility remains with the Green Bay Housing Authority and not the properties one for-
- We do not inspect our scattered sites on a quarter of your-
- Yeah.
- So if somebody has a concern of bed bugs, we will schedule John as an as needed basis.
- Okay.
- But we do this just for protection of
- All right, I understand.
- Being a high rise multi family .
- Okay. Alright. I don't think we've ordered on this yet. Is there motion?
- Motion to approve.
- We have a motion to approve. And we have another second down there.
- No.
- Just getting your name spread all the record here. All right, so we have a motion and a second. Any further questions about bedbugs and the dog inspection on our property?
- Touche.
- Hearing none. All in favor of approval of this contract signify by saying aye. Aye. Any opposed? Motion carries. Thank you very much. Moving on to informational, Stephanie. Number one is GBHA Bills.
- Those were in your packet. It is a lot of the same old same old. Some things have gone up in price just like everything else. So does anyone have any questions on anything?
- The washers and dryers are in your stuff.
- Oh, yes. Also there was an added document for washers and dryers that were purchased. They were under Cheryl's approval amount or threshold.
- Mhm.
- So, We purchased washers and dryers.

- Yes,
- We released them in Mason manner, which is been a godsend.
- Yep.
- Happy to work with them, so.
- Okay.
- So.
- Very good. Any questions? All right. Hearing none. We'll move on to the GBHA financial report.
- That was in your packet also. We are almost done with our year. It seems like it has not been that long since we started it, but, yeah we are finishing it out. Are there any questions on it? We also have the CFP numbers in there also. We have received our 2023 number, which I think I have previously let you guys know of \$427,080. And now with our last of our approvals for our things, I should be able to get that submitted and, it, you'll be released with then.
- Great. Very good. All right, any questions? We'll move on to the Langan report that's also in the packet.
- Oh. Yes, in Mason Manor. So because we are not leasing up right now, we have not submitted any applications to Langan for review and we do not have any in current fraud cases either for Mason Manor tenants.
- Very good. Alright then the director's report, Cheryl.
- I've got some good stuff to tell today. JAS House broke ground journey to adult success. Their property is at the corner of Walnut and Bear kitty corner from East High. They're gonna be building three town homes and they will be housing teens and young adults that are aging out of foster care.
- Okay.
- So I was not aware that let's say you turn 18 in January, you're still in high school that, you know, you foster parents could ask you to leave.
- Yeah.
- So that presents a problem, the challenge for housing. So JAS House is building that in cooperation with the city and their fundraising efforts, so that's great. I think they're gonna be occupied in fall.
- Wow.
- Great.
- We continue to work, I believe MF Partners Mosaic will be doing our project at 1100 East Walnut. That's the 48 units coupled with United Way offices that will be combined there. They're looking, I believe, for groundbreaking this year as well. They're just finalizing up their financing. Bay City Lofts was denied. The project was voted down at Council on Military Avenue, unfortunately. But luckily the developer was able to find a new site on University Avenue. So we're continuing to work with Gorman on that. And I, think he's gonna be breaking ground this year as well. Sandy, you're probably, Sandy was involved in that project a lot. I think there's a number of units that are gonna be built that will be accessible, right? I know Ted was telling me

that "I'm working with Sandy, she's not putting up with a lot of stuff, she's making me do a lot of stuff" and I'm like, that's right, that's what needs to happen, so. So that's continuing to move along.

- So can I ask a quick question on that, Joel?

- Yeah.

- So where on University is it?

- So you know where the old Packer line packing plant was? So you know where the new festival foods is?

- Sure.

- Riveria lanes, next to that is where-

- Oh.

- That. There's a huge space, Tuneln is actually developing market rate apartments on the top of the hill. He's got his unit, same design basically underneath that in the lower section, so.

- Okay, is that where the bowling alley was?

- Right, no, the bowling alley still there. It's next to that.

- Okay, okay.

- So if you drive out the festival, you can see-

- It's up on the hill?

- Yep.

- Yep. Okay. I've seen a lot of-

- And then can I ask a question on the road that you talked about just before the townhouses?

- I'm sorry, say that again Sandy.

- The townhouses that you were talking about.

- On the corner of Walnut and Bear JAS house. Yep.

- Yeah, I think that sounds really cool. Are they, because townhouses are inaccessible, are they doing any flats with that?

- I, you know, I don't think they are on this project, but this is one-

- Okay, do you know, that's accessibility is planned on anything? Not everybody who's aging out of foster or amatory. I'm sure they're gonna look at that, but yeah.

- Yep, I don't think it is on this project, Sandy, but I can follow and ask

- Okay. All righty, thanks.

- I have a dumb question.
- And maybe it's unrelated or inappropriate for this agenda, but,
- We'll find out.
- I don't care.
- Fire away.
- There are a lot of municipalities in this nation via zoning code and mandate of percentage of low income housing percentage, so similar to what's going on over there, like if you're doing a new development, 30% of it's gotta be within a demographic. Have we, as a city, entertained anything like that?
- It was actually part, it was a recommendation on the Equal Rights Commission report, but I believe in the state of Wisconsin during some of the Act 10 work that was done, that was like, that's not a possibility for us in the state of Wisconsin. whose own exclusionary zoning is not legal in Wisconsin.
- Okay.
- So yes, it has been brought up when we've looked at it.
- Mhm.
- We've got a planning option with a developer, Dajuan Cherry from Milwaukee, who's looking to do 33 units on the corner of Monroe and Chicago. He's just starting to work on it now. He's got an architect in line, but I think he's looking for intellectually disabled folks then have some type of a business on first floor to provide work.
- Oh.
- Kind of a program exchange. So I can get you his information to Sandy. We've, I actually referred him to you to give you a call to talk about that design.
- Oh good, cause, yeah, we've gotta look at that. I'm just so glad that that's, they're just looking to you for that Cheryl and I'm glad that you are promoting that and pushing him to us.
- Yes.
- We're happy to oversee that.
- Yep.
- Cause our accessibility rates in our apartments are very low. So anytime meetings come in, we'd like to see more.
- Yep. Yep. So, and I'll send, I'll make sure that I send you his information as well so we can make sure there's connection made there.
- Thank you.

- And then just a reminder, we have a special meeting on May 31st. We are in the thick of the most complicated development deal I've ever been a part of. We've had, I think I've forwarded some of those docs, but-
- I opened 'em up when I started looking at 'em. I was like, "oh my god".
- Yeah. But remember we have Paul Debrowski, attorney Debrowski from Hucsh Blackwell, who's representing us, as well as Baker Tilly, as our consultant. So we've been working with them and Gorman and Company to come to the- I think the goal is to submit the final financing plan and get the WHEDA credit stuff in by June one, is the goal. And there's a lot of moving parts now with budgets and operating expenses and pilots and it's all coming together. So that's why we couldn't have it at this meeting. We just weren't ready and I wasn't, I didn't wanna bring it until we were all on the same page on that, so that'll be coming up on the 31st.
- Okay.
- And everybody will be joining us for that meeting. I think Ted from Gorman's gonna be here in person and then,
- Yes. Yes.
- Baker Tilly and Paul our attorney will be at that meeting to talk about-
- Because that's really like, you know, things get really real because then
- Yes.
- Once the financing is completed, we're set, we're comfortable that we're in a spot that we can maintain what's happening moving forward. You know, we're gonna, we'll have a ground lease on our land, but we'll be selling the buildings to the developer and then after a period of time, the tax credit period of time will come back to us, but it's gonna be firm and set that we're protected as the housing authority with that. And that we can continue to operate as we are fully staffed. Which is what-
- Would you describe really real as ultra official?
- Yes.
- I was gonna say really, really real.
- I think they look at closing this deal in November and potentially breaking ground. We're gonna start talk, we're actually interviewing tenants now for relocation purposes to get all that information going, so when I say real I'm like action.
- Yeah, no, this is rubber hitting around, absolutely.
- Yeah.
- So, which should be-
- It's gonna be fast in those few weeks, months.
- Yes.
- Very exciting.

- Time running by, so that's my report. That's probably enough.
- Okay.
- Well, I, it is. Just a quick question. A couple years ago, maybe more than a couple years ago, there was a, like an affordability, housing affordability study that was done for the city. Any, is there any, are you aware of any like updates to that that might be pending?
- Yep. Our housing study,
- Okay.
- In October a couple of years ago, we've actually done quite a few things. I can give you an update at the next meeting if you want.
- Okay, great.
- Just kind of where we are with that.
- Yeah.
- That might have been part of that as well, but the recommendation of the zoning stuff, but,
- Yeah.
- You know, there, I mean we've done some things, we've like shrunk the size of the house, minimum house size on lawns, and some things that systemically through the city would be helpful. The lot sizes, lot houses. Cause not everyone needs to build over a huge house with huge lot, so, but I can bring you a report back.
- Okay, great. I did, one of the municipalities that, I probably mentioned this before, but one of the municipalities I represented is putting in, subdivision and they split it up to put in smaller lots, so-
- Yes.
- They have larger lots, like the usual customary subdivision lots, but they put in a bunch of smaller ones.
- Yep. Yes.
- And the intent was to put in smaller houses that kind of looked like the neighborhood.
- Right.
- But they were intended to be starter houses for people who wanted to buy starter house. They were gone as soon as they opened it up. Cause it was all the retirees wanted them.
- I was just gonna say that sounds like, I would like that house, right.
- Yeah.
- Moving from a big house to a smaller house.
- Mhm.

- Yeah.
- Cause there you can't find it. I think there were actually, when it, last time it looked, there were six houses for sale in the city that were like 200,000 or less.
- Yeah.
- It was crazy. That middle market is just invisible.
- You know, these were houses that had, you know, the typical house in that subdivision had like three garages. This was two, and a couple of bedrooms, but it had a yard, you know, fenced in yard, all that stuff. So it was, you know, it was.
- Like a normal, like it was like a downtown city lot.
- Yes, yes.
- 60, 60.
- People who were getting out of the bigger houses, kids are gone and-
- Right.
- Moving into a smaller house with a yard, they could still cut their grass, they wouldn't have to get rid of their riding lawnmower, still garden in the backyard and -
- Yep. Yep.
- Still have a backyard for the grandkids to play in.
- Yep.
- Yeah, that's all. Well good, yeah, I'll look forward to that next one. All right, anything else for the director? You're done, then we'll move on to the occupancy report.
- Yes. So the current occupancy report is in your packet. Currently at Mason Manor come the first we will have 30 vacant units, which is pretty good on track for our renovation and relo. So our developer is pretty happy with that number right now, and we'll continue to not fill units as construction starts.
- So is that a technical term? Relo?
- Relocation.
- Relocation.
- I could have figured it out, but I just wanted to clarify for the record.
- Yeah.
- Just in case anybody-
- I just created a new one.

- Yes.
- Is it Ultra?
- Ultra official?
- That's a new one too. So, all right, moving on. Last item here before we adjourn. And that is our next meeting is June 15th. I'm assuming at 10:30 again?
- It's actually May 31st.
- May 31st.
- Oh yeah, that's right. May 31st meeting our next regular meeting.
- Yes.
- And the May 30 meeting is at 10:30 also? Yes, May 31st.
- 31st.
- First, May 31st, 10:30. All right.
- I was gonna ask that to.
- Anything else before we adjourn? Otherwise, is there a motion to adjourn?
- At 9:30.
- I'll make a motion to adjourn.
- We have a motion. I'll second. And all in favor of adjournment of the Green Bay Housing Authority meeting for this date signify by saying aye. Aye.
- Aye.
- Any opposed? Motion carried. We are adjourned.