UERHA Board Minutes
Thursday, March 20, 2025, 1:30 p.m.

Present: Jason Passmore, Charles Carroll, Debra Crane, Joe Pisney, Sarah Snitker, Dan Byrnes, Maryann Humpal, Shirley Vermace, Steve Roach, Shannon Gebel, Mary Engstrom (1:33), Amy Bouska (Zoom); Others present: Rachelle Howe, Karine Guese, Kayla Miller, Connie Looney, Jodi Emery, Lori Quam. Absent: Mark Schmitt, Josh Uhlenhake, Mike Tucker, Sheila Bullerman, Ray Peterson, Teresa Severson, Randee Koenig, Ashley Goltz, Bonnie Basemann, Michelle Meyer, Jane Tibbals.

CALL TO ORDER: Jason Passmore called the meeting to order at 1:30 p.m.

AGENDA APPROVAL: A motion to approve the agenda was made by Joe Pisney and seconded by Shannon Gebel. The motion passed unanimously.

APPROVAL OF MINUTES FROM December 12, 2024: A motion was made by Shirley Vermace and seconded by Sarah Snitker. The motion passed unanimously.

CONSIDER APPROVAL OF BOARD APPOINTMENTS – Josh Uhlenhake, Shannon Gebel, Jeff Bunn, Mark Schmitt, Mike Tucker, Ray Peterson, Teresa Severson, Sarah Snitker, Charles Carroll; vacancy in Fayette (Susan Scott) and a Winn. County seat (Michele Elsbernd): No replacements were made. A motion was made by Steve Roach to approve and seconded by Dan Byrnes. The motion passed unanimously.

CONSIDER APPROVAL OF 2025 ELECTION OF OFFICERS/EXECUTIVE COMMITTEE – 2024 executive board was Dan Byrnes, Charles Carroll, Jason Passmore, Michele Elsbernd and Steve Roach: Maryann Humpal volunteered to replace Michele Elsbernd on the executive board with Jason Passmore, Steve Roach, Charles Carroll, and Dan Byrnes. Jason Passmore was reappointed as the chair. And Steve Roach was appointed as the Vice-Chair. A motion was made by Shannon Gebel to approve and seconded by Shirley Vermace. The motion passed unanimously.

CONSIDER APPROVAL OF FIVE-YEAR AGENCY PLAN: Howe presented. A motion was made by Maryann Humpal to approve and seconded by Sarah Snitker. The motion passed unanimously.

CONSIDER APPROVAL OF UPDATED MODEL ADMINISTRATIVE PLAN (2/25): Guese stated there have not been any changes yet. When we are notified of full compliance it will be updated then. A motion was made by Shannon Gebel to approve and seconded by Charles Carroll. The motion passed unanimously.

FINANCIAL REPORT: Emery shared the financial report. A discussion was held regarding IT expenses increasing substantially, cutting expenses here and there, not one specific category, and HUD cuts. Guese stated we have funding approved through September. A motion to

approve the financials was made by Steve Roach and seconded by Shannon Gebel. The motion passed unanimously.

CONSIDER APPROVAL OF DISBURSEMENTS FOR NOVEMBER 2024, DECEMBER 2024, AND JANUARY 2025: Emery shared the disbursements. A motion to approve was made by Maryann Humpal and seconded by Joe Pisney. The motion passed unanimously.

PROGRAM STATUS REPORTS: Guese shared the program status report. We have six pending ports and four will be billing. There are 32 vouchers out. The waiting list is approximately two to three months. There are 461 units getting rental assistance. We are encouraging tenants and landlords to use our online program Assistance Connect. Amy Bouska asked how many of our landlords are online. Miller stated about 20%. A discussion was had regarding how porting works.

FLOOR ITEMS: Howe shared that we received IFA funding that will help up to 30 homeowners with $35,000 repairs. We have 20 on the list. The Housing Trust Fund has 90 applications. FHLB funds are $25,000 for elderly or disabled. Contact Chris Troendle for these programs.

Vermace shared that a Town Hall Meeting will be held Thursday, April 24 at PIVO Brewery - 6:30 p.m.

SCHEDULE NEXT RHA BOARD MEETING: The next meeting is scheduled for Tuesday, June 17, 2025, at 1:30 p.m.

ADJOURNMENT: A motion to adjourn was made by Maryann Humpal at 2:11 p.m. and seconded by Joe Pisney. The motion passed unanimously.

Submitted by,

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Lori Quam, Board Secretary