WILDER HOUSING AUTHORITY
COMMISSION MINUTES
JANUARY 20, 2026

These Minutes have been approved by the Wilder Housing Authority Commission and are the official record relating to the conduct or administration of the Wilder Housing Authority's business, as reflected herein.

The January 20, 2026 meeting of the Wilder Housing Authority Commissioner Board was held in the Wilder Rural Fire District Conference Room at 601 Patriot Way, Wilder, Idaho 83676. Commissioners RENFRO called the meeting to order at 6:00 P.M.

ROLL CALL:

Roll call showed the following members were present: NIKKI CHRISTIANSEN, JACOB LOWDER, KEVIN MURRAY, DANNY RENFRO, and ALICIA WAGES.

City Staff members present were: Kathy Bagley, City Clerk, Alicia Johnson, Secretary, Chelsie Johnson, Administrator. Present via telecommunication: Bill Gigray, Attorney.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner RENFRO.

ACCEPT OR AMEND THE AGENDA:

Kathy Bagley, City Clerk, reported that the agenda for this meeting was posted on January 16, 2026 at 2:47 p.m. and an Amended Agenda on January 20, 2026 at 12:45 p.m.

Moved by RENFRO and seconded by LOWDER to accept the agenda as presented.

Roll call on the motion resulted as follows: YEAS: CHRISTIANSEN, LOWDER, MURRAY, RENFRO and WAGES.

Motion carried.

APPROVE MINUTES:

Moved by RENFRO and seconded by LOWDER to approve the minutes of the December 15, 2025 Wilder Housing Authority meeting.

Roll call on the motion resulted as follows: YEAS: CHRISTIANSEN, LOWDER, MURRAY, RENFRO and WAGES.

Motion carried.

SPECIAL BUSINESS:

Chairman RENFRO announced it was the time and place for Notice and Approval of the Board Regular monthly meeting schedule

Moved by MURRAY and seconded by WAGES to accept and approve the monthly meeting schedule.

Roll call on the motion resulted as follows: YEAS: CHRISTIANSEN, LOWDER, MURRAY, RENFRO and WAGES.

Motion carried.

WESTFIELD PLAZA REPORT:

Chairman RENFRO announced it was the time and place for the Westfield Plaza Update.

Jodie Jacobsen, Tomilson and Associates, updated the Commission on the following:

a) We are 100%, no one is on notice
b) Lupe Ortiz is replacing Alicia
c) The inversion is causing mini splits to freeze up, we found a solution
d) I have a request into the City for the audit to be done by March, hopefully, Jen is going to be getting back to me about that.

Moved by RENFRO and seconded by MURRAY to approve Westfield Plaza Financials and work orders.

Roll call on the motion resulted as follows: YEAS: CHRISTIANSEN, LOWDER, MURRAY, RENFRO and WAGES.

Motion carried.

WORKSHOP REPORTS:

ATTORNEY REPORT:

Bill Gigray, Legal, briefed the Commissioners of the following:

a) Worked with Kathy on Appointments and the Oath of Office, 5-year appointments.
b) Legislature is back at it, will give updates as they come.

ADMINISTRATOR:

Chelsie Johnson, Administrator, briefed the Commissioners of the following:

a) I have job descriptions for you; I can email them if you like.
b) Alicia made an inventory list of all renovations completed per unit. When she does the spring inspections, we will be able to confirm completion. This will help us with budgeting what we will be able to focus on next.
c) Since Alicia has started, we have a lot of new ideas; "Loft" is on the app that the residents use that they can send messages to the office, or maintenance; thinking about gifts or prized to get residents to start using the app.
d) Alicia saw a resident raking her yard in the freezing cold, all bundled up, and was pleased that she was doing that and sent her a thank you card with a candy bar. This brought up other ideas of maybe a reward system for kids to help do things like that and get rewarded with maybe a trinket or a candy, a punch card…. Something in the works for this. We want people to be comfortable with coming in and talking to us. Want people to feel welcome and not afraid to talk to us.
e) We remodeled the office, got new counter tops, painted and are getting new blinds
f) NIKKI CHRISTIANSEN – there is a house along Simplot Blvd that the blinds are *trashed,* what are you doing about that? CHELSIE- we are working on

coming up with a solution for that, maybe we could get curtains or different types of blinds.

g) Next month we will be talking to you about the credit card process. We are getting information together and doing some research. We are trying to figure out a better way to pay online and ACH and in the office.
h) Thank you so much for letting me hire Alicia, she has been such a big help! She is catching on quick
i) DANNY RENFRO – its good to have you here! Alicia – thanks! Its been a lot of fun, I have brought some ideas of how to make things run smoother; different types of notifications that will hold the residents more accountable.
j) NIKKI CHRISTIANSEN – Irene is really smart and good at the programs, so she will be able to help you a lot.

FINANCIAL REPORTS AND PAYMENTS OF BILLS:

a) Motion to receive the treasurers monthly Financial Reports; Local Government Investment Pool, subject to board examination, and place it on file for the fiscal year audit.
b) Motion for the disbursement of funds from the Housing Authority's treasury for the payment of the bills in the total sum of $144,202.02 as presented by the treasurer, be authorized and approved.

Moved by RENFRO and seconded by LOWDER to approve the accounts payable and accept the financial reports.

Roll call on the motion resulted as follows: YEAS: CHRISTIANSEN, LOWDER, MURRAY and WAGES.

Motion carried.

ADJOURNMENT:

The meeting was adjourned at 6:48 P.M.

APPROVED this 17th day of February, 2026.

Danny Renfro, Chairman

ATTEST:

Kathy Bagley, City Clerk / Secretary

CITY OF WILDER INCORPORATED MAY 15, 1919 CANYON COUNTY IDAHO