

HOUSING AUTHORITY OF THE CITY OF EAU CLAIRE
BOARD OF COMMISSIONERS BOARD MEETING MINUTES

February 23, 2015
12:00 P.M.
Regular Meeting & Planning Session

Green Mill Restaurant
2703 Craig Road
Eau Claire WI 54701

Chair Klinkhammer called the meeting to order at 12:12 P.M.

Roll Call

MEMBERS PRESENT: Chair Klinkhammer, Commissioner Rusin, and Commissioner Xiong

MEMBERS ABSENT: Vice Chair Prindle and Commissioner Dalton

STAFF PRESENT: Mr. Johnathan, Ms. Schermerhorn, Mr. Bolstad, and Ms. Schmidt

PUBLIC IN ATTENDANCE: Ms. Rusin

OPEN SESSION

Consent Agenda

- 1. Report and Consideration on the Consent Agenda**
 - A. Minutes from the Meeting of January 26, 2015**
 - B. Monthly Status on CDBG Rehabilitation Loans**
 - C. CDBG Rehabilitation Loan Program Delinquency Report**
 - D. Monthly Expenditures**
 - E. Operating Statements of Housing Authority Rental Assistance Programs, if available**
 - F. Housing Authority Investments, if available**
 - G. Tenant 30-Day Delinquency Report**
 - H. Housing Authority Waiting Lists**
 - I. New Tenant Placement Report**
 - J. Tenant Occupancy Report**
 - K. Summary of Terminations, Appeals, and Hearing Results**
 - L. Housing Authority Newsletters**
 - M. Tax Intercept Update**

Commissioner Xiong moved to approve the consent agenda and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

Business Agenda

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CLOSED SESSION

The Housing Authority may convene in closed session pursuant to Section 19.85 (1) (f), of the Wisconsin Statutes for discussion of rehabilitation loans and relocation payments to consider financial histories of specific persons which may have an adverse effect upon individual reputations if discussed in public, would be likely to have a substantial adverse effect upon the reputation of the tenant, pursuant to s. 19.85 (1) (f) of the Wisconsin Statutes.

OPEN SESSION

2. Report and Consideration on CDBG Housing Rehabilitation Loans, if available

Mr. Bolstad presented the following loan for the Board's approval:

Name:	Kathryn Colby
Address:	853 Starr Avenue
Application #:	19-2014-xxxx-I
CDBG =	\$ 18,400.00
HOME =	3,500.00
LEAD =	3,500.00
ASBESTOS =	0.00
HOME OWNER'S FUNDS =	0.00
Approved for:	\$ 25,400.00

Commissioner Xiong moved to approve the CDBG Rehab Loan and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

3. Report Regarding Commissioner – Tenant Representative

Mr. Johnathan introduced Ms. Rusin as the newly appointed Commissioner.

4. Report and Consideration on a Resolution Regarding Civil Rights Certification

Mr. Johnathan stated that HUD annually requires a Civil Rights Certification by the Board of Commissioners.

Commissioner Xiong moved to approve the Resolution and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

5. Report and Consideration on a Resolution Regarding HOME TBRA – Tenant Based Rental Assistance – Applicant Screening Policy Revisions

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Mr. Johnathan reported that the revisions were ensuring that the policies were consistent across all programs and this was housekeeping regarding zero tolerance for violent criminal and drug related activities.

Commissioner Xiong moved to approve the Resolution and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

6. Report and Consideration on a Resolution Regarding 2015 Capital Fund Expenditures

Mr. Johnathan reported on this year's capital fund expenditures for the Public Housing program.

Commissioner Rusin moved to approve the Resolution and Commissioner Xiong seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

PLANNING SESSION

7. Housing Authority Planning Session for 2015 Programs

A. Reports

- 1. Board of Commissioners**
- 2. Housing Organizational Chart**
- 3. Housing Rehabilitation Loans**
- 4. Rental Housing Placements**
- 5. Statistics**
- 6. Housing Vacancy Summary**
- 7. Unit Analysis**
- 8. Summary of Terminations and Appeals**
- 9. Combined Housing Budget**

Mr. Johnathan reported on the various reports.

B. 2014 Major Improvements and Planning Discussion

Mr. Johnathan discussed the proposed improvements and plans for all Housing Authority and Housing Division programs.

8. Director's Update / Board Announcements and Directives

Mr. Johnathan reported that he will be in Washington D.C. next month to speak with members of Congress regarding Housing programs, including CDBG and HOME.

Mr. Johnathan also reported that the iPads are in and training is to be scheduled shortly for the Board members.

9. Set Date for Next Meeting

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The next regular Board meeting is scheduled for March 30, 2015 at 7:45 a.m. in the City Council Chambers.

Commissioner Xiong moved to adjourn the meeting and Commissioner Rusin seconded.

Roll Call: Chair Klinkhammer – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

The meeting adjourned at 12:52 P.M.

March 30, 2015

Date



M. Laurie Klinkhammer, Chair

March 30, 2015

Date



Keith D. Johnathan, Secretary