

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

**March 30, 2015**  
**7:45 A.M.**  
**Regular Meeting**

**Council Chambers, City Hall**  
**203 S. Farwell Street**  
**Eau Claire WI 54701**

Chair Klinkhammer called the meeting to order at 7:46 A.M.

**Roll Call**

**MEMBERS PRESENT:** Chair Klinkhammer, Vice Chair Prindle, and Commissioner Dalton,  
Commissioner Xiong

**MEMBERS ABSENT:** Commissioner Rusin (arrived at 7:47 A.M.)

**STAFF PRESENT:** Mr. Johnathan, Ms. Schermerhorn, Ms. Schmidt, and Mr. Bolstad  
(arrived at 8:00 A.M.)

**PUBLIC IN ATTENDANCE:** None

**OPEN SESSION**

**Consent Agenda**

- 1. Report and Consideration on the Consent Agenda**
  - A. Minutes from the Meeting of February 23, 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**

Vice Chair Prindle moved to approve the consent agenda and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;  
Commissioner Xiong – Aye

Commissioner Rusin arrived at 7:47 A.M.  
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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.

Commissioner Dalton moved to go into closed session and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;  
Commissioner Rusin – Aye; Commissioner Xiong – Aye

The meeting went into closed session at 7:49 A.M.

Commissioner Dalton moved to return to open session and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;  
Commissioner Rusin – Aye; Commissioner Xiong – Aye

The meeting returned to open session at 7:52 A.M.

## OPEN SESSION

### Business Agenda

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

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

Name:	Barbara Kass
Address:	1321 Hoover Avenue
Application #:	4-2014-xxxx-1
CDBG =	\$ 20,000.00
HOME =	3,500.00
LEAD =	3,500.00
ASBESTOS =	0.00
HOME OWNER'S FUNDS =	0.00
<b>Approved for:</b>	<b>\$ 27,000.00</b>

Vice Chair Prindle moved to approve the CDBG Rehabilitation Loan and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;  
Commissioner Rusin – Aye; Commissioner Xiong – Aye

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**3. Report and Consideration on a Resolution Regarding Housing Authority Lawn Treatments**

Mr. Johnathan reported that annually the Housing Authority seeks services for four lawn treatments on Housing Authority owned properties. Naturescape was awarded the contract for \$8,364.00.

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

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

**4. Report and Consideration on a Resolution Regarding Public Housing Interior Door and Trim Replacement in Four (4) Units (Runway Avenue)**

Mr. Johnathan reported this was the final set of units receiving the door and trim replacements. Jentlie Siding was awarded the contract for \$26,900.00.

Commissioner Dalton moved to approve the Resolution and Vice Chair Prindle seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

**5. Report and Consideration on a Resolution Regarding Park Tower Apartments Water Damage Restoration and Reconstruction of Two (2) Units and the Community Room**

Mr. Johnathan reported that a water leak had resulted in damaging 2 units and the community room at Park Tower Apartments. The damage was caused by two holes found in the plumbing. Steamatic is our Standing Order provider and were called immediately. The contract is in the amount of \$12,241.75.

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

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye; Commissioner Rusin – Aye; Commissioner Xiong – Aye

**6. Report and Consideration on a Resolution Regarding Memorandum of Understanding with Eau Claire County Housing Authority**

**7. Report and Consideration on a Resolution Regarding Memorandum of Understanding with Chippewa County Housing Authority**

Mr. Johnathan reported that items # 6 and 7 were similar just with different agencies. He explained that the Housing Authority's jurisdiction is the City Limits of Eau Claire and that to approved portability from these jurisdictions requires our approval; however, as we no longer have the Section 8 Voucher Program, we can no longer administer the vouchers. These Memorandums would allow the portability to be allowed, but administered by those jurisdictions.

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Vice Chair Prindle moved to approve the Resolutions and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;  
Commissioner Rusin – Aye; Commissioner Xiong – Aye

**8. Report Regarding NAHRO Legislative Conference to Washington D.C.**

Mr. Johnathan reported that he attended the Legislative Conference from March 13 – 18 and had gone with the President of WAHA (Wisconsin Association of Housing Authorities) who was also from the Menomonie Housing Authority and whereas WAHA had paid for part of the conference costs. Mr. Johnathan reported that the legislators' staff were very receptive to the concerns of the Housing Authorities and had asked a lot of questions. He felt the concerns were taken seriously.

**9. Report Regarding Board Member Reappointment**

Mr. Johnathan reported the Commissioner Rusin's term ends in April as she had been filling in for the unexpired term due to the previous Commissioner's retirement from the Board, but was reappointed by City Council to the Housing Authority Board for the next term of five years.

**10. Announcement: Commissioner iPad Training Immediately Following This Meeting**

Mr. Johnathan reported that per the Open Meetings Law, because there would be a quorum of commissioners at the training, we are required to formally announce the training.

Staff member, Mr. Bolstad arrived at 8:00 A.M.

**11. Report and Consideration on a Resolution Regarding Home Ownership Purchase of One Unit at 2114 Valmont Avenue**

Mr. Johnathan reported that the next purchase for the Home Ownership Program will be with the unit located at 2114 Valmont Avenue and is requesting the site approval for the unit and the purchase of the unit in the amount of \$85,000.00.

Vice Chair Prindle moved to approved the Resolution and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;  
Commissioner Rusin – Aye; Commissioner Xiong – Aye

**12. Director's Update / Board Announcements and Directives**

None

**13. Set Date for Next Meeting**

The next meeting is scheduled for Monday, April 27, 2015 at 7:45 A.M. in the City Council Chambers.

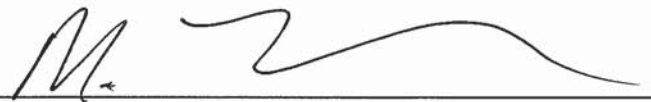
Commissioner Rusin moved to adjourn the meeting and Commissioner Dalton seconded.

Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Dalton – Aye;  
Commissioner Rusin – Aye; Commissioner Xiong – Aye

The meeting adjourned at 8:05 A.M.

April 27, 2015

Date



M. Laurie Klinkhammer, Chair

April 27, 2015

Date



Keith D. Johnathan, Secretary