

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

Monday, September 29, 2014
7:45 A.M.
Regular Meeting

City Council Chambers, City Hall
203 S Farwell St
Eau Claire, WI 54701

Chair Klinkhammer called the meeting to order at 7:47 A.M.

Roll Call

MEMBERS PRESENT: Chair Klinkhammer, Vice Chair Prindle, and Commissioner Xiong
MEMBERS ABSENT: Commissioner Dalton and Commissioner Smith
STAFF PRESENT: Mr. Johnathan, Mr. Bolstad, Ms. Schermerhorn, and Ms. Schmidt
PUBLIC IN ATTENDANCE: None

OPEN SESSION

Consent Agenda

1. Report and Consideration on the Consent Agenda

- A. Minutes from the Meeting of August 25, 2014
- 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, if available
- M. Tax Intercept Update, if available

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

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

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Business Agenda

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.

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

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

The meeting continued in closed session at 7:48 A.M.

Vice Chair Prindle moved to go into open session and Commissioner Xiong seconded.

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

The meeting proceeded into open session at 7:52 A.M.

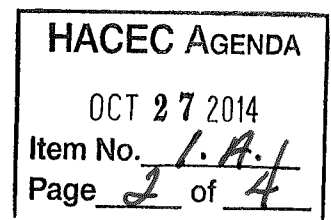
2. Report and Consideration on CDBG Housing Rehabilitation Loans, if available

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

Name:	Olger & Judy Marie Hanson
Address:	746 Park Ridge Drive
Application #:	11-2014-xxxx-D
CDBG =	\$ 20,000.00
HOME =	3,500.00
LEAD =	3,500.00
ASBESTOS =	1,500.00
HOME OWNER'S FUNDS =	0.00
Approved for:	\$ 28,500.00

Commissioner Xiong moved to approve the CDBG Rehab Loan and Vice Chair Prindle seconded.

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



3. Report and Consideration on a Resolution Regarding Housing Authority 2015-2019 Five (5) Year and 2015 Annual Plan

Mr. Johnathan reported that a draft was presented last month to the Board and with the Board's approval, the 2015-2019 Five Year Plan and 2015 Annual Plan will be submitted to HUD for approval.

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

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

4. Report and Consideration on a Resolution Regarding Substantial Rehabilitation Rent Increases

Mr. Johnathan reported that annually we submit rent increases to WHEDA for the Substantial Rehabilitation Program, which they have approved. This is not passed on to the tenant as rent is based on the tenant's income.

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

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

5. Report and Consideration on a Resolution Regarding Non-Routine Expenditures, Replacements, and Betterments and Additions Policy Retirement (Capitalization Policy)

Mr. Johnathan reported that the policy was incorporated into the Capitalization Policy when it was last updated and that due to that reason, the Housing Authority is requesting to retire the Non-Routine Expenditures, Replacements, and Betterments and Additions Policy.

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

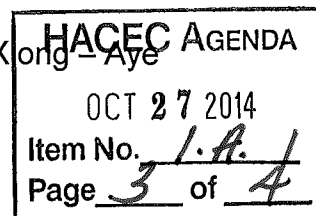
Roll Call: Chair Klinkhammer – Aye; Vice Chair Prindle – Aye; Commissioner Xiong – Aye

6. Report and Consideration on a Resolution Regarding Community Development Block Grant (CDBG) Rehabilitation Loan Program Revisions and Community Development Block Grant (CDBG) Rehabilitation Loan Program Handbook Revisions

Mr. Johnathan and Mr. Bolstad reported that the change would be to incorporate an Energy Audit prior to the rehabilitation work to be done in order to identify the areas of deficiency which would better target the funding for the work to be done. The additional cost is estimated to be an average of \$300-\$500 and would be passed on to the applicant whether they proceeded with the loan or chose not to do so.

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

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



7. Report and Consideration on a Resolution Regarding Public Housing Hardwood Floor Installation in Three (3) Runway Avenue Units

Mr. Johnathan reported that three (3) Runway Avenues needed hardwood floors installed. The contract was awarded to Custom Wood Floors in the amount of \$5,277.00.

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

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

8. Director's Update / Announcements / Directives

Mr. Johnathan reported that the time to file with the Supreme Court has expired for the Don Watton case.

9. Set Date for Next Meeting

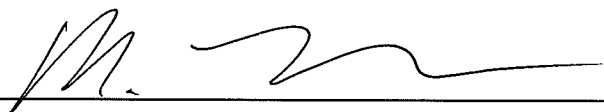
The next Board meeting is scheduled for Monday, October 27, 2014 at 7:45 A.M. in the Council Chambers at City Hall.

Vice Chair Prindle moved to adjourn the meeting and Commissioner Xiong seconded.

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

The meeting adjourned at 8:00 A.M.

September 29, 2014
Date


M. Laurie Klinkhammer, Chair

September 29, 2014
Date


Keith D. Johnathan, Secretary

