

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

June 22, 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 8:15 A.M.

Roll Call

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

Due to a lack of quorum, the meeting was unable to proceed and rescheduled for June 24, 2015 at 7:30 A.M.

June 24, 2015
7:30 A.M.
Regular Meeting

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

Chair Klinkhammer called the meeting to order at 7:34 A.M.

Roll Call

MEMBERS PRESENT: Chair Klinkhammer, Vice Chair Prindle, and Commissioner Rusin
MEMBERS ABSENT: Commissioner Dalton and Commissioner Xiong
STAFF PRESENT: Mr. Johnathan, 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 May 27, 2015**
 - B. **Monthly Status on CDBG Rehabilitation Loans, if available**
 - C. **CDBG Rehabilitation Loan Program Delinquency Report**
 - D. **Monthly Expenditures**

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- 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

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

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

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 Rusin seconded.

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

The meeting continued in closed session at 7:36 A.M.

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

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

The meeting continued into open session at 7:38 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:	Peter Albertson with Mary Ann Holte
Address:	1256 / 1258 S Dewey Street
Application #:	23-2014-xxxx-D
CDBG =	\$ 20,000.00
HOME =	3,500.00
LEAD =	3,500.00
ASBESTOS =	3,000.00
HOME OWNER'S FUNDS =	3,000.00

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Approved for:	\$ 30,000.00
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Commissioner Rusin moved to approve the CDBG Rehab Loan and Vice Chair Prindle seconded.

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

3. Report and Consideration on a Resolution Regarding Housing Authority Pay Plan Revisions

Mr. Johnathan reported this year’s cost of living increase was 2% and this was in line with the City of Eau Claire’s pay increase.

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

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

4. Report and Consideration on a Resolution Regarding Public Housing, Affordable Housing, Transitional Housing, Home Ownership, Substantial Rehabilitation, and Park Tower Townhomes House Rules Revisions

Mr. Johnathan reported that the revisions to the House Rules were in regards to tents and clarification on grills and combination grills/fire pits not being authorized.

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

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

5. Report and Consideration on a Resolution Regarding Park Tower Apartments and Owen Rust Memorial Apartments with Feed My People Food Bank and Residence Based Pantry Program Partner Agreement

Mr. Johnathan reported that this was the Agreement discussed last month formalizing this Agreement with Feed My People Food Bank.

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

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

6. Report Regarding Public Housing Assessment System (PHAS) December 31, 2014 Final Score

Mr. Johnathan reported that the Housing Authority is graded on its Public Housing Program’s operations every other year and we received a High Performer status.

7. Director’s Update / Board Announcements and Directives

Mr. Johnathan reported that the Shared Services Committee, members of City and County officials along with school district representatives, requested written advantages, disadvantages, and statistics in regards to co-locating the City and County Housing Authorities. Mr. Johnathan provided this documentation to the Board and advised it would be forwarded to the City Manager to be given to the rest of the community.

**HAGEC AGENDA
July 27, 2015**

Mr. Johnathan reported that there is a hearing next week regarding M.Y.'s case with the Department of Workforce Development. The case is being handled by the City's Risk Management attorney.

8. Set Date for Next Meeting

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

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

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

The meeting adjourned at 7:51 A.M.

June 22, 2015
Date


M. Laurie Klinkhammer, Chair

June 22, 2015
Date


Keith D. Johnathan, Secretary