

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

**July 27, 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 7:45 A.M.

**Roll Call**

MEMBERS PRESENT: Chair Klinkhammer, Vice Chair Prindle. Commissioner Dalton, and  
Commissioner Xiong  
MEMBERS ABSENT: Commissioner Rusin  
STAFF PRESENT: Mr. Johnathan, Ms. Schermerhorn, Mr. Bolstad, 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 June 24, 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, if available**
  - 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

**HACEC AGENDA**  
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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.

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 Xiong – Aye

The meeting continued in closes session at 7:46 A.M.

Commissioner Dalton moved to go into open session and Commissioner Xiong seconded.

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

The meeting continued into open session at 7:50 A.M.

### 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:	Delores Redman & Jack Schneider	
Address:	2135 12 <sup>th</sup> Street	
Application #:	28-2014-xxxx-D	
CDBG =		\$ 20,000.00
HOME =		3,500.00
LEAD =		3,500.00
ASBESTOS =		1,400.00
HOME OWNER'S FUNDS =		3,000.00
<b>Approved for:</b>		<b>\$ 30,500.00</b>

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

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

**3. Report and Consideration on a Resolution Regarding Park Tower Apartments and Park Tower Townhomes Seal Coating**

Mr. Johnathan reported that the seal coating of parking lots occur every couple of years and it is time to do both Park Towers complexes. The contract is awarded to Chippewa Valley Sealcoat for \$8,569.00.

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

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

**4. Report Regarding Public Housing Assessment System (PHAS) June 30, 2015 Update**

Mr. Johnathan reported on the PHAS quarterly update.

**5. Report Regarding HOME Program**

Mr. Johnathan reported on funding cuts for the HOME program.

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

Mr. Johnathan reported that Don Watton wants us to buy the carpet he ordered for one of our units. After speaking with the attorney, we were to call Mr. Watton and tell him that we are not interested.

**7. Set Date for Next Meeting**

The next regular meeting is scheduled for Monday, August 24, 2015 at 7:45 A.M. in the City Council Chambers at City Hall.

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

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

The meeting adjourned at 7:56 A.M.

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August <sup>26</sup>24, 2015  
Date

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M. Laurie Klinkhammer, Chair

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August <sup>26</sup>24, 2015  
Date

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Keith D. Johnathan, Secretary