

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

May 27, 2015
4:00 P.M.
Regular & Annual Meeting

Galloway Grille
409 Galloway Street
Eau Claire WI 54701

Chair Klinkhammer called the meeting to order at 4:13 P.M.

Roll Call

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

MEMBERS ABSENT: Vice Chair Prindle and Commissioner Xiong

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

PUBLIC IN ATTENDANCE: None

OPEN SESSION

Business Agenda

1. Report and Consideration on Election of Officers

Mr. Johnathan reported that election of officers occurs at the annual meetings.

Commissioner Dalton moved for Klinkhammer as Chair and Prindle as Vice Chair and Commissioner Rusin seconded.

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

Consent Agenda

- 2. Report and Consideration on the Consent Agenda**
- A. Minutes from the Meeting of April 27, 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**

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- 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**

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

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

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 Rusin moved to go into Closed Session and Commissioner Dalton seconded.

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

The meeting continued in closes session at 4:16 P.M.

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

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

The meeting continued into open session at 4:21 P.M.

OPEN SESSION

Business Agenda

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

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

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Name:	Jovy & Brenda Herr
Address:	1920 Bellevue Avenue
Application #:	21-2014-xxxx-D
CDBG =	\$ 15,400.00
HOME =	3,000.00
LEAD =	0.00
ASBESTOS =	0.00
HOME OWNER'S FUNDS =	0.00
Approved for:	\$ 15,400.00

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

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

4. Report and Consideration on a Resolution Regarding Public Housing Stove Replacements

Mr. Johnathan reported 60 stoves were being replaced in various Public Housing units. The contract was awarded to Karl's TV & Appliance in the amount of \$29,400.00.

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

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

5. Report Regarding Housing Authority 2014 Annual Report

Mr. Johnathan reported on and presented the Housing Authority 2014 Annual Report to the Board.

6. Director's Update / Board Announcements and Directives

Mr. Johnathan reported that Mr. Young has made an appeal on his case and that a hearing is to be scheduled. This has been referred to the City's Risk Management director who is working with the City's insurance company for final resolution.

Mr. Johnathan reported that Feed My People Food Bank had contacted him to set up a food pantry for the tenants of Park Tower Apartments and Owen Rust Memorial Apartments as they had received a new grant for this program. The staff at Park Towers would be responsible for some record keeping, but that the food pantry would be set up on an honor system with the tenants with new food brought in weekly. This program would start in July. Mr. Johnathan is requesting a verbal approval to proceed with a preliminary meeting with tenants and then to bring the contract for formal approval to the Board at the next meeting. The Board directed him to proceed accordingly.

7. Set Date for Next Meeting

The next meeting is scheduled for Monday, June 22, 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; Commissioner Dalton – Aye; Commissioner Rusin – Aye

The meeting adjourned at 4:38 P.M.

June ²⁴22, 2015
Date


M. Laurie Klinkhammer, Chair

June ²⁴22, 2015
Date


Keith D. Johnathan, Secretary