

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

March 30, 2016
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 7:30 A.M.

Roll Call

MEMBERS PRESENT: Chair Klinkhammer, Vice Chair Prindle, Commissioner Dalton, and Commissioner Xiong (arrived at 7:33 A.M.)

MEMBERS ABSENT: Commissioner Rusin

STAFF PRESENT: Mr. Johnathan, Ms. Schermerhorn, Mr. Goodman, 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 February 24, 2016
 - 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

Mr. Johnathan reported on the Consent Agenda.

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

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

Business Agenda

CLOSED SESSION

The Housing Authority may convene in closed session pursuant to Section 19.85 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 Dalton seconded.

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

The meeting continued in closed session at 7:32 A.M.

Commissioner Xiong arrived.

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

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

The meeting continued into open session at 7:34 A.M.

OPEN SESSION

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

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

Name:	James & Kelsey Jones
Address:	3029 Terry Lane
Application #:	20-2015-xxxx-1
CDBG =	\$ 20,000.00
HOME =	3,500.00
WEATHERIZATION =	3,500.00
LEAD =	0.00
ASBESTOS =	0.00
HOME OWNERS FUNDS =	4,222.00
Approved for:	\$ 27,722.00

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 Xiong – Aye

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

Mr. Johnathan reported that lawn care treatment is done on all Housing Authority owned units. The contract is awarded to Trugreen in the amount of \$8,103.00.

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 Xiong – Aye

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4. Report and Consideration on a Resolution Regarding Public Housing Additional Rehabilitation Work in Conjunction with Restoration of 732 Fall Street

Mr. Johnathan reported that in conjunction with the water restoration at 732 Fall Street, additional rehabilitation was done to remodel the unit. The contract was awarded to Steamatic of western Wisconsin, Inc. in the amount of \$3,742.42.

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

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

5. Report and Consideration on a Resolution Regarding Public Housing Disposition of Unit at 523 Hobart Street

Because this unit is no longer a part of the Public Housing Inventory, Mr. Johnathan advised that it is no longer needed and is in the process of being sold.

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

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

6. Report and Consideration on a Resolution Regarding Public Housing Lead Paint Inspections

Mr. Johnathan reported that because there is no paperwork certifying that all Public Housing units are lead safe, it was necessary to have those units of a certain age tested for lead. The Housing Authority joined a consortium of Housing Authorities within the District 6 of the Wisconsin Association of Housing Authorities to have this work done. The contract that was submitted by Legend Technical was approved by the group and now must be approved by our Housing Authority Board.

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

7. Report and Consideration on a Resolution Regarding Home Ownership Rehabilitation of 2114 Valmont Avenue

Mr. Johnathan reported that the rehabilitation work is ready to begin. The contract is awarded to Special T Siding in the amount of \$55,762.00.

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

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

8. Report Regarding Board Commissioner Reappointment

Mr. Johnathan reported that City Council reappointed Commissioner Prindle.

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9. Director's Update / Board Announcement & Directives
None.

10. Set Date for Next Meeting – Planning Session

The next meeting is scheduled for Wednesday, April 27, 2016 at 7:30 A.M. in the City Council Chambers.

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

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

The meeting adjourned at 7:46 A.M.

Date April 27, 2016

M. Laurie Klinkhammer, Chair

Date April 27, 2016

Keith D. Johnathan, Secretary